ST. CHARLES SINCE 1834	**HISTORIC PRESERVATION COMMISSION AGENDA ITEM EXECUTIVE SUMMARY**			
	Agenda Item Title/Address:	Historic Sign designation: 2015 E. Main St. (Don McCue Chevrolet)		
	Proposal:	Historic Sign designation		
	Petitioner:	Michael Navigato / Tim McCue		
	Please check appropriate box (x)			
	PUBLIC HEARING		**MEETING 5/20/15**	**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

1975 aerial photos

Streetview of signs

EXECUTIVE SUMMARY:

The 2006 Zoning Ordinance requires all existing building-mounted and freestanding signs to be brought into conformance with current sign standards by June 16, 2015, or 15 years after the sign was constructed, whichever is later. Existing signs that do not comply with the ordinance standards for sign face area, height or setback are being required to be brought into compliance by this deadline.

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).

Existing signs for the Arcada Theatre and Zimmerman Ford were designated as "historic signs" when the Zoning Ordinance was adopted in 2006. In 2014, existing signs for St. Charles Bowl, Kevin's Auto service, and Second Street Tavern (Old Style sign) were designed as "historic signs."

Don McCue Chevrolet, Inc., 2015 E. Main St., has requested a historic sign designation for three (3) of their freestanding signs and has submitted documentation to substantiate that they meet 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.

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 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.

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RECEIVED
St. Charles, IL
MAY - 5 2015
CDD
Planning Division

April 30, 2015

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

Re: Our client: Don McCue Chevrolet, Inc.
Property: 2015 E. Main Street, St. Charles
Historic Sign Designation

Dear Commission Members:

Please be advised that this office represents the interests of Don McCue Chevrolet, Inc. Our client maintains three marquee signs on the front of its property advertising its business as a new car dealership. Two (2) of the signs stand for the purpose of informing the general public that our client is a General Motors authorized dealership in the business of selling new and used vehicles. The third sign informs the general public that our client is a General Motors authorized service dealer.

In September 2014, our client received written notice from the Community and Economic Development Department that the three (3) existing marquee signs had to be brought into compliance with Section 17.08.060 of the City Code. Our client made a written request for an extension in accordance with Section 17.08.060(D). An extension was granted through June 2015.

In the interim, our client has conducted extensive research to ascertain whether the three (3) existing signs meet the criteria for historic sign designation under Section 17.28.070. Our client has concluded that the three (3) signs do in fact satisfy all the criteria set out in Section 17.28.070 for historic sign designation. The purpose of this correspondence is to make request upon your Commission for historic sign designation for the three (3) marquee signs currently maintained at our clients place of business.

As you know, our client is in the business of selling new and used vehicles to the general public. Tall, free standing marquee signs have for several decades been a trademark of automobile dealerships. Our client currently maintains three (3) such signs

and has maintained these signs for several decades These signs were smartly updated during the most recent remodeling of our clients' business. More importantly, these three (3) signs satisfy the criteria set out in Section 17.28.070 for historic sign designation.

A. The signs were lawfully erected at least forty (40) years prior to the year of application and have been continuously maintained in the same location since that year.

According to records received from General Motors, the property upon which the signs are located has been utilized as a new vehicle dealership since 1974, or a period of 41 years. Aerial photographs of the property taken in April of 1975 show that all three (3) signs are in existence on this date. Enclosed are copies of these aerial photographs for your consideration. As such, these three (3) signs have been erected for at least 40 years and have been maintained in the same location since April 1975.

B. The signs are located on a site that has been operated for the same business use for at least 40 years.

As indicated above, records from General Motors confirm that the site upon which the signs are located has been utilized as a new car dealership since 1974, a period of 41 years.

C. The signs are of a unique shape or design representative of their era and are not commonly found in contemporary signs.

The signs in question are tall marquee signs utilized by automobile dealerships throughout the decades. The signs were erected in the 70's and therefore are representative of their era. The height of the signs are unique to the automobile dealer business and have been used by dealerships through the decades to identify their location to the general public. The signs have maintained their design throughout the years of their existence although recent remodeling have permitted the signs to be representative of today's era while still maintaining their original design.

D. The signs identify a business that is associated with a family business that has been noteworthy in the history of St. Charles.

The signs in question identify the business known as Don McCue Chevrolet, Inc. The McCue family has been a staple in the St. Charles community over the past 40 years. The dealership has been a family run business serving the Fox Valley community ever since its inception. The Don McCue dealership is one of the first businesses to greet people arriving in St. Charles from the east on Route 64. This has been a constant for nearly 40 years. Don McCue Chevrolet, Inc. has been providing quality sales and service

to the residents of the Fox Valley area for decades. In addition, the McCue family has been a significant benefactor to the St. Charles community.

