 <p>ST. CHARLES SINCE 1834</p>	AGENDA ITEM EXECUTIVE SUMMARY						
	Title:	Historic Preservation Commission recommendation to approve a Historic Sign designation for Don McCue Chevrolet, 2015 E. Main St.					
	Presenter:	Russell Colby					
<i>Please check appropriate box:</i>							
	Government Operations		Government Services				
X	Planning & Development (7/13/15)		City Council				
Estimated Cost:		Budgeted:	YES		NO		
If NO, please explain how item will be funded:							
Executive Summary:							
<p>The Zoning Ordinance requires all existing signs to be brought into conformance with current sign standards.</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 as it currently exists. (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 by the City Council in 2006. The signs for St. Charles Bowl, Kevin’s Service Station, and Second St. Tavern (Old Style Sign) were designated historic signs in 2014.</p> <p>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 the signs 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.</p> <p>The Historic Commission has found that the sign meets the applicable standards and has recommended approval of the Historic Sign designation.</p>							
Attachments: <i>(please list)</i>							
Ordinance text on Historic Signs, Historic Commission recommendation, Historic Sign Request							
Recommendation / Suggested Action <i>(briefly explain):</i>							
Recommend approval of a Historic Sign designation for Don McCue Chevrolet, 2015 E. Main St. as presented.							
<i>For office use only:</i>		<i>Agenda Item Number:</i> 3b					

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.

City of St. Charles, Illinois

Historic Preservation Commission Resolution No. 7-2015

A Resolution Recommending Approval of a Historic Sign Designation (2015 E. Main St. – Don McCue Chevrolet)

WHEREAS, it is the responsibility of the St. Charles Historic Preservation Commission to review requests for Historic Sign designation per Section 17.28.070 of the Zoning Ordinance; and,

WHEREAS, the Historic Preservation Commission has reviewed the request for Historic Sign Designation for the three freestanding signs for Don McCue Chevrolet, located at 2015 E. Main St., and has found the request meets the standards listed in Section 17.28.070:

- 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 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.

NOW THEREFORE, be it resolved by the St. Charles Historic Preservation Commission to recommend to the City Council approval of Historic Sign designation for the three freestanding signs for Don McCue Chevrolet, located at 2015 E. Main St.

Resolution No. 7-2015

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Roll Call Vote:

Ayes: Bobowiec, Malay, Gibson, Pretz, Norris, Withey

Nays: None

Abstain: None

Absent: None

Motion Carried.

PASSED, this 3rd day of June, 2015.

Chairman

BOCHTE, KUZNIAR & NAVIGATO, LLP

ATTORNEYS AT LAW
2580 FOXFIELD ROAD, SUITE 200
ST. CHARLES, ILLINOIS 60174
www.bknlaw.com

WILLIAM F. BOCHTE
THEODORE L. KUZNIAR
MICHAEL T. NAVIGATO

TELEPHONE
(630) 377-7770

FACSIMILE
(630) 377-3479

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

BOCHTE, KUZNIAR & NAVIGATO, LLP

April 30, 2015

St. Charles Historic Preservation Commission

Page 2

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

BOCHTE, KUZNIAR & NAVIGATO, LLP

April 30, 2015

St. Charles Historic Preservation Commission

Page 3

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.

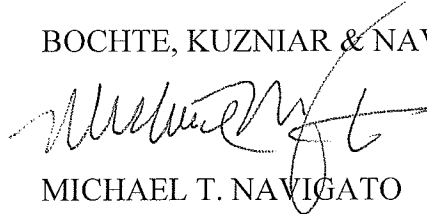
E. The signs do not violate Section 17.28.080.

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

A handwritten signature in black ink, appearing to read "Michael T. Navigato", is written over the printed name.

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
DON MCCUE CHEVROLET, INC.

