

**CITY OF BATAVIA**

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

**HISTORIC PRESERVATION COMMISSION**

**April 11, 2016**

**5:30 PM**

City Hall – City Council Chambers – 1st Floor

1. Call To Order
2. Roll Call
3. Items Removed/Added/Changed
4. Approval Of Minutes: March 28, 2016  
  
Documents: [HPC 3-28-16\\_DRAFT.PDF](#)
5. Matters From The Public (For Items Not On The Agenda)
6. COA Review: 122 East Wilson Street  
Wall Sign (Lavya, Inc., applicant)  
  
Documents: [122 E WILSON ST--WALL SIGN COA PACKET--2016.PDF](#)
7. COA Review: 35 North Water Street  
Lighting Improvements (Jeremy Bertrand, applicant)  
  
Documents: [35 N WATER ST--LIGHTING COA PACKET--2016.PDF](#)
8. Updates
  1. 7 East Wilson Street—Historic Inspection
  2. Anderson Block Building—Masonry Maintenance
  3. Significant Historic Building Inspection Program
  4. 10/12 North River Street—Historic Inspection
  5. 227 West Wilson Street—Historic Inspection
  6. 109 South Batavia Avenue—Historic Inspection
  7. 8 North River Street—Historic Inspection
  8. 16 East Wilson Street—Historic Inspection
9. Other Business
10. Adjournment

Historic Preservation Commission

Phil Bus, Chair

Kurt Hagemann, Vice Chair

Doris Sherer

Doug Sullivan

Belinda Roller



**MINUTES**  
**March 28, 2016**  
**Historic Preservation Commission**  
**City of Batavia**

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

**1. Meeting Called to Order**

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

**2. Roll Call**

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

**Members Absent:** None

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

**3. Items to be Removed, Added or Changed**

Albertson observed that there was no applicant in attendance for the COA on 107 North Batavia Avenue. He suggested discussing the COA for 27 North River Street first. There was no objection from the Commission.

**4. Approve Minutes for March 14, 2016**

**Motion:** To approve the minutes for March 14, 2016

**Maker:** Sullivan

**Second:** Roller

**Voice Vote:** 5 Ayes, 0 Nays, 0 Absent  
All in favor. Motion carried.

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

Historic Preservation Commission (HPC) Chair Bus asked if there were matters from the public for items not on the agenda. There were none.

**6. COA Review: 107 North Batavia Avenue  
Partial Siding Replacement (Integrity Remodeling, applicant)**

The applicant did not attend the meeting. Albertson reported that the building is noncontributing. There is a problem with the siding on the back refrigeration enclosure. They would like to replace the damaged siding. The current siding on the enclosure does not match the siding on the side of the building. They would like to use the fiber cement siding on the enclosure to match the rest of the building.

Albertson clarified that this was brought to the Commission because it is not a like-for-like replacement. The building is still vacant and for sale, it is currently being fixed.

Albertson asked if anyone objects to acting on this without the applicant present. There were no objections. Bus stated that any improvement to this building would be desirable. Hagemann asked if the siding would match what is on the rest of the building. Albertson answered that it would.

**Motion:** To approve the COA as presented  
**Maker:** Sullivan  
**Second:** Sherer

Discussion was held on the motion. Sullivan asked if the color and the material from the main building would be used in the repaired section. Hagemann answered yes. Sullivan asked if the material is acceptable. Bus stated that the proposed material is an improvement over the existing material.

**Roll Call Vote:**      **Aye:** Hagemann, Sherer, Sullivan, Roller, Bus  
                              **Nay:**  
                              5-0 Vote, 0 Absent, All in favor, Motion carried.

**7. COA Review: 27 North River Street  
Front Glass Enclosure Replacement (Mary Claire Harris, applicant)**

Mary Claire Harris, 731 Ellis Lane, Geneva, gave a summary of the work to be completed:

- Tear down existing glass atrium and rebuild it
- Repainting of exterior walls in the Benjamin Moore color ‘Durango’
- Replacing the glass framing with anodized aluminum
- Replacing glass with 1 inch low E
- Putting in a new LaCantina bi-fold window system, the color would be ‘bronze’
- Replacing existing metal roof with pre-finished metal interlocking system with snow locks. The color of the metal roofing will be ‘Colonial Red’ by Firestone Building Projects
- Putting in new 18 inch knee wall, will be faced with brick to match the existing brick
- Foundation will be the original cement foundation

North River Street pictures were shown to the Commission to demonstrate how the colors would tie in. Harris explained that they would paint the front and the sides of the building. Whatever could be viewed from the street would be painted. The storefront concept drawing was shown to the Commission. Samples were distributed for the Commission to view.

