

**CITY OF BATAVIA**

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

**HISTORIC PRESERVATION COMMISSION**

**February 13, 2017**

**5:30 PM**

City Hall – City Council Chambers – 1st Floor

1. Call To Order
2. Roll Call
3. Items Removed/Added/Changed
4. Matters From The Public (For Items Not On The Agenda)
5. COA Review: 160 First Street  
Awning Replacement (Batavia Enterprises, applicant)

Documents:

[COA PACKET--160 FIRST ST--AWNING REPLACEMENT.PDF](#)

6. COA Review: 107 North Batavia Avenue  
Sign Installation (Express Signs, applicant)

Documents:

[COA PACKET--107 N BATAVIA AVE--WALL SIGN.PDF](#)

7. COA Review: 121 East Wilson Street  
Structure Demolition (City of Batavia, applicant)

Documents:

[DEMO COA PACKET--113-121 EAST WILSON ST.PDF](#)

8. COA Review: 111-117 North River Street  
Structure Demolition (City of Batavia, applicant)

Documents:

[DEMO COA PACKET--111-117-124 NORTH RIVER ST--REVISED.PDF](#)

9. COA Review: 124 North River Street  
Structure Demolition (City of Batavia, applicant)

Documents:

[DEMO COA PACKET--111-117-124 NORTH RIVER ST--REVISED.PDF](#)

10. 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. Certified Local Government

11. Other Business

12. Adjournment

Historic Preservation Commission

Kurt Hagemann, Chair

Belinda Roller, Vice Chair

Phil Bus

Kyle Hohmann

Doris Sherer

Doug Sullivan



**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 160 First Street

Owner's Name Batavia Enterprises

Property Identification Number 12-22-256-009

Phone Number 630-879-3680

Existing/Proposed Zoning Ordinances  Yes  No  
 Zoning Dmu

Mobile Number 630-330-9904

E-Mail Tom@batavisenterprises.com

Submittal Date 1/126/17

**Project Description :**

Applicant's Name Tom Craven

- 1) Remove existing awning (photo attached)  
install new forestgreen awning 8'6"  
wide by 3' high, by 3'6" projection.
- 2) Add WEA/160 First Street to  
entrance door (photo attached)

Applicant Address 140 First Street, Batavia

Phone Number 630-879-3680

Mobile Number 630-330-9904

E-Mail Tom@batavisenterprises.com

Applicant Signature Tom Craven

Owner Signature Dan J. Selva Sr. to Owner

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

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

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

- |   |   |
|---|---|
| <input checked="" type="checkbox"/> Exterior Alteration/Repair            | <input type="checkbox"/> Porch – Maintenance and Minor Repair                             |
| <input type="checkbox"/> Architectural Feature (Decorative Ornamentation) | <input type="checkbox"/> Porch – Major Repair and Reconstruction                          |
| <input checked="" 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 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 checked="" type="checkbox"/> Others <u>Entrance Door - Business Name + Address</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.
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**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)

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1. Explain what will be moved, where and why.
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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.

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160

**wea** | 160 FIRST STREET



Client: Water Street Studios  
Material Pictured: Sunbrella  
Colors: Hemlock Tweed

Salesperson: Kevin Eltoft  
Date: 1/23/2017  
Drawn By: Alex

**THATCHER OAKS**  
**AWNINGS**





**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 107 N Batavia Ave.

Owner's Name Tom Siewicz  
 Phone Number (630) 967-6446  
 Mobile Number (630) 793-9365  
 E-Mail Eben seth@aol.com

Property Identification Number 12-22-131-020  
 Existing/Proposed Zoning Ordinances  Yes  No  
 Zoning DMU

Submittal Date 1 / 30 / 2017

**Project Description :**

Install (1) set of internally illuminated channel letter with logo and module. Overall size will be 3' x 14'

Applicant's Name Express Signs & Lighting  
 Applicant Address 212 Amersburg Drive  
 Phone Number 815 725-9080  
 Mobile Number 815 693-3513  
 E-Mail sign@expressigns.com  
 Applicant Signature [Signature]

Owner Signature \_\_\_\_\_

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

- |  |   |  |
|--|---|--|
| <input checked="" type="checkbox"/> Exterior Alteration/Repair | <input type="checkbox"/> New Construction   | <input type="checkbox"/> Demolition              |
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Signature of Historic Preservation Commission Chair

\_\_\_\_\_  
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PHONE: 815.725.9080  
 FAX: 815.725.7543  
 EMAIL: SIGNS@EXP SIGNS.COM  
 ADDRESS: 212 AMENDODGE SHOREWOOD, IL 60404

