Pursuant to 5 ILCS 120/7 as amended by Public Act 101-0640 and in the interest of public health and safety, this Commission meeting will be held remotely.

To participate in the live meeting use the webinar link below to register for the event:
Registration Link: [https://cityofbatavia.net.zoom.us/webinar/register/WN_MbQRSlegRza0Wt2_IbwnSQ](https://cityofbatavia.net.zoom.us/webinar/register/WN_MbQRSlegRza0Wt2_IbwnSQ). You will need to provide your name and email address.

Residents can listen by phone to the Historic Preservation Commission meeting by dialing (312) 626-6799 and using the webinar ID 991 0153 1100 and Webinar Passcode 823859 when prompted. Callers can ask questions by pressing *9 to raise their hand.

Questions and comments regarding agenda items can be submitted prior to meeting by emailing jalberts@cityofbatavia.net.

1. Call To Order
2. Roll Call
3. Approval Of Minutes
   April 12, 2021
   May 10, 2021
   Documents:
   - HPC 4-12-21 FINAL MINUTES.PDF
   - HPC 5-10-21 FINAL MINUTES.PDF
4. Items Removed/Added/Changed
5. Matters From The Public (For Items Not On The Agenda)
6. COA Review: 117/119 South Batavia Avenue—Wood Repair & Paint
   (Natalie & Tyler Anderson, applicants)
   Documents:
   - 117-119 S BATAVIA AVE--COA PACKET FOR FACADE.PDF
7. COA Review: 330 Webster Street—Fencing
   (Chad Swieca, applicant)
   Documents:
   - 330 WEBSTER ST--COA PACKET--TURF FIELD AND FENCING--2021.PDF
8. COA Review: 11 North Batavia Avenue—Exterior Restoration & Tenant Improvements
   (Batavia Enterprises, applicant)
9. Updates

   1. 7 East Wilson Street—Historic Inspection
   2. Anderson Block Building—Masonry Maintenance
   3. Significant Historic Building Inspection Program
   4. 227 West Wilson Street—Historic Inspection
   5. 16 East Wilson Street—Historic Inspection

10. Other Business

11. Adjournment

Historic Preservation Commission
Kyle Hohmann, Chair
Phil Bus, Vice Chair
Robin Barraza
Kurt Hagemann
Mary Lombardo
Jamie Saam
MINUTES
April 12, 2021
Historic Preservation Commission - Virtual
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 Commission/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 Hohmann called the virtual meeting to order at 5:32pm.

2. Roll Call

Members Present:  Chair Hohmann; Commissioners Hagemann, Faivre and Saam

Members Absent:  Vice-Chair Bus

Also Present:  Jeff Albertson, Building Commissioner; Scott Buening, Director of Community Development; and Jennifer Austin-Smith, Recording Secretary

3. Approval of Minutes: March 22, 2021

Motion:  To approve the minutes from March 22, 2021
Maker:  Hagemann
Second:  Saam

Roll Call Vote:  Aye: Hagemann, Saam, Faivre, Hohmann
Nay:  
4-0 Vote, 1 Absent. Motion carried.

4. Items to be Removed, Added or Changed
There were no items to be removed, added or changed.

5. Matters From the Public (for items not on the agenda)
There were no matters from the public.

6. COA Review: 222 East Wilson Street – Monument Sign (Wilson Street Mercantile, applicant)
Jenni Zielke and Suzanne Ray addressed the Commission. Ray shared that they recently opened a store at 222 East Wilson and would like to put a sign out front advertising their store. Albertson shared via the screen share feature on Zoom the image of the sign, location drawing and sign information. Albertson reported that zoning has reviewed this application and it does comply with the Zoning Code. They are using the existing posts that are there.

Motion:  To approve the COA as presented
Maker:  Hagemann
Second:  Saam
Roll Call Vote: Aye: Hagemann, Saam, Faivre, Hohmann
Nay:
4-0 Vote, 1 Absent. Motion carried.

7. COA Review: 20 North Island Avenue – Wall Sign (Joe Schullo, applicant)
Joe Schullo, applicant, addressed the Commission. He would like to put up the outdoor sign above the windows for advertising. Albertson stated that this has been reviewed and does comply with the Zoning Code. Albertson reported that this building is classified as non-contributing in the district. Albertson shared through the shared screen option of Zoom the image of the sign and the sign details. Hagemann commented that the proposed signage is in line with most of the other signs in the area.

Motion: To approve the COA
Maker: Saam
Second: Faivre
Roll Call Vote: Aye: Saam, Faivre, Hagemann, Hohmann
Nay:
4-0 Vote, 1 Absent. Motion carried.

8. COA Review: 14 North Washington Avenue – Demolition (Barco Products, applicant)
Albertson reported that this is the second meeting on this item. The first meeting, on March 22, 2021, was to discuss whether the application was complete and whether it was okay to move forward to the review portion of the process. The Historic Preservation Commission (HPC) approved moving forward to the review portion of the meeting. Albertson stated the applicant provided the information requested by the HPC and has been shared with the Commission via the posting.

Morgan Moseley, applicant, addressed the Commission and discussed the poor condition of the house and its foundation and how they plan to beautify the area.

Hagemann shared that he has taken a look at the building itself and the thing he is weighing on this is the beautification of this area. He believed that the only reason this building is considered as contributing and not non-contributing is because it is on the same property of the Louise White School. Hagemann continued that he thinks that it is not cost efficient to upgrade it and adding some area that would help beautify that corner would help the former Louise White School visibility and add landscaping to that area. He would be in favor of this COA going forward. Saam agreed and added that it turns the property into a campus with more green space. It would be more appealing for visibility from the downtown as well.

Faivre stated that she is not in favor of this COA. This is a slippery slope and is not in the best interest of our downtown to get rid of a home that has a lot of character. The home has been allowed to deteriorate for a number of years but she disagrees with the whole idea of tearing it down. She also does not like the fencing that is being proposed around the old Louise White School. She does not believe the proposed fencing adds to the character of the downtown. She is not in favor of demolishing this home from 1885, it has a lot of character and she does not agree with the demolition.
Chair Hohmann stated that we are dangerously starting a precedent here. Unfortunately, the City started the precedent with the Baptist Church and buying something and not keeping it up. In his opinion this was intentional. The home was purchased and left to sit there until now where it is a detriment to the finances to make the repairs to it. Hohmann wants everyone to understand that he does not think we should allow a precedent in the City allowing someone to buy a piece of property and neglect it until the point where they would have to tear it down. Saam concurred. This property in particular was not in good condition years back when it was purchased. She asked if there is something we do as a City to prevent something like this to happen in the first place. Albertson answered generally we are attempting to work with homeowners with code violations and property maintenance. There are only a couple of staff members that cover the entire town and there are a lot of areas we do not get to unless we are aware/informed of them. We do not have an active program other than our general code enforcement or property maintenance. Buening added that oftentimes staff does these on a complaint basis and staff did not have a complaint about this building until recently. Buening commented that he would like to know how much the applicant put into the building since purchasing, which would most likely be nothing. This is demolition due to neglect and it is unfortunate. Moseley stated that there was no money that was put into the house because it was in poor condition five to six years ago.

Faivre shared some communities offer tax incentives to homes that are contributing in the downtown area to keep them up. There are communities that start demolishing homes like this and all of a sudden their downtown has no character and there is nothing great about it anymore. She considered the possibility of landmarking historic homes.

Albertson read the criteria for demolition to the Commission. The general consensus of the Commission was in agreement that the cost of repairs that would bring this building to the point of demolition. Albertson noted that is criteria item C.