Roller asked about the snow guards on the metal roof. She stated that sometimes snow guards fall off because they are attached with adhesive. Harris was not aware of how the snow guards were going to be attached at that time.

Bus announced that this is a significant building in the City of Batavia and the inside of the building dates back to the 1850's. He stated that he visited the building and got to see the inside personally. He speculated that there might have been a fire in the building due to the red hue of the limestone. Bus stated that this project is a very positive improvement for the street and he likes that the historic feel will be accentuated. Hagemann agreed. There were no other questions or comments from the Commission.

**Motion:** To approve the COA as presented.  
**Maker:** Hagemann  
**Second:** Roller  
**Roll Call Vote:** **Aye:** Hagemann, Sherer, Sullivan, Roller, Bus  
**Nay:**  
5-0 Vote, 0 Absent, All in favor, Motion carried.

#### **8. Updates:**

- **7 East Wilson Street – Historic Inspection**
- **Anderson Block Building – Masonry Maintenance**
- **Significant Historic Building Inspection Program**
- **10/12 North River Street – Historic Inspection**
- **227 West Wilson Street – Historic Inspection**
- **109 South Batavia Avenue – Historic Inspection**
- **8 North River Street – Historic Inspection**
- **16 East Wilson Street – Historic Inspection**

Albertson stated that they are working on sending out letters and setting up meetings for the buildings that are still on the list. There are still remaining items on all of the buildings to be completed. He noted that there has been some work done on all the buildings on the list.

#### **9. Other Business**

Roller stated that the Invitations Etc has moved and the sign could come down.

Bus stated that the capping on O'Brien's building on River Street does not quite match but it is not bad. He thinks that it would hold up quite well. It looks a little unnatural because of the overhang. Roller noted that when they presented they did not present that much information. Our design review should request significant building applicants to have more information. Sherer noted that the color is off. Roller stated that in a season or two it would get dirty and blend better.

Sherer noted that the tin ceiling in Stosh's former building is destroyed. It is pitted and she is not sure if it could be saved. She said that it is a shame. Albertson reported that the building is under new ownership and he expects to hear from the owner this spring to discuss the necessary repairs. He is not sure if the tin ceiling would remain.

#### **10. Adjournment**

Historic Preservation Commission  
March 28, 2016  
Page 4

There being no other business to discuss, Chair Bus asked for a motion to adjourn the meeting at 6:00pm; Made by Sullivan; Seconded by Hagemann. Motion carried.

Minutes respectfully submitted by Jennifer Austin-Smith



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

# Application for Certificate of Appropriateness

**Property**

Address 122 E WILSON ST

Property Identification Number 12-22-279-006

Existing/Proposed Zoning Ordinances  Yes  No

Zoning DMU

Submittal Date 3/28/16

Owner's Name Harendra Shah

Phone Number 847-302-1238

Mobile Number                     

E-Mail shah.harendra@gmail.com

**Project Description :**

Store front new LED sign  
with channel letters.

Applicant's Name Lavya Inc

Applicant Address 122 E Wilson St. Batavia, IL

Phone Number 630-425-3089

Mobile Number 847-401-7546

E-Mail Rj.Patel812@hotmail.com

Applicant Signature 

Owner Signature Harendra Shah

**TYPE OF WORK**  
 (Check All That Apply)

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

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

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

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

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

**New Construction/Additions**  
Include the following materials where appropriate and check appropriate box if included.