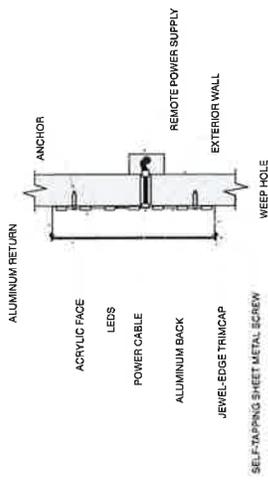
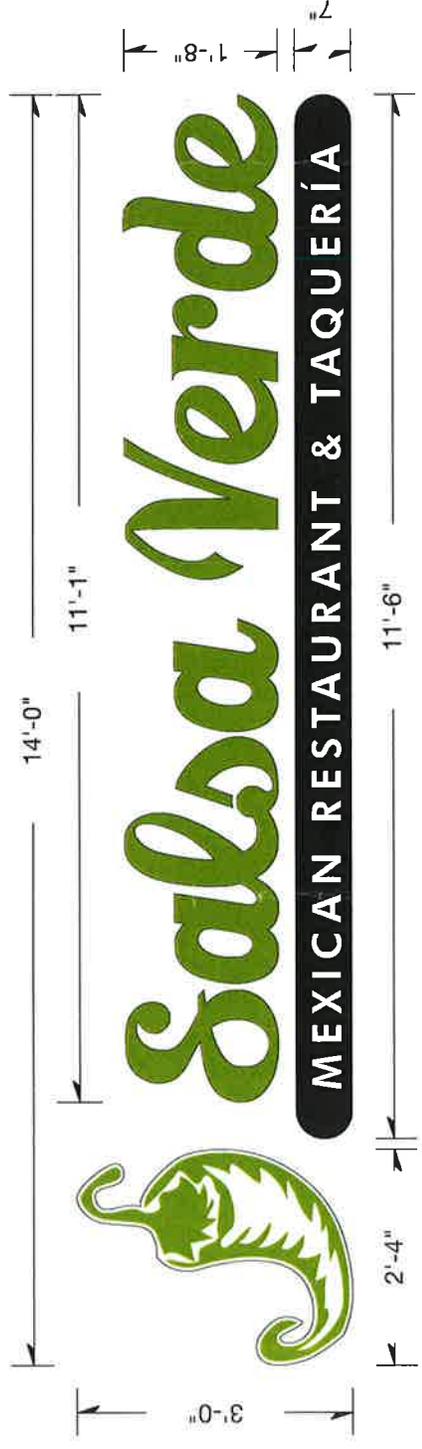
CUSTOMER: SALSA VERDE  
 PROJECT ADDRESS: BATAVIA, IL  
 PROJECT: CHANNEL LETTERS  
 PROOF NO#: 017-008  
 DESIGNER: BS  
 DATE: 01.12.17  
 SCALE: 1/2"=1'  
 REVISION: NONE

**NOTES:**  
 THIS DRAWING IS THE PROPERTY OF EXPRESS SIGNS AND IS TO ONLY BE USED IN CONNECTION WITH WORK PERFORMED BY EXPRESS SIGNS. THIS DRAWING IS NOT TO BE REPRODUCED, COPIED OR EXHIBITED IN ANY FASHION WITHOUT WRITTEN CONSENT FROM EXPRESS SIGNS. CHARGES UP TO \$2,000 WILL BE ASSESSED FOR ANY MIS-USE.

**SIGN TYPE:**  
**A1.1**

**APPROVED BY:**

**DATE APPROVED:**  
 © 2017 EXPRESS SIGNS, INC.



LED ILLUMINATED CHANNEL LETTER - FLUSH MOUNT SCALE 1/8"=1"

**(1) SET OF ILLUMINATED CHANNEL LETTERS - "SALSA VERDE"**

- Translucent WHITE Acrylic faces
  - 1" WHITE trim caps, 5" BLACK returns
  - VINYL COLORS: 3M Brilliant Green (3630-106)
  - Internally illuminated with WHITE LED's
- SQUARE FOOTAGE: 19**