E. <u>The signs no not violate Section 17.28.080</u>.

The three (3) signs in question do not violate the mandates of Section 17.28.080.

Based upon the foregoing, our client, Don McCue Chevrolet, Inc., respectfully requests that the Commission designate the three (3) signs on its property as historic signs in accordance with Section 17.28.080 of the City of St. Charles Code.

Very truly yours,

BOCHTE, KUZNIAR & NAVIGATO, LLP

MICHAEL T. NAVIGATO

MTN/kg
Enclosures
Cc: Mr. Tim McCue (w/out enclosures)

From: "John Rabe (C)" <john.rabe@gm.com>
Date: April 9, 2015 at 3:08:11 PM CDT
To: "tpm (mccuechevy.com)" <tpm@mccuechevy.com>
Cc: Paul Whiteside <paul.whiteside@chevrolet.com>
Subject: Donald W. McCue

Tim,

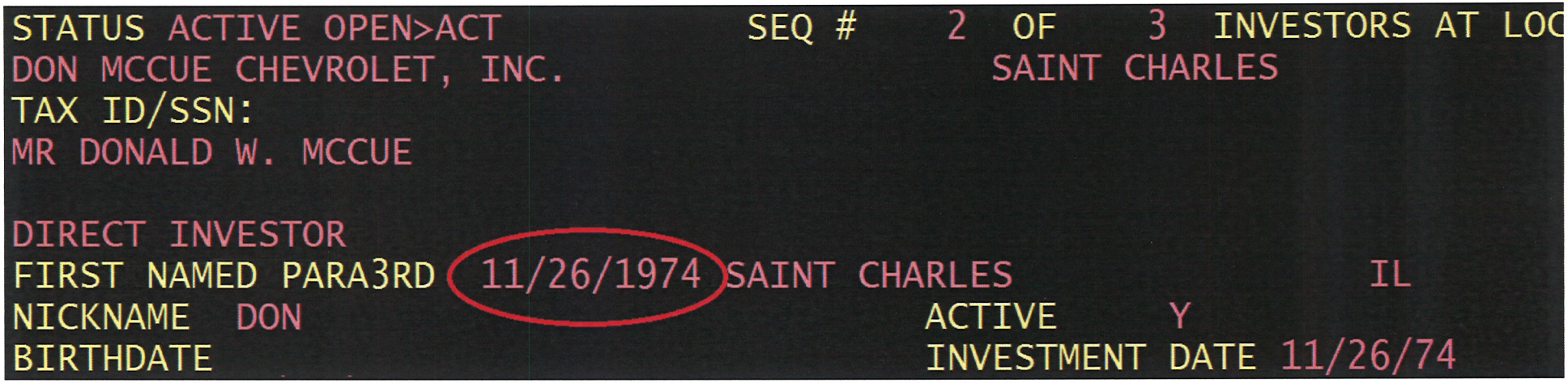
This email is to confirm that Donald W. McCue has been a General Motors Dealer Operator in Saint Charles, IL since November 26, 1974.

Regards,

John Rabe
Team Lead – North Central Region
ChannelVantage, Inc.

Onsite at General Motors
100 Renaissance Center
Detroit, MI 48265-1000
MC: 482-A16-C66
(313) 667-5481
Fax (313) 483-0519
john.rabe@gm.com

Nothing in this message is intended to constitute an electronic signature unless a specific statement to the contrary is included in this message.