Chair Hohmann offered to continue this discussion if it needs more thought or we could have a motion to bring this to the Committee of the Whole and then full Council. Saam stated that she would like to look at the process to ensure something like this does not happen again. At this point, this property is beyond repair and an eyesore. There are a lot of properties downtown that this could happen to and if we could work to prevent that from happening it would be beneficial to the Commission and the community as a whole. Faivre agreed. Buening asked for the Commission’s cooperation in assisting staff in finding these properties and pointing them out. He asked that the Commission let staff know of any properties needing attention and they would follow-up on those. Albertson agreed. Faivre suggested a walking survey that is done annually or semi-annually to try to capture all of these buildings and homes.

**Motion:** To approve the COA with condition C  
**Maker:** Saam  
**Second:** Hagemann  
**Roll Call Vote:**  
- **Aye:** Saam, Hagemann, Hohmann  
- **Nay:** Faivre  
3-1 Vote, 1 Absent. Motion carried.
9. **Updates:**
   1. 7 East Wilson Street – Historic Inspection
   2. Anderson Block Building – Masonry Maintenance
   3. Significant Historic Building Inspection Program
   4. 227 West Wilson Street – Historic Inspection
   5. 16 East Wilson Street – Historic Inspection

Albertson stated that there are no updates to report.

10. **Other Business**
Albertson reported that he had to issue two emergency roofing permits due to leaking. One was on a non-contributing structure at 108 South Batavia Avenue and the other is a significant building at 109 South Batavia Avenue. They both are flat roof buildings.

Albertson asked if the Commission would like to move to a hybrid meeting where some attend in person or to stay fully remote. Saam asked to stay remote until we have more commissioners to ensure we have a quorum. The consensus of the Commission was in favor of staying remote.

Chair Hohmann shared that he will be moving to Wisconsin full-time. He will try to attend the remote meetings until the Mayor gets more members.

Buening reported that staff is working on the application process for landmarking. We will be discussing some code changes to nominate a property to be landmarked. When it all is solidified staff will come back to the Commission with the information.

11. **Adjournment**
There being no other business to discuss, Chair Hohmann asked for a motion to adjourn the meeting at 6:14pm; Made by Hagemann; Seconded by Saam. Roll call was made and all were in favor. Motion carried.

Minutes respectfully submitted by Jennifer Austin-Smith, Recording Secretary, on May 10, 2021.
MINUTES
May 10, 2021
Historic Preservation Commission - Virtual
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 Commission/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
Vice-Chair Bus called the virtual meeting to order at 5:32pm.

2. Roll Call

Members Present:   Chair Hohmann (joined at 5:44pm); Vice-Chair Bus; Commissioners Hagemann (joined at 5:44pm), Barraza, Lombardo and Saam

Members Absent:

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

3. Approval of Minutes:
There were no minutes to approve at this time.

4. Items to be Removed, Added or Changed
There were no items to be removed, added or changed.

5. Matters From the Public (for items not on the agenda)
Morgan Moseley addressed the Commission. He asked if there was a final vote for the demolition of 14 North Washington Avenue. Albertson stated that the Historic Preservation Commission (HPC) is done with the Certificate of Appropriateness (COA). The COA went through to the Committee of the Whole (COW) and will be at the City Council one week from tonight. Albertson will send the City Council agenda to Moseley so that he could register and attend the meeting if he would like.

6. COA Review: 5/7 North River Street – Wall Sign (The Sign Authority, applicant)
Albertson stated that the applicant is not able to attend tonight’s meeting but is available to be reached by phone if there are any questions. Albertson presented the COA to the Commission and showed the proposed sign information utilizing the shared screen feature of Zoom. The sign is a non-illuminated aluminum cloud sign with push through logo and will be flush mounted to the building façade via studs. Albertson stated past consideration of the Commission has asked applicants to mount it into the mortar joints as much as possible rather than the actual stone so if we remove the sign we are not leaving holes in the masonry. Vice-Chair Bus agreed that is what the Commission has done in the past. Bus stated that it is a nice looking sign and the colors go well with the building. Barraza stated that it looks good, it looks nice on the building and the size is proportionate with everything on the front of the building.
Motion: To approve the COA as presented fastening the sign using the mortar joints and not masonry

Maker: Saam
Second: Barraza

Roll Call Vote: Aye: Saam, Bus, Barraza, Lombardo
Nay: 4-0 Vote, 2 Absent. Motion carried.

7. Updates:
   1. 7 East Wilson Street – Historic Inspection
   2. Anderson Block Building – Masonry Maintenance
   3. Significant Historic Building Inspection Program
   4. 227 West Wilson Street – Historic Inspection
   5. 16 East Wilson Street – Historic Inspection

Albertson stated that there are no updates to report.

Chair Hohmann and Commissioner Hagemann joined the meeting at 5:44pm

8. Other Business
Albertson and the HPC welcomed the two new Commissioners: Robin Barraza and Mary Lombardo.

Albertson announced that at the May 24th HPC meeting there would be a discussion on work proposed for the Newton House at Batavia Avenue and Wilson Street.

Hagemann asked about the soccer field that is going in. The applicant sent an email in last Monday and was wondering why it was not on tonight’s agenda. Albertson stated that he missed the deadline and it would be on the May 24th agenda. He has not seen the paperwork yet but the planners have been working with the applicant. Albertson will follow-up with him tomorrow.

9. Adjournment
There being no other business to discuss, Vice-Chair Bus asked for a motion to adjourn the meeting at 5:49pm; Made by Hagemann; Seconded by Saam. All were in favor. Motion carried.

Minutes respectfully submitted by Jennifer Austin-Smith, Recording Secretary, on May 10, 2021.
Application for Certificate of Appropriateness

City of Batavia
Community Development Department
100 North Island Avenue
Batavia IL 60107
Phone (630) 454-2700
Fax (630) 454-2775

Property Address 117 & 119 S. Batavia Ave.

Property Identification Number 12-22-182-016-01-07
Existing/Proposed Zoning Ordinances Yes  No
Zoning DMU

Submittal Date 3/15/21

Owner's Name Daniel Moser
Phone Number 847-612-8391
Mobile Number 847-612-8391
E-Mail moserwmail@yahoo.com

Project Description:

Removal of old paint, repainting exterior (two toned), replacing rotting wood & trim, removing rust from front entrance & repainting.

Applicant's Name Natalie & Tyler Anderson
Applicant Address 31 S. Washington, Batavia, IL
Phone Number 773-318-4675
Mobile Number
E-Mail gwenebeards@gmail.com

Applicant Signature

Owner Signature

TYPE OF WORK
(Check All That Apply)

☐ Exterior Alteration/Repair ☐ New Construction ☐ Demolition
☐ Primary Structure ☐ Addition ☐ Whole Primary Structure
☐ Garage/Outbuilding ☐ Other ☐ Part Primary Structure
☐ Gutters ☐ Roof (Change in Shape, Features, Materials)
☐ Light Fixture ☐ Satellite Dish ☐ Garage/outbuilding
☐ Mechanical System Units ☐ Sidewalks ☐ Relocation of Building
☐ Masonry Cleaning, Repointing, Painting ☐ Shutters
☐ Material Change (wood, brick, etc) ☐ Signs
☐ Paving (Parking Lot, Driveways, Landscaping) ☐ Solar Collectors
☐ Photographs of building(s)
☐ Porch - Maintenance and Minor Repair
☐ Porch - Major Repair and Reconstruction
☐ Retaining Walls
☐ Roof (Change in Shape, Features, Materials)
☐ Security Doors or Windows
☐ Sidewalks
☐ Shutters
☐ Siding
☐ Signs
☐ Solar Collectors
☐ Storm Doors or Windows
☐ Windows, Skylights
☐ Others