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

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

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

**THIS FORM IS NOT A BUILDING PERMIT APPLICATION**

**FOR OFFICE USE ONLY BELOW**

Property is:                      Significant                      Contributing                      Non-Contributing

\_\_\_\_\_  
Signature of Historic Preservation Commission Chair

\_\_\_\_\_  
Date of Commission Review

City Council Action:    Date \_\_\_\_\_ Vote Record \_\_\_\_\_ Not Applicable \_\_\_\_\_

Conditions: YES\*/ NO

\*See Attachment

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

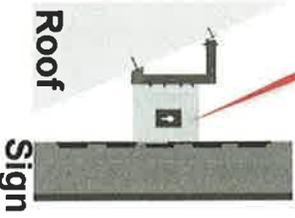
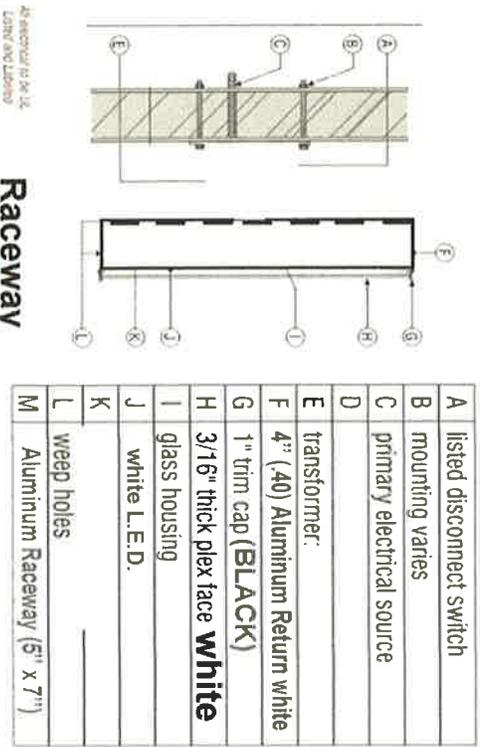
Any change in the proposed work after issuance of this Certificate of Appropriateness shall require inspection by Commission staff to determine whether the work is still in substantial compliance with the Certificate of Appropriateness.

*This certificate is not a permit, does not authorize work to begin, does not ensure building code compliance, and does not imply that any zoning review has taken place.*

**(Batavia Smoke n Liquor) individual channel letter light. mounted to raceway. raceway painted to match fascia connected to existing 120vt from previous sign**

*Illuminated box to be built as a letter, with aluminum return, trim cap and face.*

**Raceway Mounted Letter Cross Section Detail**



**Raceway**  
**Roof Sign**

Copyright

Designer: \_\_\_\_\_ DW  
 Rev: \_\_\_\_\_ X  
 \_\_\_\_\_ X  
 \_\_\_\_\_ X  
 \_\_\_\_\_ X

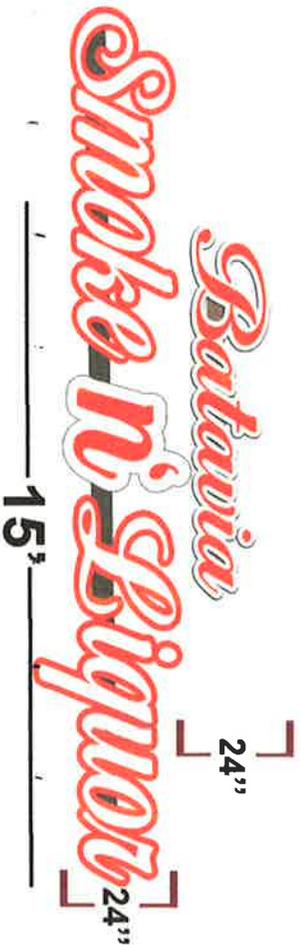
Location: \_\_\_\_\_  
 Address: \_\_\_\_\_  
 Date: \_\_\_\_\_

**Approval:**  
 I.D. # \_\_\_\_\_ Artwork # \_\_\_\_\_ Drawing # \_\_\_\_\_  
 As Shown

Scale:



NOTE: Photo for representational purposes only. Signs are not to scale and may appear larger or smaller than shown.





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

# Application for Certificate of Appropriateness

Property Address 35N Water St Batavia IL

Property Identification Number 12-22-251-014  
 Existing/Proposed Zoning Ordinances \_\_\_ Yes \_\_\_ No  
 Zoning DMU

Submittal Date 03/22/2016

Owner's Name Jeremy Bertrand

Phone Number 630-761-0145

Mobile Number 630-886-1744

E-Mail therougegrillandtop@gmail

Project Description :  
Rope lights around trim of building  
purpose - Esthetic

Applicant's Name Jeremy Bertrand

Applicant Address 101 Long Ave N Aurora

Phone Number 630-761-0145

Mobile Number 630-886-1744

E-Mail therougegrillandtop@gmail

spot lights peering down into  
parking lot -  
Purpose - safety

Applicant Signature [Signature]