**(1) ILLUMINATED CHANNEL BOX - "PEPPER"**

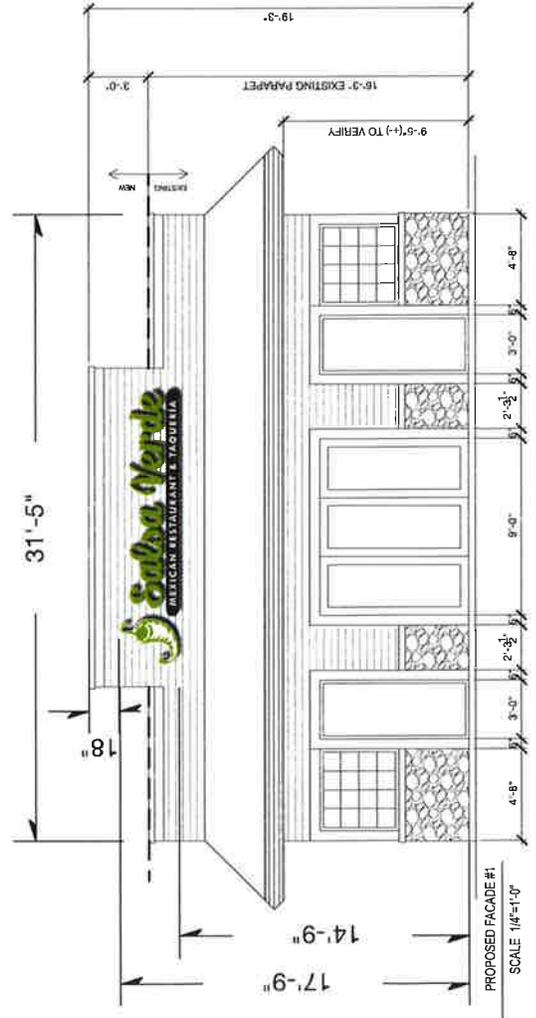
- WHITE Acrylic face with
  - 1" WHITE trim caps, 5" BLACK returns
  - VINYL COLORS: 3M Brilliant Green (3630-106)
  - Internally illuminated with WHITE LED's
- SQUARE FOOTAGE: 7**

**(1) ILLUMINATED CHANNEL BOX - "MEXICAN RESTAURANT"**

- Translucent WHITE Acrylic faces
  - 1" WHITE trim caps, 5" BLACK returns
  - VINYL COLORS: 3M Black
  - Internally illuminated with WHITE LED's
- SQUARE FOOTAGE: 7**

**TOTAL SQUARE FOOTAGE: 33**

(1) 20 Amp Circuit / 120V  
 U.L. ELECTRICAL #E154882



PROPOSED FACADE #1  
 SCALE 1/4"=1'-0"  
 1/8"=1"



January 24, 2017

City of Batavia  
Community Development Department  
100 North Island Avenue  
Batavia, IL 60510

Re: Permit Applications – Signage

To Whom It May Concern:

Please find enclosed a sign permit application and associated drawings for Salsa Verde located at 107 N Batavia Avenue in Batavia. Also enclosed is check #36940 in the amount of \$75.00 to cover the permit fee for the sign.

Express Signs will installing (1) double faced internally illuminated pylon sign that will be connected to the existing electrical. The sign cabinet will be 3'2" x 10' on a pole with a 2'8" pole cover.

Please review the enclosed items for approval. You can mail permit(s) to Express Signs and Lighting Maintenance, Inc. at 212 Amendodge Drive; Shorewood, Illinois 60404.

If you have any questions or need any further information, please contact me at 815-725-9080.

Very truly yours,

EXPRESS SIGNS AND LIGHTING MAINTENANCE, INC.

Donna Larkin

Attachments – permit application and drawings



# CITY OF BATAVIA

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**JEFFERY D. SCHIELKE**  
Mayor

## MEMORANDUM

**DATE:** January 17, 2017

**TO:** Historic Preservation Commission

**FROM:** Scott Buening, Community Development Director  
Jeffrey Albertson, Building Commissioner  
Chris Aiston, Economic Development Consultant

**SUBJECT:** Certificate of Appropriateness, 113 & 121 E. Wilson Street

As requested by the Historic Preservation Commission (HPC), we are providing the following justifications for the demolition of the above noted buildings. These justifications follow the criteria listed in Title 12, Chapter 6 of the Batavia Municipal Code (Historic Preservation). The demolition of these buildings is appropriate because the request meets the following standards:

Section 12-6-3-D-1 (Contributing Structure Properties):

- a. *Retention of the structure constitutes a hazard to public safety, which hazard cannot be eliminated by economic means available to the owner, including the sale of the structure on its present site to any purchaser willing to preserve the structure.*

The city has documented some deterioration to the exterior of the 121 East Wilson Street building. No extensive interior inspections or reports have been conducted, but we suspect given the condition of the exterior that some deterioration issues are likely on the interior as well. No known issues with the 113 East Wilson Street building exist. No repair or cost estimates have been prepared on either structure. The buildings were purchased recently for the purposes of a redevelopment project.

- b. *Preservation of the structure is a deterrent to a major improvement program, which will be of substantial benefit to the community.*

The removal of the structures is necessary to facilitate redevelopment of this block. The proposed improvements include a 350 space public parking lot, which will also be used by the apartment building tenants. Prohibiting the removal of the buildings will prevent the additional parking spaces from being developed.

- c. *Preservation of the structure would cause an undue and unreasonable financial hardship to the owner, taking into account the financial resources available to the owner including the sale of the structure to any purchaser willing to preserve the structure.*

The City has not obtained any cost estimates for repair of either building. It has also not offered either building for sale as the buildings were purchased recently for the purposes of a redevelopment project.

