CITY OF BATAVIA
100 N. Island Ave., Batavia, IL 60510
(630) 454-2000 http://www.cityofbatavia.net

COMMUNITY DEVELOPMENT COMMITTEE AGENDA
Wednesday, February 13, 2013
7:30 p.m. – City Council Chamber 1st Floor
REVISED AGENDA

1. Roll Call
2. Approve Minutes For CDC/CS January 29, 2012

   Documents: COMMUNITY DEVELOPMENT COMMITTEE CITY SERVICES JANUARY 29 2013 MINUTES (PDF).PDF

3. Items Removed/Added/Changed
4. O'Sole Mio - TIF (WRM 2/8/13)

   Documents: 13-02-12 OSOLE MIO.PDF

5. Ordinance 13-10: An Ordinance Updating Historic District Classification For 335 First Street (Jeff Albertson 2/5/13)

   Documents: ORDINANCE 13-10 AND 13-11 (PDF).PDF

6. Ordinance 13-11: An Ordinance Updating Historic District Classification For 106/109 North River Street (Jeff Albertson 2/5/13)

   Documents: ORD 13-10 ORD 13-11.PDF

7. Ordinance 13-12 Annexation Of City Owned Parcels (Scott Buening 2/8/13)

   Documents: ORDINANCE 13-12 (PDF).PDF

8. Development Grants/Incentives (Jason Bajor 2/13/13)

   Documents: CITY DEVELEOPMENT INCENTIVES.PDF

9. Streetscape/TIF (WRM 2/8/13)

   Documents: FEBRUARY 8 2013 TIF WRM (PDF).PDF

10. Project Status Update
11. Other
12. Matters From The Public
13. Adjournment

MINUTES
January 29, 2013
Community Development Committee
And
City Services Committee Joint Meeting
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.

Chair Brown called the meeting to order at 7:30 pm.

1. Roll Call

Community Development Committee Roll Call-

Members Present: **Chair Brown; Vice-Chair Wolff; Aldermen Sparks, Clark, and Stark**

Members Absent: **Aldermen Chanzit and Atac**

City Services Committee Roll Call-

Members Present: **Chair Volk; Vice-Chair Liva; Ald. O'Brien, Frydendall and Jungels**

Members Absent: **Aldermen Tenuta and Dietz**

Also Present: **Mayor Schielke (arrived at 7:34pm); Jeff Albertson, Building Commissioner; Scott Buening, Community Development Director; Drew Rackow, Planner; Andrea Podraza, Civil Engineer; Deputy Fire Chief Randy Banker, Batavia Fire Department; and Jennifer Austin-Smith, Recording Secretary**

2. Approve Minutes for City Services on December 4, 2012 and January 8, 2013; Approve Minutes for CDC for January 15, 2013

Motion: To approve the minutes for City Services on December 4, 2012 and January 8, 2013
Maker: Jungels
Second: Liva
Voice Vote: 5 Ayes, 0 Nays, 2 Absent
Motion carried.

Motion: To approve the minutes for the Community Development Committee for January 15, 2013
Maker: Wolff
Second: Sparks
Voice Vote: 5 Ayes, 0 Nays, 2 Absent

Motion carried.

3. Items Removed/Added/Changed

Buening stated that staff would like to remove agenda item number nine from the meeting. Additional information is needed for staff to investigate and discuss before presenting this to the Committee. There were no objections to the removal of this discussion.

4. Resolution 13-14-R: Agreement with WBK for Braeburn Marsh Maintenance (Andrea Podraza 1/Ordinance 13-06: Variance for a Covered Front Porch Setback, 610 Ritter 18/13)

Podraza updated the Committee on the Braeburn Marsh maintenance. Podraza reported there is a mandatory five-year monitoring to the U.S. Army Corps of Engineers (USACE). WBK did the work for the design for the Braeburn Marsh and did the first recording document that is going to the USACE. Staff has asked WBK to prepare a proposal to monitor the project which will be done twice a year, in the spring and the fall. WBK would then prepare the report. WBK would be charged with getting the Braeburn Marsh up to the standard in order to be released from the USACE. This resolution is to authorize an agreement with WBK for those services for five years.

Podraza continued that staff will be putting bids out for qualified consultants for services to actually do the work since staff was unable to do the work in-house last year. There will also be a scheduled burn this year as well.

The City Services Committee (CSC) discussed the five-year mandatory monitoring and invasive species removal. Mayor Schielke spoke in favor of approving this resolution. He noted that the marsh needs a lot of work. He shared that there is a lot of garbage in that area and the marsh's undergrowth has become significant. The marsh desperately needs to be burned off.

Jungels stated that a couple of years ago there were several residents in Braeburn who were interested in cleaning up the marsh. She stated that she has had residents contact her and ask her if City Staff and the Forest Preserve are forming a group for cleaning up the marsh. Jungels noted that this would be a good facet for cleaning up the garbage that has accumulated there as well. Podraza responded that the marsh is a Forest Reserve parcel. She will contact the Forest Preserve and speak with Noel Basquin, City Engineer, as well regarding this issue. Podraza shared that she will report back to the Committee sometime in February or March.

Liva discussed the contract. He stated that he would like the contract written per year, not to exceed on an annual basis versus a five-year total.

Motion: To approve Resolution 13-14-R: Authorizing an agreement with WBK for Braeburn Marsh Maintenance not to exceed $25,591.11
Maker: Jungels
Second: O'Brien
Voice Vote: 5 Ayes, 0 Nays, 2 Absent
Motion carried.
CONSENT AGENDA

5. Resolution 13-18-R: Authorizing Execution of Easement Agreement and Grant of Easement for 10-90 N. Island Avenue (Karen Young 1/24/13)

Podraza reported that this resolution is for streetscape improvements. On Wilson Street there is a two foot easement strip that staff is requesting for additional sidewalk. On the corner on Island Avenue it is for the landscape improvements. She noted that all of the improvements are shown in the exhibits.

Brown stated that the landlord, Alex Brothers, have been very cooperative with the City and he would like to thank them for their support.

Motion: To approve Resolution 13-18-R: Authorizing execution of easement agreement and grant of easement for 10-90 N. Island Avenue
Maker: Stark
Second: Wolff
Voice Vote: 5 Ayes, 0 Nays, 2 Absent
Motion carried.
CONSENT AGENDA

6. Resolution 13-05-R: Declaring Surplus Property (Randy Banker 1/16/2013)

Banker reported that the Fire Department recently took possession of a new Ford F550 Squad and it is now in service. This vehicle was a replacement for a 1991 GMC/Pierce Squad Pumper. Banker would like to recommend that the Committee declare the 1991 GMC/Pierce Squad Pumper surplus property so that we may sell or auction the vehicle.

Motion: To approve Resolution 13-05-R: Declaring the 1991 GMC/Pierce Squad Pumper surplus property
Maker: Liva
Second: Jungels
Voice Vote: 5 Ayes, 0 Nays, 2 Absent
Motion carried.
CONSENT AGENDA

7. Dedications Hamlet Union and Van Buren (Scott Buening 1/24/13)
Resolution 13-15-R Dedication of Part of Hamlet Street
Resolution 13-16-R Dedication of Part of Union Street
Resolution 13-17-R Dedication of Part of S. Van Buren Street

Buening reported that these are parcels of land that the City owns that were acquired over a period of time through deeds from various property owners. They are all areas that are actively used as roadways but are not dedicated as roadways. That creates some problems when using motor fuel tax funds to improve the streets and there is some question on the ability to enforce traffic laws on these parcels of land that are not dedicated roadways. Staff is working on acquiring parcels under private ownership that Hamlet Street is over to dedicate as right-of-way. Staff has a couple other parcels that are unincorporated that are owned by the City. Once the City annexes those parcels staff will return to the Committee to have those dedicated as well.

Motion: To approve Resolution 13-15-R: Dedication of Part of Hamlet Street
Maker: Wolff
Second: Stark
Voice Vote: 5 Ayes, 0 Nays, 2 Absent
Motion carried.
CONSENT AGENDA

Motion: To approve Resolution 13-16-R: Dedication of Part of Union Street
Maker: Stark
Second: Wolff
Voice Vote: 5 Ayes, 0 Nays, 2 Absent
Motion carried.
CONSENT AGENDA

Motion: To approve Resolution 13-17-R: Dedication of part of S. Van Buren Street
Maker: Wolff
Second: Stark
Voice Vote: 5 Ayes, 0 Nays, 2 Absent
Motion carried.
CONSENT AGENDA

8. Ordinance 13-09: Granting a Variance for an Interior Side Setback (Drew Rackow 1/24/13)

Rackow reported that the variance for an interior side setback would facilitate the construction of an elevator. The R0 setback is 15 feet. The request would be a 12 foot setback allowing the elevator to project three feet into the interior side setback on the east side of the property. Rackow stated that at the Zoning Board of Appeals hearing, one member of the public spoke in favor of the proposed ordinance. The Zoning Board felt that this would be an appropriate situation to use the reasonable accommodation provision that is allowed under the Americans with Disabilities Act. The Zoning Board found in favor the subsequent findings required for a variance. The Zoning Board recommendation was a vote of 6-0 to approve this variance and staff recommends approval of this variance as presented.

The Community Development Committee discussed the variance and setback. Rackow noted that the elevator projection is a little wider than the standard chimney but will have a similar appearance from the outside. Sparks questioned if the applicant would still have to hold to the light and vent requirements under the building code for the basement due to the removal of a window. Albertson answered that the light and vent requirements can be provided artificially in the basement. The only requirement is that they have an escape window in which the applicants will still have. Wolff asked about fire protection requirements. Albertson stated that there is no fire protection in a single family house that the elevator would affect.

Motion: To approve Ordinance 13-09: Granting a Variance for an Interior Side Setback
Maker: Wolff
Second: Stark

Roll Call Vote: **Aye:** Brown, Wolff, Sparks, Clark, Stark
Nay:
5-0 Vote, 2 Absent, Motion carried.

9. Discussion: Multifamily Concrete Floor Separations (Jeff Albertson 1/23/13)
This item was removed from the agenda.

10. Project Status Update
Buening reported that Wal-Mart is underway with construction. Chick-Fil-A is opening February 7th and staff is coordinating with them for crowd control with the Police Department. Pep Boys and the retail building next to it have submitted for permit and staff is reviewing the request and the permit should be issued in a few weeks.

11. Other
Volk stated that there has been a determination by staff to move the Peapod half marathon completely to the bike path. Volk stated that he and Alderman Clark have received several emails opposed to this change. Volk and Clark invited the organizers, runners and various stakeholders to the February 5th City Services Committee meeting. Also to be discussed at the February 5th meeting is the issue with train horns.

Volk stated that several members of the public wish to address the Committee regarding the sidewalk program, particularly on Spring and Washington. Volk invited the meeting attendees to address the Committee.

Jerry Miller, 220 Spring Street, addressed the Committee. He stated that he and his neighbors have all lived at their homes for forty years or more. Miller stated that they have all survived without a sidewalk for those years. He was informed this week that the City would like to put in a sidewalk this year. Originally, the sidewalk was planned for 2015. Miller does not understand why there is a need for a sidewalk. There is not a lot of foot traffic on Spring Street. Having a sidewalk on his side of the street will result in a loss of privacy. He is totally opposed to the sidewalk.

Felix Bowen, 130 North Washington Ave, stated that he also received the letter regarding the proposed sidewalk. His main complaint with the placement of this sidewalk is that it would be very close to his bedroom window the way his house sits on the lot. He is very opposed to the sidewalk placed on his side of the street. He noted that if there has to be a sidewalk, he would like to see it placed on the north side of the street. He knows that it will cost more money on the north side of the street but if we wait five years longer to put it onto the north side of the street it would surely become more expensive. He does not see how being cheap this year will help.

Manuel Martinez, 129 North Van Buren St, stated that there is not a lot of foot traffic on their street. He has a problem with the sidewalk being close to his house. He shared that he already experienced theft at his house and does not want to encourage more. He asserted that the sidewalk would bring people closer to his house which may cause more theft.

Volk stated that staff will notify them once the discussion regarding the Spring Street sidewalk is scheduled for City Services. Brown stated that if there were to be a sidewalk on Spring Street, he feels that it would be more appropriate on the north side. Volk stated that he will email McGrath and Buening regarding the location of the sidewalk.

12. Matters From the Public

There were no matters from the public.

13. Adjournment

There being no other business to discuss, Chair Volk asked for a motion to adjourn the City Services Committee meeting at 8:04pm; Made by O'Brien; Seconded by Jungels. Motion carried.

There being no other business to discuss, Chair Brown asked for a motion to adjourn the Community Development Committee meeting at 8:04pm; Made by Wolff; Seconded by Sparks. Motion carried.

Minutes respectfully submitted by Jennifer Austin-Smith

CITY OF BATAVIA

DATE: **February 12, 2013**
TO: **Community Development Committee**
FROM: **Bill McGrath, City Administrator**
SUBJECT: **O'Sole Mio Economic Development Assistance Request**

As you may recall, the Committee heard from the proprietors of the O'Sole Mio's gelato and restaurant about difficulties they were encountering with the project, and were seeking City assistance.

City staff had previously recommended against any assistance because the financial projections they had provided us with did not satisfy us as to the probable success of the business, plus the fact that staff had been told that the applicants would proceed ahead regardless. This occurred as the Council was discussing the desire for more accountability in the assistance programs.

Since that time, the applicants have found several additional items requiring expenditure of funds on the buildout. They met with the Mayor and myself, and at that time, we indicated that the Council was engaged in conversation which might actually lessen the assistance available for the programs, but indicated that it had expressed an interest in the difference between what would commonly be called "tenant build outs" and those expenditures that were related to code conformance and making the building better equipped for uses the City desired.

They indicated that they had expended significant amounts on the latter items, and we asked them to submit a breakdown of those items, as well as requesting them to review their projects.

They did so, and I have attached that material. It shows that approximately $65,000 was related to code issues not discovered until the work began, while approximately $85,000 was for "normal" build out items.

They also reworked their projections which still, to staff, seem unrealistic, and we have expressed that opinion to them. We did verify some sales projections for gelato sales and still think that the sale projections as lowered are high.

The applicant will be at the CDC meeting Wednesday evening with the attached power Point, as well as the building owner if you have any questions for him. He is already paying the City for an improvement loan to install sprinklers in the building, and has indicated to staff that he might be seeking a grant to assist with the required running of an additional 3-phase electric service to the building needed for this business, but also required by the City as part of a program to have separate service cutoffs for each business in the building.

The applicants are requesting a loan for $65,000 payable at 2.5% interest, and staff cannot recommend same to the Committee or Council. We continue our opinion as to revenue projections.

The issue presented here is an applicant who has encountered large expenditures unknown at the time the business was created or the lease signed. They have done what they could to lessen the impact. Some equipment has been leased instead of purchased. Some training trips were cancelled. Staff has worked with them to make sure the building issues can be addressed as

economically as possible, and it is true that from under the surface of the building serious issues have emerged, even unknown to the building owner.

The amount of funds being requested at this time exceed any program we have at the moment other than development agreements, and thus, that mechanism would be the device to be used by the applicant, or the building owner, or both if there is a way to work this out. The applicants have indicated that they would be going on with the project regardless of the outcome of this request.

I would suggest that this matter be discussed *after* you have the discussion about the grant programs; there may be elements of that which help with this issue.

The applicants have worked very hard on their project and have the best of intentions. Staff wishes it shared the confidence they have as shown by their sales projections. The location is terrific and a successful business would be a welcome addition to River Street, and the business compliments the existing array of businesses there.

While staff cannot recommend City participation at this time, the applicant (and building owner) should have the opportunity to discuss this project with the Committee. Perhaps a different solution can be found.

This will be on the Community Development Committee agenda for Wednesday evening.

Please call with any questions. Thank you.

Attachments: Financials, Power Point, Applicant Analysis of expenditures

C: City Council
Department Heads

Projected sales

Area Population density	2600	Sq mile (data from Wikipedia)	
Year average kg per capita	18	Kg	Average american from Morning Broadcast, 20 Qrt = 18Kg
Estimate 25% eat gelato	4.5		
Est. Year production	11700	Kg	Kg x capita
Price sale per Kg	22	$	
Projected gross income	257400	$	
Serving size	100	gr	(90 gr small, 100 gr medium, 110 gr large)
Year production / serving	117000	EA	
Per month	9750	EA	
Per day	390	EA	
Per hour	43.33	EA	

O'Sole mio estimate sale per day

Serving size (gr)	**100**	gr
Projected year production	11700	Kg
Serving per year	117000	EA
Conservative %	60%	(High months and low months)
Serving per year	70200	EA
Per month	5850	EA
Per day	234	EA
Per hour	26	EA

O'Sole Mio
Gross Margins

What are the direct costs for producing your products and services and what margins will you achieve?

Gelato			**Dollars**	**Percent**
-Type of Units	Each			
-Average Price per Unit		$	3.50	100.00%
-Average Material Costs per Unit	0.40			
-Average Labor Costs per Unit	0.22			
-Total Product Costs per Unit		$	0.62	17.71%
-Gross Margin per Unit		$	2.88	82.29%
-Year Two Price per Unit		$	3.50	
-Year Two Total Costs per Unit		$	0.75	
-Year Three Price per Unit		$	3.50	
-Year Three Total Costs per Unit		$	0.75	

Antipasti			**Dollars**	**Percent**
-Type of Units	Each			
-Average Price per Unit		$	7.50	100.00%
-Average Material Costs per Unit	0.78			
-Average Labor Costs per Unit	0.42			
-Total Product Costs per Unit		$	1.20	16.00%
-Gross Margin per Unit		$	6.30	84.00%
-Year Two Price per Unit		$	7.50	
-Year Two Total Costs per Unit		$	1.20	
-Year Three Price per Unit		$	7.50	
-Year Three Total Costs per Unit		$	1.20	

Bar			**Dollars**	**Percent**
-Type of Units	Each			
-Average Price per Unit		$	7.50	100.00%
-Average Material Costs per Unit	0.90			
-Average Labor Costs per Unit	0.18			
-Total Product Costs per Unit		$	1.08	14.40%
-Gross Margin per Unit		$	6.42	85.60%
-Year Two Price per Unit		$	7.50	
-Year Two Total Costs per Unit		$	1.08	
-Year Three Price per Unit		$	7.50	
-Year Three Total Costs per Unit		$	1.08	

O'Sole Mio Project Update

Andrea and Tory Chiappelli

February 5th 2013

Project Overview

- O'Sole Mio is a Gelateria Café Bar
- Serving Gelato, Appetizers, Panini (Italian sandwiches)
- Fountain drinks, Italian aperitif's, coffee, tea, wine and beer.
- Hours of operation, Tuesday thru Thursday 11:00am to 8:00pm, Friday and Saturday 11:00am thru 10:00pm, Sunday 8:00am thru 6:00pm. Monday closed. (Making Gelato)

Current Status

- Project Budget.
  - Estimated business build out budget of $65,000
  - Current investments in construction $145,000
  - Capital invested for business build out $75,800
  - Capital invested for upgrades (code and safety) $65,200

- Estimated opening date 3-1-2013
  - Original opening date; 2-1-2013

Timeline

12-27-12
Building permit issued

12-28-2012
Construction

2-18-2013
Final Inspections

3-1-2013
Grand Opening

Issues and Resolutions

- Building upgrades

- The existing furnace room along the back of the space was not fire rated. The following is a list of what needs to be done:
  - 5/8” fire rated drywall on both the inside and outside of the space
  - Additional sprinkler heads added to closet
  - Fire rated drop ceiling added to space
  - 1 hour fire rated doors (total of 5 needed)
- Gas pipe was used for 60% of the electrical conduit in the existing space- existing electrical outlets not done to code
  - All was removed in demolition of the space
  - New electrical conduit run throughout
- Electricity from the space next door was run to light the bathrooms
  - Existing electrical lines from space next door removed
  - New electrical lines run from the correct location
- Electricity from OSM run to power furnace in apartment upstairs

Issues and Resolutions

- Electricity was coming from out of date electrical box from far north end of building
  - Existing electrical lines removed and capped at electrical box
  - Resolution in progress
- Bathrooms were not ADA compliant
  - Toilets and sinks not ADA compliant
  - Bathrooms were not big enough for ADA compliance
  - Missing ramp to bathrooms for ADA compliance
  - All plumbing not compliant to code
  - Space completely gutted
  - New plans drawn for space
  - Completely reframed and fitted for ADA compliance
  - Ramp built to bathroom
  - Fire rated doors for both bathrooms added
  - ADA bars added for compliance
  - New plumbing run throughout

