

**CITY OF BATAVIA**

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

**HISTORIC PRESERVATION COMMISSION**

**May 9, 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  
April 11, 2016
5. Matters From The Public (For Items Not On The Agenda)
6. COA Review: 122 West Wilson Street  
Wall Sign (Lavya, Inc., applicant)

Documents: [HPC 4-11-16 FINAL MINUTES.PDF](#)

Documents: [122 E WILSON ST--WALL SIGN COA PACKET--2016.PDF](#)

7. Updates
  1. 7 East Wilson Street—Historic Inspection
  2. Anderson Block Building—Masonry Maintenance
  3. Significant Historic Building Inspection Program
  4. 10/12 North River Street—Historic Inspection
  5. 227 West Wilson Street—Historic Inspection
  6. 109 South Batavia Avenue—Historic Inspection
  7. 8 North River Street—Historic Inspection
  8. 16 East Wilson Street—Historic Inspection

8. Other Business

9. Adjournment

Historic Preservation Commission

Phil Bus, Chair

Kurt Hagemann, Vice Chair

Doris Sherer

Doug Sullivan

Belinda Roller

**MINUTES**  
**April 11, 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 (arrived at 5:38pm)

**Members Absent:** None

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

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

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

**4. Approve Minutes for March 28, 2016**

**Motion:** To approve the minutes for March 28, 2016

**Maker:** Sherer

**Second:** Roller

**Voice Vote:** 4 Ayes, 0 Nays, 1 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: 122 East Wilson Street – Wall Sign (Lavya, Inc., applicant)**

The applicant did not attend the meeting. The consensus of the Committee was to defer to a future agenda when the applicant could attend.

**Motion:** To table the COA Review of 122 East Wilson Street Meeting to the next scheduled meeting

**Maker:** Hagemann

**Second:** Sherer

**Roll Call Vote:** **Aye:** Hagemann, Sherer, Roller, Bus  
**Nay:**

4-0 Vote, 1 Absent, Motion carried.

**7. COA Review: 35 North Water Street – Lighting Improvements (Jeremy Bertrand, applicant)**

Jeremy Bertrand, 35 North Water Street, addressed the Committee. He stated that he installed rope lighting to improve aesthetics and spotlights in the parking lot for safety. Bertrand stated that the spotlights are ideal for illuminating the parking lot and would be appropriate for the proposed outside seating deck. Pictures were shown to the Commission of the rope lighting and spotlights.

Bus stated that this building is non-contributing. He continued that the work was done without permits and it is now before the Commission. Albertson added that the work is in for permits now.

\*Sullivan entered the meeting at 5:38pm

Albertson stated that there would be a COA for rope lighting coming to the Commission at a future meeting for another non-contributing building. Bus commented that the Commission should have consistency with our actions regarding rope lighting.

**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 he would be meeting with Mr. Marconi this week regarding the Anderson Block building. Work is scheduled for the end of April on the building.

Albertson announced that additional inspections would not be done on any other buildings until we take some of the current buildings off our list. Hagemann stated that we are in the season where work could get done and he is not in favor of delaying inspections on buildings that need to get work done. He explained that the timeframe for getting work done is not quick and suspending inspections is not the route to go on this. If we suspended inspections we would miss

another season of work. Sherer concurred and stated it is uncertain what next winter would be like and things that are already deteriorating could be even worse next season. Hagemann added that some of the buildings on the list have been there for three years.

Roller asked for a master list of the buildings that have been inspected. Albertson stated that there are eighty significant buildings total and ten or twelve buildings have been inspected. Roller stated that we should take a look at the list and let staff know if there are any other buildings that should be inspected. Sherer asked for a list of buildings that need inspection. Albertson stated that he does have a master list of significant buildings and would mark off the ones that have been inspected. Bus asked for those lists to be emailed to the Commission.

## **9. Other Business**

Two members would not be available for the April 25, 2016 HPC meeting. Bus stated that the April 25, 2016 meeting should be canceled due to lack of a quorum. May 9, 2015 would be the next scheduled meeting.

A discussion on the guidelines will be held at the next HPC meeting. Roller stated that she would add language to make submittals for significant buildings stricter. Roller stated that she would email the updated guidelines to the Commissioners for their review prior to the next HPC meeting.

Albertson stated that he has received no correspondence with the Driehaus Foundation. Hagemann stated that Batavia MainStreet would be helping with the award submittal. Albertson stated that he would try to get in contact with them once again. Also, he will continue to work on securing a presentation to the HPC regarding becoming a certified government body.

Sullivan questioned if the HPC members need to file the statement of economic interest by the end of the month. Albertson stated that a statement is needed and should be completed by the end of the month.

## **10. Adjournment**

There being no other business to discuss, Chair Bus asked for a motion to adjourn the meeting at 6:04pm; Made by Hagemann; Seconded by Roller. 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 _____                                |

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**

- 1. Explain what will be moved, where and why. N/A
- 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.

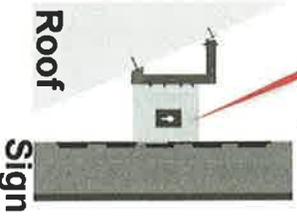
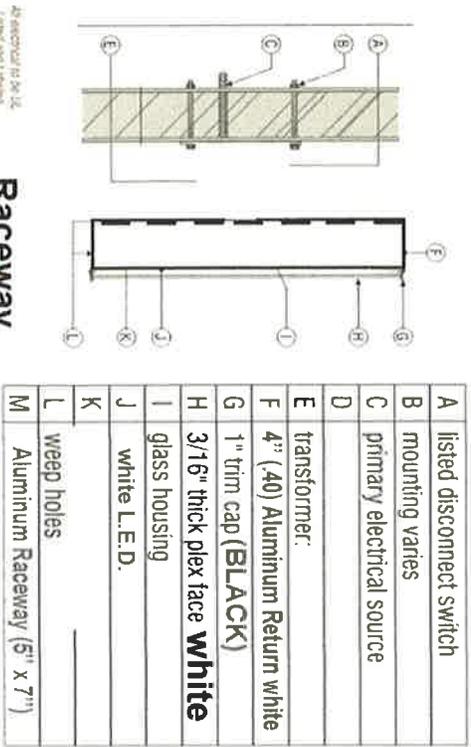
Any change in the proposed work after issuance of this Certificate of Appropriateness shall require inspection by Commission staff to determine whether the work is still in substantial compliance with the Certificate of Appropriateness.

*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.

*Batavia* } 24"  
*Smoke n' Liquor* } 24"  
 \_\_\_\_\_ } 15'