SEQ # 2 OF 3 INVESTORS AT LOC
SAINT CHARLES

TAX ID/SSN:
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

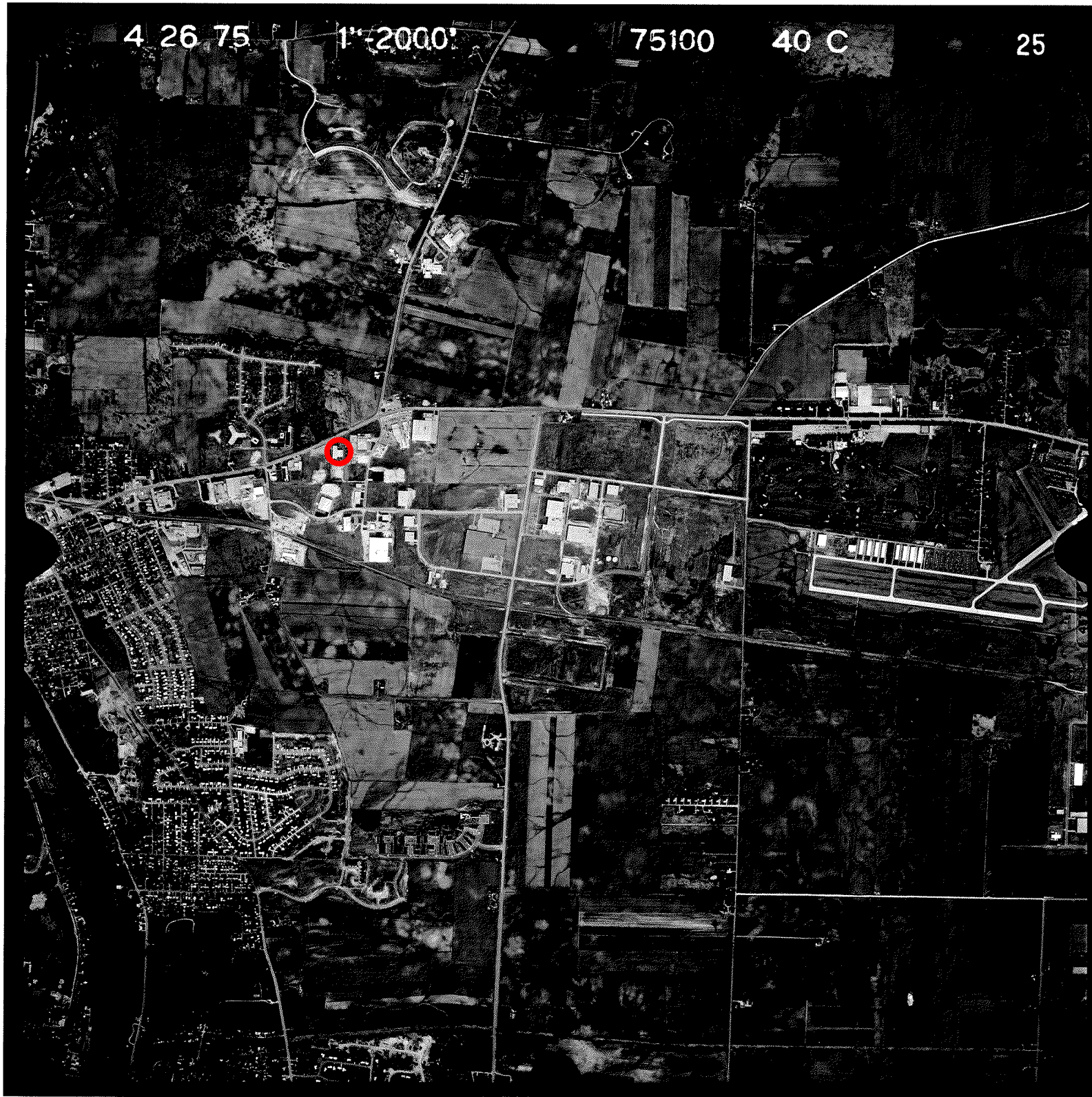
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