Issues and Resolutions

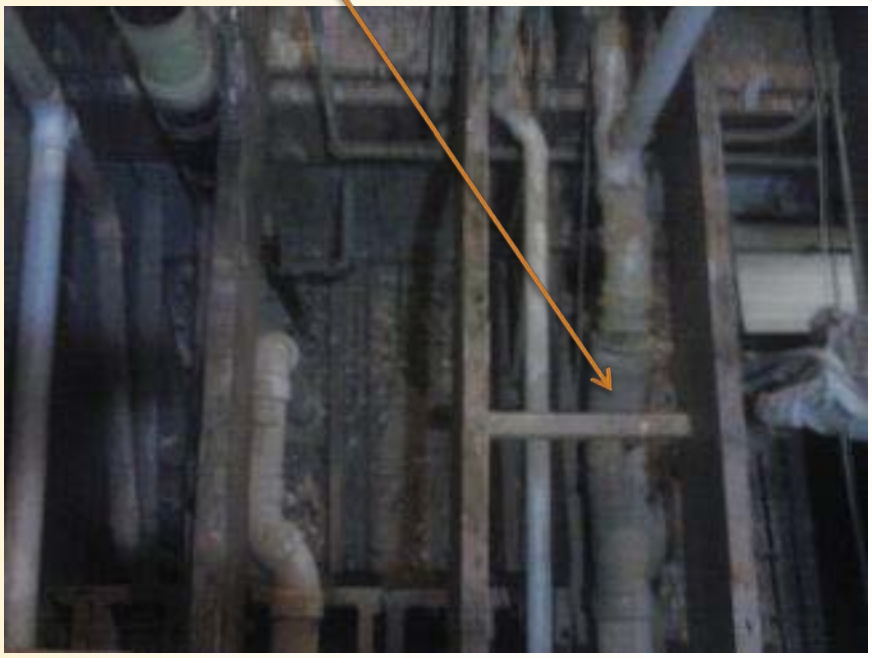
- Ceiling in bathrooms leaking
  - Currently investigating remedies for this problem
- Holes at top of bathroom walls currently covered with insulation only
  - Currently investigating remedies for this problem
- Code calls for second egress not currently existing
  - Second door planned for south end of space
  - Landing and ramp planned for south end of space
- Sprinkler system not adequate for space
  - Several sprinkler heads to be lowered
  - Plans for four additional sprinkler heads added to system
- Alarm system not adequate for space
  - Additional strobe alarms planned for space
  - Additional alarm equipment needed
- Existing space not insulated from apartment above
  - Insulation fitted in ceiling
  - Acoustic tiles fitted for space

Issues and Resolutions

- 3 foot by 7 foot hole at back of building currently supported by 2x4s and plywood (we're EXTREMELY lucky that somebody hasn't fallen through this floor yet)
  - 2x4s currently splitting and nails popping out
  - Current support system not anchored to wall
  - Completely remove current floor
  - Rebuilt support and flooring to code
- New plumbing throughout space
  - 25% old plumbing parts made of ABS (Illegal in Illinois)
  - New plumbing to be run throughout
  - Water supply to OSM bathroom supplying Pal Joey's bar
    - Fixed

Mix Pipes PVC ABS

Mix Pipes PVC ABS



Gas pipe (used for electrical)

Roof leak

3 foot by 7 foot hole at back of building currently supported by 2x4s and plywood (we're EXTREMELY lucky that somebody hasn't fallen through

Floor fixed from the basement

Looking Ahead

- O'Sole Mio is planning to start with a staff of 5 employees
  - We can teach the art to Gelato making to young generation
  - We will offer employment to Batavia residents
- O'Sole Mio will generate tax revenue for the city
- All of the improvements will raise the value of the building
- O'Sole Mio has the potential to bring more traffic to the new River Street in Batavia
- O'Sole Mio will be a complement to existing businesses

CITY OF BATAVIA

DATE: **February 5, 2013**

TO: **Community Development Committee**

FROM: **Jeff Albertson, Building Commissioner**

SUBJECT: **Ordinance#13-10 & 13-11: Amending Historic District Property Classifications**

Background

The Batavia Historic Preservation Commission has been working for approximately two years on an update to the Historic District Property Classifications. The update includes a review of the Historic Property Classification listing for each property in the Historic District. The Commission used several criteria including age of the structure, architectural style, historic use or events that took place in the structure, and potential for upgrades that are historically consistent.

The Commission and CDC recommended and the City Council approved the upgrade of two properties from "contributing" to "significant" and the downgrade of one property from "contributing" to "non-contributing". The CDC and City Council requested that 335 First Street and 106/109 North River Street return to the HPC for further consideration and discussion

On January 14, 2013 the Commission held a public meeting to discuss 106/109 North River Street. Brett Larson spoke on behalf of the Larson Becker Company. His concerns were upgrading to "significant" would create additional scrutiny, steps, and possibly cost for an owner who wants to renovate the upgraded properties. It could also be restrictive and not protective from the property owner's point of view. The Mayor spoke about concerns of the impact of the change on the potential future redevelopment of the property. On January 28, 2013 the Commission held a public meeting to discuss 335 First Street. Similar concerns with additional scrutiny, cost of upgrades, and increased standards were given by this property owner. The Commission acknowledged the concerns, but felt that their history of being somewhat flexible and working with property owners to make needed improvements in the best historical context, and also the need to preserve properties of historic significance outweighed the concerns. Specifically about 335 First Street they felt the "Italinate" architecture and the unique and original details and trim were very important to preserve. The Commission voted 2 ayes 3 nays on a motion to change their recommendation on 106/109 North River Street. There was no motion to reconsider the recommendation for 335 First Street. Both original recommendations stand and move forward.

HPC and Staff Recommendation

The HPC and staff recommend that the Community Development Committee recommend approval of Ordinance#13- & 13-, amending the Historic District Property Classifications for 335 First Street and 106/109 North River Street.

Please consider these items at your February 13, 2013 Community Development Committee meeting.

Attachments:

1. Ordinance #13-10
2. Ordinance #13-11
3. 1-14-13 HPC Draft Minutes
4. 1-28-13 HPC Minutes

Cc: Mayor and City Council
File

CITY OF BATAVIA, ILLINOIS

ORDINANCE 13--10

APPROVING AN AMENDMENT TO THE HISTORIC CLASSIFICATION OF 335 FIRST STREET

WHEREAS, Title 12 of the City of Batavia Municipal Code provides procedures for the review and amendment of Historic District Property Classifications within the City; and

WHEREAS, pursuant to said provisions, the City of Batavia Historic Preservation Commission (hereinafter the "Commission") did review and recommend changes to the Historic District Property Classification for 335 First Street, within the City; and

WHEREAS, the owners of record of 335 First Street, proposed to be amended were provided notice as required by law notifying them that their property was recommended for a Classification Change and further notifying them of the date, time and place of the Public Meeting where the proposed amendment would be considered; and

WHEREAS, the Commission held the aforesaid Public Meeting on November 26, 2012; and

WHEREAS, following said review, the Commission recommended approval of the Historic District Classification Change:

WHEREAS, on February 13, 2013 the Community Development Committee reviewed the changes, the record of Public Meeting and the actions of the Commission and recommended approval of the Historic District Classification Change in accordance with the Commission recommendation; and

WHEREAS, the City Council of the City of Batavia has received the recommendations of both the Batavia Historic Preservation Commission and the Community Development Committee and has considered same.

NOW THEREFORE, be it hereby ordained by the Mayor and City Council of the City of Batavia, Kane and DuPage Counties, Illinois, as follows:

SECTION 1: That the real estate listed as 335 First Street is hereby designated as ”Significant” pursuant to Chapter 3, Section 2 of Title 12 of the Batavia Municipal Code.

SECTION 2: That this Ordinance 13-10 shall be in full force and effect upon its presentation, passage and publication according to law.

PRESENTED to the City Council of the City of Batavia, Illinois, this 18th day of February, 2013.

PASSED by the City Council of the City of Batavia, Illinois, this 18th day of February, 2013.

APPROVED by me as Mayor of said City of Batavia, Illinois, this 18th day of February, 2013.

_____

Jeffery D. Schielke, Mayor

ATTEST:

_____

Heidi Wetzel, City Clerk

Ward	Aldermen	Ayes	Nays	Absent	Abstain	Aldermen	Ayes	Nays	Absent	Abstain
1	O’Brien					Sparks				
2	Dietz					Wolff				
3	Jungels					Chanzit				
4	Volk					Stark				
5	Frydendall					Thelin-Atac				
6	Liva					Clark				
7	Tenuta					Brown				
Mayor Schielke										

VOTE: Ayes Nays Absent Abstentions

Total holding office: Mayor and 14 aldermen

CITY OF BATAVIA, ILLINOIS
ORDINANCE 13-10

APPROVING AMENDMENTS TO THE HISTORIC CLASSIFICATION OF 335 FIRST STREET

ADOPTED BY THE

MAYOR AND CITY COUNCIL

THIS 18TH DAY OF FEBRUARY, 2013

Published in pamphlet form
by authority of the Mayor
and City Council of the City of Batavia,
Kane & DuPage Counties, Illinois,
This 19th day of February, 2013

Prepared by and mail to:

City of Batavia
100 N. Island Ave.
Batavia, IL 60510

CITY OF BATAVIA, ILLINOIS

ORDINANCE 13--11

APPROVING AN AMENDMENT TO THE HISTORIC CLASSIFICATION OF 106/109 NORTH RIVER STREET

WHEREAS, Title 12 of the City of Batavia Municipal Code provides procedures for the review and amendment of Historic District Property Classifications within the City; and

WHEREAS, pursuant to said provisions, the City of Batavia Historic Preservation Commission (hereinafter the "Commission") did review and recommend changes to the Historic District Property Classification for 106/109 North River Street, within the City; and

WHEREAS, the owners of record of 106/109 North River Street, proposed to be amended were provided notice as required by law notifying them that their property was recommended for a Classification Change and further notifying them of the date, time and place of the Public Meeting where the proposed amendment would be considered; and

WHEREAS, the Commission held the aforesaid Public Meeting on November 26, 2012; and

WHEREAS, following said review, the Commission recommended approval of the Historic District Classification Change:

WHEREAS, on February 13, 2013 the Community Development Committee reviewed the changes, the record of Public Meeting and the actions of the Commission and recommended approval of the Historic District Classification Change in accordance with the Commission recommendation; and

WHEREAS, the City Council of the City of Batavia has received the recommendations of both the Batavia Historic Preservation Commission and the Community Development Committee and has considered same.

NOW THEREFORE, be it hereby ordained by the Mayor and City Council of the City of Batavia, Kane and DuPage Counties, Illinois, as follows:

SECTION 1: That the real estate listed as 106/109 North River Street is hereby designated as ”Significant” pursuant to Chapter 3, Section 2 of Title 12 of the Batavia Municipal Code.

SECTION 2: That this Ordinance 13-11 shall be in full force and effect upon its presentation, passage and publication according to law.

PRESENTED to the City Council of the City of Batavia, Illinois, this 18th day of February, 2013.

PASSED by the City Council of the City of Batavia, Illinois, this 18th day of February, 2013.

APPROVED by me as Mayor of said City of Batavia, Illinois, this 18th day of February, 2013.

_____

Jeffery D. Schielke, Mayor

ATTEST:

_____

Heidi Wetzel, City Clerk

Ward	Aldermen	Ayes	Nays	Absent	Abstain	Aldermen	Ayes	Nays	Absent	Abstain
1	O’Brien					Sparks				
2	Dietz					Wolff				
3	Jungels					Chanzit				
4	Volk					Stark				
5	Frydendall					Thelin-Atac				
6	Liva					Clark				
7	Tenuta					Brown				
Mayor Schielke										

VOTE: Ayes Nays Absent Abstentions

Total holding office: Mayor and 14 aldermen

CITY OF BATAVIA, ILLINOIS
ORDINANCE 13-11

APPROVING AN AMENDMENTS TO THE HISTORIC CLASSIFICATION OF 106/109 NORTH RIVER STREET

ADOPTED BY THE
MAYOR AND CITY COUNCIL
THIS 18TH DAY OF FEBRUARY, 2013

Published in pamphlet form
by authority of the Mayor
and City Council of the City of Batavia,
Kane & DuPage Counties, Illinois,
This 19th day of February, 2013

Prepared by and mail to:

City of Batavia
100 N. Island Ave.
Batavia, IL 60510

MINUTES
January 14, 2013
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. Minutes 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. Any references to discussion and/or statements are only to provide greater clarity to the public and they may not reference all, some, or any of an individual speaker's comments.

1. Meeting Called to Order

Chairman Bus called the meeting to order at 5:30 p.m.

2. Roll Call

Members Present:	**Bus, Fessler (5:33 p.m.), Searl, Sherer, Sullivan (5:32 p.m.), and Vasilion.**
Also Present:	**Jeff Albertson, Building Commissioner; Mayor Schielke, and Connie Rizo, Recording Secretary**

3. Items to be removed, added, or changed

Jeff Albertson requested that Agenda Item #6 be continued until the meeting of January 28, 2013.

4. Approval of Minutes: December 10, 2012

Motion:	To approve the 12/10/12 Historic Preservation Commission meeting minutes.
Maker:	Sherer
Second:	Searl
Voice vote:	4 Ayes, 0 Nays, Motion Carried.

5. COA Review: 90 North Island Avenue—Wall Sign Installation (Mario Aliano, applicant)

Chairman Bus stated this agenda item was for a wall sign installation and that this property was classified as non-contributing.

Mario Aliano, 90 N. Island Avenue, Batavia, Illinois, introduced himself. Aliano stated the proposed wall sign was designed by a professional company according to the building proportions. Aliano indicated the proposed sign is LED illuminated. Aliano mentioned that the side of the building where the proposed sign is to be installed is dark and that when other festivals and carnivals are taking place nearby rides and machines block the restaurant, so the signage would make potential customers aware of his establishment.

Jeff Albertson demonstrated a picture of the potential sign. Steve Vasilion inquired about the banners in the windows. Aliano indicated the banners are stickers explaining the different types of food offered at Aliano's and they fall right above the fence area within eye view level of patrons sitting inside the restaurant. Albertson advised that the HPC does not have jurisdiction on window signs on buildings because they are exempt from building permits.

Doris Sherer was in favor of the sign.

Vasilion asked to discuss the construction of the sign cabinet. Ron Fessler inquired if the sign was internally lit. Aliano indicated it was internally illuminated with LEDs. Vasilion inquired as to the thickness of the cabinet. Albertson advised the thickness of the cabinet was five inches. Aliano mentioned the sign was the same sign as that which is in the front of the building.

Cathy Searl stated she liked the sign and inquired if there were lights on the building under the sign area. Aliano stated when the patio was put into place the coach lights were already approved with the awnings.

Doug Sullivan and Ron Fessler were in favor of the sign. Fessler indicated that the sign on that side of the building would help light it up since it is presently dark. Chairman Bus stated he liked the bold colors of the sign to help dress up the blank wall on this building. Vasilion commented that the sign had a pleasant design.

Motion:	To recommend approval of the COA for the wall sign installation as presented at 90 North Island Avenue.
Maker:	Vasilion
Second:	Fessler
Voice vote:	6 Ayes, 0 Nays, Motion Carried.

Sherer inquired if the lamps affixed to the building were still there. Aliano stated the lamps were installed when the patio was put into place and he would not be removing the coach lights.

6. Historic District Classification Reconsideration—335 First Street

This agenda item continued until the meeting of January 28, 2013.

7. Historic District Classification Reconsideration—106 North River Street

Brett Larson, 1025 S. Jefferson, Batavia, Illinois, introduced himself and stated he represented the Larson-Becker Company.

Larson stated he did not understand why the property at 106 North River Street was recommended for a change in classification from contributing to significant. Larson commented he was trying to educate himself on this process to understand the recommendation more fully. Larson stated the only aspect of the building that would make it stand out was the unique signage on the surface of the building. Albertson demonstrated some photos that were taken today of the building at 106 North River Street.

Chairman Bus stated in the review required by the municipal code this building is classified as contributing. Chairman Bus explained that the HPC recommended to the City Council that this building be considered for the classification of significant. Mayor Schielke indicated the building was built approximately 90 years ago. Mayor Schielke advised that the south side of the building had asphalt siding circa 1950s and that the north side of the building had the shingle siding removed that uncovered the unique signs.

Mayor Schielke explained that he was the executor of the estate of William Wood, town historian, and that he was in possession of items from his library that included old city directories and books. Mayor Schielke relayed that by using that information he was able to determine that the building was built approximately between 1910-1915 by someone named George Howarth who ran a feed and seed store business servicing the local farmers. Mayor Schielke pointed out that history shows this area of downtown was frequented by farmers. Mayor Schielke stated prior to this building being known as 106 North River Street the building was 34 North River Street in the years prior to 1945. Mayor Schielke advised a business known as Andy's Tin Shop was previously in this building and that the unique signage was from that business. Mayor Schielke spoke in favor of preserving the signs for historic memorabilia if the building were to be demolished. Mayor Schielke commented on potential future development of this portion of River Street where the building of 106 North River Street is located and the impact it could likely have on this portion of downtown. Mayor Schielke also advised that he wrote a memo on 12/17/12 to the City Council and Department Heads explaining the history of this building and suggesting that 106 North River Street be removed from being motioned upon in changing the classification from contributing to significant until further review and clarification could take place.

Motion: To recommend Mayor Schielke's 12/17/12 memo be added to the minutes of the 1/14/13 HPC meeting minutes.

Maker: Sullivan
Second: Sherer
Voice vote: 6 Ayes, 0 Nays, Motion Carried.

Chairman Bus inquired if changing the building from contributing to significant would preclude demolition of the building for redevelopment purposes. Mayor Schielke and Albertson confirmed that changing the building from contributing to significant would not preclude demolition of the building for redevelopment purposes. Albertson indicated that the City Council has to approve demolition of any principle building in the Historic District whether contributing or significant. Mayor Schielke stated he was hard pressed from researching the historical perspective to find any significant history on this former feed business and tin shop building. Mayor Schielke opined he would not like to see any redevelopment process jeopardized because of this building. Albertson commented there are more parameters in the Historic District for demolishing a significant building over a contributing building; both would require City Council approval. Sherer indicated that during the StreetScape process there was conversation of opening a gateway for redevelopment all the way up to the Challenge building. Sherer indicated she loves the signage and gray color of the building. Sherer opined if the signage was never revealed it was likely this building would not be a topic of discussion. Sherer also shared that she would not like this building to have the classification changed to significant if it would stand in the way of future development of River Street. Sherer expressed the signage should be retained.

Cathy Searl declined to comment since her father represented Larson-Becker when the building was purchased and has also done work for this company.

Doug Sullivan inquired as to the building's current use. Larson replied the building has some surplus personal family and business storage. Sullivan conveyed after listening to Mayor Schielke's account of the history of this building he understood if there was a future redevelopment plan the City would likely be inclined to allow a demolition in favor of a different, more useful business at this site. Sullivan stated he was inclined not to upgrade the classification to significant because future Commissioners of the HPC might have the wrong impression of the level of historic protection needed for this building.

Steve Vasilion stated this building has the gray weathered siding, 90-year history, and painted signage that captures a certain time period in Batavia's history. Vasilion indicated the HPC standards have several criteria of how buildings are evaluated. Vasilion pointed out what make this building special is the signage on the building. Vasilion pointed out the building has changed over the years and that not a whole lot of the original building remains. Vasilion added that an argument could be made both ways for how to proceed relative to 106 North River Street. Vasilion agreed with Sullivan and commented that for the right kind of future development it is conceivable the HPC could yield and change. Vasilion relayed that the HPC is charged with

preserving the history of the City of Batavia and, thus, guardians of the history. Vasilion stated he was inclined to let the City Council decide what to do on the classification for this building. Chairman Bus pointed out the HPCs recommendation to the City Council on all the buildings recently recommended for change in classifications is just that, a recommendation.

