

	HISTORIC PRESERVATION COMMISSION AGENDA ITEM EXECUTIVE SUMMARY			
	Agenda Item Title/Address:	Historic Sign designation: 2520 W. Main St. (St. Charles Bowl)		
	Proposal:	Historic Sign designation		
	Petitioner:	Dorothy Heck / William Manson, St. Charles Bowl		
Please check appropriate box (x)				
	PUBLIC HEARING		MEETING 7/16/14	X
AGENDA ITEM CATEGORY:				
	Certificate of Appropriateness (COA)		Façade Improvement Plan	
	Preliminary Review		Landmark/District Designation	
	Discussion Item	X	Commission Business	
ATTACHMENTS:				
Zoning Ordinance Section 17.28.070 “Historic Signs”				
Letter requesting Historic Sign Designation				
Plat of Survey showing proposed addition				
EXECUTIVE SUMMARY:				
<p>The 2006 Zoning Ordinance requires all existing building-mounted and freestanding signs to be brought into conformance with current sign standards by October 16, 2014, or 15 years after the sign was constructed, whichever is later. Existing signs that don’t comply with the ordinance standards for sign face area, height or setback are being required to be brought into compliance by this deadline.</p> <p>The ordinance provides for signs that meet certain criteria to be designated as “historic signs.” The “historic sign” designation simply allows a non-conforming sign that has been found to meet the applicable criteria to remain in place past the deadline. (The designation does not prevent the sign from being removed in the future).</p> <p>Existing signs for the Arcada Theatre and Zimmerman Ford were designated as “historic signs” when the Zoning Ordinance was adopted in 2006.</p> <p>The St. Charles Bowl, 2520 W. Main St., has requested a historic sign designation for their freestanding sign and has submitted documentation to substantiate that it meets the applicable criteria. The ordinance calls for the Historic Commission to provide a recommendation to the City Council on whether the standards to designate a historic sign have been met.</p>				
RECOMMENDATION / SUGGESTED ACTION:				
Provide comments and a recommendation to the City Council regarding the request for Historic Sign designation.				

Excerpt from the Zoning Ordinance:

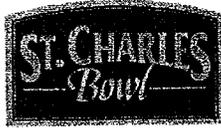
17.28.070 Historic Signs

A small number of existing signs in the City may be closely identified with a cultural or commercial entity or building that forms a part of the character or history of the community. Such signs, however, may have been erected under a previous code and may not conform to all of the provisions of this Chapter. The intent of this Section is to permit such signs to be maintained. Therefore, a sign erected prior to January 1, 1966 that does not conform to one or more provisions of this Chapter may continue to be maintained and shall not be subject to the amortization provisions of this Title, if the City Council determines, upon the recommendation of the Historic Preservation Commission, that all of the following standards have been met:

- A. The sign was lawfully erected prior to January 1, 1966, and has been continuously maintained in the same location since that date.
- B. The sign:
 - a. Is attached to a significant historic building or landmark, and has come to be identified with that building or landmark, whether or not it is original to it; or
 - b. Is located on a site that has been continuously operated for the same business use since January 1, 1966 or earlier.
- C. The sign is of a unique shape or type of design representative of its era, and that is not commonly found in contemporary signs.
- D. The sign identifies a building or business that is associated with a family, business or organization that was noteworthy in the history of the St. Charles community.
- E. The sign does not violate Section 17.28.080, Prohibited Signs.



IL-64



July 2, 2014

Mr. Russell Colby
Planning Division Manager
City of St. Charles, Illinois
2. E. Main Street
St. Charles, IL 61074

Re: 2014 City of St. Charles Sign Compliance Ordinance

Dear Mr. Colby,

We recently received notification from the City of St. Charles concerning the 2014 sign compliance ordinance. It is our understanding the St. Charles Bowl sign located at 2520 W. Main Street (Route 64) does not meet the new zoning requirements, but under certain situations, a request for receiving a historical sign designation is allowed. Therefore, we are submitting to the Historic Preservation Committee the reasons we believe our sign falls into this category. The purpose of this letter is to substantiate our request by addressing all the criteria of the zoning code, which will allow us to keep the St. Charles Bowl sign in its current design and be in compliance by the October 16, 2014 deadline.

According to the City of St. Charles website, signs erected prior to January 1, 1966 that do not conform to one or more provisions of this Chapter may continue to be maintained and shall not be subject to the amortization provisions of this Title, if the City Council determines, upon the recommendation of the Historic Preservation Commission, that all of the following standards have been met:

1. The sign was lawfully erected prior to January 1, 1966, and has been continuously maintained in the same location since that date.
2. The sign is attached to a significant historic building or landmark, and has come to be identified with that building or landmark, whether or not it is original to it; or is located on a site that has been continuously operated for the same business use since January 1, 1966 or earlier.
3. The sign is of a unique shape or type of design representative of its era, and that is not commonly found in contemporary signs.
4. The sign identifies a building or business that is associated with a family, business or organization that was noteworthy in the history of the St. Charles community.
5. The sign does not violate Section 17.28.080, Prohibited Signs.

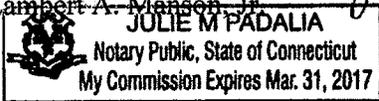
The St. Charles Bowl was established in 1961 by Ethel, Lambert, Sr. & Lambert, Jr. Manson and is still owned by the Manson family to this day. The land was purchased from Mr. John Petkus

and the architect responsible for design of the building and sign was Mr. Wes King of Geneva. The sign is fully original - erected when the building was completed and is in the same location now as it was back in 1961. We obtained aerial photos from 1963 and 2009 to compare - the sign and concrete base can be identified in each when aligning the location of the 2 curb cuts (see enclosure - 1963 aerial has our building with 16 lanes, 2009 aerial has our building with 24 lanes). The sign is a unique shape and design - fitting into the 1960's mid century era. We are very proud of its history and longevity, which has been a recognizable landmark in St. Charles for over 50 years and does not violate any sections of the current zoning code.

