

**CITY OF BATAVIA**

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

**HISTORIC PRESERVATION COMMISSION**

**September 26, 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  
September 12, 2016

Documents:

[HPC 9-12-16 FINAL MINUTES.PDF](#)

5. Matters From The Public (For Items Not On The Agenda)
6. COA Review: 227/229 West Wilson Street  
Façade Material Changes (Daisy Slaboszewski, applicant)

Documents:

[227-229 W WILSON-FACADE CHANGES COA PACKET.PDF](#)

7. COA Revision Review: 108 North Batavia Avenue  
Dunkin Donuts/Shell Retaining Wall Revision (Harry Mehta, applicant)

Documents:

[DUNKIN-SHELL BLOCK WALL-PACKET.PDF](#)

8. Certified Local Government Continued Discussion
9. Updates

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

10. Other Business

11. Adjournment

Historic Preservation Commission

Phil Bus, Chair  
Kurt Hagemann, Vice Chair  
Doris Sherer  
Doug Sullivan  
Belinda Roller

**MINUTES**  
**September 12, 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 5:31pm.

**2. Roll Call**

**Members Present:** Chair Bus; Vice-Chair Hagemann; Commissioners Sherer, Roller and Sullivan (entered at 5:41pm)

**Members Absent:** None

**Also Present:** Jeff Albertson, Building Commissioner; Scott Buening, Director of Community Development; 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. Approval of Minutes: August 8, 2016**

**Motion:** To approve the minutes from August 8, 2016

**Maker:** Hagemann

**Second:** Roller

**Voice Vote:** 4 Ayes, 0 Nays, 1 Absent  
Motion carried.

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

Chair Bus asked if there were matters from the public for items not on the agenda. There were none.

**6. COA Review: 11 East Wilson Street – Wall Sign (Christopher Verbel, applicant)**

Christopher Verbel, applicant, discussed the proposed wall sign with the Commission and presented a concept for the Commission to view. Bus noted that the building was non-contributing. Bus asked if there was any opposition to the proposed sign from the Commission and there was none.

**Motion:** To approve the COA for demolition as presented

**Maker:** Hagemann

**Second:** Sherer

**Roll Call Vote:**      **Aye:** Hagemann, Sherer, Roller, Bus  
                          **Nay:** None  
                          4-0 Vote, 1 Absent, Motion carried.

**7. COA Review: 112 Spring Street – Monument Sign (Aurora Sign Company, applicant)**  
Ed Weiss of Aurora Sign Company presented on the monument sign. He stated that the double-faced sign would have only the name and logo illuminated at night. The masonry would be made out of faux stone.

**Motion:**            To approve the COA as presented  
**Maker:**            Roller  
**Second:**           Hagemann  
**Roll Call Vote:**    **Aye:** Hagemann, Sherer, Roller, Bus  
                          **Nay:** None  
                          4-0 Vote, 1 Absent, Motion carried.

**8. Certified Local Government Presentation of IHPA**

Rachel Liebowitz, Ph.D, presented on the Illinois Historic Preservation Agency (IHPA), State Historic Preservation Office (SHPO), and the Certified Local Government (CLG) program and the basic requirements to become a CLG. Her presentation included the following information:

- What could be funded as part of the CLG: survey, preservation plan, historic resources surveys, national register nomination, consultants, education to your community (training event and invite the public), walking tour of historic resources in town, historic resources website, print materials, maps, signs around town, historic bicycle tours, historic structure support plan, second use plan to find out what this building could be through consultants,
- No bricks and mortar grants
- Grants require a local match 70% of funding provided and City 30% (salaries could be counted toward the 30% match)
- Reporting annual requirements: what have you done in your meetings and how many certificates were approved, how many were denied. The recording requirements are minimal. Quarterly reports for grants. Grants are reimbursable. You have 18 months to complete the project and the project is completed on the federal fiscal cycle (October – September).

Anthony Rubano, IHPA, presented on the Financial Incentives for Historic Buildings, which included the following:

- COB branding of historic resources does not seem to be there. The neighborhoods and buildings do not have the branding for those outside of the City.
- Preservation Services Division
- Federal Rehabilitation Tax Credits
- 10% Rehabilitation Tax Credit (IRS form 3468)
  - Noted that the IHPA could return the tax credit at any time
- 50% Disabled Access Tax Credit (IRS form 8826)
  - Any building, not just historic

- Financial Incentives for Historic Buildings
- Property Tax Assessment Freeze
  - Significance: Certified Historic Building
  - Use: Owner-Occupied Housing
  - Budget: “Substantial Rehabilitation”
  - Work: Must meet the Secretary of Interior’s Standards for Rehabilitation
  - 3-part application process
  - IHPA is the final administrator
  - 24 Months to spend your minimum and have 24 months to apply (on a sliding scale)
- 20% Federal Rehabilitation Tax Credit
  - Significance: Certified Historic Building
  - Use: Income-producing property
  - Budget: “Substantial” Rehabilitation
  - Work: Must meet the Secretary of Interior’s Standards for Rehabilitation
  - 3-part application process
  - IHPA review it locally and then send to the National Park Service in Washington for final review
  - IHPA would visit for every tax credit project
  - 24 months to spend or do a face project of 60 months. Must start the application process before you place the building in service
  - Cannot flip the building with the credit. Must have ownership of the building for at least five years. After five years no restriction whatsoever
  - Don’t replace windows or gut the building before talking to the IHPA. The IHPA looks at the building’s history over time so non-original alterations may be significant
  - Consult your accountant if you want the credit

Sherer asked if a family who lives in a historic house outside of the Historic District would be eligible for any of the items the IHPA offers. Rubano stated that they would be eligible for a tax freeze. In order to qualify, the building would either have to be on the national register or a local landmark. Rubano suggested having the City’s ordinance reviewed by the IHPA for the tax freeze. For the freeze, the IHPA certifies the ordinance and whatever is a local landmark is eligible for the freeze. Sherer asked if the house would be eligible for the grant. Rubano stated that the house would not be because grants are not for the brick and mortar and not for privately owned buildings. The grants could be used for planning and public education, planning documents for a privately owned building (even a house) that is under threat, and structural analysis.

Rubano offered to review the Commission’s design guidelines to ensure that they meet the standards of the National Park Service. Bus stated that the design guidelines should be sent to the IHPA for review. Rubano stated that they are available to help but the Commission has to ask for that help. He continued that they would tell the City what they think but it is only advisable, just because you ask us does not mean what we say is mandatory. Rubano welcomed the Commission members to contact him with any questions.

