

CITY OF BATAVIA
100 N. Island Avenue
Batavia, IL 60510
(630) 454-2000 <http://www.cityofbatavia.net>

CITY COUNCIL AGENDA
Monday, October 17, 2016
7:30 p.m. – Council Chambers 1st Floor

1. MEETING CALLED TO ORDER
2. INVOCATION Followed By PLEDGE OF ALLEGIANCE
3. ROLL CALL
4. ITEMS REMOVED/ADDED/CHANGED
5. CONSENT AGENDA

(The consent agenda is made up of items recommended by city staff or council subcommittees which require approval. This agenda is placed as a separate item on the overall City Council agenda. The items on the consent agenda usually have unanimous committee support and are voted on as a "package" in the interest of saving time on non-controversial issues. However, the Mayor or any council member may, by simple request, remove an item from the consent agenda to have it voted upon separately.)

Accept and Place on File:

- A. Committee of the Whole Minutes for August 30, September 13, 20, and 27, 2016
- B. Plan Commission Minutes for August 17, 2016
- C. Historic Preservation Minutes for September 12, and 26, 2016

Approvals:

- D. October 7, 2016 Payroll \$764,034.20
- E Accounts Payable Check Register \$5,262,240.22
- F. City Council Minutes for July 18, and October 3, 2016

Documents:

COW 8-30-16M.pdf
COW 9-13-16M.pdf
COW 9-20-16M.pdf
COW 16-09-27M.pdf
PC 08-17-16M.pdf
HPC 9-12-16M.pdf
HPC 9-26-16M.pdf
16-10-17 AP Totals.pdf
CC 16-07-18M.pdf
CC 16-10-03M.pdf

6. MATTERS FROM THE PUBLIC: (For Items NOT On The Agenda)
7. MAINSTREET MINUTE
8. PROCLAMATION: Fox Valley Special Recreation/Mike Selep

Documents:

[Fox Valley Proc.pdf](#)

9. **PROCLAMATION: FlagSource/Janice Christiansen**

Documents:

[FlagSource Proc.pdf](#)

10. **PROCLAMATION: Waubensee Community Colleges 50th Anniversary**

Documents:

[WCC. Proc.pdf](#)

11. **OATH OF OFFICE: Police Officer Austin Robinson**

12. **OATH OF OFFICE: Lieutenant Gregory Stoffel (Chf. Deicke 10/11/16)**

Documents:

[Swearing Lt Stoffel.pdf](#)

13. **ORDINANCE 16-60: Amendment To The Zoning Map For A Planned Development Overlay (Joel Strassman 9/28/16 COW 10/4/16 10/0) CD**

Documents:

[ORD 16-60--RES 16-82-R Windmill-Manor-attach.pdf](#)

14. **ORDINANCE 16-62: Creating Class J Liquor License For Sale And Consumption Of Liquor In Movie Theaters (Chf. Schira 10/4/16 COW 10/11/16 10/2) GS**

Documents:

[ORD 16-62 Create Class J LiqLic.pdf](#)

15. **RESOLUTION 16-81-R: Final Plat Of Subdivision – Windmill Manor Apartments, 2400 Hawks Drive (Joel Strassman 9/28/16 COW 10/4/16 10/0) CD**

Documents:

[ORD 16-60--RES 16-82-R Windmill-Manor-attach.pdf](#)

16. **ADMINISTRATOR'S REPORT**

17. **COMMITTEE REPORTS**

18. **OTHER BUSINESS**

19. **MAYOR'S REPORT**

20. **ADJOURNMENT**

Individuals with disabilities should notify the City Administrator's office at 630-454-2053 if they have a disability which will require special assistance or services and, if so, what services are required. This notification should occur as far as possible before the City-sponsored function, program, or meeting.

MINUTES
August 30, 2016
Committee of the Whole
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.

Chair Brown called the meeting to order at 7:30pm.

1. Roll Call

Members Present: Chair Brown; Ald. Russotto, Stark, Chanzit, Wolff, Fischer, Callahan, Hohmann, Mueller, Botterman, Cerone, and McFadden

Members Absent: Aldermen Atac and O'Brien

Also Present: Mayor Schielke (entered at 7:36pm); Kevin Drendel, Legal Counsel; Laura Newman, City Administrator; Rahat Bari, City Engineer; Peggy Colby, Director of Finance; Bob Rogde, Electric Division Senior Engineer; Chris Aiston, Economic Development Consultant; and Jennifer Austin-Smith, Recording Secretary

2. Items to be Removed/Added/Changed

There were no items to be removed, added or changed.

3. Matters From the Public (For Items NOT on Agenda)

Bill Carlton, owner of property on State and River, stated he is disgusted with the whole situation. From what he has heard no one is going to profit from this other than Shodeen. The parking lot will be for Shodeen's use. He asked the Committee to look at where all the money is going. He has not heard of any of this from the City. He read about it in the paper. The City would be tearing down a perfectly good parking lot that us business owners helped pay for.

Katrina, of Katrina's salon, addressed the Committee. She has heard nothing about this development even though she has been in that building for fourteen years on River Street. The fact that she didn't know all about this and she was shown the plans for the development left her dumbfounded. None of this was brought to us business owners. The City should show respect for our community and our business owners. Six months from now her business will suffer greatly due to the construction as it did during River Street construction. The business owners want to address the fact that there was no communication. Parking is a huge concern to River Street business owners. We have 120 parking spots now and there were none available on Thursday night. The way that this proposed development is being done is not right. There will be new residents and new businesses as part of this project. You need to protect the current and the new businesses that are coming in. The proposed parking is just not enough. We want to make sure that we succeed and live through these three years. We are thinking about valet parking and the business owners should not have to pay for that service alone. The City should consider this as part of their expense. She has employees and tenants to consider. We have financial plans based

on growth. If we would have known we could have worked that into our business plan. She wants answers on what is going to happen with that alley, her parking and her garbage. She asked the City to communicate the public notices better to the community and local businesses. She noted that Batavia MainStreet has all of their emails. She added that River Street businesses are busiest during the evenings and Saturdays.

Gaetano stated that we should all get together in a meeting and learn how this is going to affect us. Newman stated that that a meeting is being planned and an invitation would be sent out.

Jon Hamill, owner of Pal Joeys, asked that going forward there is communication between the City and the River Street business owners. If not done properly, this project has the potential impact to close half the businesses on River Street. This is the least amount of money you could spend and the only time that you could do this right. He stated that there is a parking problem now, and the City and developer need to figure out how to alleviate the parking issues. Hamill stated that he leases additional parking spaces from Larsen Becker now. We need to have the parking addressed. He asked that the City consider having the development impact only one summer, not two. He explained that summer is the busiest and most viable time for the River Street business owners.

Mary Claire Harris stated it is really important for us to be here to support our tenants. The main thing is communication, better dialogue, and she is hopeful for the project but concerned about several things.

Melissa Mano is concerned about handicap parking. She asked if there was an option to have the parking deck to remain. She asked if there is a certain amount of additional parking within a certain radius.

Chanzit stated that the City needs better communication. Chanzit stated that he would vote no on any budget that does not include a Communications Director.

Mark, owner of Wilson Street Tavern, asked Aiston if there was a parking deficit.

Aiston stated that in the preliminary study that was completed, there is a parking deficit in the immediate area that is derived from the parking demand along River Street, between River Street and the River. There is substantial amount of building space and occupancy use that generates a lot of demand and there is very limited public parking. The immediate area in question there is a parking deficit that remains today if you only go six hundred feet from the project area. If you add parking where people walk than it is 900 feet. Then you have public parking associated with this property as well as Houston Street. Aiston explained that they have asked the parking analyst to consider six hundred feet because beyond that in a suburban town the literature states that people don't really want to walk. If you were in Chicago than you might walk six blocks to get to where you want to go. Aiston reiterated that there is a six hundred foot radius of this development there is a deficit.

Mark, Wilson Street Tavern, stated that there is a deficit and the proposed project will now make it worse. He questioned why is Shodeen the only one working on it and why aren't there other

developers involved. He would like to hear positives about Shodeen as a developer. He has never heard one person comment that Shodeen has helped anyone out. The Shodeen company is a marketing company, not a building company. He shared a story that that Shodeen owed a landscaper for the city \$40,000 and it took Shodeen six years to pay him back.

4. Consent Agenda

(The Consent Agenda is made up of items recommended by city staff that requires recommendation to the full City Council by the COW. This agenda is placed as a separate item on the COW agenda. The items on the Consent Agenda are usually minor items, already budgeted, standard non-policy activities or outgrowths of earlier meetings and are voted on as a “package” in the interest of saving time on non-controversial issues. However, any council member may, by simple request, have an item removed and placed on the “regular” agenda.)

a) July Financials

Motion: To recommend to City Council approval of the Consent Agenda as presented

Maker: McFadden

Second: Cerone

Voice Vote: 12 Ayes, 0 Nays, 2 Absent

Motion carried.

CONSENT AGENDA

5. Resolution 16-74-R: Authorizing Execution of an Agreement with Hitachi HVB, Inc. for 345kV Breaker Maintenance for \$50,000 (Bob Rogde 8/22/16) PU

Rogde reported that as part of the agreement with Fermi Lab was to provide the breakers and perform maintenance on them. The City has in their budget \$110,000 to do the maintenance on these two breakers. Staff has a quote from the manufacturer for materials, labor and expenses to do the maintenance. Staff is recommending going through the manufacturer because these are specialty devices. The second breaker will be done in 2017. Staff would like to carry over the \$60,000 for next year's work.

Motion: To recommend to City Council approval of Resolution 16-74-R: Authorizing Execution of an Agreement with Hitachi HVB, Inc. for 345kV Breaker Maintenance for \$50,000

Maker: Stark

Second: Wolff

Voice Vote: 12 Ayes, 0 Nays, 2 Absent

Motion carried.

6. Resolution 16-75-R: Authorizing Execution of a Master Services Agreement with Schweitzer Engineering Laboratories, Inc.

Rogde reported that staff has done a lot of work with Schweitzer Engineering Laboratories on various substations. This resolution is to enter into a Master Services Agreement with Schweitzer Engineering Laboratories, Inc.

Motion: To recommend to City Council approval of Resolution 16-75-R: Authorizing

Execution of a Master Services Agreement with Schweitzer Engineering Laboratories, Inc.

Maker: Stark
Second: Wolff
Voice Vote: 12 Ayes, 0 Nays, 2 Absent
Motion carried.

7. Resolution 16-76-R: Authorizing Execution of an Agreement with Schweitzer Engineering Laboratories, Inc. for Task 1 for an amount not to exceed \$148,200.00 (Bob Rogde 8/23/16) PU

Rogde discussed the info-graphics regarding the project (included in the memo) with the Committee. He stated that this work will not be done during peak time and should not interfere with service to our residents.

Motion: To recommend to City Council approval of Resolution 16-76-R: Authorizing Execution of an Agreement with Schweitzer Engineering Laboratories, Inc. for Task 1 for an amount not to exceed \$148,200.00
Maker: Wolff
Second: Stark
Voice Vote: 12 Ayes, 0 Nays, 2 Absent
Motion carried.
CONSENT AGENDA

8. Project Status

There were no project status reports at this time.

9. Other

There were no others at this time.

10. Executive Session:

a) Sale/Purchase of Real Estate

The Committee entered Executive Session at 8:35pm and exited at 9:16pm.

Motion: To enter into executive session for the purpose of sale/purchase of real estate
Maker: Stark
Second: Fischer
Voice Vote: 12 Ayes, 0 Nays, 2 Absent
Motion carried.

11. Adjournment

There being no other business to discuss, Brown asked for a motion to adjourn the meeting at 9:16pm; Made by McFadden; Seconded by Russotto. Motion carried.

Committee of the Whole
August 30, 2016
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Minutes respectfully submitted by Jennifer Austin-Smith

MINUTES
September 13, 2016
Committee of the Whole
City of Batavia

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Chair Brown called the meeting to order at 7:30pm.

1. Roll Call

Members Present: Chair Brown; Ald. Russotto, Atac, Stark, Chanzit, Wolff, O'Brien, Mueller, Botterman, and Cerone (entered at 7:35pm)

Members Absent: Aldermen Fischer, Callahan, Hohmann, and McFadden

Also Present: Mayor Schielke (entered at 8:35pm); Glen Autenrieth, Batavia Police Department; Kevin Drendel, Legal Counsel; Laura Newman, City Administrator; Gary Holm, Director of Public Works; Andrea Podraza, Senior Civil Engineer; Jeff Albertson, Building Commissioner; Rahat Bari, City Engineer; Peggy Colby, Director of Finance; Bob Rogde, Electric Division Senior Engineer; Chris Aiston, Economic Development Consultant; and Jennifer Austin-Smith, Recording Secretary

2. Approve Minutes for August 9, August 16, and August 23, 2016

Motion: To approve the minutes for August 9, August 16, and August 23, 2016

Maker: Stark

Second: Chanzit

Voice Vote: 9 Ayes, 0 Nays, 5 Absent
Motion carried.

3. Items to be Removed/Added/Changed

There were no items to be removed, added or changed.

4. Matters From the Public (For Items NOT on Agenda)

There were no matters from the public for items not on the agenda.

5. Consent Agenda

(The Consent Agenda is made up of items recommended by city staff that requires recommendation to the full City Council by the COW. This agenda is placed as a separate item on the COW agenda. The items on the Consent Agenda are usually minor items, already budgeted, standard non-policy activities or outgrowths of earlier meetings and are voted on as a "package" in the interest of saving time on non-

controversial issues. However, any council member may, by simple request, have an item removed and placed on the “regular” agenda.)

- a) Ordinance 16-56: Amending Ordinance 04-08 Relating to the Downtown Tax Increment Finance District Redevelopment Plan and Project (TIF #3) (SCB 9/2/16)**

Motion: To recommend to City Council approval of the Consent Agenda as presented
Maker: Stark
Second: Chanzit
Voice Vote: 9 Ayes, 0 Nays, 5 Absent
Motion carried.

6. Discussion: Woodland Hills Road Construction and Overall 2016 Roadway Program (Rahat Bari) CS

Bari presented on the 2016 Street Resurfacing Program and the Woodland Hills Resurfacing Plan. Bari explained that a new street would have cost 1.8 million dollars but the resurfacing, which the City choose to do, cost the City \$384,000. Bari explained how the City resurfaced Woodland Hills Road. O’Brien asked if this has been done anywhere else in the City. Bari stated that in Naperville, if the street curb is in bad shape they would cover it up with a resurfaced street. That buys ten to twelve years of time on the road. O’Brien asked if this was IDOT approved. Holm answered that it was and is part of an MFT program. O’Brien stated his concern for ponding in peoples yards and potential flooding issues. He stated that he does not like how this street turned out. His real concern is drainage. He fears that we have added to the issues. Botterman asked if there is work similar to this with the curbs virtually disappearing. Bari stated that the streets were in bad shape and other than the resurfacing there was no other fiscal option. Without the overlay the water would continue to sit on the road and the road would continue to deteriorate. Patching was not a viable option. Botterman commented that without the curbs there may a safety issue with cars driving onto people’s property.

*Cerone entered the meeting at 7:35pm.

O’Brien stated that he would not like to see resurfacing done on rolled curbs. Holm asserted that there should be a policy discussion on this because a majority of the City has rolled curbs. O’Brien agreed that discussion should be held on this because there needs to be a better design. Chanzit stated that we often brag about how the City’s property taxes are the lowest in the area. This discussion is very similar to our rainwater discussion and our sewer discussion. We need to stop bragging that we have low City taxes because we cannot pay for the things that our residents would like us to do. This road feels like a country road. He asked if this has an impact on safety or property value. We might have to do this in other areas unless we raise property taxes to start funding some of these projects.

Jack Walker he asked if with any improvement is there a do no harm. He stated that the residents think you have done a lot of harm in the triage. His curb has been covered. He should have three inches of a curb left. His curb does not tilt. The math is not there. He asked that staff come out and measure. Holm stated that the road is not even so there could be more asphalt in certain locations. Walker stated that he believes he got around six inches of asphalt. He is concerned

about large rainfall and keeping driveways clean in the winter and getting out onto the streets during the wintertime.

Jack Walker stated that the City should have saved our curbs. He asked in areas without a curb could there be sidewalks for a safe area to walk. He asked if the City could correct the apron connections to the street. Could the City delineated the street by putting a line 18-24" away from the curb otherwise they are going to wipe out one hundred mailboxes. The priority should go to the blocks of the street that are not on hills for drainage. He asked why the City could not put in any tiles for drainage to lower the water table out there. He has reviewed the 2016 Street Resurfacing Program and noted that most streets did not lose their curbs and some streets were not in dire need of resurfacing. There is lack of maintenance and state of disrepair in our City, which is why there are so many TIF districts. He hopes that the City will try to do infrastructure improvements incrementally at the very least.

George Baker, 1152 Woodland Hills Road, shared that he is a retired civil engineer. Last fall the City came by for a curb to be removed. He talked to Alderman Fischer and Bari called him. He was told to look at Mandrakes. The asphalt is over the top of the curb. The curb is made to channel water, keep the bulk of the water off yards and channel it all down to prevent water getting underneath the road. The asphalt is now taller than his lawn. The water will find its way back to the subgrade and ruin the road. The City is being a penny wise and a pound foolish. His subpump runs once an hour and seldom shuts off. The lack of the curb will increase that problem. The water is going to go behind the buried curb. If home values go down that would lower your tax base. We are being foolish, we really are. Before this Council approves any other work in this City, this needs to be discussed more. The neighborhood should be informed and asked to come in and listen to what the engineer has to say. The curbs also provide safety for residents.

Roxanne Townsend shared that she has put tens of thousands of dollars into the exterior of the home. She finally is seeing her home the way she expected it to look with a lot of sacrifice by not remodeling the interior. She lives on the side of the street without a sidewalk. Her children walk to the bus stop and they have lost the visual and physical delineation. She has seen semis go down her street daily and this road is a well-traveled road with fast traveling vehicles. Her children have to compete with traffic, which includes semi trucks, to go to the bus stop and the alternative is to cross the street twice. She bought into the established neighborhood for the trees to find that we were ignored for forty years and the home she just bought she will be lucky to get curbs fifteen years from now. People are literally driving into her front yard and that did not happen years ago.

Steve Burtner, Woodland Hills Road and Wilson, stated he was happy to see the work done on Woodland Hills Road. That road has been in terrible shape for several years. Not having cars scrape onto his driveway is a great change. The road really looks nice and adds property value to his house. The curbing is an issue on some parts of Woodland Hills Road. Where he is at he still has three inches of curb. He hopes that the areas without curbs could be addressed by the City.

Claire Boldon, 230 Woodland hills Road, stated that she is concerned about the overall drainage. However, we knew that drainage was a problem so why are we removing curbs. She gets a rush

of water to her inlets and she has saw pooling where the water was pooling past fenders of cars. She worries about the freezing ground because in the wintertime she has seen people go through the stop sign. It disappoints her that there has been no consideration of the future. She asked fellow residents to keep grass clippings and the leaves clear of the inlets be proactive. She suggested lining the street with white lines. She hopes to have curbs added. If storm water is a problem why are we just abandoning the problem.

Fred (?), 131 Woodland Hills Road, shared he worked in construction and drainage. He is surprised that this type of street was built. There is too much gravel. He stated that we should have done half and had a good base. Getting rid of the curb, this is a street that belongs in farmland, not in the City. People have been parking partially on the street and partially on the grass. He asked when it snows how will you know where the street is. We will lose a lot of grass when the ground is plowed beyond the curb. He feels that there will be more drainage problems then there was before. He asked for the City to put a sign behind the curb so people know where the curb ends and not go off the street when there is a lot of snow on the road. Even just a small bar with a red reflective marker would be helpful so that people could see where the street is. He hopes that there is a retainer over some period of time so when this road starts to deteriorate the contractor would have to have some responsibility.

Bari stated that the street department would put some sort of delineation on Woodland Hills Road.

Mark McConaughey, 839 Roxbury Court, stated a large part of his property runs adjacent to Woodland Hills Road. He would not be able to fix his grass every time a snowplow or a vehicle goes over his yard. His grass would also be destroyed by salt in the wintertime. There is a safety concern and notice should be given to the residents before the construction work is completed. He appreciates the new street but wants the Council to consider an approval process before something like this happens.

Ralph Beck, Woodland Hills Road and Merriville, asked if there is going to be any lines along the sides of the roads. He explained that lines are absolutely essential. Beck stated that drivers race down the street there. Beck explained that Woodland Hills Road is very dark and it is very hard to see. He would like to see some delineation.

Clayton Hollowman, 1219 Woodland Hills Road, stated he has concerns on the way the work has been done on our street. He was told once the asphalt is put in place it will cover the gutter of the curb and was directed to look at Mandrake. Mandrake has a steeper pitch to it and there still are curbs visible. He was surprised to see asphalt over the top of the curb. The curb was gone altogether. He thinks that deterioration will happen on the edge of the curb. His property drains to the street and gutter. Now the gutter has moved to his front lawn and will be in his grass on the way to the inlet. It will be very hard to grow things there now as well due to the salt. He thinks that there will be a ragged edge of asphalt. We don't know if our road will be worked on for another quarter of a century.

Debbie Burringter stated that she wanted to address the issue of safety. There is a lot of speeding going down that road. She was wondering if the police department could address the speeding on

our road. At one point they had a clocking device and it was not very effective. She has not seen the speed monitored down our road.

Brian Calcki stated that he is concerned about safety of the children. He stated that aesthetically the street looks unincorporated. He noted that the drivers are increasing their speed. He asked the City to make safety the top priority to make sure that the children who wait for the bus are safe.

James Gorski, 717 Blaine Street, assessed that the speed in the City is excessive. Thirty mile per hour speed limit on a dead end street is excessive. Safety needs to be the issue and not profits from tickets due to 30 mile per hour speed limits.

Yvonne Dinwiddie, 1156 Pine Street, stated every time the City has a TIF District the money stays in the TIF District and all it does is give money to the developers. TIF Districts take away money from our schools and our park district. We need to use our taxes to fix our town and keep our town in repair. We don't need TIF districts. We are budgeting tightly with our infrastructure but we have money to buy properties for a future redevelopment project. She stated that it is time to have developers stand on their own two feet and do what it takes to keep our town in repair.

O'Brien stated that he will press to have lines for delineation. Supervision on the project was poorly done. O'Brien explained that the clean up after construction was poor and debris was left on the road such as nails and wire mesh.

Bari stated that staff would discuss striping on Woodland Hills Road and report back to the Committee. Brown asked Glen Autenrieth from the Batavia Police Department to address the speeding on Woodland Hills Road.

7. Presentation: Area 3 Combined Sewer Separation by Rempe-Sharpe Associates, Inc. (AMP 8/31/16) CS

Podraza stated that they are doing Area 2 and 3 for the combined sewer system on the west side of town. This is referencing the Trotter report that was done in 2008. Area 2 has construction drawings right now and there is nothing to report.

Brian Bennet, Rempe Sharpe, presented on Area 3 Sewer Separation Study. His presentation included the following information:

- Area 3 Overview
- Combined Sewer Area Three Map
- Purpose of models of storm events
- Modeling Results
- Future Project Costs
 - \$3,991,000.00
- Possible Construction Phasing

O'Brien stated that he would not recommend going from a larger pipe to a smaller pipe. Podraza stated that there are concerns with the cemetery and the ability to add a larger pipe through tight quarters. Podraza stated that she would look into that a little further. Bennett stated that it is their

recommendation as well. O'Brien feels like the 10 year storm standard is an old standard so we should consider design for something larger. Wolff stated that the design flaw is the combined sewer and that needs to be corrected.

James Gorski, 717 Blaine Street, stated that separating the storm drain and the sewage has been an ongoing issue. He appreciates the time and effort put into the study. This is something that we do need to move forward with.

Podraza stated that they would be looking at budget and put some projects into the budget for next year. Podraza asked the Committee to send her any comments by the end of this week. Podraza stated that the report would be published on the City of Batavia website.

8. Resolution 16-77-R: Authorizing Execution of a Master Services Agreement with WBK Engineering, LLC (AMP 8/31/16) CS

Motion: To recommend to City Council approval of Resolution 16-77-R: Authorizing Execution of a Master Services Agreement with WBK Engineering, LLC

Maker: Stark

Second: Chanzit

Voice Vote: 10 Ayes, 0 Nays, 4 Absent
Motion carried.
CONSENT AGENDA

9. Resolution 16-80-R: Intergovernmental Agreement between the City of Batavia and Batavia Township Highway Department for Resurfacing of Lund Lane (RB 9/9/16) CS

Bari discussed the memo regarding the Intergovernmental Agreement.

Motion: To recommend to City Council approval of Resolution 16-80-R: Intergovernmental Agreement between the City of Batavia and Batavia Township Highway Department for Resurfacing of Lund Lane

Maker: Cerone

Second: Stark

Voice Vote: 10 Ayes, 0 Nays, 4 Absent
Motion carried.
CONSENT AGENDA

10. Resolution 16-78-R: Authorize Execution of a Construction Contract with Pirtano Construction Company, Inc (RR 9/9/16) PU

O'Brien stated that this is from the 2014 agreement that was never executed to bring infrastructure to Fermi Lab so that we could expand the infrastructure and have people tie on to it. Pirtano has agreed to accept the 2014 price. Rodge stated that staff is requesting waiving formal bidding for this project.

Motion: To waive formal bidding and approve Resolution 16-78-R Authorizing Execution of a Construction Contract with Pirtano Construction Company, Inc for \$311,459.75

Maker: Brown

Second: Atac
Voice Vote: 10 Ayes, 0 Nays, 4 Absent
Motion carried.

Motion: To recommend to City Council approval of Resolution 16-78-R: Authorize Execution of a Construction Contract with Pirtano Construction Company, Inc for \$311,459.75

Maker: Brown
Second: Mueller
Voice Vote: 10 Ayes, 0 Nays, 4 Absent
Motion carried.

11. Resolution 16-79-R: Authorize Execution of a Pole Attachment Agreement with Sigecom, LLC d/b/a WOW! (RR 9/9/16) PU

Rodge stated that this project is for throughout the City. Rodge discussed the cost estimate, which is four thousand dollars a year for fiber optic.

Motion: To recommend to City Council approval of Resolution 16-79-R: Authorize Execution of a Pole Attachment Agreement with Sigecom, LLC d/b/a WOW!

Maker: Wolff
Second: Cerone
Voice Vote: 10 Ayes, 0 Nays, 4 Absent
Motion carried.
CONSENT AGENDA

12. Ordinance 16-46: An Ordinance Establishing Regulations for Illicit Discharges into the Storm Water Drainage System (AMP 8/17/16) GS

Podraza explained that this ordinance is to protect what is going into the Fox River. O'Brien asked about construction site run off. Podraza answered that Kane DuPage Storm and Water Conservation would monitor the construction site and the City's erosion control measures must be followed and if not they would be fined for improper disposal.

Motion: To recommend to City Council approval of Ordinance 16-46: An Ordinance Establishing Regulations for Illicit Discharges into the Storm Water Drainage System

Maker: Stark
Second: O'Brien
Voice Vote: 10 Ayes, 0 Nays, 4 Absent
Motion carried.

13. Ordinance 16-58: Revising Title 3 Chapter 3 of the Batavia Municipal Code Amending the Class F Special Event (Nonprofits) License Terms (Chief Schira 9/1/16) GS

Newman reported that Water Street Studios is doing a phenomenal job of outreach to the community and hosting events and has seen a large amount of growth over the last several years. They have outgrown the licensing ordinance that only allows for fourteen events a year. They have an event on the second Friday of every month that counts as twelve events. The State of

Illinois interprets the same ordinance as a type of event, so the second Friday events would be one type of event with the various event dates listed. Staff would like to make that more explicit in the statute so that it is not a mere matter of interpretation but it is specifically stated. That is why we are amending title 3, chapter 3.

Motion: To recommend to City Council approval of Ordinance 16-58: Revising Title 3 Chapter 3 of the Batavia Municipal Code Amending the Class F Special Event (Nonprofits) License Terms

Maker: Wolff

Second: Cerone

Voice Vote: 10 Ayes, 0 Nays, 4 Absent
Motion carried.
CONSENT AGENDA

14. Discussion: Revisit Crosswalk Safety Concerns Following Fatal Accident in Mount Prospect GS

Wolff stated that pedestrians and motorists should be educated on how to use these crosswalks. He suggested having an education program in the schools. Botterman asked for specific reports from the police department regarding these crosswalks. Newman asked Autenrieth to supply any reports the police department may have on these crosswalks. Autenrieth commented the Federal Government is researching if there is a conflict with the flashing yellow lights. He continued that flashing yellow lights have always signified caution and slow down and does not mean to stop. Everyone knows red means stop and danger.

This discussion was postponed to the next agenda.

15. Project Status

The Strategic Planning Workshop and Goal Setting Meeting is proposed to be on November 5, 2016.

This Friday there will be a meeting with the River Street businesses to address their concerns. Batavia Chamber of Commerce, Batavia MainStreet, and Dave Patzelt from Shodeen would be at that meeting as well.

Staff had a meeting regarding temporary parking before the public parking that currently exists is removed.

There will be a meeting tomorrow to discuss the City Hall projects.

Thursday Advanced Disposal will be meeting with staff about the community garbage issues during the construction phase of One Washington Place.

Budget meetings with Department Heads begin this Friday and continue throughout the next week.

Today staff had a meeting with Metronet.

Newman has an October 3rd meeting with State Representative Mike Fortner to discuss economic issues and to seek his assistance.

O'Brien asked about Blue Goose. Newman reported there should be a report back from them early next week. There will be a meeting with Batavia Enterprises and the owner of Blue Goose with staff to move this project forward.

16. Other

There were no others at this time.

17. Executive Session:

- a) **Personnel**
- b) **Acquisition of Real Property**

The Committee entered Executive Session at 10:10pm and exited at 10:37pm.

Motion: To enter into Executive Session for the purpose of personnel and acquisition of real property
Maker: O'Brien
Second: Stark
Voice Vote: 10 Ayes, 0 Nays, 4 Absent
Motion carried.

18. Acquisition of Real Property

This agenda item was removed from the agenda.

19. Adjournment

There being no other business to discuss, Brown asked for a motion to adjourn the meeting at 10:37pm; Made by O'Brien; Seconded by Chanzit. Motion carried.

Minutes respectfully submitted by Jennifer Austin-Smith

MINUTES
September 20, 2016
Committee of the Whole
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.

Chair Brown called the meeting to order at 7:30pm.

1. Roll Call

Members Present: Chair Brown; Ald. Russotto, Stark, Chanzit, Wolff, Fischer (entered at 7:31pm); O'Brien, Mueller, Botterman, Cerone, and McFadden

Members Absent: Aldermen Atac, Callahan, Hohmann

Also Present: Mayor Schielke (entered at 7:33pm); Chief Schira, Batavia Police Department; Laura Newman, City Administrator; Howard Chason, Information Systems Director; Billy Kellum, Assistant Street Superintendent; and Jennifer Austin-Smith, Recording Secretary

2. Items to be Removed/Added/Changed

There were no items to be removed, added or changed.

3. Matters From the Public (For Items NOT on Agenda)

Mike Hogan, Wilson Street Tavern, asked the Committee to reconsider the video gaming ordinance. He stated that he has talked to several business owners and they would like the City to revisit this discussion. Brown stated that he has been in support of video gaming and he would entertain the idea to have the conversation again. We need to be competitive with the surrounding communities and it could be a revenue source for the City. O'Brien stated that he supported it when it came up originally and he supports it now. It is a revenue source for our businesses. Mayor Schielke stated that it is the Council's decision, however, he has heard from other mayors that establishments are disappointed with the revenue and it is not what they thought it would be. Botterman asked for this to be revisited again during the budget process. O'Brien seconded. Chanzit requested information on what has changed since the last time we voted on this other than a request by one person. There are some material facts that have not changed.

4. Discussion: Revisit Crosswalk Safety Concerns Following Fatal Accident in Mount Prospect GS

Chief Schira reported that the flashing beacons were installed in August 2015 and they have looked at all crosswalk accidents since August 2015. There were two crosswalk accidents but neither were at the flashing beacons. One was at South Raddant and Wind Energy and the other was at Route 31 and McKee.

Chief Schira stated that crosswalks across four lane highways are much different than crosswalks across two lanes. We don't think it is wise to put crosswalks along four-lane highways period because there are a lot of blind spots. The Mount Prospect accident is a perfect example. The crosswalk itself has been in for ten to fifteen years. Only in the last year they put in a flashing beacon and a median to increase the safety measures. Tragically, a car did not see past another car (which was stopped) and kept going through the crosswalk. Mount Prospect has been since allowed to put a flashing light on the median as well. Chief Schira stated that as far as a crosswalk is concerned, someone standing on the sidewalk and has not entered the crosswalk there is no expectation or responsibility for motorists to stop. The responsibility to stop is only when someone enters the crosswalk. By law, unless the person steps off the curb into the crosswalk there is no mandatory duty for motorists to stop. When people believe that activating the amber flashing beacon means people would stop gives them a false sense of security. Chief Schira continued that people are not trained as motorists to stop at flashing yellow lights, that is a caution or a warning. That means be careful. You stop at reds. It makes much more sense to him to have a flashing red light or a solid red light than an amber light.

Chief Schira discussed the Hawk Signal, which is mounted across the intersection, and has been proven safe and effective in other states. The Hawk Signal works as a traffic signal where it goes to a flashing yellow and then to a red. That time delay helps prevent cars from being rear ended. Mount Prospect is interested in installing a Hawk signal, however, IDOT does not allow for Hawk Signals. Chief Schira found out from Mount Prospect that IDOT feels that drivers are trained to stop when a traffic signal is out and they don't want people to stop at the Hawk Signal when it is not activated. IDOT thinks that it would confuse drivers.

O'Brien stated that IDOT has to reevaluate their standards. Chief Schira stated that he would recommend starting to have discussions with IDOT to have them reconsider the Hawk Signal on State highways. He suggested having the Mayor contact IDOT and join with Mount Prospect to put legislative pressure on IDOT. Chief Schira stated that he would work with the chief of the Mount Prospect Police Department. Chanzit queried if we have enough data at this time. He continued that if we do not find the crosswalk to be safe we should take down the flashing beacons. He stated that he does not want a fatality to occur in our City and if we were to vote tonight he would vote to take it down. Botterman stated that from his perspective he has seen these crosswalks work as they were designed to do. He too does not want to see anyone get hurt but at Morton the crosswalk has been working. Pedestrians still have to utilize discretion and judgment prior to entering the crosswalk and drivers do need to be alert and aware of their surroundings. Unless we have some other plan to increase safety we should not take the lighted crosswalks out at a whim. Brown stated that we don't have the data for how many near misses there were or how many times the crosswalk has helped increase safety. Wolff suggested creating a demonstration on how to use the crosswalk and air it on BATV. He also suggested crosswalk education at all the schools for children to learn as well. Stark stated that education is a good initiative from now until spring. We should have a road safety program developed prior to spring.

Brown stated that IDOT should be lobbied and the City should work with Mount Prospect to get the Hawk Signal approved. McFadden agreed. O'Brien asked that staff put something together regarding a road safety program to implement citywide.

5. Proposal to Hire a Communications Coordinator (Laura Newman 9/16/16)

Newman reported that one of the first tasks as a City Administrator was to review if it were advantageous for the City to have a position that was dedicated to communications. Newman stated that it is a resounding yes. She has seen several instances in which a Communications Coordinator would have been beneficial to the City. Chason stated that he spends ten to twenty percent of his time on the website. We do push information from our website to Facebook and Twitter but unfortunately it is not the best looking posts. Unless someone does it manually the format could not be altered. Chason stated that Geneva has someone to post the information manually. Chason stated that he does not believe that we have all the information needed on the website and it would be nice to have someone monitoring that as well as monitoring the website for accuracy. Chason stated that our City Administrator spends a lot of time following up with communication. He stated that a communications position would be extremely helpful to the City.

Chanzit stated that it would be helpful to the City to get resident's approval of receiving push notifications when construction or other items are happening in their neighborhood. Chanzit commented that a person with a journalism background would be ideal for the communications position. He suggested having the salary be high enough to attract quality applicants. Wolff stated that he supports this position. The school district brought in someone to do communications and it has been very beneficial. Russotto and McFadden were in favor of this position. Botterman asked if this position would be working with the police department as well. Newman stated that this position would be used to assist the police department in communications, such as with press release formats. Botterman stated that he hopes this position won't spend too much time on Facebook but rather pushing information ahead of the story, which could make all the difference.

O'Brien stated that the Council worked really hard on the budget and he would be opposed to a budget amendment now and we should discuss this at the next coming budget. Chason stated that if this does pass now and there is an amendment, we are not looking to hire anyone until after thanksgiving or Christmas. It would probably be a small budget amendment for the first month of salary and would get us going starting the New Year. Stark would like to get started on this process because it is very important to get the right information out there. Brown and Botterman agreed with O'Brien. Brown stated that he truly feels that this should be a part of the budget discussion because we have not yet heard from staff on which areas they need help. He feels that the job description is a lot for one person. Brown stated that the communications person would have to attend the City Council and the COW meetings and be a part of the process so they know what to communicate. Brown stated that we need to fully understand the budget and what we can or cannot afford before we fill this position. Fischer stated that he supports the hiring of this position and the range of salary proposed. Botterman encouraged the City to make the salary equivalent to the work because you get what you pay for with this type of work. Botterman asked if the City has considered a contract worker for this, free of full-time benefits. Newman stated that the City felt that it would be more beneficial to have a salaried position versus an hourly contract employee. Mueller stated that she feels that this position is necessary but our budget was very tight. We need to understand all of the other obligations the City needs for the next budget.

Mueller stated that information does need to get out there more quickly and more accurately. Cerone stated that our staff is overworked and this position helps every department at a relatively low cost and he supports it.

Motion: To direct staff to begin the search process to hire a Communications Coordinator with the hire date of January 1, 2017 with the understanding if they need to approach us beforehand we would entertain that later

Maker: Chanzit

Second: Cerone

Discussion was held on the motion. Wolff stated that if we have the hire date of January 1st it gives us time to put it into the budget.

Roll Call Vote: **Aye:** Chanzit, Wolff, Fischer, O'Brien, Mueller, Botterman, Cerone, McFadden, Russotto, Stark

Nay: Brown

10-1 Vote, 3 Absent, Motion carried.

6. Project Status

There was no project status.

7. Other

Newman reported that interviews for the Fire Marshall have been completed and the position should be filled in the next month or two.

Fischer asked about the Marathon Station. Newman stated that the City received a favorable response from the owner with the interest in learning how to utilize the property for additional temporary parking. There will be a meeting set up in the near future. Newman reported that the owner has engaged with an environmental company to remove the tanks from the property.

O'Brien stated that the condition of the sidewalk on Batavia Avenue needs to have something done about it by next week. This should not be delayed. Newman reported that Scott Haines has contacted a contractor to fix that portion of the sidewalk and Peggy Colby has identified funds to pay for it. O'Brien thanked staff for their timely response. Brown added that the sidewalk south of First Street in front of the liquor store is in even worse condition.

O'Brien stated that Woodland Hills Road was striped. A speed limit calculator was placed on the stop sign and they should put the calculator mid-block to get the best data collection.

Brown pointed out that there are piles of dirt and asphalt left at the gravel parking lot. We should expect the same out of us as we would expect from every other developer. This is in the heart of downtown and we shouldn't have piles left out and they need to be cleaned up.

Wolff would like to revisit the discussion to televise the COW meetings at a future COW meeting. McFadden seconded that request.

8. Adjournment

There being no other business to discuss, Brown asked for a motion to adjourn the meeting at 9:20pm; Made by O'Brien; Seconded by Mueller. Motion carried.

Minutes respectfully submitted by Jennifer Austin-Smith

MINUTES
September 27, 2016
Committee of the Whole
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.

Chair Brown called the meeting to order at 7:30pm.

1. Roll Call

Members Present: Chair Brown; Ald. Russotto, Atac, Stark, Wolff, O'Brien, Callahan, Hohmann, Mueller (entered at 7:45pm), Botterman, Cerone, and McFadden

Members Absent: Aldermen Chanzit and Fischer

Also Present: Gary Holm, Director of Public Works; Scott Buening, Director of Community Development; Howard Chason, Information Systems Director; Joel Strassman, Planning and Zoning Officer; Drew Rackow, Planner; and Jennifer Austin-Smith, Recording Secretary

2. Items to be Removed/Added/Changed

There were no items to be removed, added or changed.

3. Matters From the Public (For Items NOT on Agenda)

There were no matters from the public for items not on the agenda.

4. Consent Agenda

(The Consent Agenda is made up of items recommended by city staff that requires recommendation to the full City Council by the COW. This agenda is placed as a separate item on the COW agenda. The items on the Consent Agenda are usually minor items, already budgeted, standard non-policy activities or outgrowths of earlier meetings and are voted on as a "package" in the interest of saving time on non-controversial issues. However, any council member may, by simple request, have an item removed and placed on the "regular" agenda.)

a. August 2016 Financials

b. Resolution 16-82-R: Amending Professional Services Agreement

Motion: To approve the Consent Agenda as presented

Maker: Wolff

Second: Cerone

Voice Vote: 11 Ayes, 0 Nays, 3 Absent

Motion carried.

CONSENT AGENDA

5. Initial Land Use Proposal Review for the Proposed Mill Bridge Development, McKee & Deerpath Road-K. Hovnanian Homes, Applicant (Rackow 9-23-16) CD

Vice-Chair Stark read the memo regarding the initial land use proposal review for the proposed Mill Bridge Development.

Jim Truesdell, 1804 Naperville IL, presented on the proposed development and his presentation included the following:

- The history of K. Hovnanian Homes, formally Town & Country Homes, active in Chicago since 1958.
- Chicago Communities (list and map)
- Surrounding Land use Exhibit
- Zoning Intensity Map
- Planning Factors Exhibit
- Concept Plan Map and Topography Map
- Proposed buffering
- Park Area Exhibit (will work with the Geneva Park District as this moves forward)
- Cell towers would remain on the site

Stark opened the floor for questions and comments from the public.

Nina Moore, 510 Thorne Street, asked how the buffering would be done for the Trout Farm subdivision as far as their open lands and the houses right next door. Truesdell stated they are providing a thirty-foot buffer. Another alternative would be to make that section one larger lot. The intention is to provide buffer. Moore asked about the open property that backs up to the Trout Farms open area. She stated that they are concerned about ball fields and how it would impact their liability. Truesdell stated that it is their intent to keep the existing wetland. The open space provided would be stormwater retention as a passive open space detention area, which would then transition into the wetland area and then transition into the future park area.

Kathleen Cuda, 404 Thorne Street, asked what are the single family homes lot sizes, square footage and price points. Truesdell answered that the lot sizes are minimum 7200 square feet. The duplexes would be on a 10,000 square foot lot. At this point they do not have price points. They will be market-rate homes and be consistent with what homes are selling for in the general area. They are looking at the 2,000-3000 square foot range.

Marie Sanderson, Heritage Ridge area, stated that she is at the highest area of the layout. She would like more information on the buffer. The reason being is that there are homes with front door entrances and she is concerned on what she would see from her front door. She does not want to see someone's backyard and garbage cans from her front door. She asked if the buffer would be dense so that she would not be looking at the new development. Truesdell stated that they understand that there are front doors to consider. They provided the thirty-foot buffer to add in addition to the thirty-foot that they already have and plan on planting additional plantings there. The intent is to plant that and maintain property for both sides of the property line. Sanderson asked if there was any consideration to put up any fencing since that is the only

section that would have property backed up to each other. Truesdell stated that the options are open considering the buffer. He stated that there would be 90 feet from building to a building.

Bob Kekefer, Hamilton Way, asked about the proposed road extension and bridge across the McKee Tributary. He asked Stark to reread the memo discussing that section. Stark reread the section in the memo regarding the possibility of a bridge. Buening stated that as part of the access agreements, Kane County has asked us to try to build a bridge, there is no formal agreement, but Kane County has asked the City try to build this bridge. Kekefer asked if there was a formal agreement or requirement to do this. Russ Whitenker, developer's attorney, stated the City has stated that this is a requirement and they have been putting the bridge as part of the plan. Brown stated that it was a desire to make that connection so that there are opportunities to be able to come out to Randall Road without accessing Fabyan Parkway. Also, for Fire, Police and Ambulance that is a way to be more efficient and quicker and save lives. Buening stated that Cambridge contributed some money towards that bridge. These are items to be discussed through the annexation or debate. Chair Brown stated that it has been the desire of past Councils to have this bridge developed. Wolff stated that the surrounding communities and the roads are all designed for a future bridge. Wolff stated that he does not think this is going to happen unless there is a bridge there. Kekefer stated that he does not have a problem with the bridge necessarily. Buening noted that financing of any project has not been discussed. We have a long way to go if they were willing to proceed with this.

Cindy Kekefer, Hamilton Way, stated that she feels that this is a nice looking development. Her concern is rainwater runoff. She is wondering what happens when we have a large rainstorm. She asked if studies have been done to ensure that the detention area could handle large amounts of rain water runoff and is the marsh being monitored by the City for water flow. Holm stated that we manage that water by storing it on site and it is released slower. Kekefer asked about the price range of houses. She asked about the strategy going forward, such as what is the timeframe from the sale of the first house to the completion of this subdivision. Attorney Whitenker stated that they are here working on a local regional basis, they need to have more detailed discussion on significant elements that would determine house pricing.