Additional Information to be Submitted with Application - Digital Format If Available

☐ Exterior Alteration/Repair
☐ Architectural Feature (Decorative Ornamentation)
☐ Awning or Canopy
☐ Deck
☐ Door
☐ Fence
☐ Gutters
☐ Light Fixture
☐ Mechanical System Units
☐ Masonry Cleaning, Repointing, Painting
☐ Material Change (wood, brick, etc)
☐ Painting (paint removal etc)
☐ Paving (Parking Lot, Driveways, Landscaping)
☐ Photographs of building(s)
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.
Application for Downtown Grant Improvement Programs

Grant Applying for (Check One only):

- Façade Grant
- Downtown Improvement Grant

All Tax Increment Financing Grant application funds are subject to compliance with the Illinois Prevailing Wage Act (820 ILCS 130/0.01 et. seq.). By submitting an application for these grants, applicant acknowledges and agrees that they will comply with the provisions of the Act.

Property Owner’s Name
Daniel Moser

Phone Number 847-612-8391
Mobile Number Same
E-Mail MoserMail@yahoo.com

Business/Applicant Name Beards and Barbers/River Park Apartments
Business Address 117 S. Batavia Ave/119 S. Batavia
Phone Number 630-464-4820
Mobile Number
E-Mail gwen@beardsandbarbers.com

Business/Applicant Signature

Property Owner Signature

Project Description:
Remove old paint, paint exterior, replace rotten wood, trim, remove rust on front steps, re-paint.

Property / Project Address 117/119 S. Batavia Ave.
Name of Tenant Beards and Barbers/River Park Apartments
Lease Expiration Date 10/1/23 and 10/1/25
Number of Tenants 1 and 1
Number of Commercial Units 1 and 1
Number of Residential Units
Current/Proposed Use of Building Storefront with Second Floor Apartments

Historic District Designation DMU

Submittal Date 3/5/21
## Additional Information to be Submitted with Application
Check Each Completed Item

- **Total Anticipated Budget:** $DO NOT ENTER

- **Design Services Grant Requested?** Y ☑ N ✗. **Amount:** $DO NOT ENTER (Maximum $1,000)

- **Total Anticipated Grant Request (Maximum 50% of total cost, Limit of $500 to $25,000 for Downtown Improvement Grant, $500 to $5,000 for Façade Grant):**
  $2,500 - $3,500

- **Completed Certificate of Appropriateness (COA) Application Form (attached) (Façade Grants Only)**

- **Itemized List of Proposed Improvements**

- **Completed Bids, Based on Prevailing Wage, From Two Contractors For Work Specified on the Itemized List**

- **Digital Photographs of Façade Elevations (include CD or flash memory, or copies of photos already sent to the City of Batavia via email) (Façade Grants Only)**

- **Drawings and/or Modified Photographs Showing Proposed Improvements**

- **Paint and Material Samples**

- **Proof of Ownership of Property and Executed Lease**

- **Three (3) years of immediate past tax returns for business (Business Owner Only)**

- **Business Financial Statements (Business plan, income statement) (Business Owner Only)**

- **Authorization to Conduct Credit and Background Check (Business Owner Only)**

- **Authorization to Record Lien on property (Property Owner Only)**

- **Proprietary Information Certification (Optional)**
BROGAN'S PAINTING INC  
P.O. Box 988  
Elburn, IL 60119 US  
6308530402  
broganspaintinginc@gmail.com  
www.broganspainting.com

Proposal 2084

DATE 08/28/2020

<table>
<thead>
<tr>
<th>DESCRIPTION</th>
<th>AMOUNT</th>
</tr>
</thead>
<tbody>
<tr>
<td>Brogan's Painting Inc. will provide all labor, materials and equipment</td>
<td></td>
</tr>
<tr>
<td>necessary to complete the project unless otherwise specified. Appropriate</td>
<td></td>
</tr>
<tr>
<td>notices will be posted prior to and during painting.</td>
<td></td>
</tr>
<tr>
<td>Brogan’s Painting is fully insured with Workmen’s Compensation and General</td>
<td></td>
</tr>
<tr>
<td>Liability coverage. A copy of our insurance policy can be requested at no</td>
<td></td>
</tr>
<tr>
<td>additional cost.</td>
<td></td>
</tr>
<tr>
<td>All colors shall be selected by the customer. If colors are to match</td>
<td></td>
</tr>
<tr>
<td>existing colors, Brogan's Painting will match colors as closely as possible</td>
<td></td>
</tr>
<tr>
<td>to existing colors, but makes no guarantee to exact matches.</td>
<td></td>
</tr>
<tr>
<td>Brogan’s Painting will guarantee the coats applied by our company for the</td>
<td></td>
</tr>
<tr>
<td>period of three (3) years (unless otherwise noted) from the date of</td>
<td></td>
</tr>
<tr>
<td>application when cared for per manufacturer’s directions.</td>
<td></td>
</tr>
<tr>
<td>Brogan’s Painting will use drop cloths at all times and clean up all</td>
<td></td>
</tr>
<tr>
<td>areas at the end of each day and all refuse will be disposed of in</td>
<td></td>
</tr>
<tr>
<td>prescribed areas.</td>
<td></td>
</tr>
<tr>
<td>Brogan’s Painting cannot guarantee one coat coverage of a product when the</td>
<td></td>
</tr>
<tr>
<td>customer requests a color change from the pre-existing color. Brogan’s</td>
<td></td>
</tr>
<tr>
<td>Painting will conduct test applications for coverage upon request.</td>
<td></td>
</tr>
<tr>
<td>All extras must be approved by written authorization prior to their</td>
<td></td>
</tr>
<tr>
<td>commencement. All materials shall be applied in accordance with the</td>
<td></td>
</tr>
<tr>
<td>manufacturer’s specifications.</td>
<td></td>
</tr>
<tr>
<td>Brogan’s Painting is not responsible for cleaning windows after power</td>
<td></td>
</tr>
<tr>
<td>washing but will rinse down to our best ability.</td>
<td></td>
</tr>
</tbody>
</table>
**DESCRIPTION**

<table>
<thead>
<tr>
<th>EXTERIOR SCOPE OF WORK:</th>
<th>AMOUNT</th>
</tr>
</thead>
<tbody>
<tr>
<td>Power wash all exterior surfaces to be painted or stained with TSP (tri-sodium phosphate). All areas will be thoroughly dry before applying any caulk, paint or primer. Customer to provide access to a water source.</td>
<td></td>
</tr>
<tr>
<td>Scrub all mildewed areas with a bleach and water solution.</td>
<td></td>
</tr>
<tr>
<td>Hand tool scrape SSPC-SP2 specifications all loose, flaking, and failing previous coating surfaces and spot prime all bare wood with one (1) coat of Sherwin Williams A-100 oil primer.</td>
<td></td>
</tr>
<tr>
<td>Brogan’s will suggest replacement of damaged or rotten wood if we come across while painting and will only replace by customers request at an hourly rate of $40 an hour plus the cost of the materials needed.</td>
<td></td>
</tr>
<tr>
<td>Remove failing caulk where necessary to be able to replace.</td>
<td></td>
</tr>
<tr>
<td>Apply Sherwin Williams 950A 45 year siliconized acrylic latex caulk to necessary areas such as cracks, holes, and knots.</td>
<td></td>
</tr>
<tr>
<td>Bothe storefront wood, trim &amp; doors: Prep and paint all wood trim with two (2) coats of Sherwin Williams Super paint acrylic latex paint - color to be determined</td>
<td>3,000.00</td>
</tr>
</tbody>
</table>

**TOTAL**

$3,000.00

Accepted By

Accepted Date
Hi Anthony,

Sorry about that, it was sent to me via text and I hadn’t tried to open it on a computer yet. I took a screenshot (attached), let me know if that works? If not, I’ll try to save that as a PDF on my computer.