Ron Fessler agreed with Vasilion. Fessler expressed it was unsettling that the HPC is being told to yield for development, which is against what the HPC should be doing in preserving history. Fessler stated the existence of the HPC comes into question if not reclassifying structures as significant when it is thought prudent to do so is then stifled because of potential future development. Fessler expressed difficulty in knowing where to draw the line when considering what is heritage or part of the community for historic preservation. Fessler was in favor of classifying 106 North River Street as significant.

Chairman Bus inquired if documented plans exist currently with the City of Batavia for redeveloping north River Street. Mayor Schielke indicated the City is always reviewing ideas and that the HPC is a recommending body. Mayor Schielke commented that inevitably 106 North River Street would come down in the face of any redevelopment in that area because it has no historical value.

Chairman Bus inquired if the building was on a foundation, a slab, or grade. Larson stated it is a combination of solid stone or stacked limestone. Larson stated the northwest corner is a rock slope that goes up to the corner that was not excavated out. Chairman Bus stated it would not surprise him if there was something at this location before this building. Mayor Schielke stated there was no evidence of that. Chairman Bus stated River Street is one of the oldest streets in the City of Batavia. Larson stated he was an historic buff as well as was proud of the way the City has done restoration in the downtown. Larson stated he understood the significance if there were a number of other wood buildings downtown that would provide a cohesive look, but now River Street is a modern looking brick street that is pedestrian friendly. Larson stated if he was a developer he might view any building classified as significant as one that would cause more work and involve more cost to do anything with the building.

Chairman Bus stated he was comfortable with the recommendation the HPC had made in the past. Chairman Bus indicated he wanted to honor the process and decision the HPC had already made. Chairman Bus opined it was important for the HPC to continue to view the historic district survey as a long term process and the update is an important part of the process. Searl mentioned if the classification of significant is upheld it could also be re-reviewed at the next HPC historic district survey periodic review. Albertson stated that the other three properties that were made in the original recommendation have already been acted on by the City Council.

Motion: To amend the previous recommendation of significant for 106 North River Street and to return the classification to contributing.

Maker:	Sullivan
Second:	Sherer
Roll Call Vote:	Aye-Sherer, Aye-Sullivan, Nay-Bus, Nay-Fessler, Nay-Vasilion, Abstention-Searl, Motion Defeated.

Albertson advised after the other property in question is discussed at a future HPC meeting then the next action would go through the CDC.

10. Other

Jeff Albertson requested that the Commissioners who have not completed their open meetings act training complete it as soon as possible. Albertson stated he would resend the link for the training to the Commissioners.

11. Adjournment

A motion to adjourn the meeting was made by Sullivan and Searl seconded the motion to adjourn the meeting at 6:15 p.m. All were in favor and the motion was carried.

Minutes prepared by
Connie Rizo

Att. Schielke memo 12-17-12

CITY OF BATAVIA

DATE: December 17, 2012
TO: City Council and Dept. Heads
FROM: Mayor Jeffery D. Schielke
SUBJECT: **Amending the Historic Preservation District**

I regret that another engagement prevented me from attending last week's CDC meeting where the topic of changing the status of four properties from "contributing" to "significant" as to their Historic Property Classification listing was advanced by our Historic Preservation Commission.

I want to express my reservation about making such a change as is proposed for the wood frame two-story property located at 106 North River Street, a building located due north of the Tusk Restaurant at the northeast corner of N. River and State Streets.

From a pure historical importance standpoint my research leads me to the opinion that this particular building has no historical importance other than some 1940's era signage found on the north side of the structure which advertise heating and air conditioning services. It is my opinion that if we desired to save this signage that the easiest way to do so would be to carefully cut its presence away from the existing building and preserve it as a piece of downtown memorabilia.

The existing building appears to offer little to preserve in my opinion. It remains as one of the few remaining all wood frame structures to be found in our downtown. I highly doubt that our current building codes would allow any structure similar to it to be built today. Given this fact, it appears to me that its historical importance, if such an aspect exists, is that it is an example of non-conforming building construction that Batavia would never allow to be built today.

The history of the building is that for many years, before the 1945 renumbering of our street network, the structure was numbered as 34 North River Street. It was occupied by George Howarth to run his business of grain and feed bag distributions. It appears that Mr. Howarth retired from the business around World War II and the structure was then occupied by Batavia resident Edgar "Andy" Anderson who ran a heating and air conditioning installation and repair business in it until the 1960's known around town as "Andy's Tin Shop." The address was changed to 106 North River Street and it was during this time period after World War II that the signage on the north side of the building was added. After Andy's Tin Shop left the business world, it is in my head that the building was used as a storage unit for the Thomas and Carlson Farm Implement firm which sold tractors and combines from the concrete block building now occupied by Tusk. Later it was purchased by Larson and Becker Company along with several other neighboring pieces of land on the east side of River Street. I know of no historical events which occurred within this particular property.

At the public meeting held by the Historical Preservation Commission on November 26, 2012, Brett Larson, representing the Larson family which owns the building, raised several questions about this proposed move. His questions would be the same one's I would have. Given the major investment which our city has made on River Street, I feel that this designation could offer a number of problems in the future redevelopment of the street which would be counter-productive to what appears to be the desire or direction that the current city council is seeking to go.

If nothing else, I would suggest that the 106 North River Street action be removed from any motions made tonight to allow for its further review and clarification.

MINUTES
January 28, 2013
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. Minutes 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. Any references to discussion and/or statements are only to provide greater clarity to the public and they may not reference all, some, or any of an individual speaker's comments.

1. Meeting Called to Order

Chairman Bus called the meeting to order at 5:36 p.m.

2. Roll Call

Members Present:	**Bus, Fessler, Sherer, Sullivan, and Vasilion**
Members Absent:	**Searl**
Also Present:	**Jeff Albertson, Building Commissioner; Mayor Schielke, and Connie Rizo, Recording Secretary**

3. Items to be removed, added, or changed

None.

4. Approval of Minutes: January 14, 2013

Motion:	To approve the 1/14/13 Historic Preservation Commission meeting minutes.
Maker:	Sullivan
Second:	Sherer
Voice vote:	5 Ayes, 0 Nays, Motion Carried.

5. COA Review: 227 West Wilson Street—Wall Sign Installation (Ossama Abdelnour, applicant)

Jeff Albertson advised that this sign was for the Fantastico's building on West Wilson Street. Albertson explained that the sign was removed and stored while the building was the Thai restaurant and has now been brought back out and reinstalled on the building. Albertson indicated it is the same sign that was removed and rehung in the same location. Albertson mentioned that the sign did not have a COA originally

because it was put into place before the Historic District was enacted. Albertson indicated that because the sign was gone for over a year a COA and a permit is required to reinstall the sign.

Albertson stated the sign is a carved wood sign with the three existing gooseneck lights that light the sign externally. Chairman Bus asked for clarification on the classification for this building. Albertson advised the building was classified as contributing.

The applicant was not present for this meeting.

The Commissioners were in favor of this wall sign installation. Ron Fessler pointed out that in the future it would be good to have the information in advance to understand the circumstances, especially as respects items that did not have a COA or did not submit a COA previously.

Motion:	To recommend approval of the COA for the wall sign installation as presented at 227 West Wilson Street.
Maker:	Vasilion
Second:	Sherer
Voice vote:	5 Ayes, 0 Nays, Motion Carried.

6. Historic District Classification Reconsideration—335 First Street

Jeff Albertson indicated 335 First Street was one of the five properties the Historic Preservation Commission began its review of last year. Albertson stated previously the HPC recommended four contributing properties to be upgraded to significant and one downgrade to non-contributing. Albertson explained that all five properties went to the **C**ommunity **D**evelopment **C**ommittee and the CDC at the request of the property owners asked that two of the properties return to the HPC for further discussion and review. Albertson added the other three properties have now been approved by the City Council for classification status as recommended by the HPC. Albertson indicated the property owners were present this evening to discuss this classification recommendation further.

Chairman Bus inquired if Albertson had a chance to further discuss with the property owner the difference between the classification of contributing and significant. Albertson stated he has not had any further discussions with the property owner since the HPC meeting of December 10, 2012. Chairman Bus asked Albertson to explain the difference between the classifications of contributing and significant focusing primarily on the different levels of protection afforded under the ordinance. Albertson stated there were no differences in process relative to renovation or demolition. Albertson explained that demolitions require a HPC recommendation and City Council approval whether the property is contributing or significant. Albertson stated remodeling is the same for both classifications and do not require City Council approval, but do require a

COA to be approved by the HPC whether classified as contributing or significant. Albertson pointed out the difference between the two classifications would be in the criteria and standards the property is held to.

Steve Vasilion stated that when façade grants are considered the HPC typically is more inclined to grant façade funds to buildings that are classified as significant. Chairman Bus inquired if 335 First Street was eligible for façade grant funds. Albertson replied 335 First Street was not eligible for façade grant funds because it is not in the TIF district.

Albertson showed a picture of the building that was part of the record for the historic district survey.

Vasilion stated there were a number of architectural features to the building at 335 First Street. Vasilion stated the home is a quaint and charming home with the level of detailing around the windows and bays that is exquisite, which is one of the characteristics that draws people to want to reside in Batavia homes such as these. Vasilion stated this Italianate-style structure was one of the reasons the HPC recommended the change in classification. Chairman Bus stated the building had vernacular carpentry and millwork. Vasilion stated it was more about the quality of the detailing and design of the building rather than any historically known person residing there. Chairman Bus pointed out the front porch had some alteration in the past, which differs from what the original front porch would have looked like. Chairman Bus commented that much of the original portions of this building were intact.

Chairman Bus inquired if Albertson knew when this building was constructed. Albertson replied he did not have that information. Vasilion opined the building was likely constructed in late 1800s or early 1900s.

Atty. Ralph Beck, 303 Meadowrue Lane, Batavia, Illinois, introduced himself and advised he was a member of the Bethany Lutheran Church, owners of 335 First Street. Beck stated along with him were John Clark, Ed McMullen, and Susan Witson. Beck indicated he had familiarity with 335 First Street since the early 1970s when the church purchased the building the first time. Beck indicated the church purchased the building the first time because of the landlock situation anticipating that at some point in time it might be necessary to make a trade. Chairman Bus explained that the house portion was sold off in 1978 or 1979 and they kept the back part and then repurchased it about 11 years ago because the church wanted to secure its borders. Beck stated there is no planned present use for the house, however, there potentially a possibility in the future to request for demolition.

Beck opined that 335 First Street had no compatibility with other properties on the same block, so that should not lend to being upgraded to significant. Beck commented he did not know whether the Italianate-style was distinctive enough to warrant an upgrade.

Beck asked for clarification on the degree of distinctiveness. Beck indicated the concern of the members of the Bethany Lutheran Church were if the property was classified as significant the property would be held to different standards and the church members would need to do comply with additional items.

Chairman Bus asked Beck to elaborate and provide specifics on the point he was making on the concerns of the church members.

Beck replied that it was there concern that at some point the church would not have the ability to use the building as much as desired for the use that they would like. Beck stated if 335 First Street was upgraded to the classification of significant the church was concerned about what may be required to maintain the building.

Beck inquired if there was a major renovation of the property what would be required to be approved and the cost associated if the building was classified as significant. Chairman Bus stated there is little, if any, difference in the standards between contributing and significant in terms of the HPC COA review. Albertson indicated the process for both buildings classified as contributing and significant is the same, but the level of scrutiny is different.

In reference to demolition, Albertson mentioned that one of the criteria is if preservation of a structure is deterrent to a major improvement, which is of benefit to the community, that is one of the criteria that the Commission can find in favor of demolition. Albertson stated even if it is a significant building, the standards for demolition are the same as they are for a contributing building. Albertson stated the standards of renovation may be different for buildings classified as significant and would be subject to more scrutiny and more work than possibly a contributing building would be for exterior portions of the building (i.e. siding, roofing, windows/trim, doors/trims, and porch). Albertson pointed out anything done inside the building is not subject to HPC review.

John Clark, 314 North Avenue, Batavia, Illinois, introduced himself and stated that he originally was before the HPC on 12/10/12. Clark stated the difference would be the HPC's scrutiny on projects like window replacement or siding replacement and cited that having the classification changed to significant would be more costly for the church to undergo remodeling projects such as those mentioned. Clark indicated these more costly projects would put an adverse burden on their non-profit organization.

Clark inquired why the HPC recommended upgrading 335 First Street to significant. Clark stated the area buildings do not share the same aesthetics. Vasilion stated it is not just the setting of the immediate block, but rather the community as a whole in the Historic District. Vasilion stated when the HPC was looking to make a designation on a building this building stands alone. Vasilion reiterated 335 First Street was a distinctive design type and the quality of the construction was nice, which would lead to its upgrade to significant.

Vasilion stated components that might be more costly to replace on 335 First Street would likely be window and door replacements because it would need to be correct for the time period the building represents.

Beck inquired if the HPC reviewed the properties in conducting the historic survey or did "experts" review the properties. Vasilion stated the HPC does the review.

Chairman Bus asked the Commissioners if they had any further comments. Vasilion stated he was comfortable with the recommendation previously proposed to upgrade 335 First Street to significant. Doris Sherer agreed with Vasilion and commented that when discussion took place originally on 335 First Street the discussion stemmed around the building being significant with the period of time in the history of Batavia when the residents lived there when it was originally built.

Mayor Schielke commented he was in agreement with the HPC on their comments about the architecture of 335 First Street. Mayor Schielke stated he possesses information from the previous town historian, Bill Wood, and commented that he reviewed the file on this property. Mayor Schielke mentioned that this property has had a number of occupants, so there is no one family or historical event that occurred on this property. Mayor Schielke stated behind this property to the north was the original addition of what became Grace McWayne School built in 1867, so this property would likely be from the late 1800s.

Chairman Bus stated when the HPC conducted its historic district survey 335 First Street stood out as being a building that should have been classified as significant from the onset. Chairman Bus stated 335 First Street is a great example of Italianate construction in Midwestern Batavia and has been remarkably well preserved.

Beck stated the members of the Bethany Lutheran Church object to 335 First Street being upgraded to the classification of significant.

Doug Sullivan inquired if the church had any concrete plans for 335 First Street.

Clark stated the church is in the process of going through a master plan and 335 First Street may have some significance to the church whether it be demolished or changed into a structure that houses offices. Clark mentioned that currently a family rents 335 First Street from the church. Clark mentioned just yesterday a task force was approved by the church to review their property matters.

Chairman Bus stated the standing recommendation from the HPC was to have the classification changed to significant. Chairman Bus asked if there was a motion by any of the Commissioners to amend the standing recommendation. No Commissioner made any further motion. Chairman Bus closed discussion on this agenda item.

Albertson added that this issue would now be heard before the CDC for the next step in the consideration process in the second week of February 2013. Sullivan asked why the CDC requested 335 First Street be returned to the HPC for further review. Albertson stated it was at the request of the property owner. Clark pointed out at the previous meeting Vasilion was not present to offer his comments from an architect's point of view. Vasilion offered his appreciation to the church members for their interest in the building and participating in the process.

7. Other

- Ron Fessler inquired about the status of the inspection process that is in place for the downtown area. Fessler commented in the past he understood the reason for the delay was that the City was understaffed. Fessler inquired how City Staff plans to implement the program further so as not to cause further delay. Albertson stated currently the City has been under discussions on this same topic. Albertson indicated the three properties that have been inspected are the old City Hall, Robbins Flowers, and the Foltos building. Albertson mentioned that corrections have been made to old City Hall and Robbins Flowers. Albertson stated with the current staffing it is difficult to work on the inspections. Albertson mentioned if the desire is to have the inspections done sooner other alternatives would need to be considered.

- Fessler inquired about the signage that was installed on the west side of the building for Kiss the Sky without a COA. Fessler expressed his concern about items not being addressed that have been brought up in the HPC meetings. Fessler suggested creating a way to monitor items that have been raised during the HPC meetings and seeing them to finalization. Fessler stated items in violation of the City Ordinance need to be dealt with. Vasilion suggested on the HPC Agenda there should be included items that are ongoing to continue to have them before the Committee and seeing that follow through occurs. Albertson stated he would add an agenda item for future HPC meetings that address these open issues. Albertson asked the Commissioners to provide him with a list of any items they still feel are outstanding. Vasilion mentioned the windows on the Marconi building on Rt. 31 and Wilson were on outstanding issue. Fessler mentioned the Anderson block building has issues. Sherer mentioned the sign for Invitations should be inside the brick border.

- Sherer asked Albertson to refresh her memory on the City Ordinance for a building classified as contributing or significant. Albertson stated the program Sherer was referring to was that City Staff would review those buildings in an attempt to preserve them and deal with any significant issues before they were neglected to the point of needing demolition. Albertson stated if the Commissioners noticed any buildings that were neglected they should notify the City. Chairman Bus suggested as a future agenda item there should be

discussion of any significant structures that appear to be deteriorating or are being neglected. Chairman Bus noted the tough economic times and the opportunity to notify property owners on potential grant opportunities where applicable.

- Fessler inquired about the façade improvement grant program. Albertson advised the funds are budgeted with a change in the funding and that there has been no finalization to this point about the grant program. Fessler suggested the HPC and City should be proactive and remind property owners that there are programs available to potentially assist them. Albertson stated staff was proposing a one-time amnesty for a property owner and assistance and then would require the property owner after that assistance to maintain their properties. Albertson stated Jason Bajor was continuing to work on this matter.

- Sherer commented that what was mentioned this evening about 335 First Street was previously discussed on 12/10/12. Chairman Bus agreed with Sherer and pointed out 335 First Street did not have a specific historic event occur there or person live there, but that the reason for the recommendation to significant was the architecture of the building and the representation of a period of time in Batavia's history. Sherer stated 335 First Street also represented a different income level in Batavia and this was an average Batavian's house. Vasilion stated he would like to know when 335 First Street goes before the CDC and City Council and spoke of the importance of someone from the HPC being present at those meetings. Albertson agreed. Chairman Bus stated hearing demolition so frequently during the discussion of 335 First Street was concerning. Sherer stated it was important to explain the criteria defining the classification of contributing and significant to property owners. Vasilion stated he would not object 335 First Street being moved rather than being demolished. Sherer agreed with Vasilion.

8. Adjournment

A motion to adjourn the meeting was made by Vasilion and Fessler seconded the motion to adjourn the meeting at 6:25 p.m. All were in favor and the motion was carried.

Minutes prepared by
Connie Rizo

CITY OF BATAVIA

DATE: **February 5, 2013**

TO: **Community Development Committee**

FROM: **Jeff Albertson, Building Commissioner**

SUBJECT: **Ordinance#13-10 & 13-11: Amending Historic District Property Classifications**

Background

The Batavia Historic Preservation Commission has been working for approximately two years on an update to the Historic District Property Classifications. The update includes a review of the Historic Property Classification listing for each property in the Historic District. The Commission used several criteria including age of the structure, architectural style, historic use or events that took place in the structure, and potential for upgrades that are historically consistent.

The Commission and CDC recommended and the City Council approved the upgrade of two properties from "contributing" to "significant" and the downgrade of one property from "contributing" to "non-contributing". The CDC and City Council requested that 335 First Street and 106/109 North River Street return to the HPC for further consideration and discussion

On January 14, 2013 the Commission held a public meeting to discuss 106/109 North River Street. Brett Larson spoke on behalf of the Larson Becker Company. His concerns were upgrading to "significant" would create additional scrutiny, steps, and possibly cost for an owner who wants to renovate the upgraded properties. It could also be restrictive and not protective from the property owner's point of view. The Mayor spoke about concerns of the impact of the change on the potential future redevelopment of the property. On January 28, 2013 the Commission held a public meeting to discuss 335 First Street. Similar concerns with additional scrutiny, cost of upgrades, and increased standards were given by this property owner. The Commission acknowledged the concerns, but felt that their history of being somewhat flexible and working with property owners to make needed improvements in the best historical context, and also the need to preserve properties of historic significance outweighed the concerns. Specifically about 335 First Street they felt the "Italinate" architecture and the unique and original details and trim were very important to preserve. The Commission voted 2 ayes 3 nays on a motion to change their recommendation on 106/109 North River Street. There was no motion to reconsider the recommendation for 335 First Street. Both original recommendations stand and move forward.

HPC and Staff Recommendation

The HPC and staff recommend that the Community Development Committee recommend approval of Ordinance#13- & 13-, amending the Historic District Property Classifications for 335 First Street and 106/109 North River Street.