Tracy Drake, 429 Thorne Street, stated that they have had times in the past where the green space area is soggy and there was is water in the street. She is concerned about increasing the water right along Thorne Street. She stated that if we increase the density then we would be increasing the stormwater runoff. Truesdell stated that stormwater runoff studies would be conducted. O'Brien stated that he wants to make sure that we would have ample drainage. He wants to prepare for future years. The water would flow in this proposed subdivision since you are elevated and we want to make sure that we are not flooding people ten years from now. O'Brien stated that our stormwater guidelines are outdated and we should plan for larger rainstorms going forward.

Nina Moore, 510 Thorne Street, asked if the developer has bought the property. Attorney Whitenker stated that they have not purchased the property and they would have to have all the items worked out. They are at least six to nine months out before buying the property.

Brown thanked the audience for their comments. He stated that he likes the idea duplexes with first floor masters because it fits a housing need in Batavia. This proposed development does fit with the Comprehensive Plan. The use of the current streets are well done. Mill Street as the main entrance is a positive. The open space to the north and west conforms to what was done with the Cambridge subdivision and has been worked out well. He encourages sensitivity to the Trout Farm and Wolcott Lane and would like more sensitivity to houses that border it on the west side. He asked if the developer could add some more landscaping or give a little more space there that would be great. Brown cautioned against the use of horseshoe drainage because it does not work and asked the developer to avoid it all costs. Brown stated a sixty six-foot right of way is positive. He noted that the Park District is all Geneva Park District. In general he is supportive of this proposed development and he would approve it as it is proposed.

Callahan stated that we have so few large segments available for development it would be ridiculous to sell these homes at a low selling point and the price point should dictate what is already there in that area.

O'Brien asked about sanitary lines. Holm answered that this is the City's sanitary line. Holm stated that there is a large overall capacity in the system.

Brown opined to the developer that the City does not have any money to contribute to the bridge. If you are going to hang your hat on the possibility that the City is going to build the bridge for you it will not happen. Stark stated that this is a well-designed development and age-in-place housing stock. O'Brien stated that he hopes that the bridge does not deter you from moving forward. Truesdell stated that these are things that we need to know. We are anxious to move ahead and plan on continuing with this project.

6. Project Status

There was no project status.

7. Other

Holm discussed Braeburn Marsh. The City manages the marsh west of Randall Road and the Kane County Forest Preserve manages the marsh east of Randall Road. The City has a contract in place to do a burn. We would like to extend that burn further east. The contractor needs to get a permit to do that and they already have a western permit. Staff has no control of what is happening east of Randall Road and staff is working with the Kane County Forest Preserve. The Kane County Forest Preserve is getting a maintenance plan in place and they may do a burn this fall. The City does not control the Forest Preserve's schedule or their costs.

Wolff asked if the outfall from the marsh to Mill Creek would be cleared or expanded. Holm stated that the area is out of the City's control. We could only control our portions. Stark asked if this is a good timeframe to do a burn. Holm answered that May and fall are good times to do a burn. Brown stated that there is a need for the burn and it needs to be done. Brown stated that the Mayor supports the burn. Holm stated that our portion would be burned.

Holm reported on the excavations on the Baptist Church property. The excavations were searching bedrock and they did not find any, which is good news. Holm explained that the

digging would be easy. Holm stated that one of the questions was are we going to repave the trenches to get us through winter time. Holm stated that we are planning on having demolition specs in the December/January time frame. They plan to build a parking lot on the Larson Becker property by February or March. When the asphalt plans open in mid April we need the parking lot graded and ready to purchase asphalt. We will not be going into 2017 in July with the building standing and the parking lots not developed. If we want to repave the area in question it would cost eight to ten thousand dollars. Staff is recommending not spending that money. Holm asserted that staff would be able to maintain gravel better than asphalt because asphalt would continue to settle throughout the winter. O'Brien agreed but would like to avoid rocks flying around and suggested to put down screenings down as an option. Stark asked about the pile of rubble. Holm stated that staff would get estimates for removal of the debris. It is considered an industrial site and needs to be tested as an industrial site per the law. We are getting a cost to get it tested. Holm noted that in two months we would have a large gravel pile yet again. Brown stated that we should hold ourselves to the same standards as we would hold anyone else to. He suggested installing a fence around it to comply with regulations. O'Brien stated keep doing what you are doing and put fencing around the large pile.

Callahan asked about the status of the Joint Review Board. Buening stated at the meeting the School District raised general concerns with the number of children that would be generated out of Shodeen's proposed development. The meeting was continued until next Tuesday to try to get additional information from the developer and other developments such as this one to see what the actual child generation rate would be. Currently, we feel that there would be a dozen or less based on our research.

Brown asked about the bricks on Batavia Avenue. Holm stated that he will talk with Scott Haines about this and assured the Committee that this is being addressed and should be done before the snow falls. O'Brien stated that it should be done sooner. Holm stated that as soon as we get a contractor in we would work on it. Holm noted that Haines is out of the office next week. Brown asked to have information about this tomorrow before Haines is out of office. Brown asked about excess cash and look at that so we could plan.

Stark stated that a resident informed her that there is a piece of pipe on the sidewalk on 31. Stark asked for City staff to take care of this tripping hazard.

O'Brien stated that there are weeds growing where they planted seed on Woodland Hills Road. Holm explained that the turf has not yet been established. The engineering department is overseeing that project. O'Brien noted that he has been notified by residents that there is still debris in the road. Holm asked to be informed on where the debris are and they would take care of it.

O'Brien thanked Holm for putting the line in on Woodland Hills Road.

8. Executive Session

- a. Threatened Litigation (CD)**
- b. Setting the Price of Land for Sale or Lease (CD)**

Motion: To enter into Executive Session for the purpose of threatened litigation and setting the price of land for sale or lease
Maker: Stark
Second: McFadden
Voice Vote: 12 Ayes, 0 Nays, 2 Absent
Motion carried.

The COW exited Executive Session at 9:46pm.

9. Adjournment

There being no other business to discuss, Brown asked for a motion to adjourn the meeting at 9:46pm; Made by O'Brien; Seconded by Callahan. Motion carried.

Minutes respectfully submitted by Jennifer Austin-Smith

MINUTES
August 17, 2016
Plan Commission
City of Batavia

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1. Meeting Called to Order for the Plan Commission

Chair LaLonde called the meeting to order at 7:00 pm.

2. Roll Call:

Members Present: Chair LaLonde; Vice-Chair Schneider; Commissioners Gosselin, Harms, Joseph, and Peterson

Members Absent:

Also Present: Joel Strassman, Planning and Zoning Officer; Drew Rackow, Planner; and Jennifer Austin-Smith, Recording Secretary

3. Items to be Removed, Added or Changed

There were no items to be removed, added or changed.

4. Approval of Minutes: July 20, 2016, Plan Commission Minutes

Motion: To approve the minutes from July 20, 2016, Plan Commission minutes

Maker: Joseph

Second: Schneider

Voice Vote: 6 Ayes, 0 Nays, 0 Absent
All in favor. Motion carried.

5. Public Hearing: Multiple Family Building at 1600 West Wilson Street, SJR Inc Applicant

- **Comprehensive Plan Land Use Map Amendment from Public Facilities and Institutional to Residential 8 to 15 dwelling**
- **Establishment of a Planned Development Overlay District in a R4 Multiple Family Residential, Medium Density District**
- **Design Review for New Residential Building**

Motion: To open the public hearing

Maker: Schneider

Second: Joseph

Voice Vote: 6 Ayes, 0 Nays, 0 Absent
All in favor. Motion carried.

Rackow reviewed the memo from August 12, 2016 titled "Public Hearing: Multiple Family Building at 1600 West Wilson Street, SJR Inc, Applicant. Comprehensive Land Use Map Amendment from Public Facilities and Institutional to Residential 8 to 15 Dwelling Units Per Acre. Establishment of a Planned Development Overlay District in a R4 Multiple Family Residential, Medium Density District. Design Review for a New Residential Building, SJR, applicant." The proposed project would have 8 two bedroom and 4 one bedroom units. Each unit would have a one car garage and one parking place in a driveway. Driveways would need to be modified to permit full access to the driveway and parking stall for each unit.

Arney Silvestri, Silvestri Custom Homes, 234 Planters Row, Geneva, representing SJR Inc., addressed the Commission. He explained that the design takes advantage of the street frontages by orienting the building to two streets. Chair LaLonde asked for an overview of the materials he plans on using for the building. Silvestri described the building materials to the Commission as well as passed around a color sample of the architectural design shingle. The roofing would be weathered wood color. The siding color would be natural clay with white trim and white vinyl windows with grids. He passed around the natural clay color sample. The balconies would be wolmanized wood with black metal spindles.

Joseph expressed her concern about the parking. She stated that oftentimes the garages are used for storage. Silvestri stated that they have 9x10 storage areas designed in the building as well as the single car garages are longer than standard. LaLonde stated that he shares the same concern with parking that staff brought up. Silvestri stated that he is willing to work with staff to ensure that everyone gets what they need.

Chair LaLonde opened the floor for public comment and swore in all those who were going to speak.

Thomas Wilson, 56 Spuhler Dr. stated that the whole block is all four units and the developer wants to put in a twelve unit building. He asked where are they going to put the snow from plowing. He stated there are going to be more than 24 cars there. People will block the other garage doors.

Craig Crawford 15 Feece Dr. shared that he lives directly across the street from the unit. He stated that he has a number of concerns. He is concerned that the building will house "transient" residents. This is transient population is near our high school. Batavia has history of crime problems with apartment complexes. Parking is a concern. The number of small garages in the same vicinity could be hazardous. If one person stored something improperly and there was a fire this would be a large problem. He asked if any traffic studies have been done, especially on Randall. The number of accidents in this neighborhood is quite large for a fairly small neighborhood. He asked the City to upgrade the traffic light timing on Randall and Main and Randall and Wilson. There are people trying to make those lights because they back up so badly and would like to know if there are accident statistics. Spuhler and Feece have speeders, especially during the school year. As a resident that worries him. There is a lot of litter on Wilson and there is no investment in living in the City by transient residents. He is concerned with creating a noise issue in the neighborhood. If you move that many people it almost has to increase the noise. He would like to keep the sense of the neighborhood and noted that Batavia

does not have a great history of civic planning. We have a closed border city. Why would we want to increase the density? That is clearly a curiosity of planning. Mid-day traffic in downtown Batavia is a nightmare and especially when school is in session. This would exasperate that. The whole street is four flats and why would we want a larger building is beyond him. Snow removal is also a concern. The City does not do snow removal on adjacent lots. He asked would this property have snow removal. The additional users on the street would increase the difficulty navigating Independence. Between the speeding and the potential for crime, this development is something we should be concerned about. He asked if a feasibility study has been done and if so, distribute it, and if not it should be done. He needs to know more than just the information shared at tonight's meeting. He has concerns that the building would not match the neighborhood. He would request that everyone in that neighborhood be mailed with a transcript of this hearing and have a chance to respond. A plat of the property should also be distributed and have another hearing to have a decision as a community. He would not want this in the area where his kids stand and wait to catch the bus.

Diane Anderson 16 Spuhler Dr. stated she lives directly across the lot being referred to this evening. She is worried about the value of her house. She stated that the market is rebounding and now her home value would go down again. The traffic is now bad and would be even worse with this development.

Mark Larson 6 Spuhler Dr. stated he lives directly across the street from the proposed development. Property value is the number one issue. It would not help the property value to have a building like that in that on the property. Apartment buildings would not help the property values in the neighborhood. Additional parking would be needed. On-street parking is only available on the resident side of the street. When the football team is doing well the streets are all full. He asked what is the potential rental of these units. If it is a year-to-year lease it might help. He asked if this goes through how long it would take for construction. When he has visitors going to his house for the holidays, where he pays property taxes, would they have to fight for a parking spot.

Randy Castor 26 Spuhler Dr. stated he is adjacent and south of the proposed building. This land has been vacant since 2007. He was hoping that it would be built similar to what the Martin's built on the block. This building is too big for the lot. The setback requirements would have to be changed to fit a car in the front. He asked the developer if he could have built a 4 to 6 unit building on this land.

Commissioner Schneider commented that this building is very large for the area. He asked if the applicant has a plan b for this development.

Kate McCracken, 1001 East Main Street, St. Charles. representing the applicant, stated that this property was declared surplus from the City. Bids were accepted and taken and SJR was the successful bidder. If the City were willing to reduce the purchase price as part of the bid there would be a corresponding reduction in the building's size. This is a unique site since there are three frontages and the property is bounded by commercial and office. Typically in a land planning context, that is the type of property that is appropriate for a buffer type of development. These are intended to be long-term leases. The longer the rental period the better it is for

ownership. Year to year or longer is always the number one objective for any community. This is not a series of apartment buildings. There would be six units on one frontage and six units on the other to keep it consistent with the adjacent usages. SJR would be willing to consider a reduction in the density with a corresponding reduction in the bid that was accepted by the City. McCracken stated that, for the record, they have agreed with all of staff's recommendations for the adjustments and conditions.

Chair LaLonde asked for discussion from the Commission. Schneider stated that he does not think this building would fit and he would not like to live across from it. Joseph agreed that it is too big a building for this area. Snow and parking could be an issue. She would like to see the density reduced. Peterson agreed. She stated that the design is wonderful for that neighborhood. She thinks that we made too many considerations for this plan. This type of building is in a residential area of 4 unit buildings and here it would be 12. Strassman stated that this property, zoned R4, would allow up to nine dwelling units whether it is in one building or a combination of buildings. Peterson stated that we are giving a lot of latitude with the setbacks to conform to the Comprehensive Plan. Gosselin stated that a smaller building would pose fewer problems and could better with the R4. LaLonde concurs that it is too much building for this size of property. He could understand some leniency of setbacks. He suggested a smaller building with parking on Independence so that the frontage would better fit with the neighborhood on Spuhler.

Silvestri stated that R4 is nine units and we are asking for twelve. The higher density is to offset the costs for labor and materials. If you do more density you could make the things work. It was all about cost. When you add up the fees and load them into the price of the property the City was asking for and the cost of the building that is where we came up with this building. This is a matter of making the numbers work. He is not opposed for a nine unit or an eight unit building.

Schneider asked them to go back and talk to the City staff to make that decision. Schneider stated that this public hearing should be continued to get discussion going with staff.

Silvestri stated that we might need some setback relief to add parking to one side or slide the building and easements due to the electrical box. He may come back with nine or eight units.

Strassman asked the Commission if they would be willing to consider any density above what the R4 District allows and/or any relief to building bulk requirements. The Commission generally agreed that greater density is not preferred, but they may consider relief to bulk requirements. LaLonde stated that he would certainly consider that. LaLonde asked when the developer would like to reconvene the public hearing. Silvestri requested sixty days. Strassman asked Silvestri to change the date on the notice signs for the next public hearing date of October 19, 2016.

Motion: To continue this public hearing to October 19, 2016

Maker: Joseph

Second: Harms

Roll Call Vote: **Aye:** LaLonde, Schneider, Gosselin, Harms, Joseph, Peterson

Nay:

6-0 Vote, 0 Absent, All in Favor. Motion carried.

**6. Public Hearing: Zoning Map Amendment for Sections of the Illinois Prairie Path, Kane County Forest Preserve, Owner, City of Batavia, Applicant
Open and Continue to September 21, 2016**

Strassman reported that there was insufficient notice and staff is requesting the Commission continue this public hearing to complete the notice.

Motion: To open and continue the public hearing to September 21, 2016
Maker: Joseph
Second: Schneider
Voice Vote: 6 Ayes, 0 Nays, 0 Absent
All in favor. Motion carried.

7. Other Business

Strassman reported staff received an application for an age-restricted and income-restricted housing development on Hawks Drive west of Walmart. This is proposed to be an 81 unit with one live-in manager on the property. This building was contemplated when the property was annexed in 2011. The public hearing could potentially be scheduled for September 21st.

Strassman reported that the former Aldi store at Main St. and Randall Rd. is proposed to become a body shop. This would require rezoning of the property. There is a possibility of changing the zoning on the adjacent property to allow for the development of symbiotic businesses.

Schneider asked if anything was going forward with the old Avenue Chevy. Strassman answered that nothing has been submitted.

Joseph asked if there was any interest in the Golden Corral. Strassman stated that the City has received no applications for that property.

Strassman reported that the City is progressing with Shodeen for the 1 North Washington project. Dunkin Donuts is progressing through the permit process.

Harms asked about the proposed Blue Goose grocery store. Strassman stated that he has no further information.

8. Adjournment

There being no other business to discuss, Chair LaLonde asked for a motion to adjourn the Plan Commission. Peterson moved to adjourn the meeting, Schneider seconded. The meeting was adjourned at 8:21pm.

Minutes respectfully submitted by Jennifer Austin-Smith

MINUTES
September 12, 2016
Historic Preservation Commission
City of Batavia

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

1. Meeting Called to Order

Chair Bus called the meeting to order at 5:31pm.

2. Roll Call

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

Members Absent: None

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

3. Items to be Removed, Added or Changed

There were no items to be removed, added or changed.

4. Approval of Minutes: August 8, 2016

Motion: To approve the minutes from August 8, 2016

Maker: Hagemann

Second: Roller

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

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

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

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

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

Motion: To approve the COA for demolition as presented

Maker: Hagemann

Second: Sherer

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

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

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

8. Certified Local Government Presentation of IHPA

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

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

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

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

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

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

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

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

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

9. Updates:

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

There were no updates at this time.

10. Other Business

There was no other business at this time.

11. Adjournment

There being no other business to discuss, Chair Bus asked for a motion to adjourn the meeting at 6:49pm; Made by Hagemann; Seconded by Roller. Motion carried.

Minutes respectfully submitted by Jennifer Austin-Smith

MINUTES
September 26, 2016
Historic Preservation Commission
City of Batavia

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

1. Meeting Called to Order

Chair Bus called the meeting to order at 5:43pm.

2. Roll Call

Members Present: Chair Bus; Commissioners Sherer, Roller and Sullivan (entered at 5:54pm)

Members Absent: Vice-Chair Hagemann

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

3. Items to be Removed, Added or Changed

There were no items to be removed, added or changed. The Commission opened the meeting without a quorum and discussed items that did not require motions. Once Sullivan entered the meeting at 5:54pm the Commission began discussion on agenda items that required motions and a quorum.

4. Approval of Minutes: September 12, 2016

Motion: To approve the minutes from September 12, 2016

Maker: Sullivan

Second: Roller

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

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

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

6. COA Review: 227/229 West Wilson Street

Façade Material Changes (Daisy Slaboszewski, applicant)

Daisy Slaboszewski, 109 Ridge Road, Shorewood discussed the COA review for 227/229, the former Fantastico's space. She explained that they would be taking over the space and create a Chinese restaurant. Brian Isan addressed the Commission. He would like to replace the façade with fiber cement four inch siding. He showed the Commission a sample of the siding in the grey color they prefer. Isan continued that they plan on repairing the copper overhang, remove the

soffit material, reinforce it and bring it to the original straight position. He noted that he would be working with Albertson on that particular project. Bus asked what the surface is under the z brick facade. Isan estimated that it would be plywood. Bus stated that it is most likely that there is nothing underneath the z brick that is significant. Roller agreed that the z brick was most likely used to make the building look more substantial.

Albertson stated that this is a contributing building. Sullivan asked about the sign and if it were to come to the Commission for approval. Albertson stated that it is just a face change and therefore would not come to the Commission for review.

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

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

Harry Mehta, 108 North Batavia Avenue, stated that the proposed revision is to install a segmental block wall. The wall is LedgeStone texture by Redi-Rock in the grey color (similar to a concrete color). Roller asked if he had a sample and Mehta responded that he did not have any samples. Mehta explained that the timeframe needed to complete the project limits the color choice to grey. Other color options would be a special order. Albertson stated that this is the only revision to what was previously proposed.

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

Bus asked the applicant when he plans on starting construction. Mehta answered that the inside construction began today and they plan on starting the outside construction once all approvals are received. They plan on being completed with construction by the middle of November.

8. Certified Local Government Discussion

Bus thanked staff for making the arrangement for the Illinois Historic Preservation Agency (IHPA) to present to the Commission. Bus stated that he found the presentation very helpful. Albertson asked what the Commission would like to do with the process. Sherer asked what the next step would be. Albertson stated that the next step would be completing the application process. Sherer asked if staff has received the PowerPoint presentation from the IHPA. Albertson stated he would follow up with the IHPA to get the PowerPoint for the Commission's records.

Bus stated he would like to consider a grant application in the near future for identifying new historic landmarks to be added to the preservation plan.

Roller commented that Elgin has a volunteer program to register historic homes. Roller would research this further and report back to the Commission. Bus stated that the Newman House is a great example of a historic home in Batavia. Roller noted that there are several homes that are historic but do not want to participate in the house walk so they are not as well known. Sherer commented that after hearing the presentation she feels that it is beneficial to have historic homes marked as historic structures.

*Sullivan entered 5:54pm

Sullivan stated that he feels confident that the newspaper article that gave him hesitation to become a Certified Local Government was incorrect. Bus asked if Sullivan felt comfortable pursuing the Certified Local Government. Sullivan stated that he was.

Motion: Forward to City staff that the Historic Preservation Commission wants to move ahead to become certified

Maker: Sherer

Second: Roller

Discussion was held on the motion. Sullivan asked if which entity becomes certified, was it the City or the Commission that becomes certified. Albertson stated that, to his knowledge, it was the Historic Preservation Commission (HPC) that became certified. Bus stated that he thought it was the City that gets certified and the HPC is a subset to the City. Albertson stated that he would check. Sullivan read an email from Anthony Rubano, IHPA, to the Commission on how the article was incorrect.

Voice Vote: 4 Ayes, 0 Nays, 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. **10/12 North River Street – Historic Inspection**
5. **227 West Wilson Street – Historic Inspection**
6. **109 South Batavia Avenue – Historic Inspection**
7. **8 North River Street – Historic Inspection**
8. **16 East Wilson Street – Historic Inspection**

There were no updates at this time.

10. Other Business

Bus stated that it is required to elect new HPC officers in October. Bus asked Sherer and Roller to serve as the Nominating Committee and report back at the next meeting on nominations for

chair and vice-chair. Bus noted that the he has been chair for two years now and cannot succeed himself as chair. Albertson stated that he would add that to the next agenda.

11. Adjournment

There being no other business to discuss, Chair Bus asked for a motion to adjourn the meeting at 6:20pm; Made by Sullivan; Seconded by Roller. Motion carried.

Minutes respectfully submitted by Jennifer Austin-Smith

SUNGARD PENTAMATION
 DATE: 10/12/2016
 TIME: 11:25:28

CITY OF BATAVIA
 CHECK REGISTER - BY FUND

PAGE NUMBER: 1
 ACCTPA21

SELECTION CRITERIA: transact.trans_date between '20161003 00:00:00.000' and '20161014 00:00:00.000' and transact.fund between '10' a
 ACCOUNTING PERIOD: 10/16

FUND - 10 - GENERAL FUND

CASH ACCT	CHECK NO	ISSUE DT	VENDOR	NAME	ORGANIZATION	ACCNT	----DESCRIPTION----	SALES TAX	AMOUNT
1020	195570 V	09/16/16	18001	TASK FORCE 1 INC	1032	6210	TRNG-ENGINE CO OPS	0.00	-250.00
1020	195635 V	09/23/16	18009	PEGGY NOLAN	10	1504	CITY TAX	0.00	2.39
1020	195731	10/07/16	10010	ABE & DOC'S SERVICE	1031	6310	REPLACE TIRES #81	0.00	126.50
1020	195731	10/07/16	10010	ABE & DOC'S SERVICE	1031	6310	AUTO REPAIRS #80	0.00	679.16
1020	195731	10/07/16	10010	ABE & DOC'S SERVICE	1031	6310	MNT/BALANCE TIRES #	0.00	21.50
TOTAL CHECK								0.00	827.16
1020	195732	10/07/16	10015	ACCURATE OFFICE SUP	1017	6230	MISC OFFICE SUPPLIE	0.00	292.48
1020	195732	10/07/16	10015	ACCURATE OFFICE SUP	1031	6230	COPY PAPER	0.00	794.00
1020	195732	10/07/16	10015	ACCURATE OFFICE SUP	1019	6230	MISC SUPPLIES	0.00	106.61
TOTAL CHECK								0.00	1,193.09
1020	195733	10/07/16	10018	ACE HARDWARE-BATAVI	1032	6264	FASTENERS/GLUE	0.00	18.79
1020	195734	10/07/16	10029	AIR ONE EQUIPMENT,	1032	6276	BALL SHUTOFF/SLD BO	0.00	601.40
1020	195735	10/07/16	18021	ALADTEC INC	1032	6237	WRKFORCE MNGMNT SYS	0.00	630.03
1020	195736	10/07/16	10031	ALARM DETECTION SYS	1016	6315	QTRLY CHARGES OCT-D	0.00	208.08
1020	195736	10/07/16	10031	ALARM DETECTION SYS	1045	6355	QTRLY CHARGES OCT-D	0.00	785.93
TOTAL CHECK								0.00	994.01
1020	195737	10/07/16	15063	ALLIED ASPHALT PAVI	1045	6240	ASPHALT	0.00	341.04
1020	195738	10/07/16	17867	ANDERSON ELEVATOR C	1016	6315	RPR ELEVATOR DOOR	0.00	436.00
1020	195741	10/07/16	10045	AT & T	1016	6250	630 879-2013 013 5	0.00	358.24
1020	195743	10/07/16	17147	BARAK	1017	6225	FREIGHT	0.00	67.98
1020	195743	10/07/16	17147	BARAK	1017	6230	AP CHECKS	0.00	457.50
TOTAL CHECK								0.00	525.48
1020	195744	10/07/16	10101	BATAVIA FLORAL & DE	1012	6207	M. ROMANO	0.00	78.95
1020	195744	10/07/16	10101	BATAVIA FLORAL & DE	1012	6207	CALLAHAN/KAMIN	0.00	123.95
1020	195744	10/07/16	10101	BATAVIA FLORAL & DE	1012	6207	FRESH ARRANGEMENT	0.00	60.00
TOTAL CHECK								0.00	262.90
1020	195745	10/07/16	10102	BATAVIA INSTANT PRI	1032	6235	HS PARKING SIGNS	0.00	113.84
1020	195749	10/07/16	10120	BONNELL INDUSTRIES	1045	6233	CYLINDER, CLEVIS EN	0.00	335.79
1020	195750	10/07/16	10274	BUMPER TO BUMPER	1045	6233	MISC AUTO SUPPLIES	0.00	152.25
1020	195750	10/07/16	10274	BUMPER TO BUMPER	1045	6233	MISC AUTO SUPPLIES	0.00	120.99
TOTAL CHECK								0.00	273.24
1020	195753	10/07/16	11843	CLEMENT COMMUNICATI	1045	6210	SAFETY POSTER PROGR	0.00	118.32
1020	195754	10/07/16	10157	COMMUNICATIONS DIRE	1031	6505	RMVD/REINSTLD ANTEN	0.00	250.00
1020	195755	10/07/16	18014	CONTROLLED F.O.R.C.	1031	6210	TRNG CERTIFICATION	0.00	1,740.00

SUNGARD PENTAMATION
 DATE: 10/12/2016
 TIME: 11:25:28

CITY OF BATAVIA
 CHECK REGISTER - BY FUND

PAGE NUMBER: 2
 ACCTPA21

SELECTION CRITERIA: transact.trans_date between '20161003 00:00:00.000' and '20161014 00:00:00.000' and transact.fund between '10' a
 ACCOUNTING PERIOD: 10/16

FUND - 10 - GENERAL FUND

CASH ACCT	CHECK NO	ISSUE DT	VENDOR	NAME	ORGANIZATION	ACCNT	----DESCRIPTION----	SALES TAX	AMOUNT
1020	195757	10/07/16	10400	DAILY HERALD	1013	6245	PUBLIC HEARING NOTI	0.00	75.90
1020	195758	10/07/16	11514	MARK DAVIS	1033	6237	SURVEILLANCE MIC/SP	0.00	89.94
1020	195760	10/07/16	10521	DELL CORPORATION	1018	6405	MONITORS	0.00	2,250.00
1020	195761	10/07/16	11912	DIVERSIFIED INSPECT	1032	6310	GRND LADDERS TESTIN	0.00	676.25
1020	195762	10/07/16	11907	DLT SOLUTIONS, LLC	1018	6375	AUTOCAD CIVIL/MAP 3	0.00	5,683.71
1020	195763	10/07/16	10170	DON'S SHARPENING CE	1032	6233	OPT OIL 6PK TUBE	0.00	23.98
1020	195764	10/07/16	10176	EJ USA INC	1045	6240	UND FRAME	0.00	381.10
1020	195765	10/07/16	10366	EMERGENT SAFETY SUP	1031	6239	RESPIRATOR MASKS	0.00	61.55
1020	195765	10/07/16	10366	EMERGENT SAFETY SUP	1045	6261	VALVE	0.00	105.42
1020	195765	10/07/16	10366	EMERGENT SAFETY SUP	1045	6261	GLOVES	0.00	77.88
1020	195765	10/07/16	10366	EMERGENT SAFETY SUP	1045	6261	GLOVES	0.00	167.52
TOTAL CHECK								0.00	412.37
1020	195767	10/07/16	16053	FOX VALLEY TREE SER	1045	6357	EAB TREE REMOVALS	0.00	7,050.00
1020	195767	10/07/16	16053	FOX VALLEY TREE SER	1045	6357	TREE TRIMMING	0.00	375.00
TOTAL CHECK								0.00	7,425.00
1020	195770	10/07/16	15861	GREEN THUMB~BROWN B	1013	6355	WEED/GRASS ABATEMEN	0.00	424.00
1020	195774	10/07/16	13571	INSIGHT PUBLIC SECT	1018	6375	ANTIVIRUS SUBSCRIPT	0.00	2,660.00
1020	195775	10/07/16	11404	INTERSTATE BATTERY	1045	6233	MT-78	0.00	193.90
1020	195777	10/07/16	10327	J.G. UNIFORMS, INC.	1031	6255	VEST COVERS	0.00	160.06
1020	195777	10/07/16	10327	J.G. UNIFORMS, INC.	1031	6255	VEST COVERS	0.00	205.06
TOTAL CHECK								0.00	365.12
1020	195778	10/07/16	10651	MICHAEL JOHNSON	1031	6255	FIREARM	0.00	700.00
1020	195779	10/07/16	10092	JPMORGAN CHASE BANK	1031	6225	USPS OVERNIGHT MAIL	0.00	22.95
1020	195779	10/07/16	10092	JPMORGAN CHASE BANK	1031	6210	ILACP CONFER HOTEL	0.00	97.84
1020	195779	10/07/16	10092	JPMORGAN CHASE BANK	1031	6230	AMAZON.COM	0.00	206.84
TOTAL CHECK								0.00	327.63
1020	195780	10/07/16	15086	KANE COUNTY CLERK	1031	6205	NOTARY COMMISSION	0.00	11.00
1020	195781	10/07/16	10414	KON PRINTING, INC.	1031	6235	BUSINESS CARDS	0.00	39.50
1020	195781	10/07/16	10414	KON PRINTING, INC.	1045	6230	ENVELOPES	0.00	96.99
1020	195781	10/07/16	10414	KON PRINTING, INC.	1019	6230	ENVELOPES	0.00	245.90
TOTAL CHECK								0.00	382.39
1020	195782	10/07/16	16982	LOGIN / IACP NET	1031	6205	ANNUAL FEE	0.00	875.00
1020	195784	10/07/16	10795	MCDONALD'S	1031	6259	PRISONER FOOD	0.00	18.68

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FUND - 10 - GENERAL FUND

CASH ACCT	CHECK NO	ISSUE DT	VENDOR	NAME	ORGANIZATION	ACCNT	----DESCRIPTION----	SALES TAX	AMOUNT
1020	195785	10/07/16	10280	MENARDS	1045	6264	MISC SUPPLIES	0.00	17.56
1020	195785	10/07/16	10280	MENARDS	1032	6264	WTR SOFTNER CUBES	0.00	29.88
1020	195785	10/07/16	10280	MENARDS	1032	6264	GALV STRAP	0.00	1.27
1020	195785	10/07/16	10280	MENARDS	1032	6264	PUSH PLATE	0.00	7.99
1020	195785	10/07/16	10280	MENARDS	1032	6233	MISC SUPPLIES	0.00	63.74
1020	195785	10/07/16	10280	MENARDS	1032	6264	SCREWS/2X4'S	0.00	14.09
1020	195785	10/07/16	10280	MENARDS	1032	6264	MISC SUPPLIES	0.00	10.73
1020	195785	10/07/16	10280	MENARDS	1032	6259	SPRING WATER	0.00	7.50
1020	195785	10/07/16	10280	MENARDS	1032	6264	DEHUMIDIFIER/HOSE	0.00	191.98
1020	195785	10/07/16	10280	MENARDS	1018	6230	CORD COVER	0.00	10.96
TOTAL CHECK								0.00	355.70
1020	195786	10/07/16	18013	MIDWEST PAVING EQUI	1045	6240	2-5GAL CASE SOY SOL	0.00	280.00
1020	195789	10/07/16	12391	POMP'S TIRE SERVICE	1045	6340	TIRES-#3854 LEAF MA	0.00	915.76
1020	195789	10/07/16	12391	POMP'S TIRE SERVICE	1045	6340	TIRES-#3883 LEAF MA	0.00	833.36
TOTAL CHECK								0.00	1,749.12
1020	195792	10/07/16	14523	PRAIRIE MATERIAL SA	1045	6240	4000PSI FLT AIR MID	0.00	124.00
1020	195792	10/07/16	14523	PRAIRIE MATERIAL SA	1045	6240	4000PSI FLT AIR MID	0.00	124.00
1020	195792	10/07/16	14523	PRAIRIE MATERIAL SA	1045	6240	4000PSI FLT AIR MID	0.00	124.00
1020	195792	10/07/16	14523	PRAIRIE MATERIAL SA	1045	6240	4000PSI FLT AIR MID	0.00	124.00
1020	195792	10/07/16	14523	PRAIRIE MATERIAL SA	1045	6240	4000PSI FLT AIR MID	0.00	124.00
TOTAL CHECK								0.00	620.00
1020	195795	10/07/16	14194	RED WING SHOE STORE	1032	6255	DUTY BOOTS-T. WHITE	0.00	140.00
1020	195797	10/07/16	17872	R.J. O'NEIL MECHANI	1016	6315	HVAC SERVICE CALL	0.00	303.39
1020	195798	10/07/16	15316	ROMEOVILLE FIRE ACA	1032	6210	FSVO TRAINING	0.00	150.00
1020	195798	10/07/16	15316	ROMEOVILLE FIRE ACA	1032	6210	MANAGEMENT TRAINING	0.00	330.00
TOTAL CHECK								0.00	480.00
1020	195799	10/07/16	10363	SAFETY-KLEEN SYSTEM	1045	6286	USED OIL DISPOSAL	0.00	81.75
1020	195800	10/07/16	12226	SAFETY LANE INSPECT	1045	6310	VEHICLE SAFETY TEST	0.00	46.00
1020	195801	10/07/16	10272	SAM'S CLUB DIRECT C	1032	6259	SUGAR/CREAMER/COFFE	0.00	78.03
1020	195801	10/07/16	10272	SAM'S CLUB DIRECT C	1031	6230	MISC SUPPLIES	0.00	57.38
1020	195801	10/07/16	10272	SAM'S CLUB DIRECT C	1032	6259	MISC FOOD SUPPLIES	0.00	202.83
TOTAL CHECK								0.00	338.24
1020	195802	10/07/16	17697	SCHAEFER GREENHOUSE	1045	6293	DWNTWN PLANTERS-MUM	0.00	61.60
1020	195803	10/07/16	17784	SECOND CHANCE CARDI	1031	6242	PEDIATRIC ELECTRODE	0.00	687.60
1020	195804	10/07/16	14126	SKIRMONT MECHANICAL	1045	6315	RPR 4" BACKFLW DEVI	0.00	386.42
1020	195806	10/07/16	12622	SOURCE ONE OFFICE P	1012	6230	HANGING FILE	0.00	22.99
1020	195807	10/07/16	10367	STANDARD EQUIPMENT	1045	6340	SHAFTS	0.00	1,490.81

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CASH ACCT	CHECK NO	ISSUE DT	VENDOR	NAME	ORGANIZATION	ACCNT	----DESCRIPTION----	SALES TAX	AMOUNT
1020	195807	10/07/16	10367	STANDARD EQUIPMENT	1045	6340	BEARINGS	0.00	252.90
TOTAL CHECK								0.00	1,743.71
1020	195808	10/07/16	13529	GREG SULAVER	1031	6255	FIREARM	0.00	875.00
1020	195809	10/07/16	18001	TASK FORCE 1 INC	1032	6210	TRAINING	0.00	115.00
1020	195810	10/07/16	18020	KELLY TAYLOR	10	4271	PERMIT OVERPAYMENT	0.00	46.00
1020	195811	10/07/16	10501	TRAFFIC CONTROL & P	1045	6240	POST ANCHOR	0.00	1,634.60
1020	195813	10/07/16	17995	VARIDESK, LLC	1031	6230	STANDING DESK	0.00	395.00
1020	195816	10/07/16	16609	BRUCE WALSTAD	1031	6210	TRAINING	0.00	200.00
1020	195818	10/07/16	12145	WAUBONSEE COMMUNITY	1032	6210	CPR CARDS	0.00	35.00
1020	195830	10/14/16	10015	ACCURATE OFFICE SUP	1019	6230	OFFICE SUPPLIES	0.00	111.32
1020	195830	10/14/16	10015	ACCURATE OFFICE SUP	1010	6230	FOLDERS	0.00	-13.29
1020	195830	10/14/16	10015	ACCURATE OFFICE SUP	1010	6230	FOLDERS	0.00	59.75
1020	195830	10/14/16	10015	ACCURATE OFFICE SUP	1010	6230	FOLDERS	0.00	21.75
TOTAL CHECK								0.00	179.53
1020	195832	10/14/16	17782	ALPHA BUILDING MAIN	1045	6315	SEP16 JANITORIAL SV	0.00	325.00
1020	195833	10/14/16	17719	A&L TOOLS INC	1045	6340	DIAGNOSTIC TOOL	0.00	898.34
1020	195835	10/14/16	12679	ARTHUR J. GALLAGHER	1019	6505	NOTARY-C. SIMKINS	0.00	20.00
1020	195838	10/14/16	10056	BATAVIA FIREFIGHTER	1032	6123	2015 R.E. TAX DIST	0.00	121,127.26
1020	195839	10/14/16	10101	BATAVIA FLORAL & DE	1012	6207	PLANTER	0.00	60.00
1020	195840	10/14/16	10102	BATAVIA INSTANT PRI	1031	6235	EVID SUBMISSION FOR	0.00	569.21
1020	195841	10/14/16	10055	BATAVIA POLICE PENS	1031	6123	2015 R.E. TAX DIST	0.00	271,967.11
1020	195843	10/14/16	10395	BOUND TREE MEDICAL,	1032	6257	BLOOD GLUCOSE METER	0.00	71.49
1020	195844	10/14/16	16931	SCOTT BUENING	1013	6210	APA CONFER EXPENSES	0.00	115.69
1020	195845	10/14/16	10274	BUMPER TO BUMPER	1033	6310	SOLENOID	0.00	13.88
1020	195847	10/14/16	17215	C.C. AISTON CONSULT	1022	6355	ECON DEVELOPMENT SV	0.00	6,769.24
1020	195848	10/14/16	10136	CDW GOVERNMENT, INC	1018	6375	PALOALTO MAINT/SUBS	0.00	2,955.00
1020	195849	10/14/16	17250	CHAPPLE WEST INC	1045	6315	OVHRD GARAGE DOOR E	0.00	1,061.67
1020	195850	10/14/16	10083	CINTAS FIRE PROTECT	1032	6355	EXTINGR INSPECTION	0.00	59.39
1020	195851	10/14/16	17642	CITADEL LOCK AND SE	1016	6315	ARMORY DOOR REPAIR	0.00	649.15

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1020	195851	10/14/16	17642	CITADEL LOCK AND SE	1016	6315	PD EXT DOOR REPAIRS	0.00	2,564.46
1020	195851	10/14/16	17642	CITADEL LOCK AND SE	1016	6315	INT&EXT DOOR REPAIR	0.00	3,941.34
TOTAL CHECK								0.00	7,154.95
1020	195854	10/14/16	14677	COMCAST CABLE	1016	6260	CABLE SERVICES	0.00	8.45
1020	195854	10/14/16	14677	COMCAST CABLE	1031	6325	INTERNET SERVICES-P	0.00	12.95
TOTAL CHECK								0.00	21.40
1020	195856	10/14/16	18028	RONALD COOK	1045	6210	FLAGGER TRAINING	0.00	55.00
1020	195858	10/14/16	10521	DELL CORPORATION	1018	6405	OPTIPLEX COMPUTERS	0.00	15,701.28
1020	195859	10/14/16	16616	JOANELL DOMINIK	1031	6255	SHOES	0.00	51.96
1020	195861	10/14/16	16248	DRENDEL & JANSONS L	1010	6358	SEP 2016 LEGAL SVCS	0.00	12,924.50
1020	195862	10/14/16	18025	DUKE & LEE'S SERVIC	1031	6239	TOWING SERVICES	0.00	135.00
1020	195864	10/14/16	14714	EMERALD MARKETING I	1010	6235	NEIGHBORS OF BATAVI	0.00	2,680.00
1020	195864	10/14/16	14714	EMERALD MARKETING I	1010	6235	NEIGHBORS OF BATAVI	0.00	2,680.00
1020	195864	10/14/16	14714	EMERALD MARKETING I	1010	6235	NEIGHBORS OF BATAVI	0.00	2,680.00
1020	195864	10/14/16	14714	EMERALD MARKETING I	1010	6235	NEIGHBORS OF BATAVI	0.00	2,680.00
TOTAL CHECK								0.00	10,720.00
1020	195871	10/14/16	10194	GALLS LLC	1031	6225	SHIPPING	0.00	6.95
1020	195871	10/14/16	10194	GALLS LLC	1031	6255	WOMENS PANTS	0.00	90.00
1020	195871	10/14/16	10194	GALLS LLC	1031	6225	SHIPPING	0.00	6.95
1020	195871	10/14/16	10194	GALLS LLC	1031	6255	WOMENS PANTS	0.00	45.00
TOTAL CHECK								0.00	148.90
1020	195873	10/14/16	12719	GLOBAL EMERGENCY PR	1032	6310	VEH MAINTENANCE-ENG	0.00	6,149.26
1020	195874	10/14/16	15310	GS DIRECT INC	1018	6225	DELIVERY SERVICE	0.00	9.89
1020	195874	10/14/16	15310	GS DIRECT INC	1018	6230	ROLLING PAPER CART	0.00	39.55
TOTAL CHECK								0.00	49.44
1020	195879	10/14/16	10223	ILLINOIS ASSOC OF C	1031	6210	TRAINING	0.00	198.00
1020	195880	10/14/16	10232	ILLINOIS FIRE & POL	1031	6201	ANNUAL CONFERENCE	0.00	400.00
1020	195880	10/14/16	10232	ILLINOIS FIRE & POL	1031	6201	ANNUAL CONFERENCE	0.00	410.00
1020	195880	10/14/16	10232	ILLINOIS FIRE & POL	1031	6201	ANNUAL CONFERENCE	0.00	460.00
TOTAL CHECK								0.00	1,270.00
1020	195881	10/14/16	10242	ILLINOIS MUNICIPAL	1045	6210	FIRE SAFETY TRAININ	0.00	125.00
1020	195882	10/14/16	14111	ILLINOIS STATE POLI	1031	6355	ORI: ILL13172S/FP F	0.00	500.00
1020	195883	10/14/16	13571	INSIGHT PUBLIC SECT	1018	6231	ADOBE PHOTOSHOP ELE	0.00	23.20
1020	195887	10/14/16	10613	KANE COUNTY RECORDE	1015	6355	RECORDING FEES	0.00	47.00
1020	195887	10/14/16	10613	KANE COUNTY RECORDE	1013	6355	RECORDING FEES	0.00	94.00
TOTAL CHECK								0.00	141.00

