

CITY OF BATAVIA

100 N. Island Ave., Batavia, IL 60510
(630) 454-2000 www.cityofbatavia.net

HISTORIC PRESERVATION COMMISSION

Monday, January 14, 2019

5:30 PM

City Hall – City Council Chambers – 1st Floor

1. Call To Order
2. Roll Call
3. Approval Of Minutes

- November 26, 2018
- December 10, 2018

Documents:

[HPC 12-10-18 FINAL MINUTES.PDF](#)
[HPC 11-26-18 FINAL MINUTES.PDF](#)

4. Items Removed/Added/Changed
5. Matters From The Public (For Items Not On The Agenda)
6. COA Review; 12 West Wilson Street
Door Replacement (CAE Services, applicant)

Documents:

[12 W WILSON ST--DOOR REPLACEMENT COA PACKET.PDF](#)

7. Updates

1. 7 East Wilson Street—Historic Inspection
2. Anderson Block Building—Masonry Maintenance
3. Significant Historic Building Inspection Program
4. 10/12 North River Street—Historic Inspection
5. 227 West Wilson Street—Historic Inspection
6. 129 South Batavia Avenue—Historic Inspection
7. 8 North River Street—Historic Inspection
8. 16 East Wilson Street—Historic Inspection
9. Certified Local Government

8. Other Business

9. Adjournment

Historic Preservation Commission

Kurt Hagemann, Chair

Belinda Roller, Vice Chair

Phil Bus

Kyle Hohmann

Doris Sherer
Doug Sullivan

MINUTES
December 10, 2018
Historic Preservation Commission
City of Batavia

Please **NOTE:** These minutes are not a word-for-word transcription of the statements made at the meeting, nor intended to be a comprehensive review of all discussions. They are intended to make an official record of the actions taken by the Committee/City Council, and to include some description of discussion points as understood by the minute-taker. They may not reference some of the individual attendee's comments, nor the complete comments if referenced.

1. Meeting Called to Order

Chair Hagemann called the meeting to order at 5:30pm.

2. Roll Call

Members Present: Chair Hagemann; Vice-Chair Roller; Commissioners Sullivan, Sherer, and Bus

Members Absent: Commissioner Hohmann

Also Present: Jeff Albertson, Building Commissioner; Jennifer Austin-Smith, Recording Secretary

3. Approval of Minutes:

There were no minutes available to approve at this time.

4. Items to be Removed, Added or Changed

There were no items to be removed, added or changed.

5. Matters From the Public (for items not on the agenda)

There were no members from the public to address the Commission.

6. COA Review: 901 North Batavia Avenue – Antenna Changes (Mastec Network Solutions, applicant)

Andy Fitz, Mastec Network Solution on behalf of AT&T, addressed the Commission. He explained the proposal tonight is to upgrade the existing antennas and equipment at the Campana building. The last technology upgrade was in 2016. The upgrade tonight is part of the 5G upgrade that includes an upgrade solely for first responders called FirstNet. The upgrade would reduce the footprint on the building.

The Illinois Historic Preservation Office approved the upgrade with conditions: antennas no taller than 6ft, antennas are not to extend above the parapet wall or to be moved from their current location, and to paint the antennas to match the façade. There are currently 12 lines of cable that run along the façade to service the existing antennas and those would be removed and replaced with 2 lines of fiber and 2 lines of power, which would also reduce the footprint. The Commission reviewed the elevation of the building. Bus asked what would the alternative be. Fitz stated that due to the height of the building, the only alternative would be a tall tower. Fitz stated that the good thing about this building is that it is set back from the road so the antennas are not as visible

as other structures might be. Fitz stated that all of the antennas would be smaller than the ones that exist now, uniform in size, painted to match the building, and radios would be installed behind the parapet wall, so they would not be visible. Bus asked that the record reflect that no one on this Commission voted in favor of the original antennas on this building. The HPC has always taken a careful look on any changes to the antennas that were previously granted and exist on the building. Bus stated that it is his opinion that what is proposed represents an improvement to what already exists.

Motion: To approve the COA as submitted
Maker: Bus
Second: Sullivan
Roll Call Vote: **Aye:** Bus, Sullivan, Roller, Hagemann, Sherer
Nay: None
5-0 Vote, 1 Absent, Motion carried.