Sullivan asked in April of 2015 there was an attempt to tear down a historic building in Geneva. The newspaper article claimed that because of Geneva's Historic Preservation Commission was certified that City Council decision triggered the state's Historic Preservation's office review. Liebowitz asked if this was regarding the 6<sup>th</sup> Street School. Sullivan stated that it was. Liebowitz stated that the 6<sup>th</sup> Street School came to their attention not because of any City Council decision but because it was a historic school in the district and there were public funds being used for the demolition of that school. Because there were public funds being used, it was state funding that was supplying the support for that demolition. Because it was a public contribution, it comes to us for regulatory review. Rubano added that it has nothing to do with affiliation or CLG. Liebowitz concluded that it came to them through State law.

The Commission thanked the IHPA members for their time and for the informational presentation.

#### **9. Updates:**

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

There were no updates at this time.

#### **10. Other Business**

There was no other business at this time.

#### **11. Adjournment**

There being no other business to discuss, Chair Bus asked for a motion to adjourn the meeting at 6:49pm; 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 227-229 W. Wilson

Property Identification Number 1222178009  
 Existing/Proposed Zoning Ordinances Yes No  
 Zoning DMU

Submittal Date 9/7/2016

**Project Description :**

Remove Brick siding and Damaged Cedar Trim from front wall of Building. INSTALL 5 1/4" Fiber-Cement Lap siding with 4" Reveal in its place. Replace Damaged aluminum soffit and Paint New siding and existing Siding

Owner's Name Hot Pan LLC/Daisy Slabosza  
 Phone Number 815 666 8137  
 Mobile Number 815 666-8137  
 E-Mail Slabdaisy@yahoo.com

Applicant's Name Daisy Slaboszewski  
 Applicant Address 109 Ridge Rd, Shorewood  
 Phone Number 815 256-6088  
 Mobile Number 815 666-8137  
 E-Mail slabdaisy@yahoo.com

Applicant Signature Daisy H Slab

Owner Signature Daisy H Slab

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

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

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

- |   |  |
|---|--|
| <input 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 checked="" type="checkbox"/> Light Fixture                         | <input type="checkbox"/> Shutters                                    |
| <input type="checkbox"/> Mechanical System Units                          | <input checked="" type="checkbox"/> Siding                           |
| <input type="checkbox"/> Masonry Cleaning, Repointing, Painting           | <input type="checkbox"/> Signs                                       |
| <input checked="" type="checkbox"/> Material Change (wood, brick, etc)    | <input type="checkbox"/> Solar Collectors                            |
| <input checked="" type="checkbox"/> Painting (paint removal etc)          | <input type="checkbox"/> Storm Doors or Windows                      |
| <input type="checkbox"/> Paving (Parking Lot, Driveways, Landscaping)     | <input type="checkbox"/> Windows, Skylights                          |
| <input type="checkbox"/> Photographs of building(s)                       | <input type="checkbox"/> Others _____                                |

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

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

**New Construction/Additions**

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

For primary structure, outbuilding or addition:

- 1. Fully dimensioned site plan
- 2. Elevation drawings of each façade with dimensions and specifications
- 3. Drawings, photographs, samples and manufacturer's illustrations

Drawings or other descriptions of site improvements, e.g., fences sidewalks, lighting, pavements, decks.

**Structure Demolition**

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

**Structure Relocation**

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

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

**FOR OFFICE USE ONLY BELOW**

Property is:            Significant            Contributing            Non-Contributing

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

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

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

Conditions: YES\*/ NO

\*See Attachment

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

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

***This certificate is 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.***

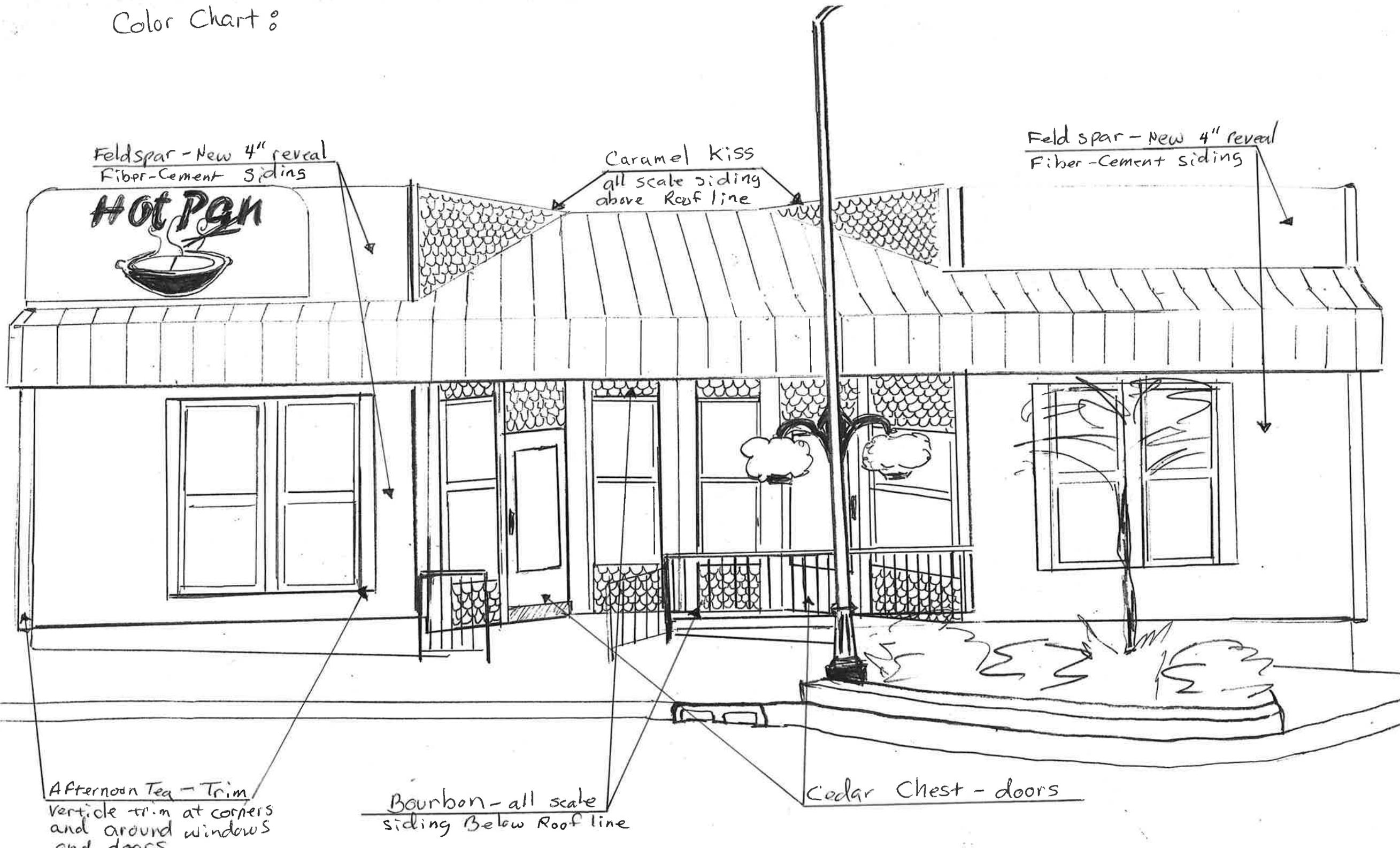
Scope of work :