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CASH ACCT	CHECK NO	ISSUE DT	VENDOR	NAME	ORGANIZATION	ACCNT	----DESCRIPTION----	SALES TAX	AMOUNT
1020	195888	10/14/16	11060	KANE COUNTY TREASUR	1015	6210	QRS REGISTRATION	0.00	25.00
1020	195889	10/14/16	13774	KARA COMPANY, INC.	1018	6225	FREIGHT	0.00	15.00
1020	195890	10/14/16	17489	STORMY KIBLER	10	1504	FRANCHISE FEE	0.00	-3.22
1020	195891	10/14/16	10414	KON PRINTING, INC.	1016	6230	BUSINESS CARDS	0.00	39.50
1020	195892	10/14/16	12922	MARK KOWALEWSKI	1031	6255	TACT HOLSTER/LIGHT	0.00	204.00
1020	195893	10/14/16	15980	LABSOURCE INC	1032	6257	NITRILE GLOVES	0.00	180.00
1020	195896	10/14/16	10471	MEADE ELECTRIC COMP	1014	6355	SEP16 TRAFF SIG MAI	0.00	231.00
1020	195898	10/14/16	10280	MENARDS	1032	6264	MISC SUPPLIES	0.00	20.32
1020	195898	10/14/16	10280	MENARDS	1045	6264	MISC SUPPLIES	0.00	3.26
1020	195898	10/14/16	10280	MENARDS	1045	6264	MISC SUPPLIES	0.00	14.98
TOTAL CHECK									38.56
1020	195899	10/14/16	10298	MUNICIPAL EMERGENCY	1032	6276	FLOW TESTS ON SCBA	0.00	1,760.00
1020	195900	10/14/16	10835	NORTH EAST MULTI-RE	1031	6210	TRAINING	0.00	50.00
1020	195901	10/14/16	14285	OFFICE DEPOT	1032	6230	PAPER	0.00	426.60
1020	195902	10/14/16	15326	OFFICE DEPOT	1031	6230	USB DRIVES	0.00	114.80
1020	195902	10/14/16	15326	OFFICE DEPOT	1031	6230	TALLY COUNTER	0.00	9.57
1020	195902	10/14/16	15326	OFFICE DEPOT	1031	6230	OFFICE DESK CHAIR	0.00	279.99
TOTAL CHECK									404.36
1020	195906	10/14/16	10341	QUALITY FASTENERS,	1045	6264	FASTENERS	0.00	79.80
1020	195907	10/14/16	10404	QUILL CORPORATION	1032	6230	OFFICE SUPPLIES	0.00	186.13
1020	195907	10/14/16	10404	QUILL CORPORATION	1032	6230	OFFICE SUPPLIES	0.00	114.73
TOTAL CHECK									300.86
1020	195908	10/14/16	13418	DREW RACKOW	1013	6210	TRAINING/TRAVEL EXP	0.00	111.62
1020	195909	10/14/16	10342	RAY O'HERRON CO., I	1031	6255	WALLET ID/CAP-US FL	0.00	51.94
1020	195910	10/14/16	10293	RED WING SHOE STORE	1015	6255	WORK BOOTS-O'NEILL	0.00	166.49
1020	195912	10/14/16	10272	SAM'S CLUB DIRECT C	1031	6239	VERBAT DVD+R	0.00	19.97
1020	195913	10/14/16	17308	AARON SCHNEIDER	1033	6310	PARTS FOR VEH REPAI	0.00	624.73
1020	195914	10/14/16	13579	SCHROEDER & SCHROED	1031	6355	SEP16-PROSECUTION S	0.00	1,600.00
1020	195916	10/14/16	10343	SERVICES, ETC.	1032	6225	SHIPPING SERVICES	0.00	27.78
1020	195918	10/14/16	18023	SPURGIN PHOTOGRAPHY	1032	6230	COLOR PRINTS/FRAMES	0.00	130.00

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FUND - 10 - GENERAL FUND

CASH ACCT	CHECK NO	ISSUE DT	VENDOR	NAME	ORGANIZATION	ACCNT	----DESCRIPTION----	SALES TAX	AMOUNT
1020	195923	10/14/16	16708	TRI-CITY AMBULANCE	1032	6355	AUG-OCT AMBULANCE S	0.00	83,520.85
1020	195925	10/14/16	13760	TYLER MEDICAL SERVI	1012	6203	FLU VACCINATIONS	0.00	675.00
1020	195925	10/14/16	13760	TYLER MEDICAL SERVI	1012	6203	PRE-EMPLOYMENT EXAM	0.00	406.00
1020	195925	10/14/16	13760	TYLER MEDICAL SERVI	1012	6203	TWINRIX IND SHOT	0.00	150.00
TOTAL CHECK								0.00	1,231.00
1020	195932	10/14/16	14592	WORLDPOINT ECC, INC	1032	6257	FACE SHIELDS/LUNG B	0.00	113.85
TOTAL CASH ACCOUNT								0.00	595,256.20
TOTAL FUND								0.00	595,256.20

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FUND - 15 - CITY'S HEALTH BENEFIT

CASH ACCT	CHECK NO	ISSUE DT	VENDOR	NAME	ORGANIZATION	ACCNT	----DESCRIPTION----	SALES TAX	AMOUNT
1020	195746	10/07/16	14653	BENEFIT ADMINISTRAT	1540	6130	EMP & DEP STOP LOSS	0.00	26,681.57
1020	195746	10/07/16	14653	BENEFIT ADMINISTRAT	1540	6130	AGGREGATE	0.00	1,991.87
1020	195746	10/07/16	14653	BENEFIT ADMINISTRAT	1540	6134	PPO PREMIUM	0.00	2,390.80
1020	195746	10/07/16	14653	BENEFIT ADMINISTRAT	1540	6355	MED/DENT/FLEX/DISEA	0.00	3,894.90
TOTAL CHECK								0.00	34,959.14
TOTAL CASH ACCOUNT								0.00	34,959.14
TOTAL FUND								0.00	34,959.14

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FUND - 20 - WORKMEN'S COMP BENEFITS

CASH ACCT	CHECK NO	ISSUE DT	VENDOR	NAME	ORGANIZATION	ACCNT	----DESCRIPTION----	SALES TAX	AMOUNT
1020	195828	10/07/16	15048	ILLINOIS WORKERS' C	2020	6130	SIF AMOUNT DUE	0.00	248.35
1020	195865	10/14/16	13454	EMPLOYER'S CLAIM SE	2020	6355	4TH QTR 2016 WC ADM	0.00	3,000.00
TOTAL CASH ACCOUNT								0.00	3,248.35
TOTAL FUND								0.00	3,248.35

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 ACCOUNTING PERIOD: 10/16

FUND - 21 - ELECTRIC UTILITY

CASH ACCT	CHECK NO	ISSUE DT	VENDOR	NAME	ORGANIZATION	ACCNT	----DESCRIPTION----	SALES TAX	AMOUNT	
1020	V1415	10/07/16	11986	PJM SETTLEMENT INC	2164	6714	09/01/16-09/28/16-R	0.00	-10,040.85	
1020	V1415	10/07/16	11986	PJM SETTLEMENT INC	2164	6711	09/01/2016-09/28/20	0.00	117,771.96	
TOTAL CHECK									0.00	107,731.11
1020	V1416	10/14/16	15503	NORTHERN ILLINOIS M	2164	6710	PRAIRIESTATE-SEP 20	0.00	835,639.20	
1020	V1416	10/14/16	15503	NORTHERN ILLINOIS M	2164	6708	PRAIRIESTATE-SEP 20	0.00	1,866,975.00	
TOTAL CHECK									0.00	2,702,614.20
1020	V1417	10/14/16	11986	PJM SETTLEMENT INC	2164	6714	09/01/16-09/30/16-R	0.00	-739.06	
1020	V1417	10/14/16	11986	PJM SETTLEMENT INC	2164	6711	09/01/2016-09/30/20	0.00	110,644.24	
1020	V1417	10/14/16	11986	PJM SETTLEMENT INC	2164	6714	10/01/16-10/05/16-R	0.00	-6,945.77	
1020	V1417	10/14/16	11986	PJM SETTLEMENT INC	2164	6711	10/01/2016-10/05/20	0.00	67,719.33	
TOTAL CHECK									0.00	170,678.74
1020	195635 V	09/23/16	18009	PEGGY NOLAN	21	1525	STATE TAX	0.00	0.97	
1020	195635 V	09/23/16	18009	PEGGY NOLAN	21	1540	ELEC OVERPAY REFUND	0.00	-178.32	
TOTAL CHECK									0.00	-177.35
1020	195736	10/07/16	10031	ALARM DETECTION SYS	2164	6355	QTRLY CHARGES OCT-D	0.00	785.93	
1020	195739	10/07/16	10217	ANIXTER POWER SOLUT	21	1250	SWITCH/BOLTS/WIRETI	0.00	1,779.24	
1020	195739	10/07/16	10217	ANIXTER POWER SOLUT	21	1250	STINGER COVER	0.00	532.50	
1020	195739	10/07/16	10217	ANIXTER POWER SOLUT	2164	6264	CHEM CLEANR RAPID D	0.00	360.00	
TOTAL CHECK									0.00	2,671.74
1020	195740	10/07/16	15982	ASPEN, INC.	2164	6355	SOFTWARE MAINTENANC	0.00	1,172.00	
1020	195742	10/07/16	16629	AVANT ENERGY	2164	6712	OPERATIONS SVCS-AUG	0.00	6,177.75	
1020	195747	10/07/16	10116	BLACKBURN MANUFACTU	2162	6264	RED LOCATING FLAGS	0.00	828.46	
1020	195750	10/07/16	10274	BUMPER TO BUMPER	2164	6233	MISC AUTO SUPPLIES	0.00	191.40	
1020	195750	10/07/16	10274	BUMPER TO BUMPER	2164	6233	IN LINE FUEL FILTER	0.00	8.53	
TOTAL CHECK									0.00	199.93
1020	195751	10/07/16	18015	COLIN BURGESS	21	1540	ELEC OVERPAY REFUND	0.00	26.32	
1020	195752	10/07/16	18017	NANCY CASSERLY	21	1540	ELEC OVERPAY REFUND	0.00	190.16	
1020	195753	10/07/16	11843	CLEMENT COMMUNICATI	2164	6210	SAFETY POSTER PROGR	0.00	118.33	
1020	195756	10/07/16	15012	CUSTOMIZED ENERGY S	2164	6712	AUG 2016 PJM AUCTIO	0.00	302.00	
1020	195759	10/07/16	18016	KAREN DEHAVEN	21	1540	ELEC OVERPAY REFUND	0.00	14.45	
1020	195771	10/07/16	10215	HI-LINE UTILITY SUP	2164	6225	FREIGHT	0.00	11.73	
1020	195771	10/07/16	10215	HI-LINE UTILITY SUP	2164	6264	LINEMANS POUCH W/PC	0.00	26.22	
TOTAL CHECK									0.00	37.95
1020	195781	10/07/16	10414	KON PRINTING, INC.	2164	6230	ENVELOPES	0.00	96.99	
1020	195781	10/07/16	10414	KON PRINTING, INC.	2164	6230	BUSINESS CARDS	0.00	39.50	
TOTAL CHECK									0.00	136.49

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FUND - 21 - ELECTRIC UTILITY

CASH ACCT	CHECK NO	ISSUE DT	VENDOR	NAME	ORGANIZATION	ACCNT	----DESCRIPTION----	SALES TAX	AMOUNT
1020	195783	10/07/16	16995	MARCO LIMITED	21	1540	ELEC OVERPAY REFUND	0.00	16.00
1020	195785	10/07/16	10280	MENARDS	2164	6264	MISC SUPPLIES	0.00	39.96
1020	195790	10/07/16	12565	POWER LINE SUPPLY	21	1250	BRACKET CUTOUT	0.00	229.44
1020	195790	10/07/16	12565	POWER LINE SUPPLY	21	1250	DEADEND DIELECTRIC	0.00	1,971.72
1020	195790	10/07/16	12565	POWER LINE SUPPLY	2164	6264	WRENCH BUG 90 DEG R	0.00	510.50
1020	195790	10/07/16	12565	POWER LINE SUPPLY	2164	6264	BOLT HEX/NUT FULL H	0.00	61.59
TOTAL CHECK								0.00	2,773.25
1020	195791	10/07/16	18018	PRAIRIE CENTER MANA	21	1540	ELEC OVERPAY REFUND	0.00	26.12
1020	195793	10/07/16	18019	RADIAN RESEARCH INC	2162	6340	RPR DYTRONIC PORTAB	0.00	1,709.47
1020	195794	10/07/16	10293	RED WING SHOE STORE	2164	6255	SAFETY BOOTS-ACUFF	0.00	197.99
1020	195796	10/07/16	10525	RESCO	21	1250	UGUARD/LAMP 150W HP	0.00	952.96
1020	195796	10/07/16	10525	RESCO	21	1250	WASHER 2 1/2 SQ CUR	0.00	110.00
TOTAL CHECK								0.00	1,062.96
1020	195799	10/07/16	10363	SAFETY-KLEEN SYSTEM	2164	6286	USED OIL DISPOSAL	0.00	81.75
1020	195804	10/07/16	14126	SKIRMONT MECHANICAL	2164	6315	RPR 4" BACKFLW DEVI	0.00	386.41
1020	195812	10/07/16	10321	UNIVERSAL UTILITY S	21	1250	ADAPTER BOOT	0.00	147.00
1020	195812	10/07/16	10321	UNIVERSAL UTILITY S	2164	6264	U-GUARD SCREW	0.00	150.00
1020	195812	10/07/16	10321	UNIVERSAL UTILITY S	21	1250	STEEL PINS	0.00	110.00
1020	195812	10/07/16	10321	UNIVERSAL UTILITY S	21	1250	AERIAL CABLE CLAMP	0.00	634.50
1020	195812	10/07/16	10321	UNIVERSAL UTILITY S	21	1250	80AMP K SPEED FUSE	0.00	103.20
TOTAL CHECK								0.00	1,144.70
1020	195814	10/07/16	10351	VERMEER-ILLINOIS IN	2164	6340	WHEEL WELDMENT	0.00	154.16
1020	195815	10/07/16	10353	VESCO REPROGRAPHIC	2164	6230	INKJET BOND 2" CORE	0.00	65.12
1020	195819	10/07/16	12855	ZIMMERMAN FORD	2164	6310	LAMP ASSY	0.00	54.63
1020	195832	10/14/16	17782	ALPHA BUILDING MAIN	2164	6315	SEP16 JANITORIAL SV	0.00	325.00
1020	195833	10/14/16	17719	A&L TOOLS INC	2164	6340	DIAGNOSTIC TOOL	0.00	898.33
1020	195834	10/14/16	10217	ANIXTER POWER SOLUT	21	1250	WASHER AQ CURV	0.00	180.00
1020	195834	10/14/16	10217	ANIXTER POWER SOLUT	21	1250	FUSE SMU20 80 AMP	0.00	729.90
1020	195834	10/14/16	10217	ANIXTER POWER SOLUT	21	1250	FUSE UNIT SMU20 80A	0.00	1,216.50
1020	195834	10/14/16	10217	ANIXTER POWER SOLUT	21	1250	SPLICE MOLDED RBR 1	0.00	330.75
TOTAL CHECK								0.00	2,457.15
1020	195842	10/14/16	16400	BATTERIES PLUS BULB	2164	6264	12V LEAD BATTERIES	0.00	67.90
1020	195849	10/14/16	17250	CHAPPLE WEST INC	2164	6315	OVRHD GARAGE DOOR E	0.00	1,061.66

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FUND - 21 - ELECTRIC UTILITY

CASH ACCT	CHECK NO	ISSUE DT	VENDOR	NAME	ORGANIZATION	ACCNT	----DESCRIPTION----	SALES TAX	AMOUNT	
1020	195852	10/14/16	18026	MIKE COCHRAN	21	1540	ELEC OVERPAY REFUND	0.00	10.17	
1020	195855	10/14/16	10785	COMMUNICATIONS SUPP	21	1250	FIBER OPTIC WIRE	0.00	36,600.00	
1020	195855	10/14/16	10785	COMMUNICATIONS SUPP	21	1250	FIBER OPTIC WIRE	0.00	6,724.00	
1020	195855	10/14/16	10785	COMMUNICATIONS SUPP	21	1250	FIBER OPTIC WIRE	0.00	21,600.00	
TOTAL CHECK									0.00	64,924.00
1020	195856	10/14/16	18028	RONALD COOK	2164	6210	FLAGGER TRAINING	0.00	110.00	
1020	195860	10/14/16	10170	DON'S SHARPENING CE	2164	6340	SHARPEN CHAINS/OIL	0.00	84.75	
1020	195860	10/14/16	10170	DON'S SHARPENING CE	2164	6340	GAS CAN FUNNEL	0.00	48.84	
TOTAL CHECK									0.00	133.59
1020	195868	10/14/16	10183	FEDERAL EXPRESS	2164	6712	SHIPPING CHARGES	0.00	23.10	
1020	195870	10/14/16	18027	FIRST STATE BANK	21	1540	ELEC OVERPAY REFUND	0.00	48.24	
1020	195872	10/14/16	18024	GAS-MART USA INC CR	21	4399	BANKRUPTCY SETTLEME	0.00	3,741.65	
1020	195876	10/14/16	14765	HITACHI T&D SOLUTIO	2161	6435	FIELD SERVICE LABOR	0.00	26,340.00	
1020	195881	10/14/16	10242	ILLINOIS MUNICIPAL	2164	6210	FIRE SAFETY TRAININ	0.00	125.00	
1020	195885	10/14/16	17896	JENNER & BLOCK LLP	2164	6355	LGL SVCS-PRAIRIESTA	0.00	32,849.46	
1020	195886	10/14/16	14035	JSN CONTRACTORS SUP	2162	6264	RED LOCATING PAINT	0.00	424.80	
1020	195890	10/14/16	17489	STORMY KIBLER	21	1525	STATE TAX	0.00	-1.54	
1020	195890	10/14/16	17489	STORMY KIBLER	21	1540	ELEC OVERPAY REFUND	0.00	244.36	
TOTAL CHECK									0.00	242.82
1020	195895	10/14/16	12787	MCFARLAND CASCADE	21	1250	40' WOOD POLES	0.00	10,912.00	
1020	195897	10/14/16	18029	SARAH MEDINA	21	2115	ELEC DEPOSIT REFUND	0.00	12.82	
1020	195901	10/14/16	14285	OFFICE DEPOT	2164	6230	FASTENER, PRONG	0.00	18.87	
1020	195901	10/14/16	14285	OFFICE DEPOT	2164	6230	OFFICE SUPPLIES	0.00	31.47	
TOTAL CHECK									0.00	50.34
1020	195904	10/14/16	12565	POWER LINE SUPPLY	21	1250	HARDWARE, BRACKET	0.00	152.96	
1020	195904	10/14/16	12565	POWER LINE SUPPLY	21	1250	ARRESTER PARKING ST	0.00	1,239.69	
TOTAL CHECK									0.00	1,392.65
1020	195906	10/14/16	10341	QUALITY FASTENERS,	2164	6264	FASTENERS	0.00	79.79	
1020	195911	10/14/16	10525	RESCO	2164	6264	WRENCH RATCHET BOX	0.00	14.75	
1020	195911	10/14/16	10525	RESCO	21	1250	CONNECTOR AMPACT TA	0.00	42.75	
1020	195911	10/14/16	10525	RESCO	2164	6264	SECONDARY BUSHING	0.00	78.46	
TOTAL CHECK									0.00	135.96
1020	195915	10/14/16	10619	SECRETARY OF STATE	2164	6310	PLATES - 3172 TRAIL	0.00	114.00	

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FUND - 21 - ELECTRIC UTILITY

CASH ACCT	CHECK NO	ISSUE DT	VENDOR	NAME	ORGANIZATION	ACCNT	----DESCRIPTION----	SALES TAX	AMOUNT
1020	195916	10/14/16	10343	SERVICES, ETC.	2164	6225	SHIPPING SERVICES	0.00	15.78
1020	195916	10/14/16	10343	SERVICES, ETC.	2161	6435	SHIPPING SERVICES	0.00	456.31
TOTAL CHECK								0.00	472.09
1020	195917	10/14/16	16221	SIEMENS INDUSTRY IN	2164	6355	OIL SAMPLE AND TEST	0.00	2,200.00
1020	195921	10/14/16	10501	TRAFFIC CONTROL & P	2161	6435	ARROW BOARD RENTAL	0.00	1,055.00
1020	195928	10/14/16	15117	UTILITIES TELECOM C	2164	6355	2016 ASSESSMENT	0.00	50.00
TOTAL CASH ACCOUNT								0.00	3,151,478.25
TOTAL FUND								0.00	3,151,478.25

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FUND - 30 - WATER UTILITY

CASH ACCT	CHECK NO	ISSUE DT	VENDOR	NAME	ORGANIZATION	ACCNT	----DESCRIPTION----	SALES TAX	AMOUNT
1020	195733	10/07/16	10018	ACE HARDWARE-BATAVI	3073	6264	DRILL/DRIVER KIT	0.00	129.99
1020	195733	10/07/16	10018	ACE HARDWARE-BATAVI	3073	6264	FLASHLIGHT CLAMPLIG	0.00	45.98
TOTAL CHECK									175.97
1020	195736	10/07/16	10031	ALARM DETECTION SYS	3072	6355	QTRLY CHARGES OCT-D	0.00	1,554.39
1020	195736	10/07/16	10031	ALARM DETECTION SYS	3072	6355	QTRLY CHARGES OCT-D	0.00	185.43
1020	195736	10/07/16	10031	ALARM DETECTION SYS	3073	6355	QTRLY CHARGES OCT-D	0.00	785.93
TOTAL CHECK									2,525.75
1020	195753	10/07/16	11843	CLEMENT COMMUNICATI	3073	6215	SAFETY POSTER PROGR	0.00	118.33
1020	195765	10/07/16	10366	EMERGENT SAFETY SUP	3073	6264	OXYGEN SENSOR	0.00	-456.00
1020	195765	10/07/16	10366	EMERGENT SAFETY SUP	3073	6264	SAFETY GLASSES	0.00	59.60
TOTAL CHECK									-396.40
1020	195773	10/07/16	12192	ILLINOIS SECTION AW	3073	6210	REGULATORY UPDATE-J	0.00	48.00
1020	195775	10/07/16	11404	INTERSTATE BATTERY	3073	6310	MT-65	0.00	207.90
1020	195775	10/07/16	11404	INTERSTATE BATTERY	3073	6310	MTP-65	0.00	117.95
TOTAL CHECK									325.85
1020	195781	10/07/16	10414	KON PRINTING, INC.	3073	6230	ENVELOPES	0.00	96.98
1020	195785	10/07/16	10280	MENARDS	3073	6268	GROUND CLAMPS-METER	0.00	476.82
1020	195794	10/07/16	10293	RED WING SHOE STORE	3073	6255	WORK BOOTS-S. FINK	0.00	166.49
1020	195799	10/07/16	10363	SAFETY-KLEEN SYSTEM	3073	6286	USED OIL DISPOSAL	0.00	81.75
1020	195801	10/07/16	10272	SAM'S CLUB DIRECT C	3072	6264	WTP LUNCHEON SPLYS	0.00	213.60
1020	195804	10/07/16	14126	SKIRMONT MECHANICAL	3073	6315	RPR 4" BACKFLW DEVI	0.00	386.42
1020	195805	10/07/16	10906	SMITH ECOLOGICAL SY	3072	6264	TUBE MODEL S16	0.00	898.33
1020	195817	10/07/16	10354	WATER SOLUTIONS UNL	3072	6258	DRY BLENDED PHOSPHA	0.00	5,595.00
1020	195829	10/14/16	10010	ABE & DOC'S SERVICE	3073	6310	RPL 4 TIRES	0.00	801.64
1020	195829	10/14/16	10010	ABE & DOC'S SERVICE	3073	6310	REPLACE TIRES	0.00	801.64
TOTAL CHECK									1,603.28
1020	195832	10/14/16	17782	ALPHA BUILDING MAIN	3073	6315	SEP16 JANITORIAL SV	0.00	325.00
1020	195833	10/14/16	17719	A&L TOOLS INC	3073	6340	DIAGNOSTIC TOOL	0.00	898.33
1020	195836	10/14/16	10076	ASSOCIATED TECHNICA	3073	6355	VALVE EXERCISING SV	0.00	19,870.00
1020	195837	10/14/16	10045	AT & T	3072	6250	630 R07-2870 537 4	0.00	642.26
1020	195846	10/14/16	15580	CARUS CORPORATION	3072	6258	CARUSOL/CARUS	0.00	5,537.16
1020	195849	10/14/16	17250	CHAPPLE WEST INC	3073	6315	OVRHD GARAGE DOOR E	0.00	1,061.67

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FUND - 30 - WATER UTILITY

CASH ACCT	CHECK NO	ISSUE DT	VENDOR	NAME	ORGANIZATION	ACCNT	----DESCRIPTION----	SALES TAX	AMOUNT
1020	195853	10/14/16	11083	COLUMBIA PIPE & SUP	3073	6281	RGH BRASS COUPLING	0.00	65.43
1020	195853	10/14/16	11083	COLUMBIA PIPE & SUP	3073	6281	RGH BRASS REDUCER	0.00	21.03
1020	195853	10/14/16	11083	COLUMBIA PIPE & SUP	3073	6281	MISC BRASS PARTS	0.00	354.69
TOTAL CHECK								0.00	441.15
1020	195857	10/14/16	17981	DAHME MECHANICAL IN	3071	6435	CHECK VALVE REPLACM	0.00	16,288.00
1020	195866	10/14/16	14300	ENGINEERING ENTERPR	3071	6440	ENG SVC-SALT UNLOAD	0.00	136.25
1020	195866	10/14/16	14300	ENGINEERING ENTERPR	3071	6440	WTR WORKS SYS ENG S	0.00	15,756.82
TOTAL CHECK								0.00	15,893.07
1020	195869	10/14/16	10184	FEECE OIL CO	3073	6241	GENERATOR FUEL	0.00	133.83
1020	195869	10/14/16	10184	FEECE OIL CO	3073	6241	GENERATOR FUEL	0.00	254.50
1020	195869	10/14/16	10184	FEECE OIL CO	3073	6241	GENERATOR FUEL	0.00	388.33
TOTAL CHECK								0.00	776.66
1020	195875	10/14/16	10206	HACH COMPANY	3072	6258	MISC CHEMICALS	0.00	346.09
1020	195877	10/14/16	10230	IEPA	3098	6602	INTEREST-L17-2420	0.00	20,000.90
1020	195877	10/14/16	10230	IEPA	3098	6601	PRINCIPAL-L17-2420	0.00	85,060.23
TOTAL CHECK								0.00	105,061.13
1020	195878	10/14/16	10230	IEPA	3098	6602	INTEREST-L17-2546	0.00	3,110.25
1020	195878	10/14/16	10230	IEPA	3098	6601	PRINCIPAL-L17-2546	0.00	13,227.34
TOTAL CHECK								0.00	16,337.59
1020	195881	10/14/16	10242	ILLINOIS MUNICIPAL	3073	6210	FIRE SAFETY TRAININ	0.00	125.00
1020	195884	10/14/16	11404	INTERSTATE BATTERY	3072	6340	GENERATOR BATTERIES	0.00	1,157.70
1020	195894	10/14/16	11996	LEE JENSEN SALES CO	3073	6264	HUSQVARNA BELT	0.00	28.00
1020	195898	10/14/16	10280	MENARDS	3073	6264	MISC SUPPLIES	0.00	86.90
1020	195898	10/14/16	10280	MENARDS	3073	6264	MISC SUPPLIES	0.00	21.13
1020	195898	10/14/16	10280	MENARDS	3073	6264	MISC SUPPLIES	0.00	76.28
TOTAL CHECK								0.00	184.31
1020	195903	10/14/16	16634	ONE GOOD PLUMBER IN	3073	6355	CHNG OUT SHUTOFF VL	0.00	903.04
1020	195905	10/14/16	17723	PUMPING SOLUTIONS I	3072	6276	PROMINENT PUMP REPA	0.00	418.71
1020	195906	10/14/16	10341	QUALITY FASTENERS,	3073	6264	FASTENERS	0.00	79.80
1020	195920	10/14/16	12390	SUBURBAN LABORATORI	3072	6355	WATER TESTING	0.00	483.50
1020	195924	10/14/16	16387	TRI-R SYSTEMS INCOR	3072	6355	WTP HIGH SVC PUMP V	0.00	9,750.00
1020	195924	10/14/16	16387	TRI-R SYSTEMS INCOR	3071	6435	WELL #10 SERVICE CA	0.00	420.00
TOTAL CHECK								0.00	10,170.00
1020	195926	10/14/16	10545	UNDERGROUND PIPE &	3073	6281	LIDS/BALL CURB STOP	0.00	811.00

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ACCOUNTING PERIOD: 10/16

FUND - 30 - WATER UTILITY

CASH ACCT	CHECK NO	ISSUE DT	VENDOR	NAME	ORGANIZATION	ACCNT	----DESCRIPTION----	SALES TAX	AMOUNT
1020	195927	10/14/16	17112	U.S. BANK	3098	6602	INTEREST PAYMENT	0.00	39,373.75
1020	195927	10/14/16	17112	U.S. BANK	3098	6601	PRINCIPAL PAYMENT	0.00	325,000.00
TOTAL CHECK								0.00	364,373.75
1020	195930	10/14/16	10766	WATER PRODUCTS COMP	3073	6281	OPERATING NUT FOR V	0.00	140.00
1020	195930	10/14/16	10766	WATER PRODUCTS COMP	3073	6281	RISERS	0.00	76.00
TOTAL CHECK								0.00	216.00
TOTAL CASH ACCOUNT								0.00	574,745.09
TOTAL FUND								0.00	574,745.09

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 ACCOUNTING PERIOD: 10/16

FUND - 31 - SEWER UTILITY

CASH ACCT	CHECK NO	ISSUE DT	VENDOR	NAME	ORGANIZATION	ACCNT	----DESCRIPTION----	SALES TAX	AMOUNT
1020	195741	10/07/16	10045	AT & T	3182	6250	630 879-5561 929 1	0.00	242.50
1020	195748	10/07/16	17658	BN CONTROLS INC	3182	6355	WWTP SCADA SVCS	0.00	2,565.00
1020	195753	10/07/16	11843	CLEMENT COMMUNICATI	3182	6215	SAFETY POSTER PROGR	0.00	118.32
1020	195768	10/07/16	15095	JAMES FREDIANI	3182	6255	SAFETY BOOTS	0.00	129.89
1020	195769	10/07/16	10374	GRAINGER, INC.	3182	6340	V-BELT PULLEY	0.00	49.55
1020	195772	10/07/16	11894	ILLCO, INC.	3182	6315	SEALED BRG PAIR	0.00	18.25
1020	195772	10/07/16	11894	ILLCO, INC.	3182	6315	MODINE BLOWER ASSY	0.00	531.43
TOTAL CHECK								0.00	549.68
1020	195785	10/07/16	10280	MENARDS	3182	6315	MISC SUPPLIES	0.00	4.79
1020	195785	10/07/16	10280	MENARDS	3182	6315	MISC SUPPLIES	0.00	7.94
1020	195785	10/07/16	10280	MENARDS	3183	6268	GROUND CLAMPS-METER	0.00	476.82
1020	195785	10/07/16	10280	MENARDS	3182	6315	BRASS REDUCER	0.00	13.99
1020	195785	10/07/16	10280	MENARDS	3182	6315	BRASS BUSHING	0.00	0.50
TOTAL CHECK								0.00	504.04
1020	195787	10/07/16	10557	NICOR GAS	3182	6260	1107 MCCLURG DR	0.00	24.02
1020	195787	10/07/16	10557	NICOR GAS	3182	6260	667 CARRIAGE RD	0.00	27.21
1020	195787	10/07/16	10557	NICOR GAS	3182	6260	938 FIRST STREET	0.00	81.02
1020	195787	10/07/16	10557	NICOR GAS	3182	6260	SS CANNON 1W CHALLE	0.00	24.02
1020	195787	10/07/16	10557	NICOR GAS	3182	6260	948 GOSSELIN CIR	0.00	24.03
1020	195787	10/07/16	10557	NICOR GAS	3182	6260	1497 W WILSON ST	0.00	24.03
TOTAL CHECK								0.00	204.33
1020	195863	10/14/16	12158	DUKE'S ROOT CONTROL	3183	6355	SEWER ROOT CONTROL	0.00	8,939.98
1020	195863	10/14/16	12158	DUKE'S ROOT CONTROL	3183	6355	SEWER ROOT CONTROL	0.00	4,099.93
TOTAL CHECK								0.00	13,039.91
1020	195881	10/14/16	10242	ILLINOIS MUNICIPAL	3182	6210	FIRE SAFETY TRAININ	0.00	125.00
1020	195886	10/14/16	14035	JSN CONTRACTORS SUP	3183	6264	GREEN LOCATING PAIN	0.00	244.80
1020	195898	10/14/16	10280	MENARDS	3182	6315	MISC SUPPLIES	0.00	57.77
1020	195927	10/14/16	17112	U.S. BANK	3198	6601	PRINCIPAL PAYMENT	0.00	685,000.00
1020	195927	10/14/16	17112	U.S. BANK	3198	6602	INTEREST PAYMENT	0.00	35,300.00
TOTAL CHECK								0.00	720,300.00
TOTAL CASH ACCOUNT								0.00	738,130.79
TOTAL FUND								0.00	738,130.79

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ACCOUNTING PERIOD: 10/16

FUND - 33 - FLOOD/BLDG PROJECTS FUND

CASH ACCT	CHECK NO	ISSUE DT	VENDOR	NAME	ORGANIZATION	ACCNT	----DESCRIPTION----	SALES TAX	AMOUNT
1020	195766	10/07/16	17794	ENGINEERING RESOURC	3334	6470	FOX RIVER RESTORATI	0.00	989.46
1020	195867	10/14/16	17794	ENGINEERING RESOURC	3334	6470	FOX RIVER RESTORATI	0.00	12,683.92
1020	195931	10/14/16	15738	WBK ENGINEERING LLC	3334	6370	BRAEBURN RESTORATIO	0.00	526.97
TOTAL CASH ACCOUNT								0.00	14,200.35
TOTAL FUND								0.00	14,200.35

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FUND - 42 - DEERPATH BRIDGE REHAB

CASH ACCT	CHECK NO	ISSUE DT	VENDOR	NAME	ORGANIZATION	ACCNT	----DESCRIPTION----	SALES TAX	AMOUNT
1020	195922	10/14/16	11097	TREASURER, STATE OF	4242	6474	DEERPATH RD BRIDGE	0.00	63,707.88
1020	195922	10/14/16	11097	TREASURER, STATE OF	4242	6474	DEERPATH RD BRIDGE	0.00	45,680.33
TOTAL CHECK								0.00	109,388.21
TOTAL CASH ACCOUNT								0.00	109,388.21
TOTAL FUND								0.00	109,388.21

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FUND - 43 - STREET IMP. NON-MFT

CASH ACCT	CHECK NO	ISSUE DT	VENDOR	NAME	ORGANIZATION	ACCNT	----DESCRIPTION----	SALES TAX	AMOUNT
1020	195831	10/14/16	18007	AECOM	4347	6471	WILSON ST ENG SVCS	0.00	21,081.49
TOTAL CASH ACCOUNT								0.00	21,081.49
TOTAL FUND								0.00	21,081.49

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FUND - 48 - CITY HALL CAPITAL IMPROVE

CASH ACCT	CHECK NO	ISSUE DT	VENDOR	NAME	ORGANIZATION	ACCNT	----DESCRIPTION----	SALES TAX	AMOUNT
1020	195788	10/07/16	16634	ONE GOOD PLUMBER IN	4848	6472	PLUMBING WORK	0.00	2,119.40
1020	195797	10/07/16	17872	R.J. O'NEIL MECHANI	4848	6472	INSTALL ROOFTOP HVA	0.00	8,710.00
1020	195929	10/14/16	12795	VALLEY FIRE PROTECT	4848	6472	MODIFY SPRINKLER SY	0.00	5,645.00
TOTAL CASH ACCOUNT								0.00	16,474.40
TOTAL FUND								0.00	16,474.40

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FUND - 61 - TRUST & AGENCY

CASH ACCT	CHECK NO	ISSUE DT	VENDOR	NAME	ORGANIZATION	ACCNT	----DESCRIPTION----	SALES TAX	AMOUNT
1020	195606 V	09/23/16	18008	CHICALBA BAGPIPING	61	1904	PIPER FOR 150TH ANN	0.00	-50.00
1020	195776	10/07/16	12603	INTOXIMETERS	61	1929	INTOXIMETER SUPPLIE	0.00	898.00
TOTAL CASH ACCOUNT								0.00	848.00
TOTAL FUND								0.00	848.00

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FUND - 72 - FIRE CAPITAL DEVL

CASH ACCT	CHECK NO	ISSUE DT	VENDOR	NAME	ORGANIZATION	ACCNT	----DESCRIPTION----	SALES TAX	AMOUNT
1020	195919	10/14/16	18022	STREETSTYLE INC	7238	6450	SCRN/INTERFACE/REMO	0.00	2,429.95
TOTAL CASH ACCOUNT								0.00	2,429.95
TOTAL FUND								0.00	2,429.95
TOTAL REPORT								0.00	5,262,240.22

CITY OF BATAVIA
MINUTES OF THE BATAVIA CITY COUNCIL
July 18, 2016 at 6:00 p.m. - City Council Chambers
100 N. Island Ave. Batavia, Illinois

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. Minutes 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. Any references to discussion and /or statements are only to provide greater clarity to the public and they may not reference all, some, or any of an individual speaker's comments.

1. PARK DISTRICT WORKSHOP CALLED TO ORDER by Mayor Schielke 6:10 p.m.

2. ROLL CALL: 8 of 14 aldermen were present.

Aldermen (by ward): Michael O'Brien (1), Martin Callahan (2), Kyle Hohmann (3), Paula Mueller (4), Kevin Botterman(5), Lucy Thelin Atac (5), Michael Russotto(6, and David Brown (7) were present. Dan Chanzit (3) and Alan Wolff (2) arriving at 6:12pm. Drew McFadden (7) arriving at 6:45p. Carl Fischer (1) arriving at 7:06pm. Susan Stark (4) and Nicholas Cerone (6) were absent.

Also present were BATV and members of the press, public and the following:

City Administrator	William McGrath
City Administrator	Laura Newman
City Attorney	Roman Seckel
Deputy City Clerk	Christine Simkins
Community Development Director	Scott Buening
Police Chief	Gary Schira
Public Works Director	Gary Holm
City Engineer	Rahat Bari

3. PARK DISTRICT BOARD:

President	Patrick Callahan
Vice President	John Tilmon
Treasurer	Gary Foiles
Commissioner	Tara Gray
Commissioner	Kevin Riley
Executive Director	Allison Niemela

All Park District Board members were present.

Mayor spoke thanking Park District Board for meeting and for this ongoing discussion on the Fox River. He then turned over the discussion to Allison Niemela to introduce a presentation.

Allison stated the City Council and Park District Board requested both staffs meet to create a presentation showing alternatives for the dam removal that were identified back in 2000. Allison then turned the floor over to Rahat Bari, City Engineer, who she stated worked very hard on gathering the facts for the presentation.

Rahat presented a short history of the dam: In 1830 the dam was constructed. In the early 1900's the dam was replaced with the concrete structure we see today. In the mid 1970's the west dam was breached. In 1999 the east dam was breached, which resulted in the city hiring consultants to look at alternatives for fixing the problem. Four objectives were sought in the solution to the problem: 1. Safety 2. Cost effectiveness 3. Fish passage 4. Maintenance. The consultants came up with - 4 Alternatives Plus one:

1. Remove the current dam and build a new dam 900ft north of current location along with 3-4 white water rapids. Retain Depot Pond with the City and Park District maintaining the Dam and Depot Pond.
2. Build a new dam in the same location, however have opening for fish and boat pass. IDNR, City and the Park Districts rejected this idea from the concept level.
3. Keep the dam in the same location, but widen the cut for fish and boat passage. This would need a lot more investigation and the cost would be very high as roads, bridges will need to be relocated.
4. Remove the dam and connect the peninsula to the west side of river by a berm so that Depot pond can be saved. This will require a pump station to maintain the water level in the pond. The impact on the river would be reduction of the river 650-450ft. IDNR will pay for dam removal and building the berm. The city and the park district will maintain berm and pump station. The annual maintenance was estimated to be at \$18,000 per year based on 2000 cost.
5. Do nothing.

In 2003 the choice made was alternative 4. At some point the city and Park District chose to keep the dam as is due to lack of support and funding, the project was then terminated. Between 2003-2016- dam has been deteriorating rapidly.

Tara Gray asked how our dam involvement came about.

The Mayor stated it was by petition. The economy was still good at that time. Mayor stated it was terminated due to a number of issues back in 2003 – the large money the School District Referendum would cost and the Park District Recreation Center were some of the biggest reason the dam was postponed.

Also the City didn't want the rapids from a firefighter standpoint as there were difficult rescue options.

Ald. Brown stated as he remembered the funding was too much with all the new referendums up for decision at the same time. Other concerns were for our citizens' safety and there was concern the dam removal would dry up the river. There were lots of citizens against this at that time.

The Mayor cautioned how bad Illinois is with funding right now and he does not have much confidence the state will come in and help us with rebuilding the dam.

Ald. Brown stated there needs to be a future plan to lobby the state. He stated we need to preserve the depot – but the dam is failing.

The Mayor also stated he is not confident the community would support this right now. Some residents have opinions we should leave alone and let nature take its course. He also stated it would be hard to pass a referendum right now.

Ald. O'Brien stated there are so many misguided half truths out there and we have to get the truth out. Ald. O'Brien stated there have been on three separate occasions' really good referendums out there that didn't pass all because of false information.

Pat Callahan stated it is hard to control these opinions and he has seen 3 factions regarding this particular issue: The save the dam group, the river health group and the people who don't think municipal government should be involved it's an IDNR issue. Ultimately the outcome is dismal no matter what. The experts say it's very hard to fix, but there are options.

Allison asked what the current life span of the dam is and how far out we should look to plan for the short term and long term.

Ald. Wolff stated we are only one hard winter away or a really bad freeze and the dam will not withstand these things.

Ald. Brown agreed with Ald. Wolff, that one act of nature is all it would take to destroy the dam.

Ald. Wolff stated we should not wait on an emergency to have to fix this issue.

Tillman added we should focus on an information campaign to educate the residents in advance, such as: "This is what's happening to our river." We need to get people to realize the problem immediately.

Ald. Wolff said information campaign for the public should focus on preserving the pond. Tillman agreed with Ald. Wolff stating it would be good to show the cause and effect and how the dam and pond work together.

Ald. Chanzit stated there is no time for a referendum this time and does not want to see this tabled.

Pat Callahan stated that last time was a Citizen referendum it was not a binding referendum.

The Mayor pointed out the residents will want to know the cost point and who would be paying for this, the state or the citizens?

Ald. Wolff stated we cannot wait until there is funding and then plan to resolve this; there is no time for that.

Ald. Atac asked the Mayor to rephrase his statement, did he mean to fix or leave the project be?

The Mayor said we need to understand the cost difference and then get this information out there.

Ald. Brown said we need to keep the process moving and would like to hire consultants now to preserve the pond.

Gary Holm stated if the Council decided to keep the berm we have to do in combination with preserving the pond and rebuilding the pond. They cannot be done at separate times.

Ald. Atac asked Park District about long term ideas for what they planned on adding to recreational activities during the last discussion.

P Callahan stated discussions at the time were that the boat club area was the only access to the river. Keeping the pond adjacent to the #1 park in town is most important to Batavia.

Ald. Atac wanted to know were there any ideas now for the future.

Tillman said all long term plans include the pond. We cannot loose the depot pond.

Allison mentioned they will be doing a community needs assessment in winter to get public vision. One of the possibilities included paddle boarding.

Ald. Chanzit pointed out that Yorkville has a beautiful river area to model after with lots of recreational opportunities.

P Callahan stated people liked different options, but cost was main thing people consider.

Ald. O'Brien voiced how demographics are changing and there is a bigger focus on healthier lifestyles.

Mayor suggested we update staffs together to fine tune – and work together with the Park District to get final decisions.

Ald. Brown mentioned we need to hire consultants.

Ald. Cahnzit seconded this motion.

Motion by Ald. Brown, seconded by Ald. Chanzit, to approve the hiring of consultants

Motion Carried 11yea/ 0 nay/ 3 absent

Discussion on the Flag Day Memorial

P Callahan said they are working with the Historical Society on changing the location for the memorial which has a large footprint and would take up too much of the most used park in town. They are looking to redevelop on the east side of the river by the gazebo & frog stature.

Tillman stated the idea is well received –but grossly oversized and takes up too much of the park. It would be a disservice to citizens to build it in current location choice.

The Mayor asked if we have another location.

Ald. O'Brien asked Tillman if he was speaking for all of Park District.

Tillman responded that it was his personal opinion –the current option takes up too much grassy area, but the idea for the memorial is great and very popular.

Bill McGrath mentioned there is a lot of passion behind this project. Many questions need to be addressed such as: Will it be a national tourist attraction or Local-historical? There will need to be building permits, HVAC will be needed, many citizen needs need to be thought of.

Allsion stated there is a need for the City and Park District to partner and work together to keep the discussion going.

Ald. O'Brien wants to keep the discussion open and loves the design. He stated we can all be proud of this.

The Mayor asked if we are we ready tonight to make any decisions or should we continue onto another meeting.

Allison asked if we could get an agreement on location.

The Mayor asked if we do have a drawing to view.

Bill McGrath stated he thought we might be premature on this discussion at this time. He thought it better to get the Flag Day people here and meet with the two bodies as a whole to brainstorm then.