7. Updates:

1. **7 East Wilson Street – Historic Inspection**
2. **Anderson Block Building – Masonry Maintenance**
3. **Significant Historic Building Inspection Program**
4. **10/12 North River Street – Historic Inspection**
5. **227 West Wilson Street – Historic Inspection**
6. **129 South Batavia Avenue – Historic Inspection**
7. **8 North River Street – Historic Inspection**
8. **16 East Wilson Street – Historic Inspection**
9. **Certified Local Government**

Albertson stated that a majority of these updates are in court or adjudication process. Firm timelines are being put in place to get the other updates completed. Albertson noted that there might be more to add to the list since a new building inspector began work last week. Albertson now has additional help and added that if there are any buildings that should be placed on top of the priority list to let him know. Albertson stated that the plan was to complete the buildings on River Street and then move on to Wilson Street and work our way west. Sherer asked if the bank building would be included and noted that there were issues with the tuck-pointing. Albertson answered that some of that work has already been done and the bank building would be included on the list until all the work is completed.

Hagemann asked about the inspection schedule and ideally how many inspections would be completed in one month or quarter. He asked what is the goal. Albertson stated that over the winter he and the new building inspector would discuss the inspection goals. Hagemann asked if the plan is to start in the spring. Albertson answered yes. Hagemann asked that Albertson report back to the Commission regarding the inspection schedule and goals.

8. Other Business

Sherer asked if there was any update on Shodeen. Albertson stated that there is no update as of yet. Sherer asked about the Armenian restaurant and if there is any progress. Albertson stated that there has been no contact with the applicant since last month.

Hagemann stated that Alderman Scott Salvati contacted him and one of the things discussed was being able to give better direction to business owners. Hagemann asked if the second sign for Paula's could not be done due to a zoning issue. Albertson answered that is correct and explained that she does not have frontage on the Wilson Street side of the building so she would have to come in for a variance on the second sign. Hagemann stated that some of the frustration is that while filling out the application, if this was known that it would be a zoning issue than have it be known up front. He suggested having an initial review of applications so we don't get to a point where business owners think they are coming back for a second meeting or thinking that something is a possibility and then it is not all of a sudden. Hagemann continued that some of the frustrations he has heard are that there seems to be unknowns that tend to happen. Albertson stated that they do attempt to have an initial review of applications but because we are trying to be timely to the business owners the reviews take place concurrently. The deadlines are so tight to bring things to this Commission we often do not have time to review it. We could review the applications but it would back up the deadlines and make it longer to get to the Commission. Zoning does not do a full review until they receive the application. As of right now we do not have an application for the second sign for Paula's. Zoning did not do a review of that sign, however, Albertson did have Zoning look at the picture that was shown to the HPC and he was informed of the lack of frontage on the building. Hagemann stated that he often hears frustration regarding the application process and not knowing whether or not it is meeting all of the requirements. Hagemann expressed his desire for a more streamlined process for applications going forward.

Roller stated that the gutter is still hanging off the building of Brianna's Café. Sherer agreed. Roller stated that it is on the southwest corner. Roller added that the columns on the front of the store, they stopped halfway with changing the look of the columns. The screen that they made is another color than the rest of the area.

Bus stated that he would like to suggest or make a motion that we request that the Community Development Director make a presentation to the HPC regarding any current or proposed efforts to update the City's Comprehensive Plan or the downtown plan and what their thoughts are on initiating something of that order. Bus stated that he would like the HPC to be able to fit in and create better coordination between the City planning process and Historic Preservation. Bus stated that he might have voted differently on the Pump House if he had known that demolition of that building would lead to a parking lot that was not going to be temporary but would end up being permanent because One Washington Place never progressed. Sherer added that the surrounding acquired land has been vacant for so long that people are used to that now and it will be difficult for people to accept buildings going up and impeding river views.

Motion: To request that the City's Community Development Department make a presentation to the HPC within the first sixty days of 2019 that communicates to the HPC what some of the proposed planning initiatives are to amend/update the City's Comprehensive Plan or the Downtown Redevelopment Plan so the Commission has an opportunity to participate in an early stage and begin to consider some ramifications of that in terms of our directives and get a better sense of the implications of that on our Historic Preservation goals

Maker: Bus
Second: Sherer

Voice Vote: 5 Ayes, 0 Nays, 1 Absent
Motion carried.

