

**CITY OF BATAVIA**

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

**HISTORIC PRESERVATION COMMISSION**

**Monday, November 22, 2021**

**5:30 PM**

City Hall – City Council Chambers – 1st Floor

1. Call To Order

2. Roll Call

3. Approval Of Minutes: October 25, 2021

Documents:

[HPC 10-25-21 FINAL MINUTES.PDF](#)

4. Items Removed/Added/Changed

5. Matters From The Public (For Items Not On The Agenda)

6. COA Review: 60 N Island Ave  
Wall Sign (Ez-Tech Design, applicant)

Documents:

[60 N ISLAND AVE--COA PACKET--WALL SIGN.PDF](#)

7. Landmark Designation Procedure Revisions (City Of Batavia, Applicant)

8. Election Of Officers

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

Phil Bus, Vice Chair

Susan Alderson

Robin Barraza

Jamie Koc

Jamie Saam

**MINUTES**  
**October 25, 2021**  
**Historic Preservation Commission**  
**City of Batavia**

Please **NOTE:** These minutes are not a word-for-word transcription of the statements made at the meeting, nor intended to be a comprehensive review of all discussions. They are intended to make an official record of the actions taken by the 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 meeting to order at 5:30pm.

**2. Roll Call**

**Members Present:** Vice-Chair Bus; Commissioners Alderson, Barraza, and Saam

**Members Absent:** Commissioner Koc

**Also Present:** Mayor Schielke; Jeff Albertson, Building Commissioner;

**3. Approval of Minutes: September 13 and September 21, 2021**

**Motion:** To approve the minutes from September 13 and September 21, 2021

**Maker:** Saam

**Second:** Barraza

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

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

Mayor Schielke welcomed Commissioner Alderson to the Historic Preservation Commission (HPC).

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

There were no matters from the public.

**6. COA Review: 223 East Wilson Street**  
**Siding Replacement (JB Housing, LLC, applicant)**

The applicant addressed the Commission. He stated they are looking to replace the failing siding. He has a bid to do composite siding and showed the Commission samples of the siding. The siding would be textured and look like wood. The siding has a twenty-five year warranty and would be a little wider than the current siding and they would keep the color white. Albertson noted that this is a contributing building. The gables would stay and only the siding would be replaced.

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

**Maker:** Saam

**Second:** Barraza

**Roll Call Vote:** **Aye:** Saam, Alderson, Barraza, Bus  
**Nay:**

4-0 Vote, 1 Absent. Motion carried.

**7. COA Review: 226 South Batavia Avenue  
Ground Sign (Aubrey Sign Company, applicant)**

The applicant reported they are putting in a post and panel sign using treated lumber, painted 4x4s to construct the frame. The middle panel will be a half-inch MDO panel with digital laminated prints on both sides and set it in concrete. The client will provide landscaping. Albertson noted that this property is classified as significant.

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

**Maker:** Barraza

**Second:** Saam

**Roll Call Vote:** **Aye:** Saam, Alderson, Barraza, Bus  
**Nay:**  
4-0 Vote, 1 Absent. Motion carried.

**8. Landmark Designation Procedure Revisions (City of Batavia, applicant)**

Albertson reported one of our previous landmark designation applications resulted in the need for clarifications on procedures. The changes being proposed are the application is not considered complete until consent of the property owner or proof that they have been notified by the City, clarification and photos are required of all sides of the building as long as they could be obtained without trespassing on the property, and if the City receives written objection from the property owner about the designation then it cannot be approved without a 2/3 majority vote of the City Council. Albertson discussed the packet of information the Commission received regarding landmark designation. He stated the changes have been written in ordinance form and they have brought this to the HPC for their recommendation to City Council. Vice-Chair Bus asked that this discussion be tabled until the next HPC meeting to give further time to review the documents. There were no objections from the Commission.

**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 reported the old canopy of 16 East Wilson Street has been removed. They continue to clean up the property. Vice-Chair Bus asked for the owner address the Commission on what they are planning to do with the building so that the HPC is in the loop.

**10. Other Business**

Vice-Chair Bus would like to have election of a chairman and vice-chairman added to the agenda for the next HPC meeting. He would like to appoint a Nominating Committee and asked Saam and Barraza to join him as the three members of the Nominating Committee. There were no objections.

**11. Adjournment**

There being no quorum, Vice-Chair Bus asked for a motion to adjourn the meeting at 6:03pm;  
Made by Saam; Seconded by Barraza. All were in favor. Motion carried.

Minutes respectfully submitted by Jennifer Austin-Smith, Recording Secretary



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 60 N. Island Ave.