Tillman said he would like to see a presentation to come up with placement size.

Ald. Chanzit voiced he thinks these are innovative exciting ideas for the monument.

Maintenance costs should be thought of? How many bathrooms will be needed? There will be thousands of visitors.

The Mayor mentioned we should put something on the agenda for a couple months away.

Allsion stated she is excited to coordinate and work with Laura Newman on this project.

The Mayor asked do we want to set a tentative date to re-discuss this.

Ald. Chanzit suggested the 1st COW in Sept, or the meeting on Sept 6th.

Ald. Brown stated he would like a definite idea by then of who will be the developer?

P Callhan mentioned the Sept 6th date is good.

The Mayor wanted to point out he had attended three of the Batavia class reunions in the last few months. Many former residents/students mentioned downtown used to be trashy and now it's like a garden right in the center of town by the river and these Batavia Alumni were very impressed. He also mentioned that building the Flag Day Memorial will add to how great it is downtown.

Sept 6th is set to meet for another conversation on these topics.

Mayor called to adjourn Park District Workshop

Adjournment of Workshop: 7:10pm

Motion by Ald Brown. , seconded by Ald. O'Brien , to adjourn Park District Workshop

Motion Carried for voice vote 12 yea/ 0 nay/ 2 absent

1. CC MEETING CALLED TO ORDER by Mayor Schielke 7:32 p.m.

2. INVOCATION followed by **PLEDGE OF ALLEGIANCE** led by Ald. Russotto

3. ROLL CALL: 13 of 14 aldermen were present.

Aldermen (by ward): Michael O'Brien (1), Carl Fischer (1), Martin Callahan (2), Alan Wolff (2), Kyle Hohmann (3), Dan Chanzit (3), Susan Stark (4), Paula Mueller (4), Kevin Botterman(5),

Lucy Thelin Atac (5), Michael Russotto(6) Drew McFadden (7), and David Brown (7) were present. Nicholas Cerone (6) arriving at 8pm.

Also present were BATV and members of the press, public and the following:

City Administrator	William McGrath
City Administrator	Laura Newman
City Attorney	Roman Seckel
Deputy City Clerk	Christine Simkins
Community Development Director	Scott Buening
Finance Director	Peggy Colby
Fire Chief	Randy Deicke
Police Chief	Gary Schira
Public Works Director	Gary Holm

4. ITEMS REMOVED/ADDED/CHANGED

None

5. CONSENT AGENDA

Accept and Place on File:

- A. Committee of the Whole Minutes for [June 21, 2016](#)
- B. June 2016 Building Report
- C. Historic Preservation Commission Minutes for [June 13 and June 27, 2016](#)
- D. Washington-Wilson TIF 5 Eligibility Findings (Chris Aiston 7/6/16 COW 7/12/16 12/0)

Approvals:

- E. July 15, 2016 Payroll \$786,132.29
- F. [Accounts Payable Check Register](#) \$3,529,720.76
- G. City Council Minutes for July 5, 2016
- H. **APPROVAL:** Water Street Studios/BEI Loan Forgiveness Year 7 (Peggy Colby 7/6/16 COW 7/12/16 12/0) GS
- I. **APPROVAL:** Class B-5 Liquor License The Pride of Batavia (BP Amoco)(Chief Schira 6/30/16 COW 7/12/16 12/0) GS
- J. **RESOLUTION 16-60-R:** Authorizing Agreement with Thorne Electric Inc. for 1801 Suncast Lane (Mustafa Kahvedzic 7/1/16 COW 7/12/16 12/0) PU
- K. **ORDINANCE 16-39:** Amending Title 8 of the Batavia Municipal Code regarding Electric Rates And Metering (Peggy Colby 7/6/16 COW 7/12/16 12/0) PU

Motion by Ald. Atec, seconded by Ald. Fisher , to approve the Consent Agenda as presented. Motion Carried 13 yea/ 0 nay/ 1 absent

6. MATTERS FROM THE PUBLIC: (For Items NOT on the Agenda)

None

7. MAINSTREET MINUTE

Jamie Saam spoke on how it was packed downtown for the Farmers market 8-12 Sat with about 2500 every weekend. They are now accepting SNAP and food stamps. Since June had \$600 in SNAP purchases have been made. The Farmers Market has also received a grant to match and double coupons. \$200 has been purchased in the match program for fruits and vegetables thus far. These programs make local fresh food accessible to everyone in our community. There have been tons volunteers 200+ hours donated by 75 people. Jamie wanted to encourage all to volunteer.

Cocktails in the Park turned out to be a fantastic evening with great weather, Jamie mentioned.

This is Main St.'s annual fundraiser and they had a \$15,000 goal this year. Jamie said by looking at numbers so far they have roughly \$20,000 received from this event. That money they received will be re-invested in downtown Batavia for events such as Batfest, the farmers market and helping local businesses. Main St. is having its annual Block Party Sept 4th featuring Dick Diamond and the Dusters. There will be a Car show and \$3 tasters from local restaurants, and the popular event, Pie in the Face. Sept 25th will be the House Swap from 11-4pm. Tickets are on sale now. On July 28th there will be a blood drive for Heartland Blood Center, please sign up.

Jamie then turned over the discussion to Abby Beck, who is the manager of the Farmers market and is in charge of the Green Fair on Fox.

Abby mentioned there have been 23 scans on the walk signs since these signs were put up. Change 1 campaign is the theme of the Green Fair on Aug 13th and they are excited and working on motivating residents to change one thing about their lives. Abby said small things add up to make a big impact when we all do this together. There will be 55 vendors at the fair this year. Bicycle swap sponsored by the Bicycle Commission, the Clothes Swap with proceeds going to the Clothes Closet. There will also be amphibians & reptiles to see.

The Mayor said he wanted to say thank you for all the Environmental Committee does.

8. OATH: Swear in Police Officer Lawrence Hill

Chief Schira spoke about new Batavia officer, Larry Hill who grew up in Evergreen Park and now lives in Chicago. Larry was employed with the Chicago Police Dept. for 10 years. Larry is already a certified police officer, so no training will be need. Chief Schira said Batavia PD is happy to have him.

The Mayor swears in Lawrence Hill.

9. PRESENTATION: Lifesaving Award 5 Bat Police officers

Illinois Association of Police nominated five of Batavia's Police: Justin Howe, Eric Blowers, Pottoff, Erica Stover and Mark Sorem who couldn't attend this evening. Chief Black VP of the IL Assoc of Police, who is a resident of Batavia, presented the awards.

On July 14, 2015 police dispatch received a call to the 300 block of Walnut St in Batavia for a call on a suicidal man with a possible gun. After securing the area, Officer Howe immediately worked to develop a trust with the man. Officer Howe learned the man was despondent over a failed relationship and was depressed, but stated he wasn't going to harm himself. The officer also managed to talk the man into turning his firearm over, which turned out to be a bee bee gun. After clearing the area the officers called the subjects parents and requested they follow up with their son.

45 min after the initial call a second call came through 911 and the same man was then expressing suicidal thoughts and expressing suicide by cop ideas. All officers responded and took tactical positions on arrival. The parents of the subject had called and stated their son had a knife and was on his way home. The officers saw the subject in his Ford Focus turning into parking lot. All officers took position around car. Officer Howe made contact with the subject and calmly spoke with the man. Due to his strong communication skills in 20 minutes the subject turned himself in and was taken into custody peacefully without incident. He was then transferred to the hospital.

10. RECOGNITION: Battalion Chief Robert "Jami" White.

Chief Diecke spoke of Jami White who is retiring after 36 years at the City of Batavia.- Jami stated in 1980 as a paid call Firefighter. In 1992 he went full time and in 2006 he was promoted to Lieutenant. In 2012 Jami was promoted to Battalion Chief. Chief Diecke stated Jami has been a valuable employee and a friend to all on Fire Department. Chief stated on behalf of BFD he wanted to say thank you for all his years of service.

Mayor spoke on how he has known Jami a very long time. One memory came to mind involving an elderly resident who had health problems had called 911 many times. The Mayor had spoke with this resident who wanted to tell him she loved our Fire Department and especially Jami, because he had a great bedside manner.

Mayor presented Jamie with a plaque and a future street sign in his name.

Jamie spoke wanted to thank the City, his fellow employees and his family.

11. OATH: John Lucas

Chief Diecke spoke of John Lucas who in 2006 became a City Firefighter full time. In 2013 he became Lieutenant.

The Mayor swears in John Lucas to the position of Battalion Chief for the Fire Department.

12. OATH: Steven Smit

Chief Diecke spoke of Steven Smit who started with the Fire Department in 2003.

Mayor swears in Steven Smit as Lieutenant for the Fire Department.

13. RECOGNITION: John Dillon

Gary Holm spoke of what a dedicated employee John Dillon has been and of all the accomplishments in Water Department that have been made because of his hard work. John is also involved with numerous charities and churches in the community. He has spent countless hours at the Batavia Library on his own time researching to help the City's Water Dept. Gary stated as a supervisor John was an ideal employee and he will be greatly missed after 37 years in the Water Dept.

The Mayor spoke about when John started working at the City after high school.

During Johns career he has researched modernized our City's' water system to one of the best in Northern IL. He has been very dedicated to our city. All work has flowed seamlessly under John's direction.

The Mayor then presents John Dillon Dr. street sign to be used in the City.

John Dillon's thanked the Mayor and read a speech:

First of all congratulations to the Police and Firefighters who are on-hand tonight. It is an honor to be recognized on the same evening as these individuals. I can tell you during my long career with the City of Batavia that each of the departments has mutual respect for one another and is always willing to lend a hand and offer support whenever needed. I want to personally congratulate one of my best friends, Battalion Chief Jami White, on his recent retirement. Jami and I have been friends since our high school days and were former roommates when he and I served together as paid on call firemen back in the early 1980's. ~~Apparently, he and I may both have some extra time to spend this year on our annual August motorcycle trip. Of course we still need to figure out where we're going.~~

As has been mentioned I have decided to retire from the City of Batavia effective July 29, 2016. This was not an easy decision, but I felt that now was the right time for me to move on to the next stage of my life. I want to take time to enjoy my family and do some traveling while continuing with my passion for volunteering in our community. I hope to also stay involved within the water works industry, both regionally, and at the State level, on a variety of committees.

These last 36+ years have been a wonderful experience for me and my wife, Marcy. I want to thank the Citizens of Batavia, for whom I have always had the utmost respect; the elected officials for your dedication and on-going support; the City's department heads and supervisory staff for your support and guidance and especially my co-workers who have been so reliable and dedicated during the good times and the crisis moments. The men and women at Batavia Public Works today, and those that mentored me as a young man, have always been truly committed to working for the betterment of our community. Throughout my career I have often bragged to my constituents about the excellent crew I have had the good fortune to work with and I truly appreciate everything they have done to make my job so much easier and enjoyable. I also want to thank my family for their support and especially my wife Marcy who has been a huge supporter and sounding board for me during the past 30 years.

The opportunities that have been provided to me by the City of Batavia have led to a rewarding and fulfilling career and, in hindsight; I don't think I could have chosen a better profession or community to work for. I am looking forward to continuing my employment with the City on a part-time basis as we work together to continue making improvements to the Government Center infrastructure and in any other way I can be of assistance to the community.

Thank-you from the bottom of my heart.

14. PRESENTATION: Innovation Center FV

Britta Mckenna spoke that she is glad to be back. Britta has been at the Math and Science Academy for 3 years, the Aurora campus. Steve Chen, alumni of IMSA and co-founder of U-Tube gifted IMSA 1 million with the challenge to raise another million. This gifts purpose was to collaborate with the community. Britta came up with IN2 which stands for Innovation and Inquiry. The 2 stands for the sophomores, juniors & seniors at IMSA. This is a large collaboration of 6400 sq ft. right to left inside front door which has resident offices, a learning lab and small conference rooms. People can try tech before buying it. An idea barista right inside the front door, will great you. People can sign up to idea wall or mentor students. They will have 3d printers, makers camps, a maker lounge, and emerging technology from student projects. This will hopefully to be a catalyst for teaching and learning throughout state. The ecosystem of Imsa is connected throughout IL, including higher education for Fermi lab, Argon, Incubator spaced. Britta and students visited Silicon Valley and then went to Boston and Harvard. Also they got ideas from Caterpillar and the University of IL. Memberships will be available. No funding is needed for IN2.

Britta asked “Why is innovation important to Batavia?” The idea is to promote job growth and promote young talents with ideas that they don’t know what to do with. Keep up with latest trends. Work on problems together. Connect local cities and people. IN2 is similar as being a member of chamber of commerce. Work on regional problems together. Britta thanked everyone and stated they will be open after Labor Day.

The Mayor thanked Britta for speaking.

16. ADMINISTRATOR’S REPORT – City Administrator Bill McGrath

Bill McGrath stated the brush pick up is July 18th eastside August 8th eastside We had a 1 N. Washington meeting at the COW about details about finances. Thursday morning there will be a development meeting with staff current owners to discuss auction items with the church members. We are looking at the temporary parking situation. We will also discuss land acquisition. Peggy will working on bond issues. Main St. will be having the Farmers Market this Saturday. We will also be meeting with Batavia Enterprises and reviewing documents in regards to Blue Goose to make sure all is in line for that project.

Laura is in transition for my position and working on overall health insurance. She has also had meetings with Gary and they will be traveling to New York to NIMPA about possibly refinancing and hopefully saving considerable funds for the City.

COMMITTEE REPORTS

Community Development Committee- Ald. Brown

The Community Development Committee will meet in the Committee of the Whole on July 19 7:30pm. The Plan Commission Scheduled for at 7:30 p.m. The Historic Preservation Commission will meet on July at 5:30 p.m.

Ald, Brown mentioned at the last COW meeting there was a nice presentation on 1 N. Washington.

Government Services Committee- Ald. Atac

COW July 1 N. Washington Place agreement strategic planning meeting.

City Services Committee – Ald. Wolff

The City Services Committee July 26 contract registrations.

Public Utilities – Ald. O’Brien

The Public Utilities Committee

18. OTHER BUSINESS:

Ald. Brown mentioned the Water Treatment Plant tour was very informative.

Ald. Botterman would like a presentation on prairie state to hear an update.

19. MAYORS REPORT

The Mayor attended a panel discussion with all regional mayors at DePaul University. The builders and developers in the Chicago region are noticing and asking about all our renovations in Batavia and ask why there? Batavia has many older homes built by good Scandinavian craftsman and have lasted. But also the biggest selling point for the Batavia market is the school system they move here for the schools. They Mayor said he has spoke with many new residents at various city events. All have answered that it is the school system that brought them to Batavia. Then there is a boom on the grandparents of these new students moving to town as well. The Mayor stated he comes out those meetings thankful of what we have in our town and for the positive things happening.

20. EXECUTIVE SESSION

Land Acquisition

**Motion by Ald. Brown. , seconded by Ald. O'Brien, to go to Executive Session
Motion Carried for 14 yea/ 0 nay/ 0 absent**

21. ADJOURNMENT 9:05p.m.

Motion to adjourn by Ald. Brown, seconded by Ald. O'Brien Motion passed by voice vote.

Minutes prepared and submitted by,
Christine Simkins
Deputy City Clerk

CITY OF BATAVIA
MINUTES OF THE BATAVIA CITY COUNCIL
October 3, 2016 at 7:30 p.m. - City Council Chambers
100 N. Island Ave. Batavia, Illinois

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. Minutes 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. Any references to discussion and /or statements are only to provide greater clarity to the public and they may not reference all, some, or any of an individual speaker's comments.

1. CC MEETING CALLED TO ORDER by Mayor 7:30 p.m.

2. INVOCATION FOLLOWED BY PLEDGE OF ALLEGIANCE led by Ald. Russotto

3. ROLL CALL: of 11 aldermen were present.

Aldermen (by ward): Martin Callahan (2) Alan Wolff (2), Dan Chanzit (3), Susan Stark (4) Paula Mueller (4), Kevin Botterman(5), Lucy Thelin Atac (5), Michael Russotto(6, Nicholas Cerone (6), David Brown (7) Drew McFadden (7) were present. Carl Fischer (1), Michael O'Brien (1), and Kyle Hohmann (3) were absent.

Also present were BATV and members of the press, public and the following:

City Administrator	Laura Newman
City Attorney	Roman Seckel
Deputy City Clerk	Christine Simkins
Fire Chief	Randy Deicke
Police Chief	Gary Schira
Finance Director	Peggy Colby

4. ITEMS REMOVED/ADDED/CHANGED

Accept letter of resignation for Ald. Fischer

5. CONSENT AGENDA

ACCEPT AND PLACE ON FILE:

- a. August 2016 Financials

APPROVALS:

- b. September 23, 2016 Payroll \$769,245.34
- c. Accounts Payable Check Register: \$1,771,792.28
- d. Resolution 16-82-R Amending Professional Services Agreement

Motion by Ald. Atac, seconded by Ald. McFadden, to approve the Consent Agenda as presented. Motion Carried 11 yea/ 0 nay/ 3 absent

6. MATTERS FROM THE PUBLIC: (For Items NOT on the Agenda)
None

7. CHAMBER OF COMMERCE

Holly Deitchman thanked City staff and Shodeen for having a panel discussion for businesses affected by the 1. N Washington Project on Sept. 16th.

On Oct 7 at 11 E. Wilson 3 pm there will be a Ribbon Cutting : Buddha, Gandhi and Me. Oct 7th at 4 pm Prairie Wellness ribbon cutting grand re-opening moved downstairs same location.

Oct. 10th 4:30pm Edward Jones 812 N Randall Rd 5 year Anniversary and Ribbon Cutting.

Oct 11 11:30-2pm Women in Business Luncheon–Speaker Molly Rudberg-Leshnock on “From the Yoga Mat to the Corner Office.” At Mill Creek Gold Club.

Oct 12 5-7 pm National Credit Union Day. Batavia Chamber is partnering with Aurora Regional Chamber for Business after Hours. Earth Movers Credit Union Orchard Rd. North Aurora.

Oct 13th Fall into Business 11-3pm Villa Olivia Country Club in Bartlett.

Oct 13 1:30 pm Ribbon Cutting 501 W. Fabyan Pkwy - new location Pro Force Training

Oct 17 10:45-12pm Greater Oakbrook Business Leaders Fall Speaker Series. Gov. Bruce Rauner And US Rep Peter Roskam speaking at the College of Dupage.

Oct 19 4-6pm Multi-Chamber Networking-It! Event at K. Hollis Jewelers 147 S Randall Rd.

Oct. 25th 3-4:30 pm Speaker Jim Rodgers “Running the Gauntlet” at Batavia City Council Chambers.

Oct. 28th 10-11am a Ribbon Cutting Ceremony at Sports Clips 2987 Kirk Rd.

To register for any of these events call the Chamber 630-879-7134 or website: www.bataviachamber.org

Holly then introduced Jason Kapus with Aqua Duct Services.

Jason thanked the Council and stated he is one of the owners of Aqua Duct Services. They are a company that prides themselves in an honest trustworthy approach to business. The business was founded in 2010 and became a corporation in 2013. Between the owners and staff they hold 23 years experience in plumbing services working in homes and businesses. Aqua Duct is a 24/7 business located at 837 E Wilson St. They have grown since starting business with 1st year bringing in \$100,000 and this year projecting up to \$350,000. They won the 2016 Expertise Award as one of the best in the Chicago land area out of 950 other businesses. Aqua Duct also is involved and gives back to the community by supporting food & toy drives and re-investing profits in other City establishments.

The Mayor stated he is very happy to have their business in town and thanked Jason for speaking.

8. ADMINISTRATOR'S REPORT – City Administrator Laura Newman

Laura stated she had just come back from a public utilities class at the University of Wisconsin-Madison. Rahat Bari also attended. This course was very informative and included 28 hours instruction in public utilities. This included information on rate structuring, transmission, renewable energy and distribution. Laura mentioned this was a very valuable course and left with a positive impression.

Laura then mentioned she met with Main St when she arrived back and was notified that Main St. has received a donation of \$25,000 from a donor to use for project for Main St. as well as Main St. will match these funds with their own \$25,000. One of the ideas is to use these funds for the Way Finding, and the use of the Way Finding signs. They would like to begin discussions on possibly combining with the branding initiative and have a crossover.

Ald. McFadden stated he is hesitant to combine at this time as then would then be too big of an animal. He feels we should work on the branding now with the Way Finding to follow.

Ald. Stark feels this would be putting the cart before the horse. We want to have our branding locked down first.

Ald. Atac asked if this was a two year time frame.

Laura stated yes- two year branding first or second quarter of next year, to follow with the Way Finding.

Ald. McFadden mentioned he feels we are working with two different skill sets here.

Laura mentioned the dangerous conditions brought up at the last meeting has been addressed by public works. They are addressing the sidewalk repair of bricks on Batavia Ave. The railing on N. Batavia Ave is scheduled to be fixed.

The Mayor asked if there was an update on the Braeburn Marsh.

Laura stated no update on the marsh at this time.

Mayor stated he had thought it was scheduled for the end of October, but is very concerned it is a very serious fire hazard. There is 2-3 years of overgrowth and there was a serious fire last November that was stopped just in time. Part of the area is maintained by Kane County and we need to have a conversation with Kane County on this. Kane County is under financial restraints.

Laura said this is a priority project for public works and Rahat has been working on this.

Ald. Brown stated he would like to discuss at the COW meeting Oct 4th that money donated for the sculpture on the bridge by the Linea Trust. This is a great opportunity to fill one of the two empty pods.

Mayor stated he thinks this would be a great opportunity and offer and would save money for the taxpayers.

Ald. Stark stated that Gary Holm had spoke at the council about the Braeburn Marsh and how they are trying to coordinate with the County to save money by using the same contractor for this project.

9. COMMITTEE REPORTS

Community Development Committee- Ald. Brown

Ord. 16-60 and Res 16-81 regarding 2400 Hawks Dr.
They will discuss video gaming and possibly televising the COW meetings.
The Plan Committee meeting has been cancelled.

Government Services Committee- Ald. Atac

Nothing on the agenda

City Services Committee – Ald. Wolff

Discussion on televising the COW & Plan Commission meetings

Public Utilities – Ald. O'Brien

Nothing to report

10. OTHER BUSINESS:

Ald. Callahan mentioned he and the other aldermen have been approached on modifying the overnight parking ban. Many families have extended family and adult children living at home and there is a problem with extra parking.

Ald. McFadden stated he would agree to looking into this as well.

Ald. Brown stated we need to give all staff that would be involved time to work on this first.

Ald. Atac mentioned this is worth discussing.

Ald. Chanzit stated he would like to hear if there have been any changes or modifications that can be made on this topic.

Mayor stated other cities have opted to send a bill every month for parking on the street. We could look into how they handle this.

Ald. Chanzit stated there is also a safety concern with this matter.

Ald. Callahan stated there are pros and cons to changing the ordinance. There are the safety concerns and traffic pattern changes as well. But we need to update and modernize our ordinances from time to time.

11. MAYOR'S REPORT

The Mayor read Alderman Fischer's (1st Ward) letter of resignation effective immediately- as he has moved out of state. The Mayor stated we were very lucky to have had Ald. Fischer serve our community.

The Mayor then asked for a motion to accept the resignation.

**Motion by Ald. Atac, seconded by Ald. Brown, to accept the resignation of Ald. Fischer.
Motion Carried 9 yea/ 2 nay/ 3 absent**

The Mayor proposes a public notice for any resident of the 1st ward to send applications to City Hall addressed to the Mayor by Oct 18th. On that night we will have an interview and Council will make a decision and swear in a new Alderman. The 1st council meeting in November this Alderman will be able to serve at that meeting.

Ald. Cerone mentioned they would have to specify a 2 year or 4 year term in the next election.

Ald. Wolff stated yes they will have to specify this, as has happened in the past they choose which term when they choose to run for office.

The Mayor mentioned at the monthly Mayors Meeting at the county he had a side bar conversation on increasing salaries for public officials. The Mayor said he found it amusing because the other cities were looking into how they could increase their salaries. The Mayor stated we haven't raised our City Council salaries since 2007, which is going on 8 years. The Mayor stated because of elections and timing no one on City Council will be eligible until 2021 for a raise. He said he just wanted to share as this is not something any of us on City Council are doing this for- the money; we are serving for other reasons.

The Mayor stated that at the Chicago Metropolitan Mayors Caucus in Oakbrook a few weeks ago the folks running the Constitutional Amendment change to put a lockbox to stop moving transportation funds from one account to another were there. This group wants to keep funds for what it was originally intended to be used for. There is big money involved here in transportation such as motor fuel. These people have a star studded political team to get this constitutional amendment on ballot and passed.

One of the attending mayors stated this worries him as the state of IL has serious problems already with debt- what stops them then from going after other funds? Probably the easiest of these funds they could go to next would be the LGDF. The LGDF is the state's contribution to municipalities. The percentage of the LGDF was 12% and has gone down to 10% or possibly now as low as 6% at this time.

The Mayors caucus took no action to vote for or against this with concern it would be possibly shooting us in the foot, as passing this lockbox action could lead to others.

They also spoke on the current status of elections in state of IL and the inability to budget and existing deficits and lack of revenue even after this election. The prediction in the room is after Jan 1st the politicians should have concern as this next year will be one of the most challenging years yet for the state of IL. At the end of day all of the mayors in attendance left concerned and

wondering about their city's future budgets. The Mayor checked with Peggy and staff and we are doing fine as far as finances, we have done a good job of running the budget. But it is predicted all cities will have challenges as far as paying for stuff and funding things. Mayors asked Peggy how much our distributing fund is now from the state.

Peggy said it is 2 ½ million at this time.

The Mayor stated if they take that away from us it wouldn't put us out of business, but would certainly be difficult on us.

Peggy stated these funds from the state are 10% of our budget.

Mayor stated he wanted to put this out there as we begin looking at the budget for next year. He also said to keep in mind next year it is anticipated the State will come up with new taxes to offset if this passes. Some cities are highly dependent on state funds and this may put them out of business.

Then they reviewed the electrical situation in state of IL. Mayor stated as we are involved in Prairie State, and not happy with that. The state is faced now with what is going on with Comed and the electric suppliers. They have hired a star studded team of lawyers to get involved and go to Springfield. They are asking for a significant increase in the cost of transmission and distribution of electric. This will affect those outside of Batavia who have Comed services. Exelon have planned to shut down two nuclear reactors in IL. This will cause a supply and demand issue which will make the price of electric will go up significantly.

In our budget process next year we need to be prepared and have honest conversation about the possible delay of state funds, which we have no control of. Other cities may be hard to keep head above water.

The Mayor said he has never seen anything like this in all his years in office and is worried about the future of IL cities. Mayor mentioned though Batavia is standing tall financial arena compared to other cities we must be cautious on future spending.

12. ADJOURNMENT 8:30 p.m.

Motion to adjourn by Ald. Brown, seconded by Ald. Russotto, motion passed by voice vote.

Minutes prepared and submitted by,
Christine Simkins
Deputy City Clerk



Proclamation

Celebrating the 40th Anniversary
of the
Fox Valley Special Recreation Association

WHEREAS, the Fox Valley Special Recreation Association (FVSRA) was formed in 1976 to serve the residents with disabilities from Fox Valley, St. Charles and Geneva Park Districts; and

WHEREAS, in recognizing the need to serve all of their residents and seeing the success of FVSRA, the Batavia, Oswegoland, Sugar Grove Park Districts and Village of South Elgin Parks and Recreation Department joined FVSRA; and

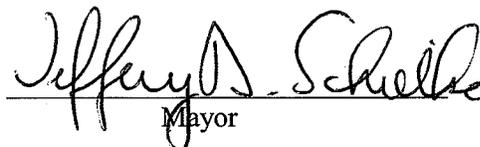
WHEREAS, over the past 40 years, FVSRA has provided year round recreation opportunities for residents of all ages and abilities so that they may develop friendships, increase leisure skills, enhance self-esteem, improve overall fitness and experience active lifestyles; and

WHEREAS, over the past 40 years, FVSRA has grown from offering one program to providing comprehensive recreation and leisure services for more than 27,000 registrants.

THEREFORE, LET IT BE RESOLVED, that the City of Batavia honors the Fox Valley Special Recreation Association for their 40th Anniversary and their leadership and commitment to the recreational needs of individuals with disabilities in Aurora, Batavia, Geneva, Montgomery, North Aurora, Oswego, St. Charles, South Elgin and Sugar Grove.

NOW, THEREFORE, I, Jeffery D. Schielke, Mayor of the City of Batavia, Illinois, do hereby congratulate **Fox Valley Special Recreation Association** on 40 years of service in providing recreation programs to enrich the lives of individuals with special needs.

Approved this 17th day of October in the year 2016.


Mayor



Proclamation

WHEREAS, FlagSource is a 4th generation, family-owned manufacturer located in Batavia and operated with a commitment to quality, growth, and integrity; and

WHEREAS, Janice Christiansen, President of FlagSource, has a reputation for leadership, is the 1st woman chair of the Illinois Manufacturers Association, the only woman president of a full line flag/banner company in the US, is responsible for the company becoming a Woman certified WBE and ISO9001/2000 registered company, has served on both the Batavia and St. Charles Chamber Board of Directors, and Janice serves on the Education Foundation Board of the Illinois Manufacturers Association which gives scholarship funds to schools for manufacturing students; and

WHEREAS, Jon Christiansen, COO & VP of Operations, is a member of the Valley Industrial Association Board of Directors and Workforce Investment Board of Directors; and

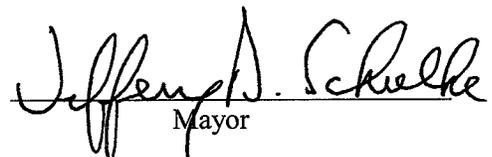
WHEREAS, Spencer Christiansen, VP Sales, is a member of the National Independent Flag Dealers Association; and

WHEREAS, the Company holds memberships in several business organizations, has a keen focus on technology and innovations, and demonstrated commitment to “pay it forward” to the local community and smaller companies in the manufacturing supply chain.

WHEREAS, the Company played a large role in the success of the celebration of the 100th Anniversary of Flag Day in Batavia in 2016 conducting tours that were open to the public, donated flags that were then sold to raise funds for the Flag Day monument fund in Batavia, conducted tours each year for 3rd graders in the Batavia School District and provided flags for many community events.

THEREFORE, LET IT BE RESOLVED, I, Jeffery D. Schielke, Mayor, and the City Council of the City of Batavia, Illinois, do hereby congratulate FlagSource and J.C. Schultz Enterprises, Incorporated as the 2016 Kane County Manufacture of the Year.

Approved this 17th day of October in the year 2016.


Mayor



Proclamation

COMMEMORATING WAUBONSEE COMMUNITY COLLEGE'S 50TH ANNIVERSARY

WHEREAS, Community College District 516, Waubonsee Community College (W.C.C.), was approved by voters in 1966 and accepted into the American Association of Junior Colleges in 1967; and

WHEREAS, W.C.C., with the governance of the WCC Board of Trustees, has for 50 years served more than 290,000 students; and

WHEREAS, W.C.C. since the first day of class in September 1967 has continually provided to a steadily increasing student population higher educational opportunities; occupational programs, community education, workforce and economic development opportunities that add to our area economy; and

WHEREAS, W.C.C. acknowledges that quality education is not acquired in the classroom alone, but also by being exposed to cultural offerings and installing a civic responsibility; and

WHEREAS, the district offers educational opportunities at affordable tuition rates for all residents of Community College District 516, from associate's degrees to certificate programs to adult education, lifelong learning and dual credit options in high school—and whose students range in age from 17 to 90 and who come from all backgrounds and all walks of life; and

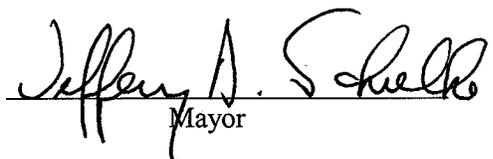
WHEREAS, the college is setting a strong path for their next 50 years serving 22 municipalities and has grown from one campus to four; and

WHEREAS, it is fitting that we should join in this expression of our pride and appreciation for the many civic and economic benefits that our community has enjoyed over the years and the years to come because of the growth and prosperity of W.C.C.

RESOLVED, the City Council wishes to recognize Waubonsee Community College's students, faculty, staff, alumni and friends of the college on its 50th Anniversary. The City of Batavia City Council encourages our community and its local businesses to demonstrate their support for all members of the College in recognition of their 50th Anniversary.

NOW THEREFORE, I, Jeffery D. Schielke, Mayor, and the City Council of the City of Batavia, Illinois, do hereby urge all citizens to join us in recognizing the tremendous influence of the Waubonsee Community College has had since opening in 1967 giving easy access to the residents of Community College District 516, and the opportunity to pursue and enjoy higher education, continuing education, and training, thus improving our quality of life.

Approved this 17th day of October in the year 2016.


Mayor

CITY OF BATAVIA

TO: Jeffery D. Schielke, Mayor

FROM: Randy Deicke, Fire Chief

DATE: October 11, 2016

RE: Swearing in of Lieutenant Gregory Stoffel

Please perform the swearing in ceremony for Lieutenant Gregory Stoffel at the City Council meeting on October 17, 2016. The Fire and Police Commissioners promoted Gregory Stoffel at their meeting on October 4, 2016, with an effective date of October 13, 2016. He is the top candidate on the Lieutenant List. The position has become available due to the retirement of a lieutenant.

Gregory Stoffel was hired as a full-time firefighter on March 31, 1997. Greg is a certified Firefighter III, EMT, Fire Officer I, and Fireground Officer. He also holds numerous certifications in Hazardous Materials and Rescue.

For any further information, questions, etc., please do not hesitate to contact me.

RD/cjc

cc: City Council
Laura Newman, City Administrator
Christine Simkins, Deputy City Clerk
Wendy Bednarek, Human Resource Director

CITY OF BATAVIA

DATE: September 28, 2016
TO: Committee of the Whole
FROM: Joel Strassman, Planning and Zoning Officer
SUBJECT: Windmill Manor Apartments, 2400 Hawks Drive (formerly South Drive)

- **Ordinance 16-60:** Amendment to the Zoning Map for a Planned Development Overlay
- **Resolution 16-81-R:** Approving a Final Plat of Subdivision for Windmill Manor
JNP Batavia, LP, applicant

Summary: Approval of a planned development (PD) and final plat of subdivision for Windmill Manor Apartments at 2400 Hawks (formerly South) Drive.

Background: The 2011 approvals of Ordinances 11-08 and 11-09 annexed and zoned the 4.5 acre property located at 2400 Hawks Drive as R5 Multi-Family High Density to allow an 80 unit multi-family building for residents 55 years and older to be built using the Illinois Housing Development Authority's Affordable Housing Tax Credit program. The annexation included approval of a planned development and preliminary plat of subdivision providing relief to certain City Code requirements. The planned development approval specified the need for final approval.

Approval of attached Ordinance 16-60 and Resolution 16-81-R, along with the Plan Commission's action on Design Review, would complete the entitlement process. While the 2011 annexation did not include site or building plans, the current site and building plans are consistent with the concepts presented to the City Council in 2011, and follow the Code relief granted to allow fewer dwelling units that required for a property of this size in the R5 District, omit the 3rd floor building step-back, and included language to accommodate fewer parking spaces than required and omit required school land-cash donation and impact fee due to the age restriction.

The current PD seeks additional Zoning Code relief to omit the requirement for 25% enclosed parking and to allow a building height of 47 feet (45 feet is the R5 maximum). The increased building height would not result in a building having a greater basement to roof height; this request would allow for changes in site grading that may affect the calculated building height needed through final engineering. The final plat of subdivision seeks relief from the maximum 4:1 slope to allow a 3:1 slope along the south and west property lines to navigate the site's challenged topography and to allow for a berm to provide screening to the residents to the southwest. For a complete description and analysis of the proposal, please see the [staff memorandum to the Plan Commission](#).

Plan Commission Review Action: At the September 21st hearing, two (2) neighboring residents addressed the Commission with questions on the affect on the McKee Tributary property, site lighting, and screening to the residents to the southwest. The applicant's engineer noted that water from the site would be directed to the McKee Tributary. Staff added that the McKee Tributary property was annexed to the City and developed as a detention facility in part to provide detention for eventual development of several properties in the area including the subject property. The applicant noted that light levels would be reduced to zero foot candles at the south and west property lines and the Commission added that light poles would be relatively low, with an overall height of 14.5 feet. The applicant's landscape architect showed perspective drawings of the screening effect of the perimeter berms with landscaping added.

The Commission requested that an additional sidewalk from the building to the street be added. The applicant's engineer stated that this can be done by routing the sidewalk through the center parking lot landscape area. The Commission focused on the main building entrance and its lack of prominence. The Commission suggested a taller, more prominent entrance enclosure and larger windows on that portion of the building be considered. The applicant agreed to adjust that part of the building to better emphasize the entrance. The Commission was willing to have staff review and approve that change.

By votes of 6-0, the Commission recommended approval of both the PD and final plat of subdivision, with the specifications and conditions as listed in attached Ordinance 16-60 and Resolution 16-81-R. The Commission also approved Design Review (6-0) subject to City Council approval of the planned development, and to allow minor revisions to site conditions as a result of staff approval of final engineering.

Alternatives: The COW can recommend approval of the Ordinance as presented, add or remove approval conditions, recommend denial, or continue its review with direction to staff for revisions.

- **Pros:** Approval of Ordinance 16-60 and Resolution 16-81-R would allow for the submission and issuance of building permits to develop the site containing the building and use contemplated with the 2011 annexation of the property.
- **Cons:** Not approving Ordinance 16-60 and Resolution 16-81-R will force the property to remain unimproved until another developer can propose a building use consistent with the 2011 annexation and approvals. Denial may jeopardize tax credits for an affordable senior development at this location.
- **Budget Impact:** The City will realize building permit revenues as part of the construction process. After completion, the City will realize property tax and utility revenues. The City will also realize additional State per capita taxes once the City population increase is determined by a decennial or special census. The City will also incur the usual expenses of serving residential properties that were also considered with the City's actions on this property in 2011. With additional residents in close proximity to services and goods on the Randall Road corridor, there may be an increase in sales in these nearby businesses that translates to increased sales tax revenue.
- **Staff Impact:** Staff time has and would be used to complete the entitlement process and throughout the building permit processes. After completion of the project, there would be no more staff time needed than was contemplated when this property was annexed and approved for essentially the same development in 2011.

Timeline for Actions: With COW recommendations for approval of Ordinance 16-60 and Resolution 16-81-R (as presented or with direction for revision), both would be placed on the City Council's agenda for the October 17th meeting.

Staff Recommendations: Attached Ordinance 16-60 and Resolution 16-81-R have been drafted to include the Plan Commission's recommendations. Staff therefore recommends approval of Ordinance 16-60 and Resolution 16-81-R as presented.

Attachments

1. JNB Project Narrative
2. Draft Ordinance 16-60
3. Draft Resolution 16-81-R

c Mayor
Department Heads
Applicant
Media

JNB Batavia, LP Narrative and Responses to Comprehensive Plan Goals and Zoning Standards

Project Information

Project Name: Windmill Manor Apartments- Batavia
Project Location: 1500 South Drive, Batavia, Kane County, Illinois
Owner: JNB Batavia, LP
Phone: 773-968-9590-Chris Tritsis (or 563-505-5611- James Bergman)
Email: tritsis@cubitdevelopmentgroup.com (or jim@jnbice.com)
Address: 20 Sandstone Court, LeClaire, IA 52753

Basic Information

Land: Vacant
Site Area: App 4.5 acres, 195,827 SF
Current Zoning: Zoned R-5
Proposed Zoning: R-5 with a PUD overlay and Design Review Approval

Introduction to Project

Windmill Manor Apartments is a proposed mixed-income, 80-unit (plus one manager unit), new construction three-story elevator development for seniors 55 and older to be located in Batavia, Illinois. The project will consist of 60 one-bedroom and 20 two-bedroom affordable units of which 72 will be affordable to seniors. The remaining 8 units will be unrestricted to market rate monthly rents. There will be an additional one-bedroom onsite manager's office in the basement.

Windmill Manor Apartments is being designed specifically for the aging population and the building design allows for an abundance of social space. The project will include thousands of square feet of space for: storage (for the building and residents), the onsite manager's unit, several office spaces (maintenance, leasing, etc.), main lobby (with furniture such as couches and tables), a dining room, sitting areas, a community room, an exercise room, a library, a multi-media room, and a community beauty salon, computer room and craft room.

Each spacious unit will have an outdoor balcony, will have wireless internet, and be cable ready. All kitchen appliances will be Energy Star rated and include refrigerator/freezer, microwave, electric range/oven, and dishwasher. The units will have vinyl or laminate flooring in the kitchen and bathroom and wall-to-wall carpet in the living and bedrooms.

The surrounding residential and commercial allows for a generous mix of service and creates a sense of place in which the senior residents may be a part of a neighborhood and have the ability to complete daily service needs within a neighborhood business district.

Proposed Land Use

As part of the Annexation Agreement, dated April 4th, 2011 the vacant land has a zoning of R-5. The project will be age restricted senior Independent living for tenants 55 and older.

Economic Benefits to the City

This development will provide more than 81 eligible voters to the community. These residents will bring the purchasing power to Batavia and will significantly add to the sales tax base as they shop at the local businesses, grocery stores, clothing companies, and other commercial establishments.

Currently the site is vacant land and is not highest and best use for generating real estate tax. The building once completed and fully leased will generate additional property tax. The development will generate various application fees. The building's energy consumption is primarily electric so it will benefit the surplus of electricity the town has invested in. Since the project is age restricted it will not impact the schools, have a lessened impact on parks, water consumption, sewer demands and road usage. Construction of housing brings many economic benefits to a local community, such as increase in jobs. The hard costs to preserve, renovate, and improve the project's housing units is approximately \$12,000,000. This also creates indirect economic benefit as surrounding retail owners will have an increase in customers as various on-site workers will patronize these establishments on a daily basis.

Number of Employees

- **Construction-** The potential direct job creation generated by this project is 5 jobs for every million dollars of construction. This would be equivalent to 90 construction jobs.
- **Permanent-** 1 Full Time Property Manager, 1-part time maintenance person, various part time: accountant, various vendors, providers, etc. that will support this new facility.

Intense Use of Utilities

There will be no intense use of Batavia utilities. Similarly, the project is trying to achieve Enterprise Green which will incorporate energy efficient layout, performance products like closed and open cell spray foam for reduced heat and cooling loads, additional green products and energy saving fixtures.

- **Sewer/Water/Drainage:** The McKee Creek storm water detention already anticipated a development on the site. But since this is a senior project it will utilize less water and sewer than a traditional family project or even a commercial project like a restaurant. That will translate into less washing clothes, less cooking, less toilets flushing, less showering, no pool, etc. Additionally, the units in the building will include nearly all one bathrooms.
- **Electricity-** The project units will include electric heat, air conditioning and appliances, such as, washer/dryer, stove, oven, microwave etc.). These appliances will be Energy Star and high efficiency. Lighting will similarly be either Energy Star fixtures, company fluorescent or all LED. All are designed to incorporate a lower demand on the electrical footprint.
- **Gas-** The building will have central water heat that will be gas and piped to the individual units.

Lastly, Per the MEMO TO: Mayor and City Council dated April 1, 2011, City staff concludes that the proposed change to the requested land use category would not negatively affect the City's ability to provide utilities and services to this and other properties in the City if the property were to be developed under a conforming zoning district as proposed with the Comprehensive Plan Change. This includes emergency response and sanitary sewer. Intensity of potential development and its effect on traffic would be comparable to, or even less than possible with the development potential of community commercial uses and zoning.

Proposed Start of Construction

October 10, 2016

Proposed End of Construction

November 1, 2017

Leasing

August 1, 2017

Comprehensive Plan Use Goals: The following details how the proposed development meets the Comprehensive Plan Land Use Goals Planned Development Standards and Design Review Standards:

COMPREHENSIVE PLAN LAND USE GOALS

Goal 1. Maintain Batavia as an attractive place to live, work, shop and play, with a balance of land uses.

RESPONSE: The proposed use adds to the balance of land uses in Batavia. With the aging population, independent senior housing is necessary to serve the community. Given its location, size and shape, the subject property is not a viable retail site.

Goal 2. Protect and enhance environmentally sensitive and historically significant place.

RESPONSE: This goal is not applicable. The subject property is not environmentally sensitive or historically significant.

Goal 3. Plan land uses to achieve an efficient provision of public facilities and services.

RESPONSE: Adequate sewer and water capacity exists to service this area.

Goal 4. Maintain a diversity of housing types, prices and styles for all segments of the community.

RESPONSE: Tax credits are being used to make the units as affordable as possible, which is a policy under this goal. It also fulfills the policy of encouraging new senior housing complexes.

Goal 5. Coordinate land use and transportation planning.

RESPONSE: The proposed development meets the policy of locating high density residential uses convenient to transit corridors, such as Randall Road and Fabyan Parkway. It also is located on an internal circulation route, another stated policy.

Goal 6. Continue to make the downtown and the Fox River the focal point of the community.

RESPONSE: This goal is not applicable.

Goal 7. Redevelop obsolete industrial areas as mixed-use developments compatible with neighborhood character.

RESPONSE: This goal is not applicable.

