

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

**HISTORIC PRESERVATION COMMISSION**  
**Monday, September 14, 2020**  
**5:30 PM**  
**Remote Meeting**  
**AGENDA**

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 view the live meeting use the GoToWebinar link below to register for the event at:  
<https://register.gotowebinar.com/register/5346437272230476560> You will need to provide your name and email address.

Residents can listen by phone to the Historic Preservation Commission meeting by dialing (914)614-3221 and use the audio PIN 407-452-303

Dial in callers are unable to ask questions. Questions and comments can be submitted prior to meeting by emailing [jalberts@cityofbatavia.net](mailto:jalberts@cityofbatavia.net)

1. Call To Order
2. Roll Call
3. Approval Of Minutes
  - July 13, 2020

Documents:

[HPC 7-13-20 DRAFT MINUTES.PDF](#)

4. Items Removed/Added/Changed
5. Matters From The Public (For Items Not On The Agenda)
6. COA Review: 321 East Wilson Street  
Wall Signs (Darren Enger, applicant)

Documents:

[COA PACKET--WALL SIGNS--2020.PDF](#)

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

7. Certified Local Government

8. Other Business

9. Adjournment

Historic Preservation Commission

Phil Bus

Jennifer Faivre

Kurt Hagemann, Vice-Chair

Kyle Hohmann, Chair

Robert Krawczyk

Jamie Saam

Doris Sherer

**MINUTES**  
**July 13, 2020**  
**Historic Preservation Commission – Remote Meeting**  
**City of Batavia**

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

**1. Meeting Called to Order**

Chair Hohmann called the virtual meeting to order at 5:31pm. The meeting was held via GoToWebinar. Residents were welcomed to register to attend the meeting or dial into the meeting.

**2. Roll Call**

**Members Present:** Chair Hohmann (present at Council Chambers); Commissioners Krawczyk, Sherer, Saam, and Bus (phoned into the meeting at 5:56pm)

**Members Absent:** Vice-Chair Hagemann; Commissioner Faivre

**Also Present:** Scott Buening, Director of Community Development; Drew Rackow, Planner; Howard Chason, Director of Information Systems; and Jennifer Austin-Smith, Recording Secretary

**3. Approval of Minutes: June 22, 2020**

**Motion:** To approve the minutes from June 22, 2020

**Maker:** Saam

**Second:** Sherer

**Roll Call Vote:** **Aye:** Saam, Krawczyk, Hohmann, Sherer

**Nay:** None

4-0 Vote, 3 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: 40 North Island Avenue**

**Wall Sign (PR Signs, applicant)**

Rackow reported that this Certificate of Appropriateness (COA) is for a wall sign with individual letters on a raceway. This would be above the tenant space that they are now currently occupying the property. This building is non-contributing in the Historic District.

The applicant was not present. The Commission discussed whether action should be taken without the applicant present. Saam suggested acting on the item rather than making the applicant wait. She asserted it looks like the applicant is doing exactly what everyone else has done for their signage in the plaza. Sherer noted that in the past the Commission waited for the applicant to be in attendance. Saam stated that with this meeting being online there could be a multitude of reasons why the applicant could not attend the meeting, such as not being able to log on. She would hate to make someone wait, especially at this time, unless there are some problems with the COA as presented. Chair Hohmann stated that if there were questions, we could wait for the applicant but given the current circumstances we could make an exception if there are no issues with the application.

The Commission discussed how the sign meets the zoning requirements for size and location. Rackow stated that there is no issue from a zoning aspect for this particular sign.

**Motion:** To approve the COA as presented  
**Maker:** Krawczyk  
**Second:** Saam  
**Roll Call Vote:** **Aye:** Krawczyk, Hohmann, Sherer, Saam  
**Nay:** None  
4-0 Vote, 3 Absent. Motion carried.

**7. COA Review: 107 North Batavia Avenue  
Wall Sign (Signarama Aurora, applicant)**

Rackow reported that this COA is for a wall sign for the Taco Grill Restaurant located at 107 North Batavia Avenue. This location was previously occupied by Salsa Verde Restaurant. It was in late March that Taco Grill succeeded the previous business at that location. They are proposing a wall sign with the COA this evening on the front elevation, east facing elevation of the building. This building is non-contributing in the Historic District. This sign does meet the zoning requirements for size in the Zoning Code. The sign is non-illuminated aluminum panel applied directly to the building.

Krawczyk commented that the image originally sent to the Commission showed the sign higher up. Rackow stated that in the initial posting it was higher. The Zoning Code had a requirement that the sign be no closer to the top parapet than half the tallest character, so they did lower the sign and there was a revision to the posting. What is shown today is the most current version of that sign. Krawczyk asked if the sign has changed size. Rackow answered that it has not changed in size. The sign was lowered from the top of the parapet.