STATUS ACTIVE OPEN>ACT SEQ # 2 OF 3 INVESTORS AT LOC
DON MCCUE CHEVROLET, INC. SAINT CHARLES
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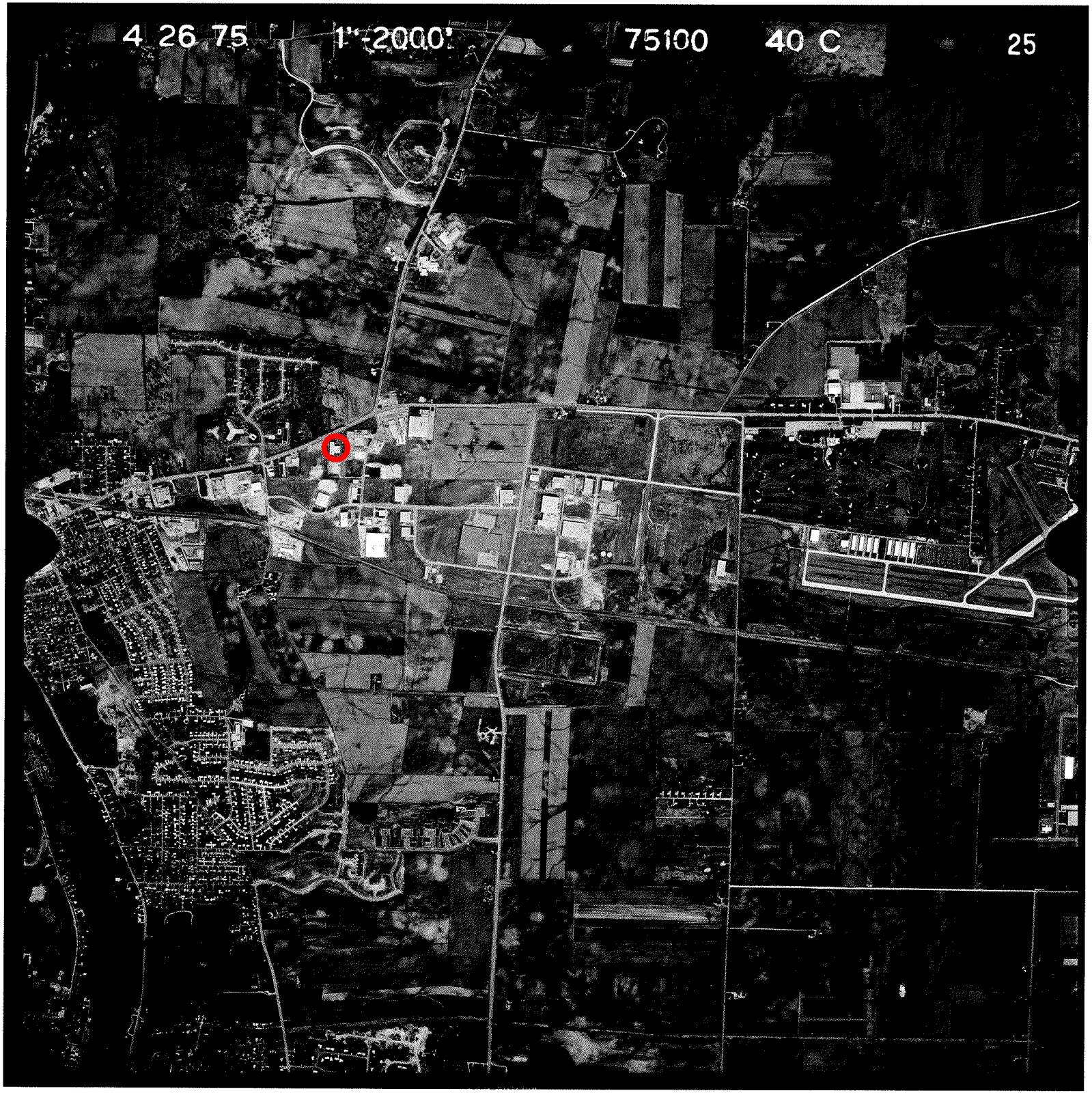
MR DONALD W. MCCUE
DIRECT INVESTOR
FIRST NAMED PARA3RD 11/26/1974 SAINT CHARLES IL