Please consider these items at your February 13, 2013 Community Development Committee meeting.

Attachments:

1. Ordinance #13-10
2. Ordinance #13-11
3. 1-14-13 HPC Draft Minutes
4. 1-28-13 HPC Minutes

Cc: Mayor and City Council
File

CITY OF BATAVIA, ILLINOIS

ORDINANCE 13--10

APPROVING AN AMENDMENT TO THE HISTORIC CLASSIFICATION OF 335 FIRST STREET

WHEREAS, Title 12 of the City of Batavia Municipal Code provides procedures for the review and amendment of Historic District Property Classifications within the City; and

WHEREAS, pursuant to said provisions, the City of Batavia Historic Preservation Commission (hereinafter the "Commission") did review and recommend changes to the Historic District Property Classification for 335 First Street, within the City; and

WHEREAS, the owners of record of 335 First Street, proposed to be amended were provided notice as required by law notifying them that their property was recommended for a Classification Change and further notifying them of the date, time and place of the Public Meeting where the proposed amendment would be considered; and

WHEREAS, the Commission held the aforesaid Public Meeting on November 26, 2012; and

WHEREAS, following said review, the Commission recommended approval of the Historic District Classification Change:

WHEREAS, on February 13, 2013 the Community Development Committee reviewed the changes, the record of Public Meeting and the actions of the Commission and recommended approval of the Historic District Classification Change in accordance with the Commission recommendation; and

WHEREAS, the City Council of the City of Batavia has received the recommendations of both the Batavia Historic Preservation Commission and the Community Development Committee and has considered same.

NOW THEREFORE, be it hereby ordained by the Mayor and City Council of the City of Batavia, Kane and DuPage Counties, Illinois, as follows:

SECTION 1: That the real estate listed as 335 First Street is hereby designated as ”Significant” pursuant to Chapter 3, Section 2 of Title 12 of the Batavia Municipal Code.

SECTION 2: That this Ordinance 13-10 shall be in full force and effect upon its presentation, passage and publication according to law.

PRESENTED to the City Council of the City of Batavia, Illinois, this 18th day of February, 2013.

PASSED by the City Council of the City of Batavia, Illinois, this 18th day of February, 2013.

APPROVED by me as Mayor of said City of Batavia, Illinois, this 18th day of February, 2013.

_____

Jeffery D. Schielke, Mayor

ATTEST:

_____

Heidi Wetzel, City Clerk

Ward	Aldermen	Ayes	Nays	Absent	Abstain	Aldermen	Ayes	Nays	Absent	Abstain
1	O’Brien					Sparks				
2	Dietz					Wolff				
3	Jungels					Chanzit				
4	Volk					Stark				
5	Frydendall					Thelin-Atac				
6	Liva					Clark				
7	Tenuta					Brown				
Mayor Schielke										

VOTE: Ayes Nays Absent Abstentions

Total holding office: Mayor and 14 aldermen

CITY OF BATAVIA, ILLINOIS
ORDINANCE 13-10

APPROVING AMENDMENTS TO THE HISTORIC CLASSIFICATION OF 335 FIRST STREET

ADOPTED BY THE

MAYOR AND CITY COUNCIL

THIS 18TH DAY OF FEBRUARY, 2013

Published in pamphlet form
by authority of the Mayor
and City Council of the City of Batavia,
Kane & DuPage Counties, Illinois,
This 19th day of February, 2013

Prepared by and mail to:

City of Batavia
100 N. Island Ave.
Batavia, IL 60510

CITY OF BATAVIA, ILLINOIS

ORDINANCE 13--11

APPROVING AN AMENDMENT TO THE HISTORIC CLASSIFICATION OF 106/109 NORTH RIVER STREET

WHEREAS, Title 12 of the City of Batavia Municipal Code provides procedures for the review and amendment of Historic District Property Classifications within the City; and

WHEREAS, pursuant to said provisions, the City of Batavia Historic Preservation Commission (hereinafter the "Commission") did review and recommend changes to the Historic District Property Classification for 106/109 North River Street, within the City; and

WHEREAS, the owners of record of 106/109 North River Street, proposed to be amended were provided notice as required by law notifying them that their property was recommended for a Classification Change and further notifying them of the date, time and place of the Public Meeting where the proposed amendment would be considered; and

WHEREAS, the Commission held the aforesaid Public Meeting on November 26, 2012; and

WHEREAS, following said review, the Commission recommended approval of the Historic District Classification Change:

WHEREAS, on February 13, 2013 the Community Development Committee reviewed the changes, the record of Public Meeting and the actions of the Commission and recommended approval of the Historic District Classification Change in accordance with the Commission recommendation; and

WHEREAS, the City Council of the City of Batavia has received the recommendations of both the Batavia Historic Preservation Commission and the Community Development Committee and has considered same.

NOW THEREFORE, be it hereby ordained by the Mayor and City Council of the City of Batavia, Kane and DuPage Counties, Illinois, as follows:

SECTION 1: That the real estate listed as 106/109 North River Street is hereby designated as ”Significant” pursuant to Chapter 3, Section 2 of Title 12 of the Batavia Municipal Code.

SECTION 2: That this Ordinance 13-11 shall be in full force and effect upon its presentation, passage and publication according to law.

PRESENTED to the City Council of the City of Batavia, Illinois, this 18th day of February, 2013.

PASSED by the City Council of the City of Batavia, Illinois, this 18th day of February, 2013.

APPROVED by me as Mayor of said City of Batavia, Illinois, this 18th day of February, 2013.

_____

Jeffery D. Schielke, Mayor

ATTEST:

_____

Heidi Wetzel, City Clerk

Ward	Aldermen	Ayes	Nays	Absent	Abstain	Aldermen	Ayes	Nays	Absent	Abstain
1	O’Brien					Sparks				
2	Dietz					Wolff				
3	Jungels					Chanzit				
4	Volk					Stark				
5	Frydendall					Thelin-Atac				
6	Liva					Clark				
7	Tenuta					Brown				
Mayor Schielke										

VOTE: Ayes Nays Absent Abstentions

Total holding office: Mayor and 14 aldermen

CITY OF BATAVIA, ILLINOIS
ORDINANCE 13-11

APPROVING AN AMENDMENTS TO THE HISTORIC CLASSIFICATION OF 106/109 NORTH RIVER STREET

ADOPTED BY THE
MAYOR AND CITY COUNCIL
THIS 18TH DAY OF FEBRUARY, 2013

Published in pamphlet form
by authority of the Mayor
and City Council of the City of Batavia,
Kane & DuPage Counties, Illinois,
This 19th day of February, 2013

Prepared by and mail to:

City of Batavia
100 N. Island Ave.
Batavia, IL 60510

MINUTES
January 14, 2013
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. Minutes 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. Any references to discussion and/or statements are only to provide greater clarity to the public and they may not reference all, some, or any of an individual speaker's comments.

1. Meeting Called to Order

Chairman Bus called the meeting to order at 5:30 p.m.

2. Roll Call

Members Present:	**Bus, Fessler (5:33 p.m.), Searl, Sherer, Sullivan (5:32 p.m.), and Vasilion.**
Also Present:	**Jeff Albertson, Building Commissioner; Mayor Schielke, and Connie Rizo, Recording Secretary**

3. Items to be removed, added, or changed

Jeff Albertson requested that Agenda Item #6 be continued until the meeting of January 28, 2013.

4. Approval of Minutes: December 10, 2012

Motion:	To approve the 12/10/12 Historic Preservation Commission meeting minutes.
Maker:	Sherer
Second:	Searl
Voice vote:	4 Ayes, 0 Nays, Motion Carried.

5. COA Review: 90 North Island Avenue—Wall Sign Installation (Mario Aliano, applicant)

Chairman Bus stated this agenda item was for a wall sign installation and that this property was classified as non-contributing.

Mario Aliano, 90 N. Island Avenue, Batavia, Illinois, introduced himself. Aliano stated the proposed wall sign was designed by a professional company according to the building proportions. Aliano indicated the proposed sign is LED illuminated. Aliano mentioned that the side of the building where the proposed sign is to be installed is dark and that when other festivals and carnivals are taking place nearby rides and machines block the restaurant, so the signage would make potential customers aware of his establishment.

Jeff Albertson demonstrated a picture of the potential sign. Steve Vasilion inquired about the banners in the windows. Aliano indicated the banners are stickers explaining the different types of food offered at Aliano's and they fall right above the fence area within eye view level of patrons sitting inside the restaurant. Albertson advised that the HPC does not have jurisdiction on window signs on buildings because they are exempt from building permits.

Doris Sherer was in favor of the sign.

Vasilion asked to discuss the construction of the sign cabinet. Ron Fessler inquired if the sign was internally lit. Aliano indicated it was internally illuminated with LEDs. Vasilion inquired as to the thickness of the cabinet. Albertson advised the thickness of the cabinet was five inches. Aliano mentioned the sign was the same sign as that which is in the front of the building.

Cathy Searl stated she liked the sign and inquired if there were lights on the building under the sign area. Aliano stated when the patio was put into place the coach lights were already approved with the awnings.

Doug Sullivan and Ron Fessler were in favor of the sign. Fessler indicated that the sign on that side of the building would help light it up since it is presently dark. Chairman Bus stated he liked the bold colors of the sign to help dress up the blank wall on this building. Vasilion commented that the sign had a pleasant design.

Motion:	To recommend approval of the COA for the wall sign installation as presented at 90 North Island Avenue.
Maker:	Vasilion
Second:	Fessler
Voice vote:	6 Ayes, 0 Nays, Motion Carried.

Sherer inquired if the lamps affixed to the building were still there. Aliano stated the lamps were installed when the patio was put into place and he would not be removing the coach lights.

6. Historic District Classification Reconsideration—335 First Street

This agenda item continued until the meeting of January 28, 2013.

7. Historic District Classification Reconsideration—106 North River Street

Brett Larson, 1025 S. Jefferson, Batavia, Illinois, introduced himself and stated he represented the Larson-Becker Company.

Larson stated he did not understand why the property at 106 North River Street was recommended for a change in classification from contributing to significant. Larson commented he was trying to educate himself on this process to understand the recommendation more fully. Larson stated the only aspect of the building that would make it stand out was the unique signage on the surface of the building. Albertson demonstrated some photos that were taken today of the building at 106 North River Street.

Chairman Bus stated in the review required by the municipal code this building is classified as contributing. Chairman Bus explained that the HPC recommended to the City Council that this building be considered for the classification of significant. Mayor Schielke indicated the building was built approximately 90 years ago. Mayor Schielke advised that the south side of the building had asphalt siding circa 1950s and that the north side of the building had the shingle siding removed that uncovered the unique signs.

Mayor Schielke explained that he was the executor of the estate of William Wood, town historian, and that he was in possession of items from his library that included old city directories and books. Mayor Schielke relayed that by using that information he was able to determine that the building was built approximately between 1910-1915 by someone named George Howarth who ran a feed and seed store business servicing the local farmers. Mayor Schielke pointed out that history shows this area of downtown was frequented by farmers. Mayor Schielke stated prior to this building being known as 106 North River Street the building was 34 North River Street in the years prior to 1945. Mayor Schielke advised a business known as Andy's Tin Shop was previously in this building and that the unique signage was from that business. Mayor Schielke spoke in favor of preserving the signs for historic memorabilia if the building were to be demolished. Mayor Schielke commented on potential future development of this portion of River Street where the building of 106 North River Street is located and the impact it could likely have on this portion of downtown. Mayor Schielke also advised that he wrote a memo on 12/17/12 to the City Council and Department Heads explaining the history of this building and suggesting that 106 North River Street be removed from being motioned upon in changing the classification from contributing to significant until further review and clarification could take place.

Motion: To recommend Mayor Schielke's 12/17/12 memo be added to the minutes of the 1/14/13 HPC meeting minutes.

Maker: Sullivan
Second: Sherer
Voice vote: 6 Ayes, 0 Nays, Motion Carried.

Chairman Bus inquired if changing the building from contributing to significant would preclude demolition of the building for redevelopment purposes. Mayor Schielke and Albertson confirmed that changing the building from contributing to significant would not preclude demolition of the building for redevelopment purposes. Albertson indicated that the City Council has to approve demolition of any principle building in the Historic District whether contributing or significant. Mayor Schielke stated he was hard pressed from researching the historical perspective to find any significant history on this former feed business and tin shop building. Mayor Schielke opined he would not like to see any redevelopment process jeopardized because of this building. Albertson commented there are more parameters in the Historic District for demolishing a significant building over a contributing building; both would require City Council approval. Sherer indicated that during the StreetScape process there was conversation of opening a gateway for redevelopment all the way up to the Challenge building. Sherer indicated she loves the signage and gray color of the building. Sherer opined if the signage was never revealed it was likely this building would not be a topic of discussion. Sherer also shared that she would not like this building to have the classification changed to significant if it would stand in the way of future development of River Street. Sherer expressed the signage should be retained.

Cathy Searl declined to comment since her father represented Larson-Becker when the building was purchased and has also done work for this company.

Doug Sullivan inquired as to the building's current use. Larson replied the building has some surplus personal family and business storage. Sullivan conveyed after listening to Mayor Schielke's account of the history of this building he understood if there was a future redevelopment plan the City would likely be inclined to allow a demolition in favor of a different, more useful business at this site. Sullivan stated he was inclined not to upgrade the classification to significant because future Commissioners of the HPC might have the wrong impression of the level of historic protection needed for this building.

Steve Vasilion stated this building has the gray weathered siding, 90-year history, and painted signage that captures a certain time period in Batavia's history. Vasilion indicated the HPC standards have several criteria of how buildings are evaluated. Vasilion pointed out what make this building special is the signage on the building. Vasilion pointed out the building has changed over the years and that not a whole lot of the original building remains. Vasilion added that an argument could be made both ways for how to proceed relative to 106 North River Street. Vasilion agreed with Sullivan and commented that for the right kind of future development it is conceivable the HPC could yield and change. Vasilion relayed that the HPC is charged with

preserving the history of the City of Batavia and, thus, guardians of the history. Vasilion stated he was inclined to let the City Council decide what to do on the classification for this building. Chairman Bus pointed out the HPCs recommendation to the City Council on all the buildings recently recommended for change in classifications is just that, a recommendation.

Ron Fessler agreed with Vasilion. Fessler expressed it was unsettling that the HPC is being told to yield for development, which is against what the HPC should be doing in preserving history. Fessler stated the existence of the HPC comes into question if not reclassifying structures as significant when it is thought prudent to do so is then stifled because of potential future development. Fessler expressed difficulty in knowing where to draw the line when considering what is heritage or part of the community for historic preservation. Fessler was in favor of classifying 106 North River Street as significant.

Chairman Bus inquired if documented plans exist currently with the City of Batavia for redeveloping north River Street. Mayor Schielke indicated the City is always reviewing ideas and that the HPC is a recommending body. Mayor Schielke commented that inevitably 106 North River Street would come down in the face of any redevelopment in that area because it has no historical value.

Chairman Bus inquired if the building was on a foundation, a slab, or grade. Larson stated it is a combination of solid stone or stacked limestone. Larson stated the northwest corner is a rock slope that goes up to the corner that was not excavated out. Chairman Bus stated it would not surprise him if there was something at this location before this building. Mayor Schielke stated there was no evidence of that. Chairman Bus stated River Street is one of the oldest streets in the City of Batavia. Larson stated he was an historic buff as well as was proud of the way the City has done restoration in the downtown. Larson stated he understood the significance if there were a number of other wood buildings downtown that would provide a cohesive look, but now River Street is a modern looking brick street that is pedestrian friendly. Larson stated if he was a developer he might view any building classified as significant as one that would cause more work and involve more cost to do anything with the building.

Chairman Bus stated he was comfortable with the recommendation the HPC had made in the past. Chairman Bus indicated he wanted to honor the process and decision the HPC had already made. Chairman Bus opined it was important for the HPC to continue to view the historic district survey as a long term process and the update is an important part of the process. Searl mentioned if the classification of significant is upheld it could also be re-reviewed at the next HPC historic district survey periodic review. Albertson stated that the other three properties that were made in the original recommendation have already been acted on by the City Council.

Motion: To amend the previous recommendation of significant for 106 North River Street and to return the classification to contributing.

Maker:	Sullivan
Second:	Sherer
Roll Call Vote:	Aye-Sherer, Aye-Sullivan, Nay-Bus, Nay-Fessler, Nay-Vasilion, Abstention-Searl, Motion Defeated.

Albertson advised after the other property in question is discussed at a future HPC meeting then the next action would go through the CDC.

10. Other

Jeff Albertson requested that the Commissioners who have not completed their open meetings act training complete it as soon as possible. Albertson stated he would resend the link for the training to the Commissioners.

11. Adjournment

A motion to adjourn the meeting was made by Sullivan and Searl seconded the motion to adjourn the meeting at 6:15 p.m. All were in favor and the motion was carried.

Minutes prepared by
Connie Rizo

Att. Schielke memo 12-17-12

CITY OF BATAVIA

DATE: December 17, 2012
TO: City Council and Dept. Heads
FROM: Mayor Jeffery D. Schielke
SUBJECT: **Amending the Historic Preservation District**

I regret that another engagement prevented me from attending last week's CDC meeting where the topic of changing the status of four properties from "contributing" to "significant" as to their Historic Property Classification listing was advanced by our Historic Preservation Commission.

I want to express my reservation about making such a change as is proposed for the wood frame two-story property located at 106 North River Street, a building located due north of the Tusk Restaurant at the northeast corner of N. River and State Streets.

From a pure historical importance standpoint my research leads me to the opinion that this particular building has no historical importance other than some 1940's era signage found on the north side of the structure which advertise heating and air conditioning services. It is my opinion that if we desired to save this signage that the easiest way to do so would be to carefully cut its presence away from the existing building and preserve it as a piece of downtown memorabilia.

The existing building appears to offer little to preserve in my opinion. It remains as one of the few remaining all wood frame structures to be found in our downtown. I highly doubt that our current building codes would allow any structure similar to it to be built today. Given this fact, it appears to me that its historical importance, if such an aspect exists, is that it is an example of non-conforming building construction that Batavia would never allow to be built today.

The history of the building is that for many years, before the 1945 renumbering of our street network, the structure was numbered as 34 North River Street. It was occupied by George Howarth to run his business of grain and feed bag distributions. It appears that Mr. Howarth retired from the business around World War II and the structure was then occupied by Batavia resident Edgar "Andy" Anderson who ran a heating and air conditioning installation and repair business in it until the 1960's known around town as "Andy's Tin Shop." The address was changed to 106 North River Street and it was during this time period after World War II that the signage on the north side of the building was added. After Andy's Tin Shop left the business world, it is in my head that the building was used as a storage unit for the Thomas and Carlson Farm Implement firm which sold tractors and combines from the concrete block building now occupied by Tusk. Later it was purchased by Larson and Becker Company along with several other neighboring pieces of land on the east side of River Street. I know of no historical events which occurred within this particular property.

At the public meeting held by the Historical Preservation Commission on November 26, 2012, Brett Larson, representing the Larson family which owns the building, raised several questions about this proposed move. His questions would be the same one's I would have. Given the major investment which our city has made on River Street, I feel that this designation could offer a number of problems in the future redevelopment of the street which would be counter-productive to what appears to be the desire or direction that the current city council is seeking to go.

If nothing else, I would suggest that the 106 North River Street action be removed from any motions made tonight to allow for its further review and clarification.

MINUTES
January 28, 2013
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. Minutes 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. Any references to discussion and/or statements are only to provide greater clarity to the public and they may not reference all, some, or any of an individual speaker's comments.

1. Meeting Called to Order

Chairman Bus called the meeting to order at 5:36 p.m.

2. Roll Call

Members Present:	**Bus, Fessler, Sherer, Sullivan, and Vasilion**
Members Absent:	**Searl**
Also Present:	**Jeff Albertson, Building Commissioner; Mayor Schielke, and Connie Rizo, Recording Secretary**

3. Items to be removed, added, or changed

None.

4. Approval of Minutes: January 14, 2013

Motion:	To approve the 1/14/13 Historic Preservation Commission meeting minutes.
Maker:	Sullivan
Second:	Sherer
Voice vote:	5 Ayes, 0 Nays, Motion Carried.