The Commission discussed when the final draft of the Design Guidelines should be reviewed by the Commission. There was a question on whether or not the Design Guidelines were to be brought directly to the Committee of the Whole. Albertson stated that he believed that it was the Commission's desire to review the Design Guidelines one last time. Sherer agreed. Hagemann stated that this is a formality but asked if the Commission would want to have a meeting solely to review the final draft of the Design Guidelines if there were no other items scheduled on the agenda. The consensus of the Commission was to wait until there were other items on the agenda to have a Commission meeting.

9. Adjournment

There being no other business to discuss, Chair Hagemann asked for a motion to adjourn the meeting at 6:12pm; Made by Roller; Seconded by Bus. Motion carried.

Minutes respectfully submitted by Jennifer Austin-Smith, Recording Secretary, on December 15, 2018.

MINUTES
November 26, 2018
Historic Preservation Commission
City of Batavia

Please **NOTE:** These minutes are not a word-for-word transcription of the statements made at the meeting, nor intended to be a comprehensive review of all discussions. They are intended to make an official record of the actions taken by the Committee/City Council, and to include some description of discussion points as understood by the minute-taker. They may not reference some of the individual attendee's comments, nor the complete comments if referenced.

1. Meeting Called to Order

Chair Hagemann called the meeting to order at 5:30pm.

2. Roll Call

Members Present: Chair Hagemann; Vice-Chair Roller; Commissioners Hohmann, Sherer, and Bus

Members Absent: Commissioner Sullivan

Also Present: Jeff Albertson, Building Commissioner; Jennifer Austin-Smith, Recording Secretary

3. Approval of Minutes: October 8, 2018

Motion: To approve the minutes from October 8, 2018

Maker: Sherer

Second: Bus

Voice Vote: 5 Ayes, 0 Nays, 1 Absent
Motion carried.

4. Items to be Removed, Added or Changed

Albertson asked that agenda item number six be removed. He noted that it would be on the December 10, 2018 agenda.

5. Matters From the Public (for items not on the agenda)

There were no members from the public to address the Commission.

6. COA Review: 901 North Batavia Avenue – Antenna Changes (Mastee Network Solutions, applicant)

This item was removed and will be placed on the December 10, 2018 agenda.

7. COA Review: 4 ½ West Wilson Street – Wall Sign Change (Paula Mueller, Applicant)

Paula Mueller, business owner and applicant, discussed the proposed wall sign change. The sign will be metal and it will be the same as what MainStreet had in its place. The size and location will remain the same. A photo of the proposed sign was shown to the Commission. Mueller noted that she would be back to present to the Historic Preservation Commission (HPC) her hanging sign proposal since it is not on the application. The Commission considered approving both signs but

since the second sign was not listed in the COA the HPC asked that the applicant return with a separate COA for the second sign.

Motion: To approve the COA as submitted
Maker: Roller
Second: Hohmann
Roll Call Vote: **Aye:** Roller, Hagemann, Sherer, Bus, Hohmann
Nay: None
5-0 Vote, 1 Absent, Motion carried.

8. Historic Preservation Commission Design Guidelines

The HPC reviewed the Design Guidelines. Roller overviewed the summary she sent out to the Commission titled 'HPC Design Guidelines – 2018 Update' which is a brief update on what was changed in the Design Guidelines. Roller suggested that the text that is different from the original Design Guidelines be highlighted and have the Committee of the Whole (COW) relate the changes to the summary that will be provided. There was no objection from the Commission. Hohmann advised that whatever is provided to the COW be as easy to read and understandable as possible. Hagemann commented that he finds that a thorough review of the Design Guidelines is very helpful in remaining current.

Motion: To move the guidelines forward to the Committee of the Whole
Maker: Roller
Second: Hohmann
Voice Vote: 5 Ayes, 0 Nays, 1 Absent
Motion carried.

Albertson asked that a member of the HPC attend the Committee of the Whole meeting to present the Design Guidelines. Hagemann stated that he would plan on attending. Hagemann thanked Roller for the work she did on the revisions to the Design Guidelines.

Albertson noted that the review of the Design Guidelines would probably happen in January of next year because a lot of the December COW meetings are being cancelled.

