

 <p>ST. CHARLES SINCE 1834</p>	HISTORIC PRESERVATION COMMISSION AGENDA ITEM EXECUTIVE SUMMARY			
	Agenda Item Title/Address:	Historic Sign designation: 201 S. 2 nd St. (Kevin's Auto Service)		
	Proposal:	Historic Sign designation		
	Petitioner:	Kevin Davis		
Please check appropriate box (x)				
	PUBLIC HEARING		MEETING 10/1/14	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				
Documentation				
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>Kevin's Auto Service, 201 S. 2nd St., has requested a historic sign designation 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 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 at least forty (40) years prior to the year of application for Historic Sign designation 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 at least forty (40) years prior to the year of application for Historic Sign designation and has been continuously maintained in the same location since that year.
- B. The sign:
 - 1. 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
 - 2. Is located on a site that has been continuously operated for the same business use for at least 40 years prior to the year of application for Historic Sign designation.
- 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.

Kevin's Service Station
201 South Second Street
St. Charles, IL 60174

St. Charles Historic Preservation Commission
Municipal Center
Two East Main Street
St. Charles, IL 60174

Re: 2014 City of St. Charles Sign Compliance Ordinance
Section 17.28.070 Historic Sign Designation

Commission Members:

Kevin's Service Station ("Kevin's") has been advised by the City of St. Charles (the "City") that its sign, affixed to the building's canopy through the continuation of the canopy supports, is not in compliance with the City's 2006 Zoning Ordinance with respect to building-mounted signs and that the sign must be brought into compliance by October 16, 2014. However, the City further advises that the sign may qualify as an "Historic Sign" under Section 17.28.070 of the ordinance, which would allow Kevin's to maintain the sign beyond the October 16, 2014 deadline.

The Kevin's Service Station sign meets the "Historic Sign" criteria set forth in Section 17.28.070, which provides, in pertinent part:

[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:
 1. 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
 2. 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 it 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 St. Charles community.

E. The sign does not violate 17.28.080, Prohibited Signs.

The building that Kevin's occupies was constructed in 1963, as indicated in the records of the St. Charles Assessor's Office. As the attached photo (Ex. 1, received from the Assessor) indicates, the current sign has always been an integral part of the property. As established by the more recent photo (Ex. 2), the sign has been continuously maintained since 1963. Accordingly, the first criterion (subsection A) of the Historic Sign provision has been satisfied.

The building has been continuously operated as a service station since 1963 meeting the second criterion (subsection B.)

Next, the sign is a unique shape and the type of design associated with service stations built in the late 1950's and early 1960's. Unlike contemporary service stations, stations built during this era were constructed with wide service bays, a narrow office/retail space and an attached canopy sloping up from the building. The Kevin's Service Station sign is situated between two of the structural supports for the canopy, as was common for service station signs of that era. The Kevin's Service Station sign is one-of-a-kind in St. Charles. The Commission does not risk opening a door to copycat Historic Sign requests from businesses with similar signage; there are none. The third criterion of Section 17.28.070 (subsection C) has been satisfied.

Kevin's has been in the Davis family since the 1960's. Kevin Davis' father operated the business originally. Ownership subsequently passed to Kevin Davis. Kevin's son works at the station as a full-time mechanic. Three generations of a single family have operated the business at the same location for over 50 years – a real rarity in today's day and age. The Davis family has been providing services to generations of St. Charles residents. The Commission would find it extraordinarily difficult to find a family-run business that matches Kevin's as a long-standing part of the St. Charles community. The fourth criterion (subsection D) is easily satisfied.

Finally, the Kevin's Service Station sign does not violate Section 17.28.080 ("Prohibited Signs"). The final criterion of Section 17.28.070 (subsection E) has been met.

Accordingly, Kevin's requests that the Historic Preservation Commission recommend to the City Council that that Kevin's be allowed to continue to maintain the Kevin's Service Station sign beyond the current October 16, 2014 deadline and as long as it is maintained in good structural condition and is associated with the Davis family.

Respectfully submitted,

Kevin Davis

Parcel/Pin Number: 09-34-114-010.000
 DeedHolder: DAVIS, MORGANS AND BONNIE E
 Address: 201 S 2ND ST, ST CHARLES

Tax Dist: SC069
 Map Area: 150-SERVICE STATION
 Subdiv: VILLAGE OF STC

Legal: VILLAGE OF STC LOTS 3 & 4 & N 2 FT LOTS 7 & 8 BLK 42

Values displayed DO NOT reflect Board of Review action or possible Instant Reassessment of a Property
 2014 Values are Equalized and Published

Values			Sales				Building Per		
Type	2014 Values	Prior Yr2013	Date	\$ Amount	Transaction	Document #	Date	Number	\$ Am
N/F Land	\$142,136	\$143,557							
N/F Building	\$56,032	\$56,592							
Farm Land									
Farm Building									
Market Totals	\$198,168	\$200,149							
Assessment (33 1/3%)	\$66,049	\$66,710							