1. Remove 1/2" brick siding and install Fiber Cement lap siding in its place (manufacturers data attached)
2. Repair Sagging Copper over-hang in accordance with inspection and approval by City of Batavia CBO, Replace aluminum Soffit beneath with same material. Replace two exterior ceiling Light fixtures with Proposed fixtures (Attachment)

3. Paint building's exterior in accordance with material and color samples included



Color Chart :



**Brimfield 2-Light Aged Iron Outdoor Flushmount Light to replace existing overhang lights**



**Dimensions**

Maximum Hanging Length (in.)	0	Product Length (in.)	11
Product Depth (in.)	11	Product Width (in.)	11
Product Height (in.)	5.5		

**Details**

Bulb Type Included	Incandescent, No Bulbs Included	Outdoor Lighting Features	Weather Resistant
Exterior Lighting Accessory Type	Hanging/Ceiling Mount Light	Power Type	Hardwired
Exterior Lighting Product Type	Flush Mounted	Product Style	Cottage
Fixture Color/Finish	Aged Iron	Product Weight (lb.)	2.1 lb
Glass/Lens Type	Seedy	Returnable	90-Day
Maximum Wattage (watts)	0	Style	Classic
Motion Sensor	No	UL Listing	1-UL Listed
Number of Bulbs Required	2	Wattage (watts)	60 W



## ICC-ES Evaluation Report

ESR-1381

Renewed September 1, 2013  
This report is subject to renewal November 1, 2015.

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A Subsidiary of the International Code Council®

DIVISION: 07 00 00—THERMAL AND MOISTURE PROTECTION

Section: 07 44 00—Faced Panels

Section: 07 46 00—Siding

### REPORT HOLDER:

MEXALIT INDUSTRIAL, S.A. de C.V.  
SEGUNDO ANILLO PERIFÉRICO 6625  
COLONIA EJIDO EL PROGRESO 88123  
NUEVO LAREDO, TAMAULIPAS  
MEXICO

011-52-867-890-0250

[www.maxitile.com](http://www.maxitile.com)

[Shawn@maxitile.com](mailto:Shawn@maxitile.com)

### EVALUATION SUBJECT:

MEXALIT PRODUCTS FOR EXTERIOR SIDING, BACKER BOARD AND SOFFIT APPLICATIONS: MAXIPANEL, MAXISOFFIT, MAXIPLANK, MAXIBACKER AND MULTISHAKE

### 1.0 EVALUATION SCOPE

Compliance with the following codes:

- 2006 International Building Code®(IBC)
- 2006 International Residential Code® (IRC)
- Other Codes (see Section 8.0)

Properties evaluated:

- Durability
- Weather protection
- Wind resistance

### 2.0 USES

MaxiPanel, Maxisoffit, MaxiPlank and Multishake Sidewall panels are exterior wall sidings used as exterior wall coverings on buildings of all construction types over approved sheathings or framing, as applicable. The products are capable of resisting design loads, including wind, and are also used as closures on the underside of exterior roof eaves (Maxisoffits). MaxiBacker is used as nonstructural flooring underlayment and interior wall surface tile backer board, including in shower and bath areas (excluding the shower floor).

### 3.0 DESCRIPTION

MaxiPanel, MaxiSoffit, MaxiPlank, MaxiBacker and MultiShake Sidewall Panels are flat, fiber-cement sheet materials. The products are composed of cement, silica

sand and cellulose fibers, and are available with smooth or wood-grain exterior surfaces. The products are available either factory-primed or unprimed. The products are noncombustible in accordance with ASTM E 136.

MaxiPanel, MaxiSoffit and MaxiBacker are flat sheet panels. MaxiBacker has square or recessed edges. MaxiPlank and Multishake sidewall panels are lap siding boards. MultiShake Sidewall Panels are manufactured with straight or staggered edges and with wood texture.

Nominal dimensions of the products are shown in Table 1.

### 4.0 INSTALLATION

#### 4.1 General:

Installation of the products must be in accordance with the manufacturer's published installation instructions and this report. The products can be cut with a power saw using a masonry carbide- or diamond-tipped blade, or with a hand guillotine or with a knife supplied by the manufacturer. The framing assembly components must be sized and constructed to meet applicable building code requirements. Wood and steel framing must be spaced as identified for the applicable assembly in Table 2. Steel framing must be minimum No. 20 gage [0.035 inch (0.89 mm)]. Fasteners and steel framing must be corrosion-resistant. In accordance with the manufacturer's instructions, the siding products must be coated with an exterior-grade, 100 percent acrylic or latex wall coating. Primers, if used, must be a 100 percent acrylic or latex primers. A water-resistant barrier complying with IBC Section 1404.2 or IRC Section R703.2 must be installed under the wall siding products.

Installation under the IBC and the IRC must comply with IBC Sections 1405.15 and 1405.17 and IRC Sections R703.10 and Table R703.4 for fiber cement siding, and be as noted in Sections 4.2, 4.3 and 4.4.

#### 4.2 Siding:

4.2.1 MaxiPanel and MaxiSoffit: MaxiPanel and MaxiSoffit must be installed on wood or steel framing in accordance with IBC Section 1405.17 and IRC Section R703.10.1. Fasteners are described in Table 2. Fasteners must be placed a minimum of 2 inches (51 mm) from corners and <sup>3</sup>/<sub>8</sub> inch (9.5 mm) from edges. See Figures 1, 2 and 3 for details.

Panel joints must occur over framing. A maximum gap of <sup>1</sup>/<sub>16</sub> inch (1.6 mm) is permitted between panels, and the gap must be caulked with an approved exterior latex caulk. See Figures 4 and 5 for jointing methods. Flashing must be installed at all corners and openings.

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**4.2.2 MaxiPlank:** MaxiPlank must be installed on wood or steel framing in accordance with IBC Section 1405.17 and IRC Section R703.10.2. Fasteners used at each stud are described in Table 2. For exposed fastening, fasteners must be placed a minimum of  $\frac{3}{4}$  inch (19.1 mm) up from the bottom edge of the plank, except when butting jointing over studs, in which case the fasteners must be placed a minimum of 1 inch (25.4 mm) up from the bottom edge. Fasteners must be placed a minimum of  $\frac{3}{8}$  inch (9.5 mm) from plank ends. See Figures 6, 7 and 8 for details.