NICKNAME DON ACTIVE Y
BIRTHDATE INVESTMENT DATE 11/26/74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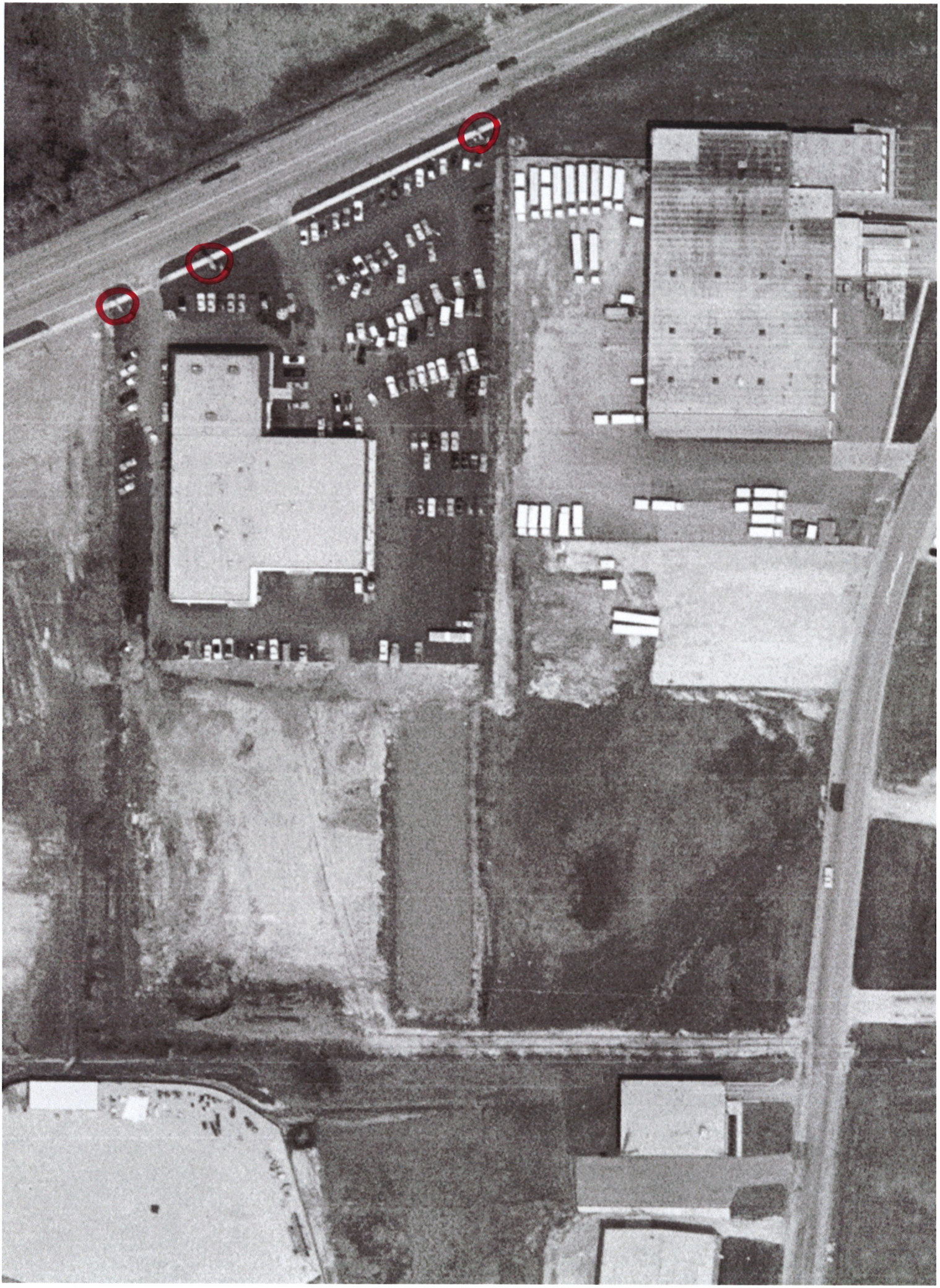
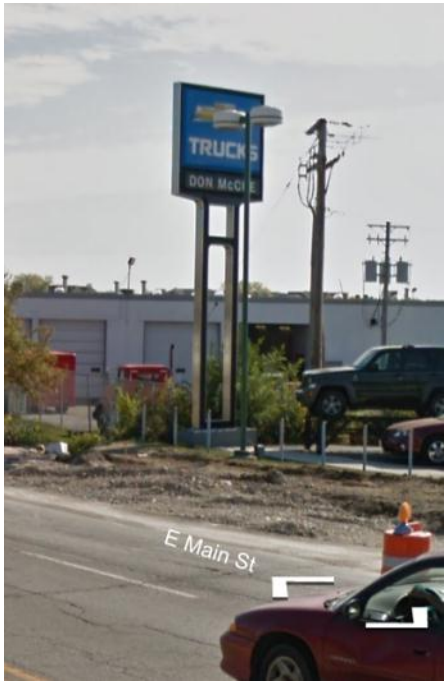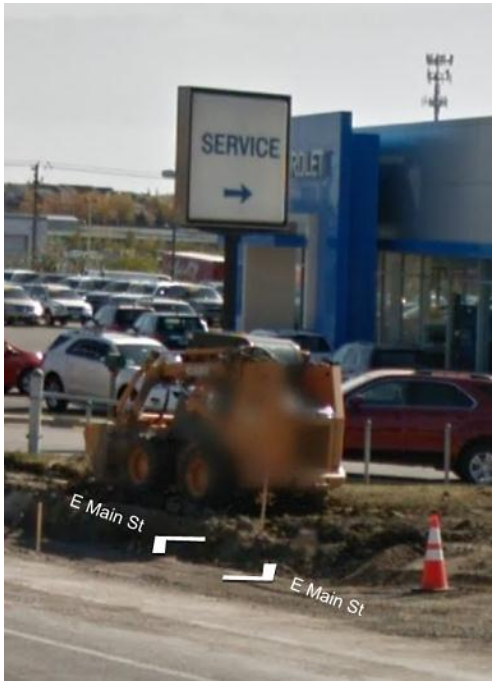
Don McCue Chevrolet Freestanding Signs