5. COA Review: 227 West Wilson Street—Wall Sign Installation (Ossama Abdelnour, applicant)

Jeff Albertson advised that this sign was for the Fantastico's building on West Wilson Street. Albertson explained that the sign was removed and stored while the building was the Thai restaurant and has now been brought back out and reinstalled on the building. Albertson indicated it is the same sign that was removed and rehung in the same location. Albertson mentioned that the sign did not have a COA originally

because it was put into place before the Historic District was enacted. Albertson indicated that because the sign was gone for over a year a COA and a permit is required to reinstall the sign.

Albertson stated the sign is a carved wood sign with the three existing gooseneck lights that light the sign externally. Chairman Bus asked for clarification on the classification for this building. Albertson advised the building was classified as contributing.

The applicant was not present for this meeting.

The Commissioners were in favor of this wall sign installation. Ron Fessler pointed out that in the future it would be good to have the information in advance to understand the circumstances, especially as respects items that did not have a COA or did not submit a COA previously.

Motion:	To recommend approval of the COA for the wall sign installation as presented at 227 West Wilson Street.
Maker:	Vasilion
Second:	Sherer
Voice vote:	5 Ayes, 0 Nays, Motion Carried.

6. Historic District Classification Reconsideration—335 First Street

Jeff Albertson indicated 335 First Street was one of the five properties the Historic Preservation Commission began its review of last year. Albertson stated previously the HPC recommended four contributing properties to be upgraded to significant and one downgrade to non-contributing. Albertson explained that all five properties went to the **C**ommunity **D**evelopment **C**ommittee and the CDC at the request of the property owners asked that two of the properties return to the HPC for further discussion and review. Albertson added the other three properties have now been approved by the City Council for classification status as recommended by the HPC. Albertson indicated the property owners were present this evening to discuss this classification recommendation further.

Chairman Bus inquired if Albertson had a chance to further discuss with the property owner the difference between the classification of contributing and significant. Albertson stated he has not had any further discussions with the property owner since the HPC meeting of December 10, 2012. Chairman Bus asked Albertson to explain the difference between the classifications of contributing and significant focusing primarily on the different levels of protection afforded under the ordinance. Albertson stated there were no differences in process relative to renovation or demolition. Albertson explained that demolitions require a HPC recommendation and City Council approval whether the property is contributing or significant. Albertson stated remodeling is the same for both classifications and do not require City Council approval, but do require a

COA to be approved by the HPC whether classified as contributing or significant. Albertson pointed out the difference between the two classifications would be in the criteria and standards the property is held to.

Steve Vasilion stated that when façade grants are considered the HPC typically is more inclined to grant façade funds to buildings that are classified as significant. Chairman Bus inquired if 335 First Street was eligible for façade grant funds. Albertson replied 335 First Street was not eligible for façade grant funds because it is not in the TIF district.

Albertson showed a picture of the building that was part of the record for the historic district survey.

Vasilion stated there were a number of architectural features to the building at 335 First Street. Vasilion stated the home is a quaint and charming home with the level of detailing around the windows and bays that is exquisite, which is one of the characteristics that draws people to want to reside in Batavia homes such as these. Vasilion stated this Italianate-style structure was one of the reasons the HPC recommended the change in classification. Chairman Bus stated the building had vernacular carpentry and millwork. Vasilion stated it was more about the quality of the detailing and design of the building rather than any historically known person residing there. Chairman Bus pointed out the front porch had some alteration in the past, which differs from what the original front porch would have looked like. Chairman Bus commented that much of the original portions of this building were intact.

Chairman Bus inquired if Albertson knew when this building was constructed. Albertson replied he did not have that information. Vasilion opined the building was likely constructed in late 1800s or early 1900s.

Atty. Ralph Beck, 303 Meadowrue Lane, Batavia, Illinois, introduced himself and advised he was a member of the Bethany Lutheran Church, owners of 335 First Street. Beck stated along with him were John Clark, Ed McMullen, and Susan Witson. Beck indicated he had familiarity with 335 First Street since the early 1970s when the church purchased the building the first time. Beck indicated the church purchased the building the first time because of the landlock situation anticipating that at some point in time it might be necessary to make a trade. Chairman Bus explained that the house portion was sold off in 1978 or 1979 and they kept the back part and then repurchased it about 11 years ago because the church wanted to secure its borders. Beck stated there is no planned present use for the house, however, there potentially a possibility in the future to request for demolition.

Beck opined that 335 First Street had no compatibility with other properties on the same block, so that should not lend to being upgraded to significant. Beck commented he did not know whether the Italianate-style was distinctive enough to warrant an upgrade.

Beck asked for clarification on the degree of distinctiveness. Beck indicated the concern of the members of the Bethany Lutheran Church were if the property was classified as significant the property would be held to different standards and the church members would need to do comply with additional items.

Chairman Bus asked Beck to elaborate and provide specifics on the point he was making on the concerns of the church members.

Beck replied that it was there concern that at some point the church would not have the ability to use the building as much as desired for the use that they would like. Beck stated if 335 First Street was upgraded to the classification of significant the church was concerned about what may be required to maintain the building.

Beck inquired if there was a major renovation of the property what would be required to be approved and the cost associated if the building was classified as significant. Chairman Bus stated there is little, if any, difference in the standards between contributing and significant in terms of the HPC COA review. Albertson indicated the process for both buildings classified as contributing and significant is the same, but the level of scrutiny is different.

In reference to demolition, Albertson mentioned that one of the criteria is if preservation of a structure is deterrent to a major improvement, which is of benefit to the community, that is one of the criteria that the Commission can find in favor of demolition. Albertson stated even if it is a significant building, the standards for demolition are the same as they are for a contributing building. Albertson stated the standards of renovation may be different for buildings classified as significant and would be subject to more scrutiny and more work than possibly a contributing building would be for exterior portions of the building (i.e. siding, roofing, windows/trim, doors/trims, and porch). Albertson pointed out anything done inside the building is not subject to HPC review.

John Clark, 314 North Avenue, Batavia, Illinois, introduced himself and stated that he originally was before the HPC on 12/10/12. Clark stated the difference would be the HPC's scrutiny on projects like window replacement or siding replacement and cited that having the classification changed to significant would be more costly for the church to undergo remodeling projects such as those mentioned. Clark indicated these more costly projects would put an adverse burden on their non-profit organization.

Clark inquired why the HPC recommended upgrading 335 First Street to significant. Clark stated the area buildings do not share the same aesthetics. Vasilion stated it is not just the setting of the immediate block, but rather the community as a whole in the Historic District. Vasilion stated when the HPC was looking to make a designation on a building this building stands alone. Vasilion reiterated 335 First Street was a distinctive design type and the quality of the construction was nice, which would lead to its upgrade to significant.

Vasilion stated components that might be more costly to replace on 335 First Street would likely be window and door replacements because it would need to be correct for the time period the building represents.

Beck inquired if the HPC reviewed the properties in conducting the historic survey or did "experts" review the properties. Vasilion stated the HPC does the review.

Chairman Bus asked the Commissioners if they had any further comments. Vasilion stated he was comfortable with the recommendation previously proposed to upgrade 335 First Street to significant. Doris Sherer agreed with Vasilion and commented that when discussion took place originally on 335 First Street the discussion stemmed around the building being significant with the period of time in the history of Batavia when the residents lived there when it was originally built.

Mayor Schielke commented he was in agreement with the HPC on their comments about the architecture of 335 First Street. Mayor Schielke stated he possesses information from the previous town historian, Bill Wood, and commented that he reviewed the file on this property. Mayor Schielke mentioned that this property has had a number of occupants, so there is no one family or historical event that occurred on this property. Mayor Schielke stated behind this property to the north was the original addition of what became Grace McWayne School built in 1867, so this property would likely be from the late 1800s.

Chairman Bus stated when the HPC conducted its historic district survey 335 First Street stood out as being a building that should have been classified as significant from the onset. Chairman Bus stated 335 First Street is a great example of Italianate construction in Midwestern Batavia and has been remarkably well preserved.

Beck stated the members of the Bethany Lutheran Church object to 335 First Street being upgraded to the classification of significant.

Doug Sullivan inquired if the church had any concrete plans for 335 First Street.

Clark stated the church is in the process of going through a master plan and 335 First Street may have some significance to the church whether it be demolished or changed into a structure that houses offices. Clark mentioned that currently a family rents 335 First Street from the church. Clark mentioned just yesterday a task force was approved by the church to review their property matters.

Chairman Bus stated the standing recommendation from the HPC was to have the classification changed to significant. Chairman Bus asked if there was a motion by any of the Commissioners to amend the standing recommendation. No Commissioner made any further motion. Chairman Bus closed discussion on this agenda item.

Albertson added that this issue would now be heard before the CDC for the next step in the consideration process in the second week of February 2013. Sullivan asked why the CDC requested 335 First Street be returned to the HPC for further review. Albertson stated it was at the request of the property owner. Clark pointed out at the previous meeting Vasilion was not present to offer his comments from an architect's point of view. Vasilion offered his appreciation to the church members for their interest in the building and participating in the process.

7. Other

- Ron Fessler inquired about the status of the inspection process that is in place for the downtown area. Fessler commented in the past he understood the reason for the delay was that the City was understaffed. Fessler inquired how City Staff plans to implement the program further so as not to cause further delay. Albertson stated currently the City has been under discussions on this same topic. Albertson indicated the three properties that have been inspected are the old City Hall, Robbins Flowers, and the Foltos building. Albertson mentioned that corrections have been made to old City Hall and Robbins Flowers. Albertson stated with the current staffing it is difficult to work on the inspections. Albertson mentioned if the desire is to have the inspections done sooner other alternatives would need to be considered.

- Fessler inquired about the signage that was installed on the west side of the building for Kiss the Sky without a COA. Fessler expressed his concern about items not being addressed that have been brought up in the HPC meetings. Fessler suggested creating a way to monitor items that have been raised during the HPC meetings and seeing them to finalization. Fessler stated items in violation of the City Ordinance need to be dealt with. Vasilion suggested on the HPC Agenda there should be included items that are ongoing to continue to have them before the Committee and seeing that follow through occurs. Albertson stated he would add an agenda item for future HPC meetings that address these open issues. Albertson asked the Commissioners to provide him with a list of any items they still feel are outstanding. Vasilion mentioned the windows on the Marconi building on Rt. 31 and Wilson were on outstanding issue. Fessler mentioned the Anderson block building has issues. Sherer mentioned the sign for Invitations should be inside the brick border.

- Sherer asked Albertson to refresh her memory on the City Ordinance for a building classified as contributing or significant. Albertson stated the program Sherer was referring to was that City Staff would review those buildings in an attempt to preserve them and deal with any significant issues before they were neglected to the point of needing demolition. Albertson stated if the Commissioners noticed any buildings that were neglected they should notify the City. Chairman Bus suggested as a future agenda item there should be

discussion of any significant structures that appear to be deteriorating or are being neglected. Chairman Bus noted the tough economic times and the opportunity to notify property owners on potential grant opportunities where applicable.

- Fessler inquired about the façade improvement grant program. Albertson advised the funds are budgeted with a change in the funding and that there has been no finalization to this point about the grant program. Fessler suggested the HPC and City should be proactive and remind property owners that there are programs available to potentially assist them. Albertson stated staff was proposing a one-time amnesty for a property owner and assistance and then would require the property owner after that assistance to maintain their properties. Albertson stated Jason Bajor was continuing to work on this matter.

- Sherer commented that what was mentioned this evening about 335 First Street was previously discussed on 12/10/12. Chairman Bus agreed with Sherer and pointed out 335 First Street did not have a specific historic event occur there or person live there, but that the reason for the recommendation to significant was the architecture of the building and the representation of a period of time in Batavia's history. Sherer stated 335 First Street also represented a different income level in Batavia and this was an average Batavian's house. Vasilion stated he would like to know when 335 First Street goes before the CDC and City Council and spoke of the importance of someone from the HPC being present at those meetings. Albertson agreed. Chairman Bus stated hearing demolition so frequently during the discussion of 335 First Street was concerning. Sherer stated it was important to explain the criteria defining the classification of contributing and significant to property owners. Vasilion stated he would not object 335 First Street being moved rather than being demolished. Sherer agreed with Vasilion.

8. Adjournment

A motion to adjourn the meeting was made by Vasilion and Fessler seconded the motion to adjourn the meeting at 6:25 p.m. All were in favor and the motion was carried.

Minutes prepared by
Connie Rizo

CITY OF BATAVIA

DATE: **February 8, 2013**

TO: **Community Development Committee**

FROM: **Scott Buening, Community Development Director**

SUBJECT: **Annexation of City Owned Properties (old Railroad Rights-of-Way)**

Background and Analysis

The City acquired several parcels of the old Burlington Northern Right-of-Way throughout the last several decades as parcels became available. These parcels were never annexed to the City, as we were allowed to "jump over" the right-of-way under State Statutes. The parcels acquired include several acres of land in total and all are contiguous to the existing City limits.

The properties include various uses along the stretches owned by the City. Beginning at the north, there is a pedestrian trail from Walnut Street south to Morton Street. South of that includes the right-of-way of Morton Street and Garfield Street. Continuing south is the access drive to the former Mill Creek substation, as well as the substation site itself. Further south on this same parcel is the right-of-way of Hoover Road. A separate parcel south of that is the right-of-way of part of Bernadette Lane. Lastly there are four separate vacant parcels that are landlocked parcels adjacent to several single family parcels.

These properties can be simply annexed by the City by passage of an Ordinance annexing them under 65 ILCS 5/7-1-9 of the Illinois Compiled Statutes. Upon annexation the properties would be placed in the "default" R0 District. No rezoning of the properties is necessary at this time since they are primarily being used as open space, public roadway and trails. Notices are required to the Township and the Fire District at least 10 days prior to the annexation. In addition, notice is also required to the Township Highway Commissioner since several parcels are technically Township roads. This includes portions of Morton Street, Garfield Street, Hoover Road and Bernadette Lane. This notice has been or will be provided before action by the City Council.

Recommendation

Staff recommends approval of the annexation of these City owned parcels.

Attachments:

1. Ordinance 13-12 Annexing City-Owned Parcels.
2. Plats of Annexation.
3. Area Map.

Cc: Mayor & City Council
City Administrator
City Attorney
Press
File

CITY OF BATAVIA, ILLINOIS
ORDINANCE 13-12

AN ORDINANCE ANNEXING AND ZONING CERTAIN TERRITORY TO THE CITY OF BATAVIA, KANE AND DUPAGE COUNTIES, ILLINOIS

CITY OWNED PROPERTY-FORMER BURLINGTON NORTHERN PROPERTIES

ADOPTED BY THE
MAYOR AND CITY COUNCIL
____ DAY OF _____, 2013

Published in pamphlet form
by authority of the Mayor
and City Council of the City of Batavia,
Kane & DuPage Counties, Illinois,
This ____ day of _____, 2013

Prepared by:

City of Batavia
100 N. Island Ave.
Batavia, IL 60510

CITY OF BATAVIA, ILLINOIS
ORDINANCE 13-12

AN ORDINANCE ANNEXING AND ZONING CERTAIN TERRITORY TO THE CITY OF BATAVIA, KANE AND DUPAGE COUNTIES, ILLINOIS CITY OWNED PROPERTY-FORMER BURLINGTON NORTHERN PROPERTIES

WHEREAS, the City of Batavia, Kane and DuPage Counties, Illinois, owns several parcels of land that were formerly a part of the Burlington Northern Railroad all of which is legally described and depicted on the attached Plats of Annexation, attached as **EXHIBITS "A" and "B"** ("Subject Realty"); and

WHEREAS, the said territory is not within the corporate limits of any municipality but is contiguous to the City of Batavia; and

WHEREAS, the City is desirous of having these properties annexed into the City of Batavia; and

WHEREAS, legal notices regarding the intention of the City to annex said territory have been sent to all public bodies required to receive such notice by State Statute; and

WHEREAS, all petitions, documents, and other necessary legal requirements are in full compliance with the terms of said annexation, the Statutes of the State of Illinois, specifically 65 ILCS 5/7-1-9, and the requirements of the Batavia Municipal Code; and

WHEREAS, it is in the best interest of the City of Batavia that the territory described and depicted in **EXHIBITS "A" and "B"** be annexed thereto and the territory be zoned R0 Single Family pursuant to the City of Batavia Municipal Code;

NOW, THEREFORE, BE IT HEREBY ORDAINED by the City Council of the City of Batavia, Kane and DuPage Counties, Illinois as follows:

SECTION 1: That the territory described as attached hereto on **EXHIBITS "A" and "B"** is hereby annexed to the City of Batavia, Kane and DuPage Counties, Illinois.

SECTION 2: That said territory described as attached on **EXHIBITS "A" and "B"** is hereby zoned R0 Single Family, under the terms and conditions of the Batavia Municipal Code.

SECTION 3: That the City Clerk is hereby directed to record with the Kane County Recorder and to file with the County Clerk a certified copy of this Ordinance, together with an accurate map of the territory annexed appended to said Ordinance.

SECTION 4: That the official zoning map of the City of Batavia is hereby amended in conformance with the terms of this Ordinance.

SECTION 5: This Ordinance 13-12 shall be in full force and effect upon its passage, presentation and approval according to law.

PRESENTED to and **PASSED** by the City Council of the City of Batavia, Illinois, this ___ day of _____, 2013.

APPROVED by me as Mayor of said City of Batavia, Illinois, this ____ day of _____, 2013.

_____

Jeffery D. Schielke, Mayor

Ward	Aldermen	Ayes	Nays	Absent	Abstain	Aldermen	Ayes	Nays	Absent	Abstain
1	O'Brien					Sparks				
2	Dietz					Wolff				
3	Jungels					Chanzit				
4	Volk					Stark				
5	Frydendall					Thelin Atac				
6	Liva					Clark				
7	Tenuta					Brown				
Mayor Schielke										

VOTE: Ayes Nays Absent Abstention(s)
Total holding office: Mayor and 14 aldermen

ATTEST:

_____

Heidi Wetzel, City Clerk

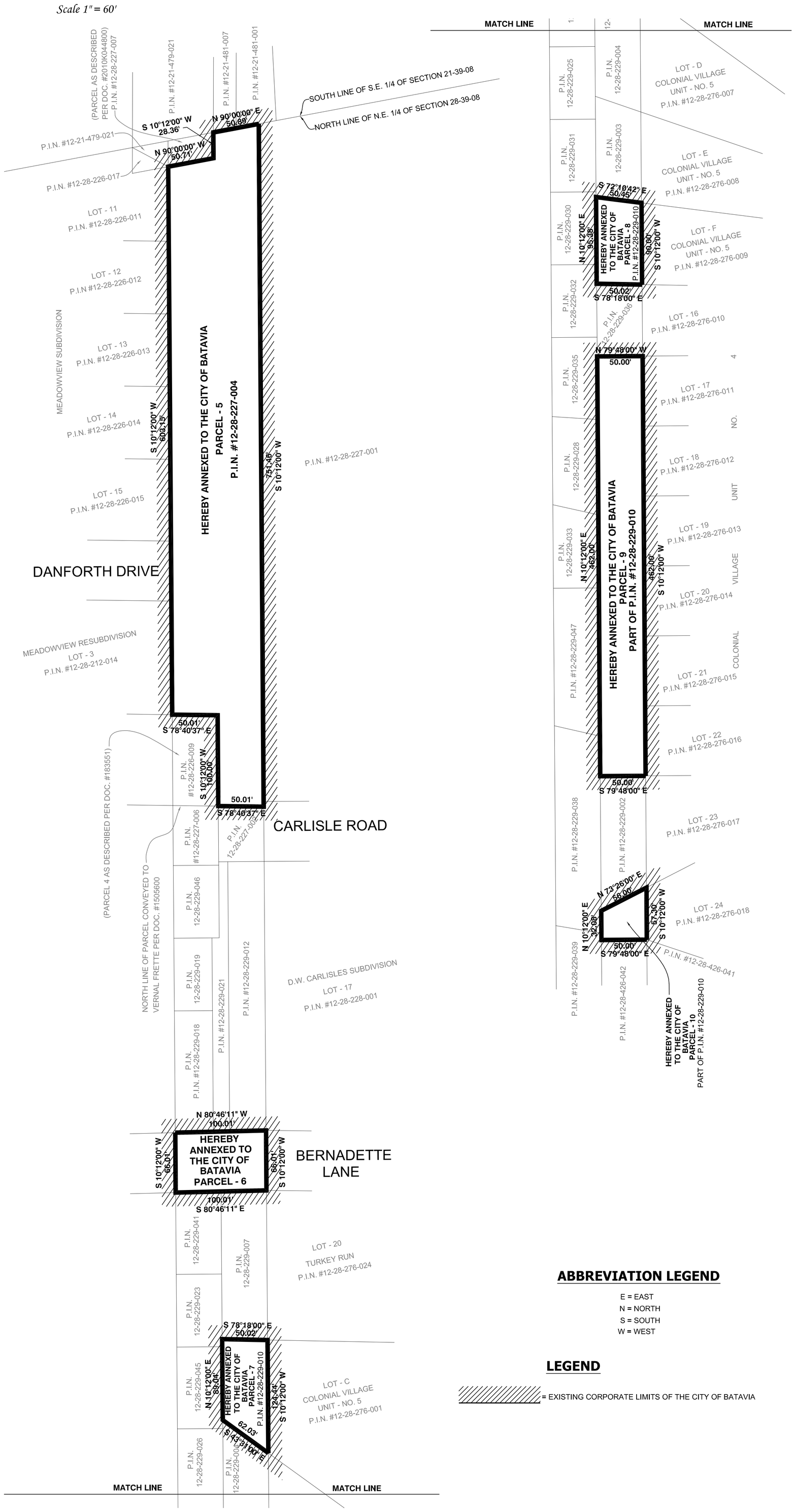
TOTAL AREA OF ANNEXATION: 109639.8± SQUARE FEET OR 2.517± ACRES

Plat of Annexation

To the City of Batavia, Illinois.
Being Part of the Northeast Quarter of Section 28, Township 39 North, Range 8 East of the Third Principal Meridian, in Kane County, Illinois.