Owner Signature [Signature]

### TYPE OF WORK (Check All That Apply)

- |  |   |  |
|--|---|--|
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| <input checked="" type="checkbox"/> Light Fixture                         | <input type="checkbox"/> Shutters                                    |
| <input type="checkbox"/> Mechanical System Units                          | <input type="checkbox"/> Siding                                      |
| <input type="checkbox"/> Masonry Cleaning, Repointing, Painting           | <input type="checkbox"/> Signs                                       |
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**Structure Relocation**

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\_\_\_\_\_  
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\_\_\_\_\_  
Date of Commission Review

City Council Action:    Date \_\_\_\_\_ Vote Record \_\_\_\_\_ Not Applicable \_\_\_\_\_

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\*See Attachment

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Rebate Center

Order Tracker

Weekly Ad

Gift Registry

Welcome, Sign In



Select Your Store

Help Center

Services

Credit Center

Gift Cards

### 18' Clear Rope Light

Model Number: 0006-0006 | Menards® SKU: 3462455

Project Center

Search All

Enter SKU, Model # or Keyword



Cart (0)

Home Lighting & Ceiling Fans Outdoor Lighting **Rope & String Lights**

**\$11.54**

You Save: \$1.43 After Mail-In Rebate

Add to Cart



Click image for a larger view  
Hover to zoom in.

### 18' Clear Rope Light

Model Number: 0006-0006 | Menards® SKU: 3462455  
Variation: Clear

Online Price

**\$11.54**

Everyday Low Price:

\$12.97

11% Mail-In Rebate:

\$1.43

Your Final Price:

**\$11.54**

You Save: \$1.43 After Mail-In Rebate

\*The displayed final price is your price today after mail-in rebate and is subject to the terms and time frame of the rebate. Rebate is in the form of a merchandise credit check which may only be redeemed in store. [Learn More](#)



Online Availability



Ship to Home  
Available for shipment in 11 days

Ship to Store - Free!

Quantity 1

Add to Cart

Add to My List

Store Availability



Enter Your ZIP Code for Store Information

Description | Accessories



Add to Compare



Add to Gift Registry

### Optional Accessories



35" Rope Light Channel

Please enter your location to get pricing and status for your local store.

Add to Cart



12 Pack Rope Light Clips  
Variation: Clear

Please enter your location to get pricing and status for your local store.

Add to Cart

### Guests Who Viewed This Item Also Viewed These



48' LED White Rope Light

**\$32.82**

You Save: \$4.06 after Mail-In Rebate

### Description & Documents

Flexible Indoor/Outdoor 18' Clear Rope Light. Install Anywhere with No Wiring Necessary! Inter-Connectable up to 150 Feet.

- 18'
- Clear
- 10mm Flexible Rope with mounting accessories included
- 120V, weather and water resistant
- .27 amp, 1.8 watts per ft
- 20 Sets Mounting Clips, Screws, Tie Straps and Extendable Connector
- 6' Lead Wire with Fused Plug
- Cool to the Touch
- Plug and Twist Connectors
- Indoor/Outdoor

Dimensions: 18'  
Shipping Dimensions: 9.49 x 7.99 x 2.48  
Shipping Weight: 2.4 lbs

Brand Name: Patriot



6' Warm White LED Strip Light 120V

**\$17.79**

You Save: \$2.20 after Mail-In Rebate





# WPD Lighting Solutions

## FL100

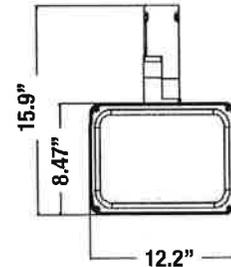
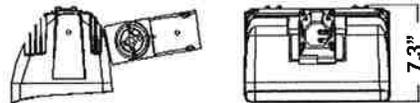
100W LED Floodlight

### APPLICATIONS

This LED Flood Light is ideal for uplighting, building facades, signs and displays and can be used for accent lighting or security lighting as well. 100W LED Flood Light with a dark bronze finish with a 2" adjustable slip fit for a 2 3/8" OD pole with universal voltage of 120W-277W.