- d. *Preservation of the structure would not be in the interest of the majority of the community.*

If the buildings are to be preserved, sums of money will need to be spent to make the building usable. These funds will be public funds that will otherwise not be able to be used for redevelopment or infrastructure projects. As previously stated preservation of the structures would prevent redevelopment of the area. This diversion of funds would not be in the best interests of the City as a whole.

#### Section 12-6-3-D-2 (Secondary Factors):

- a. *The effect of the demolition on the surrounding buildings.*

The demolition would have no effect on nearby buildings.

- b. *The effect of the demolition on the historic district as a whole.*

While the demolition of the 121 East Wilson Street building would reduce the inventory of contributing historic buildings in the downtown area, there are many buildings that remain that are in much better condition than the case at hand. In addition, when the road realignment was proposed, it was a likely scenario that the entire building would need to be removed to accommodate the realignment. Thus the removal of this one building will have a negligible effect on the historic district as a whole. The 113 East Wilson Street building is non-contributing and will have no effect on the historic district as a whole.

- c. *The value or usefulness of any replacement structure to the community, and the appropriateness of its design to the historic district.*

The replacement structure would add public parking spaces, over 180 apartment units and over 14,000 square feet of commercial space to the downtown area. The design of the façade has been reviewed and approved by the Commission, the influx of residents, new and modern commercial space and additional parking would have a significant value to the downtown and the historic district.

- d. *If the lot is to be left open, how the space will be treated and the impact on the district as a whole.*

The lot will be left open only temporarily until construction can begin on the new development. This area may be used for temporary parking until that time. The effect on the district during this short period of time would be negligible.

*e. The effect of the demolition on the local economy.*

The demolition will have little effect on the local economy. The actual uses of the buildings were for small local service businesses, and this created minimal activity on the site. The new building to be constructed, however, will have a positive effect on the local economy by generating shoppers and shopping space in the downtown area.

*f. Whether the demolition will foster civic beauty.*

While the demolition itself would not promote these factors, the replacement building would certainly do so. The new commercial spaces would provide places to shop, and the parking would facilitate residents not living downtown to patronizing downtown businesses. The proposed new structure would promote redevelopment of a long deteriorated and underutilized block in the downtown.

*g. The effect of the demolition on safeguarding the heritage of the city, state or nation.*

This factor is not applicable to this petition.

*h. The effect of the demolition on promotion of the district for the education, pleasure and welfare of the citizens of the city.*

While the demolition itself would not promote these factors, the replacement building would certainly do so. The new commercial spaces would provide places to shop, and the parking would facilitate residents not living downtown to patronizing downtown businesses.

City staff feels that the criteria for approving a Certificate of Appropriateness for demolition of the subject buildings have been met, and therefore respectfully requests the HPC to approve of the request.

Cc: Mayor & City Council  
Laura Newman  
Gary Holm  
Kevin Drendel  
File



**City of Batavia**  
 Community Development Department  
 100 North Island Avenue  
 Batavia IL 60510  
 Phone (630) 454-2000  
 Fax (630) 454-2775

# Application for Certificate of Appropriateness

**Property**

Address 113 East Wilson Street

Property Identification Number 12 - 22 - 276 - 010  
 Existing/Proposed Use Ordinances x Yes      No  
 Zoning DMU

Submittal Date 01 / 06 / 2017

Owner's Name City of Batavia

Phone Number (630)454-2000

Mobile Number \_\_\_\_\_

E-Mail lnewman@cityofbatavia.net

**Project Description :**

Demolition of principle structure to clear site for  
redevelopment.

Applicant's Name City of Batavia

Applicant Address 100 North Island Avenue,  
Batavia, IL 60510

Phone Number (630)454-2000

Mobile Number \_\_\_\_\_

E-Mail lnewman@cityofbatavia.net

Applicant Signature Laura M. Newman

Owner Signature \_\_\_\_\_

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

- |   |   |   |
|---|---|---|
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redevelopment.

Applicant's Name City of Batavia

Applicant Address 100 North Island Avenue,  
Batavia, IL 60510

Phone Number (630)454-2000

Mobile Number \_\_\_\_\_

E-Mail inewman@cityofbatavia.net

Applicant Signature *Laura M. Newman*

Owner Signature \_\_\_\_\_

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

- |   |   |   |
|---|---|---|
| <input type="checkbox"/> Exterior Alteration/Repair | <input type="checkbox"/> New Construction   | <input checked="" type="checkbox"/> Demolition              |
|   | <input type="checkbox"/> Primary Structure  | <input checked="" 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 type="checkbox"/> Light Fixture                                    | <input type="checkbox"/> Shutters                                    |
| <input type="checkbox"/> Mechanical System Units                          | <input type="checkbox"/> Siding                                      |
| <input type="checkbox"/> Masonry Cleaning, Repointing, Painting           | <input type="checkbox"/> Signs                                       |
| <input type="checkbox"/> Material Change (wood, brick, etc)               | <input type="checkbox"/> Solar Collectors                            |
| <input type="checkbox"/> Painting (paint removal etc)                     | <input type="checkbox"/> Storm Doors or Windows                      |
| <input type="checkbox"/> Paving (Parking Lot, Driveways, Landscaping)     | <input type="checkbox"/> Windows, Skylights                          |
|   | <input type="checkbox"/> 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 \_\_\_\_\_  
**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 INSURANCE