Property Identification Number 12-22-252-013  
 Existing/Proposed Zoning Ordinances  Yes  No  
 Zoning DMU

Submittal Date 10 / 20 / 21

Owner's Name Alex Brothers Partnership LLC

Phone Number 630-205-3300

Mobile Number unk

E-Mail joe.schullo@comcast.net

**Project Description :**

Exterior channel letter sign  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

Applicant's Name Ez-Tech Design

Applicant Address 218 S. River St., Aurora, IL 60506

Phone Number 630-246-2900

Mobile Number 331-575-3361

E-Mail commercelight@gmail.com

Applicant Signature *Mark Williams*

Owner Signature *Lina Luky*

**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 the 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 \_\_\_\_\_

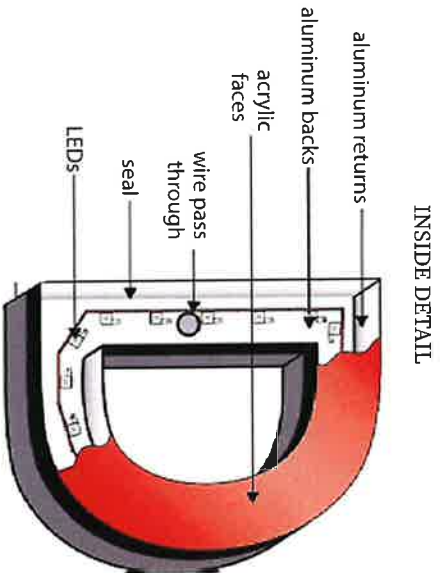
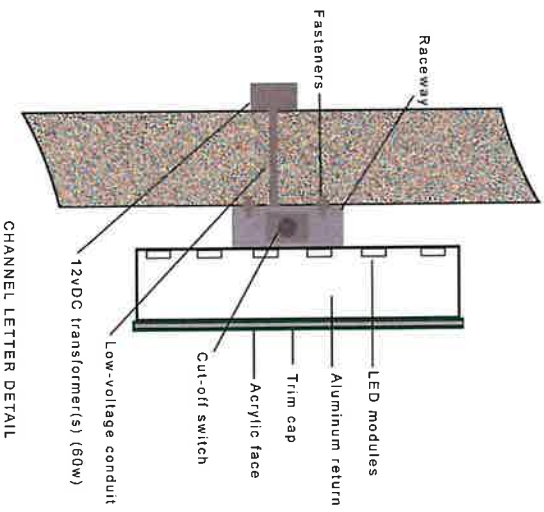
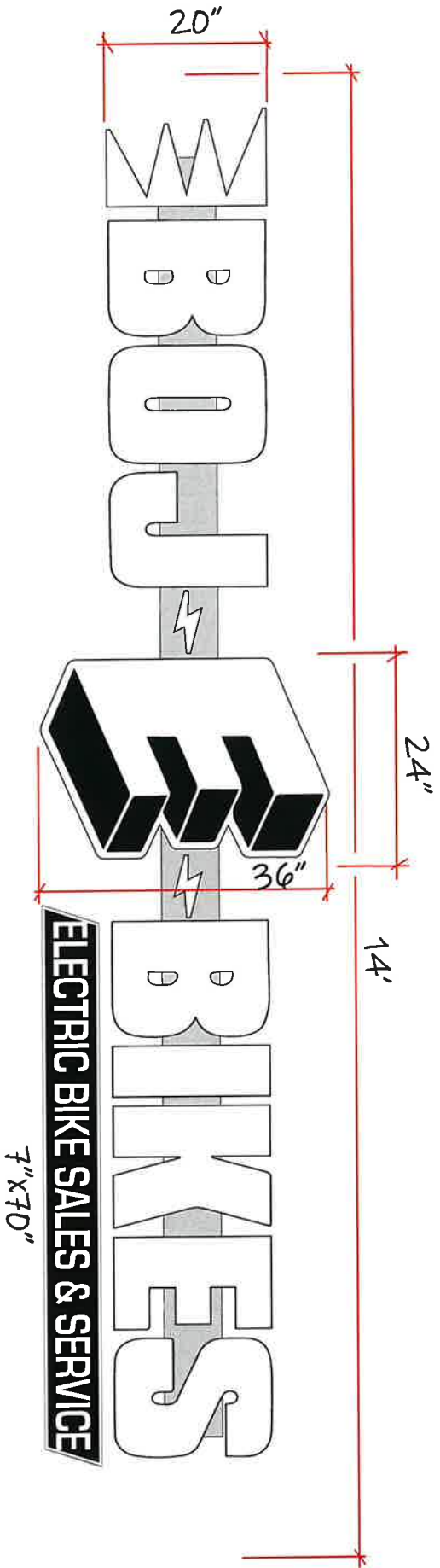
Conditions: YES\*/ NO

\*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.*





60 N. Island Ave.

20'

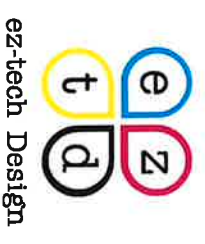
18'

11'



**BOJ** **E** **BIKES**  
ELECTRIC BIKE SALES & SERVICE

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Unauthorized use of this artwork will be met with legal action.



60 N. Island Ave.

Location for sign