For concealed fastening, fasteners must be placed a minimum of 1 inch (25.4 mm) down from the top edge of the plank, and a minimum of  $\frac{3}{8}$  inch (9.5 mm) from plank ends. See Figures 9 and 10 for details.

Adjacent planks may be butt-jointed together over studs or be centered over a No. 26 gage galvanized steel joint plate. Caulking at butt-joints must completely fill the void. See Figures 11, 12 and 13 for details. Joints must be staggered a minimum of 2 feet (610 mm) from adjacent courses. Plank overlap may be varied to suit the particular height of the wall; the minimum overlap is  $1\frac{1}{4}$  inches (31.7 mm). Stops and flashing must be installed at all corners and openings.

**4.2.3 MultiShake:** MultiShake Sidewall Panels must be installed over wood-based structural sheathing and wood framing in accordance with IBC Section 1405.17 and IRC Section R703.10.2. The siding products must be installed only on exterior walls covered by solid sheathing attached as required by the applicable code and capable of independently supporting the imposed loads, including but not limited to transverse wind loads. Fasteners used to attach the MultiShake panels must be attached as described in Table 2. Metal or wood stops must be installed at all corners. Details of installations are shown in Figures 15 and 16.

Straight-edge MultiShake panels must be installed with a 9-inch (229 mm) overlap and a maximum 7-inch-wide (178 mm) exposure; staggered-edge MultiShake panels must be installed with a 10-inch (254 mm) overlap and a maximum 6-inch-wide (152 mm) exposure. Straight-edge and staggered-edge MultiShake panels are shown in Figure 17.

#### 4.3 MaxiBacker:

In flooring applications, MaxiBacker is installed as an underlayment over a minimum  $\frac{3}{4}$ -inch (19.1 mm), exterior-grade plywood subfloor complying with, and installed in accordance with, the applicable code. The plywood subfloor system must be designed so that maximum deflection in a plane, including live and dead loads, is  $\frac{1}{240}$  of the span or, for live loads,  $\frac{1}{360}$  of the span, in accordance with the applicable code. MaxiBacker must be fastened to the plywood subfloor with No. 11 gage by  $1\frac{1}{4}$ -inch-long (32 mm), galvanized roofing nails or No. 8 by  $1\frac{1}{4}$ -inch-long (32 mm) C-Drill screws. Nails or screws are spaced at 6 inches (152 mm) on center around the perimeter and in the field, a minimum of  $\frac{3}{8}$  inch (9.5 mm) from edges and 2 inches (51 mm) from corners. A  $\frac{1}{8}$ -inch (3.2 mm) gap must be left between board and walls to allow for expansion. Subsequent finishing with flooring, tile or other finished flooring is required. For applications to the interior face of walls, MaxiBacker must be installed as described in Section 4.2 of this report.

#### 4.4 Wind Resistance:

The design wind speeds must not exceed the maximum basic wind speed shown in Table 2 of this report. Resistance to wind loads is also determined by the structural capacity of the substrate.

## 5.0 CONDITIONS OF USE

The MaxiPanel exterior siding products described in this report comply with, or are suitable alternatives to what is specified in, those codes listed in Section 1.0 of this report, subject to the following conditions:

**5.1** The products must be manufactured, identified and installed in accordance with this report, the manufacturer's published installation instructions and the applicable code. In the event of conflict between the manufacturer's published installation instructions and this report, this report governs.

**5.2** A water-resistive barrier complying with the IBC or the IRC, as applicable, must be installed under the exterior wall siding products.

**5.3** The exterior siding and soffit products have not been evaluated for racking resistance. Walls must be braced by other means as required by the applicable code.

**5.4** The Multishake siding products must be installed only on exterior walls covered by solid sheathing capable of independently supporting the imposed loads, including, but not limited to, transverse wind loads.

**5.5** The products are manufactured by Mexalit Industrial, S.A. de C.V., in Santa Clara, Estado de Mexico, Mexico; Nuevo Laredo, Estado de Tamaulipas, Mexico; and Guadaluajara, Jalisco, Mexico, under a quality control program with inspections by RI Ogawa & Associates, Inc. (AA-705).

## 6.0 EVIDENCE SUBMITTED

**6.1** Data in accordance with ICC-ES Acceptance Criteria for Fiber Cement Siding Used as Exterior Wall Siding (AC90), dated October 2005 (editorially revised January 2008).

**6.2** Data in accordance with ICC-ES Acceptance Criteria for Fiber-cement Interior Substrate Sheets Used in Wet and Dry Areas (AC378), dated October 2007.

## 7.0 IDENTIFICATION

**7.1 MaxiPanel, MaxiSoffit, MaxiBacker and MultiShake:**

Each panel is marked with the product name, thickness and lot number. Each pallet of panels bears a label indicating the name and address of Mexalit Industrial, S.A. de C.V.; the product designation; the evaluation report number (ESR-1381); the date of production; and the name of the inspection agency (RI Ogawa & Associates, Inc.).

#### 7.2 MaxiPlank:

One plank in each pallet tier is marked with the product name and lot number. Each pallet bears a label with the name and address of Mexalit Industrial, S.A. de C.V.; the product designation; the evaluation report number (ESR-1381); and the name of the inspection agency (RI Ogawa & Associates, Inc.).

## 8.0 OTHER CODES

#### 8.1 Scope:

In addition to the codes referenced in Section 1.0, the products in this report were evaluated for compliance with the 1997 *Uniform Building Code*™ (UBC)

#### 8.2 Uses:

See Section 2.0.

**8.3 Description:**

See Section 3.0.

**8.4 Installation:**

**8.4.1 General:** See Section 4.1, except a weather-resistive barrier complying with Section 1402.1 of the UBC must be installed under the MaxiPanel exterior wall siding products.

**8.4.2 Siding:**

**8.4.2.1 MaxiPanel and MaxiSoffit:** See Section 4.2.1.

**8.4.2.2 MaxiPlank:** See Section 4.2.2.

**8.4.2.3 MultiShake:** See Section 4.2.3.

**8.4.3 MaxiBacker:** See Section 4.3.

**8.4.4 Wind Resistance:** The design wind speeds must not exceed the maximum basic wind speeds shown in Table 2 of this report. Resistance to wind loads is also determined by the structural capacity of the substrate.

**8.5 Conditions of Use:**

**8.5.1** See Section 5.1.

**8.5.2** A weather-resistive barrier complying with the UBC as applicable, must be installed under the MaxiPanel exterior wall siding products.

**8.5.3** See Section 5.3.

**8.5.4** See Section 5.4.

**8.5.5** See Section 5.6.

**8.6 Evidence Submitted:**

See Section 6.0.

**8.7 Identification:**

See Section 7.0.