Thanks,
Gwen

-----

Beardsgard Barbers
117 S. Batavia Ave.
Batavia, IL
60510

Proposed work to perform:
- Remove all rotted wood from store front facades.
- Check structural integrity of underneath frame backing.
- Replace to match original trim and decor with weather resistant materials.
- Provide a safe work zone free of debris and hazards.
- Prepare and handoff to Brogan’s Painters.

Estimated cost: $4250
Hi Gwen,

Can you please send the Bid Brogan Mj design attachment in a different format?
We are unable to view this document.

Thank you

From: Gwen Streitmatter <gwen@beardsgaardbarbers.com>  
Sent: Monday, March 15, 2021 10:56 AM  
To: Isom Jr., Anthony <aisom@cityofbatavia.net>  
Subject: Re: Facade Grant
Application for Certificate of Appropriateness

Property Address 330 Webster Street
                  Batavia IL 60510

Property Identification Number 12 - 22,285,003
Existing/Proposed Zoning Ordinances X Yes  No
Zoning DMU

Submittal Date 4 / 28 / 21

Project Description:
The installation of a 7 v 7 turf soccer field to supplement the indoor training currently being performed at the site. The soccer field will be protected by a 6' tall chain link fence and supplemented by a 15' foot high temporary netting.

Owner’s Name Joe Aiken
Phone Number 630-643-8736
Mobile Number
E-Mail jjamail@att.net

Applicant’s Name Chad Swieca
Applicant Address 775 Evergreen Lane Sugar Grove IL 60554
Phone Number 630-659-5891
Mobile Number
E-Mail Cmswieca@soccer-speed.com

Signature

Owner Signature

TYPE OF WORK
(Check All That Apply)

☒ Exterior Alteration/Repair ☐ New Construction
☐ Primary Structure
☐ Addition
☐ Garage/Outbuilding
☐ Other

☐ Demolition
☐ Whole Primary Structure
☐ Part Primary Structure
☐ Garage/Outbuilding

☐ Relocation of Building

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

☒ Exterior Alteration/Repair
☐ Architectural Feature (Decorative Ornamentation)
☐ Awning or Canopy
☐ Deck
☐ Door
☐ Fence
☐ Gutters
☐ Light Fixture
☐ Mechanical System Units
☐ Masonry Cleaning, Repointing, Painting
☐ Material Change (wood, brick, etc)
☐ Painting (paint removal etc)
☐ Paving (Parking Lot, Driveways, Landscaping)
☐ Photographs of building(s)

☐ Porch – Maintenance and Minor Repair
☐ Porch – Major Repair and Reconstruction
☐ Retaining Walls
☐ Roof (Change in Shape, Features, Materials)
☐ Satellite Dish
☐ Security Doors or Windows
☐ Sidewalks
☐ Shutters
☐ Siding
☐ Signs
☐ Solar Collectors
☐ Storm Doors or Windows
☐ Windows, Skylights
☒ Others Soccer Field On Pavement
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.
CA-1 STONE DEPTH TO VARY BASED ON LANDSCAPE SURFACE VARIATIONS. CA-1 PLACED AND ROLLED TO CREATE FIRM BASE.

CA-6 STONE DEPTH 4"-6" PLACED TO MATCH ASPHALT SURFACE, COMPACTED TO 90% STANDARD DENSITY, PLACED TO PROMOTE SURFACE DRAINAGE.

TURF: 50mm PILE HEIGHT, INSTALL PER MANUFACTURER'S RECOMMENDATIONS

EXISTING ASPHALT SURFACE ASSUMED 3"

EXISTING LANDSCAPE SURFACE

SECTION A-A'
NOT TO SCALE

NORTH

SOUTH
11 Gauge x 2" Chain Link Fence Fabric, Galvanized

Item # CL-FABRIC-11GA-2IN

50' Rolls

$100.03 - $467.92

Actual product(s) may vary from pictures shown

Height: 6' KK
- 3' KK
- 3-1/2' KK
- 4' KK
- 5' KK
- 6' KK
- 6' KT
- 7' KT
- 8' KT
- 10' KT
- 12' KT

Quantity: 1

+ ADD TO PROJECTS

Details Specifications Instructions Reviews Shipping

11 gauge chain link fence fabric stretched on .065 wall galvanized posts with toprail has been a favorite of ours for years for a budget-friendly residential chain link fence. 11 gauge chain link fence wire is not only stronger but coated better than the lighter weight fence wire available at big box stores.

Note to contractors, keep in mind it takes nearly the same amount of time to stretch light, medium, or heavy wire; usually your labor costs are not affected by choosing a heavier wire. For this reason we will rarely, if ever, quote anything lighter than 11 gauge. For the slight costs difference between 11 and 11-1/2 gauge fence wire, it is usually best to sell and install the higher quality 11 gauge wire.

Volume discounts provided on full pallet quantities (9 rolls).

Product available in both Galvanized After Weave (GAW) and Galvanized Before Weave (GBW) finishes.

**KxK Selvage** = Knuckle x Knuckle (Chain link top and bottoms are bent over).

**KxT Selvage** = Knuckle x Twist (Chain link is twisted at one end to form two barbs, while the other is bent over).

![Diagram of barbed and knuckled ends]

PARTS FOR THIS PRODUCT
Barrier Netting

Construction:

High Tenacity Twisted Knotted 1 3/4" Nylon Netting
Diamond -> Mesh and Square [ ] Mesh netting construction
UV inhibitors infused with raw nylon yarn for maximum U.V. protection
Dyed black and bonded netting offering superior:
- Abrasion Resistance
- U.V. Protection
- Water Repellency

3/8" black polyester rope (4000 Lb breaking strength) hand sewn to perimeter of each net
5" tails in each corner for easy installation

Diamond Mesh vs Square Mesh

Too Many Options?
Select any individual product from the list below to see only one barrier net grid.

#15 X 3 3/4" Black Nylon Diamond Mesh Barrier Netting - Sport Netting & Industrial Netting

FILTER
Application for Certificate of Appropriateness

Property Address: 11 N Batavia Avenue

Property Identification Number: 12.22.177.013
Existing/Proposed Zoning Ordinances: Yes
Zoning: Commercial

Submittal Date: 5/14/2021

Project Description:

Restriction of exterior, all included in the gateway
Grant application submitted via email 5/13/21 and hard copy 5/14/21.