GMC

Tobacco  
& Liquor



General Dentistry  
Michael A. Fisher, DDS  
879-0075









# CITY OF BATAVIA

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**JEFFERY D. SCHIELKE**  
Mayor

## **MEMORANDUM**

**DATE:** February 7, 2017

**TO:** Historic Preservation Commission

**FROM:** Jeffrey Albertson, Building Commissioner

**SUBJECT:** Certificate of Appropriateness, Demolition of 111-117 North River Street

The City is withdrawing its original intention to save a portion of the structure at 111-117 North River Street. The proposal was to save the “pump house” portion of the building as potentially historic in nature. Upon further review and discussion with the City Council it is their plan to remove all buildings on the west side of North River Street and the residential structure at 124 North River Street at this time.

After review of historic photographs, use maps and other documentation provided by the Mayor, it was determined that there is nothing specifically historic about the structure. This was confirmed by the designation of “Non-contributing” classification in the historic district. We have also received the attached letter from the Illinois Historic Preservation Agency stating that no State historic, architectural or archaeological sites exist within the project area. The cost to renovate the structure for public use, by bringing it up to the current ADA code would be excessive.

The newer steel garage structure at 109 North River Street will remain for a period of time during the project and a separate COA application for demolition will be submitted for that structure. The wood frame structure with the sign at 106 North River Street is “contributing” in the district. That structure will remain for now. The City would like to explore possibility of relocating this structure and a COA application will be submitted at a future date.

Staff believes the factors for recommendation of a COA for the 111-117 North River Street structures have been met. We recommend approval of the COA to the City Council.

Cc: Mayor & City Council  
Laura Newman  
Gary Holm  
Kevin Drendel  
File



**Illinois Historic  
Preservation Agency**

1 Old State Capitol Plaza, Springfield, IL 62701-1512

FAX (217) 524-7525

[www.illinoishistory.gov](http://www.illinoishistory.gov)

**Kane County**

**Batavia**

**Demolition and New Construction of Temporary Public Parking Lot  
111-117 N. River St.  
WBK-160263-5  
IHPA Log #022011217**

**January 26, 2017**

**Douglas Breunlin  
WBK Engineering, LLC  
116 W. Main St., Suite 201  
St. Charles, IL 60174**

**Dear Mr. Breunlin:**

**This letter is to inform you that we have reviewed the information provided concerning the referenced project.**

**Our review of the records indicates that no historic, architectural or archaeological sites exist within the project area.**

**Please retain this letter in your files as evidence of compliance with Section 4 of the Illinois State Agency Historic Resources Preservation Act (20 ILCS 3420/1 et. seq.). This clearance remains in effect for two years from date of issuance. It does not pertain to any discovery during construction, nor is it a clearance for purposes of the Illinois Human Skeletal Remains Protection Act (20 ILCS 3440).**

**If you have any further questions, please contact David Halpin, Cultural Resources Manager, at 217/785-4998.**

**Sincerely,**

**Rachel Leibowitz, Ph.D.  
Deputy State Historic  
Preservation Officer**



# CITY OF BATAVIA

---

**JEFFERY D. SCHIELKE**  
Mayor

## MEMORANDUM

**DATE:** February 6, 2017

**TO:** Historic Preservation Commission

**FROM:** Scott Buening, Community Development Director  
Jeffrey Albertson, Building Commissioner  
Chris Aiston, Economic Development Consultant

**SUBJECT:** Certificate of Appropriateness, 111-117 & 124 N. River Street

As requested by the Historic Preservation Commission (HPC), we are providing the following justifications for the demolition of the above noted buildings. These justifications follow the criteria listed in Title 12, Chapter 6 of the Batavia Municipal Code (Historic Preservation). The demolition of these buildings is appropriate because the request meets the following standards:

Section 12-6-3-D-1 (Contributing Structure Properties):

- a. *Retention of the structure constitutes a hazard to public safety, which hazard cannot be eliminated by economic means available to the owner, including the sale of the structure on its present site to any purchaser willing to preserve the structure.*

The 124 North River Street structure condition has deteriorated such that it is no longer usable, nor is it safe to use for residential purposes. To make the entire building usable the City (as owner) would need to spend a significant amount of public funds to renovate and mitigate a significant mold issue on the second floor. The City has not obtained any estimates for repairs of the building; however, our experience tells us they would be significant. The City feels that the renovation costs are prohibitive for this structure, and removal of the structure will mitigate a hazardous situation. The 111-117 North River Street structure has no known significant issues. The buildings were purchased recently for a future redevelopment project.