**TABLE 1—DIMENSIONS OF MAXIPANEL, MAXIPLANK AND MULTISHAKE PRODUCTS**

PRODUCT	WIDTH (inches)	LENGTH (feet)	THICKNESS (inch)
MaxiPanel	48	8, 9, 10, 12	$\frac{5}{16}$ , $\frac{7}{16}$
MaxiSoffit	12, 16, 24, 48	8, 10, 12	$\frac{1}{4}$
MaxiPlank	$5\frac{1}{4}$ , $7\frac{1}{4}$ , $7\frac{1}{4}$ , $8\frac{1}{4}$ , $9\frac{1}{4}$ , 12	12	$\frac{5}{16}$
MaxiBacker	36, 48	4, 5, 8, 9, 10	$\frac{1}{4}$ , $\frac{1}{2}$ , $\frac{5}{16}$
MultiShake	16	4	$\frac{1}{4}$

For SI: 1 inch = 25.4 mm, 1 foot = 304.8 mm.



TABLE 2—MAXIMUM WIND LOADS

PRODUCT	THICKNESS (inch)	FASTENER TYPE	FASTENER SPACING	FRAME TYPES	STUD SPACING (inches)	HEIGHT OF BUILDING (feet)	MAXIMUM BASIC WIND SPEED (mph) FOR EXPOSURE CATEGORY							
							IBC, IRC9				UBC8			
							B	C	D	D	B	C	D	D
MaxiPanel	5/16	6d common 2-inch-long nails <sup>2</sup>	6 inches on center	2-by-4 wood <sup>5</sup>	16	15	130	120	110	100	120	110	100	90
							140	130	120	110	120	110	100	95
							140	130	115	100	120	110	100	90
							140	120	110	100	110	100	90	-
MaxiPanel	5/16, 7/16	No. 8 by 1 1/4-inch-long RPI C-Drill screws	6 inches on center	No. 20 gage by 3 7/8-inch by 1 3/8-inch metal C-Stud	16, 24	15	120	105	100	90	105	100	90	85
							140	120	110	100	120	110	100	85
							110	110	100	90	100	90	80	75
							100	100	90	80	95	85	75	-
MaxiPlank, maximum 12 inches wide	5/16	No. 11 gage, 2.087-inch-long, galvanized roofing nails <sup>3</sup>	Through overlap every stud (exposed)	2-by-4 wood <sup>5</sup>	16	15	100	85	80	70	85	80	70	70
							120	100	90	80	100	90	75	-
							110	90	85	70	90	85	70	-
							105	85	-	-	85	70	-	-
MaxiPlank, maximum 9 1/2 inches wide	5/16	No. 11 gage, 1 3/4-inch-long, galvanized roofing nails <sup>4</sup>	Through top edge of plank every stud (concealed)	2-by-4 wood <sup>5</sup>	16	15	100	85	80	70	85	80	70	70
							120	100	90	80	100	90	75	-
							110	85	-	-	90	80	70	-
							100	85	-	-	80	70	-	-
MaxiPlank, maximum 9 1/2 inches wide	5/16	No. 8 by 1 1/2-inch-long RPI C-drill screws	Through overlap every stud (exposed)	No. 20 gage by 3 7/8-inch by 1 3/8-inch metal C-stud	16, 24	15	120	105	100	90	105	100	90	85
							140	120	110	100	120	110	100	80
							140	110	100	90	120	110	100	80
							130	105	90	85	110	100	90	75
MaxiPlank, maximum 9 1/2 inches wide	5/16	No. 8 by 1 1/4-inch-long RPI C-wing screws	Through top edge of plank every stud (concealed)	No. 20 gage by 3 7/8-inch by 1 3/8-inch metal C-stud	16, 24	15	90	-	-	-	90	75	-	-
							120	85	-	-	90	70	-	-
							110	-	-	-	85	-	-	-
							85	-	-	-	70	-	-	-
MaxiSoffit	1/4	4d box 1 1/2-inch-long nails	6 inches on center	2-by-4 wood <sup>5</sup>	16	15	100	85	80	70	100	80	70	70
							120	100	90	80	100	80	70	-
							110	85	-	-	90	80	70	-
							105	85	-	-	85	70	-	-
MultiShake	1/4	0.113-inch x 2-inch-long x 0.267-inch (head diameter)	3 nails at each stud spaced 1/2 inch from each edge and at the center of the panel	2-by-4 wood <sup>5</sup>	16	15	85	-	-	-	85	70	-	-
							110	-	-	-	90	85	-	-
							105	-	-	-	85	75	-	-
							85	-	-	-	70	-	-	-

For SI: 1 inch = 25.4 mm, 1 foot = 304.8 mm, 1 mph = 1.609 km/h.

<sup>1</sup>Nail has 0.09-inch-diameter shank and 0.218-inch-diameter head.  
<sup>2</sup>Nail has 0.125-inch-diameter shank and 0.265-inch-diameter head.

<sup>3</sup>No. 11 gage nail has 0.125-inch-diameter shank and 0.275-inch-diameter head.

<sup>4</sup>No. 11 gage galvanized roofing nail has 0.120-inch-diameter shank and 0.385-inch-diameter head.

<sup>5</sup>Wood specific gravity is 0.42 or higher.

<sup>6</sup>Wood specific gravity is 0.49 or higher.

<sup>7</sup>N/A—not applicable.

<sup>8</sup>Basic wind speed is the fastest mile speed in accordance with UBC Section 1616.

<sup>9</sup>Basic wind speed is the 3-second gust, miles per hour (km/hr), in accordance with IBC Section 1609.3 and IRC Section R301.2.