Owner's Name: Batavia Enterprises Inc.
Phone Number: 630-879-3600
Mobile Number: 630-962-7313
E-Mail: justin@bataviaenterprises.com

Applicant's Name: Windy Reed
Applicant Address: 148 First St.
Phone Number: 630-879-3600
Mobile Number: 630-962-7313
E-Mail: Windy.reed@bataviaenterprises.com

Applicant Signature: 
Owner Signature: 

TYPE OF WORK
(Check All That Apply)

☐ Exterior Alteration/Repair  ☐ New Construction
☐ Demolition
− Primary Structure
− Addition
− Garage/Outbuilding
− Other
− Whole Primary Structure
− Part Primary Structure
− Garage/Outbuilding
− Relocation of Building

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

☐ Exterior Alteration/Repair
− Architectural Feature (Decorative Ornamentation)
− Awning or Canopy
− Deck
− Door
− Fence
− Gutters
− Light Fixture
− Mechanical System Units
− Masonry Cleaning, Repointing, Painting
− Material Change (wood, brick, etc)
− Painting (paint removal etc)
− Paving (Parking Lot, Driveways, Landscaping)
− Photographs of building(s)
− Porch – Maintenance and Minor Repair
− Porch – Major Repair and Reconstruction
− Retaining Walls
− Roof (Change in Shape, Features, Materials)
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− Security Doors or Windows
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− Shutters
− Siding
− Signs
− Solar Collectors
− Storm Doors or Windows
− Windows, Skylights
− Others
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☑ 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 for material changes
☐ 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)

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1. Explain what will be moved, where and why.
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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  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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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.
Gateway Grant Application
11 N. Batavia Avenue
“The Newton House”
05-11-21
CITY OF BATAVIA
GATEWAY IMPROVEMENT PROGRAM

GRANT APPLICATION PACKET
City of Batavia
100 N. Island Ave
Batavia, IL
Economic Development Office
630-454-2061

City of Batavia Gateway Improvement
Grant Application

Property Address 11 N. Batavia Ave
Owner’s Name Batavia Enterprises, Inc.

Current Zoning Commercial
Owner’s Address 140 First Street, Batavia, IL
60107

Assessor’s PIN 12-22-107-013
Owner’s Phone Number 630-879-3680

Project Type (Check as Applicable)

Building Façade

Landscaping/Hardscape

Building Façade & Landscaping/Hardscape

Commercial Signage

Owner’s Mobile Phone # 630-879-7849

Owner’s Email Address justin@bataviaenterprises.com

Owner’s Signature

*By signing this application I acknowledge:

1. This project may be subject to the Illinois Prevailing Wage Act (ILCS 130/0.01 et seq.); If a contractor or subcontractor deems the work is not subject to the Act, the contractor or subcontractor shall then submit to the City, a letter indicating receipt of this notice and their determination that the Act does not apply. If the contractor or subcontractor believes the work is not subject to the Prevailing Wage Act, and it is later determined by the Illinois Department of Labor or a court of competent jurisdiction that prevailing wages should have been paid, the contractor shall indemnify and hold the City harmless therein for all costs and penalties incurred by the City related to the violation, including reasonable attorneys’ fees incurred by the City to defend such an action.

2. All grants are subject to Federal and State taxes, and are reported to the Internal Revenue Service on Form 1099 (W-9). You are required to provide your taxpayer Form W4 as part of the Corridor Grant Agreement. Property owners and tenants should consult their tax advisor for tax liability information.
Project Description:

Building restoration, wood repair, wall & paint, building monument signage and landscape upgrade, window replacement, door creation & installation, installation of ramp/escalator, brick, pew, patio, balustrade, spindle restoration (East elevation)

Required Additional Information to be Submitted with Application

1. Total Anticipated Budget: $96,193.00

2. Total Anticipated Grant Request: $20,000
   Note: The maximum dollar amounts for various GIP reimbursement grants are as follows:
   a. The manufacture and installation of a new commercial sign (building mounted or freestanding) (up to $1,000);
   b. The design, purchase and installation of landscape and/or hardscape materials on the property (up to $10,000);
   c. The construction of street-facing, building exterior improvements (up to $20,000); or
   d. A combined landscape/hardscape and building exterior improvement (up to $20,000)

3. For multi-tenant properties, number of tenants/commercial units on property: 5 (occupied)
   Note: Must include proof that each tenant has been notified of the proposed project

4. Provide an itemized list of components included in the proposed project

5. Provide completed bids from no fewer than two (2) contractors. Applicant shall include proof (e.g., references, photos) for each contractor showing contractor has successfully completed commercial building construction projects and/or landscaping projects within the Chicago western suburban area.

6. Provide a list of the current and, if different, the proposed use(s) of the building/property. Please provide photo(s) showing current conditions of building/property.

7. Provide a narrative indicating economic impact of project on the subject property and/or neighborhood and proof that, but for the City’s financial assistance offered through the Grant Agreement, the proposed project is not financially feasible and applicant would not undertake the project.

Architect Name: Nick Marenin, Marenin Architecture (Preferences Only)
Address: 401 N 101st St., St. Charles, IL 60174
Phone/email: (630) 921-0315 nick@mareninarchitecture.com
Balustrade/Spindle Restoration: William Teuta, ACB Masonry, LLC
P.O. Box 2367, Glen Ellyn, IL 60138-2367
630-886-7790

Exterior Restoration, Repair, Painting: John Hopp, Artist Touch, Inc.
325 W. Anderson Lane, Naperville, IL 60563
630-215-9300

Selected Building Contractor(s) Name: Fran McMahon, McMahon Construction, Inc.
Address: 822 S. 7th St., St. Charles, IL 60174
Phone/email: 630-293-6641

Monument Signage: Mark Adams, Water Street Studios 630-361-2785
Lawn Care: 160 S. Water Street, Batavia, IL 60510

Landscape Designer/Landscape Architect: Name: __________________________
Address: __________________________
Phone/email: __________________________

Selected Landscape Contractor: Name: __________________________
Address: __________________________
Phone/email: __________________________

Statement of Understanding:

A. I agree to comply with the guidelines and procedures of the Batavia Gateway Improvement Program.

B. I understand that I must submit detailed cost documentation, copies of bids, contracts, invoices, receipts and contractors' final waivers of lien upon completion of the approved improvements before any reimbursement payment will be authorized. "Before" and "After" pictures of the project must be submitted before funds will be released.

C. I understand that, excepting as related to building and/or landscaping/landscape design, work undertaken before the Batavia City Council's formal approval of the applicant's Gateway Improvement Program Grant Agreement and specifically subject to the proposed grant-eligible activities set forth in this Application and further in the Grant Agreement shall be deemed ineligible for reimbursement from the City of Batavia.

D. I understand that by submitting this application for grant funds, I am agreeing to allow personnel employed by the City of Batavia to enter onto my property to inspect conditions before, during and after the project is completed up and until the project has received final approval by the City.

Signature of Owner/Applicant: __________________________
Date: 05/03/2021
Exhibit "A" To Application
Gateway Improvement Program Description

1. Program Purpose and Intent
The purpose and intent of the Batavia Gateway Improvement Program (GIP) is to provide opportunities for property owners to improve the aesthetic and financial values of properties located within areas proximate to the City of Batavia's downtown central business district (CBD) and along major arterial streets, or "gateways" leading to this district. The Gateway Improvement Program (GIP) shall promote and financially incentivize exterior, private commercial property improvements that:
   A. Enhance the overall economic vitality and character of the City by providing both unique and familiar visual features near and along its public rights of way.
   B. Protect the general welfare by aesthetically enhancing property located within the defined areas surrounding the CBD and/or gateways.
   C. Increase market values of private real estate, thereby increasing the overall wealth of the community and resulting property tax base, with particular attention paid to properties that are otherwise undervalued or depreciating at the time an application for program grant funds is submitted.