### SPECIFICATIONS

Model Number	FL100
Lumens	7,500
Input Power	97W
Voltage	Universal 100-277V AC 50/60HZ
Lifetime	50,000+ hours
HID Replacement	250W
Color Temperature	5000K Neutral White
Finish	Dark Bronze
CRI	> 75
Warranty	5 years

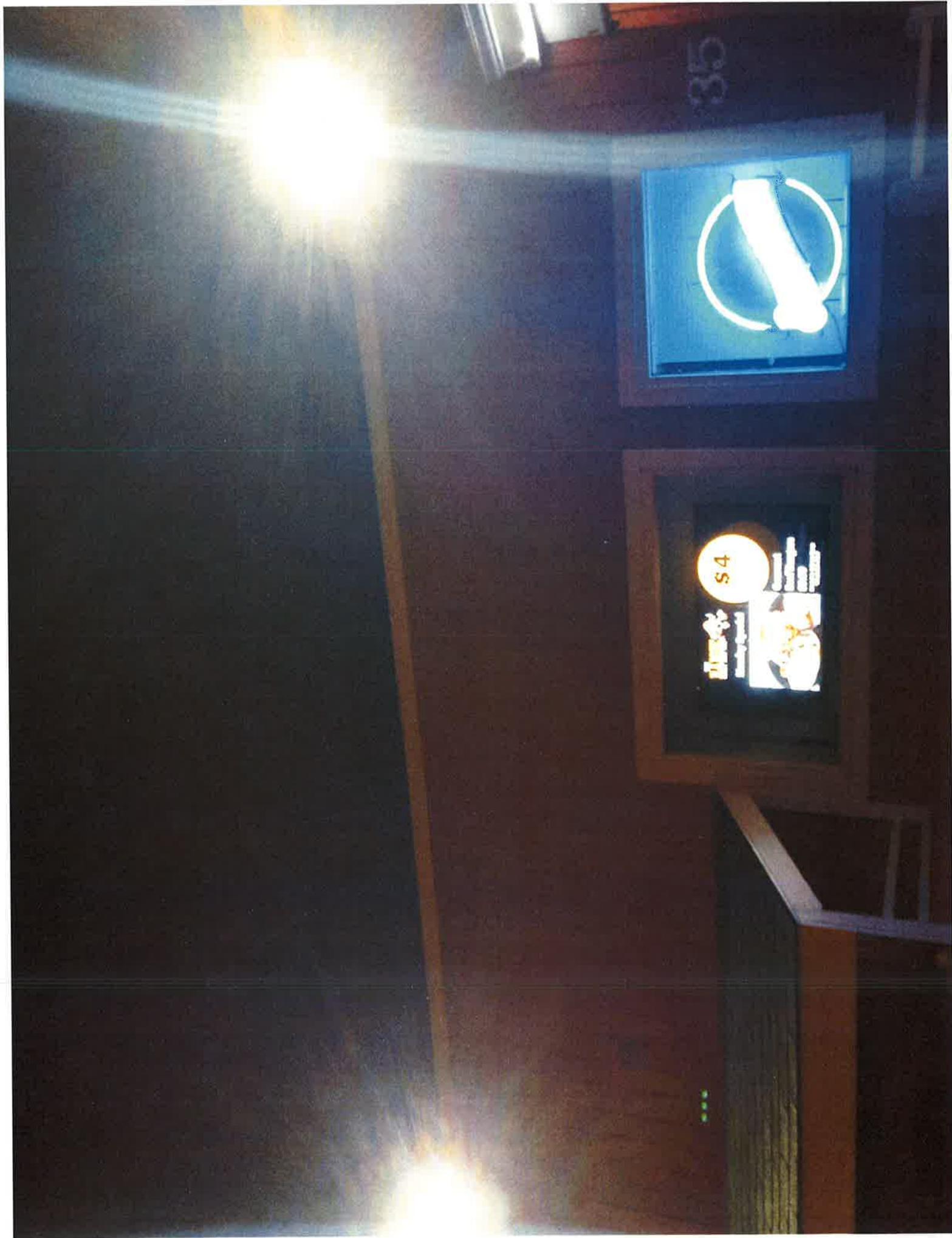


### FEATURES

- ▶ Dark Bronze Diecast Aluminum Housing
- ▶ Tempered Glass Lens
- ▶ UL Listed and Suitable for Wet Locations
- ▶ 2" Slip Fitter for 2-3/8" OD Pole
- ▶ Easy access for quick installation
- ▶ 5 year manufacturers warranty
- ▶ 3 Heavy Duty LEDs







315



\$4

Dinner

Monday Special