# MAXIPANEL

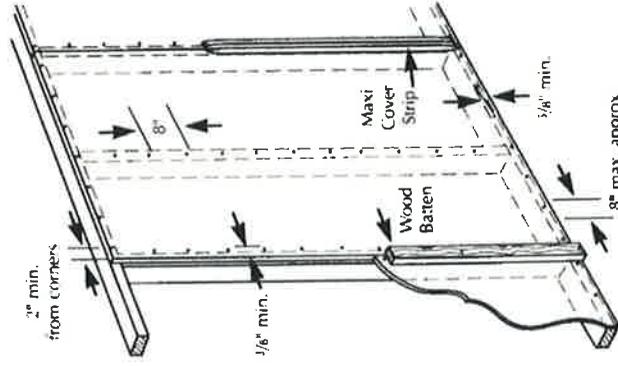


Fig. 1

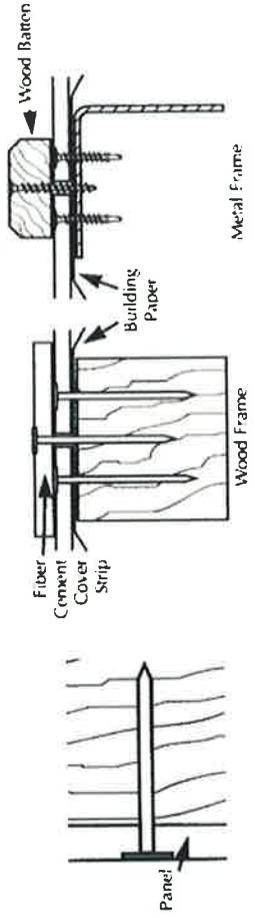


Fig. 2 Wood Stud

Fig. 4 Vertical Joints

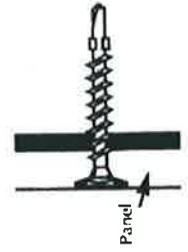


Fig. 3 Metal Stud

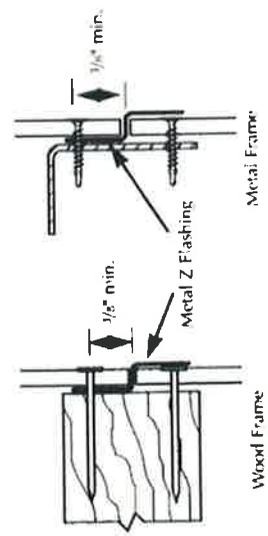


Fig. 5 Horizontal Joints

# MAXIPLANK

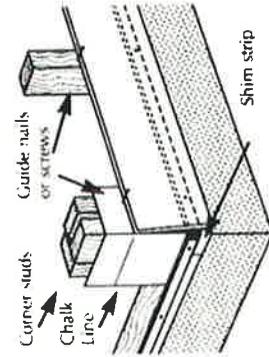


Fig. 6

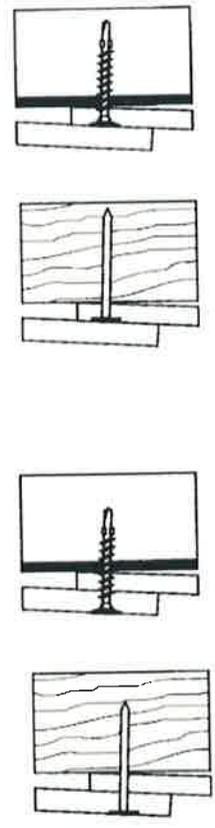


Fig. 7 Wood Stud

Fig. 8 Metal Stud

Fig. 9 Wood Stud

Fig. 10 Metal Stud



Fig. 11 Metal Joint Plate

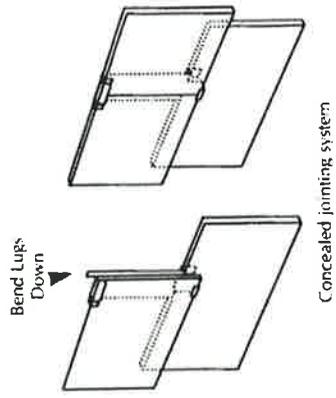


Fig. 12

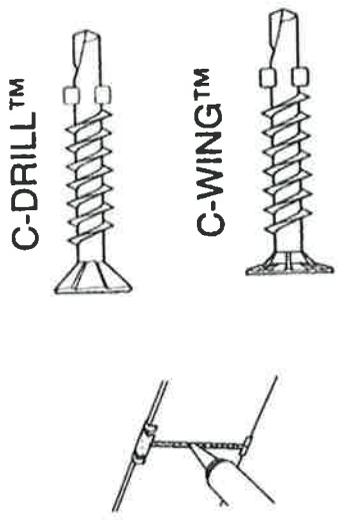


Fig. 13 Caulking of Plank Joint

Fig. 14



## Shell of Batavia

SHELL OF BATAVIA  
108 NORTH BATAVIA AVE.  
BATAVIA, IL – 60510

September 14, 2016

**RE: Administrative Design Review**

To Whom It May Concern:

We are requesting city to allow us to change the retaining wall design from the concrete wall to the segmental block wall.

Reason for this change is to eliminate the concerns, which have been brought up by the city engineer during the review process with respect to the design and the constructability of the current retaining wall.

Switching form the concrete to the segmental block wall eliminates almost all the concerns, since excavation will be minimum.

Segmental block wall is also aesthetically more pleasing and properties on the east and south both has segmental blocked walls.

Thank you.

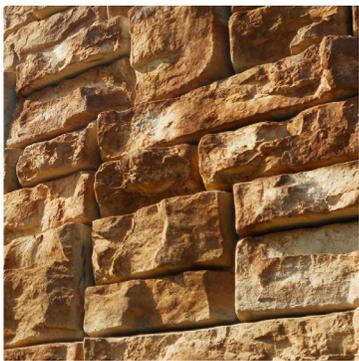
Sincerely,

A handwritten signature in black ink, appearing to read 'H. Mehta', is placed above the typed name.

Harry Mehta (President)  
HM1 Corporation



The LedgeStone texture is available on any Redi-Rock® block. That means you can create a retaining wall, top it with a freestanding wall, and accent it with columns. Beautiful!



## REDI-ROCK TEXTURE:

# LEDGESTONE

Strong. Rugged. Handsome. What, you don't have those thoughts about retaining walls?

Well, we do. At Redi-Rock, we like retaining walls to look great while doing the hard job of holding back the earth. We painstakingly sought out world-class stone to create molds that give these blocks their classic stone aesthetics.

Redi-Rock LedgeStone blocks give projects a random, stacked stone look. Because they're made using architectural-grade precast concrete, the level of detail in the texture is outstanding.

### LedgeStone Block Specifications

- Trapezoidal shape allows convex and concave radii
- 5.5 inch (140 millimeter) deep texture
- Colors can be formulated based upon local region
- Ten individual face molds offer up to 115 square feet (10.5 square meters) of non-repeating patterns
- Wet-cast concrete gives a greater level of detail and durability



**Proposed Stone Color Grey**

Regional colors and coordinating accessories are available. Contact your local Redi-Rock retailer or visit [redi-rock.com](http://redi-rock.com) to learn more about the Redi-Rock LedgeStone face today!



## 19.5 Foot (6 Meter) Gravity Wall Creates Access For FBI Headquarters

### The Challenge

When the FBI was relocating its division headquarters near Cincinnati, the terrain at the new site included extreme grade changes, making for some challenging planning for an access road to the site. The road was slated for a tight space between an existing residential neighborhood and a major office building, which would require a 700 foot (213 meter) long retaining wall.

### The Solution

“Sycamore Township chose Redi-Rock because we had a limited amount of space; we did not want to cut back behind the wall for tie-ins and we didn’t want to lose trees that were buffering the neighbors from the

project,” explained Tracy Kellums, Superintendent for Sycamore Township.

Redi-Rock is known for building tall gravity walls using massive, one-ton blocks to get the job done, but this 19.5 foot (6 meter) tall wall gave engineers the chance to show just what Redi-Rock blocks are really capable of.