Goal 8. Provide gradual land use transitions and buffers between lower intensity and higher intensity uses.

RESPONSE: The proposed use and high density residential classification is a compatible transition to the Community Commercial designation on the Comprehensive Plan to the west, General Commercial to the east, Community Commercial to the north, which will be requesting a Comprehensive Amendment change to high density residential and residential to the south. The transition to the residential to the south is buffered by berming, extensive landscaping and a six foot high board on board closed fence. The closest home is approximately 160 feet from the proposes senior residential building.

Goal 9. Maintain sufficient retail and employment areas to ensure the fiscal and economic vitality of the City.

RESPONSE: The subject property is not viable for retail use given its location and configuration. This is also why the comprehensive land use designation for the subject property was amended several years ago from commercial to high density residential.

Goal 10. Establish a system of parks, open spaces and trails that supports neighborhoods, protects sensitive environmental areas.

RESPONSE: The proposed use will provide an outside area for residents. If required, a fee-in-lieu will be paid to the Park District.

Goal 11. Plan for the possible reuse of both the Fermilab and unincorporated Mooseheart properties.

RESPONSE: This goal is not applicable.

RE-ZONING STANDARDS

The proposed zoning to R-5 PUD overlay satisfies all the findings that shall be made pursuant to Section 5-7-4. At the time of the hearing, the City will be able to confirm the required public notice and public meetings and hearings have been conducted pursuant to Section 5.704A and B. Regarding Section 5.704(C), the City amended the Comprehensive Plan for this property to high density residential several years ago. This amendment was approved in an anticipation of an independent senior living facility.

PLANNED DEVELOPMENT OVERLAY STANDARDS

The proposed development meets the purposes and uses for a Planned Development Overlay. Section 3.101 provides:

3.101 Purposes

The purposes of the Planned Development Overlay Zoning District (PD) are to:

- A. To modify development regulations of this Title to implement the Comprehensive Plan.
- B. Provide opportunities for unique or mixed-use development.
- C. Provide opportunities for development intensity greater than permitted by base district regulations for affordable housing, senior housing, and congregate living facilities.

Section 3.102 provides:

3.102 Use of a Planned Development Overlay Zoning District

- A. ***Extent.*** A Planned Development Overlay Zoning District (PD) may overlay all or part of any base district or contiguous districts. Base district regulations shall apply except to the extent modified by an overlay district. The Official Zoning Map shall identify the area covered by each PD.
- B. ***Use of the PD Zoning District.*** A PD may only be adopted for one or more of the following:
 - 1. To modify development regulations of this Title to implement policies in the Comprehensive Plan.
 - 2. To permit unique or mixed-use development.

3. To permit development intensity greater than permitted by base district regulations for affordable housing, senior housing, and congregate living facilities.
4. To permit a concurrent review of structures and neighborhood design, including lot pattern.

C. *Limitations.*

1. A PD shall not be used to add, eliminate, or restrict uses permitted in the base district regulations.
2. A PD shall be applied only to contiguous property so as to create a unified and cohesive development.

RESPONSES:

The proposed development meets the criteria established in 3.101 and 3.102 by modifying zoning regulations in the R-5 district to permit a senior housing development to be established, which is one of the policies under goal number 4 of the Land Use element of the Comprehensive Plan. Modifications to some of the zoning requirements are necessary in order to construct the state of the art facility being proposed. Also, some of the requirements in the Zoning Code simply do not apply to senior housing facilities. Lastly, Section 3.101C and 3.102B3 specifically provide the Planned Development Overlay should be used to provide opportunities for development intensity greater than permitted by base district regulations for senior living facilities. Although the development does not seek to increase the density provided in R-5, this provision recognizes the difficulty in developing an affordable senior housing facility under the R-5 regulations and zoning ordinance regulations. The Planned Development does not request any of the limitations noted in Section 3.102(C).

The modifications from the zoning ordinance are listed in the below chart. They all are requested to implement Goal 4 of the Land Use element of the Comprehensive Plan. Goal 4, Policy (a). states “Encourage use of the Zoning Code Planned Development Overlay Zoning District residential density bonus to insure affordability”. Goal 4 Policy (b) states “Encourage new, and the expansion of existing senior housing complexes.” Goal 10 Policy (a) states “Require new development and redevelopment to orient open areas toward adjacent rivers and creeks”

PUD MODIFICATION TO
ZONING ORDINANCE

<u>Ordinance Requirement</u>	<u>Requested Modifications</u>
1. Table 2.204 (A) requiring a minimum of 25% of required parking to be located in an enclosed building	No enclosed parking
2. Table 4.204 requiring 1.5 parking spaces per one bedroom and 2.25 parking spaces per two bedroom = 137 total (61 one bedroom = 92 spaces plus 20 two bedroom = 45 spaces)	115 Parking spaces
3. Table 2.204 – 10 Foot Building at 3 rd floor step-back	No building step-back at 3 rd floor
4. Table 2.204 Maximum Net Land Area per Unit – 2,333 square feet	2418 Square Feet Maximum Net Land Area Per Unit
5. Table 2.204 Maximum Building Height – 45 Feet	47 Feet Maximum Building Height
6. Subdivision Ordinance Section 11-5-2-G – Requiring 4:1 maximum grading slope	3:1 maximum slope requested along the south and west sides of the Property

1. The requested modification to not enclose 25% of the parking and to reduce the number of parking spaces is to satisfy the affordability policy for this senior housing development and the policy to locate open areas near creeks and streams. The site has more than adequate space to provide at grade uncovered parking. The cost to enclose some of the parking, together with the topographical challenges of the site make this requirement cost prohibitive. In addition, it would cause the building to go one story higher since the current plan contains the manager unit, common area and storage in the basement level and the lobby and apartments on the first level. All the outside parking provided is located adjacent to non-residential uses and will be adequately screened and buffered.

2. As to the number of parking spaces, the ITE Manual for Average Peak Parking Demand for Senior Adult Housing is .59 vehicles per dwelling unit. The range is .45 to .67 parking spaces per dwelling unit. The Thomas Place senior independent facility in Glenview, which is a facility one of the principals of applicant has developed contains 1.3 parking spaces per dwelling unit (186 spaces for 144 units). This parking ratio has been more than adequate to serve the facility. Not providing these additional 27 spaces, in addition to reducing unnecessary developments costs, also allows for the southwest corner of the site to be used as an outdoor area for the residents, rather than parking. This location fulfills the Comprehensive Plan policy of locating open spaces adjacent to rivers and creeks.

3. The elimination of the step-back provision on the third floor and the minimum density modification were approved in the annexation agreement and are now being codified in the Planned Development Overlay. The step-back provision would result in the loss of units, would require an additional floor and would greatly impact the development's affordability.

4. The maximum net Land Area per Unit is just above the 2,333 square foot requirement (approximately 2,418 square feet). The unusual configuration of this parcel, with its triangle shape and rectangle appendage in the southwest corner does not lend itself to maximum efficiency in laying out the building. The maximum requirement would be met if not for the rectangle are in the southwest corner.

5. The proposed plans meet the height requirement. Currently the project is calculated to reach a height of 40'-10" which is 4'-2" under the maximum height of 45'-0" required per city regulations. The modification is requested only if, during construction grading, the slope on the south end of the property needs to be changed.

6. The slope modification on the south and west sides of the Property are necessary because of the extraordinary topographical relief across the site. There is 20 feet of grade difference from north to south making this 3 to 1 slope necessary.

DESIGN REVIEW STANDARDS

The proposed development meets the standards for approval required by Section 5.604 of the Zoning Ordinance, which provides:

5.604 Design Review Approval

- A. **Action.** The Plan Commission of the Director as appropriate shall approve, approve with modifications and/or conditions, or deny an application for Design Review subject to the requirements of the Zoning Code and based on compliance with approved design guidelines. An action of the Plan Commission shall be accompanied by findings of fact giving the reasons for the action.
- B. **Findings for Approval.** The following findings shall be made prior to approval of a Design Review application:
 - 1. The project is consistent with applicable design guidelines.
 - 2. The project conforms to the Comprehensive Plan, and specifically to the Land Use, Urban Design, and Environmental Elements.
 - 3. The project is consistent with all applicable provisions of the Zoning Code.
 - 4. The project is compatible with adjacent and nearby development.
 - 5. The project design provides for safe and efficient provision of public services.

RESPONSES:

1. City Multifamily design guidelines compliance:

The project is compatible and compliant with adjacent neighborhoods in form, function, finishes, and proportion. As can be seen by the elevations and other plans, the development is substantially consistent with the Batavia's design guidelines. The proposed development will provide abundant open and common space within and around the building. There will be picnic areas with barbecue grills and picnic tables, open balconies and/or patios, community and recreation rooms, an exercise room with exercise equipment, onsite manager with office, wifi, media room, computer and business room, bicycle parking and abundant storage on the site. These complimentary amenities will enhance the fully functional residential community development.

The elegant, high end quality and durable finishes throughout the project will provide a rich, and tasteful ambiance that will be attractive and functional. The building will be "secure" with access control for the tenant's safety, and security camera monitoring all entrances, and common circulation areas. The site and all common / circulation areas within the building will be well lighted to provide tenants and visitors a safe environment.

The site will be attractively landscaped in compliance with the city zoning standards, and the parking will be arranged to allow good access onto the site and into the building with particular attention to the ease of access from the parking areas to the building for the elderly.

The tenants and visitors will be able to access all building and site amenities via corridors and/or sidewalks that comply with all standards for access, the Illinois accessibility code, and the Americans with Disabilities Act.

The building has been designed to complement and fit the site. The façade incorporates numerous materials, elevations and roof lines, as well as surfaces in order to break up the façade through avoiding a "box" look. Each apartment will have a balcony or patio giving all tenants their own "outdoor" space, as well as providing an element that breaks up the building façade.

- 2. The proposed development is consistent with all these elements. It meets the land use goals element as outlined in a separate section of this narrative. The environmental element goals are satisfied by (i) the use of native plants and landscape materials as part of the landscape plan; (ii) minimizing erosion and stormwater pollution by the use of best management practices as part of the project's stormwater management; (iii) constructing a new, energy efficient building. The Urban Design guidelines are met by, including, but not limited to (i) substantially meeting the City's multi-family design guidelines; (ii) providing high quality building materials that are appropriate in size and scale and extensive**

landscaping around the perimeter and the building to provide screening, softening and buffering; (iii) providing outdoor spaces for the residents of this development; (iv) use of lighting to minimize glare and light pollution and using lighting to accent various features of the development; providing attractive signage that is in scale for the surrounding area.

3. The project is consistent with all applicable provisions of the Zoning Code, except as modified or varied.
4. The project is compatible with adjacent and nearby development. Senior housing will be a less intense use than many of the potential general commercial uses. The trend of development in this area is for a similar type of use being proposed to the north, commercial to the east and medical office to the west. To the south is a residential subdivision. The closest home, however, is approximately 160 feet from the proposed building and separated by berming, landscaping, and a six-foot-high closed board on board fence.
5. It does. The development has been reviewed by all departments of the City and modifications made pursuant to their comments and suggestions.

**CITY OF BATAVIA, ILLINOIS
ORDINANCE 16-60**

**AMENDING THE OFFICIAL ZONING MAP FOR A
PLANNED DEVELOPMENT OVERLAY – WINDMILL MANOR APARTMENTS
(2400 HAWKS DRIVE)**

**ADOPTED BY THE
MAYOR AND CITY COUNCIL
THIS 17TH DAY OF OCTOBER, 2016**

Published in pamphlet form
by authority of the Mayor
and City Council of the City of Batavia,
Kane & DuPage Counties, Illinois,
This 18th day of October, 2016

Prepared by:
City of Batavia
100 N. Island Ave.
Batavia, IL 60510

**CITY OF BATAVIA, ILLINOIS
ORDINANCE 16-60**

**AMENDING THE OFFICIAL ZONING MAP FOR A
PLANNED DEVELOPMENT OVERLAY – WINDMILL MANOR APARTMENTS
(2400 HAWKS DRIVE)**

WHEREAS, JNB Batavia, LP, has filed an application for Planned Development Overlay/Zoning Map Amendment of the property located at 2400 Hawks Drive, and legally described as:

THAT PART OF THE NORTHEAST QUARTER OF SECTION 17, TOWNSHIP 39 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHWEST CORNER OF SAID NORTHEAST QUARTER; THENCE N0°02"W ALONG THE WEST LINE OF SAID NORTHEAST QUARTER, 250.00 FEET FOR THE POINT OF BEGINNING; THENCE N88°15'20"E, 150.00 FEET; THENCE N0°00'02"W, 200.00 FEET; THENCE N88°15' 20"E, 499.02 FEET TO THE SOUTHWEST CORNER FABYAN RANDALL SUBDIVISION AS PLATTED BY DOCUMENT 2003K037410; THENCE N1°44'40"W ALONG THE WEST LINE OF SAID SUBDIVISION, 25.29 FEET TO THE SOUTH LINE OF SOUTH DRIVE AS DEDICATED BY DOCUMENT 2003K080053; THENCE NORTHWESTERLY ALONG THE SOUTH LINE OF SAID SOUTH DRIVE, BEING A CIRCULAR CURVE HAVING A RADIUS OF 333.00 FEET CONCAVE TO THE NORTHEAST, THE CHORD OF WHICH BEARS N57°31'03"W, 125.21 FEET; THENCE N46°44'44"W ALONG SAID SOUTH LINE, 209.29 FEET; THENCE NORTHWESTERLY ALONG SAID SOUTH LINE, BEING A CIRCULAR CURVE HAVING A RADIUS OF 467.00 FEET CONCAVE TO THE SOUTHWEST, THE CHORD OF WHICH BEARS N69°14'25"W, 366.70 FEET; THENCE S88°15'54"W, 56.40 FEET TO THE WEST LINE OF SAID NORTHEAST QUARTER; THENCE S00°02"E ALONG SAID WEST LINE, 580.41 FEET TO THE POINT OF BEGINNING IN THE CITY OF BATAVIA, KANE COUNTY, ILLINOIS.

has been filed with the City Clerk of the City of Batavia, Kane County, Illinois, requesting an amendment to the Official Zoning Map for a Planned Development Overlay pursuant to the terms of Ordinance 11-06, with final plan approval through Design Review; and

WHEREAS, the applicant has also sought and received Design Review approval from the Batavia Plan Commission concurrent with this Planned Development Overlay/Zoning Map Amendment; and

WHEREAS, the applicant is also seeking concurrent approval of a Final Plat of Subdivision for Windmill Manor and the Commission recommended approval thereof; and

WHEREAS, all public notification regarding the intention of the City to amend the Official Zoning Map and for said Planned Development Overlay and Design Review approval was executed as required by City Code; and

WHEREAS, a public hearing was held pursuant to the Batavia City Code by the Batavia Plan Commission on September 21, 2016; and

WHEREAS, the Plan Commission has reviewed the application and recommends approval of such Zoning Map Amendment for a Planned Development Overlay to the City Council to include the following modifications to the Zoning Code and conditions:

1. Modification to Zoning Code Table 4.204: Off-Street Parking Requirements to reduce the required number of parking spaces from 137 to 115;
2. Modifications to Zoning Code Table 2.204: Site Development Regulations – Multi-Family Residential Districts to:
 - a. Omit the required 25% of parking to be in an enclosed building
 - b. Eliminate the required 10 foot step-back at the 3rd floor
 - c. Increase the maximum net land area per unit from the allowed 2,333 square feet to approximately 2,418 square feet
 - d. Increase the maximum building height from the allowed 45 feet to 47 feet;
3. Allowing minor revisions to site conditions as a result of staff approval of final engineering;
4. The Planned Development ordinance including language requiring the building owner to remove and replace the south patio if access to the sewer in the adjacent easement is needed;
5. Adding a sidewalk connection from the building entrance area through the center parking lot landscaped area to the public sidewalk;
6. Staff approval of a revised main building entrance area to increase the height of the enclosure and size of the windows in the area of the entrance enclosure; and

WHEREAS, on October 4, 2016, the Committee of the Whole reviewed the application and concurred with the Plan Commission recommendation for approval to the City Council; and

WHEREAS, the City Council of the City has received the recommendation of both the Plan Commission and Committee of the Whole and has considered same; and

WHEREAS, it is in the best interest of the City of Batavia that the Property, as described above, be zoned as requested by the applicant and owner of record;

NOW THEREFORE, BE IT ORDAINED, by the City Council of the City of Batavia, Kane and DuPage Counties, Illinois:

SECTION 1: That the application submitted by JNB Batavia, LP for the approval of a Zoning Map Amendment for a Planned Development Overlay for Windmill Manor Apartments is approved, with modifications to the Zoning Code and conditions listed below, and in substantial conformance with the Exhibits attached hereto.

1. Modification to Zoning Code Table 4.204: Off-Street Parking Requirements to reduce the required number of parking spaces from 137 to 115;

CITY OF BATAVIA, ILLINOIS ORDINANCE 16-60

2. Modifications to Zoning Code Table 2.204: Site Development Regulations – Multi-Family Residential Districts to:
 - a. Omit the required 25% of parking to be in an enclosed building
 - b. Eliminate the required 10 foot step-back at the 3rd floor
 - c. Increase the maximum net land area per unit from the allowed 2,333 square feet to approximately 2,418 square feet
 - d. Increase the maximum building height from the allowed 45 feet to 47 feet
 - e. Other modifications as necessary to implement the Site Plan, as approved herein;
3. Allowing minor revisions to site conditions as a result of staff approval of final engineering;
4. The Planned Development ordinance including language requiring the building owner to remove and replace the south patio if access to the sewer in the adjacent easement is needed;
5. Adding a sidewalk connection from the building entrance area through the center parking lot landscaped area to the public sidewalk;
6. Staff approval of a revised main building entrance area to increase the height of the enclosure and size of the windows in the area of the entrance enclosure; and

Exhibit	Plan	Dated	Prepared by
A	Site Plan	August 25, 2016	CRK & Assoc., Civil Engineers, P.C.
B	Grading Plan	“	“
C	Utility Plan	“	“
D	Landscape Plan	“	McCallum Associates
E	Sign Plan	August 16, 2016	Stock Design-Architecture
F	Exterior Building Elevations and Perspectives	May 15, 2016	“
G	Photometric Plan	August 25, 2016	Richard L.J. Kluzak
H	Decorative Wall Light	-	1 Stop Lighting

SECTION 2: That this Ordinance 16-60 shall be in full force and effect upon its presentation, passage and publication according to the law.

PRESENTED to and **PASSED** by the City Council of the City of Batavia, Illinois, this 17th day of October, 2016.

APPROVED by me as Mayor of said City of Batavia, Illinois, this 17th day of October, 2016.

CITY OF BATAVIA, ILLINOIS ORDINANCE 16-60

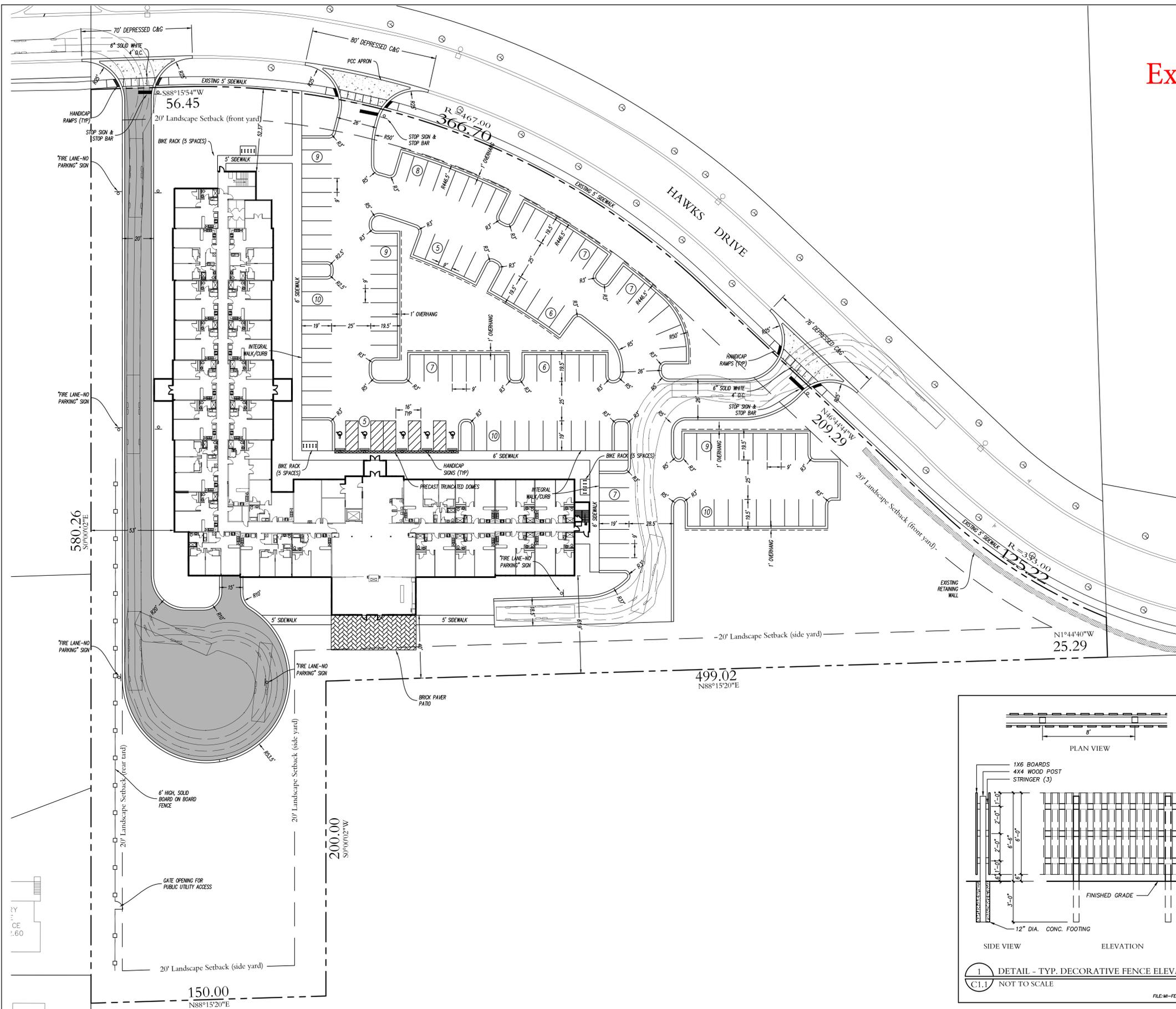
Jeffery D. Schielke, Mayor

Ward	Aldermen	Ayes	Nays	Absent	Abstain	Aldermen	Ayes	Nays	Absent	Abstain
1	O'Brien					Vacant				
2	Callahan					Wolff				
3	Hohmann					Chanzit				
4	Mueller					Stark				
5	Botterman					Atac				
6	Cerone					Russotto				
7	McFadden					Brown				
Mayor Schielke										
VOTE:		Ayes	Nays	Absent	Abstention(s)					
Total holding office:		Mayor and 14 aldermen								

ATTEST:

Chris Simpkins, Deputy City Clerk

Exhibit A



SITE ANALYSIS

SITE	
Proposed Use	Convenience Store/Gas Station (Service Station) & Carwash (Automotive Laundry)
Existing Zoning	R-5
Required Zoning	R-5 PUD
Parcel Area	195,796 sf 4.59 Acres
Building Area	29,495 sf Service Station 81 Units
Floor Area Ratio Req'd	0.15
Area Per Unit	2,418 sf / unit

SETBACKS

	Front Yard (Hawks)	Side Yard (West)	Side Yard (South)
Building Setback	40'	30'	30'
Green Space Setback	20'	20'	20'
Provided	52.4'	40'	40'
Provided	20'	20'	31'

PARKING

Quantity Req'd	92 = 1.5 * 61 45 = 2.25 * 20 137 Required	1.5 Spaces per 1-bedroom 2.25 Spaces per 2+ bedrooms
Provided	115 = 110 Standard + 5 ADA	1.42 Spaces per unit
Stall Size Required	9' x 19' (Standard)	
Provided	9' x 19' (Standard), 16' x 16' (ADA)	
Driveway Width Minimum	14'-18' (single lane service drive/fire lane); 25' (w/ 90° parking)	
Provided	18' (single lane service drive/fire lane); 25' (w/ 90° parking)	

HEAVY DUTY BIT. PAVEMENT

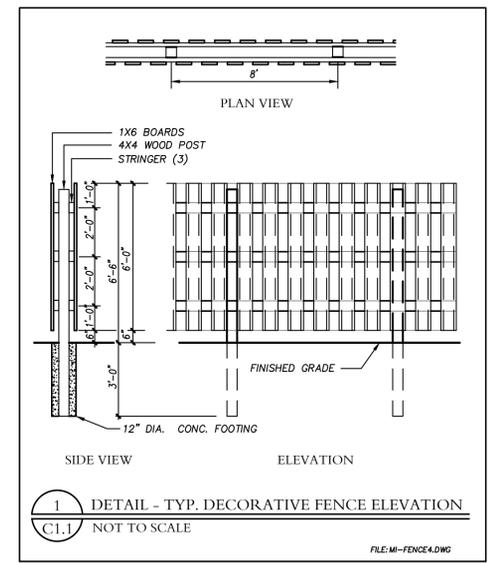


P.C.C. PAVEMENT



NOTES

- ALL DIMENSIONS ARE BACK OF CURB UNLESS OTHERWISE NOTED.
- ALL CURB RADII ARE BACK OF CURB UNLESS OTHERWISE NOTED.
- SEE ARCHITECTURAL PLANS FOR EXACT BUILDING DIMENSIONS.
- CONTRACTOR TO VERIFY DIMENSIONS PRIOR TO STARTING WORK AND NOTIFY ENGINEER IF ANY DISCREPANCIES ARE FOUND.
- SIDEWALK AROUND PERIMETER OF BUILDING SHALL BE WALK/PAVEMENT UNLESS OTHERWISE STATED ON PLANS.
- CONTRACTOR WILL BE RESPONSIBLE FOR REPAIRING ALL EXISTING PAVEMENT DAMAGED DURING CONSTRUCTION.
- SEE DETAIL FOR BITUMINOUS AND CONCRETE PAVEMENT SECTIONS.
- CONTRACTOR TO PROVIDE TEMPORARY TRAFFIC CONTROL MEASURES DURING CONSTRUCTION OF ENTRANCE OF R.O.W. IN ACCORDANCE W/ ILLINOIS D.O.T. REQUIREMENTS.
- ADA HANDICAP RAMPS SHALL BE INSTALLED AT ALL LOCATIONS DELINEATED ON PLANS AS WELL AS AT ALL LOCATIONS WHERE SIDEWALK ABUTS DRIVES OR ROADWAYS.
- CONTRACTOR SHALL COMPARE ARCHITECTURAL AND ENGINEERING PLANS FOR INTERFACE COMPATIBILITY.
- ALL CURB AND GUTTER SHALL BE B6:12 UNLESS OTHERWISE NOTED ON PLANS.
- ALL DOWNSPOUTS LOCATED NEAR SIDEWALKS SHALL TIE INTO THE PROPOSED STORM SEWER SYSTEM.



REVISIONS		
NO.	DATE	DESCRIPTION
1	8/25/16	PER CITY COMMENTS

SITE PLAN

WINDMILL MANOR
2400 HAWKS DRIVE
BATAVIA, ILLINOIS

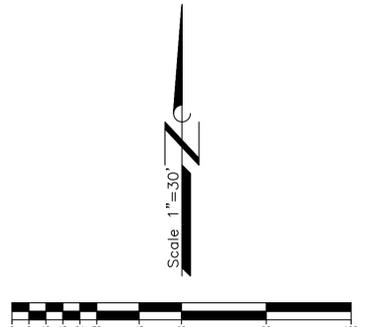
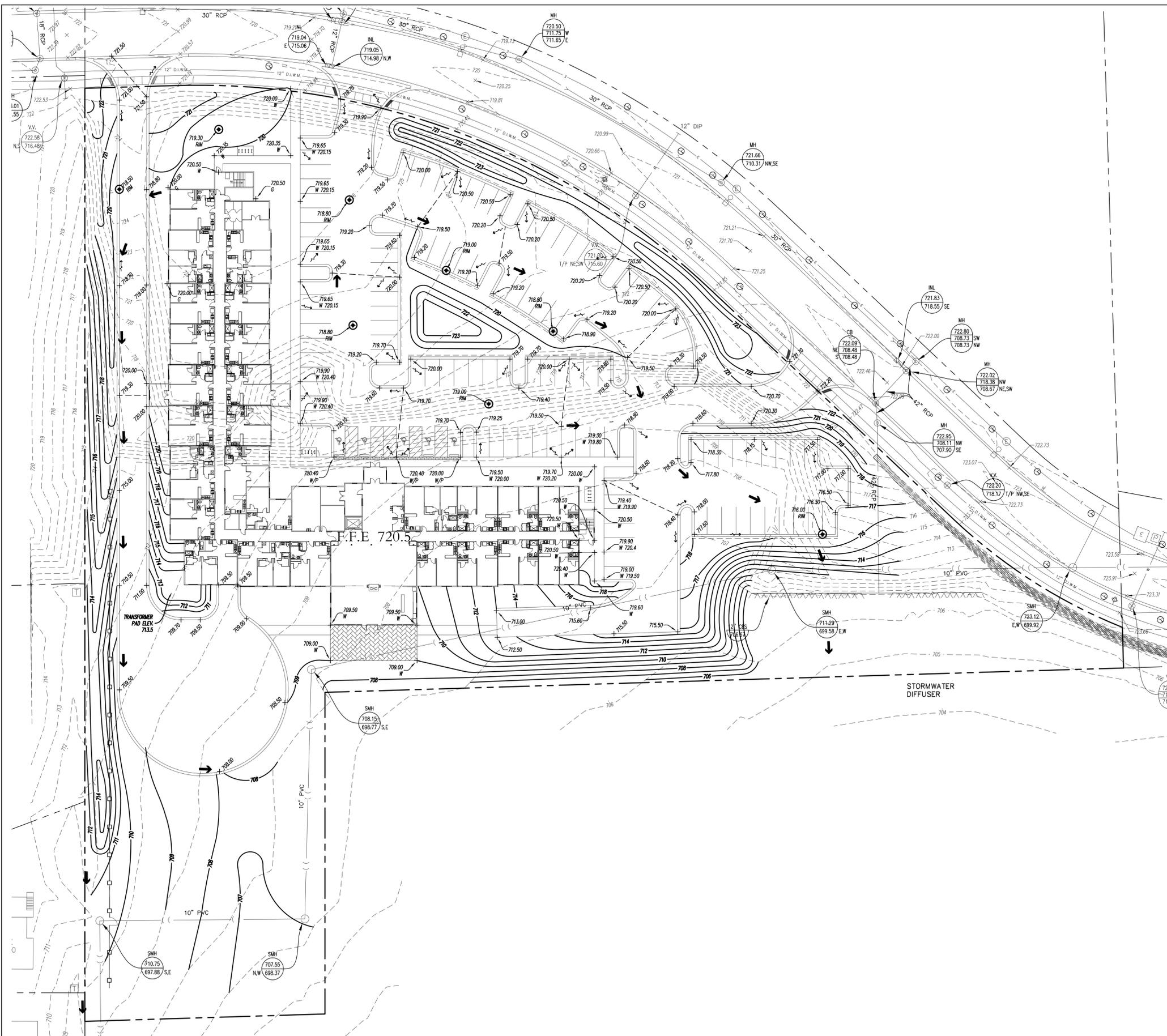
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C1.1
DETAIL - TYP. DECORATIVE FENCE ELEVATION
NOT TO SCALE
FILE: M-FENCE4.DWG

Craig R. Knoche & Associates Civil Engineers, P.C.
24 N. Bennett Street • Geneva, IL 60134 • phone (630) 845-1270 • fax (630) 845-1275

DATE:	7/10/16
FILE:	16-020 C10
JOB NO.:	16-020
SHEET NO.:	C1.1

BATAVIA, IL WINDMILL MANOR

Exhibit B



LEGEND

	EXISTING	PROPOSED
PAVEMENT GRADE	+ 675.00	+ 675.00
WALK GRADE	+ 675.00	+ 675.00
GROUND GRADE	+ 675.00	+ 675.00
RM GRADE	+ 675.00	+ 675.00
CONTOURS	- 675	- 675

EMERGENCY OVERFLOW	
FLOW DIRECTION	
RIDGELINES	
REVERSE CURB	
PROPOSED CONTOURS	- 692

GRADING NOTES

1. GRADING CONTRACTOR SHALL VERIFY EXISTING CONTOURS AND NOTIFY ENGINEER OF ANY DISCREPANCIES, PRIOR TO STARTING CONSTRUCTION.
2. THE GRADING CONTRACTOR SHALL SPREAD SPOILS FROM UTILITY CONTRACTORS WORK TO BALANCE THE SITE TO THE EXTENT POSSIBLE.
3. THE GRADING CONTRACTOR SHALL REMOVE EXCESS SOIL FROM THE SITE.
4. EROSION CONTROL MEASURES INCLUDE BUT ARE NOT LIMITED TO THE FOLLOWING: SILT FENCE SHALL BE PLACED AND SHALL REMAIN IN PLACE AROUND EACH STORM STRUCTURE UNTIL CONSTRUCTION IS COMPLETED. SILT FENCE AROUND PERIMETER SHALL REMAIN IN PLACE AND BE MAINTAINED UNTIL CONSTRUCTION IS COMPLETED. ALL INLET STRUCTURES SHALL BE PROTECTED WITH INLET BASKETS.
5. THE EXCAVATION CONTRACTOR IS RESPONSIBLE FOR EROSION CONTROL MEASURES. CONTRACTOR SHALL INSTALL EROSION CONTROL MEASURES PRIOR TO THE START OF CONSTRUCTION AND MAINTAIN SUCH MEASURES UNTIL GRADING IS COMPLETE AND PARKING LOT IS PAVED.
6. THE CONTRACTOR RESPONSIBLE FOR THE INSTALLATION OF THE EROSION CONTROL DEVICES SHALL MAINTAIN ALL STORM WATER POLLUTION DEVICES THROUGHOUT CONSTRUCTION AND UNTIL ALL UNFARMED OR NON-BUILDING AREAS HAVE A UNIFORM PERENNIAL VEGETATIVE COVER WITH A DENSITY OF 70 PERCENT OR GREATER. MAINTENANCE INCLUDES WEEKLY INSPECTIONS OR AN INSPECTION FOLLOWING A RAINFALL OF 1/2 INCH IN A 24-HOUR PERIOD. THE CONTRACTOR MUST SUBMIT A COPY OF THE INSPECTION REPORT TO THE OWNER AND ENGINEER AT THE END OF EACH MONTH AND KEEP A COPY OF THE REPORT ON THE CONSTRUCTION SITE UNTIL THE REQUIRED VEGETATION COVER IS IN PLACE.
8. IF ADDITIONAL EROSION CONTROL MEASURES NOT SHOWN ON THESE DRAWINGS ARE REQUIRED TO STOP OR PREVENT EROSION OR ARE REQUIRED BY ANY AUTHORITY HAVING JURISDICTION, IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO INSTALL SUCH DEVICES. THE OWNER OR ENGINEER SHALL BE NOTIFIED OF THE ADDITIONAL WORK AND COST PRIOR TO INSTALLATION.
9. THE CONTRACTOR SHALL BE RESPONSIBLE FOR NOTIFYING THE OWNER AND ENGINEER, IN WRITING, OF ANY ADDITIONAL SOURCES OF STORM WATER POLLUTION OBSERVED DURING CONSTRUCTION AND THE ADDITIONAL COSTS REQUIRED TO PREVENT ADDITIONAL POLLUTION.
10. ALL GRADES ARE EDGE OF PAVEMENT UNLESS NOTED OTHERWISE.

DRAINAGE OVERLAY CERTIFICATE

STATE OF ILLINOIS } SS.
 COUNTY OF DUPAGE }

TO THE BEST OF OUR KNOWLEDGE AND BELIEF THE DRAINAGE OF SURFACE WATERS WILL NOT BE CHANGED BY THE CONSTRUCTION OF SUCH SUBDIVISION OR ANY PART THEREOF; OR, THAT IF SUCH SURFACE WATER DRAINAGE WILL BE CHANGED, ADEQUATE PROVISION HAS BEEN MADE FOR COLLECTION AND DIVERSION OF SUCH SURFACE WATERS INTO PUBLIC AREAS OR DRAINAGE WHICH THE SUBDIVIDER HAS A RIGHT TO USE, AND THAT SUCH SURFACE WATERS WILL NOT BE DEPOSITED ON THE PROPERTY OF ADJOINING LAND OWNERS IN SUCH CONCENTRATIONS AS MAY CAUSE DAMAGE TO THE ADJOINING PROPERTY BECAUSE OF THE CONSTRUCTION OF THE SUBDIVISION.

DATED THIS _____ DAY OF _____, 2014

ILLINOIS REGISTERED PROFESSIONAL ENGINEER _____ OWNER OR ATTORNEY FOR OWNER _____

STATE REGISTRATION NUMBER _____

REVISIONS		
NO.	DATE	DESCRIPTION
1	8/25/16	PER CITY COMMENTS

GRADING PLAN

WINDMILL MANOR
 2400 HAWKS DRIVE
 BATAVIA, ILLINOIS

Craig R. Knoche & Associates
 Civil Engineers, P.C.

DATE: 7/11/16
 FILE: 16-020 C20
 JOB NO: 16-020
 SHEET NO. C2.1

Exhibit C

Scale 1"=30'

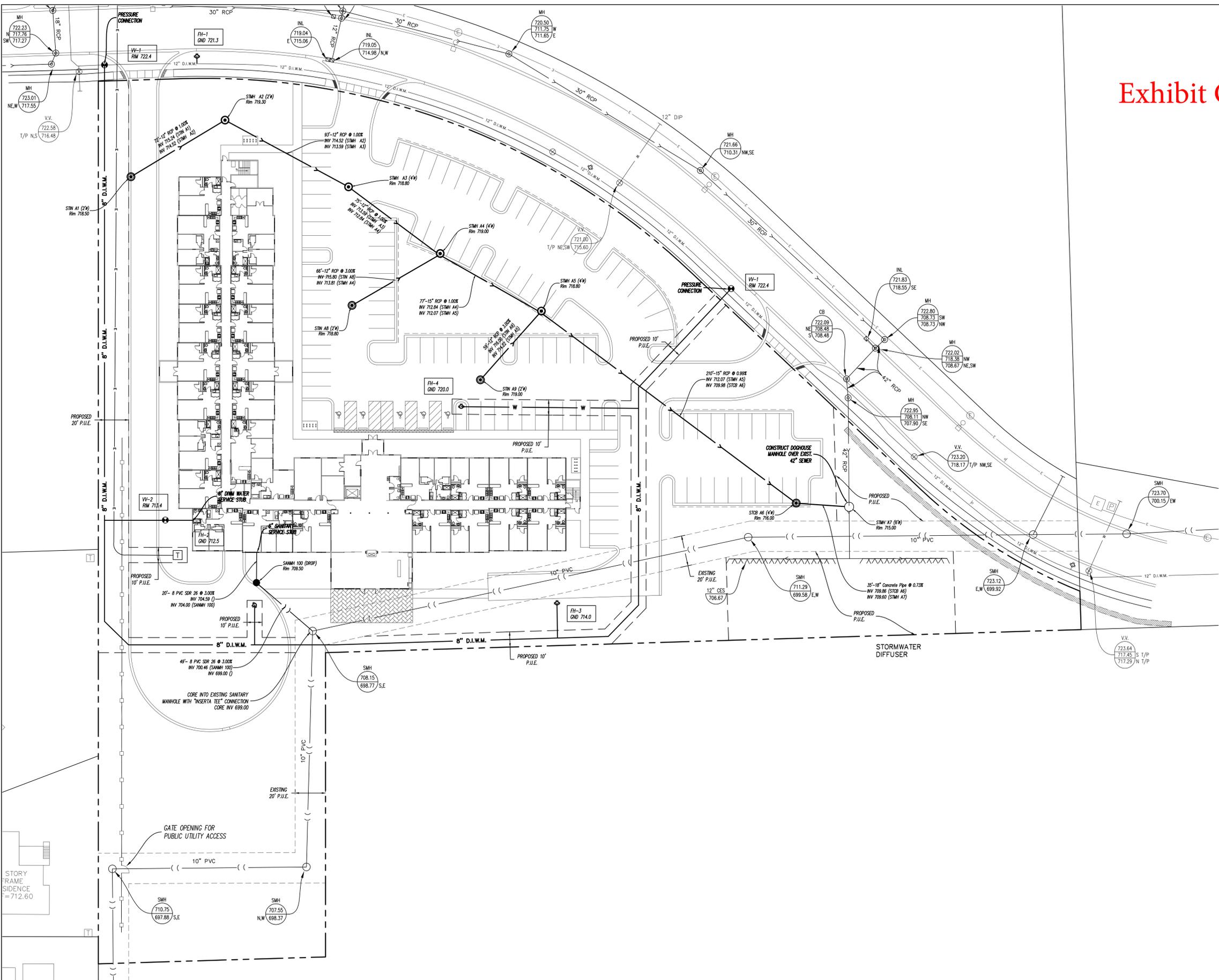


LEGEND

	PROPOSED	EXISTING
STORM SEWER		
SANITARY SEWER		
WATERMAIN		
ELECTRIC		
TELEPHONE		
GAS		
PROPOSED EASEMENT		
TRENCH BACKFILL		
STORM MANHOLE		
FLARED END SECTION		
SANITARY MANHOLE		
VALVE VAULT / B-BOX		
FIRE HYDRANT		
LIGHT POLES		

UTILITY NOTES

1. ALL WATERMAIN SHALL BE CLASS 52 DUCTILE IRON PIPE UNLESS OTHERWISE SPECIFIED. FITTINGS SHALL MEET AWWA C110 OR C151. VALVE SHALL MEET AWWA C509-87.
2. ALL SANITARY SEWER PIPE WITH A DEPTH LESS THAN 15 FEET SHALL BE SDR-26. ALL SANITARY SEWER PIPE WITH A DEPTH 15-20 FEET SHALL BE SDR-21. ALL SANITARY SEWER PIPE WITH A DEPTH 20-25 FEET SHALL BE SDR-18.
3. ALL STORM SEWER PIPE SHALL MEET DOT SPECIFICATIONS (ART. 550.03) FOR SELECTING THE PIPE CLASS. STORM PIPE MUST MEET ASTM C76 STANDARDS.
4. PRECAST CONCRETE SECTIONS FOR MANHOLES, CATCH BASINS, INLETS AND VAULTS SHALL MEET ASTM C478.
5. EXISTING UTILITIES SHOWN ARE FOR INFORMATION ONLY AND ARE NOT NECESSARILY EXCLUSIVE. CONTRACTOR SHALL VERIFY UTILITIES, ESPECIALLY PROPOSED TIE-INS TO EXISTING UTILITY STUBS, WHERE POSSIBLE AND NOTIFY ENGINEER OF DISCREPANCIES, EXCEPTIONS, OR OMISSIONS AS SOON AS POSSIBLE.
6. FRAME AND GRATE REQUIREMENTS:
 STORM STRUCTURE (PAVEMENT) - NEENAH R-2504 TYPE A
 STORM STRUCTURE (CURB) - NEENAH R-3015
 STORM STRUCTURE (GRASS) - NEENAH R-4340-B
 SANITARY STRUCTURE - NEENAH R-1712
 EXCEPTIONS TO ABOVE ARE NOTED ON PLANS.
7. NO FILTER FABRIC ALLOWED UNDER FRAMES OR GRATES. ALL STRUCTURES, EXCLUDING CURB STRUCTURES, SHALL HAVE INLET FILTERS INSTALLED. ALL INLET PROTECTION SHOULD BE IN ACCORDANCE WITH THE APPROVED STORMWATER POLLUTION PREVENTION PLAN.
8. GENERAL CONTRACTOR SHALL VERIFY SPECIFIC SIZE AND LOCATION OF CONDUIT FOR GAS, ELECTRIC AND TELEPHONE PRIOR TO INSTALLATION.
9. ALL EXISTING DRAIN TILE LOCATED WITHIN THE SITE BOUNDARY SHALL BE REMOVED OR ABANDONED AS NECESSARY. ALL DRAIN TILE EXTERIOR TO SITE SHALL BE TIED INTO PROPOSED STORM LINE OR REROUTED TO MAINTAIN EXISTING DRAINAGE PATTERNS. IN PLACES WHEREBY THE PROPOSED WATERMAIN AND EXISTING ACTIVE DRAIN TILE CROSS, THE WATERMAIN SHALL BE INSTALLED WITH CASING 10 FEET ON EITHER SIDE OF CROSSING.
10. SANITARY PLUGS WILL BE REQUIRED DURING CONSTRUCTION AT ALL EXISTING MANHOLES WHERE PROPOSED CONNECTIONS ARE MADE AND AT THE FIRST MANHOLE OF EACH PROPOSED SANITARY LINE.
11. ALL SANITARY CLEAN-OUTS IN PAVEMENT SHALL HAVE VALDO CLEAN-OUTCOVERS.
12. CONTRACTOR TO SEE LANDSCAPE AND IRRIGATION SPECIFICATIONS IN ARCHITECTURAL PLANS AND CONTRACT DOCUMENTS FOR ADDITIONAL REQUIREMENTS.
13. CONTRACTOR SHALL INSTALL A CLEANOUT AT THE BUILDING ON ALL EXTERIOR DOWNSPOUTS.
14. CONTRACTOR SHALL SUPPLY ALTERNATE BID FOR HDPE STORM PIPE IN PLACE OF RCP PIPE.