9. Updates:

- 1. 7 East Wilson Street – Historic Inspection**
- 2. Anderson Block Building – Masonry Maintenance**
- 3. Significant Historic Building Inspection Program**
- 4. 10/12 North River Street – Historic Inspection**
- 5. 227 West Wilson Street – Historic Inspection**
- 6. 129 South Batavia Avenue – Historic Inspection**
- 7. 8 North River Street – Historic Inspection**
- 8. 16 East Wilson Street – Historic Inspection**
- 9. Certified Local Government**

Albertson stated that 10/12 North River Street is undergoing a large renovation project to address a lot of the issues. 8 North River Street is in adjudication.

10. Other Business

Bus asked about the environmental issues at the One Washington project. Albertson stated that they are trying to get an estimate on how much remediation would cost.

Roller asked about any progress with a new Commissioner. Hageman stated that dropping down to five members would not be very helpful.

11. Adjournment

There being no other business to discuss, Chair Hagemann asked for a motion to adjourn the meeting at 5:59pm; Made by Sherer; Seconded by Roller. Motion carried.

Minutes respectfully submitted by Jennifer Austin-Smith, Recording Secretary, on December 8, 2018.



City of Batavia
 Community Development Department
 100 North Island Avenue
 Batavia IL 60510
 Phone (630) 454-2700
 Fax (630) 454-2775

Application for Certificate of Appropriateness

Property Address 12 W. Wilson St., Batavia
 Property Identification Number 12-22-257-009
 Existing/Proposed Zoning Ordinances DMU Yes No
 Submittal Date 12/26/2018

Owner's Name Batavia Tech Center LLC (Keith Schauer)
 Phone Number 630-761-9898
 Mobile Number N/A
 E-Mail Keith@caeservices.com

Project Description :
Replacing all exterior front doors with new ones and matching trim to ~~the~~ match the trim of the new windows that we just replaced.

Applicant's Name CAE Services
 Applicant Address 280 Bellevue Ln, Batavia
 Phone Number 630-761-9898
 Mobile Number N/A
 E-Mail carrie@caeservices.com

Applicant Signature [Signature]
 Owner Signature [Signature]

TYPE OF WORK
 (Check All That Apply)

- | | | |
|--|---|--|
| <input checked="" type="checkbox"/> Exterior Alteration/Repair | <input type="checkbox"/> New Construction | <input type="checkbox"/> Demolition |
| | <input type="checkbox"/> Primary Structure | <input type="checkbox"/> Whole Primary Structure |
| | <input type="checkbox"/> Addition | <input type="checkbox"/> Part Primary Structure |
| | <input type="checkbox"/> Garage/Outbuilding | <input type="checkbox"/> Garage/outbuilding |
| | <input type="checkbox"/> Other _____ | <input type="checkbox"/> Relocation of Building |

Additional Information to be Submitted with Application – Digital Format If Available

- | | |
|---|--|
| <input checked="" type="checkbox"/> Exterior Alteration/Repair | <input type="checkbox"/> Porch – Maintenance and Minor Repair |
| <input type="checkbox"/> Architectural Feature (Decorative Ornamentation) | <input type="checkbox"/> Porch – Major Repair and Reconstruction |
| <input type="checkbox"/> Awning or Canopy | <input type="checkbox"/> Retaining Walls |
| <input type="checkbox"/> Deck | <input type="checkbox"/> Roof (Change in Shape, Features, Materials) |
| <input checked="" type="checkbox"/> Door | <input type="checkbox"/> Satellite Dish |
| <input type="checkbox"/> Fence | <input type="checkbox"/> Security Doors or Windows |
| <input type="checkbox"/> Gutters | <input type="checkbox"/> Sidewalks |
| <input type="checkbox"/> Light Fixture | <input type="checkbox"/> Shutters |
| <input type="checkbox"/> Mechanical System Units | <input type="checkbox"/> Siding |
| <input type="checkbox"/> Masonry Cleaning, Repointing, Painting | <input type="checkbox"/> Signs |
| <input type="checkbox"/> Material Change (wood, brick, etc) | <input type="checkbox"/> Solar Collectors |
| <input type="checkbox"/> Painting (paint removal etc) | <input type="checkbox"/> Storm Doors or Windows |
| <input type="checkbox"/> Paving (Parking Lot, Driveways, Landscaping) | <input type="checkbox"/> Windows, Skylights |
| <input type="checkbox"/> Photographs of building(s) | <input type="checkbox"/> Others _____ |