We believe this overview addresses all the issues required by the Commission in order to be granted a historical sign designation from the City Council. We made many changes to the building over the years, but our sign has always been the same. Its significance is not only historical to the city of St. Charles, but nostalgic for us as a family in memory of Ethel and Lambert Manson, Sr. We appreciate your support and will continue to serve the community as a family owned business in years to come.

Respectfully,

Lambert A. Manson, Jr.
Lambert A. Manson, Jr.



William A. Manson
William A. Manson

Julie M. Padalia
Signed, Date, Notary 7-7-14

Andrew R. Manson
Signed, Date, Notary

Christian L. Manson

Andrew R. Manson

Signed, Date, Notary

Signed, Date, Notary



City of St. Charles, Illinois

Two East Main Street St. Charles, IL 60174-1984

Phone: 630-377-4400 Fax: 630-377-4440 - www.stcharleil.gov

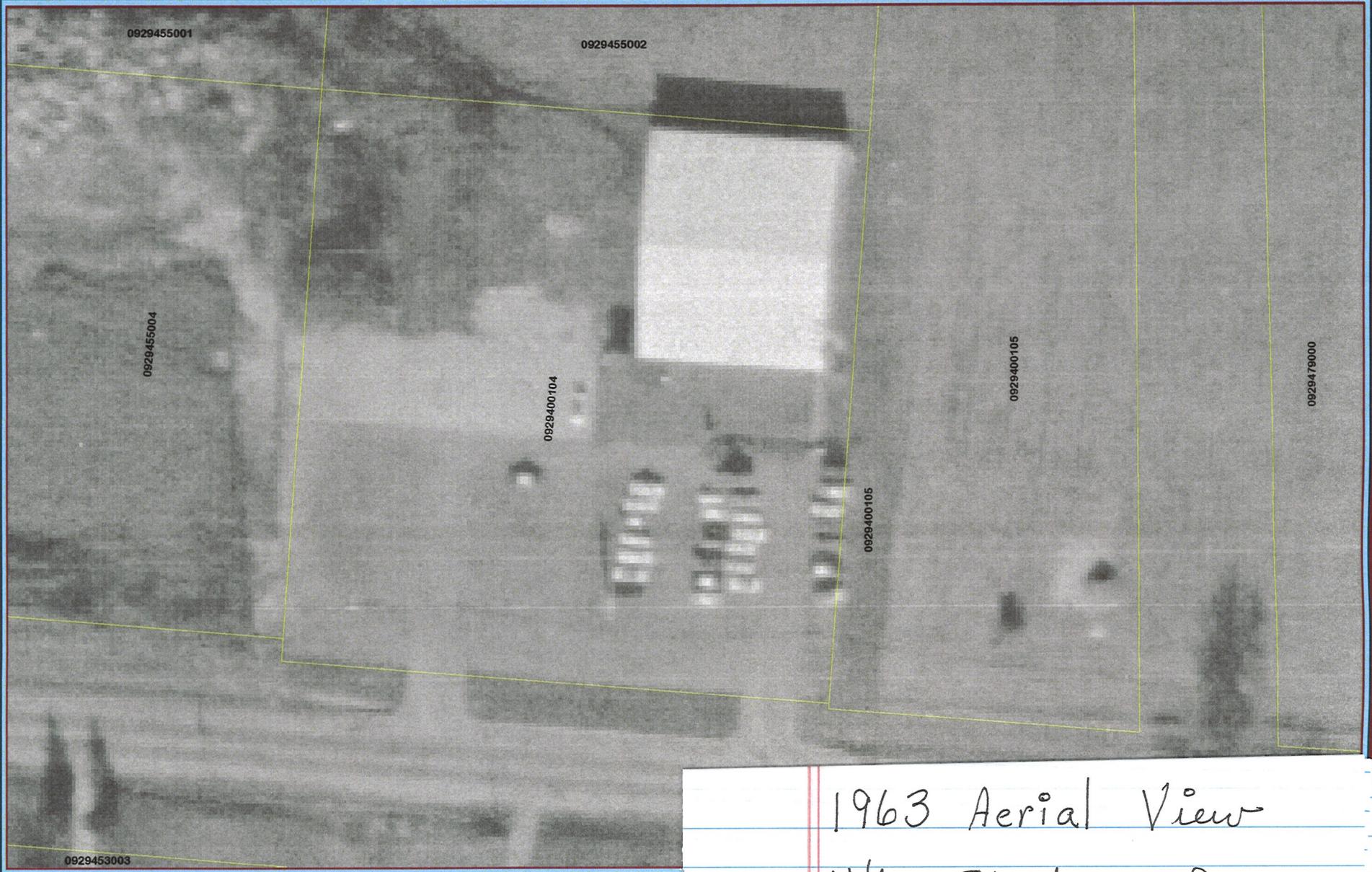
St. Charles Bowl- 1963 aerial

RAYMOND ROGINA

Mayor

MARK KOENEN

City Administrator



Data Source:
City of St. Charles, Illinois
Kane County, Illinois
DuPage County, Illinois
Projection: Transverse Mercator
Coordinate System: Illinois State Plane East
North American Datum 1983
Printed on: June 20, 2014 02:07 PM



0 35 69 Feet

1963 Aerial View
Note Shadow of sign
in same position
as 2009 Aerial.



Photo Circa
Early 1960's

Shows Sign as it
exists today



2009 Aerial View

Sign in Same Position
as 1963