REVISIONS		
NO.	DATE	DESCRIPTION
1	8/25/16	PER CITY COMMENTS

UTILITY PLAN

WINDMILL MANOR
 2400 HAWKS DRIVE
 BATAVIA, ILLINOIS

Craig R. Knoche & Associates
 Civil Engineers, P.C.

DATE: 7/11/16
 FILE: 16-020 C30
 JOB NO: 16-020
 SHEET NO: C3.1

BATAVIA, IL
 WINDMILL MANOR

Exhibit D

Landscape Calculations

Perimeter Landscape Area	Required	Proposed
North/South Drive - 757.66'	31 trees 155 shrubs	31 trees 160 = 80 shrubs + 80 grasses
East (Northern) - 25.29'	1 tree 5 shrubs	
East (Southern) - 200.00'	8 trees 40 shrubs	40 = 20 shrubs + 20 grasses
South (Eastern) - 499.02'	20 trees 100 shrubs	20 trees 100 = 52 shrubs + 48 grasses
South (Western) - 150.00'	6 trees 30 shrubs	6 trees 30 = 15 shrubs + 15 grasses
West - 580.26'	24 trees 120 shrubs	24 trees 120 = 67 shrubs + 53 grasses
Common Open Space Landscaping	Required	Proposed
80 Units	80 trees	80 trees
Parking Lot Landscaping	Required	Proposed
Landscape screen (at rights of way)	Min. 3' height	Meets
Shade trees - 115 parking spaces	12 shade trees	12 shade trees
Interior landscaping - 46,684 sq. ft.	Min. 10% = 4669 sq. ft.	8122 sq. ft.
Street Frontage	Required	Proposed
Street trees	40' on center/13 trees	13 = 11 existing + 2 new trees
Building Foundation	Required	Proposed
Walls that face public rights of way	Min. 40% of wall length	Meets

Plant List

Shade Trees	Key Qty.	Size	Botanical Name	Common Name	Remarks
ACF	7	2.5"	<i>Acer x freemanii</i> 'Autumn Blaze'	Autumn Blaze Freeman Maple	BB
ACR	11	2.5"	<i>Acer rubrum</i> 'Red Sunset'	Red Sunset Red Maple	BB
CEO	19	2.5"	<i>Celtis occidentalis</i> 'Prairie Pride'	Prairie Pride Common Hackberry	BB
GTS	6	2.5"	<i>Gleditsia triacanthos</i> var. <i>inermis</i> 'Skyline'	Skyline Thornless Honeylocust	BB
OST	3	2.5"	<i>Ostrya virginiana</i>	Ironwood/American Hophornbeam	BB
QUB	7	2.5"	<i>Quercus bicolor</i>	Swamp White Oak	BB
QUC	3	2.5"	<i>Quercus muhlenbergii</i>	Chinkapin Oak	BB
QUR	4	2.5"	<i>Quercus rubra</i>	Red Oak	BB
ULM	9	2.5"	<i>Ulmus x 'Morton Glossy'</i>	Triumph Elm	BB

Ornamental Trees	Key Qty.	Size	Botanical Name	Common Name	Remarks
ALN	8	6'	<i>Alnus glutinosa</i>	Common Alder	BB/Clump
AMC	2	6'	<i>Amelanchier canadensis</i>	Shadbowl Serviceberry	BB/Clump
HMV	3	6'	<i>Hamamelis vernalis</i>	Vernal Witchhazel	BB/Clump
MAS	3	6'	<i>Magnolia stellata</i> 'Royal Star'	Royal Star Magnolia	BB/Clump
MLS	7	4'	<i>Malus sargentii</i>	Sargent Crabapple	BB/Clump
MPP	20	6'	<i>Malus 'Purple Prince'</i>	Purple Prince Crabapple	BB/Clump

Evergreen Trees	Key Qty.	Size	Botanical Name	Common Name	Remarks
PGD	18	8'	<i>Picea glauca</i> 'Densata'	Black Hills Spruce	BB
PIA	22	8'	<i>Picea abies</i>	Norway Spruce	BB
PIC	22	8'	<i>Picea pungens</i>	Colorado Green Spruce	BB
PSM	11	8'	<i>Pseudotsuga menziesii</i>	Douglas Fir	BB

Shrubs	Key Qty.	Size	Botanical Name	Common Name	Remarks
ARB	32	24"	<i>Aronia arbutifolia</i> 'Brilliantissima'	Brilliant Red Chokeberry	BB
BUX	29	24"	<i>Buxus x microphylla</i> 'Glencoe'	Chicagoland Green Boxwood	BB
CLE	18	24"	<i>Clethra alnifolia</i> 'Hummingbird'	Hummingbird Summersweet	BB
COT	53	3"	<i>Cotoneaster acutifolius</i>	Peking Cotoneaster	BB
CSI	40	24"	<i>Cornus sericea</i> 'Isanti'	Isanti Redosier Dogwood	BB
HPW	11	24"	<i>Hydrangea paniculata</i> 'Pinky Winky'	Pinky Winky Hydrangea	BB
HYL	28	24"	<i>Hydrangea paniculata</i> 'Limelight'	Limelight Hydrangea	BB
HYQ	11	24"	<i>Hydrangea quercifolia</i>	Oakleaf Hydrangea	BB
JCS	31	24"	<i>Juniperus chinensis</i> var. <i>sargentii</i>	Sargent Juniper	BB
RHG	47	24"	<i>Rhus aromatica</i> 'Gro-Low'	Gro-Low Fragrant Sumac	BB
RKO	24	#3	<i>Rosa 'RKO'</i>	Pink Knock Out Rose	Container
SMK	25	24"	<i>Syringa patula</i> 'Miss Kim'	Miss Kim Dwarf Lilac	BB
VBM	65	24"	<i>Viburnum dentatum</i> 'Christom'	Blue Muffin Arrowwood Viburnum	BB

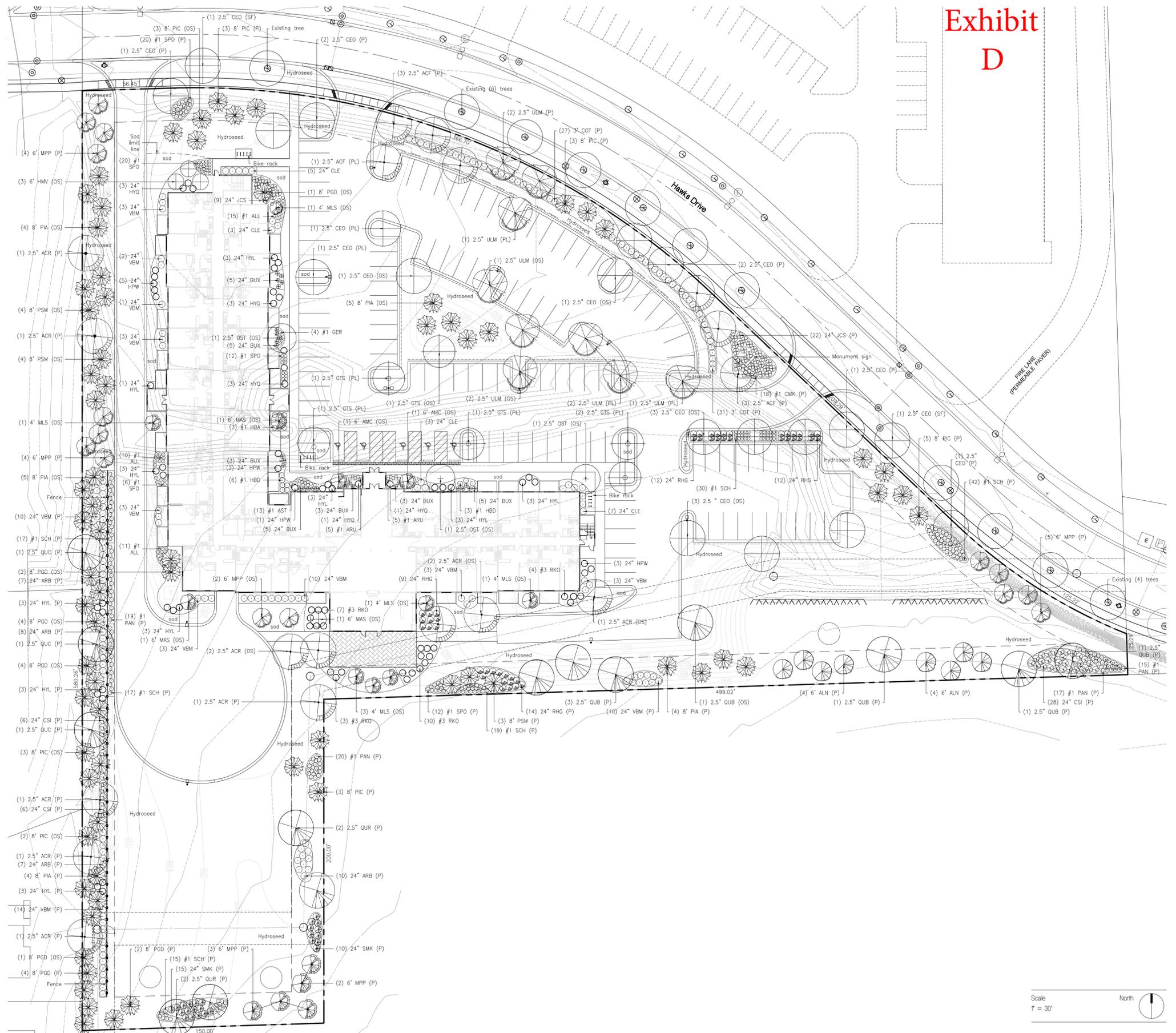
Perennials and Ornamental Grasses	Key Qty.	Size	Botanical Name	Common Name	Remarks
ALL	36	#1	<i>Allium 'Summer Beauty'</i>	Summer Beauty Allium	Container
ARU	10	#1	<i>Aruncus aethusifolius</i>	Miniature Goatsbeard	Container
AST	13	#1	<i>Astilbe chinensis</i> 'Pumila'	Pumila Astilbe	Container
CMK	18	#1	<i>Calamagrostis acutiflora</i> 'Karl Foerster'	Feather Reed Grass	Container
GCR	4	#1	<i>Geranium 'Jolly Bee'</i>	Jolly Bee Geranium	Container
HBA	7	#1	<i>Hosta 'Blue Angel'</i>	Blue Angel Hosta	Container
HBD	9	#1	<i>Hosta 'Big Daddy'</i>	Big Daddy Hosta	Container
PAN	71	#1	<i>Panicum virgatum</i>	Switch Grass	Container
SCH	110	#1	<i>Schizochyrium scoparium</i>	Little Bluestem	Container
SPD	100	#1	<i>Sporobolus heterolepis</i>	Prairie Dropseed	Container

Tree Key

- (OS) - Common Open Space tree
- (P) - Perimeter tree
- (PL) - Parking Lot tree
- (ST) - Street Frontage tree

Notes

Landscape materials shall be planted and maintained to provide minimum 8' clearance from the front of transformers, and minimum 3' clearance from sides and rear of transformers.



REVISIONS

NO.	DATE	DESCRIPTION	NO.	DATE	DESCRIPTION
08.25.16		Per City Comments			

LANDSCAPE PLAN

WINDMILL MANOR
2400 HAWKS DRIVE
BATAVIA, ILLINOIS

McCALLUM ASSOCIATES
DAVID R. McCALLUM ASSOCIATES, INC.
LANDSCAPE ARCHITECTS
350 N. Milwaukee Avenue | Libertyville, Illinois 60150 | 847.302.2039

Craig R. Knoche & Associates • Civil Engineers
• Surveyors
• Land Planners
24 N. Bennett Street • Geneva, IL 60134 • phone (630) 845-1270 • fax (630) 845-1275

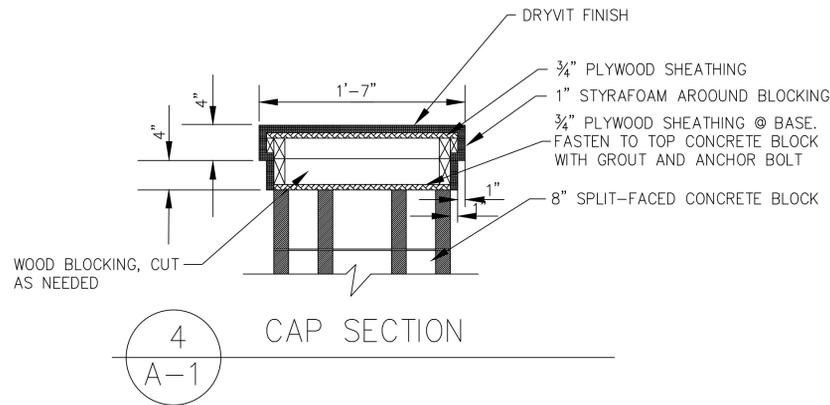
DATE: 7/12/16
FILE: 16-020 C20
JOB NO: 16-020
SHEET NO: 11

**TOTAL SIGN FACE AREA: 27 SF

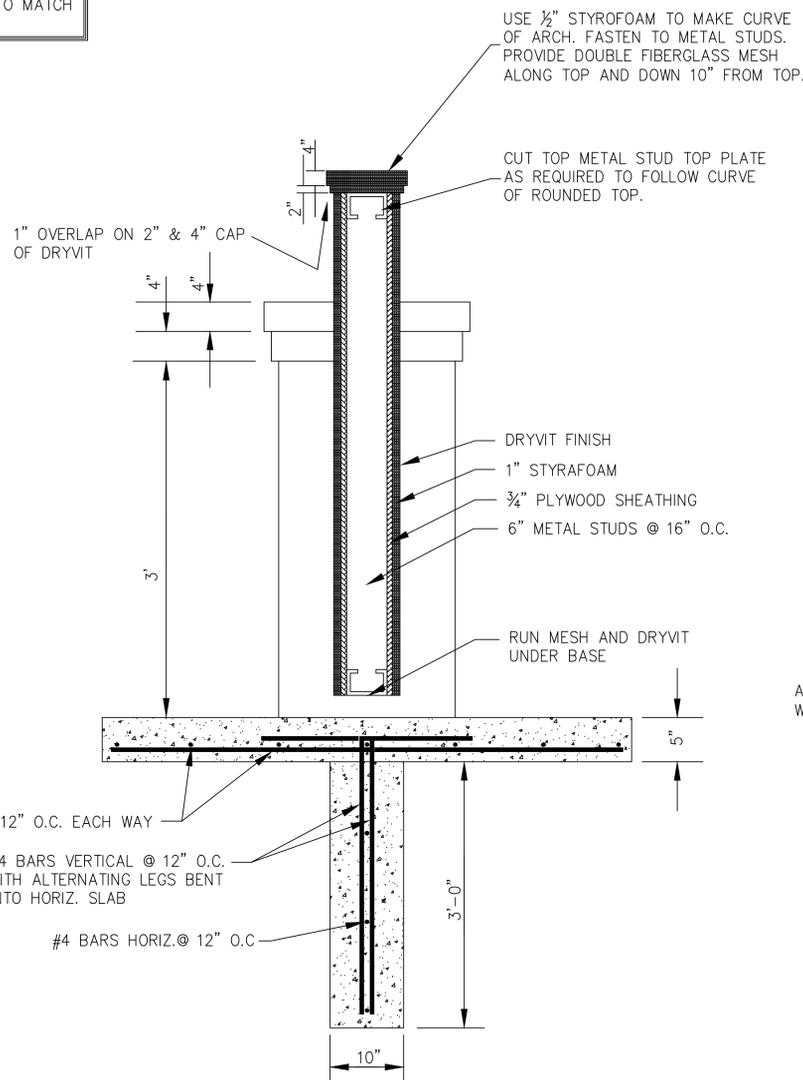
GENERAL NOTES

1. GENERAL CONTRACTOR SHALL PROVIDE INSURANCE CERTIFICATE TO OWNER.
2. ALL WORK SHALL BE DONE IN A PROFESSIONAL MANNER.
3. CONTRACTOR SHALL KEEP SITE CLEAN OF ALL LOSE MATERIAL.
4. CONTRACTOR SHALL SUPPLY OWNER WITH DRYVIT SAMPLES AND COLOR CHART. DRYVIT SHALL BE INSTALLED BY A LIC. DRYVIT CONTRACTOR.
5. ALL SHEATHING SHALL BE EXTERIOR GRADE PLYWOOD AND SHALL BE FASTENED SECURELY TO METAL STUDS.
6. TOP OF CONCRETE SLAB SHALL BE 4" ABOVE FINISHED GRADE. PROVIDE BROOM FINISH ON TOP OF SLAB.
7. MASONRY CONTRACTOR TO PROVIDE CONCRETE BLOCK SAMPLES FOR OWNERS REVIEW.
8. PROVIDE SAMPLES OF LETTERING AND PLAQUES TO OWNER.
9. ALL METAL STUDS SHALL BE 10 GA. GALVENIZED AND SHALL BE CUT TO FIT.
10. CONTRACTOR TO COORDINATE ALL WORK WITH OWNER AND BUILDING ENGINEER.
11. ALL WOOD BLOCKING SHALL BE TREATED LUMBER.
12. TOP OF GRADE SHALL BE SET AT 1'-0" ABOVE EXISTING GRADE. NEW ELEVATION SHALL EXTEND 18" OUT FROM FACE OF SLAB AND SHALL HAVE A 15% SLOPE OUT TO EXISTING GRADE.

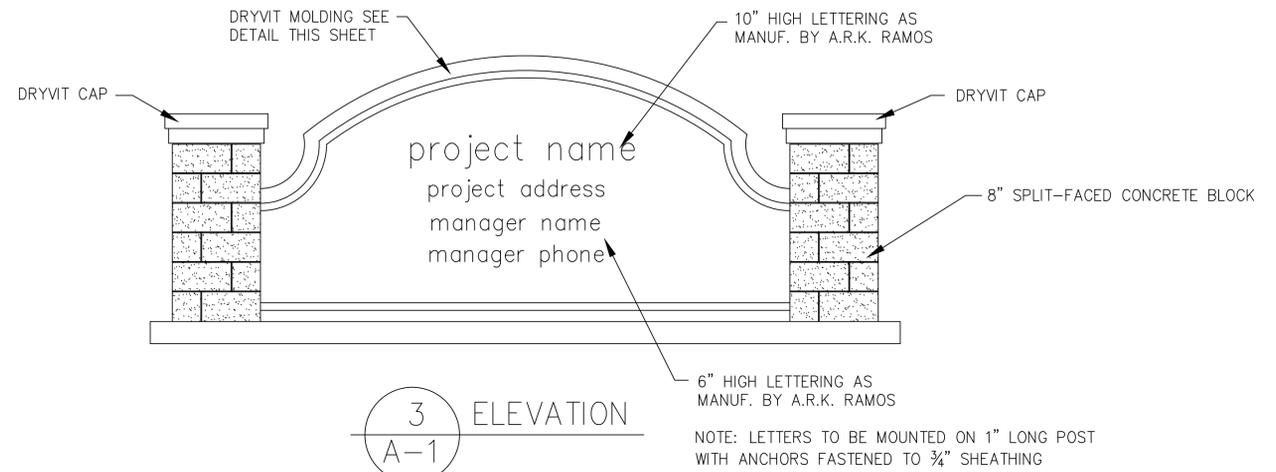
ALTERNATE BID: IN LIEU OF DRYVIT CAPS ON PIERS, PROVIDE CUT STONE CAPS TO MATCH DIM. OF DRYVIT CAPS.



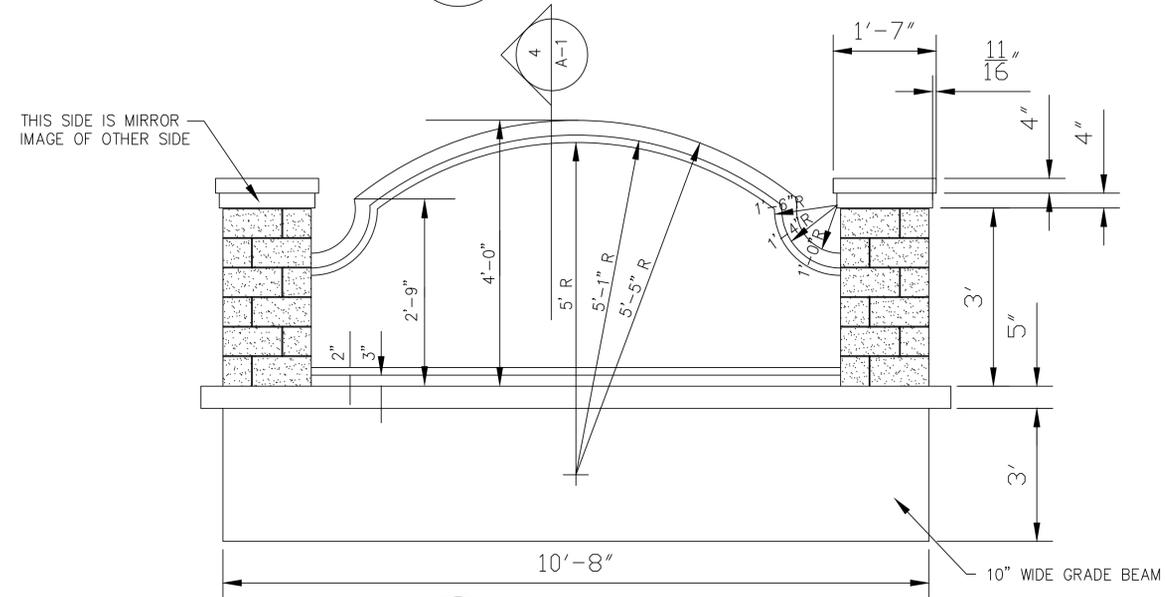
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A-1



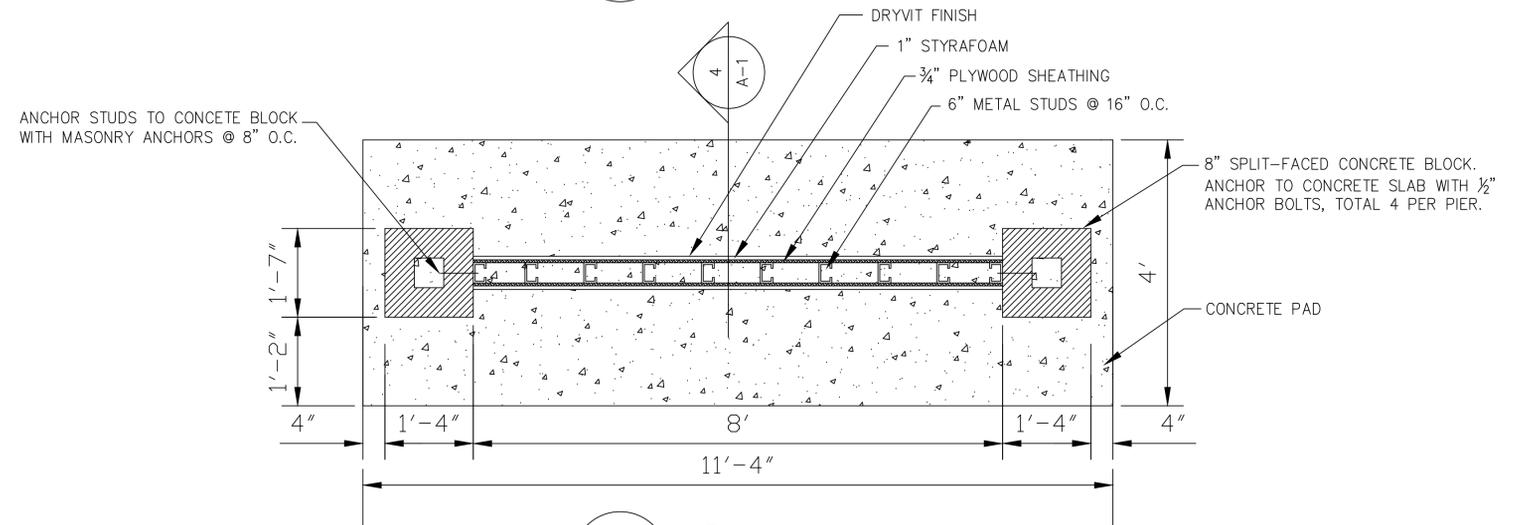
4 FOUNDATION SECTION
A-1



3 ELEVATION
A-1



2 ELEVATION
A-1



1 PLAN
A-1

REVISIONS
8-16-16

SHEET DESCRIPTION
JOB NO.: 16200
DATE: 15 MAY 16
DRAWN BY: MS

Exhibit F (1 of 9)



NORTH ELEVATION

Exhibit F (2 of 9)



EAST ELEVATION

Exhibit F (3 of 9)



SOUTH ELEVATION

Exhibit F (4 of 9)



WEST ELEVATION



NORTH EAST

STOCK DESIGN ARCHITECTURE

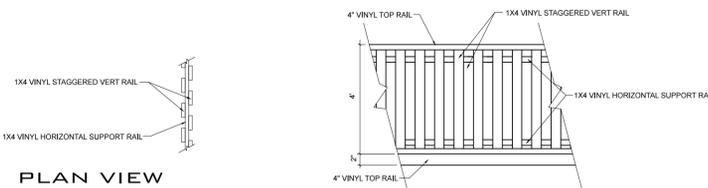
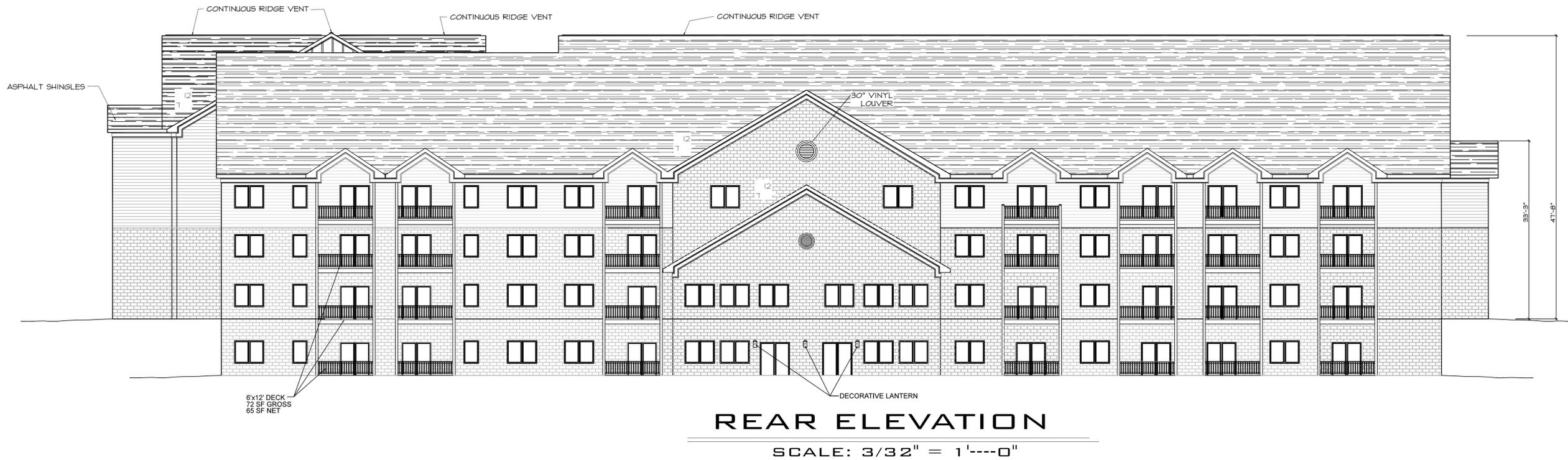
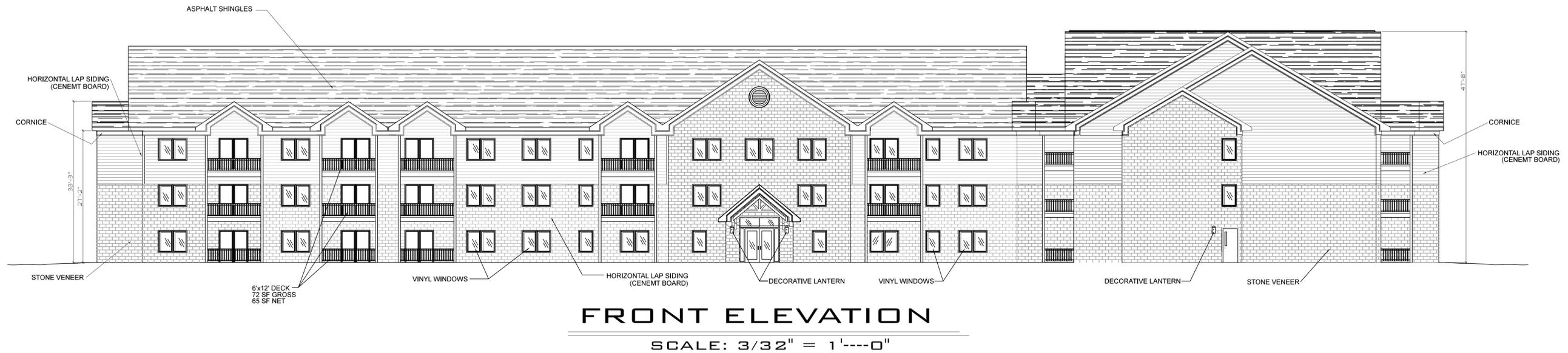


SOUTH EAST



SOUTH WEST

Exhibit F (8 of 9)



DECK RAILING & EQUIPMENT SCREEN DETAIL

NO SCALE

STOCK DESIGN ARCHITECTURE
 307 N. 36TH STREET SUITE 111, QUINCY, IL 62301
 PHONE: 217-223-1795 FAX: 217-223-2357
 EMAIL: ARCHITECT@STOCKDESIGNARCHITECTURE.COM

WINDMILL MANOR APARTMENTS
BATAVIA, ILLINOIS

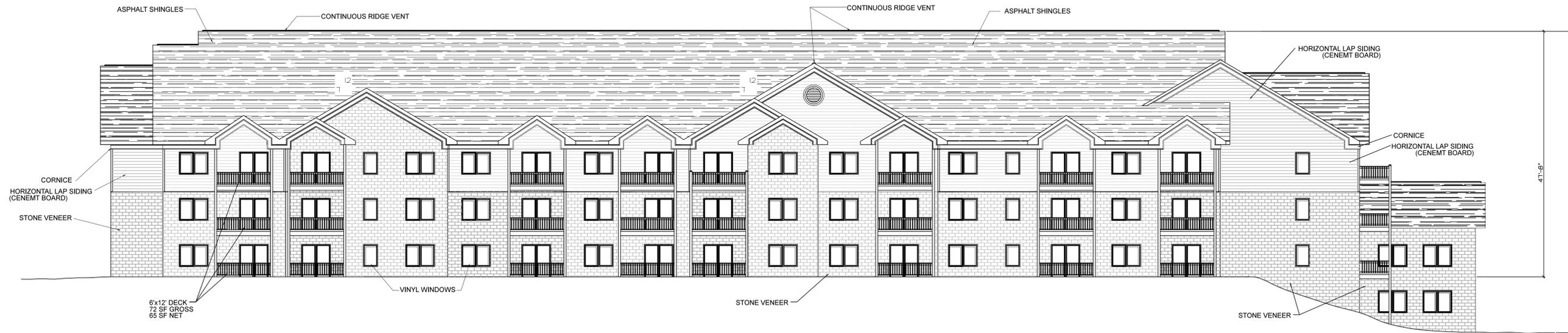
REVISIONS

SHEET DESCRIPTION
 EXTERIOR ELEVATIONS
 JOB NO.: 16200
 DATE: 15MAY16
 DRAWN BY: MS

A-7

SHEET NO.

Exhibit F (9 of 9)



SIDE ELEVATION

SCALE: 3/32" = 1'-0"



INTERIOR COURT ELEVATION

SCALE: 3/32" = 1'-0"

STOCK DESIGN ARCHITECTURE
 3072 N. 36TH STREET SUITE 1111 GUNDEY, IL 62851
 PHONE: 217-223-1795 FAX: 217-223-2357
 EMAIL: ARCHITECT@STOCKDESIGNARCHITECTURE.COM

WINDMILL MANOR
 APARTMENTS
 BATAVIA, ILLINOIS

REVISIONS

NO.	DESCRIPTION

SHEET DESCRIPTION

EXTERIOR ELEVATIONS

JOB NO.: 16200
 DATE: 15MAY16
 DRAWN BY: MS

A-7.1

SHEET NO.

Exhibit G

1111 HIGHWAY 25 NORTH
SUITE 201
BUFFALO MN 55313
PH: 763.684.1548
FAX: 763.682.9048

KNOCHE & ASSOCIATES PC

24 NORTH BENNETT STREET
GENEVA, IL 60134
PH: 630.845.1270

WINDMILL MANOR

BATAVIA, ILLINOIS

RICHARD L.J. KLUZAK

PROFESSIONAL ENGINEER

1111 HIGHWAY 25 NORTH
SUITE 201
BUFFALO MN 55313
PH: 763.682.7128
FAX: 763.682.9048

LED PHOTOMETRIC PLAN

PROJECT # **KE7160711**

#	DATE	INIT	DESCRIPTION
1	08.25.2016	BLS	CORRECTED POLE HEIGHT

REVISIONS	DATE	INIT	DESCRIPTION

LED PHOTOMETRIC PLAN

PROJECT # **KE7160711**

ISSUE DATE **07.12.2016**

DESIGN LEVEL **NA**

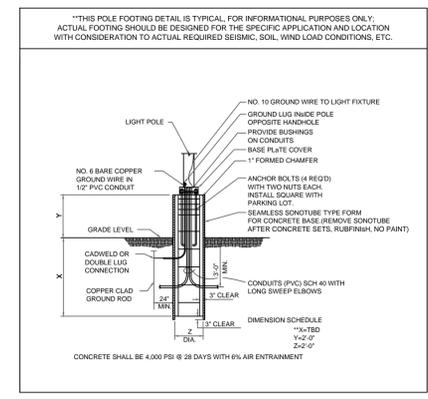
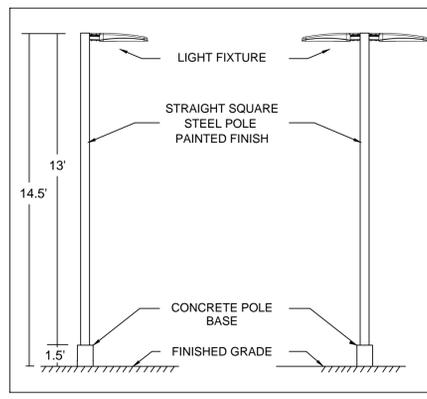
AGI **B.JACOBS**

CAD **B.STORMS**

SHEET: **SL3.0** REV: **1**

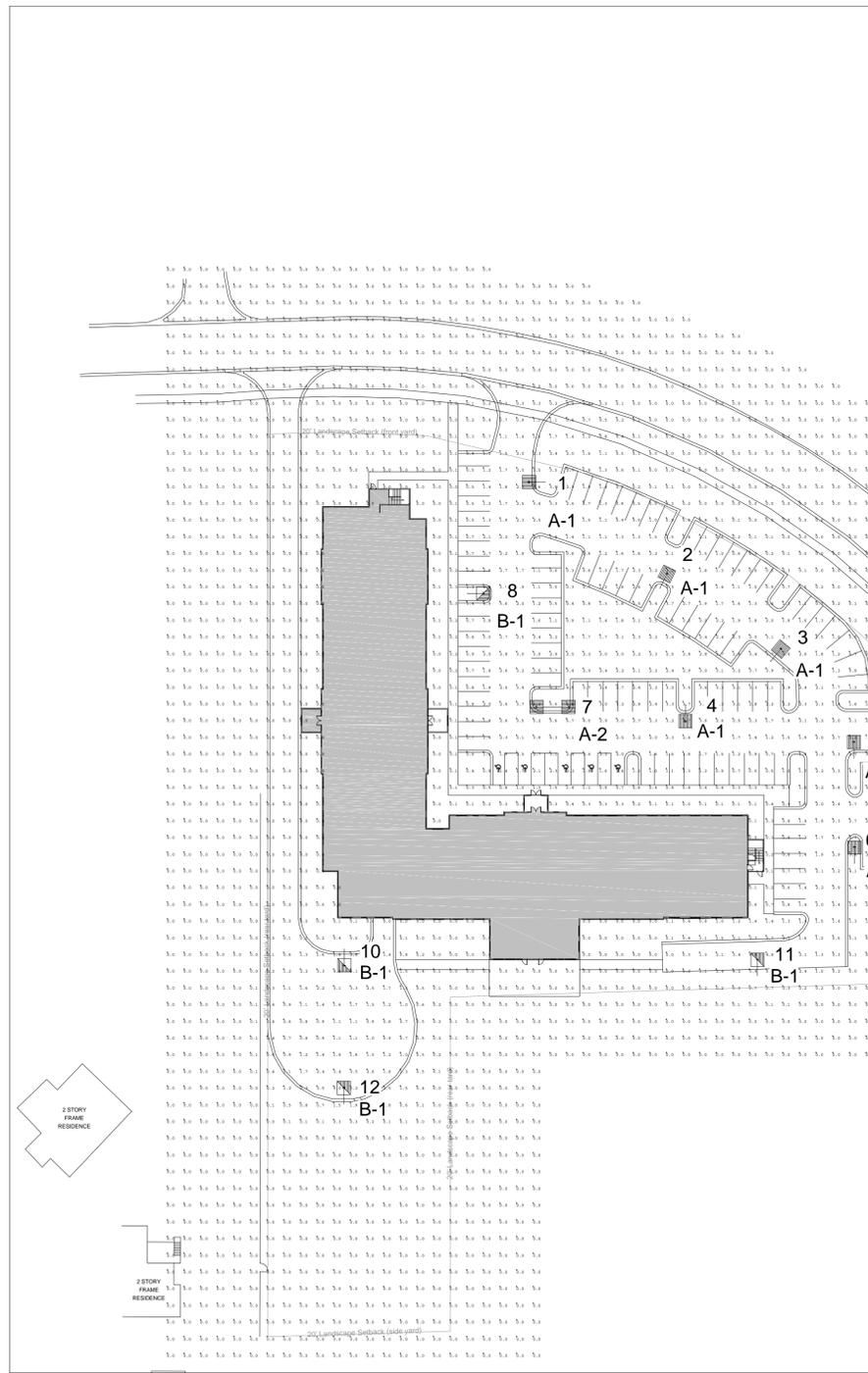
CALCULATION SUMMARY	
CALCULATION TYPE	ILLUMINANCE
UNIT OF MEASUREMENT	FOOTCANDELS (Fc)
Label	Avg Max Min Avg/Min Max/Min # Pts
All Calculation Points	0.50 5.7 0.0 N.A. N.A. 2745
Parking Area	2.09 5.7 0.5 4.18 11.40 401

LUMINAIRE SCHEDULE							
Symbol	Qty	Label	Arranged	TLL	LLF	Description	BUG Rating
	6	A-1	SINGLE	N.A.	0.90	New Fixt 142W LED TSW 14'-6" Mg H (4100K/2x6x-16 LED/3181 Lumens/1400mA) Techlight Scimitar LSMT-2N73SE	B4-U0-G2
	1	A-2	BACK-BAK	N.A.	0.90	New Fixt 142W LED TSW 14'-6" Mg H (4100K/2x6x-16 LED/3181 Lumens/1400mA) Techlight Scimitar LSMT-2N73SE	B4-U0-G2
	5	B-1	SINGLE	N.A.	0.90	New Fixt 142W LED T3 w/ Light Shield 14'-6" Mg H (4100K/2x6x-16 LED/3181 Lumens/1400mA) Techlight Scimitar LSMT-2N73SE-S213	B1-U0-G2



1 POLE DETAIL
SCALE: NTS

2 LIGHT POLE BASE DETAIL TYP.
SCALE: NTS



3 LED PHOTOMETRIC PLAN
SCALE: 1" = 50'-0"

TECHLIGHT Design Light Consortium® Qualified
Please go to www.techlightusa.com for the current Qualified Products List. Further details about qualified models may be found under Family Accounts.

Ordering Number: **LSMT2N73SF1XXBZE-S213**
Product: **WINDMILL MANOR** Type: **B-1**

High Lumen Output Scimitar LED Area Light LSMT SERIES

APPLICATION – The high lumen output luminaire is designed to be a replacement for HID fixtures up to 1000W. It is optimal for lighting applications where long life, low maintenance, and consistent color rendering is required. Areas with limited accessibility, such as parking lots, are ideal applications. The high wattage luminaire output allows the fixture to be used for parking, roadway, court yards, shopping centers or sports lighting applications.

CONSTRUCTION – The heavy duty housing is constructed of cast aluminum with heat treating. The cast aluminum is anodized to provide a durable finish. The luminaire is designed for weather tight protection. Modular LED system for ease of maintenance. ETI listed for wet locations (IP65). Additional IP65 rating available upon request. Each fixture comes standard with IP65 to accommodate advanced wireless control, management and reporting systems for roadway lighting.

FINISH – A corrosion-resistant black E-Coat layer that forms a uniform and all-enclosing protective barrier is applied to the fixture prior to mechanically applying a super durable powder coat finish. Standard colors available: Black, Bronze, US Green, White. Custom colors available upon request.

OPTICAL SYSTEM – Made with a state of the art UV stabilized acrylic high performance reflective optical assemblies that use high transparency materials to achieve precise photometric distribution. Available in Type B, B, or B. For Automotive, Automotive Frontside View, or Street, or Highway, or Highway and 3rd Party applications. Optics may be ordered separately. Optics are available for performance lighting or roadway applications (see web resources). The full cut-off fixture is Star Light fixture (made or anodized dark grey) to meet the requirements of the roadway position.

ELECTRICAL SYSTEM – Available in up to a 8 inch LED system in 5000K-75 CRI Cool White LED. The fixture is designed to be compatible with 120V/240V AC power. The fixture is designed to be compatible with 120V/240V AC power. The fixture is designed to be compatible with 120V/240V AC power. The fixture is designed to be compatible with 120V/240V AC power.

ORDERING INFORMATION
Order by Part Number for the replacement luminaire. For your application and for the fixture to be replaced, please refer to the luminaire part number. For the luminaire to be replaced, please refer to the luminaire part number.

Series	Mounting Height	Length x Width	ETP (ft)
LSMT	5.27	37.27" x 16.52"	1.4

Example: **LSMTBCT5WH1-BZ**

Series	# of Bricks	Color Temp	LED's per Brick	Options	Drive Current	Voltage	Options	Finish
LSMT	2	4	1000	0	1.000A	120V/240V	0	0

Accessories (Order as separate line item)
SWAN - On Call Customer Service (800-255-6727)
WARRANTY - 5 Year Limited Warranty (See Website)
SHIP - Ship to your location (See Website)
SHIP - Ship to your location (See Website)

TECHLIGHT Design Light Consortium® Qualified
Please go to www.techlightusa.com for the current Qualified Products List. Further details about qualified models may be found under Family Accounts.

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LSMT Scimitar High Lumen Output Area Light

PHOTOMETRICS

IES INDOOR REPORT
PHOTOMETRIC FILE NAME: LSMTBCT5WH1-BZ
Type III Optical Assembly
Black, White, Cool White
500W LSMT LED Scimitar
Color Temperature: 5000K

IES INDOOR REPORT
PHOTOMETRIC FILE NAME: LSMTBCT5WH1-BZ
Type III Optical Assembly
Black, White, Cool White
500W LSMT LED Scimitar
Color Temperature: 5000K

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Type III Optical Assembly
Black, White, Cool White
500W LSMT LED Scimitar
Color Temperature: 5000K

IES INDOOR REPORT
PHOTOMETRIC FILE NAME: LSMTBCT5WH1-BZ
Type III Optical Assembly
Black, White, Cool White
500W LSMT LED Scimitar
Color Temperature: 5000K

www.techlightusa.com

LSMT Scimitar High Lumen Output Area Light

EPA RATINGS (ft)

Power	1.0m	1.3m	1.6m	1.8m
1000W	2.0	2.6	3.2	3.6
1500W	1.9	2.4	3.0	3.3
2000W	2.5	3.3	4.0	4.5
3000W	3.5	4.5	5.5	6.2

MOUNTING ACCESSORIES

ADDITIONAL FIXTURE ACCESSORIES

NOTES:
 1. All dimensions are based on the fixture to be replaced.
 2. All dimensions are based on the fixture to be replaced.
 3. All dimensions are based on the fixture to be replaced.

www.techlightusa.com

LSMT Scimitar High Lumen Output Area Light

LUMINAIRE CHARACTERISTICS

1400 mA Drive Current

LED ID	Drive Current	LED Temp	LED Power	LED Voltage	LED Current	LED Power	LED Voltage	LED Current	System Voltage	System Current	System Power	System Voltage	System Current	System Power
14001	1400	1400	1400	1400	1400	1400	1400	1400	1400	1400	1400	1400	1400	1400

2100 mA Drive Current

LED ID	Drive Current	LED Temp	LED Power	LED Voltage	LED Current	LED Power	LED Voltage	LED Current	System Voltage	System Current	System Power	System Voltage	System Current	System Power
21001	2100	2100	2100	2100	2100	2100	2100	2100	2100	2100	2100	2100	2100	2100

www.techlightusa.com

LSMT Scimitar High Lumen Output Area Light

ADDITIONAL FIXTURE DIMENSIONS

Dimensions shown are for fixture bodies only. Mounting options must be ordered separately.