Attach a detailed description of all work to be done for each item. Include the following materials where appropriate and check appropriate box if included

- A. Drawings, photographs, specifications, manufacturer's illustrations or other description of proposed changes to the building's exterior, to-scale drawings with dimensions will be required for major changes in design (e.g., roofs, facades, porches, and other prominent architectural features)
- B. If application is for any feature not on the primary structure, include a site plan. A site plan will not be required if there is no change to the existing structure or any proposed new structure.
- C. If changes to building materials are proposed, include samples.

New Construction/Additions

Include the following materials where appropriate and check appropriate box if included.

- For primary structure, outbuilding or addition:
 - 1. Fully dimensioned site plan
 - 2. Elevation drawings of each façade with dimensions and specifications
 - 3. Drawings, photographs, samples and manufacturer's illustrations
- Drawings or other descriptions of site improvements, e.g., fences sidewalks, lighting, pavements, decks.

Structure Demolition

1. Photographic evidence supporting the reason for demolition
2. Describe the proposed reuse of the site, including drawings of any proposed new structure
3. If economic hardship is claimed, include evidence that hardship exists (Criteria set forth in Section 7-2 of Title 12)

Structure Relocation

1. Explain what will be moved, where and why.
2. If a structure will be moved into the district from outside, include photographs.
3. Include a site plan showing proposed location of the structure on the new parcel. Describe any site features that may be altered or disturbed (e.g., foundations, walls)

THIS FORM IS NOT A BUILDING PERMIT APPLICATION

FOR OFFICE USE ONLY BELOW

Property is: Significant Contributing Non-Contributing

Signature of Historic Preservation Commission Chair

Date of Commission Review

City Council Action: Date _____ Vote Record _____ Not Applicable _____

Conditions: YES*/ NO

*See Attachment

The Batavia Historic Preservation Commission, or its authorized agent, has reviewed the proposed work and has determined that it is in accordance with the applicable criteria set forth in Section 6-2 of Title 12 of the Code of the City of Batavia. Accordingly, this Certificate of Appropriateness is issued.

Any change in the proposed work after issuance of this Certificate of Appropriateness shall require inspection by Commission staff to determine whether the work is still in substantial compliance with the Certificate of Appropriateness.

This certificate is no: a permit, does not authorize work to begin, does not ensure building code compliance, and does not imply that any zoning review has taken place.



1000 Commerce Dr.
 Geneva, IL 60134
 (630)406-8380
 info@amirrorimage.com
 http://www.amirrorimage.com

PROPOSAL

ADDRESS
 CAE Services
 12 W Wilson St
 Batavia, IL 60150

SHIP TO
 CAE Services
 12 W Wilson St
 Batavia, IL 60150

PROPOSAL # 9406
DATE 08/17/2018
EXPIRATION DATE 02/17/2019

MEASURE DATE	INSTALL DATE	REP
08/10/2018	TBD	CB

ACTIVITY	QTY	RATE	AMOUNT
Commercial Pricing ALL PRICING INCLUDES TAX, DELIVERY AND INSTALLATION OF SAID MATERIALS	1	0.00	0.00
Commercial Deposit 40% DEPOSIT IS REQUIRED PRIOR TO MATERIALS BEING ORDERED	1	0.00	0.00
Commercial lead time 6-8 WEEK LEAD TIME FOR MOST COMMERCIAL MATERIALS	1	0.00	0.00
Services SINGLE DOOR: U.S. Aluminum narrow stile single swing entry door. Custom opening of aprox 33" x 83". Bone white kynar painted OR Clear Anodized frame and door with 1/4" clear safety tempered glass. Standard closer, pull handle, push bar and lock.	1	2,496.78	2,496.78
Services OUTSIDE DOUBLE DOOR: U.S. Aluminum narrow stile Double entry door with transom. Custom opening of aprox 67" x 142". Bone white kynar painted OR Clear anodized frame and doors with 1/4" clear safety tempered glass. Doors to be an overall height of 8' with a full width transom aprox 67" x 46". Standard closer, pull handle, push bar and lock.	1	5,134.00	5,134.00
Services INSIDE DOUBLE DOOR: U.S. Aluminum narrow stile Double entry door with transom. Custom opening of aprox 67" x 142". Bone white kynar painted OR Clear anodized	1	5,134.00	5,134.00

ACTIVITY

QTY

RATE

AMOUNT

frame and doors with 1/4"clear safety tempered glass.
Doors to be an overall height of 8' with a full width transom
aprox 67" x 46". Standard closer, pull handle, push bar and
lock.