- b. *Preservation of the structure is a deterrent to a major improvement program, which will be of substantial benefit to the community.*

The removal of the structures on the west side of River is necessary to facilitate redevelopment of this block. The proposed short term improvements include a 100+ space temporary parking lot, which will be used for public parking during the redevelopment of

the proposed One Washington Place project. Prohibiting the removal of the buildings will prevent the additional parking spaces from being developed. The long term use is not known at this time, however, it is anticipated the property will be developed with a mixed use development in the future.

- c. *Preservation of the structure would cause an undue and unreasonable financial hardship to the owner, taking into account the financial resources available to the owner including the sale of the structure to any purchaser willing to preserve the structure.*
- 1. The City has not obtained any cost estimates for repair of any of the buildings. It has also not offered the buildings for sale as the buildings were recently purchase for redevelopment purposes. The Larson-Becker complex of buildings and properties along the west side of N. River St. were for sale a few years ago with no takers and when they were offered again last year, the City was the only interested buyer. The buildings' intended and probably most suitable uses are those associated with industrial and storage activities, apparently there is little or no demand for such buildings in their present state of disrepair and non-compliance with today's user preferences.
- d. *Preservation of the structure would not be in the interest of the majority of the community.*

If the buildings are to be preserved, substantial sums of money will need to be spent to make the buildings usable. These funds will be public funds that will otherwise not be able to be used for redevelopment or infrastructure projects. As previously stated preservation of the structures would prevent redevelopment of the area. This diversion of funds would not be in the best interests of the City as a whole.

#### Section 12-6-3-D-2 (Secondary Factors):

- a. *The effect of the demolition on the surrounding buildings.*
- b. *The effect of the demolition on the historic district as a whole.*

While the demolition of the 124 North River Street building would reduce the inventory of contributing historic buildings in the downtown area, there are many buildings that remain that are in much better condition than the case at hand. Thus the removal of this one building will have a negligible effect on the historic district as a whole. The 111-117 North River Street Buildings are non-contributing and will have no effect on the building as a whole.

- c. *The value or usefulness of any replacement structure to the community, and the appropriateness of its design to the historic district.*

While the long term replacement is not known. The short term use as a temporary parking lot will provide vital public parking during the development of the proposed One Washington Place development.

- d. *If the lot is to be left open, how the space will be treated and the impact on the district as a whole.*

The lot will be left open only temporarily until construction can begin on the new development. This area may be used for temporary parking until that time. The effect on the district during this period of time would be negligible.

- e. *The effect of the demolition on the local economy.*

The demolition will have little effect on the local economy. The 124 North River building is not safe for use, and has been vacant for more than a year. The 111-117 North River buildings have seen a decline in business activity in the recent past. The proposed temporary parking will fill an immediate parking need in the downtown area.

- f. *Whether the demolition will foster civic beauty.*

While the demolition itself will not promote this factor, the redevelopment of the site in the future will promote a long deteriorated and underutilized block in the downtown.

- g. *The effect of the demolition on safeguarding the heritage of the city, state or nation.*

This factor is not applicable to this petition.

- h. *The effect of the demolition on promotion of the district for the education, pleasure and welfare of the citizens of the city.*

This factor is not applicable to this petition.

City staff feels that the criteria for approving a Certificate of Appropriateness for demolition of the subject buildings have been met, and therefore respectfully requests the HPC to approve of the request.

Cc: Mayor & City Council  
Laura Newman  
Gary Holm  
Kevin Drendel  
File



**City of Batavia**  
 Community Development Department  
 100 North Island Avenue  
 Batavia IL 60510  
 Phone (630) 454-2000  
 Fax (630) 454-2775

# Application for Certificate of Appropriateness

**Property**

Address 111-117 North River Street

Property Identification Number 12 - 22 - 203 - 026

Existing/Proposed Use Ordinances x Yes      No

Zoning DMU

Submittal Date 01 / 06 / 2017

**Project Description :**

Demolition of principle structure to clear site for  
redevelopment.