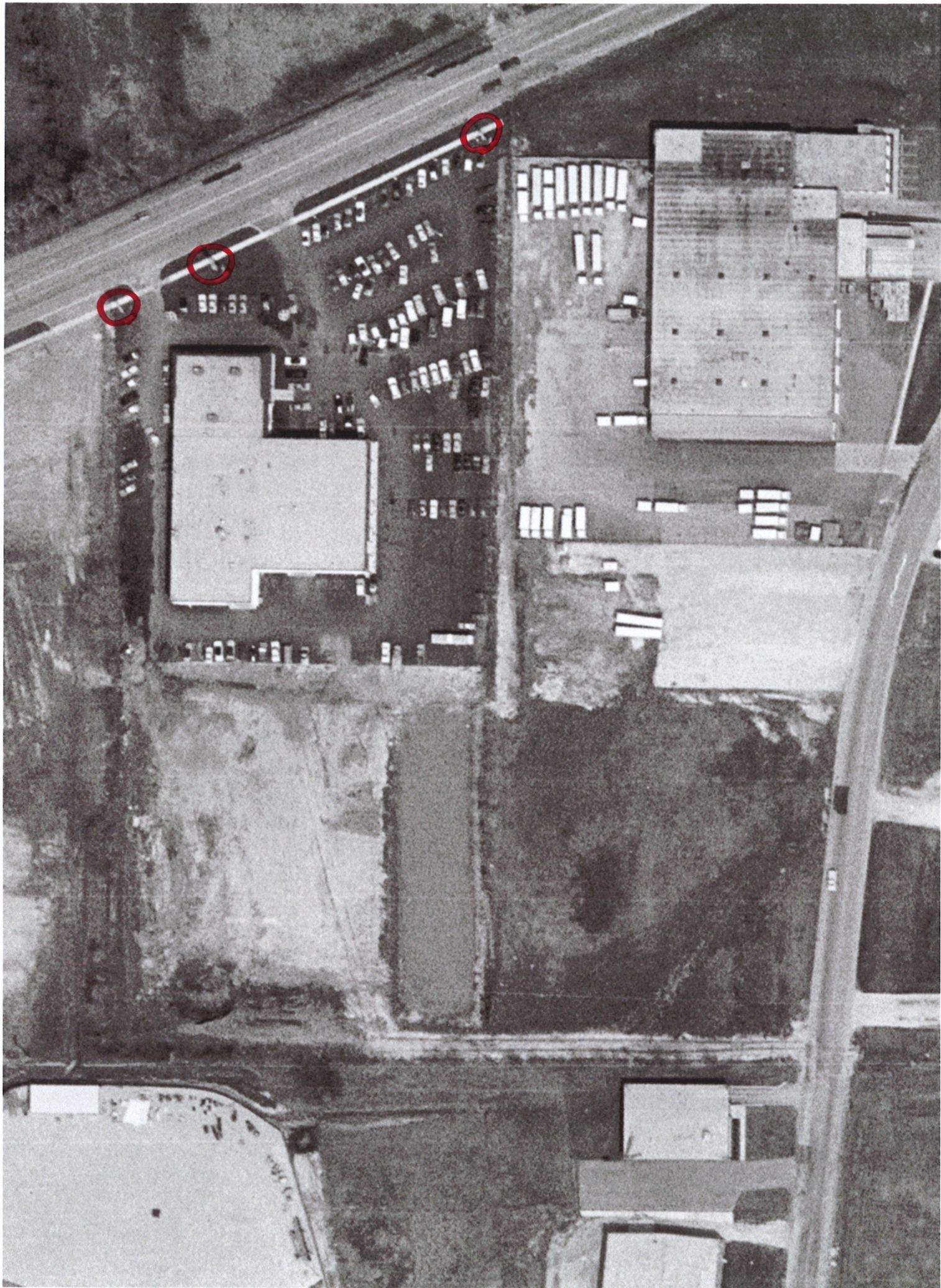
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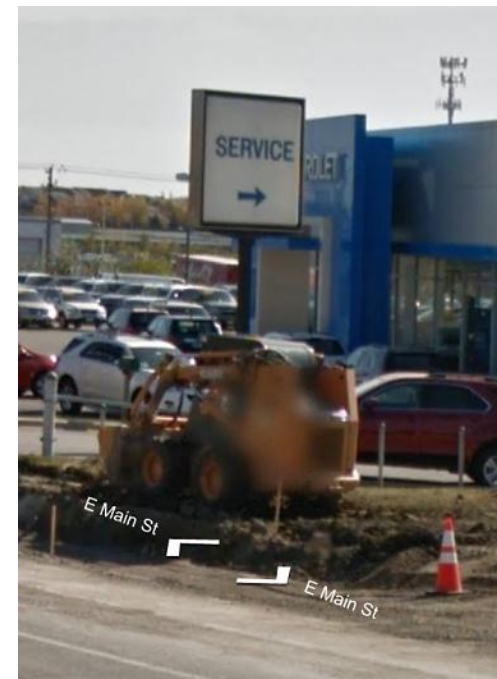
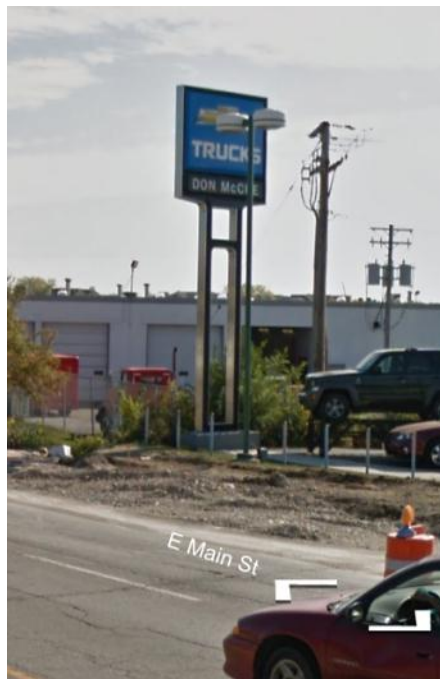
25