P.I.N. #12-28-227-007
#12-28-229-010
PART OF BERNADETTE LANE

North
Scale 1" = 60'



LEGAL DESCRIPTION FOR PARCEL 5:

THAT PART OF THE NORTHEAST QUARTER OF SECTION 21, TOWNSHIP 39 NORTH, RANGE 8, EAST OF THE THIRD PRINCIPAL MERIDIAN, KANE COUNTY, ILLINOIS, MORE PARTICULARLY DESCRIBED AS FOLLOWS: THAT PART OF THE FORMER BURLINGTON NORTHERN INC.'S NIFA TO WEST BATAVIA, ILLINOIS BRANCH LINE, NOW REMOVED, AS DESCRIBED IN QUIT CLAIM DEED RECORDED FEBRUARY 9, 1981 AS DOCUMENT NO. 1568507, LYING SOUTHERLY OF THE NORTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 28, AND NORTHERLY OF THE NORTH LINE AND ITS EXTENSION EASTERLY OF THAT CERTAIN PARCEL OF LAND CONVEYED BY BURLINGTON NORTHERN INC. TO VERNAL FRETTE BY QUIT CLAIM DEED RECORDED APRIL 26, 1979 AS DOCUMENT NUMBER 1505600; (EXCEPT THAT PART AS DESCRIBED IN WARRANTY DEED RECORDED JULY 14, 2010 AS DOCUMENT NUMBER 2010K044800, AND ALSO EXCEPT THAT PART AS DESCRIBED IN PARCEL 4 IN WARRANTY DEED RECORDED APRIL 21, 1987 AS DOCUMENT NUMBER 1835591.

AREA = 67733 +/- SQUARE FEET OR 1.555 +/- ACRES

P.I.N. # 12-28-227-004

LEGAL DESCRIPTION FOR PARCEL 6:

THAT PART OF THE NORTHEAST QUARTER OF SECTION 28, TOWNSHIP 39 NORTH, RANGE 8, EAST OF THE THIRD PRINCIPAL MERIDIAN, KANE COUNTY, ILLINOIS, MORE PARTICULARLY DESCRIBED AS FOLLOWS: THAT PART OF THE FORMER BURLINGTON NORTHERN INC.'S NIFA TO WEST BATAVIA, ILLINOIS BRANCH LINE, NOW REMOVED, AS DESCRIBED IN QUIT CLAIM DEED RECORDED FEBRUARY 9, 1981 AS DOCUMENT NO. 1568507, LYING NORTHERLY OF THE SOUTHERLY LINE OF BERNADETTE LANE AND LYING SOUTHERLY OF THE NORTHERLY LINE OF BERNADETTE LANE.

AREA = 6601 +/- SQ. FT. OR 0.152 +/- ACRES

PART OF BERNADETTE LANE

LEGAL DESCRIPTION FOR PARCEL 7:

THAT PART OF THE NORTHEAST QUARTER OF SECTION 28, TOWNSHIP 39 NORTH, RANGE 8, EAST OF THE THIRD PRINCIPAL MERIDIAN, KANE COUNTY, ILLINOIS, MORE PARTICULARLY DESCRIBED AS FOLLOWS: THAT PART OF THE FORMER BURLINGTON NORTHERN INC.'S NIFA TO WEST BATAVIA, ILLINOIS BRANCH LINE, NOW REMOVED, AS DESCRIBED IN QUIT CLAIM DEED RECORDED FEBRUARY 9, 1981 AS DOCUMENT NO. 1568507, ADJACENT TO AND WESTERLY OF LOT C OF COLONIAL VILLAGE, UNIT 5, BEING A SUBDIVISION OF PART OF THE NORTHEAST QUARTER OF SAID SECTION 28, ACCORDING TO THE PLAT THEREOF RECORDED JULY 3, 1957 AS DOCUMENT NUMBER 838250.

AREA = 5337 +/- SQ. FT. OR 0.123 +/- ACRES

PART OF P.I.N. # 12-28-229-010

LEGAL DESCRIPTION FOR PARCEL 8:

THAT PART OF THE NORTHEAST QUARTER OF SECTION 28, TOWNSHIP 39 NORTH, RANGE 8, EAST OF THE THIRD PRINCIPAL MERIDIAN, KANE COUNTY, ILLINOIS, MORE PARTICULARLY DESCRIBED AS FOLLOWS: THAT PART OF THE FORMER BURLINGTON NORTHERN INC.'S NIFA TO WEST BATAVIA, ILLINOIS BRANCH LINE, NOW REMOVED, AS DESCRIBED IN QUIT CLAIM DEED RECORDED FEBRUARY 9, 1981 AS DOCUMENT NO. 1568507, ADJACENT TO AND WESTERLY OF LOT F OF COLONIAL VILLAGE, UNIT 5, BEING A SUBDIVISION OF PART OF THE NORTHEAST QUARTER OF SAID SECTION 28, ACCORDING TO THE PLAT THEREOF RECORDED JULY 3, 1957 AS DOCUMENT NUMBER 838250.

AREA = 4634 +/- SQ. FT. OR 0.106 +/- ACRES

PART OF P.I.N. # 12-28-229-010

LEGAL DESCRIPTION FOR PARCEL 9:

THAT PART OF THE NORTHEAST QUARTER OF SECTION 28, TOWNSHIP 39 NORTH, RANGE 8, EAST OF THE THIRD PRINCIPAL MERIDIAN, KANE COUNTY, ILLINOIS, MORE PARTICULARLY DESCRIBED AS FOLLOWS: THAT PART OF THE FORMER BURLINGTON NORTHERN INC.'S NIFA TO WEST BATAVIA, ILLINOIS BRANCH LINE, NOW REMOVED, AS DESCRIBED IN QUIT CLAIM DEED RECORDED FEBRUARY 9, 1981 AS DOCUMENT NO. 1568507, ADJACENT TO AND WESTERLY OF LOTS 17 TO 22 INCLUSIVE, OF COLONIAL VILLAGE, UNIT 4, BEING A SUBDIVISION OF PART OF THE NORTHEAST QUARTER OF SAID SECTION 28, ACCORDING TO THE PLAT THEREOF RECORDED FEBRUARY 10, 1956 AS DOCUMENT NUMBER 800808.

AREA = 23,100 +/- SQ. FT. OR 0.530 +/- ACRES

PART OF P.I.N. # 12-28-229-010

LEGAL DESCRIPTION FOR PARCEL 10:

THAT PART OF THE NORTHEAST QUARTER OF SECTION 28, TOWNSHIP 39 NORTH, RANGE 8, EAST OF THE THIRD PRINCIPAL MERIDIAN, KANE COUNTY, ILLINOIS, MORE PARTICULARLY DESCRIBED AS FOLLOWS: THAT PART OF THE FORMER BURLINGTON NORTHERN INC.'S NIFA TO WEST BATAVIA, ILLINOIS BRANCH LINE, NOW REMOVED, AS DESCRIBED IN QUIT CLAIM DEED RECORDED FEBRUARY 9, 1981 AS DOCUMENT NO. 1568507, ADJACENT TO AND WESTERLY OF LOT 24 OF COLONIAL VILLAGE, UNIT 4, BEING A SUBDIVISION OF PART OF THE NORTHEAST QUARTER OF SAID SECTION 28, ACCORDING TO THE PLAT THEREOF RECORDED FEBRUARY 10, 1956 AS DOCUMENT NUMBER 800808.

AREA = 2235 +/- SQ. FT. OR 0.051 +/- ACRES

PART OF P.I.N. # 12-28-229-010

CITY CLERK'S CERTIFICATION

STATE OF ILLINOIS)
) SS
COUNTY OF KANE)

THIS IS TO CERTIFY THAT THE ATTACHED PLAT OF ANNEXATION IS IDENTIFIED AS THAT INCORPORATED INTO AND MADE A PART OF THE CITY OF BATAVIA UNDER ORDINANCE NUMBER _____, ADOPTED BY THE MAYOR AND CITY COUNCIL OF SAID CITY, ON THE _____ DAY OF _____, 2013.

ATTEST: _____
CITY CLERK

BY: _____
MAYOR

RECORDER'S CERTIFICATION

STATE OF ILLINOIS)
) SS
COUNTY OF KANE)

THIS INSTRUMENT NUMBER _____ WAS FILED FOR RECORD IN THE RECORDER'S OFFICE OF KANE COUNTY, ILLINOIS, THIS _____ DAY OF _____, 2013, AT _____ O'CLOCK _____M.

_____
RECORDER

SURVEYOR'S CERTIFICATE

STATE OF ILLINOIS)
) SS
COUNTY OF KANE)

THIS IS TO CERTIFY THAT THE PLAT HEREON DRAWN WAS PREPARED UNDER MY DIRECT SUPERVISION FROM EXISTING RECORDS AND PLATS FOR THE PURPOSE OF ANNEXING PROPERTY TO THE CITY OF BATAVIA AND THAT SAID PLAT IS AN ACCURATE DEPICTION OF THE HEREON DESCRIBED LANDS.

DATED AT _____, ILLINOIS, THIS _____ DAY OF _____, A.D., 2013.

_____
ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 2580

ABBREVIATION LEGEND

E = EAST
N = NORTH
S = SOUTH
W = WEST

LEGEND

= EXISTING CORPORATE LIMITS OF THE CITY OF BATAVIA

Ridgeline CONSULTANTS
CONSULTING ENGINEERS
LAND SURVEYORS

GEORGE H. SKULAVIK P.L.S 2580 EXPIRATION DATE 11/30/2014
STACY L. STEWART P.L.S. 3415 EXPIRATION DATE 11/30/2014
PROFESSIONAL DESIGN FIRM NO. 184-004766

1661 AUCUTT ROAD
MONTGOMERY, ILLINOIS 60538
PHONE 630-801-7927 FAX 630-701-1385

Rev. Date	Rev. Description

Book #: RL-	Dwg. Size: U
Drawn By: TLC	Checked By: GHS
Reference:	
Date: JANUARY 31, 2013.	
Client: CITY OF BATAVIA	
Project Number: 2012-0508-Annex	

TOTAL AREA OF ANNEXATION: 47,840± SQUARE FEET OR 1.098± ACRES

Plat of Annexation

To the City of Batavia, Illinois.
Being Part of the Southeast Quarter of Section 21,
Township 39 North, Range 8 East of the Third Principal
Meridian, in Kane County, Illinois.

P.I.N. #12-21-476-029
#12-21-480-005
#12-21-481-007
PART OF MORTON STREET

North
Scale 1" = 50'

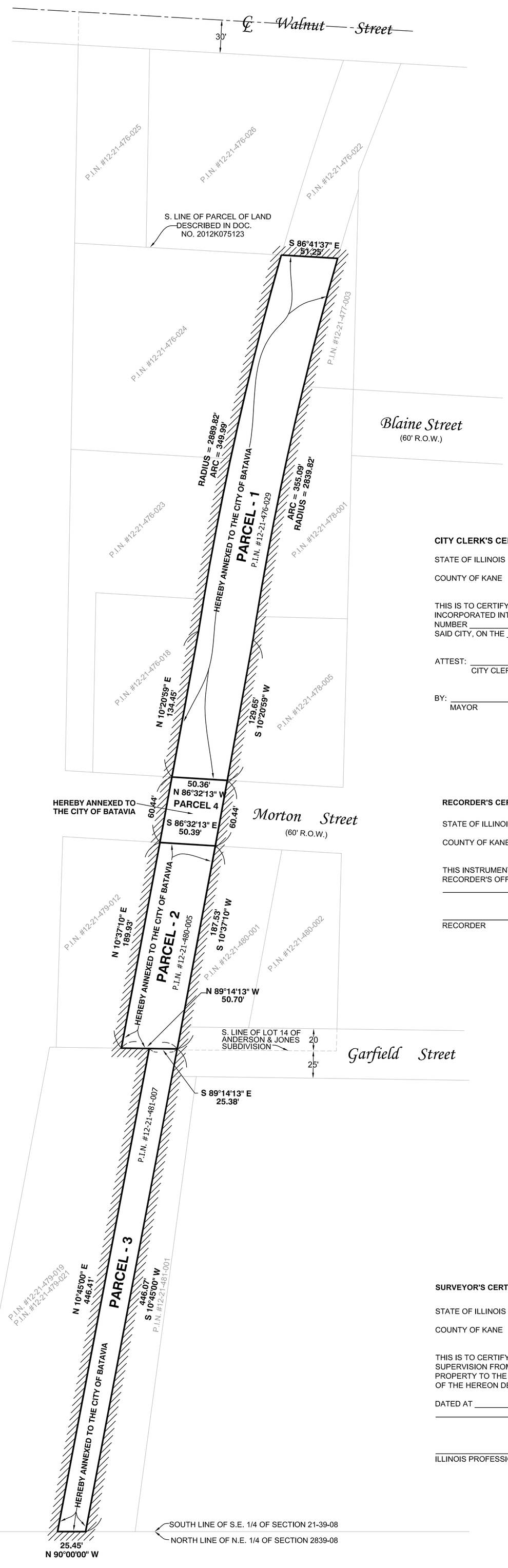
0' 50' 100' 150'

ABBREVIATION LEGEND

E = EAST
N = NORTH
S = SOUTH
W = WEST

LEGEND

= EXISTING CORPORATE LIMITS OF THE CITY OF BATAVIA



LEGAL DESCRIPTION FOR PARCEL 1:

THAT PART OF THE SOUTHEAST QUARTER OF SECTION 21, TOWNSHIP 39 NORTH, RANGE 8, EAST OF THE THIRD PRINCIPAL MERIDIAN, KANE COUNTY, ILLINOIS, MORE PARTICULARLY DESCRIBED AS FOLLOWS: THAT PART OF THE FORMER BURLINGTON NORTHERN INC.'S NIFA TO WEST BATAVIA, ILLINOIS BRANCH LINE, NOW REMOVED, AS DESCRIBED IN QUIT CLAIM DEED RECORDED FEBRUARY 9, 1981 AS DOCUMENT NO. 1568507, LYING NORTHERLY OF THE NORTHERLY RIGHT OF WAY LINE OF MORTON STREET, AND SOUTHERLY OF THE EASTERLY EXTENSION OF THE SOUTHERLY LINE OF A PARCEL OF LAND DESCRIBED IN DOCUMENT NO. 2012K075123.

AREA = 24,229 +/- SQ. FT. OR 0.556 +/- ACRES

P.I.N. 12-21-476-029

LEGAL DESCRIPTION FOR PARCEL 2:

THAT PART OF THE SOUTHEAST QUARTER OF SECTION 21, TOWNSHIP 39 NORTH, RANGE 8, EAST OF THE THIRD PRINCIPAL MERIDIAN, KANE COUNTY, ILLINOIS, MORE PARTICULARLY DESCRIBED AS FOLLOWS: THAT PART OF THE FORMER BURLINGTON NORTHERN INC.'S NIFA TO WEST BATAVIA, ILLINOIS BRANCH LINE, NOW REMOVED, AS DESCRIBED IN QUIT CLAIM DEED RECORDED FEBRUARY 9, 1981 AS DOCUMENT NO. 1568507, LYING SOUTHERLY OF THE SOUTHERLY RIGHT OF WAY LINE OF MORTON STREET, AND NORTHERLY OF THE WESTERLY EXTENSION OF THE SOUTHERLY LINE OF LOT 14 OF ANDERSON AND JONES SUBDIVISION PER DOCUMENT NO. 19620.

AREA = 9432 +/- SQ. FT. OR 0.217 +/- ACRES

P.I.N. 12-21-480-005

LEGAL DESCRIPTION FOR PARCEL 3:

THAT PART OF THE SOUTHEAST QUARTER OF SECTION 21, TOWNSHIP 39 NORTH, RANGE 8, EAST OF THE THIRD PRINCIPAL MERIDIAN, KANE COUNTY, ILLINOIS, MORE PARTICULARLY DESCRIBED AS FOLLOWS: THAT PART OF THE FORMER BURLINGTON NORTHERN INC.'S NIFA TO WEST BATAVIA, ILLINOIS BRANCH LINE, NOW REMOVED, AS DESCRIBED IN QUIT CLAIM DEED RECORDED FEBRUARY 9, 1981 AS DOCUMENT NO. 1568507, LYING NORTHERLY OF THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 21, AND SOUTHERLY OF THE WESTERLY EXTENSION OF THE SOUTHERLY LINE OF LOT 14 OF ANDERSON AND JONES SUBDIVISION PER DOCUMENT NO. 19620.

AREA = 11,156 +/- SQ. FT. OR 0.256 +/- ACRES

P.I.N. 12-21-481-007

LEGAL DESCRIPTION FOR PARCEL 4:

THAT PART OF THE SOUTHEAST QUARTER OF SECTION 21, TOWNSHIP 39 NORTH, RANGE 8, EAST OF THE THIRD PRINCIPAL MERIDIAN, KANE COUNTY, ILLINOIS, MORE PARTICULARLY DESCRIBED AS FOLLOWS: THAT PART OF THE FORMER BURLINGTON NORTHERN INC.'S NIFA TO WEST BATAVIA, ILLINOIS BRANCH LINE, NOW REMOVED, AS DESCRIBED IN QUIT CLAIM DEED RECORDED FEBRUARY 9, 1981 AS DOCUMENT NO. 1568507, LYING NORTHERLY OF THE SOUTH LINE OF MORTON STREET AND LYING SOUTHERLY OF THE NORTH LINE OF MORTON STREET.

AREA = 3023 SQ. FT. OR 0.069 ACRES

CITY CLERK'S CERTIFICATION

STATE OF ILLINOIS)
) SS
COUNTY OF KANE)

THIS IS TO CERTIFY THAT THE ATTACHED PLAT OF ANNEXATION IS IDENTIFIED AS THAT INCORPORATED INTO AND MADE A PART OF THE CITY OF BATAVIA UNDER ORDINANCE NUMBER _____, ADOPTED BY THE MAYOR AND CITY COUNCIL OF SAID CITY, ON THE _____ DAY OF _____, 2013.

ATTEST: _____
CITY CLERK

BY: _____
MAYOR

RECORDER'S CERTIFICATION

STATE OF ILLINOIS)
) SS
COUNTY OF KANE)

THIS INSTRUMENT NUMBER _____ WAS FILED FOR RECORD IN THE RECORDER'S OFFICE OF KANE COUNTY, ILLINOIS, THIS _____ DAY OF _____, 2013, AT _____ O'CLOCK _____M.