Dimensions for 4 Brick Unit

Dimensions for 8 Brick Unit

WARNING: Maintenance performed including the replacement of LED bricks while power is still supplied to the luminaires may result in system failure and will void the warranty.

TECHLIGHT
 Techlight, Inc.
 2707 Saturna Drive
 Dallas, TX 75228
 Phone: 214-358-6281, 800-255-6727, Fax: 214-358-9137
 www.techlight.com

BASED ON THE INFORMATION PROVIDED, ALL DIMENSIONS AND LUMINAIRE LOCATIONS SHOWN REPRESENT RECOMMENDED POSITIONS. THE ENGINEER AND/OR ARCHITECT MUST DETERMINE APPLICABILITY OF THE LAYOUT TO EXISTING OR FUTURE FIELD CONDITIONS.

THE LIGHTING PATTERN REPRESENTS ILLUMINATION LEVELS CALCULATED FROM LABORATORY DATA TAKEN UNDER THE CONTROLLED CONDITIONS UTILIZING CURRENT INDUSTRY STANDARD LAMP RATINGS IN ACCORDANCE WITH ILLUMINATING ENGINEERING SOCIETY APPROVED METHODS. ACTUAL PERFORMANCE OF ANY MANUFACTURER'S LUMINAIRE MAY VARY DUE TO VARIATION IN ELECTRICAL VOLTAGE, TOLERANCE IN LAMPS, AND OTHER VARIABLE FIELD CONDITIONS.

FOR ADDITIONAL LIGHTING INFORMATION CONTACT:
On-Site Lighting & Survey, LLC
 PH: 763.684.1548



Exhibit H (1 of 2)



PL948063 - One Light Outdoor Wall Lantern by Thomas Lighting

Specs

Depth/Extension:	4.50"
Height:	9.00"

Height from Center:	5.00"
Width/Diameter (in):	5.75"
# of Bulbs:	1
Standard Wattage:	13W
Bulb Type:	Fluorescent
Bulbs Included:	Yes
Voltage Rating:	120V
Material:	Aluminum
Optional Finishes:	Yes
Weight:	2.00 lbs.

Exhibit H (2 of 2)

Styles and Options

Style: Painted Bronze Finish with Etched Glass

Item #: PL948063

Price: Listed Price: \$62.00
On Special: \$49.60

Option: PL948063,

 [View UL Rating details.](#)



SHIPS TO
CANADA

**CITY OF BATAVIA, ILLINOIS
RESOLUTION 16-81-R**

**APPROVING THE FINAL PLAT OF SUBDIVISION FOR WINDMILL MANOR
(2400 HAWKS DRIVE)**

**ADOPTED BY THE
MAYOR AND CITY COUNCIL
THIS 17TH DAY OF OCTOBER, 2016**

Published in pamphlet form
by authority of the Mayor
and City Council of the City of Batavia,
Kane & DuPage Counties, Illinois,
This 18th day of October, 2016

Prepared by:

City of Batavia
100 N. Island Ave.
Batavia, IL 60510

**CITY OF BATAVIA, ILLINOIS
RESOLUTION 16-81-R**

**APPROVING THE FINAL PLAT OF SUBDIVISION FOR WINDMILL MANOR
(2400 HAWKS DRIVE)**

WHEREAS, a preliminary plat of subdivision for Windmill Cove had been submitted along with applications to annex and zone the property located at 2400 Hawks Drive; and

WHEREAS, subsequent to a favorable recommendation from the Batavia Plan Commission, on April 4, 2011, the City Council approved a preliminary plat of subdivision for this property as part of annexing and zoning the subject property; and

WHEREAS, JNB Batavia, LP has submitted an application for a final plat of subdivision for the subject property; and

WHEREAS, on September 21, 2016 the Plan Commission reviewed the final plat of subdivision and found that it to be in substantial conformance with said preliminary plat of subdivision; and

WHEREAS, following finding said substantial conformance, the Plan Commission recommended approval of the final plat to include;

1. A variance to Subdivision Regulations Section 11-6-3 to waive payment of the Capital Improvement Development Fee;
2. A variance to Subdivision Regulations Section 11-5-2-G to allow a slope of 3:1 in place of the maximum 4:1 slope along the south and west sides of the property, subject to staff approval of final engineering;
3. Correcting signature and utility certificates before City officials sign the plat; and

WHEREAS, the City Council reviewed the final plat and found said final plat of subdivision to be in substantial conformance with said approved preliminary plat of subdivision, with the Plan Commission's recommended relief to the Subdivision Regulations^[DMR1];

NOW THEREFORE, BE IT RESOLVED, by the City Council of the City of Batavia, Kane and DuPage Counties, Illinois:

SECTION 1: That the final plat of subdivision for Windmill Manor, as depicted in Exhibit "A" attached hereto, is approved, to include:

1. A variance to Subdivision Regulations Section 11-6-3 to waive payment of the Capital Improvement Development Fee.
2. A variance to Subdivision Regulations Section 11-5-2-G to allow a slope of 3:1 in place of the maximum 4:1 slope along the south and west sides of the property, subject to staff approval of final engineering.
3. Correcting signature and utility certificates before City officials sign the plat.

CITY OF BATAVIA, ILLINOIS RESOLUTION 16-81-R

Exhibit	Plan	Dated	Prepared by
A	Final Plat of Subdivision for Windmill Manor	August 14, 2016	CRK & Associates, Civil Engineers, P.C. Inc.

SECTION 2: That this Resolution 16-81-R shall be in full force and effect upon its presentation, passage, and publication according to the law.

PRESENTED to and **PASSED** by the City Council of the City of Batavia, Illinois, this 17th day of October, 2016.

APPROVED by me as Mayor of said City of Batavia, Illinois, this 17th day of October, 2016.

Jeffery D. Schielke, Mayor

Ward	Aldermen	Ayes	Nays	Absent	Abstain	Aldermen	Ayes	Nays	Absent	Abstain
1	O'Brien					Vacant				
2	Callahan					Wolff				
3	Hohmann					Chanzit				
4	Mueller					Stark				
5	Botterman					Atac				
6	Cerone					Russotto				
7	McFadden					Brown				
Mayor Schielke										
VOTE:		Ayes	Nays	Absent	Abstention(s)					
Total holding office:		Mayor and 14 aldermen								

ATTEST:

Chris Simpkins, Deputy City Clerk

Plat of Subdivisionh
Windmill Manor

Exhibit A (2 of 2)

common address: 2400 Hawks Drive, Batavia, Illinois.

Owne's Certificate

State of Illinois }
County of Kane } S.S.

This is to certify that The Old Second National Bank of Aurora f/k/a Kane County Bank and Trust Company as Trustee under a Trust Agreement dated July 22, 1994 and known as Trust No. 923 is the owner of the lands shown and described in the annexed Plat and has, as such owner, caused the same to be surveyed, subdivided and platted as shown for the uses and purposes therein set forth and does hereby acknowledge and adopt the same under the style and title thereon shown. It is further certified that the platted lands fall within the boundaries of Geneva Community Unit School District 304.

dated at Aurora, Illinois this ___day of ___, A.D.2016.

by: _____ attest: _____
(title) (title)

Notary's Certificate

State of Illinois }
County of Kane } S.S.

I, _____, a notary public in and for the County and State aforesaid do hereby certify that _____ and _____ of The Old Second National Bank of Aurora, as Trustee under Trust 923, who is personally known to me to be the same persons whose names are subscribed to the foregoing certificate, appeared before me this day in person and acknowledged the execution of the annexed plat and accompanying instrument as being pursuant to authority given and as their free and voluntary act and as the free and voluntary act of The Old Second National Bank of Aurora as Trustee under Trust 923.

Given under my hand and notarial seal this ___day of ___, A.D.2016.

notary public

Owne's Certificate

State of Illinois }
County of Kane } S.S.

This is to certify that The Old Second National Bank of Aurora f/k/a Kane County Bank and Trust Company as Trustee under a Trust Agreement dated July 22, 1994 and known as Trust No. 929 is the owner of the lands shown and described in the annexed Plat and has, as such owner, caused the same to be surveyed, subdivided and platted as shown for the uses and purposes therein set forth and does hereby acknowledge and adopt the same under the style and title thereon shown. It is further certified that the platted lands fall within the boundaries of Geneva Community Unit School District 304.

dated at Aurora, Illinois this ___day of ___, A.D.2016.

by: _____ attest: _____
(title) (title)

Notary's Certificate

State of Illinois }
County of Kane } S.S.

I, _____, a notary public in and for the County and State aforesaid do hereby certify that _____ and _____ of The Old Second National Bank of Aurora, as Trustee under Trust 929, who is personally known to me to be the same persons whose names are subscribed to the foregoing certificate, appeared before me this day in person and acknowledged the execution of the annexed plat and accompanying instrument as being pursuant to authority given and as their free and voluntary act and as the free and voluntary act of The Old Second National Bank of Aurora as Trustee under Trust 929.

Given under my hand and notarial seal this ___day of ___, A.D.2016.

notary public

City Engineer's Certificate

State of Illinois }
County of Kane } S.S.

I, _____, City Engineer of the City of Batavia, Illinois, hereby certify to the best of my knowledge and belief that the land improvements dedicated in the hereon plat and plans and specifications thereof meet the minimum requirements of said City.

dated at Batavia, Illinois this ___day of ___, A.D.2016.

by: _____
(City Engineer)

City Council's Certificate

State of Illinois }
County of Kane } S.S.

Mayor and City Council of the City of Batavia, Illinois hereby certify that said council has duly approved this Plat of Subdivision attached hereto by ordinance _____, duly authenticated and passed this ___day of ___, A.D.2016.

by: _____
(Mayor)

attest: _____
(City Clerk)

Plan Commission's Certificate

State of Illinois }
County of Kane } S.S.

I, _____, Chairman of the Plan Commission of the City of Batavia, Illinois, hereby certify that the said Commission has duly approved this Plat of Subdivision attached hereto this ___day of ___, A.D.2016.

by: _____
(Chairman)

County Clerk's Certificate

State of Illinois }
County of Kane } S.S.

I, John A. Cunningham, County Clerk in and for the County and State aforesaid find no redeemable tax sale, unpaid forfeiture taxes or unpaid current taxes against any of the land included in the plat. I further certify that I have received all statutory fees in connection with the plat.

Given under my hand and the seal of the county this ___day of ___, A.D.2016.

County Clerk

Recorder's Certificate

State of Illinois }
County of Kane } S.S.

This instrument, no _____, was filed for record in the Recorder's Office of Kane County, Illinois this ___day of ___, A.D.2013 at ___o'clock ___m., and was recorded in plat envelope no _____.

Recorder of Deeds

State of Illinois }
County of DuPage } S.S.

This is to certify that I, John Cole Helfrich, an Illinois Professional Land Surveyor, have surveyed, subdivided and platted for the uses and purposes therein set forth the following described lands:
That part of the northeast quarter of Section 17, Township 39 north, Range 8 east of the Third Principal Meridian described as follows: commencing at the southwest corner of said northeast quarter; thence N0°00'02"W along the west line of said northeast quarter, 250.00 feet for the point of beginning; thence N88°09'58"E, 150.00 feet; thence N0°00'02"W, 200.00 feet; thence N88°15' 50"E, 499.02 feet to the southwest corner Fabyan Randall Subdivision as platted by Document 2003K037410; thence N1°44'40"W along the west line of said Subdivision, 25.29 feet to the south line of South Drive as dedicated by Document 2003K080053; thence northwesterly along the south line of said South Drive, being a circular curve having a radius of 333.00 feet concave to the northeast, the chord of which bears N57°31'03"W, 125.21 feet; thence N46°44'44"W along said south line, 209.29 feet; thence northwesterly along said south line, being a circular curve having a radius of 467.00 feet concave to the southwest, the chord of which bears N69°14'25"W, 366.70 feet; thence S88°15'54"W, 56.40 feet to the west line of said northeast quarter; thence S0°00'02"E along said west line, 580.41 feet to the point of beginning in the City of Batavia, Kane County, Illinois.

All dimensions are given in feet and decimal parts thereof.

I further certify that the lands described above lie within the corporate limits of the City of Batavia, Illinois which has authorized a comprehensive plan and is exercising the special powers authorized by Division 12 of Article 11 of the Illinois Municipal Code.

This also declares that the Federal Emergency Management Agency FIRM Community Panel 17089C0326H, with an effective date of August 3, 2009 indicates that the above described property lies within an area designated as Zone X. Zone X is defined as "areas determined to be outside the 0.2% annual chance floodplain."

Given under my Hand and Seal this ___day of ___, A.D.2016.

Illinois Professional Land Surveyor 2967
exp. 11-30-16



PUBLIC UTILITY AND DRAINAGE EASEMENT (P.U.D.E.) PROVISIONS

A perpetual easement is hereby reserved for and granted to the City of Batavia, an Illinois municipal corporation, and those public utility and other companies operating under franchise agreements granting them rights from the City of Batavia, including but not limited to, Commonwealth Edison Company, AT & T, Nicor Gas Company, and Comcast Cable Communication, Inc., together with their respective successors and assigns (the "Grantees"), for the installation, modification, construction, reconstruction, replacement, alteration, enlargement, operation, inspection, repair, maintenance, relocation, renewal and removal of facilities, improvements and appurtenances to serve these and other lands with various public utilities transmission and distribution systems, including without limitation, from time to time, electricity, sounds and signals, cable television, communication, telephone, gas pipelines, water pipelines, storm and sanitary sewers, storm water detention and retention facilities, and storm water drainage, together with any and all necessary lines, cables, mains, manholes, hydrants, catch basins, connections, pipes, appliances, and other structures and appurtenances as may be deemed necessary, in, across, along, over, under, and upon the areas hereon identified as "Public Utility and Drainage Easement" (P.U.D.E.); together with the right to install required service connections under the surface of each lot to serve improvements thereon; and together with the right to enter upon the property with such personnel and equipment as may be deemed necessary for all such uses and purposes.

No obstruction or structure shall be erected or located, nor shall any trees be planted, over said easement areas, nor shall any other activities be undertaken that unreasonably interfere with the Grantees' intended use thereof, but the same may be used for landscaping, fencing, parking or other purposes if such use does not then or later interfere with the aforementioned purposes.

The right is also hereby granted to the City of Batavia to remove any fences, buildings or structures and to cut down, trim or remove any trees, shrubs, bushes, roots or other plantings that interfere with the operation of or access to such facilities in, on, upon, across, under or through said Public Utility and Drainage Easement. The City of Batavia shall not be responsible for the replacement or repair of any such fences, buildings, structures, trees, turf, gardens, shrubs, landscaping, or other improvements removed during the exercise of the herein given rights. Replacement and/or repair of said items shall be the responsibility of the then property owner.

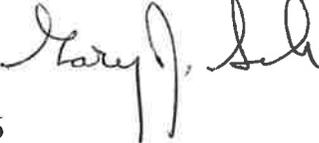
Following any work to be performed by the City of Batavia in the exercise of its easement rights herein granted, said City shall have no obligation with respect to surface restoration, including by not limited to, the restoration, repair or replacement of pavement, curb, gutters, fences, sheds, trees, lawn or shrubbery, provided, however, that said city shall be obligated, following such maintenance work, to backfill and mound all trench created so as to retain suitable drainage, to cold patch any asphalt or concrete surface, to remove all excess debris and spoil, and to leave the maintenance area in a generally clean and workmanlike condition. The City has no obligation to repair any improvements that were completed without obtaining the necessary permits prior to installation.

The occupation and use of the perpetual easement herein granted and reserved for the Grantees by each of such entities shall be done in such a manner so as not to interfere with or preclude the occupation and use thereof by other entities for which such easements are granted and reserved. The crossing and re-crossing of said easements by the Grantees shall be done in such a manner so as not to interfere with, damage, or disturb any transmission and/or distribution systems and facilities appurtenant thereto existing within the easements being crossed or re-crossed. Where the easement areas are also used for electric, telephone, cable TV, gas distribution systems or their appurtenances, such other utility installations shall not interfere with the maintenance of gravity or subsurface flow and stabilization of vegetative ground cover on the above-mentioned drainage facilities, or cause any change in grade, or impair or change the surface drainage patterns of the property.



CITY OF BATAVIA

MEMO TO: Committee of the Whole
Government Services

FROM: Gary J. Schira
Chief of Police 

DATE: October 4, 2016

SUBJECT: Ordinance 16-62 Liquor Code Changes – Creating a Class J Liquor License for the Sale and Consumption of Liquor in Movie Theaters

Attached is Ordinance 16-62 Revising Title 3 Chapter 3 of the Batavia Municipal Code by adding a Liquor License Classification for Movie Theaters. This revision creates a Class J license authorizing the retail sale and consumption of alcoholic liquors on the premises of movie theaters. Goodrich Quality Theaters, owner of Randall 15 IMAX in Batavia, is requesting this license and the police department has no objection.

Please approve Ordinance 16-62 at your Tuesday, October 11, 2016 Committee of the Whole meeting and recommend approval at the Monday, October 17, 2016 City Council Meeting. If you have any questions, please contact me.

Copy to: L. Newman, City Administrator
Department Heads
City Attorney
Economic Development
D/C Autenrieth
S. Mazza
K. Bretz
T. Doggett
J. Armbrust

**CITY OF BATAVIA, ILLINOIS
ORDINANCE 16-62**

**REVISING TITLE 3 CHAPTER 3 OF THE BATAVIA MUNICIPAL CODE BY
ADDING A LIQUOR LICENSE CLASSIFICATION FOR MOVIE THEATERS**

**ADOPTED BY THE
MAYOR AND CITY COUNCIL
___ DAY OF _____, 2016**

Published in pamphlet form
by authority of the Mayor
and City Council of the City of Batavia,
Kane & DuPage Counties, Illinois,
This ___ day of _____, 2016

Prepared by:

City of Batavia
100 N. Island Ave.
Batavia, IL 60510

**CITY OF BATAVIA, ILLINOIS
ORDINANCE 16-62**

**REVISING TITLE 3 CHAPTER 3 OF THE BATAVIA MUNICIPAL CODE BY
ADDING A LIQUOR LICENSE CLASSIFICATION FOR MOVIE THEATERS**

NOW THEREFORE, BE IT HEREBY ORDAINED by the Mayor and City Council of the City of Batavia, Kane and DuPage Counties, Illinois, as follows:

SECTION 1. Title 3, Chapter 3, Section 3-3-15 of the Batavia Municipal Code is hereby revised by amending Subsection J as follows:

- J. Class J - Brewery Licenses: Class J licenses authorize a movie theater in which the primary business is the sale of movies for public viewing and non-alcoholic concessions to sell alcoholic liquor at retail for consumption on the premises only to subject to the following terms and conditions:
1. Alcoholic liquor may be sold only in the lobby at a designated place separate from the general concession area, except that alcoholic liquor may be sold at temporary bar locations in specific auditoriums, rooms or ancillary lobbies that are closed off for private parties.
 2. Alcoholic liquor may only be served by persons who have been trained as provided in Section 3-3-28, and sales shall be limited to patrons who have:
 - a. Purchased a movie ticket,
 - b. Proven they are of drinking age by appropriate State ID, and
 - c. Displayed a tamperproof wristband that is valid only for the date that is issued applied by an agent of the licensee who has verified the patron's age.
 3. Drinks with alcoholic liquor that may be sold in a movie theater are limited to:
 - a. One drink per person per visit to the area where alcoholic liquor is served;
 - b. Beer, wine or mixed drinks that include, in part, some non-alcoholic liquid;
 - c. Clear plastic cups that are distinctly different from the cups used for non-alcoholic beverages (no drinks in cans or glass are allowed)
 4. Consumption of alcoholic liquor shall be limited to the main lobby area, party/meeting rooms, promenade, and auditoriums where the movies are shown, and no alcohol consumption shall be permitted within ten feet (10') of the main

CITY OF BATAVIA, ILLINOIS ORDINANCE 16-62

entry and the exits to the building and signage shall be prominently posted consistent with this limitation.

5. Alcoholic liquor shall not be removed from the premises, and signs prohibiting the removal of alcoholic liquor shall be prominently posted at all exists to the theater.
6. The sale of alcoholic liquor shall be limited to the regular hours that alcoholic liquor may be sold in the City and shall be further limited as follows:
 - a. Alcoholic liquor may not be sold any earlier than one (1) hour before the first movie is advertised to be shown and not later than one (1) hour before the last movie is advertised to finish, except for private rentals and events.
 - b. Alcoholic liquor may not be consumed in an auditorium in which a G or PG movie is showing before 8:00 pm.
7. "Happy hour" and similar promotions or practices are prohibited.

SECTION 2. Title 3, Chapter 3, Section 3-3-18 of the Batavia Municipal Code is hereby amended by adding an \$1500 fee for Class J Movie Theater Liquor License.

SECTION 3. This Ordinance shall be in full force and effect upon its presentation, passage and publication according to law.

PRESENTED to and **PASSED** by the City Council of the City of Batavia, Illinois, this ____ day of _____, 2016.

APPROVED by me as Mayor of said City of Batavia, Illinois, this this ____ day of _____, 2016.

Jeffery D. Schielke, Mayor

Ward	Aldermen	Ayes	Nays	Absent	Abstain	Aldermen	Ayes	Nays	Absent	Abstain
1	O'Brien									
2	Callahan					Wolff				
3	Hohmann					Chanzit				
4	Mueller					Stark				
5	Botterman					Thelin Atac				
6	Cerone					Russotto				
7	McFadden					Brown				
Mayor Schielke										
VOTE: ____ Ayes ____ Nays ____ Absent ____ Abstentions Total holding office: Mayor and 14 aldermen										

CITY OF BATAVIA, ILLINOIS ORDINANCE 16-62

ATTEST:

Christine Simkins, Deputy City Clerk

CITY OF BATAVIA

DATE: September 28, 2016
TO: Committee of the Whole
FROM: Joel Strassman, Planning and Zoning Officer
SUBJECT: Windmill Manor Apartments, 2400 Hawks Drive (formerly South Drive)

- **Ordinance 16-60:** Amendment to the Zoning Map for a Planned Development Overlay
- **Resolution 16-81-R:** Approving a Final Plat of Subdivision for Windmill Manor
JNP Batavia, LP, applicant

Summary: Approval of a planned development (PD) and final plat of subdivision for Windmill Manor Apartments at 2400 Hawks (formerly South) Drive.

Background: The 2011 approvals of Ordinances 11-08 and 11-09 annexed and zoned the 4.5 acre property located at 2400 Hawks Drive as R5 Multi-Family High Density to allow an 80 unit multi-family building for residents 55 years and older to be built using the Illinois Housing Development Authority's Affordable Housing Tax Credit program. The annexation included approval of a planned development and preliminary plat of subdivision providing relief to certain City Code requirements. The planned development approval specified the need for final approval.

Approval of attached Ordinance 16-60 and Resolution 16-81-R, along with the Plan Commission's action on Design Review, would complete the entitlement process. While the 2011 annexation did not include site or building plans, the current site and building plans are consistent with the concepts presented to the City Council in 2011, and follow the Code relief granted to allow fewer dwelling units that required for a property of this size in the R5 District, omit the 3rd floor building step-back, and included language to accommodate fewer parking spaces than required and omit required school land-cash donation and impact fee due to the age restriction.

The current PD seeks additional Zoning Code relief to omit the requirement for 25% enclosed parking and to allow a building height of 47 feet (45 feet is the R5 maximum). The increased building height would not result in a building having a greater basement to roof height; this request would allow for changes in site grading that may affect the calculated building height needed through final engineering. The final plat of subdivision seeks relief from the maximum 4:1 slope to allow a 3:1 slope along the south and west property lines to navigate the site's challenged topography and to allow for a berm to provide screening to the residents to the southwest. For a complete description and analysis of the proposal, please see the [staff memorandum to the Plan Commission](#).

Plan Commission Review Action: At the September 21st hearing, two (2) neighboring residents addressed the Commission with questions on the affect on the McKee Tributary property, site lighting, and screening to the residents to the southwest. The applicant's engineer noted that water from the site would be directed to the McKee Tributary. Staff added that the McKee Tributary property was annexed to the City and developed as a detention facility in part to provide detention for eventual development of several properties in the area including the subject property. The applicant noted that light levels would be reduced to zero foot candles at the south and west property lines and the Commission added that light poles would be relatively low, with an overall height of 14.5 feet. The applicant's landscape architect showed perspective drawings of the screening effect of the perimeter berms with landscaping added.

The Commission requested that an additional sidewalk from the building to the street be added. The applicant's engineer stated that this can be done by routing the sidewalk through the center parking lot landscape area. The Commission focused on the main building entrance and its lack of prominence. The Commission suggested a taller, more prominent entrance enclosure and larger windows on that portion of the building be considered. The applicant agreed to adjust that part of the building to better emphasize the entrance. The Commission was willing to have staff review and approve that change.

By votes of 6-0, the Commission recommended approval of both the PD and final plat of subdivision, with the specifications and conditions as listed in attached Ordinance 16-60 and Resolution 16-81-R. The Commission also approved Design Review (6-0) subject to City Council approval of the planned development, and to allow minor revisions to site conditions as a result of staff approval of final engineering.

Alternatives: The COW can recommend approval of the Ordinance as presented, add or remove approval conditions, recommend denial, or continue its review with direction to staff for revisions.

- **Pros:** Approval of Ordinance 16-60 and Resolution 16-81-R would allow for the submission and issuance of building permits to develop the site containing the building and use contemplated with the 2011 annexation of the property.
- **Cons:** Not approving Ordinance 16-60 and Resolution 16-81-R will force the property to remain unimproved until another developer can propose a building use consistent with the 2011 annexation and approvals. Denial may jeopardize tax credits for an affordable senior development at this location.
- **Budget Impact:** The City will realize building permit revenues as part of the construction process. After completion, the City will realize property tax and utility revenues. The City will also realize additional State per capita taxes once the City population increase is determined by a decennial or special census. The City will also incur the usual expenses of serving residential properties that were also considered with the City's actions on this property in 2011. With additional residents in close proximity to services and goods on the Randall Road corridor, there may be an increase in sales in these nearby businesses that translates to increased sales tax revenue.
- **Staff Impact:** Staff time has and would be used to complete the entitlement process and throughout the building permit processes. After completion of the project, there would be no more staff time needed than was contemplated when this property was annexed and approved for essentially the same development in 2011.

Timeline for Actions: With COW recommendations for approval of Ordinance 16-60 and Resolution 16-81-R (as presented or with direction for revision), both would be placed on the City Council's agenda for the October 17th meeting.

Staff Recommendations: Attached Ordinance 16-60 and Resolution 16-81-R have been drafted to include the Plan Commission's recommendations. Staff therefore recommends approval of Ordinance 16-60 and Resolution 16-81-R as presented.

Attachments

1. JNB Project Narrative
2. Draft Ordinance 16-60
3. Draft Resolution 16-81-R

c Mayor
Department Heads
Applicant
Media

JNB Batavia, LP Narrative and Responses to Comprehensive Plan Goals and Zoning Standards

Project Information

Project Name: Windmill Manor Apartments- Batavia
Project Location: 1500 South Drive, Batavia, Kane County, Illinois
Owner: JNB Batavia, LP
Phone: 773-968-9590-Chris Tritsis (or 563-505-5611- James Bergman)
Email: tritsis@cubitdevelopmentgroup.com (or jim@jnbice.com)
Address: 20 Sandstone Court, LeClaire, IA 52753

Basic Information

Land: Vacant
Site Area: App 4.5 acres, 195,827 SF
Current Zoning: Zoned R-5
Proposed Zoning: R-5 with a PUD overlay and Design Review Approval

Introduction to Project

Windmill Manor Apartments is a proposed mixed-income, 80-unit (plus one manager unit), new construction three-story elevator development for seniors 55 and older to be located in Batavia, Illinois. The project will consist of 60 one-bedroom and 20 two-bedroom affordable units of which 72 will be affordable to seniors. The remaining 8 units will be unrestricted to market rate monthly rents. There will be an additional one-bedroom onsite manager's office in the basement.

Windmill Manor Apartments is being designed specifically for the aging population and the building design allows for an abundance of social space. The project will include thousands of square feet of space for: storage (for the building and residents), the onsite manager's unit, several office spaces (maintenance, leasing, etc.), main lobby (with furniture such as couches and tables), a dining room, sitting areas, a community room, an exercise room, a library, a multi-media room, and a community beauty salon, computer room and craft room.

Each spacious unit will have an outdoor balcony, will have wireless internet, and be cable ready. All kitchen appliances will be Energy Star rated and include refrigerator/freezer, microwave, electric range/oven, and dishwasher. The units will have vinyl or laminate flooring in the kitchen and bathroom and wall-to-wall carpet in the living and bedrooms.

The surrounding residential and commercial allows for a generous mix of service and creates a sense of place in which the senior residents may be a part of a neighborhood and have the ability to complete daily service needs within a neighborhood business district.

Proposed Land Use

As part of the Annexation Agreement, dated April 4th, 2011 the vacant land has a zoning of R-5. The project will be age restricted senior Independent living for tenants 55 and older.

Economic Benefits to the City

This development will provide more than 81 eligible voters to the community. These residents will bring the purchasing power to Batavia and will significantly add to the sales tax base as they shop at the local businesses, grocery stores, clothing companies, and other commercial establishments.

Currently the site is vacant land and is not highest and best use for generating real estate tax. The building once completed and fully leased will generate additional property tax. The development will generate various application fees. The building's energy consumption is primarily electric so it will benefit the surplus of electricity the town has invested in. Since the project is age restricted it will not impact the schools, have a lessened impact on parks, water consumption, sewer demands and road usage. Construction of housing brings many economic benefits to a local community, such as increase in jobs. The hard costs to preserve, renovate, and improve the project's housing units is approximately \$12,000,000. This also creates indirect economic benefit as surrounding retail owners will have an increase in customers as various on-site workers will patronize these establishments on a daily basis.

Number of Employees

- **Construction-** The potential direct job creation generated by this project is 5 jobs for every million dollars of construction. This would be equivalent to 90 construction jobs.
- **Permanent-** 1 Full Time Property Manager, 1-part time maintenance person, various part time: accountant, various vendors, providers, etc. that will support this new facility.

Intense Use of Utilities

There will be no intense use of Batavia utilities. Similarly, the project is trying to achieve Enterprise Green which will incorporate energy efficient layout, performance products like closed and open cell spray foam for reduced heat and cooling loads, additional green products and energy saving fixtures.

- **Sewer/Water/Drainage:** The McKee Creek storm water detention already anticipated a development on the site. But since this is a senior project it will utilize less water and sewer than a traditional family project or even a commercial project like a restaurant. That will translate into less washing clothes, less cooking, less toilets flushing, less showering, no pool, etc. Additionally, the units in the building will include nearly all one bathrooms.
- **Electricity-** The project units will include electric heat, air conditioning and appliances, such as, washer/dryer, stove, oven, microwave etc.). These appliances will be Energy Star and high efficiency. Lighting will similarly be either Energy Star fixtures, company fluorescent or all LED. All are designed to incorporate a lower demand on the electrical footprint.
- **Gas-** The building will have central water heat that will be gas and piped to the individual units.

Lastly, Per the MEMO TO: Mayor and City Council dated April 1, 2011, City staff concludes that the proposed change to the requested land use category would not negatively affect the City's ability to provide utilities and services to this and other properties in the City if the property were to be developed under a conforming zoning district as proposed with the Comprehensive Plan Change. This includes emergency response and sanitary sewer. Intensity of potential development and its effect on traffic would be comparable to, or even less than possible with the development potential of community commercial uses and zoning.

Proposed Start of Construction

October 10, 2016

Proposed End of Construction

November 1, 2017

Leasing

August 1, 2017

Comprehensive Plan Use Goals: The following details how the proposed development meets the Comprehensive Plan Land Use Goals Planned Development Standards and Design Review Standards:

COMPREHENSIVE PLAN LAND USE GOALS

Goal 1. Maintain Batavia as an attractive place to live, work, shop and play, with a balance of land uses.

RESPONSE: The proposed use adds to the balance of land uses in Batavia. With the aging population, independent senior housing is necessary to serve the community. Given its location, size and shape, the subject property is not a viable retail site.

Goal 2. Protect and enhance environmentally sensitive and historically significant place.

RESPONSE: This goal is not applicable. The subject property is not environmentally sensitive or historically significant.

Goal 3. Plan land uses to achieve an efficient provision of public facilities and services.

RESPONSE: Adequate sewer and water capacity exists to service this area.

Goal 4. Maintain a diversity of housing types, prices and styles for all segments of the community.

RESPONSE: Tax credits are being used to make the units as affordable as possible, which is a policy under this goal. It also fulfills the policy of encouraging new senior housing complexes.

Goal 5. Coordinate land use and transportation planning.

RESPONSE: The proposed development meets the policy of locating high density residential uses convenient to transit corridors, such as Randall Road and Fabyan Parkway. It also is located on an internal circulation route, another stated policy.

Goal 6. Continue to make the downtown and the Fox River the focal point of the community.

RESPONSE: This goal is not applicable.

Goal 7. Redevelop obsolete industrial areas as mixed-use developments compatible with neighborhood character.

RESPONSE: This goal is not applicable.

Goal 8. Provide gradual land use transitions and buffers between lower intensity and higher intensity uses.

RESPONSE: The proposed use and high density residential classification is a compatible transition to the Community Commercial designation on the Comprehensive Plan to the west, General Commercial to the east, Community Commercial to the north, which will be requesting a Comprehensive Amendment change to high density residential and residential to the south. The transition to the residential to the south is buffered by berming, extensive landscaping and a six foot high board on board closed fence. The closest home is approximately 160 feet from the proposes senior residential building.

Goal 9. Maintain sufficient retail and employment areas to ensure the fiscal and economic vitality of the City.

RESPONSE: The subject property is not viable for retail use given its location and configuration. This is also why the comprehensive land use designation for the subject property was amended several years ago from commercial to high density residential.

Goal 10. Establish a system of parks, open spaces and trails that supports neighborhoods, protects sensitive environmental areas.

RESPONSE: The proposed use will provide an outside area for residents. If required, a fee-in-lieu will be paid to the Park District.

Goal 11. Plan for the possible reuse of both the Fermilab and unincorporated Mooseheart properties.

RESPONSE: This goal is not applicable.

RE-ZONING STANDARDS

The proposed zoning to R-5 PUD overlay satisfies all the findings that shall be made pursuant to Section 5-7-4. At the time of the hearing, the City will be able to confirm the required public notice and public meetings and hearings have been conducted pursuant to Section 5.704A and B. Regarding Section 5.704(C), the City amended the Comprehensive Plan for this property to high density residential several years ago. This amendment was approved in an anticipation of an independent senior living facility.

PLANNED DEVELOPMENT OVERLAY STANDARDS

The proposed development meets the purposes and uses for a Planned Development Overlay. Section 3.101 provides:

3.101 Purposes

The purposes of the Planned Development Overlay Zoning District (PD) are to:

- A. To modify development regulations of this Title to implement the Comprehensive Plan.
- B. Provide opportunities for unique or mixed-use development.
- C. Provide opportunities for development intensity greater than permitted by base district regulations for affordable housing, senior housing, and congregate living facilities.

Section 3.102 provides:

3.102 Use of a Planned Development Overlay Zoning District

- A. ***Extent.*** A Planned Development Overlay Zoning District (PD) may overlay all or part of any base district or contiguous districts. Base district regulations shall apply except to the extent modified by an overlay district. The Official Zoning Map shall identify the area covered by each PD.
- B. ***Use of the PD Zoning District.*** A PD may only be adopted for one or more of the following:
 - 1. To modify development regulations of this Title to implement policies in the Comprehensive Plan.
 - 2. To permit unique or mixed-use development.

3. To permit development intensity greater than permitted by base district regulations for affordable housing, senior housing, and congregate living facilities.
4. To permit a concurrent review of structures and neighborhood design, including lot pattern.

C. *Limitations.*

1. A PD shall not be used to add, eliminate, or restrict uses permitted in the base district regulations.
2. A PD shall be applied only to contiguous property so as to create a unified and cohesive development.

RESPONSES:

The proposed development meets the criteria established in 3.101 and 3.102 by modifying zoning regulations in the R-5 district to permit a senior housing development to be established, which is one of the policies under goal number 4 of the Land Use element of the Comprehensive Plan. Modifications to some of the zoning requirements are necessary in order to construct the state of the art facility being proposed. Also, some of the requirements in the Zoning Code simply do not apply to senior housing facilities. Lastly, Section 3.101C and 3.102B3 specifically provide the Planned Development Overlay should be used to provide opportunities for development intensity greater than permitted by base district regulations for senior living facilities. Although the development does not seek to increase the density provided in R-5, this provision recognizes the difficulty in developing an affordable senior housing facility under the R-5 regulations and zoning ordinance regulations. The Planned Development does not request any of the limitations noted in Section 3.102(C).

The modifications from the zoning ordinance are listed in the below chart. They all are requested to implement Goal 4 of the Land Use element of the Comprehensive Plan. Goal 4, Policy (a). states “Encourage use of the Zoning Code Planned Development Overlay Zoning District residential density bonus to insure affordability”. Goal 4 Policy (b) states “Encourage new, and the expansion of existing senior housing complexes.” Goal 10 Policy (a) states “Require new development and redevelopment to orient open areas toward adjacent rivers and creeks”

PUD MODIFICATION TO
ZONING ORDINANCE

<u>Ordinance Requirement</u>	<u>Requested Modifications</u>
1. Table 2.204 (A) requiring a minimum of 25% of required parking to be located in an enclosed building	No enclosed parking
2. Table 4.204 requiring 1.5 parking spaces per one bedroom and 2.25 parking spaces per two bedroom = 137 total (61 one bedroom = 92 spaces plus 20 two bedroom = 45 spaces)	115 Parking spaces
3. Table 2.204 – 10 Foot Building at 3 rd floor step-back	No building step-back at 3 rd floor
4. Table 2.204 Maximum Net Land Area per Unit – 2,333 square feet	2418 Square Feet Maximum Net Land Area Per Unit
5. Table 2.204 Maximum Building Height – 45 Feet	47 Feet Maximum Building Height
6. Subdivision Ordinance Section 11-5-2-G – Requiring 4:1 maximum grading slope	3:1 maximum slope requested along the south and west sides of the Property

1. The requested modification to not enclose 25% of the parking and to reduce the number of parking spaces is to satisfy the affordability policy for this senior housing development and the policy to locate open areas near creeks and streams. The site has more than adequate space to provide at grade uncovered parking. The cost to enclose some of the parking, together with the topographical challenges of the site make this requirement cost prohibitive. In addition, it would cause the building to go one story higher since the current plan contains the manager unit, common area and storage in the basement level and the lobby and apartments on the first level. All the outside parking provided is located adjacent to non-residential uses and will be adequately screened and buffered.

2. As to the number of parking spaces, the ITE Manual for Average Peak Parking Demand for Senior Adult Housing is .59 vehicles per dwelling unit. The range is .45 to .67 parking spaces per dwelling unit. The Thomas Place senior independent facility in Glenview, which is a facility one of the principals of applicant has developed contains 1.3 parking spaces per dwelling unit (186 spaces for 144 units). This parking ratio has been more than adequate to serve the facility. Not providing these additional 27 spaces, in addition to reducing unnecessary developments costs, also allows for the southwest corner of the site to be used as an outdoor area for the residents, rather than parking. This location fulfills the Comprehensive Plan policy of locating open spaces adjacent to rivers and creeks.

3. The elimination of the step-back provision on the third floor and the minimum density modification were approved in the annexation agreement and are now being codified in the Planned Development Overlay. The step-back provision would result in the loss of units, would require an additional floor and would greatly impact the development's affordability.

4. The maximum net Land Area per Unit is just above the 2,333 square foot requirement (approximately 2,418 square feet). The unusual configuration of this parcel, with its triangle shape and rectangle appendage in the southwest corner does not lend itself to maximum efficiency in laying out the building. The maximum requirement would be met if not for the rectangle are in the southwest corner.

5. The proposed plans meet the height requirement. Currently the project is calculated to reach a height of 40'-10" which is 4'-2" under the maximum height of 45'-0" required per city regulations. The modification is requested only if, during construction grading, the slope on the south end of the property needs to be changed.

6. The slope modification on the south and west sides of the Property are necessary because of the extraordinary topographical relief across the site. There is 20 feet of grade difference from north to south making this 3 to 1 slope necessary.

DESIGN REVIEW STANDARDS

The proposed development meets the standards for approval required by Section 5.604 of the Zoning Ordinance, which provides:

5.604 Design Review Approval

- A. **Action.** The Plan Commission of the Director as appropriate shall approve, approve with modifications and/or conditions, or deny an application for Design Review subject to the requirements of the Zoning Code and based on compliance with approved design guidelines. An action of the Plan Commission shall be accompanied by findings of fact giving the reasons for the action.
- B. **Findings for Approval.** The following findings shall be made prior to approval of a Design Review application:
 - 1. The project is consistent with applicable design guidelines.
 - 2. The project conforms to the Comprehensive Plan, and specifically to the Land Use, Urban Design, and Environmental Elements.
 - 3. The project is consistent with all applicable provisions of the Zoning Code.
 - 4. The project is compatible with adjacent and nearby development.
 - 5. The project design provides for safe and efficient provision of public services.

RESPONSES:

1. City Multifamily design guidelines compliance:

The project is compatible and compliant with adjacent neighborhoods in form, function, finishes, and proportion. As can be seen by the elevations and other plans, the development is substantially consistent with the Batavia's design guidelines. The proposed development will provide abundant open and common space within and around the building. There will be picnic areas with barbecue grills and picnic tables, open balconies and/or patios, community and recreation rooms, an exercise room with exercise equipment, onsite manager with office, wifi, media room, computer and business room, bicycle parking and abundant storage on the site. These complimentary amenities will enhance the fully functional residential community development.

The elegant, high end quality and durable finishes throughout the project will provide a rich, and tasteful ambiance that will be attractive and functional. The building will be "secure" with access control for the tenant's safety, and security camera monitoring all entrances, and common circulation areas. The site and all common / circulation areas within the building will be well lighted to provide tenants and visitors a safe environment.

The site will be attractively landscaped in compliance with the city zoning standards, and the parking will be arranged to allow good access onto the site and into the building with particular attention to the ease of access from the parking areas to the building for the elderly.

The tenants and visitors will be able to access all building and site amenities via corridors and/or sidewalks that comply with all standards for access, the Illinois accessibility code, and the Americans with Disabilities Act.

The building has been designed to complement and fit the site. The façade incorporates numerous materials, elevations and roof lines, as well as surfaces in order to break up the façade through avoiding a "box" look. Each apartment will have a balcony or patio giving all tenants their own "outdoor" space, as well as providing an element that breaks up the building façade.

- 2. The proposed development is consistent with all these elements. It meets the land use goals element as outlined in a separate section of this narrative. The environmental element goals are satisfied by (i) the use of native plants and landscape materials as part of the landscape plan; (ii) minimizing erosion and stormwater pollution by the use of best management practices as part of the project's stormwater management; (iii) constructing a new, energy efficient building. The Urban Design guidelines are met by, including, but not limited to (i) substantially meeting the City's multi-family design guidelines; (ii) providing high quality building materials that are appropriate in size and scale and extensive**

landscaping around the perimeter and the building to provide screening, softening and buffering; (iii) providing outdoor spaces for the residents of this development; (iv) use of lighting to minimize glare and light pollution and using lighting to accent various features of the development; providing attractive signage that is in scale for the surrounding area.

3. The project is consistent with all applicable provisions of the Zoning Code, except as modified or varied.
4. The project is compatible with adjacent and nearby development. Senior housing will be a less intense use than many of the potential general commercial uses. The trend of development in this area is for a similar type of use being proposed to the north, commercial to the east and medical office to the west. To the south is a residential subdivision. The closest home, however, is approximately 160 feet from the proposed building and separated by berming, landscaping, and a six-foot-high closed board on board fence.
5. It does. The development has been reviewed by all departments of the City and modifications made pursuant to their comments and suggestions.