Don McCue Chevrolet Freestanding Signs





GMC



GENERAL MOTORS COMPANY

GM-DI Leasing

Monday, June 01, 2015

Don McCue Chevrolet
2015 E. Main St.
Saint Charles, IL 60174

Dear Tim McCue,

I have reviewed your dealership files to see if there has been any orders to replace the column of the GM signs on your property. Our files show that there was an order placed on 8/12/83 to replace 1 exterior column cladding, but the order was voided and no action was taken since it was deemed insufficient damage. We have no records of replacing the column on the GM signs, and to our knowledge the columns are original from when they were installed in 1974. Our records only show orders for replacement panels, electrical work to the sign, and maintenance (painting the sign, replacing lamps, etc.). Maintenance to the GM signs occur annually as part of the GMDI Leasing program.

Sincerely,

Ana Frain
GM-DI Leasing Customer Account Manager
Architectural Graphics Inc.
2820 Crusader Circle
Virginia Beach, VA 23453
Toll Free: 844-511-7565 ext. 165
Office: 757-301-7008 ext. 165 / Fax: 866-418-9462
Web: www.gm-dileasing.com

Renaissance Center
Detroit, MI 48625
Visit our web site at www.gm-dileasing.com

Dealer Summary

Dealer Id: 2247

Location Point: 2397

Name: DON MCCUE CHEVROLET, INC.

Owner / Operator: MR TIMOTHY MCCUE

Address: 2015 E MAIN ST
SAINT CHARLES, IL 60174-2303

Phone: (630)584-9700

Dealer Status: Active

Dealer Size: Medium

Management Division: Chevrolet

BARS Site Code: 11367

Dacor Zone: 00011

Associate Code: 113190

Original Survey: 0103390

Current Rent: \$ 655.00

Current Support: \$ 0.00

Authorized Support: \$ 125.00

Used Support: \$ 0

Franchises

<u>Division Name</u>	<u>Division</u>	<u>Planning Potential</u>	<u>Status</u>	<u>Old Division Dealer</u>
Chevrolet	11367	179	Active	0

**Product / Support Sign
9013**

Frame Type: 137 Serial Number: 209275

Status: Installed Complete Status Date: 10/09/2014

Install Date: 10/01/1974 Lease Number: 3083

Survey Id: 3112 Location: 01

Color: Black

Rent Status: Dlr Bill Active Rent Status Date: 10/09/2014

Rent Start Date: 11/01/1975 Rent Through Date: 05/31/2015

Rent Amount: \$314.00 Months Billed: 474

Asset Date: 11/01/1975 Asset Value: \$10,289.95

Depreciation Amount: \$10,289.95 Support Amount: \$0.00

Product Use: Carline Product Construction: S = STANDARD

Mount Type: Ground Mount Base Cover: Steel

Pilot Program: N = NO, NON-PILOT Illumination: Y = YES (ILLUMINATED)

Height (Feet/Inch/16th): 36 / 0 / 0 Wind Load: 35 PSF

Faces: 2

Panel Combination: CS\FX\OM

Text Lines

<u>Side</u>	<u>Line</u>	<u>Font</u>	<u>Arrow</u>	<u>Text</u>
S1	L1	None	None	DON MCCUE (PAT "C")
S2	L1	None	None	DON MCCUE (PAT "C")

**Product / Support Sign
9014**

Frame Type: S92	Serial Number: 209268
Status: Installed Complete	Status Date: 01/05/1992
Install Date: 10/01/1974	Lease Number: 3083
Survey Id: 3112	Location: 04
Color: Black	

Rent Status: Dlr Bill Active	Rent Status Date: 03/01/1992
Rent Start Date: 11/01/1975	Rent Through Date: 05/31/2015
Rent Amount: \$235.00	Months Billed: 475

Asset Date: 11/01/1975	Asset Value: \$4,985.01
Depreciation Amount: \$4,985.01	Support Amount: \$0.00

Product Use: Certified Pre-Owned Vehicles	Construction: S = STANDARD
Mount Type: Ground Mount	Base Cover: Steel
Pilot Program: N = NO, NON-PILOT	Illumination: Y = YES (ILLUMINATED)
Height (Feet/Inch/16th): 28 / 0 / 0	Wind Load: 35 PSF
	Faces: 2

Panel Combination: CS\CP\FX

Text Lines

<u>Side</u>	<u>Line</u>	<u>Font</u>	<u>Arrow</u>	<u>Text</u>
S1	L1	None	None	DON MCCUE (PAT "C")
S2	L1	None	None	DON MCCUE (PAT "C")