_____
RECORDER

SURVEYOR'S CERTIFICATE

STATE OF ILLINOIS)
) SS
COUNTY OF KANE)

THIS IS TO CERTIFY THAT THE PLAT HEREON DRAWN WAS PREPARED UNDER MY DIRECT SUPERVISION FROM EXISTING RECORDS AND PLATS FOR THE PURPOSE OF ANNEXING PROPERTY TO THE CITY OF BATAVIA AND THAT SAID PLAT IS AN ACCURATE DEPICTION OF THE HEREON DESCRIBED LANDS.

DATED AT _____, ILLINOIS, THIS _____ DAY OF _____, A.D., 20 _____.

_____
ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 2580

Ridgeline CONSULTANTS
CONSULTING ENGINEERS
LAND SURVEYORS

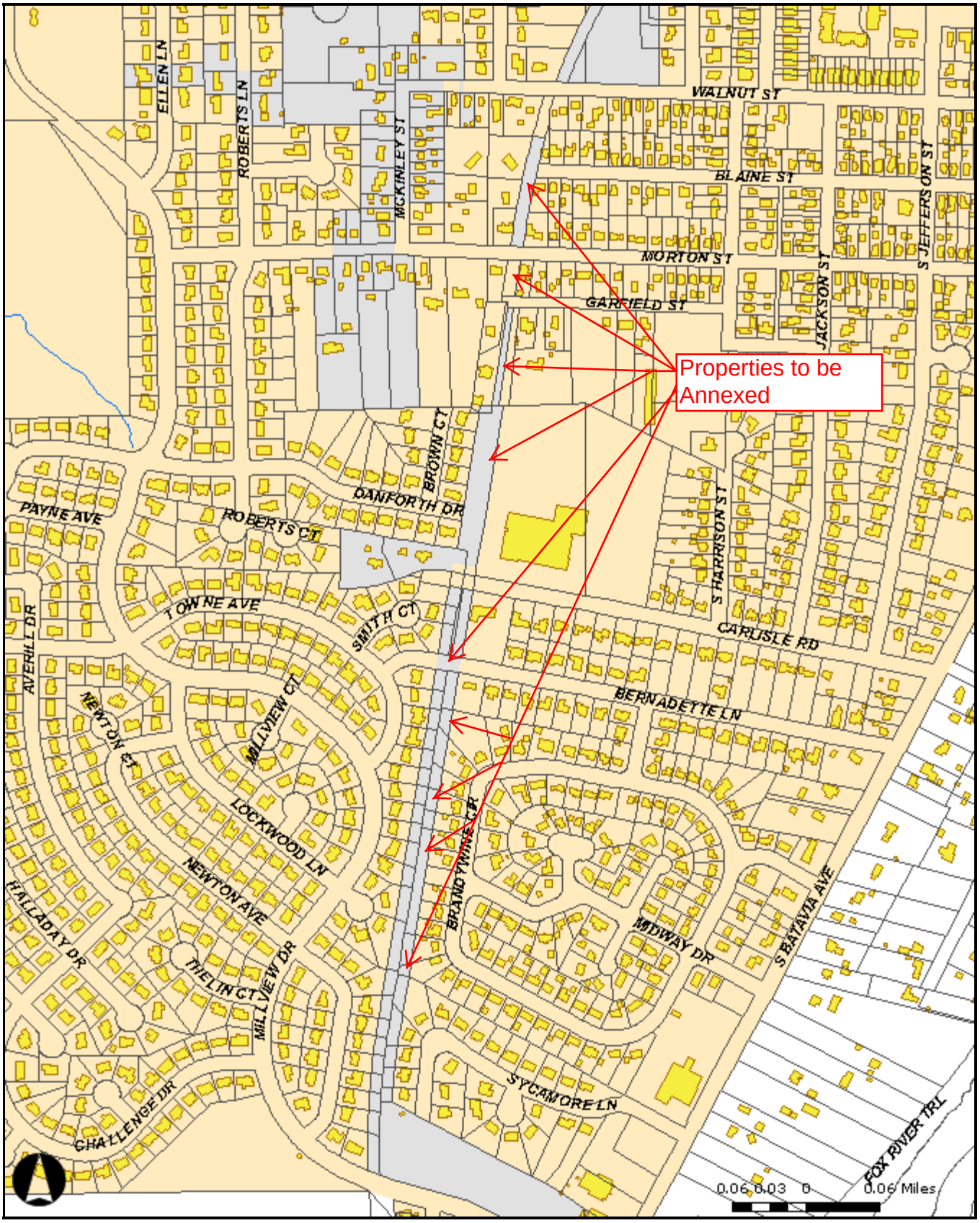
GEORGE H. SKULAVIK P.L.S 2580 EXPIRATION DATE 11/30/2014
STACY L. STEWART P.L.S. 3415 EXPIRATION DATE 11/30/2014
PROFESSIONAL DESIGN FIRM NO. 184-004766

1661 AUCUTT ROAD
MONTGOMERY, ILLINOIS 60538
PHONE 630-801-7927 FAX 630-701-1385

Rev. Date	Rev. Description

Book #: RL-	Dwg. Size: U
Drawn By: TLC	Checked By: GHS
Reference:	
Date: DECEMBER 28, 2012	
Client: CITY OF BATAVIA	
Project Number: 2012-0508-Annex	

Batavia WebGIS



PARCELS

BUILDINGS

STREETS LG SCALE

CREEKS

Batavia Twp

City of Batavia

DISCLAIMER

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CITY OF BATAVIA

DATE: **February 13, 2013**
TO: **Community Development Committee**
FROM: **Jason Bajor, Assistant City Administrator**
Scott Buening, Director of Community Development
SUBJECT: **Discussion of City Development Incentives**

Issue: At the January 15, 2013, Community Development Committee (CDC) meeting, the Committee reviewed proposed changes to the Downtown Improvement and Façade Grant programs. As a follow-up to that meeting, on January 30, 2013, staff met with representatives of the Batavia Chamber of Commerce and Batavia MainStreet to garner their feedback on the proposed changes. This matter now comes before the CDC for a second time to review the proposed changes with the additional input from the Batavia Chamber of Commerce and Batavia MainStreet.

Results of the Batavia Chamber and MainStreet Meeting: The following is a summary of the viewpoints expressed at the joint Batavia Chamber and Mainstreet meeting:

- Both organizations are very supportive of the grant programs and stressed the importance of them continuing to be a part of the City's overall economic development efforts – they provide the City with a competitive advantage over other communities when potential investors are looking to locate their business.
- There are concerns over reducing the Downtown Improvement Grant amount from $25,000 to $10,000 – typical build-out projects often surpass this reduced amount. This may serve to deter potential projects from moving forward. There was also the suggestion of pooling the total grant amounts (currently split between the Façade and DIG) to be more flexible to changing market desires as well as possibly raising the total budget amounts for both grants.
- The City should incorporate a financial review of the applicant as well as an economic development assessment of the viability of the applicant's intended purpose for the grant(s) (i.e. is this a desired business that will positively impact the downtown and to what degree). The group emphasized that a qualitative economic development assessment should also be included in the recommendation to the CDC/City Council.
- The Micro Loan Program could/should be viewed as a next-tier incentive program above the grant programs and below a more comprehensive redevelopment agreement.
- The Downtown Improvement Grant should strictly focus on internal building improvements and stay away from tenant-related improvements. For example, primary electrical & plumbing work, accessibility improvements, etc. are viewed positively, while tenant-specific painting and flooring/carpeting are not items that should be supported via the grant.

- A signage grant program, or some other form of assistance within the existing grant programs, should also be implemented.
- Greater promotional efforts as to grant recipients and the successes they have realized due the grants' assistance need to be implemented. This would include some sort of visible window sign or similar device that would let customers know that the City's grant efforts were part of the businesses' existence. This would include temporary signage during construction as well as a permanent sign showing that they have received funds in the past.

Proposed Changes to the Façade and Downtown Improvement Grant Programs: Below are outlines of both grant programs along with the proposed changes to each that staff had previously presented.

The following are the current provisions and proposed changes to the Façade Grant Program (i.e. external building improvements):

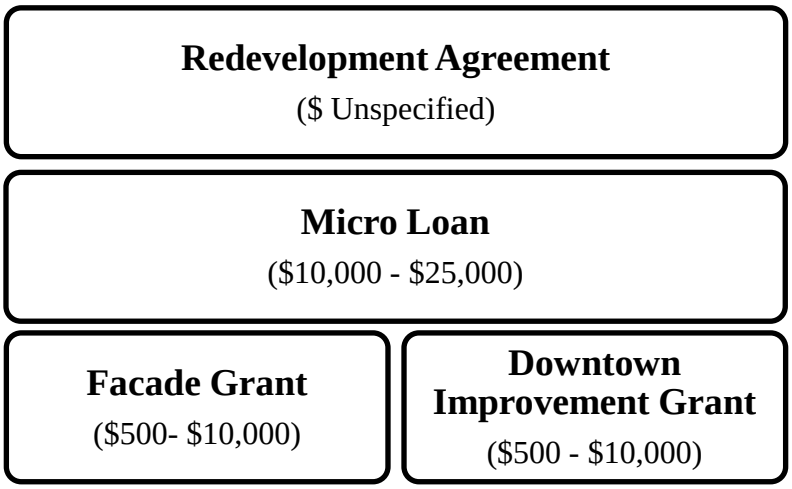
- Maintain the 50/50 match provision between property/business owner and the City.
- Maintain the minimum project budget of $1,000 (i.e. minimum grant of $500) but raise the maximum project budget amount from $10,000 to $20,000 (i.e. maximum grant of $10,000).
- Property owner must be co-applicant with any business requesting assistance.
- Include an economic development assessment of the project's impact/value for the City Council's consideration prior to approval.
- Include tuck pointing as an allowable improvement for grant eligibility, however, under a one-time only provision.
- Include business signage as an allowable improvement for grant eligibility; with guidelines as to permitted and non-permitted signage types and a claw back/refund provision should the business close prior to a suitable time period.

The following are the current provisions and proposed changes to the Downtown Improvement Grant Program (i.e. internal building improvements):

- Maintain the 50/50 match provision between property/business owner and the City.
- Reduce the minimum project budget to $1,000, down from $2,500 (i.e. minimum grant of $500) and also reduce the maximum project budget amount from $50,000 down to $20,000 (i.e. maximum grant of $10,000).
- Include an economic development assessment of the project's impact/value for the City Council's consideration prior to approval.
- Restrict the allowable improvements for grant eligibility to accessibility improvements and permanent, code-related construction and remodeling (i.e. electric, plumbing, etc.).
- Property owner must be co-applicant with any business requesting assistance.

Micro Loan or Redevelopment Agreement: In addition to the grants described above, an applicant would still be able to request additional funding under the current Micro Loan Program (for loans up to $25,000) in addition to larger funding assistance within a more comprehensive Redevelopment Agreement.

The following graphic depicts the various programs and their relationships within the overall incentive "tool box":



Conclusion: From the dialogue among the Community Development Committee, Batavia Chamber of Commerce, Batavia Main Street and city staff, it would appear there is support for continuing with the grant programs. It is also apparent that a greater level of financial background and qualitative assessment of the potential project is desired, in addition to moving forward with some form of assistance toward business signage. What is less clear is whether the maximum grant amount associated with the Downtown Improvement Grant should remain at its current level or be reduced as originally suggested. Staff welcomes a dialogue with the CDC to determine whether these suggested changes are acceptable before proceeding to the City Council for final approval.

Please feel free to contact either Jason Bajor or Scott Buening if you have questions.

attachments: Downtown Improvement Grant Narrative and Application

Façade Improvement Grant Narrative and Application

cc: Bill McGrath, City Administrator
Peggy Colby, Director of Finance
Jeff Albertson, Building Commissioner
Meredith Hannah, Economic Development Analyst

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City of Batavia Downtown Improvement Grant Program

INTRODUCTION

The Downtown Improvement Grant Program is designed to enhance the overall economic viability and appearance of downtown Batavia by assisting in the funding of improvements that will lead to additional business activity in the downtown. The City of Batavia will provide matching grants to encourage improvements to the interior ~~and exterior~~ of downtown buildings to make them more attractive and code compliant for new and expanding businesses. Under the program building or business owners are eligible for up to 50% of the actual improvement costs, up to a maximum amount of $~~25~~10,000. Applications will be accepted on an ongoing basis and grants will be awarded based on goals for the downtown contained in adopted Redevelopment Plans, the Comprehensive Plan and other City Council objectives. Grants will be awarded depending on the availability of funds.

The Director of Community Development (the Director), or his/her designee, is responsible for staff administration of the Downtown Improvement Program.

APPLICATION POLICIES

A. Eligibility

1. Projects must be located in a Tax Increment Finance (TIF) district.
2. Projects must have a minimum total budget of $~~2~~1,000~~,500~~.00.
3. Projects eligible for grants may receive reimbursement for up to 50% of the actual improvement costs to a maximum grant of $~~25~~10,000.
4. Eligible improvements include, but are not necessarily limited to:
   - Accessibility improvements for handicapped persons
   - Energy conservation improvements
   - Electrical work, including service upgrades
   - Fire alarm systems
   - Fire sprinkler system installation or upgrade, including any needed water service improvements
   - Heating, ventilation and air conditioning
   - Lighting
   - ~~Painting~~
   - Plumbing

- Restoration of historic interior architectural features, including ceilings, light fixtures, floors and architectural detailing
- ~~Tenant improvements for a new, expanding or relocated business~~
- Utility service upgrades, including water and sewer
- ~~Exterior improvements eligible under the Façade Grant Program, only in conjunction with eligible interior improvements~~

5. Projects and expenses such as the following are not eligible:

- Building or land acquisition
- Design services, including architectural and interior design
- Emergency or safety-related demolition expenses
- Exterior improvements eligible under the Façade Grant Program

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- Flood or water damage repairs
- Furnishings, equipment or personal property not affixed to the real estate
- Legal fees
- Maintenance work
- New construction or building expansion projects
- Painting
- Parking lot resurfacing
- Pest extermination
- Structural repairs
- Work begun prior to application submittal or done without a required building permit; work done after application submittal may be eligible for grant funding at the discretion of the City Council
- Work proposed on property with an active code compliance citation

B. Evaluation Criteria

The Secretary of the Interior's Standards for Rehabilitation, in conjunction with the Batavia Historic Preservation Commission Design Guidelines, shall be used as the evaluation criteria for exterior work. Interior work will be evaluated based on the contribution the project will make to downtown redevelopment and business expansion goals.

C. Demolition

While emergency, safety-related and minor exploratory demolition may be necessary, such demolition may prohibit inclusion in the Program.

D. Contractors

Qualified Applicants may serve as their own contractor, but only the cost of materials will be considered eligible expenses to be funded by the grant.

APPLICATION PROCEDURES

1. Applicants shall contact the Community Development Department to establish potential eligibility of proposed improvements.
2. A complete application form shall be submitted to the Community Development Department, including appropriate drawings, budget estimates, two current bids for the proposed work, and proof of ownership or executed lease with owner's written consent. Building Owners are required to be co-applicants on any grant application.
3. Grant applications may be submitted at any time.
4. Applicants shall submit at least two formal written bids for all work being proposed in the project. The application shall contain the names of contractors, copies of all bids and anticipated dates of construction and completion. Sole source bidding may be approved by the CDC for specialized work if reasonable attempts to obtain a second bid have been unsuccessful. Contractor Applicants shall submit copies of estimates for all materials, along with anticipated dates of construction and completion, as part of the application.
5. The Applicant or a designated representative is expected to attend all meetings of the Community Development Committee (CDC) when the application is being discussed. The CDC will not take action on an application unless the Applicant or a representative is present.
6. The CDC shall make a formal recommendation to the City Council on each application.
7. Revised plans shall be submitted to the Director prior to scheduling the application for a City Council agenda if the CDC requests changes.
8. If the CDC recommends approval, the application and a Grant Agreement shall be forwarded to the City Council for approval.
9. If approved by the City Council, the Agreement shall be signed by the Applicant, -Property Owner and the City of Batavia as provided in section 6 of Administrative Procedures, below.

10. Applicants shall apply for and receive a building permit prior to undertaking any work requiring a permit under the Building Code. The building permit fee will be waived for all work approved under the Downtown Improvement Grant Program.

Comment [sb1]: Are we waiving building permit fees for grant projects?

11. Construction shall proceed according to the approved plans and subject to periodic inspections. Construction must be completed within 180 days of execution of the Agreement, unless a written extension is granted by the Director.

12. Applicants shall submit final receipts and lien waivers to the Community Development Department to request reimbursement.

13. Applicants shall maintain the property without changes or alterations to work funded by the Downtown Improvement Grant Program for a period of three (3) years from the date of completion. The City Council may require the owner of the benefiting property to consent to imposition of a lien on the property to insure that the property continues to be maintained in accordance with the terms of the grant and that there are no alterations or removal of improvements funded by the grant without the express written consent of the City. In the event there are unauthorized alterations or removal of improvements funded by the grant that result in diminution of value of the grant, the owner shall reimburse the City for the lost value. In the event the owner refuses to so compensate the City, the City shall have the right but not the obligation to foreclose the lien in order to collect the debt. The lien shall be released by the City at the end of the period of three years from the date of completion unless foreclosure activity is taking place, it appears reasonably likely that foreclosure will be necessary or there has been a refusal by the owner to compensate the City and the City has chosen to defer foreclosure of the lien.

ADMINISTRATIVE PROCEDURES

1. Upon submittal, the Director will review the application to ensure that it contains all necessary information, including drawings and specifications, preliminary cost estimates, bids and proof of ownership or executed lease with owner's written consent. The Director will prepare written notification to the Applicant confirming receipt of the application. If the application is incomplete, a detail of all remaining items will be included. When the application is complete the Director will notify the Applicant of the date of the CDC meeting when the application will be discussed.

2. If the application proposes exterior work, the Director will schedule that portion of the application for a Historic Preservation Commission (HPC) meeting for review. The Applicant is expected to attend this meeting to discuss the proposal with the HPC. The HPC may schedule a site visit to

assist in their review. The HPC comments will be forwarded to the CDC for their consideration.

3. The Director shall prepare a report to the CDC transmitting the application, staff recommendation, the HPC recommendation, if any, and a draft Resolution for the awarding of the grant. All reports shall include bid information and any revisions requested by the HPC.

4. The CDC shall review each application, together with the Resolution, and make a recommendation for approval or disapproval to the City Council.

5. If the CDC recommends approval, the Director shall prepare a Downtown Improvement Grant Program Agreement, as an exhibit to the Resolution, and forward to the City Council for approval.

6. If approved by City Council, the Agreement shall be signed by the Applicant and the City of Batavia.

7. When the project is completed, the Director shall inspect all work done and document that the Applicant has made the improvements as per the Agreement and approved plans. ~~The Director shall consult with the HPC regarding exterior work.~~

8. Upon determination that the work has been satisfactorily completed and all lien waivers have been received, the Director shall approve the release of a check in the amount of the approved grant to the Applicant.

9. The Director shall maintain a permanent record of each complete application.

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

Downtown Improvement Grant Program Application

Property / Project Address_____

Current Zoning _____

P. I. N. Number _____ - _____ - _____

Historic District Designation _____

Submittal Date _____/_____/_____

Owner's Name _____

Owner's Address _____

Phone Number _____

Mobile Number _____

E-Mail _____

Property Owner Signature _____

Project Description:

_____

_____

_____

_____

_____

_____

_____

Additional Information to be Submitted with Application

- Number of tenants: _____
- Number of commercial units: _____
- Number of residential units: _____
- Total grant request (Maximum 50% of total cost): $_____
- Minimum two (2) bids from licensed installers
- Current / Proposed use of building
- Affidavit of tenant notification of proposed work from each tenant

City of Batavia Façade Improvement Program

INTRODUCTION

The ~~façade~~ Façade Improvement Program is designed to enhance the overall appearance and image of Batavia's Downtown Historic District. The City of Batavia will provide matching grants to encourage façade improvements of storefronts in the ~~Downtown~~ Downtown Historic District. Under the program building/business owners are eligible for up to 50% of the actual façade improvement costs, up to the maximum amount established by the Batavia City Council. If more applications are received than current funding levels will allow, the City reserves the right to prioritize the applications or prorate the funds awarded on the basis of the location of the project, the extent of the work, the level of private funding, and the relative impact of the proposed improvements on the area.