**Motion:** To approve the COA as presented  
**Maker:** Sherer  
**Second:** Krawczyk  
**Roll Call Vote:** **Aye:** Sherer, Saam, Krawczyk, Hohmann  
**Nay:** None  
4-0 Vote, 3 Absent. Motion carried.

## **8. Updates:**

- 1. 7 East Wilson Street – Historic Inspection**
- 2. Anderson Block Building – Masonry Maintenance**
- 3. Significant Historic Building Inspection Program**
- 4. 10/12 North River Street – Historic Inspection**
- 5. 227 West Wilson Street – Historic Inspection**
- 6. 16 East Wilson Street – Historic Inspection**
- 7. Certified Local Government**

Rackow stated that there are no updates at this time.

## **9. Other Business**

Rackow reported that the house located at 210 North Washington Avenue has been for sale for a few months. Rackow displayed the site map of the property for the HPC to view. He stated that staff has had a number of inquiries about the property including the question on whether the house could be demolished as well as inquiries about restoring the house. This is one of the older homes in town, built in 1844. Staff wanted to bring this to the HPC's attention in the case the HPC wanted to have a discussion on this property. Buening added that anyone could file an application for land marking this home. There is a form that is online under the Historic Preservation section of the Community Development Department site that is a basic application that could be filed with the City. Having this application filed would prevent demolition of this building.

Sherer stated that she would call Buening tomorrow and file the application because she does not want the building torn down. Buening noted that the property is such that it could be re-subdivided if the lot was sold off. Krawczyk asked if the property would be sold off in its entirety. Rackow answered without any sort of subdivision action the property would have to be sold as one lot. The Commission thanked staff for being diligent in bringing this to the Commission's attention.

Rackow noted that Commissioner Bus has joined the meeting as an attendee at 5:56pm. Chair Hohmann asked for Bus his comments on the 1844 home but there was no response due to technical difficulties.

## **10. Adjournment**

There being no other business to discuss, Chair Hohmann asked for a motion to adjourn the meeting at 5:58pm; Made by Krawczyk; Seconded by Sherer. Motion carried.



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 321 E Wilson St, Batavia IL 60510

Property Identification Number 12-22-278-011  
 Existing/Proposed Zoning Ordinances  Yes  No  
 Zoning Dmu


Submittal Date 9 / 2 / 2020

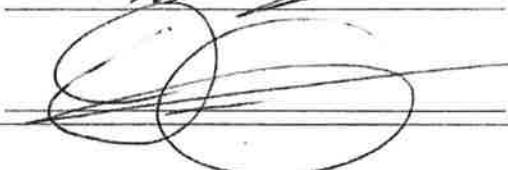
Owner's Name Darren Enger  
 Phone Number 630-326-9121  
 Mobile Number 630-640-4695  
 E-Mail Darren@InsuranceandDealerServices.com

**Project Description :**

Two signs on front of building - 3' x 6'  
Signs will be secured to the wall using industrial strength velcro.  
Materials - 6mm White PVC with UV coating  
\$1,200 cost

Applicant's Name Darren Enger  
 Applicant Address 321 E Wilson St, Batavia IL 60510  
 Phone Number 630-326-9121  
 Mobile Number 630-640-4695  
 E-Mail Darren@InsuranceandDealerServices.com

Applicant  
 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              |
|  | <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 type="checkbox"/> Awning or Canopy                                 | <input type="checkbox"/> Retaining Walls                             |
| <input type="checkbox"/> Deck   | <input type="checkbox"/> Roof (Change in Shape, Features, Materials) |
| <input type="checkbox"/> Door   | <input type="checkbox"/> Satellite Dish                              |
| <input type="checkbox"/> Fence  | <input type="checkbox"/> Security Doors or Windows                   |
| <input type="checkbox"/> Gutters  | <input type="checkbox"/> Sidewalks                                   |
| <input type="checkbox"/> Light Fixture                                    | <input type="checkbox"/> Shutters                                    |
| <input type="checkbox"/> Mechanical System Units                          | <input type="checkbox"/> Siding                                      |
| <input type="checkbox"/> Masonry Cleaning, Repointing, Painting           | <input checked="" type="checkbox"/> Signs                            |
| <input type="checkbox"/> Material Change (wood, brick, etc)               | <input type="checkbox"/> Solar Collectors                            |
| <input type="checkbox"/> Painting (paint removal etc)                     | <input type="checkbox"/> Storm Doors or Windows                      |
| <input type="checkbox"/> Paving (Parking Lot, Driveways, Landscaping)     | <input type="checkbox"/> Windows, Skylights                          |
| <input type="checkbox"/> Photographs of building(s)                       | <input type="checkbox"/> Others _____                                |

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

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

**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.***

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