Services

INSIDE DOOR OPTION: Add CRL Aluminum Adams
Rite® 74R1 Electric Strike. (add rate to total) AMI is not
responsible for wiring the door after installation

Revised 11/29/2018

0

481.00

0.00

Thanks again for letting us bid your project. We look forward to
doing business with you! Please note that our terms are currently
C.O.D. unless otherwise discussed.

TOTAL

\$12,764.78

Accepted By

Accepted Date

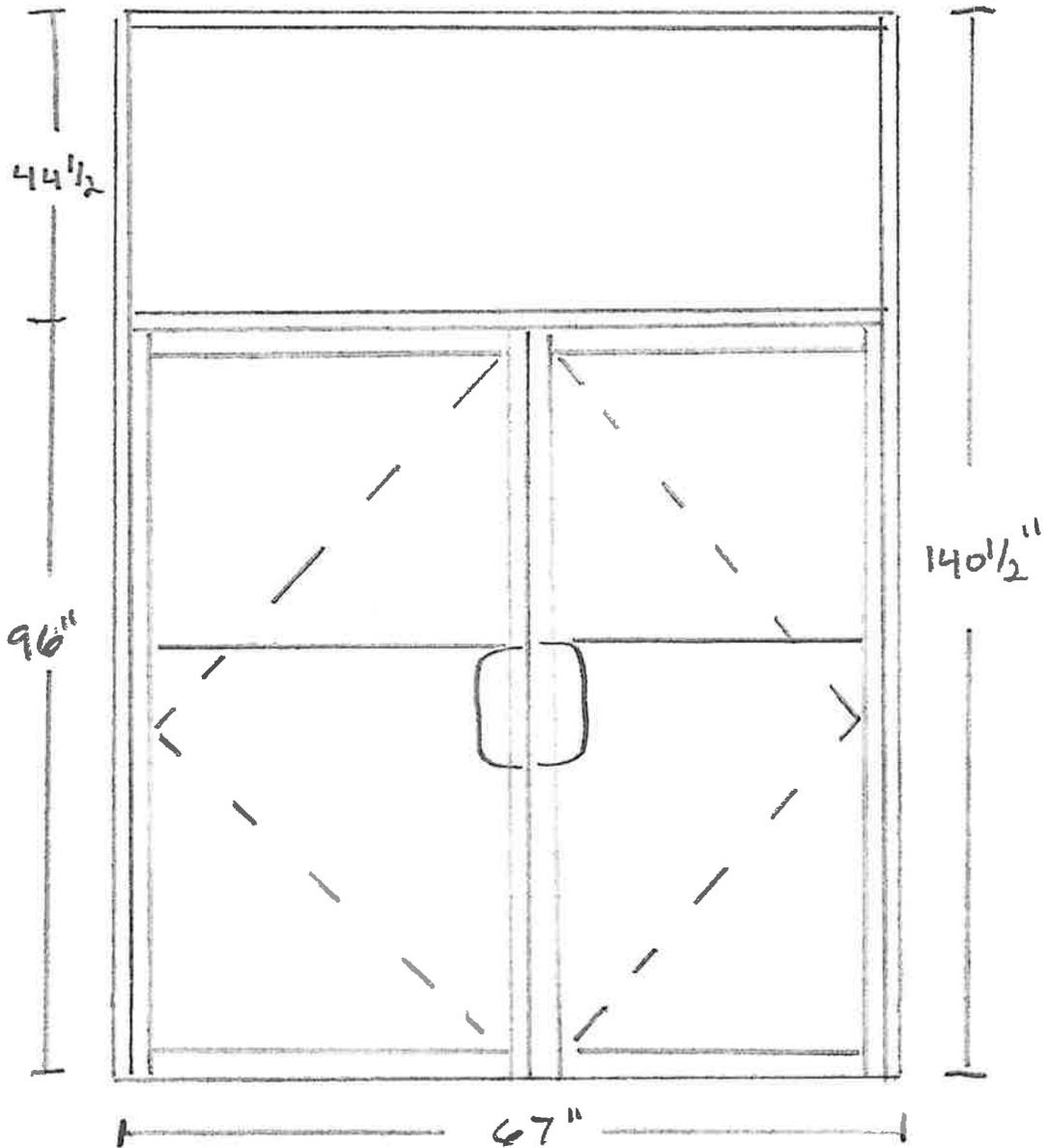


Customer CAE SERVICES
Contact 12 W. WILSON
Job Name BATAVIA IL

Date 12/1/18