To reach the required 19.5 feet (6 meters) with a gravity wall, engineers at URS utilized several unique components of the Redi-Rock system to achieve a custom solution for the project without the need for geogrid reinforcement or anchors. The design began with six to eight courses of the 60-inch base blocks, continued with

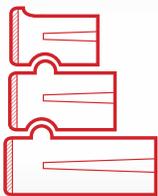
9-inch setback blocks, and finished with 41-inch blocks and 28-inch blocks.

In total, the 8,000 square foot (743 square meter) wall was installed in less than three weeks, using a piece of heavy machinery and a small crew.

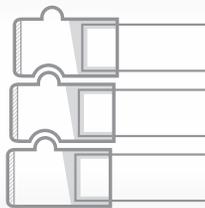


**Project:** Ronald Reagan Drive Project **Customer:** Sycamore Township, Ohio **Design/Specifying Engineer:** URS **Block Manufacturer:** Redi-Rock Structures of OKI **Wall Installer:** Nemann Construction **Location:** Cincinnati, Ohio **Completed:** 2011

**Your Complete Wall Solution**—Each block in the Redi-Rock system is available in any texture and can coordinate in the same wall, giving you the flexibility you need.



**Gravity Walls**  
(shown above)

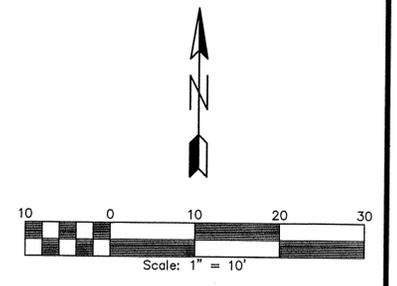
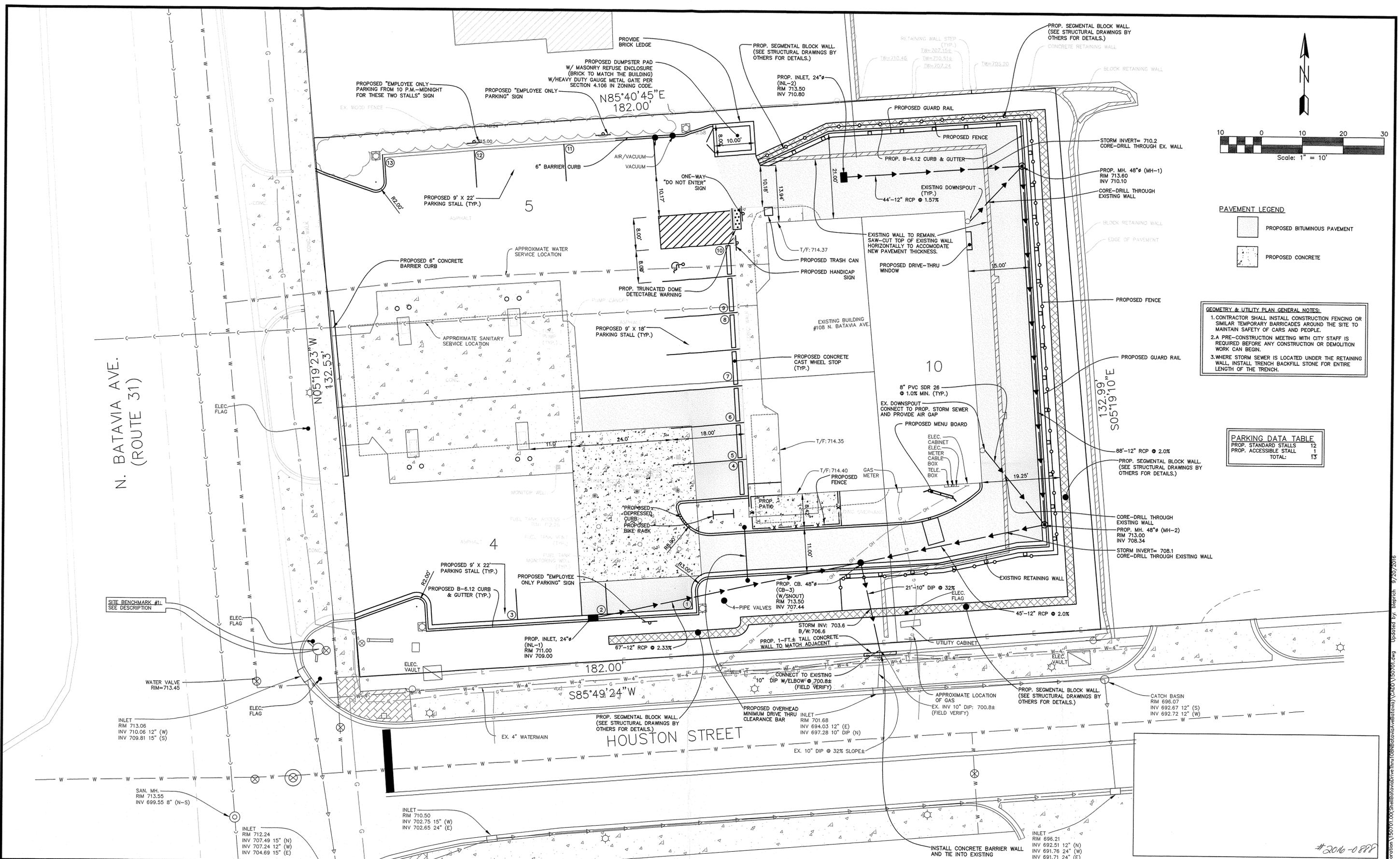


**MSE Walls**



**Freestanding Walls**

See [redi-rock.com](http://redi-rock.com)  
for additional  
products and  
accessories.



**PAVEMENT LEGEND**

[Pattern: Dotted]	PROPOSED BITUMINOUS PAVEMENT
[Pattern: Stippled]	PROPOSED CONCRETE

- GEOMETRY & UTILITY PLAN GENERAL NOTES:**
- CONTRACTOR SHALL INSTALL CONSTRUCTION FENCING OR SIMILAR TEMPORARY BARRICADES AROUND THE SITE TO MAINTAIN SAFETY OF CARS AND PEOPLE.
  - A PRE-CONSTRUCTION MEETING WITH CITY STAFF IS REQUIRED BEFORE ANY CONSTRUCTION OR DEMOLITION WORK CAN BEGIN.
  - WHERE STORM SEWER IS LOCATED UNDER THE RETAINING WALL, INSTALL TRENCH BACKFILL STONE FOR ENTIRE LENGTH OF THE TRENCH.