The Director of Community Development, (hereinafter referred to as "Director"), or his/her designee, is responsible for staff administration of the Façade Improvement Program.

APPLICATION POLICIES

A. Eligibility

1. Projects must be located in the Downtown Historic District and in an active Tax Increment Finance District.
2. Projects must have a minimum budget of $1,000.00.
3. Projects eligible for grants may receive reimbursement for up to 50% of the actual façade improvement costs to a maximum of $~~5~~10,000. ~~except that the Historic Preservation Commission (HPC) reserves the right to propose the allocation of grants in excess of the $5,000 maximum for noteworthy projects per calendar year.~~
4. Projects must include improvements to a building façade consisting of a front, side or rear of a building adjacent to a public street, public alley or public parking lot.
5. Eligible improvements include, but are not necessarily limited to:
   - Awnings, canopies, and shutters
   - Doors
   - Landscaping
   - Lighting (exterior)
   - Specialty Painting
   - Restoration of original architectural features
   - Stairs, porches, railings, and exits
   - Tuckpointing (once per building)
   - Windows

6. Projects and expenses such as the following are not eligible:

- Projects that are essentially maintenance, including, but not limited to cleaning of masonry, ~~tuckpointing,~~ and roof repair and replacement
- New construction or expansion projects
- Signs
- Furnishings, equipment or personal property not affixed to the real estate
- Interior remodeling or utilities upgrades
- Pest extermination
- Parking lot resurfacing
- Building or land acquisition
- Any permit or legal fees
- Work begun prior to application submittal; work done after application submittal may be eligible for grant funding
- Emergency, safety-related demolition expenses
- Work proposed on property with an active code compliance citation

B. Design Services Grant

~~An additional grant for~~S~~ s~~ervices of an appropriate design professional of up to $1,000 per project is available for schematic design, subject to the $10,000 total grant limit~~contingent upon the approval of the Façade Grant Application~~.

C. Evaluation Criteria

The Secretary of the Interior's Standards for Rehabilitation, in conjunction with the Batavia Historic Preservation Commission Design Guidelines, shall be used as the evaluation criteria, pending approval by the City Council of local design guidelines.

The Secretary of the Interior's Standards for Rehabilitation

The Standards are to be applied to specific rehabilitation projects in a reasonable manner, taking into consideration economic and technical feasibility.

1. A property shall be used for its historic purpose or be placed in a new use that requires minimal change to the defining characteristics of the building and its site and its environment.
2. The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.
3. Each property shall be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or architectural elements from other buildings, shall not be undertaken.

4. Most properties change over time; those changes that have acquired historic significance in their own right shall be retained and preserved.

5. Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a property shall be preserved.

6. Deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old in design, color, texture, and other visual qualities and, where possible, materials. Replacement of missing features shall be substantiated by documentary, physical or pictorial evidence.

7. Chemical or physical treatments, such as sandblasting, that cause damage to historic materials shall not be used. The surface cleaning of structures, if appropriate, shall be undertaken using the gentlest means possible.

8. Significant archeological resources affected by a project shall be protected and reserved. If such resources must be disturbed, mitigation measures shall be undertaken.

9. New additions, exterior alterations, or related new construction shall not destroy history materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.

D. Demolition

While emergency, safety-related and minor exploratory demolition may be necessary, such demolition may prohibit inclusion in the Program.

E. Contractors

Qualified Applicants may serve as their own contractor, but in this case, only materials cost may be covered by the grant.

APPLICATION PROCEDURES

1. Applicants shall contact the Community Development Department to establish potential eligibility of proposed improvements and the availability of grant program funds.

2. A completed application form shall be submitted to the Community Development Department, including appropriate drawings, budget estimates, and proof of ownership or executed lease with owner's written consent.

3. Grants are ~~To be considered in the initial grant cycle, complete grant applications must be submitted on or before the last regular business day of February, unless the application deadline is extended by the City Council. Applications may be submitted after the deadline, but cannot be formally accepted or begin application procedure steps 4 through 12 below until after step 8 is completed for applications accepted for the initial grant cycle, provided annual program funds are available, based on grants awarded by the City Council. These later applications will be considered on a first come first served basis.~~accepted on a continual basis.

Meetings to review applications are typically held within 2-3 weeks after a completed application is submitted.

4. The Applicant or a designated representative is expected to attend the meeting of the Historic Preservation Commission (HPC) when the application is being discussed, to present and explain proposed improvements and to receive review comments. The HPC shall not take action on an application unless the Applicant or a representative is present.

5. The HPC shall make a formal recommendation to the Community Development Committee on each application.

6. Revised and completed plans shall be submitted to the Director. Applicants shall also submit at least two competitive bids for all work being proposed in the project, with names of contractors, copies of all bids and anticipated dates of construction and completion. Sole source bidding may be approved by the HPC for specialized work if reasonable attempts to obtain a second bid have been unsuccessful. Eligible contractor Applicants shall submit copies of estimates for all materials, along with anticipated dates of construction and completion, as part of the application.

7. If the CDC recommends approval, the application and Agreement shall be forwarded to the City Council for approval as provided in sections 7 & 8 under "Administrative Procedures", herein.

8. If approved by the City Council, the Agreement shall be signed by the Applicant and the City of Batavia as provided in section 7 of "Administrative Procedures," herein.

9. Applicants shall apply for and receive a building permit prior to undertaking any work requiring a permit under the Building Code. The building permit fee will be waived for all work approved under the Façade Improvement Program.

Comment [sb1]: Do we want to waive permits for this work?

10. Construction shall proceed according to the approved plans and subject to periodic inspections. Construction must be completed within 180 days ~~year~~ of execution of the Agreement, unless a written extension is granted by the City Council.

11. Applicants shall submit contractors' certified payroll forms, final receipts and lien waivers to the Community Development Department to request reimbursement.

12. Applicants shall maintain the property without changes or alterations to work funded by the Façade Improvement Program for a minimum period of three (3) years from the date of project completion.

ADMINISTRATIVE PROCEDURES

1. Upon submittal, the Director shall inform the applicant of the availability or anticipated availability of funds in the grant program's budget. If funds could be available, the Director will review the application to ensure that it contains all necessary information, including drawings and specifications, preliminary cost estimates and proof of ownership or executed lease with owner's written consent. The Director will prepare written notification to the Applicant confirming receipt

of the application. If the application is incomplete, a detail of all remaining items will be included. The Director will also advise the Applicant of the submittal deadline for all material needed to make the application complete. When the application is complete the Director will accept the application and will notify each Applicant of the HPC meeting when the application will be discussed.

2. If, in the opinion of the Director the application requires additional design work before it can be reviewed, the Director will forward notification of this requirement as part of the written confirmation of the application.

3. A Design Services Grant up to $1,000 for professional design services may be awarded as part of the Façade Grant Application approval. An application for a Design Services Grant shall contain a cost estimate from a licensed design professional along with the scope of work for the design of the project. This application request is a part of the ~~, together with the complete~~ Façade Grant Application~~, will be reviewed as a single application~~.

4. Once a completed application is submitted, ~~the deadline to receive all application submittals, as set forth under section 3 of "Application Procedures," has been reached,~~ the Director shall forward all applications to the HPC. ~~The HPC shall review the applications and make comments.~~ The HPC shall review the applications at a public meeting and make comments on the application. The HPC may meet with Applicants and arrange for site visits to the properties. Upon completion of its review process, the HPC shall forward its comments to the Director, along with any other appropriate or related information.

5. The Director shall prepare a report to the CDC transmitting the HPC recommendation, including a Resolution for the awarding of grant and applicable Agreement for each application. All reports shall include bid information and any revisions requested by the HPC.

6. The CDC shall review each application, together with the Resolution, and make its recommendation for approval or disapproval to the City Council. The Applicant or a representative shall attend the CDC meeting when the application is being discussed. The CDC shall not take action on an application unless the Applicant or a representative is present.

7. If the CDC recommends approval, the Director shall prepare the Façade Improvement Program Agreement, as an exhibit to the Resolution, and forward to the City Council.

8. If approved by City Council, the Agreement shall be signed by the Applicant and the City of Batavia as provided in section 9 of "Application Procedures," herein.

9. When the project is completed, the HPC shall inspect all work done and provide notification to the Director, confirming that the Applicant has made the improvements as per the Agreement.

10. Upon confirmation by the HPC that the work has been satisfactorily completed; the Director shall approve the release of a check in the amount of the approved grant to the Applicant.

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

Application for Façade Improvement Program

Property / Project Address_____

Name of Tenant _____

Lease Expiration Date _____

Submittal Date ____/____/____

Project Description :
_____
_____
_____
_____
_____
_____
_____

Property Owner's Name
_____

Phone Number _____

Mobile Number _____

E-Mail _____

Business/Applicant Name _____

Business Address _____

Phone Number _____

Mobile Number _____

E-Mail _____

Business/Applicant Signature * _____

Property Owner Signature _____

***By signing this application I acknowledge this project is subject to the Illinois Prevailing Wage Act (820 ILCS 130/0.01 et. seq.)**

Additional Information to be Submitted with Application
Check Each Completed Item

- ☐ Total Anticipated Budget: $_____
- ☐ Design Services Grant Requested? Y__ N__. Amount: $_____
- ☐ Total Anticipated Grant Request: $_____
- ☐ Completed Certificate of Appropriateness (COA) Application Form (attached)
- ☐ Itemized List of Proposed Improvements
- ☐ Completed Bids, Based on Prevailing Wage, From Two Contractors For Work Specified on the Itemized List
- ☐ Digital Photographs of Façade Elevations (include CD or flash memory, or copies of photos already sent to the City of Batavia via email)
- ☐ Drawings and/or Modified Photographs Showing Proposed Improvements
- ☐ Paint and Material Samples
- ☐ Proof of Ownership of Property or Executed Lease

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CITY OF BATAVIA

DATE: **February 8, 2013**
TO: **Community Development Committee**
FROM: **Bill McGrath, City Administrator**
SUBJECT: **TIF finances and planning**

The last meeting did not leave much time for quality discussion of the TIF finances and the impact they have upon the 2 basic strategies for the downtown. Those are streetscape improvements (which includes purely aesthetic issues, infrastructure not paid for by utilities, and some safety improvements) and use of funds for property acquisition and actual redevelopment projects. Redevelopment projects include the grant programs currently under discussion and miscellaneous smaller projects such as assistance to upgrade the Riverwalk).

Attached are 2 spreadsheets. The first (Example #1) is the most recent rendition of the spreadsheet which includes conservative estimates as to continued TIF revenues, and the most accurate numbers we have on several projects. The River Street project is still being closed out, and we still have not received IDOT's conclusion as to the results of the Wilson Street project. We have third party engineer's estimates for Houston Street, staff engineers' estimates for Batavia Avenue and South Water. These comprise the projects that have firmly been discussed, though Water Street has not been formally adopted as following Batavia Avenue to my understanding.

Other costs that might arise on the "streetscape side" are upgrades to "neighborhoods" or areas not yet fully discussed or included in current projects, though they may appear in the Streetscape Framework Plan. These include the following, along with some relevant issues relating to each regarding timing or importance:

1. Wilson Street between River and Prairie Street. While we are getting new sidewalks and some rearrangement of lights, etc as part of the Interconnect project, there are no true streetscape elements planned for this area at this time. Unless there is a change to the actual Prairie and Wilson intersection required related to the tracks, the 2017 Prairie Street rebuild is independent of any further Wilson Street streetscape activities. The ½ block where the Baptist Church is located is also seen as a redevelopment block so there is a better chance for integrated design and improvements.
2. North Island Ave. and N Water Street. These two streets were the legs of the Houston Street project. Staff considers the 0-100 block of N. Water to be a redevelopment site, especially with the possibility of the Methodist Church acquiring the Hubbard's building. A sidewalk on the west side is on our "safety" list but we will be working on some right of way issues that have arisen when we began discussing a request by the Church to change the zoning of the former Hubbard's Office furniture building. It may require some survey work and involve the Open Range property. Island Avenue we feel, esp. with the corners at Wilson being improved, is not in need except for possibly bike route signage which is being worked on.
3. First Street & Shumway were the legs of the S. Water Street neighborhood. First Street will be a very expensive proposition and there is great uncertainty because of its designation as the bridge route which may involve road (and utility) relocation at the east end. We are concerned with the lack of sidewalk to service the BEI properties in the area and will be putting in a corner to accommodate a crosswalk this year. However, a new

sidewalk from the BEI offices west to that new corner may require some tough design work, not only because of drainage issues associated with its industrial nature and sunken dock, but the fact that several parking spaces are directly accessed by driving across what would be the sidewalk area. We will be doing some striping to make sure the recommended ped path is obvious. Shumway is in limbo because of the Walgreens project.

There are a few observations to be made about spreadsheet Example #1.

1. The costs for River St. and Wilson are not final. The Wilson St. low bid is apparently approximately $400,000 below engineer's estimate, but IDOT has to finish its analysis of the bids and bidders before it is finalized. The magnitude of the difference between bid and estimate is concerning.

2. The costs for Batavia Avenue and S. Water are estimates only, and of course are dependent upon actual design. For S. Water we have designed a simple street with sidewalks and parking on both sides. It may require obtaining additional property, but in the far future. If and when a bridge is built, and this is still the preferred route, the NW corner of Main & Water will have to be reconfigured for trucks. We don't know the implications of improvements to the BEI property at the S.E. corner of First and Water as has been exhibited over the last few years.

3. We don't know what miscellaneous items will arise that would be TIF eligible and appropriate. As you can see we have budgeted $200,000 annually for grants, etc, but a look at this year's TIF budget reveals there are many legitimate issues within the districts.

4. You will see a deficit shown at the end of 2013. We believe that the Wilson Street project, for which the cost is advanced by the State of Illinois and billed back to the City later, will actually be paid over 2013 and 2104, so we are not concerned. In fact, if you notice, we have shown the cost of Batavia Avenue, (which currently does not have the benefit of any outside funding at this time, is spread over 2 years, because that again will be a State-managed project.

5. Going ahead with Houston Street at its current estimated cost will require a loan from the General Fund for cash flow purposes, as has been discussed several times. We show it being paid off over the next 5 years.

6. Cell G26 shows a projected estimated sum of $8.6 million for streetscape through 2017 and Cell N24 shows a projected $7 million available from 2017 through 2027 for redevelopment projects aside from grants, loans and miscellaneous. This roughly approximates the 50/50 policy regarding use of TIF funds as between streetscape and redevelopment.

7. However, there are implications to the current timing shown in this spreadsheet. The $7 million will be less in real dollars because of the period of time over which it is produced, the $8.6 million is in current dollars, and the $8.6 will be more because of rises in construction costs. There will most likely be a need for larger lump sums in terms of cash for redevelopment projects, so if borrowing is required, there will be a decrease in useful funds due to interest. There will also be a decreased number of years to pay a loan back, whether it is a City-issued bond or a developer-based bank loan, so less will be able to be financed and there will be much larger payments. Lastly, the decreasing term of the TIF will leave less time for the TIF to reap the benefit of the new values due to

redevelopment and reinvest them in additional TIF improvements. Of course, the real purpose of the TIF is for permanent eav increase, and the taxing bodies will be getting closer to getting the benefits of eav increase. To show the impacts of the current timing of streetscape projects, I have attached a second spreadsheet (Example #2) to show the availability of funds for redevelopment if the streetscape projects were spread over a larger period of time and anther loan from the General Fund was used. This was just an exercise but I wanted to give you something to look at to get used to seeing the impacts caused by changing priorities and schedules, which is simply bound to happen. We can do more examples at the meeting.

It appears that the following are the decisions to be made:

1. Formally adopt the order of streetscape projects shown on the spreadsheet. I believe that everything but S. Water has been approved but there should be a vote by the City Council so staff can be confident in planning and budgeting.

2. Formally adopt a policy that the smaller streets mentioned in paragraphs 1, 2 and 3 above be dealt with individually and as circumstances dictate, but not to engage in formal planning nor set aside TIF funds for them, again unless circumstances dictate.

3. Determine a schedule for the streetscape projects with the notion that that schedule may have to be change depending on the value of redevelopment opportunities that come our way.

This matter is up for discussion at the Wednesday, February 13, 2013 Community Development Committee meeting.

Please call with any questions or with any other examples you would like us to show at the meeting. Thank you.

Attachments: spreadsheets

C: City Council
Department Heads

	A	B	C	D	E	F	G	H	I	J	K	L	M	N	O	P
1																
2		**TIF Example #1: 2-13-13**														
3	Year	Tax Revenues	Other Revenues	River:TIF	Houston:TIF	Wilson: TIF & ITEP	Interconnect (Wilson&River) (Wilson & Washington)	Ped Crossings	Water St.(1st to Main): TIF	Batavia Ave TIF	Grant Programs & Misc.	Repayment to GF	Sub Total TIF	Available for Spending-Redevelopment	Reserves	
4							(net 113K)									
5	2011			212,600		32,071									2,659,627	
6	2012	1,165,000	18,734	2,885,336		220,944	(185,877)				476,993		3,397,396		445,965	
7	2013	1,165,000	29,150			916,000	299,259	63,000			504,000		1,782,259		**(142,144)**	
8	2014	1,165,000	1,529,150		2,100,000						200,000	135,000	2,435,000		117,006	
9	2015	1,170,825	29,150							800,000	200,000	270,000	1,270,000		46,981	
10	2016	1,176,679	16,000							700,000	200,000	270,000	1,170,000		69,660	
11	2017	1,182,563	8,000						708,000		200,000	270,000	1,178,000		82,222	
12	2018	1,188,475	8,000								200,000	270,000	470,000	800,000	8,698	
13	2019	1,194,418	8,000								200,000	270,000	470,000	800,000	(58,885)	
14	2020	1,200,390	8,000								200,000	135,000	335,000		814,505	
15	2021	1,206,392	8,000								200,000		200,000	1,500,000	328,897	
16	2022	1,212,424	8,000								200,000		200,000	1,400,000	(50,680)	
17	2023	1,218,486	8,000								200,000		200,000		975,806	
18	2024	1,224,578	8,000								200,000		200,000	2,000,000	8,385	
19	2025	375,021	4,000								200,000		200,000		187,406	
20	2026	376,896	4,000								200,000		200,000	350,000	18,302	
21	2027	378,781	4,000								200,000		200,000	201,082	0	
22																
23																
24		16,600,927	1,698,184	3,097,936	2,100,000	1,169,015			708,000	1,500,000	3,780,993	1,620,000		7,051,082	available for redevelopm	
25		18,458,737														
26		18,458,737	reconcile to spending				8,574,951	streetscape projects total								
27		0														
28																
29																
30		TIF 1	TIF 3													
31		1st Yr Taxes	Last Yr Taxes													
32		1990	2024													
33		2005	2027													

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2	**TIF Projections Example #2 for CDC 2-13-13**														
3	Year	Tax Revenues	Other Revenues	River:TIF	Houston:TIF	Wilson: TIF & ITEP	Interconnect (Wilson&River) (Wilson & Washington)	Ped Crossings	Water St.(1st to Main): TIF	Batavia Ave TIF	Grant Programs & Misc.	Repayment to GF	Sub Total TIF	Available for Spending-Redevelopment	Reserves
4							(net 113K)								
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10	2016	1,176,679	16,000		2,100,000						200,000	270,000	2,570,000		569,660
11	2017	1,182,563	8,000								200,000	270,000	470,000		1,290,222
12	2018	1,188,475	8,000							700,000	200,000	270,000	1,170,000	1,300,000	16,698
13	2019	1,194,418	8,000							800,000	200,000	270,000	1,270,000		(50,885)
14	2020	1,200,390	1,008,000								200,000	135,000	335,000	1,800,000	22,505
15	2021	1,206,392	8,000						708,000		200,000	205,000	1,113,000		123,897
16	2022	1,212,424	8,000								200,000	205,000	405,000	1,000,000	(60,680)
17	2023	1,218,486	8,000								200,000	205,000	405,000		760,806
18	2024	1,224,578	8,000								200,000	205,000	405,000	1,500,000	88,385
19	2025	375,021	4,000								200,000	205,000	405,000		62,406
20	2026	376,896	4,000								200,000		200,000	200,000	43,302
21	2027	378,781	4,000								200,000		200,000	201,082	25,000
22															
23															
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25		19,458,737													
26		19,433,737	reconcile to spending				8,574,951	streetscape projects total							
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