Phone
Sales Rep

Phone (800) 421-6144 • Fax (800) 262-3299 • askus@crlaurence.com

West Entry Outside



C.R. LAURENCE - U.S. ALUMINUM

Worldwide Manufacturer and Supplier

Entrances, Storefronts, Curtain Walls, Windows, Railings, Commercial Hardware, Sun Controls, Office Partitions,
Frameless Shower Hardware, Security Screens, Glass Machinery, Glazing Tools and Supplies

crlaurence.com

usalum.com

crl-arch.com



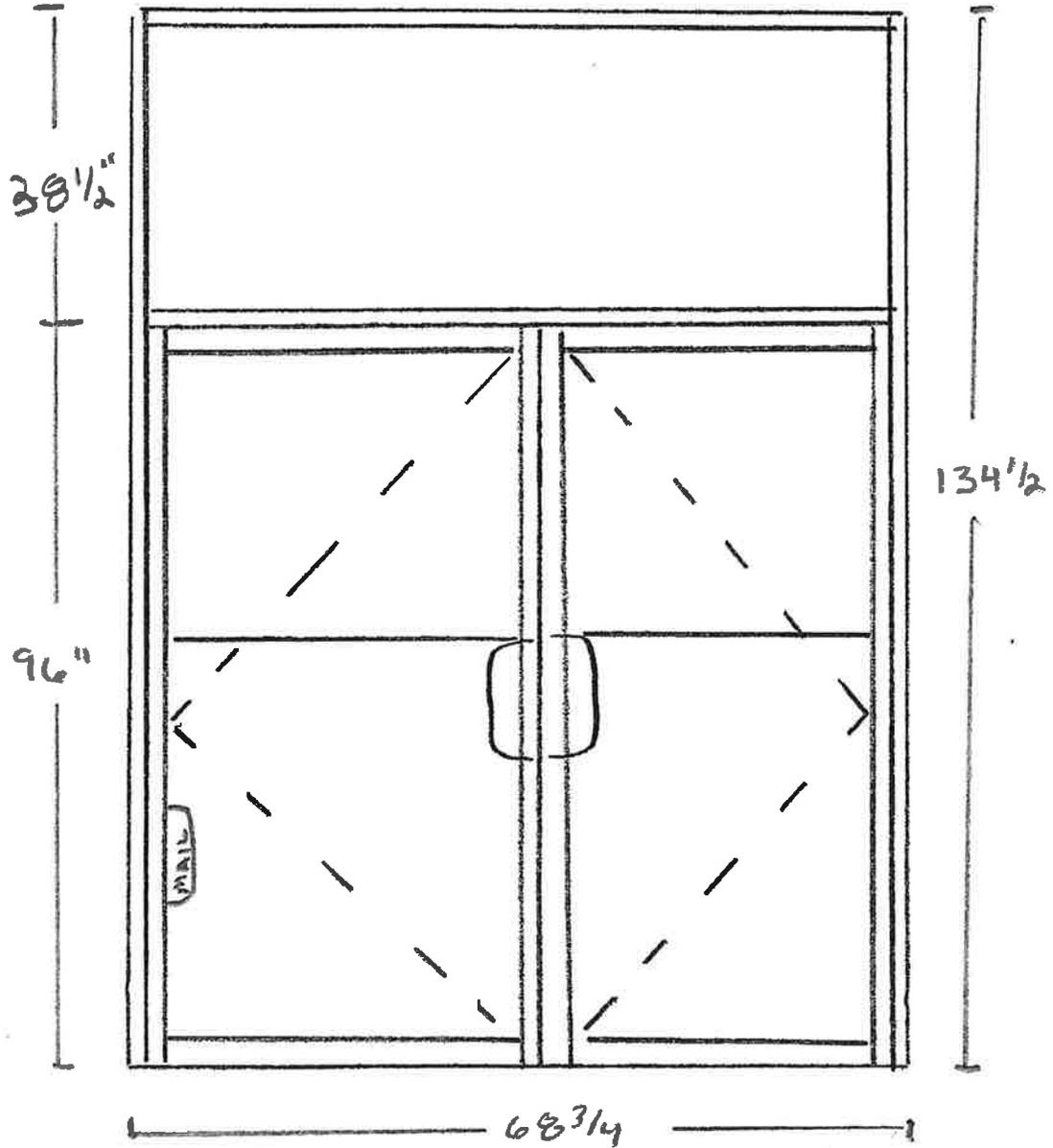
Customer CAE SERVICES
Contact 12 W. WILSON
Job Name BATAVIA IL