**PARKING DATA TABLE**

PROP. STANDARD STALLS	12
PROP. ACCESSIBLE STALL	1
<b>TOTAL:</b>	<b>13</b>

**REVISIONS:**

DATE	BY	DESCRIPTION	DATE	BY	DESCRIPTION
07/11/16	B.L.	PER CITY COMMENTS			
07/27/16	B.L.	PER CITY COMMENTS			
09/20/16	B.L.	PER CLIENT-RETAINING WALL			

**DRAWN BY:** B.L.  
**CHECKED BY:** AK  
**APPROVED BY:** JG



**ENGINEERING RESOURCE ASSOCIATES, INC.**  
 CONSULTING ENGINEERS, SCIENTISTS & SURVEYORS

35701 WEST AVENUE, SUITE 150  
 WARRENVILLE, ILLINOIS 60555  
 PHONE (630) 393-3060  
 FAX (630) 393-2152

10 S. RIVERSIDE PLAZA, SUITE 875  
 CHICAGO, ILLINOIS 60606  
 PHONE (312) 474-7841  
 FAX (312) 474-6099

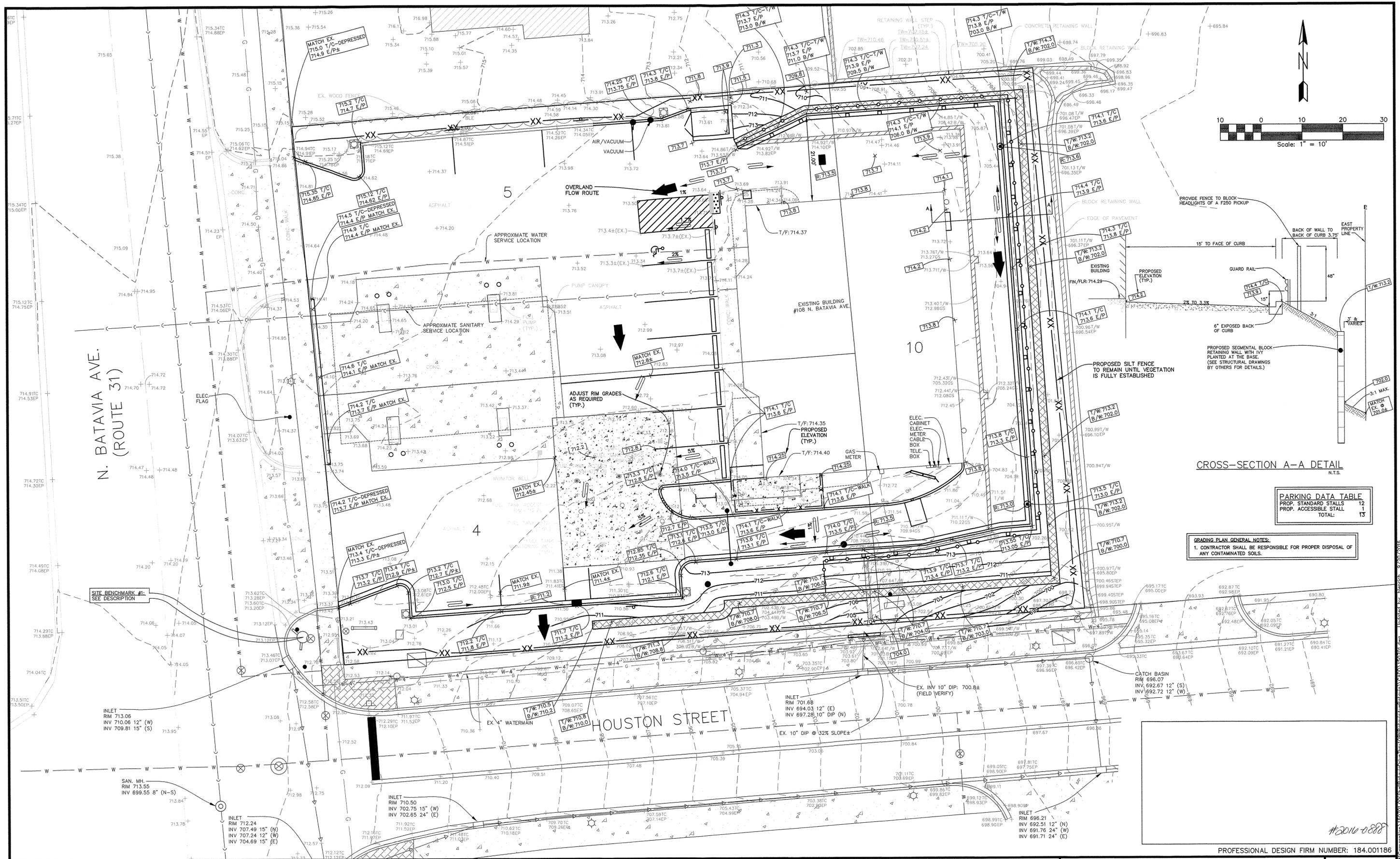
2416 GALEN DRIVE  
 CHAMPAIGN, ILLINOIS 61821  
 PHONE (217) 351-6268  
 FAX (217) 355-1902

**HM1 CORPORATION**

**TITLE: GEOMETRY & UTILITY PLAN**  
**SHELL OF BATAVIA**  
**BATAVIA, ILLINOIS**

PROFESSIONAL DESIGN FIRM NUMBER: 184.001186

SCALE: 1"=10'  
 DATE: 05/26/16  
 JOB NO: 150701  
 SHEET 3 OF 7



CROSS-SECTION A-A DETAIL  
N.T.S.

PARKING DATA TABLE	
PROP. STANDARD STALLS	12
PROP. ACCESSIBLE STALL	1
<b>TOTAL:</b>	<b>13</b>

**GRADING PLAN GENERAL NOTES:**  
1. CONTRACTOR SHALL BE RESPONSIBLE FOR PROPER DISPOSAL OF ANY CONTAMINATED SOILS.

PROFESSIONAL DESIGN FIRM NUMBER: 184.001186

DATE	BY	DESCRIPTION	DATE	BY	DESCRIPTION
07/11/16	B.L.	PER CITY COMMENTS			
07/27/16	B.L.	PER CITY COMMENTS			
09/20/16	B.L.	PER CLIENT-RETAINING WALL			

**DRAWN BY:** BL  
**CHECKED BY:** MH  
**APPROVED BY:** JG



**ENGINEERING RESOURCE ASSOCIATES, INC.**  
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2416 GALEN DRIVE  
CHAMPAIGN, ILLINOIS 61821  
PHONE (217) 351-6268  
FAX (217) 355-1902

**HMI CORPORATION**

**TITLE: GRADING & EROSION CONTROL PLAN**  
**SHELL OF BATAVIA**  
**BATAVIA, ILLINOIS**

**SCALE:** 1"=10'  
**DATE:** 05/26/16  
**JOB NO:** 150701  
**SHEET** 4 **OF** 7

Updated By: blgrahm 9/20/2016  
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