2. Eligible Properties
To be eligible for a GIP reimbursement grant, a property must meet the following criteria:
   A. The property must be located within either the established "buffer area" or along and within the established "Gateway Corridor" areas, as identified in Exhibit 1.
   B. For landscaping/hardscape projects, the specific area where such projects are undertaken must abut and be visible from a public roadway.
   C. For building façade/exteriors improvement projects, the building façade in question must be visible from a public roadway.
   D. When considering multiple projects competing for limited grant funds, the following criteria shall be used by the City in determining preference or ranking of projects:
      i. Visual Impact on the neighborhood/gateway (especially street corner lots);
      ii. Overall dollar value of the Project;
      iii. Amount of applicant's matching funds as a percentage of total project costs;
      iv. Property occupant's status as a retail tax-generating business; and
      v. Addressing legal, non-conforming physical attributes on the property.
   E. Tax-Exempt properties shall NOT be eligible for a GIP reimbursement grant.
   F. Properties located within a City of Batavia designated Tax Increment Financing District shall not be eligible for a GIP reimbursement grant.

3. Available Gateway Improvement Grants
   A. Landscaping/Hardscape Projects (Max. Total Grant: $10,000 or 50% whichever is less.
      i. Plant Materials (perennials only) and Labor (including raised and curbed planting beds and soil preparation): Up to 50% of total costs.
      ii. Design Costs: Maximum funding as follows:
         Less than 100 feet of Roadway Frontage: 50% or $2,000, whichever is less.
         101 to 200 feet of Roadway Frontage: 50% or $3,000, whichever is less.
         251 feet and greater of Roadway Frontage: 50% or $4,000, whichever is less.
B. Exterior Building Projects (Maximum Total Grant: $20,000 or 50%, whichever is less.
   i. Building Materials and Labor: Up to 50% of total costs.
   ii. Design Costs: Up to 50% or $2200, whichever is less.
C. Combined Landscaping and Building Exterior Projects (Maximum Total Grant:
   $20,000 or 50%, whichever is the lesser.
D. Sign Projects (Either installed on a building façade or as a free-standing monument)
   $1000 or 50% of total costs, whichever is less.

Maximum grant values shown above in Sect. 3(A) and 3(B) shall be applicable but in no case shall any
single grant or a combination of one or more grants for a single property in total exceed $20,000 in any
fiscal year (Calendar Year, January 1st through December 31st).

4. Eligible Activities for GIP Grant Funding

The following property improvements are eligible for GIP grant funding:
A. Building Exterior Improvements, including attached signage. Grant funds shall only be
   disbursed under this program to reimburse costs of street-facing improvements.
B. Front yard/street yard landscaping/hardscape improvements in areas located between a public
   street and the fronting building exterior.
C. Driveways and lot-interior walkways.
D. Free-standing monument signs, exclusive of individual panels advertising multiple tenant in a
   single sign.
E. For all activities proposed for properties also located within the City’s designated Downtown
   Historic District, before any grant application can be considered by the City Council, the
   grant applicant must first obtain approval for the proposed grant activity(ies) from the City’s
   Historic Preservation Commission, as applicable. Questions concerning this requirement
   should be addressed to the City’s Building Official at 630-454-2700.

5. Ineligible Costs:

The following items are not eligible for reimbursement grants under the City of Batavia Gateway
Improvement Program:
A. Building Permit Fees and other related costs.
B. Required remedies to code violation(s) pursuant to a formal notification from the City of
   Batavia of said violation(s)
C. Work completed by the owner/applicant or other non-Third Party contractor.
D. Work, excepting design related materials, that is undertaken prior to the City Council’s
   formal approval of the subject Gateway Improvement Grant Agreement.

6. Commencement of Work:

To reiterate, excepting for design-related work, only after the Gateway Improvement Program Grant
Agreement is approved by the City Council, can work commence. DO NOT START BEFORE-- YOU
WILL NOT BE REIMBURSED FOR WORK DONE PRIOR TO CITY COUNCIL APPROVAL OF
THE GATEWAY IMPROVEMENT PROGRAM GRANT.

7. Completion of Work:

All improvements must be completed within 180 calendar days of Corridor Improvement Agreement
approval, unless otherwise authorized by the City for a maximum of a one (180) day extension. If all
work components in the proposed project are not completed by the end of the extension, the City will
have no obligation to reimburse the owner/applicant.
8. Reimbursement Payments:
Upon completion of the work, the owner or tenant must submit copies of all design invoices, contractor's statements, other invoices, proof of payment, and notarized final lien waivers to the City of Batavia's Economic Development Office, as evidence that the owner or tenant has paid the architect and contractor(s). You should use the attached forms for the contractor's statement and final lien waivers. Payment will be authorized upon completion of all work items as originally approved and receipt of all required documents.

The City Administrator, or his/her authorized designee, may authorize reimbursement upon completion of all work subject to the Grant Agreement and as approved by the City of Batavia's Community Development Department.

Reimbursement for design services will be made at the same time reimbursement is made for improvements, and only if a Gateway Improvement Program Agreement has been approved by the City Council.

All improvements shall be installed in accordance with the approved plan. Minor revisions as may be approved by City's Economic Development Office, in consultation with the City's Community Development Director, or his/her designee, and, as applicable, the City's Historic Preservation Commission, due to availability of landscaping, hardscape or building materials, conditions not known at the time of design, and similar circumstances beyond the Applicant's control. THIS IS A REIMBURSEMENT PROGRAM -- YOU MUST PAY YOUR ARCHITECT, CONTRACTORS AND SUPPLIERS BEFORE YOU RECEIVE PAYMENT FROM THE CITY.

Reimbursement grants are subject to Federal and State taxes, and are reported to the Internal Revenue Service on Form 1099. You are required to provide your taxpayer ID number or social security number as part of the Gateway Improvement Program Grant Agreement. Property owners and tenants should consult their tax advisor for tax liability information.

9. Maintenance Period:

The property owner and tenant shall be responsible for maintaining the improvements without alteration for three (3) years. A restrictive covenant limiting alterations may be required by the City Council at the time of approval of the Gateway Improvement Program Grant Agreement. A waiver from this requirement may be granted by the City Council following a recommendation from the City Administrator, upon submittal of evidence of hardship or unusual circumstances. If no such waiver has been issued by the City, the City may "clawback" grant reimbursement funds from the property owner according to the following schedule:

- If maintenance discontinues for a period of sixty (60) days between April 1st and October 31st:
  Anytime during the first 12 months of grant funds disbursement: 100% of all funds disbursed
  Anytime during the period between 12 months and 24 months: 67% of all funds disbursed
  Anytime during the period between 24 months and 36 months: 33% of all funds disbursed

- If maintenance is not maintained for a period of sixty (60) days between November 1st and March 31st:
  Anytime during the first 12 months of grant funds disbursement: 100% of all funds disbursed
  Anytime during the period between 12 months and 24 months: 67% of all funds disbursed
  Anytime during the period between 24 months and 36 months: 33% of all funds disbursed

- If maintenance is not maintained for a period of less than sixty (60) days:
  100% of all funds disbursed

Each violation of this maintenance requirement constitutes a separate violation.
Exhibit "1" to Exhibit "A" To Application
Map Depicting Grant-Eligible Locations:

Commercial or Light Industrial Properties,
in accordance with GIP Description Section 2,
Located within the polygons bounded by Red or Blue Borders
<table>
<thead>
<tr>
<th>Contractor</th>
<th>Scope of Work to be Performed</th>
<th>Amount</th>
</tr>
</thead>
<tbody>
<tr>
<td>John Happel, Artist Touch LLC</td>
<td>Building Restoration, Wood Repair, Wash &amp; Paint</td>
<td>$18,120.00</td>
</tr>
<tr>
<td>William Tenuta, ACB Masonry</td>
<td>Balustrade &amp; Spindle Restoration</td>
<td>$9,723.00</td>
</tr>
<tr>
<td>Mark Adams, Water Street Studios</td>
<td>Monument Signage and Lamppost</td>
<td>$4,300.00</td>
</tr>
<tr>
<td>Fran McMahon, McMahon Builders</td>
<td>General Contractor for Bocaditos Exterior Improvements</td>
<td></td>
</tr>
<tr>
<td></td>
<td>Window &amp; Door Replacement</td>
<td>$14,470.00</td>
</tr>
<tr>
<td></td>
<td>Installation of ADA Ramp &amp; Railing</td>
<td>$14,500.00</td>
</tr>
<tr>
<td></td>
<td>Installation of Patio</td>
<td>$20,350.00</td>
</tr>
<tr>
<td></td>
<td>Aluminum Fencing</td>
<td>$9,480.00</td>
</tr>
<tr>
<td></td>
<td>Platform/Step to Entrance</td>
<td>$5,200.00</td>
</tr>
<tr>
<td><strong>Total:</strong></td>
<td></td>
<td><strong>$96,143.00</strong></td>
</tr>
</tbody>
</table>
Building Restoration, Wood repair, wash and paint
Proposal for 2021 Season

Batavia Enterprises, Inc.
140 First Street
Batavia, Illinois  60510

April 21, 2021

Re: Building restoration, carpentry repair, wash, prep and paint at:

Newton House 11 North Batavia Ave. Batavia, Il. 60510

John Happel, Owner
Artist Touch Incorporated
32W081 Anderson Lane, Naperville, Illinois  60563
OFFICE: 630-978-2422  Cell: 630-215-9300
EMAIL: johnhappel@sbcglobal.net  WEBSITE: www.artisttouchinc.com

STAFF EXPERIENCE AND QUALIFICATIONS

John and Tim Happel, Partners in Artist Touch, Inc. will provide on-site oversight of all projects, bringing over 60 years of combined field experience that includes total commitment, meticulous attention to detail, and a consistent eye on customer service. We take pride in exceeding standards in terms of craftsmanship, customer service and durable finishes. As has been true for the 41 years we’ve been in operation, our crew members are selected for their commitment to the work, ability to take direction and skills in working effectively as part of a team.

INSURANCE

Artist Touch, Inc. is covered for workman’s compensation and public liability by State Farm Insurance:
Contractor Policy: 93-KG-A233-1
Workers Compensation: 93-KH-A520-3F

artisttouchinc.com  Artist Touch, Inc.
SCOPE OF WORK

A) Replacement / repair of rotten wood trim boards and moldings:

1) Remove any rotten wood. Partial board removal on larger boards to be cut and removed with clean lines.

2) Custom fabricate moldings to match existing.

3) Install new smooth cedar trim boards and moldings with sharp miter cuts and cosmetically- pleasing finish. Secure with galvanized ring shank nails for a proper fit.

B) Pressure wash:

1) Pressure wash entire building all brick and trim using Aladdin hot water 3,000 p.s.i. washer at 5 gallons per minute, to ensure the elimination of all surface contaminates, including dirt, mildew, mold and crystallized deposits to ensure proper adhesion of finish coats.

2) Apply Fiberlock Advanced Peroxide Cleaner, a biodegradable detergent, to all problem areas and pressure strip where needed to remove excessive mold and dirt build-up.

3) Thoroughly rinse windows after washing to minimize water spots.

C) Paint preparations:

1) Tape, plastic and tarp where needed. Cover all shrubs, grassy areas, patio areas and roof areas, ensuring careful protection of the property.

2) Remove peeling paint and stain, razor-scrape using carbide scrapers, disc grind, wire brushing where needed to ensure the best possible paint surface.

3) Razor cut and remove all failed or defective caulk. Recaulk using Tower Sealant, an acrylic urethane elastomeric high performance caulk.

4) Sand all glossy and uneven surfaces to eliminate flaws, ensure adhesion and enhance the finished appearance.

5) Re-fasten loose trim boards and re-nail protruding nails.

Artist Touch, Inc.
D) **Prime:**

1) Rusted metal: Pre-treat rusted areas with Jasco Rust Converter. Prime rusted areas with Advanced Rust Destroyer Alkyd Primer.

2) Spot-prime distressed wood surfaces with Dura-Prime Stabilizing Bonding Primer.

E) **Paint:**

1) Paint all paint building trim with one (1) full coat of Benjamin Moore Regal Select Acrylic Paint to achieve a water-tight surface and cosmetically-pleasing appearance.

2) Paint one (1) full coat of Benjamin Moore Command Waterborne Acrylic Urethane to all doors to achieve a water-tight surface and cosmetically-pleasing appearance.

**JOB SITE**

1) *Artist Touch, Inc.* will provide a competent superintendent to oversee and supervise all work involved. We pride ourselves in employing educated, service-minded employees who provide a consistent level of service to all of our customers.

2) The job site will remain clean throughout the entire project. *Artist Touch, Inc.* will remove all debris, materials from the work site at the end of each day, leaving the work site clean and neat.

3) Equipment will be locked and secured on job site in a neat and orderly fashion. Storage of all materials and work tools shall be the responsibility of *Artist Touch, Inc.*

4) All materials to be delivered to job site in their original containers with labels intact.

**WORK SCHEDULE**

1) Estimated completion of project 8-10 days, *weather permitting.*

2) Work will be performed in accordance with all applicable industry standards and manufacturer specifications and instructions.

3) Work will be done in a workmanlike manner between the hours of 7:30am and 6:00 am, Monday through Friday, Saturday 8am -- 12pm

*Artist Touch, Inc.*
PRICE:

Washing Restoration: $2,840.00
Carpentry Restoration: $8,460.00
Painting: $6,820.00
Total cost: $18,120.00

TERMS OF PAYMENT

One-half payment is required at the start of the project; and the last half is due at the time of final inspection. All appropriate waivers will be submitted.

WARRANTY

Labor and materials will be warranted for four (4) years against all cracking, peeling, chipping or fading of all painted surfaces on wood. Should said items fail within the warranty period, Artist Touch, Inc. will return to the site and correct the problem at no charge to the Owner. Site will be inspected annually for the duration of the warranty period.

Respectfully submitted,
John J. Happel
Owner, Artist Touch Inc.

Accepted by,

Authorized approval
Date

Artist Touch, Inc.
PROPOSAL

A.C.B. Masonry, LLC
P.O. Box 21627, Glen Ellyn, IL 60138-2167
630-886-7190
acbmasonry@aol.com
www.ACBMasonry.com

PROPOSAL SUBMITTED TO:
Batsavia Enterprises Inc.

WORK TO BE PERFORMED AT:
11 N. Batsavia Ave. Batsavia Il. 60510

ADDRESS:
140 1st St.
Batsavia Il. 60510

TYPE OF WORK:
Masonry repairs

PHONE NUMBER:
630-879-3680

DATE OF PLANS:
3/2/2023

INVOICE NO:

We hereby propose to furnish the material and perform the labor necessary for the completion of:

Re: Stone balcony repairs-

1. Remove damaged sections of precast stone as needed. Salvage and clean all usable stone for re-installation. To replace damaged base stone a section of existing base stone would need to be removed and submitted for duplicate to be created from stone mill. Clean and prep area as needed.

2. Repair 1 damaged Balustrade stone using 1/4 inch stainless steel pinning with a 2-Part epoxy.

3. Cut and remove all rusted existing steel pinning. Replace with similar or stainless steel 3/4 inch pinning anchored with a 2 part epoxy.