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Owner's Name City of Batavia

Phone Number (630)454-2000

Mobile Number \_\_\_\_\_

E-Mail lnewman@cityofbatavia.net

Applicant's Name City of Batavia

Applicant Address 100 North Island Avenue,  
Batavia, IL 60510

Phone Number (630)454-2000

Mobile Number \_\_\_\_\_

E-Mail lnewman@cityofbatavia.net

Applicant Signature *Laura M. Newman*

Owner  
 Signature \_\_\_\_\_

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

- |   |   |   |
|---|---|---|
| <input type="checkbox"/> Exterior Alteration/Repair | <input type="checkbox"/> New Construction   | <input checked="" type="checkbox"/> Demolition              |
|   | <input type="checkbox"/> Primary Structure  | <input checked="" 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 type="checkbox"/> Light Fixture                                    | <input type="checkbox"/> Shutters                                    |
| <input type="checkbox"/> Mechanical System Units                          | <input type="checkbox"/> Siding                                      |
| <input type="checkbox"/> Masonry Cleaning, Repointing, Painting           | <input type="checkbox"/> Signs                                       |
| <input type="checkbox"/> Material Change (wood, brick, etc)               | <input type="checkbox"/> Solar Collectors                            |
| <input type="checkbox"/> Painting (paint removal etc)                     | <input type="checkbox"/> Storm Doors or Windows                      |
| <input type="checkbox"/> Paving (Parking Lot, Driveways, Landscaping)     | <input type="checkbox"/> Windows, Skylights                          |
|   | <input type="checkbox"/> 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)
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- C. If changes to building materials are proposed, include samples.

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

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**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.
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**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 \_\_\_\_\_  
**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.

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

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

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LARSON-BECKER CO.





LARSON-BECKER CO.













# CITY OF BATAVIA

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**JEFFERY D. SCHIELKE**  
Mayor

## **MEMORANDUM**

**DATE:** February 7, 2017

**TO:** Historic Preservation Commission

**FROM:** Jeffrey Albertson, Building Commissioner

**SUBJECT:** Certificate of Appropriateness, Demolition of 111-117 North River Street

The City is withdrawing its original intention to save a portion of the structure at 111-117 North River Street. The proposal was to save the “pump house” portion of the building as potentially historic in nature. Upon further review and discussion with the City Council it is their plan to remove all buildings on the west side of North River Street and the residential structure at 124 North River Street at this time.

After review of historic photographs, use maps and other documentation provided by the Mayor, it was determined that there is nothing specifically historic about the structure. This was confirmed by the designation of “Non-contributing” classification in the historic district. We have also received the attached letter from the Illinois Historic Preservation Agency stating that no State historic, architectural or archaeological sites exist within the project area. The cost to renovate the structure for public use, by bringing it up to the current ADA code would be excessive.

The newer steel garage structure at 109 North River Street will remain for a period of time during the project and a separate COA application for demolition will be submitted for that structure. The wood frame structure with the sign at 106 North River Street is “contributing” in the district. That structure will remain for now. The City would like to explore possibility of relocating this structure and a COA application will be submitted at a future date.

Staff believes the factors for recommendation of a COA for the 111-117 North River Street structures have been met. We recommend approval of the COA to the City Council.

Cc: Mayor & City Council  
Laura Newman  
Gary Holm  
Kevin Drendel  
File



**Illinois Historic  
Preservation Agency**

1 Old State Capitol Plaza, Springfield, IL 62701-1512

FAX (217) 524-7525

[www.illinoishistory.gov](http://www.illinoishistory.gov)

**Kane County**

**Batavia**

**Demolition and New Construction of Temporary Public Parking Lot  
111-117 N. River St.  
WBK-160263-5  
IHPA Log #022011217**

**January 26, 2017**

**Douglas Breunlin  
WBK Engineering, LLC  
116 W. Main St., Suite 201  
St. Charles, IL 60174**

**Dear Mr. Breunlin:**

**This letter is to inform you that we have reviewed the information provided concerning the referenced project.**

**Our review of the records indicates that no historic, architectural or archaeological sites exist within the project area.**

**Please retain this letter in your files as evidence of compliance with Section 4 of the Illinois State Agency Historic Resources Preservation Act (20 ILCS 3420/1 et. seq.). This clearance remains in effect for two years from date of issuance. It does not pertain to any discovery during construction, nor is it a clearance for purposes of the Illinois Human Skeletal Remains Protection Act (20 ILCS 3440).**

**If you have any further questions, please contact David Halpin, Cultural Resources Manager, at 217/785-4998.**

**Sincerely,**

**Rachel Leibowitz, Ph.D.  
Deputy State Historic  
Preservation Officer**



# CITY OF BATAVIA

---

**JEFFERY D. SCHIELKE**  
Mayor

## MEMORANDUM

**DATE:** February 6, 2017

**TO:** Historic Preservation Commission

**FROM:** Scott Buening, Community Development Director  
Jeffrey Albertson, Building Commissioner  
Chris Aiston, Economic Development Consultant

**SUBJECT:** Certificate of Appropriateness, 111-117 & 124 N. River Street

As requested by the Historic Preservation Commission (HPC), we are providing the following justifications for the demolition of the above noted buildings. These justifications follow the criteria listed in Title 12, Chapter 6 of the Batavia Municipal Code (Historic Preservation). The demolition of these buildings is appropriate because the request meets the following standards:

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The 124 North River Street structure condition has deteriorated such that it is no longer usable, nor is it safe to use for residential purposes. To make the entire building usable the City (as owner) would need to spend a significant amount of public funds to renovate and mitigate a significant mold issue on the second floor. The City has not obtained any estimates for repairs of the building; however, our experience tells us they would be significant. The City feels that the renovation costs are prohibitive for this structure, and removal of the structure will mitigate a hazardous situation. The 111-117 North River Street structure has no known significant issues. The buildings were purchased recently for a future redevelopment project.