Date 12/1/18
Phone
Sales Rep

Phone (800) 421-6144 • Fax (800) 262-3299 • askus@crlaurence.com

AVIATOR 10717

West Entry Inside



C.R. LAURENCE - U.S. ALUMINUM

Worldwide Manufacturer and Supplier

Entrances, Storefronts, Curtain Walls, Windows, Railings, Commercial Hardware, Sun Controls, Office Partitions,
Frameless Shower Hardware, Security Screens, Glass Machinery, Glazing Tools and Supplies

crlaurence.com

usalum.com

crl-arch.com

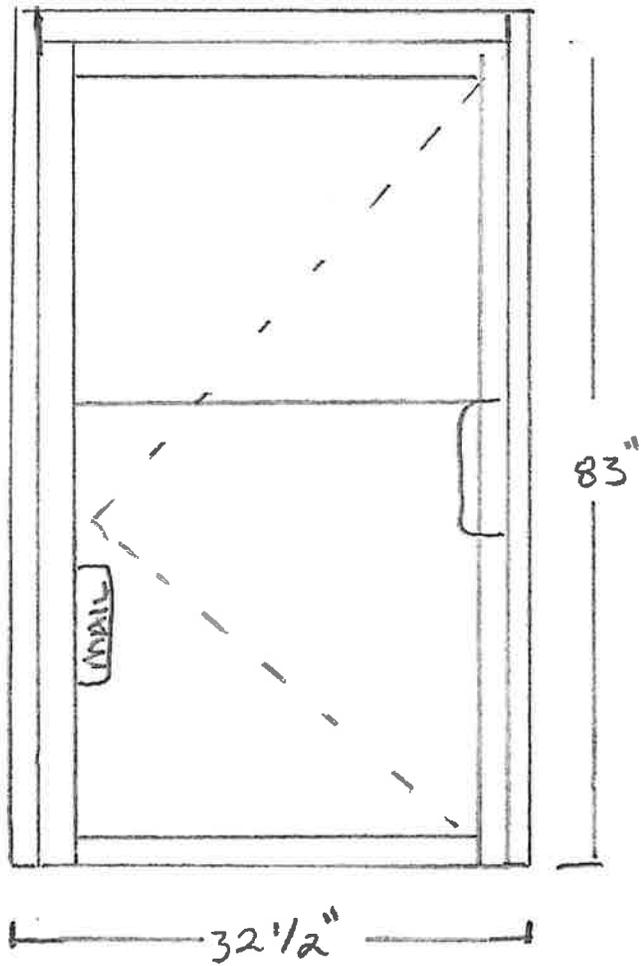


Customer **CAG SERVICES**
Contact **12 W. WILSON**
Job Name **BATAVIA IL**

Date **12/1/18**
Phone
Sales Rep

Phone (800) 421-6144 • Fax (800) 262-3299 • askus@crlaurence.com

East Entry



C.R. LAURENCE - U.S. ALUMINUM

Worldwide Manufacturer and Supplier

Entrances, Storefronts, Curtain Walls, Windows, Railings, Commercial Hardware, Sun Controls, Office Partitions, Frameless Shower Hardware, Security Screens, Glass Machinery, Glazing Tools and Supplies

crlaurence.com
usalum.com
crl-arch.com