4. Install existing salvaged stone and new stone to existing detail. Install stainless steel pinning as needed. TYPE N mortar. Match mortar to existing as close as possible. Strike and tool smooth all new mortar joints.

5. Grind out mortar joints located at decorative precast concrete mortar joints at balcony 100% to depth of 3/4 of an inch and tuckpoint.

6. Pressure wash all precast concrete in order to remove carbon, algae and mortar staining using a 3000 PSI pressure washer.

Re: Column base repairs -

1. Remove damaged previous concrete repairs at base of column at staircase at 4 sides. Clean and prep area as needed.

2. Install 4 individual panel sections of Limestone cladding. Dimensions to be finalized in field.

Re: 2- Balustrades

1. Saw-cut edges of spalled sections of 2 stone balustrades as needed at a 45 degree angle. Clean rust as needed at internal rebar. Coat with a rust inhibitor coating.

2. Install a stone patch material as needed. Trowel patching to match existing detail. Brush finish.

All mortar to be used will be a TYPE N mortar. New mortar to match existing as close as possible. All mortar joints to be struck and tooled smooth for proper finish.

All debris to removed by ACB Masonry.

New stone would have to be ordered and may take multiple days to receive. ACB Masonry will salvage existing stone and secure area as needed.

No permits are included with this estimate and if required will be an additional cost above estimate for expediting and permit cost.

TOTAL COST: $9,723.00

CERTIFICATE OF WORKMANS COMPENSATION AND GENERAL LIABILITY INSURANCE AND/OR
A COPY OF MASONRY CONTRACTORS LICENSE AVAILABLE UPON REQUEST.
$1,700.00 WITH ADDITION OF NEW LIGHT POLE AND CONCRETE FOOTING.

$1,200.00 - LAMP WITH LED LIGHT USING EXISTING WIRING & LIGHT POLE OR

LEAVES POWDER COATED BLACK.

COPPER PLATED AS WELL AS THE LAMP.

POWDER COATED BLACK
1/8 WALL STAINLESS STEEL
90" LENGTH

TOTAL LENGTH 90"

20" CONCRETE FOOTING.
Window (Marvin) and Door (Therma-Tru) Replacement: $14,470.00
Installation of ADA Ramp & Railing: $14,500.00
Patio Installation (Holland Stone – Sienna): $20,350.00
Installation of Gilpin Aluminum Fence: $9,480.00
Construct Platform/Steps: $5,200.00

TOTAL: $64,000.00
Features of the Ultimate Wood Double Hung Window

- Available in heights up to 8 feet or widths up to 4 feet
- Multiple design options and woods available to match historical aesthetics and design requirements
- Also available as a round top, single hung, stationary transom or picture window
- Unique wash mode allows cleaning of both sides of glass from indoors
- Available with IZ3 coastal/hurricane certification
- CE certified
36-in x 80-in Fiberglass Full Lite Right-Hand Inswing Ready To Paint Unfinished Prehung Single Front Door

- Flush-glazed glass is built directly into the door and provides a clean, seamless appearance that allows more natural light into your home.
- Fiberglass doors are low-maintenance and high-performance; unlike wood or steel doors, durable fiberglass is resistant to cracking, warping, splitting and denting.
- Therma-Tru Benchmark Doors consist of a complete door system including all necessary components; jambs, weatherstrip, sill and hinges in complementing finish colors, all engineered to help ensure a precision fit for years of trouble-free performance.
- Door system is energy star® certified with a polyurethane foam core and decorative glass featuring triple-pane construction - creating an exceptional thermal and acoustical barrier and delivering remarkable energy efficiency.
- Ready-to-install door with frame.
Available Sizes:

**Standard**

4 x 8 x 2 3/8

HOLLAND STONE – SIERRA PATIO PAVER BRICK
**Installation Planning**

**Installation Examples**
- 21 - 6'W fence sections
- 21 - packages of attachment fittings
- 20 - fence posts
- 2 - gate posts
- 1 - gate

**Specifications**

<table>
<thead>
<tr>
<th>Elite</th>
<th>Standard</th>
</tr>
</thead>
<tbody>
<tr>
<td>6063 Alloy Pickets</td>
<td>1&quot; Square</td>
</tr>
<tr>
<td>Picket Spacing</td>
<td>Less Than 4&quot;</td>
</tr>
<tr>
<td>Post Spacing*</td>
<td>71&quot; O.C.</td>
</tr>
<tr>
<td>Rails</td>
<td>1-5/8&quot; x 1-5/8&quot;</td>
</tr>
<tr>
<td>6105 Alloy Posts</td>
<td>2-1/2&quot;</td>
</tr>
<tr>
<td>Gate Posts</td>
<td>2-1/2&quot; or 4&quot; Sq. (1.25&quot; O.D.)</td>
</tr>
</tbody>
</table>

* Post spacing will change when using brackets

**Building codes**
Always check local building codes before starting an installation. Compliance with building codes is the installer's responsibility.

**Determining your needs**
After you have measured installation area, use this chart to record items you will need for installation.

<table>
<thead>
<tr>
<th>Item</th>
<th>Qty.</th>
</tr>
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</table>

**Aluminum Fence Styles**

- **Baltimore**: Vertical slats, sturdy, and secure.
- **Legacy**: Contemporary design, elegant appearance.
- **Castlegate**: Traditional style, classic look.
- **Windsor**: Sleek design, modern aesthetic.
- **Kingsford**: Traditional, classic style.
- **Olympia**: Contemporary, sleek design.
- **Tacoma**: Modern, durable design.
- **Baltimore Pool & Legacy Pool**: Tailored for pool areas.

**Grade and Color of Aluminum Fence**
Gilpin aluminum fence is designed and engineered in two grades: Elite or commercial grade is heavier and sturdier when fence is not only used to beautify but also to inhibit unwanted traffic. Elite fence makes a bold statement in any application and is available in 6 and 8 foot wide sections. Standard or residential grade is made for general installations. It is used to accent and beautify your home and is available in 6 foot wide sections only.

Gilpin aluminum fence and gates are available in three colors that will accent your home or business application. Color is a personal choice and should be carefully considered before placing an order. Take into consideration your structure's color and accents and order accordingly.

**Fence & Gate Selection**

**All Fence Styles**
- **Fence Selections**
  - Select installed height: 36", 42", 60", 72", 84" or 96" H
  - 84" & 96" Elite Grade only
  - 36", 42", 60", 72", 84", 96" (4 rail)
  - Select panel widths: Elite 6W, Elite 8W or Standard 6W
- **Gate Selections** (to match fence selection)
  - **Post Selections** (Flanged up to 60" or In-Ground)
  - **Select type**: Line, Corner, Gate, End, 3-Way, Transition, or Blank
- **Fence & Gate Accessories**
  - **Fleur-de-Lis, Spear Point, Butterfly Scroll, Estate Scroll, Circles & Ball Cap**

**Fence Selections**
- **Baltimore Pool**: 54"H or 60"H
- **Legacy Pool**: 48"H, 54"H or 60"H
- **Gate Selections** (to match fence selection)
- **Post Selections** (In-Ground or Flanged)
  - Select type: Line, Corner, Gate, End, 3-Way, or Blank
- **Fence & Gate Accessories**
  - **Fleur-de-Lis, Spear Point, Butterfly Scroll, Estate Scroll, Circles & Ball Cap**

**Website**: www.gilpininc.com • 800-348-0745