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If the buildings are to be preserved, substantial sums of money will need to be spent to make the buildings usable. These funds will be public funds that will otherwise not be able to be used for redevelopment or infrastructure projects. As previously stated preservation of the structures would prevent redevelopment of the area. This diversion of funds would not be in the best interests of the City as a whole.

#### Section 12-6-3-D-2 (Secondary Factors):

- a. *The effect of the demolition on the surrounding buildings.*
- b. *The effect of the demolition on the historic district as a whole.*

While the demolition of the 124 North River Street building would reduce the inventory of contributing historic buildings in the downtown area, there are many buildings that remain that are in much better condition than the case at hand. Thus the removal of this one building will have a negligible effect on the historic district as a whole. The 111-117 North River Street Buildings are non-contributing and will have no effect on the building as a whole.

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The lot will be left open only temporarily until construction can begin on the new development. This area may be used for temporary parking until that time. The effect on the district during this period of time would be negligible.

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The demolition will have little effect on the local economy. The 124 North River building is not safe for use, and has been vacant for more than a year. The 111-117 North River buildings have seen a decline in business activity in the recent past. The proposed temporary parking will fill an immediate parking need in the downtown area.

- f. *Whether the demolition will foster civic beauty.*

While the demolition itself will not promote this factor, the redevelopment of the site in the future will promote a long deteriorated and underutilized block in the downtown.

- g. *The effect of the demolition on safeguarding the heritage of the city, state or nation.*

This factor is not applicable to this petition.

- h. *The effect of the demolition on promotion of the district for the education, pleasure and welfare of the citizens of the city.*

This factor is not applicable to this petition.

City staff feels that the criteria for approving a Certificate of Appropriateness for demolition of the subject buildings have been met, and therefore respectfully requests the HPC to approve of the request.

Cc: Mayor & City Council  
Laura Newman  
Gary Holm  
Kevin Drendel  
File



**City of Batavia**  
 Community Development Department  
 100 North Island Avenue  
 Batavia IL 60510  
 Phone (630) 454-2000  
 Fax (630) 454-2775

# Application for Certificate of Appropriateness

**Property**

Address 111-117 North River Street

Property Identification Number 12 - 22 - 203 - 026

Existing/Proposed Use Ordinances x Yes      No

Zoning DMU

Submittal Date 01 / 06 / 2017

**Project Description :**

Demolition of principle structure to clear site for  
redevelopment.

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Owner's Name City of Batavia

Phone Number (630)454-2000

Mobile Number \_\_\_\_\_

E-Mail lnewman@cityofbatavia.net

Applicant's Name City of Batavia

Applicant Address 100 North Island Avenue,  
Batavia, IL 60510

Phone Number (630)454-2000

Mobile Number \_\_\_\_\_

E-Mail lnewman@cityofbatavia.net

Applicant Signature *Laura M. Newman*

Owner  
 Signature \_\_\_\_\_

**TYPE OF WORK**

(Check All That Apply)

- |   |   |   |
|---|---|---|
| <input type="checkbox"/> Exterior Alteration/Repair | <input type="checkbox"/> New Construction   | <input checked="" type="checkbox"/> Demolition              |
|   | <input type="checkbox"/> Primary Structure  | <input checked="" 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 type="checkbox"/> Light Fixture                                    | <input type="checkbox"/> Shutters                                    |
| <input type="checkbox"/> Mechanical System Units                          | <input type="checkbox"/> Siding                                      |
| <input type="checkbox"/> Masonry Cleaning, Repointing, Painting           | <input type="checkbox"/> Signs                                       |
| <input type="checkbox"/> Material Change (wood, brick, etc)               | <input type="checkbox"/> Solar Collectors                            |
| <input type="checkbox"/> Painting (paint removal etc)                     | <input type="checkbox"/> Storm Doors or Windows                      |
| <input type="checkbox"/> Paving (Parking Lot, Driveways, Landscaping)     | <input type="checkbox"/> Windows, Skylights                          |
|   | <input type="checkbox"/> 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 \_\_\_\_\_  
**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.***



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LARSON-BECKER CO.





LARSON-BECKER CO.



15 MINUTE  
PARKING  
NO STANDING  
NO STOPPING

20