Land									
Land Basis	SF	Acres	Unit Price	Total	Topo	Econ	Other	\$Adj	
Sq. Ft x Rate	17,767	0.407	\$10.00	\$142,136	0.00%	20.00%	0.00%		
Grand Total	17,767	0.407		\$142,136					

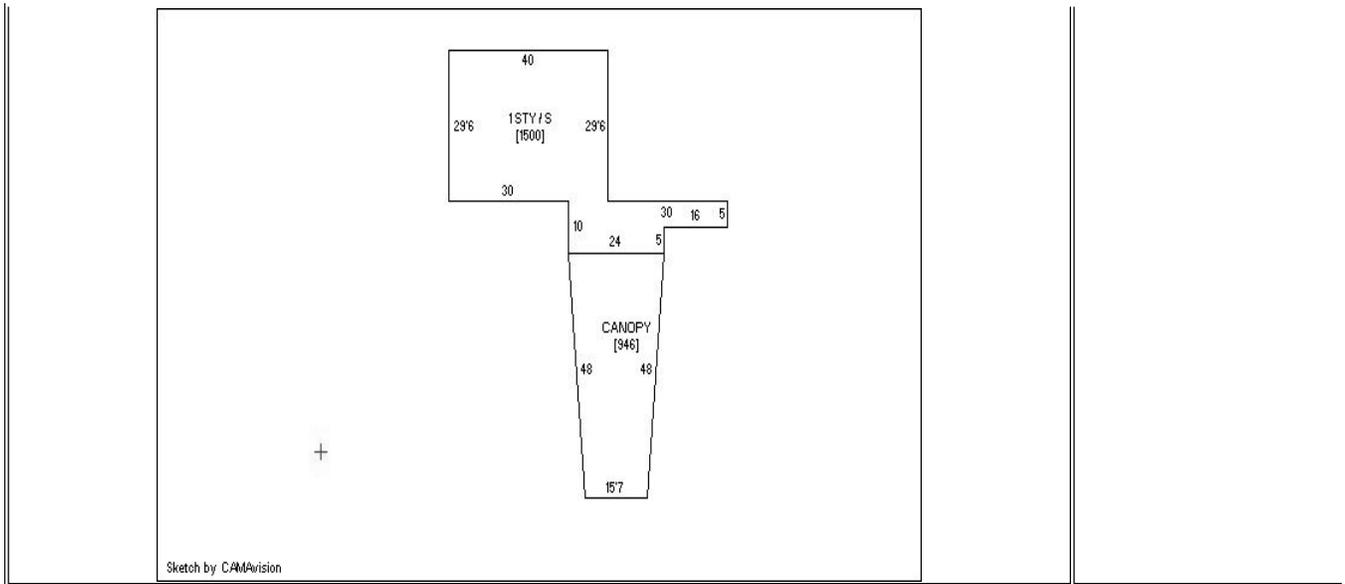
Commercial Building Information				
Precomputed Structure		Obsolescence		Adjustments
Occupancy Code	403	Functional %	0.00%	Canopy - attached
Occupancy Description	Service Station w/Bays	Economic %	0.00%	
Price Code	403	Other %	0.00%	
Price Description	Service Station w/Bays			
Year Built	1963			
Effective Age \ Year	46 / 1969			
GBA	1500			
Condition	Normal			
Grade	C			
Grade Multiplier	1			
Phy-Depr.	60			
Description				
Style				
Stories	1			
Base Square Feet	1500			
Basement	0			

Year Built - 1963

Detailed Value Information											
Bldg/Addn	Description	Units	Price	Base Value	Grade Multi	Year	Phys%	Fobs%	Eobs%	Other%	Depreciated Total
1 of 1	O - 403 / Service Station w/Bays										
	P - 403 - Service Station w/Bays	1,500 SF	\$64.00	\$96,000							
	Adj Canopy - attached	946 SF	\$15.00	\$14,190							
	Adjustments Sub Total			\$14,190							
	Building Sub Total			\$110,190	1.00	1963	60.00%	0.00%	0.00%		\$44,076
	Ex FIRE ALARM (Quantity=1,500.00, Units=Square Feet, Height=0)	1,500	\$1.75	\$2,625	1.00	1999	60.00%	0.00%	0.00%		\$1,050
	Ex Door (O.H. Door - Power, 12 Ft Wide, 14 Ft High)	2	\$3,696.00	\$7,392	1.00	1999	60.00%	0.00%	0.00%		\$2,957
	Commercial Building TOTAL Value										

Yard Extras											
Qty.	Description	Price	Base Value	Cond	Year	Phys%	Fobs%	Eobs%	Other%	Depreciated Total	
1	PAVING (6,600 SF, Asphalt Parking, Average Pricing)	\$2.00	\$13,200	Normal	1963	60.00%	0.00%	0.00%	0.00%	\$5,280	
	Yard Extras TOTAL Value										

Sketch	Photo
	



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Kevin's
Service
AUTO REPAIR

Miracle St

Kevin's
AUTO REPAIR





Shows building with sign existing as early as 1970.



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: September 29, 2014 10:29 AM



0 29 58 Feet

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