**CITY OF BATAVIA, ILLINOIS
ORDINANCE 16-60**

**AMENDING THE OFFICIAL ZONING MAP FOR A
PLANNED DEVELOPMENT OVERLAY – WINDMILL MANOR APARTMENTS
(2400 HAWKS DRIVE)**

**ADOPTED BY THE
MAYOR AND CITY COUNCIL
THIS 17TH DAY OF OCTOBER, 2016**

Published in pamphlet form
by authority of the Mayor
and City Council of the City of Batavia,
Kane & DuPage Counties, Illinois,
This 18th day of October, 2016

Prepared by:
City of Batavia
100 N. Island Ave.
Batavia, IL 60510

**CITY OF BATAVIA, ILLINOIS
ORDINANCE 16-60**

**AMENDING THE OFFICIAL ZONING MAP FOR A
PLANNED DEVELOPMENT OVERLAY – WINDMILL MANOR APARTMENTS
(2400 HAWKS DRIVE)**

WHEREAS, JNB Batavia, LP, has filed an application for Planned Development Overlay/Zoning Map Amendment of the property located at 2400 Hawks Drive, and legally described as:

THAT PART OF THE NORTHEAST QUARTER OF SECTION 17, TOWNSHIP 39 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHWEST CORNER OF SAID NORTHEAST QUARTER; THENCE N0°02"W ALONG THE WEST LINE OF SAID NORTHEAST QUARTER, 250.00 FEET FOR THE POINT OF BEGINNING; THENCE N88°15'20"E, 150.00 FEET; THENCE N0°00'02"W, 200.00 FEET; THENCE N88°15' 20"E, 499.02 FEET TO THE SOUTHWEST CORNER FABYAN RANDALL SUBDIVISION AS PLATTED BY DOCUMENT 2003K037410; THENCE N1°44'40"W ALONG THE WEST LINE OF SAID SUBDIVISION, 25.29 FEET TO THE SOUTH LINE OF SOUTH DRIVE AS DEDICATED BY DOCUMENT 2003K080053; THENCE NORTHWESTERLY ALONG THE SOUTH LINE OF SAID SOUTH DRIVE, BEING A CIRCULAR CURVE HAVING A RADIUS OF 333.00 FEET CONCAVE TO THE NORTHEAST, THE CHORD OF WHICH BEARS N57°31'03"W, 125.21 FEET; THENCE N46°44'44"W ALONG SAID SOUTH LINE, 209.29 FEET; THENCE NORTHWESTERLY ALONG SAID SOUTH LINE, BEING A CIRCULAR CURVE HAVING A RADIUS OF 467.00 FEET CONCAVE TO THE SOUTHWEST, THE CHORD OF WHICH BEARS N69°14'25"W, 366.70 FEET; THENCE S88°15'54"W, 56.40 FEET TO THE WEST LINE OF SAID NORTHEAST QUARTER; THENCE S00°02"E ALONG SAID WEST LINE, 580.41 FEET TO THE POINT OF BEGINNING IN THE CITY OF BATAVIA, KANE COUNTY, ILLINOIS.

has been filed with the City Clerk of the City of Batavia, Kane County, Illinois, requesting an amendment to the Official Zoning Map for a Planned Development Overlay pursuant to the terms of Ordinance 11-06, with final plan approval through Design Review; and

WHEREAS, the applicant has also sought and received Design Review approval from the Batavia Plan Commission concurrent with this Planned Development Overlay/Zoning Map Amendment; and

WHEREAS, the applicant is also seeking concurrent approval of a Final Plat of Subdivision for Windmill Manor and the Commission recommended approval thereof; and

WHEREAS, all public notification regarding the intention of the City to amend the Official Zoning Map and for said Planned Development Overlay and Design Review approval was executed as required by City Code; and

WHEREAS, a public hearing was held pursuant to the Batavia City Code by the Batavia Plan Commission on September 21, 2016; and

WHEREAS, the Plan Commission has reviewed the application and recommends approval of such Zoning Map Amendment for a Planned Development Overlay to the City Council to include the following modifications to the Zoning Code and conditions:

1. Modification to Zoning Code Table 4.204: Off-Street Parking Requirements to reduce the required number of parking spaces from 137 to 115;
2. Modifications to Zoning Code Table 2.204: Site Development Regulations – Multi-Family Residential Districts to:
 - a. Omit the required 25% of parking to be in an enclosed building
 - b. Eliminate the required 10 foot step-back at the 3rd floor
 - c. Increase the maximum net land area per unit from the allowed 2,333 square feet to approximately 2,418 square feet
 - d. Increase the maximum building height from the allowed 45 feet to 47 feet;
3. Allowing minor revisions to site conditions as a result of staff approval of final engineering;
4. The Planned Development ordinance including language requiring the building owner to remove and replace the south patio if access to the sewer in the adjacent easement is needed;
5. Adding a sidewalk connection from the building entrance area through the center parking lot landscaped area to the public sidewalk;
6. Staff approval of a revised main building entrance area to increase the height of the enclosure and size of the windows in the area of the entrance enclosure; and

WHEREAS, on October 4, 2016, the Committee of the Whole reviewed the application and concurred with the Plan Commission recommendation for approval to the City Council; and

WHEREAS, the City Council of the City has received the recommendation of both the Plan Commission and Committee of the Whole and has considered same; and

WHEREAS, it is in the best interest of the City of Batavia that the Property, as described above, be zoned as requested by the applicant and owner of record;

NOW THEREFORE, BE IT ORDAINED, by the City Council of the City of Batavia, Kane and DuPage Counties, Illinois:

SECTION 1: That the application submitted by JNB Batavia, LP for the approval of a Zoning Map Amendment for a Planned Development Overlay for Windmill Manor Apartments is approved, with modifications to the Zoning Code and conditions listed below, and in substantial conformance with the Exhibits attached hereto.

1. Modification to Zoning Code Table 4.204: Off-Street Parking Requirements to reduce the required number of parking spaces from 137 to 115;

CITY OF BATAVIA, ILLINOIS ORDINANCE 16-60

2. Modifications to Zoning Code Table 2.204: Site Development Regulations – Multi-Family Residential Districts to:
 - a. Omit the required 25% of parking to be in an enclosed building
 - b. Eliminate the required 10 foot step-back at the 3rd floor
 - c. Increase the maximum net land area per unit from the allowed 2,333 square feet to approximately 2,418 square feet
 - d. Increase the maximum building height from the allowed 45 feet to 47 feet
 - e. Other modifications as necessary to implement the Site Plan, as approved herein;
3. Allowing minor revisions to site conditions as a result of staff approval of final engineering;
4. The Planned Development ordinance including language requiring the building owner to remove and replace the south patio if access to the sewer in the adjacent easement is needed;
5. Adding a sidewalk connection from the building entrance area through the center parking lot landscaped area to the public sidewalk;
6. Staff approval of a revised main building entrance area to increase the height of the enclosure and size of the windows in the area of the entrance enclosure; and

Exhibit	Plan	Dated	Prepared by
A	Site Plan	August 25, 2016	CRK & Assoc., Civil Engineers, P.C.
B	Grading Plan	“	“
C	Utility Plan	“	“
D	Landscape Plan	“	McCallum Associates
E	Sign Plan	August 16, 2016	Stock Design-Architecture
F	Exterior Building Elevations and Perspectives	May 15, 2016	“
G	Photometric Plan	August 25, 2016	Richard L.J. Kluzak
H	Decorative Wall Light	-	1 Stop Lighting

SECTION 2: That this Ordinance 16-60 shall be in full force and effect upon its presentation, passage and publication according to the law.

PRESENTED to and **PASSED** by the City Council of the City of Batavia, Illinois, this 17th day of October, 2016.

APPROVED by me as Mayor of said City of Batavia, Illinois, this 17th day of October, 2016.

CITY OF BATAVIA, ILLINOIS ORDINANCE 16-60

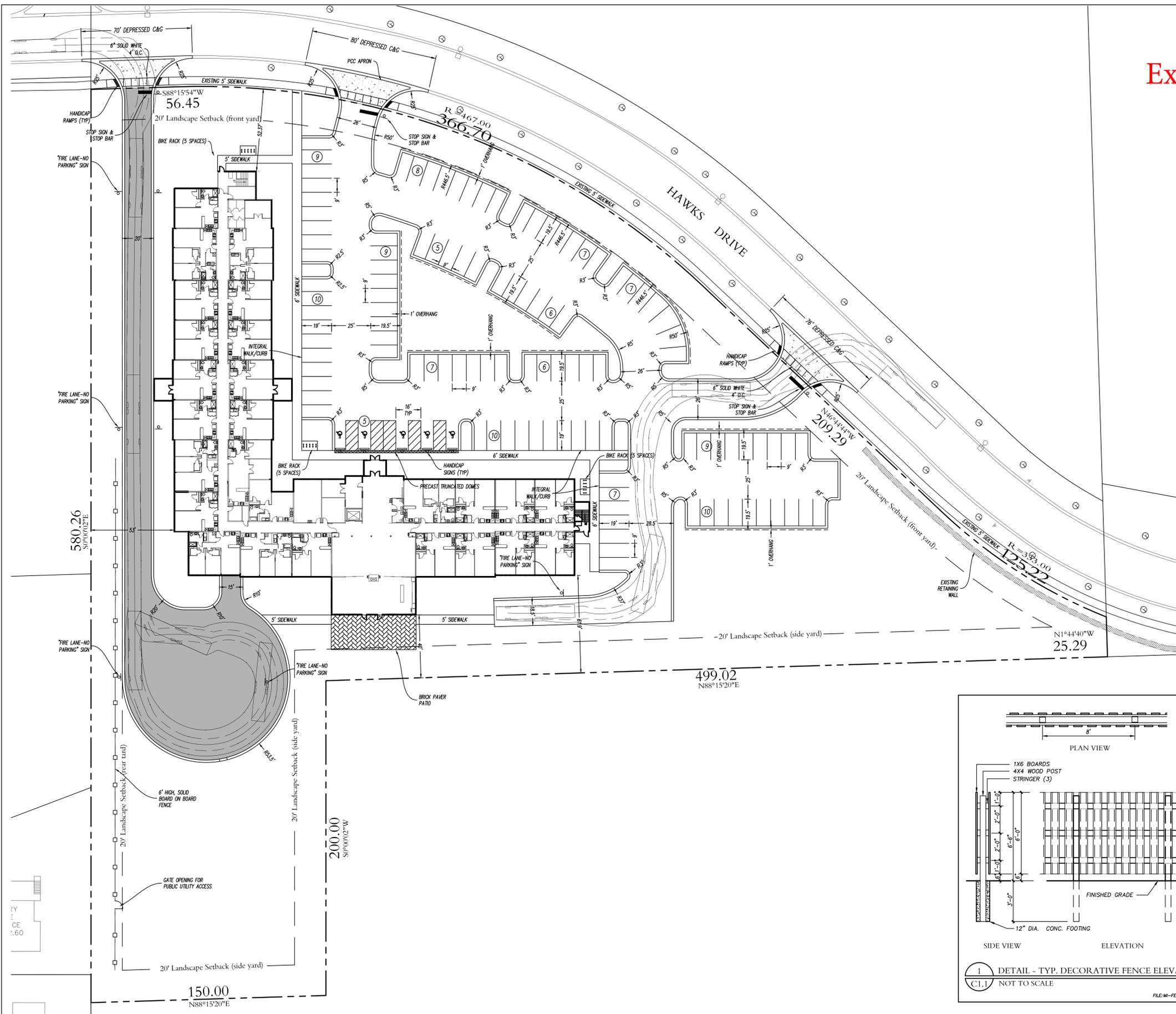
Jeffery D. Schielke, Mayor

Ward	Aldermen	Ayes	Nays	Absent	Abstain	Aldermen	Ayes	Nays	Absent	Abstain
1	O'Brien					Vacant				
2	Callahan					Wolff				
3	Hohmann					Chanzit				
4	Mueller					Stark				
5	Botterman					Atac				
6	Cerone					Russotto				
7	McFadden					Brown				
Mayor Schielke										
VOTE:		Ayes	Nays	Absent	Abstention(s)					
Total holding office:		Mayor and 14 aldermen								

ATTEST:

Chris Simpkins, Deputy City Clerk

Exhibit A



SITE ANALYSIS

SITE	
Proposed Use	Convenience Store/Gas Station (Service Station) & Carwash (Automotive Laundry)
Existing Zoning	R-5
Required Zoning	R-5 PUD
Parcel Area	195,796 sf 4.59 Acres
Building Area	29,495 sf Service Station 81 Units
Floor Area Ratio Req'd	0.15
Area Per Unit	2,418 sf / unit

SETBACKS

	Front Yard (Hawks)	Side Yard (West)	Side Yard (South)
Building Setback	40'	30'	30'
Green Space Setback	20'	20'	20'
Provided	52.4'	40'	40'
Provided	20'	20'	31'

PARKING

Quantity Req'd	92 = 1.5 * 61 45 = 2.25 * 20 137 Required	1.5 Spaces per 1-bedroom 2.25 Spaces per 2+ bedrooms
Provided	115 = 110 Standard + 5 ADA	1.42 Spaces per unit
Stall Size Required	9' x 19' (Standard)	
Provided	9' x 19' (Standard), 16' x 16' (ADA)	
Driveway Width Minimum	14'-18" (single lane service drive/fire lane); 25' (w/ 90° parking)	
Provided	18" (single lane service drive/fire lane); 25' (w/ 90° parking)	

HEAVY DUTY BIT. PAVEMENT

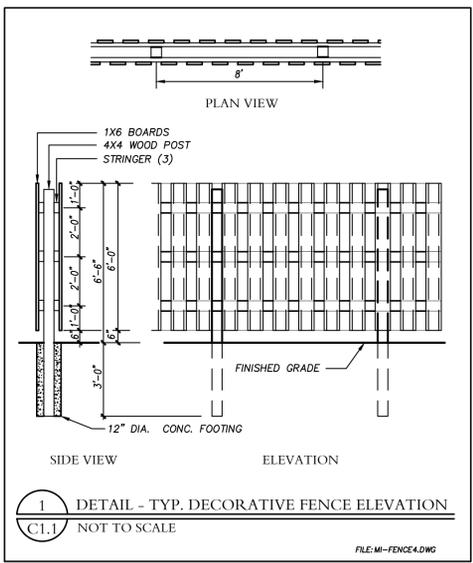


P.C.C. PAVEMENT



NOTES

- ALL DIMENSIONS ARE BACK OF CURB UNLESS OTHERWISE NOTED.
- ALL CURB RADII ARE BACK OF CURB UNLESS OTHERWISE NOTED.
- SEE ARCHITECTURAL PLANS FOR EXACT BUILDING DIMENSIONS.
- CONTRACTOR TO VERIFY DIMENSIONS PRIOR TO STARTING WORK AND NOTIFY ENGINEER IF ANY DISCREPANCIES ARE FOUND.
- SIDEWALK AROUND PERIMETER OF BUILDING SHALL BE WALK/PAVEMENT UNLESS OTHERWISE STATED ON PLANS.
- CONTRACTOR WILL BE RESPONSIBLE FOR REPAIRING ALL EXISTING PAVEMENT DAMAGED DURING CONSTRUCTION.
- SEE DETAIL FOR BITUMINOUS AND CONCRETE PAVEMENT SECTIONS.
- CONTRACTOR TO PROVIDE TEMPORARY TRAFFIC CONTROL MEASURES DURING CONSTRUCTION OF ENTRANCE OF R.O.W. IN ACCORDANCE W/ ILLINOIS D.O.T. REQUIREMENTS.
- ADA HANDICAP RAMPS SHALL BE INSTALLED AT ALL LOCATIONS DELINEATED ON PLANS AS WELL AS AT ALL LOCATIONS WHERE SIDEWALK ABUTS DRIVES OR ROADWAYS.
- CONTRACTOR SHALL COMPARE ARCHITECTURAL AND ENGINEERING PLANS FOR INTERFACE COMPATIBILITY.
- ALL CURB AND GUTTER SHALL BE B6:12 UNLESS OTHERWISE NOTED ON PLANS.
- ALL DOWNSPOUTS LOCATED NEAR SIDEWALKS SHALL TIE INTO THE PROPOSED STORM SEWER SYSTEM.



1 DETAIL - TYP. DECORATIVE FENCE ELEVATION
C1.1 NOT TO SCALE
FILE: M-FENCE4.DWG

REVISIONS		
NO.	DATE	DESCRIPTION
1	8/25/16	PER CITY COMMENTS

SITE PLAN

WINDMILL MANOR
2400 HAWKS DRIVE
BATAVIA, ILLINOIS

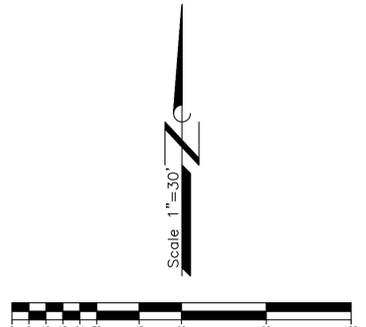
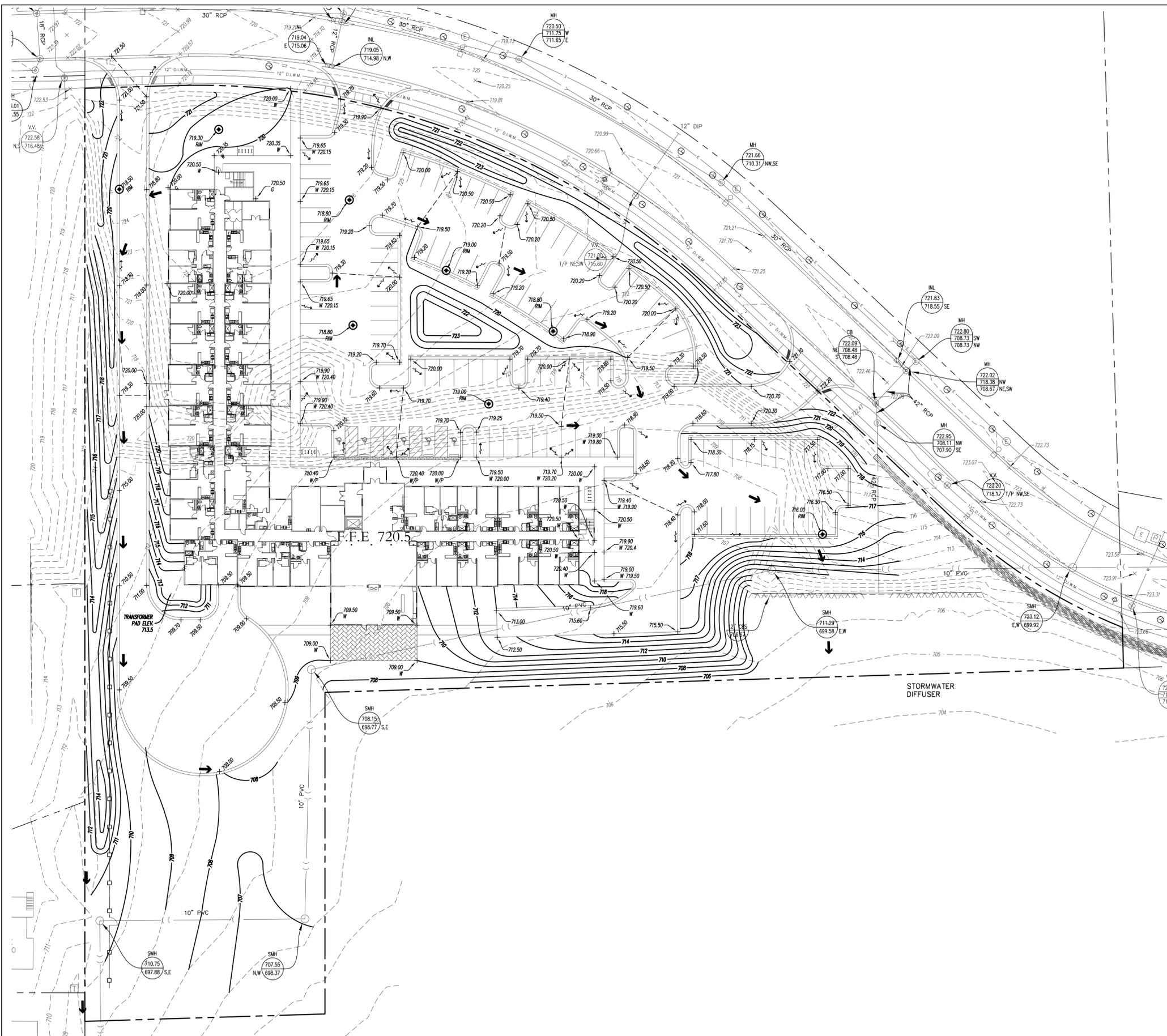
Craig R. Knoche & Associates
Civil Engineers, P.C.

24 N. Bennett Street • Geneva, IL 60134 • phone (630) 845-1270 • fax (630) 845-1275

DATE:	7/10/16
FILE:	16-020 C10
JOB NO.:	16-020
SHEET NO.:	C1.1

BATAVIA, IL WINDMILL MANOR

Exhibit B



LEGEND

	EXISTING	PROPOSED
PAVEMENT GRADE	+ 675.00	+ 675.00
WALK GRADE	+ 675.00	+ 675.00
GROUND GRADE	+ 675.00	+ 675.00
RM GRADE	+ 675.00	+ 675.00
CONTOURS	- 675	- 675

EMERGENCY OVERFLOW	
FLOW DIRECTION	
RIDGELINES	
REVERSE CURB	
PROPOSED CONTOURS	- 692

GRADING NOTES

1. GRADING CONTRACTOR SHALL VERIFY EXISTING CONTOURS AND NOTIFY ENGINEER OF ANY DISCREPANCIES, PRIOR TO STARTING CONSTRUCTION.
2. THE GRADING CONTRACTOR SHALL SPREAD SPOILS FROM UTILITY CONTRACTORS WORK TO BALANCE THE SITE TO THE EXTENT POSSIBLE.
3. THE GRADING CONTRACTOR SHALL REMOVE EXCESS SOIL FROM THE SITE.
4. EROSION CONTROL MEASURES INCLUDE BUT ARE NOT LIMITED TO THE FOLLOWING: SILT FENCE SHALL BE PLACED AND SHALL REMAIN IN PLACE AROUND EACH STORM STRUCTURE UNTIL CONSTRUCTION IS COMPLETED. SILT FENCE AROUND PERIMETER SHALL REMAIN IN PLACE AND BE MAINTAINED UNTIL CONSTRUCTION IS COMPLETED. ALL INLET STRUCTURES SHALL BE PROTECTED WITH INLET BASKETS.
5. THE EXCAVATION CONTRACTOR IS RESPONSIBLE FOR EROSION CONTROL MEASURES. CONTRACTOR SHALL INSTALL EROSION CONTROL MEASURES PRIOR TO THE START OF CONSTRUCTION AND MAINTAIN SUCH MEASURES UNTIL GRADING IS COMPLETE AND PARKING LOT IS PAVED.
6. THE CONTRACTOR RESPONSIBLE FOR THE INSTALLATION OF THE EROSION CONTROL DEVICES SHALL MAINTAIN ALL STORM WATER POLLUTION DEVICES THROUGHOUT CONSTRUCTION AND UNTIL ALL UNFENCED OR NON-BUILDING AREAS HAVE A UNIFORM PERENNIAL VEGETATIVE COVER WITH A DENSITY OF 70 PERCENT OR GREATER. MAINTENANCE INCLUDES WEEKLY INSPECTIONS OR AN INSPECTION FOLLOWING A RAINFALL OF 1/2 INCH IN A 24-HOUR PERIOD. THE CONTRACTOR MUST SUBMIT A COPY OF THE INSPECTION REPORT TO THE OWNER AND ENGINEER AT THE END OF EACH MONTH AND KEEP A COPY OF THE REPORT ON THE CONSTRUCTION SITE UNTIL THE REQUIRED VEGETATION COVER IS IN PLACE.
8. IF ADDITIONAL EROSION CONTROL MEASURES NOT SHOWN ON THESE DRAWINGS ARE REQUIRED TO STOP OR PREVENT EROSION OR ARE REQUIRED BY ANY AUTHORITY HAVING JURISDICTION, IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO INSTALL SUCH DEVICES. THE OWNER OR ENGINEER SHALL BE NOTIFIED OF THE ADDITIONAL WORK AND COST PRIOR TO INSTALLATION.
9. THE CONTRACTOR SHALL BE RESPONSIBLE FOR NOTIFYING THE OWNER AND ENGINEER, IN WRITING, OF ANY ADDITIONAL SOURCES OF STORM WATER POLLUTION OBSERVED DURING CONSTRUCTION AND THE ADDITIONAL COSTS REQUIRED TO PREVENT ADDITIONAL POLLUTION.
10. ALL GRADES ARE EDGE OF PAVEMENT UNLESS NOTED OTHERWISE.

DRAINAGE OVERLAY CERTIFICATE

STATE OF ILLINOIS } SS.
COUNTY OF DUPAGE }

TO THE BEST OF OUR KNOWLEDGE AND BELIEF THE DRAINAGE OF SURFACE WATERS WILL NOT BE CHANGED BY THE CONSTRUCTION OF SUCH SUBDIVISION OR ANY PART THEREOF; OR, THAT IF SUCH SURFACE WATER DRAINAGE WILL BE CHANGED, ADEQUATE PROVISION HAS BEEN MADE FOR COLLECTION AND DIVERSION OF SUCH SURFACE WATERS INTO PUBLIC AREAS OR DRAINAGE WHICH THE SUBDIVIDER HAS A RIGHT TO USE, AND THAT SUCH SURFACE WATERS WILL NOT BE DEPOSITED ON THE PROPERTY OF ADJOINING LAND OWNERS IN SUCH CONCENTRATIONS AS MAY CAUSE DAMAGE TO THE ADJOINING PROPERTY BECAUSE OF THE CONSTRUCTION OF THE SUBDIVISION.

DATED THIS _____ DAY OF _____, 2014

ILLINOIS REGISTERED PROFESSIONAL ENGINEER _____ OWNER OR ATTORNEY FOR OWNER _____

STATE REGISTRATION NUMBER _____

REVISIONS		
NO.	DATE	DESCRIPTION
1	8/25/16	PER CITY COMMENTS

GRADING PLAN

WINDMILL MANOR
2400 HAWKS DRIVE
BATAVIA, ILLINOIS

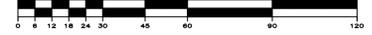
Craig R. Knoche & Associates
Civil Engineers
Surveyors
Land Planners

DATE: 7/11/16
FILE: 16-020 C20
JOB NO: 16-020
SHEET NO. C2.1

WINDMILL MANOR BATAVIA, IL

Exhibit C

Scale 1"=30'

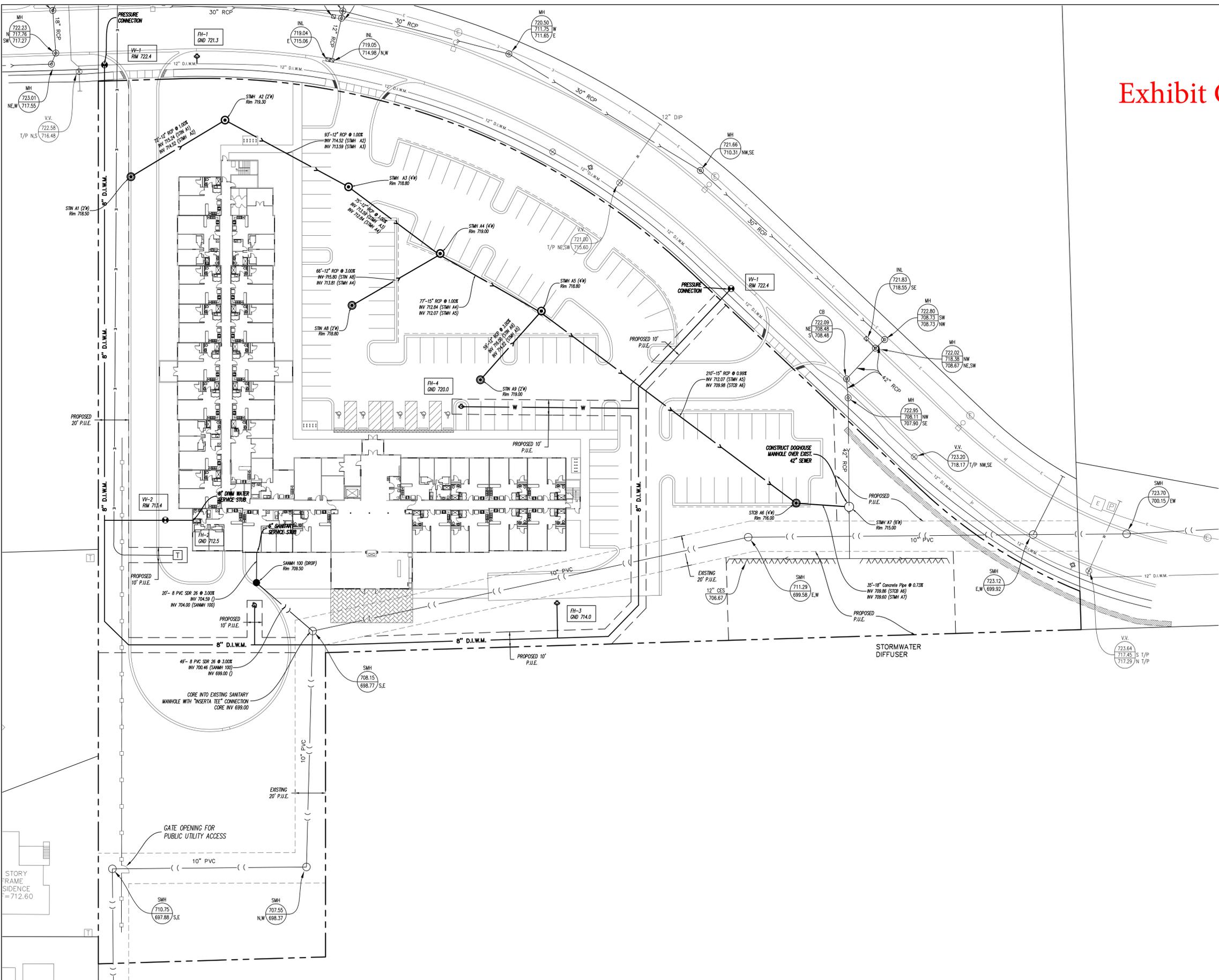


LEGEND

	PROPOSED	EXISTING
STORM SEWER		
SANITARY SEWER		
WATERMAIN		
ELECTRIC		
TELEPHONE		
GAS		
PROPOSED EASEMENT		
TRENCH BACKFILL		
STORM MANHOLE		
FLARED END SECTION		
SANITARY MANHOLE		
VALVE VAULT / B-BOX		
FIRE HYDRANT		
LIGHT POLES		

UTILITY NOTES

1. ALL WATERMAIN SHALL BE CLASS 52 DUCTILE IRON PIPE UNLESS OTHERWISE SPECIFIED. FITTINGS SHALL MEET ANWA C10 OR C15. VALVE SHALL MEET ANWA C509-87.
2. ALL SANITARY SEWER PIPE WITH A DEPTH LESS THAN 15 FEET SHALL BE SDR-26. ALL SANITARY SEWER PIPE WITH A DEPTH 15-20 FEET SHALL BE SDR-21. ALL SANITARY SEWER PIPE WITH A DEPTH 20-25 FEET SHALL BE SDR-18.
3. ALL STORM SEWER PIPE SHALL MEET DOT SPECIFICATIONS (ART. 550.03) FOR SELECTING THE PIPE CLASS. STORM PIPE MUST MEET ASTM C76 STANDARDS.
4. PRECAST CONCRETE SECTIONS FOR MANHOLES, CATCH BASINS, INLETS AND VAULTS SHALL MEET ASTM C48.
5. EXISTING UTILITIES SHOWN ARE FOR INFORMATION ONLY AND ARE NOT NECESSARILY EXCLUSIVE. CONTRACTOR SHALL VERIFY UTILITIES, ESPECIALLY PROPOSED TIE-INS TO EXISTING UTILITY STUBS, WHERE POSSIBLE AND NOTIFY ENGINEER OF DISCREPANCIES, EXCEPTIONS, OR OMISSIONS AS SOON AS POSSIBLE.
6. FRAME AND GRATE REQUIREMENTS:
 STORM STRUCTURE (PAVEMENT) - NEENAH R-2504 TYPE A
 STORM STRUCTURE (CURB) - NEENAH R-3015
 STORM STRUCTURE (GRASS) - NEENAH R-4340-B
 SANITARY STRUCTURE - NEENAH R-1712
 EXCEPTIONS TO ABOVE ARE NOTED ON PLANS.
7. NO FILTER FABRIC ALLOWED UNDER FRAMES OR GRATES. ALL STRUCTURES, EXCLUDING CURB STRUCTURES, SHALL HAVE INLET FILTERS INSTALLED. ALL INLET PROTECTION SHOULD BE IN ACCORDANCE WITH THE APPROVED STORMWATER POLLUTION PREVENTION PLAN.
8. GENERAL CONTRACTOR SHALL VERIFY SPECIFIC SIZE AND LOCATION OF CONDUIT FOR GAS, ELECTRIC AND TELEPHONE PRIOR TO INSTALLATION.
9. ALL EXISTING DRAIN TILE LOCATED WITHIN THE SITE BOUNDARY SHALL BE REMOVED OR ABANDONED AS NECESSARY. ALL DRAIN TILE EXTERIOR TO SITE SHALL BE TIED INTO PROPOSED STORM LINE OR REROUTED TO MAINTAIN EXISTING DRAINAGE PATTERNS. IN PLACES WHEREBY THE PROPOSED WATERMAIN AND EXISTING ACTIVE DRAIN TILE CROSS, THE WATERMAIN SHALL BE INSTALLED WITH CASING 10 FEET ON EITHER SIDE OF CROSSING.
10. SANITARY PLUGS WILL BE REQUIRED DURING CONSTRUCTION AT ALL EXISTING MANHOLES WHERE PROPOSED CONNECTIONS ARE MADE AND AT THE FIRST MANHOLE OF EACH PROPOSED SANITARY LINE.
11. ALL SANITARY CLEAN-OUTS IN PAVEMENT SHALL HAVE VALDO CLEAN-OUTCOVERS.
12. CONTRACTOR TO SEE LANDSCAPE AND IRRIGATION SPECIFICATIONS IN ARCHITECTURAL PLANS AND CONTRACT DOCUMENTS FOR ADDITIONAL REQUIREMENTS.
13. CONTRACTOR SHALL INSTALL A CLEANOUT AT THE BUILDING ON ALL EXTERIOR DOWNSPOUTS.
14. CONTRACTOR SHALL SUPPLY ALTERNATE BID FOR HDPE STORM PIPE IN PLACE OF RCP PIPE.



REVISIONS		
NO.	DATE	DESCRIPTION
1	8/25/16	PER CITY COMMENTS

UTILITY PLAN

WINDMILL MANOR
 2400 HAWKS DRIVE
 BATAVIA, ILLINOIS

Craig R. Knoche & Associates
 Civil Engineers, P.C.

DATE:	7/11/16
FILE:	16-020 C30
JOB NO.:	16-020
SHEET NO.:	C3.1

Exhibit D

Landscape Calculations

Perimeter Landscape Area	Required	Proposed
North/South Drive - 757.66'	31 trees 155 shrubs	31 trees 160 = 80 shrubs + 80 grasses
East (Northern) - 25.29'	1 tree 5 shrubs	
East (Southern) - 200.00'	8 trees 40 shrubs	40 = 20 shrubs + 20 grasses
South (Eastern) - 499.02'	20 trees 100 shrubs	20 trees 100 = 52 shrubs + 48 grasses
South (Western) - 150.00'	6 trees 30 shrubs	6 trees 30 = 15 shrubs + 15 grasses
West - 580.26'	24 trees 120 shrubs	24 trees 120 = 67 shrubs + 53 grasses
Common Open Space Landscaping	Required	Proposed
80 Units	80 trees	80 trees
Parking Lot Landscaping	Required	Proposed
Landscape screen (at rights of way)	Min. 3' height	Meets
Shade trees - 115 parking spaces	12 shade trees	12 shade trees
Interior landscaping - 46,684 sq. ft.	Min. 10% = 4669 sq. ft.	8122 sq. ft.
Street Frontage	Required	Proposed
Street trees	40' on center/13 trees	13 = 11 existing + 2 new trees
Building Foundation	Required	Proposed
Walls that face public rights of way	Min. 40% of wall length	Meets

Plant List

Shade Trees	Key Qty.	Size	Botanical Name	Common Name	Remarks
ACF	7	2.5"	Acer x freemanii 'Autumn Blaze'	Autumn Blaze Freeman Maple	BB
ACR	11	2.5"	Acer rubrum 'Red Sunset'	Red Sunset Red Maple	BB
CEO	12	2.5"	Celtis occidentalis 'Prairie Pride'	Prairie Pride Common Hackberry	BB
GTS	6	2.5"	Gleditsia triacanthos var. inermis 'Skyline'	Skyline Thornless Honeylocust	BB
OST	3	2.5"	Ostrya virginiana	Ironwood/American Hophornbeam	BB
QUB	7	2.5"	Quercus bicolor	Swamp White Oak	BB
QUC	3	2.5"	Quercus muehlenbergii	Chinkapin Oak	BB
QUR	4	2.5"	Quercus rubra	Red Oak	BB
ULM	9	2.5"	Ulmus x 'Morton Glossy'	Triumph Elm	BB

Ornamental Trees	Key Qty.	Size	Botanical Name	Common Name	Remarks
ALN	8	6'	Alnus glutinosa	Common Alder	BB/Clump
AMC	2	6'	Amelanchier canadensis	Shadbowl Serviceberry	BB/Clump
HMV	3	6'	Hamamelis vernalis	Vernal Witchhazel	BB/Clump
MAS	3	6'	Magnolia stellata 'Royal Star'	Royal Star Magnolia	BB/Clump
MLS	7	4'	Malus sargentii	Sargent Crabapple	BB/Clump
MPP	20	6'	Malus 'Purple Prince'	Purple Prince Crabapple	BB/Clump

Evergreen Trees	Key Qty.	Size	Botanical Name	Common Name	Remarks
PGD	18	8'	Picea glauca 'Densata'	Black Hills Spruce	BB
PIA	22	8'	Picea abies	Norway Spruce	BB
PIC	22	8'	Picea pungens	Colorado Green Spruce	BB
PSM	11	8'	Pseudotsuga menziesii	Douglas Fir	BB

Shrubs	Key Qty.	Size	Botanical Name	Common Name	Remarks
ARB	32	24"	Aronia arbutifolia 'Brilliantissima'	Brilliant Red Chokeberry	BB
BUX	29	24"	Buxus x microphylla 'Glencoe'	Chicagoland Green Boxwood	BB
CLE	18	24"	Clethra alnifolia 'Hummingbird'	Hummingbird Summersweet	BB
COT	53	3"	Cotoneaster acutifolius	Peking Cotoneaster	BB
CSI	40	24"	Cornus sericea 'Isanti'	Isanti Redosier Dogwood	BB
HPW	11	24"	Hydrangea paniculata 'Pinky Winky'	Pinky Winky Hydrangea	BB
HYL	28	24"	Hydrangea paniculata 'Limelight'	Limelight Hydrangea	BB
HYQ	11	24"	Hydrangea quercifolia	Oakleaf Hydrangea	BB
JCS	31	24"	Juniperus chinensis var. sargentii	Sargent Juniper	BB
RHG	47	24"	Rhus aromatica 'Gro-Low'	Gro-Low Fragrant Sumac	BB
RKO	24	#3	Rosa 'Knock Out Rose'	Knock Out Rose	Container
SMK	25	24"	Syringa patula 'Miss Kim'	Miss Kim Dwarf Lilac	BB
VBM	65	24"	Viburnum dentatum 'Christom'	Blue Muffin Arrowwood Viburnum	BB

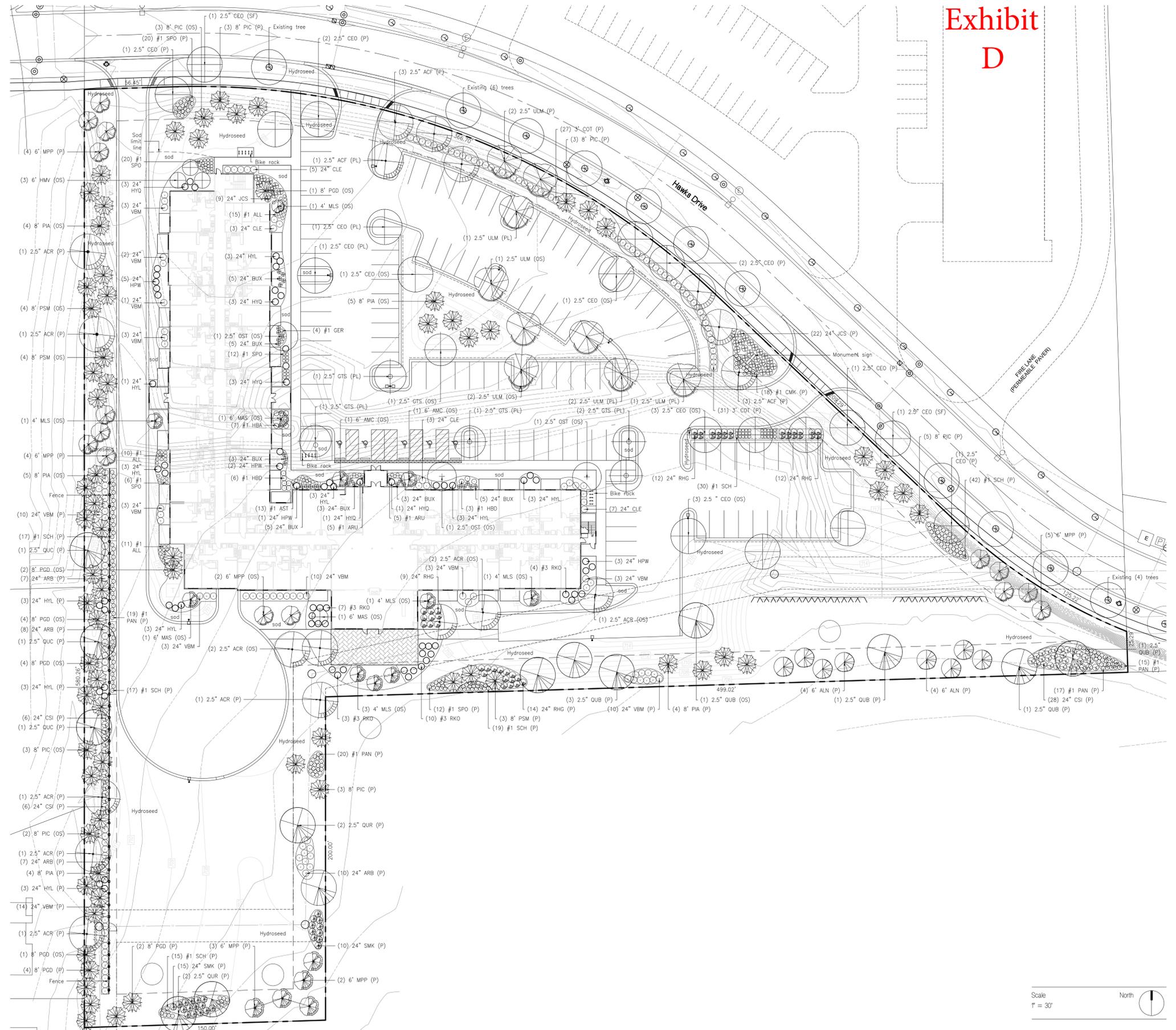
Perennials and Ornamental Grasses	Key Qty.	Size	Botanical Name	Common Name	Remarks
ALL	36	#1	Allium 'Summer Beauty'	Summer Beauty Allium	Container
ARU	10	#1	Aruncus aethusifolius	Miniature Gatsbeard	Container
AST	13	#1	Astilbe chinensis 'Pumila'	Pumila Astilbe	Container
CMK	18	#1	Calamagrostis acutiflora 'Karl Foerster'	Feather Reed Grass	Container
GCR	4	#1	Geranium 'Jolly Bee'	Jolly Bee Geranium	Container
HBA	7	#1	Hosta 'Blue Angel'	Blue Angel Hosta	Container
HBD	9	#1	Hosta 'Big Daddy'	Big Daddy Hosta	Container
PAN	71	#1	Panicum virgatum	Switch Grass	Container
SCH	110	#1	Schizochyrium scoparium	Little Bluestem	Container
SPD	100	#1	Sporobolus heterolepis	Prairie Dropseed	Container

Tree Key

- (OS) - Common Open Space tree
- (P) - Perimeter tree
- (PL) - Parking Lot tree
- (ST) - Street Frontage tree

Notes

Landscape materials shall be planted and maintained to provide minimum 8' clearance from the front of transformers, and minimum 3' clearance from sides and rear of transformers.



REVISIONS

NO.	DATE	DESCRIPTION	NO.	DATE	DESCRIPTION
08.25.16		Per City Comments			

LANDSCAPE PLAN

WINDMILL MANOR
2400 HAWKS DRIVE
BATAVIA, ILLINOIS



DAVID R. MCCALLUM ASSOCIATES, INC.
LANDSCAPE ARCHITECTS
350 N. Meade Avenue | Libertyville, Illinois 60150 | 847.302.2039

Craig R. Knoche & Associates • Civil Engineers
• Surveyors
• Land Planners
24 N. Bennett Street • Geneva, IL 60134 • phone (630) 845-1270 • fax (630) 845-1275

DATE	7/12/16
FILE	16-020 C20
JOB NO.	16-020

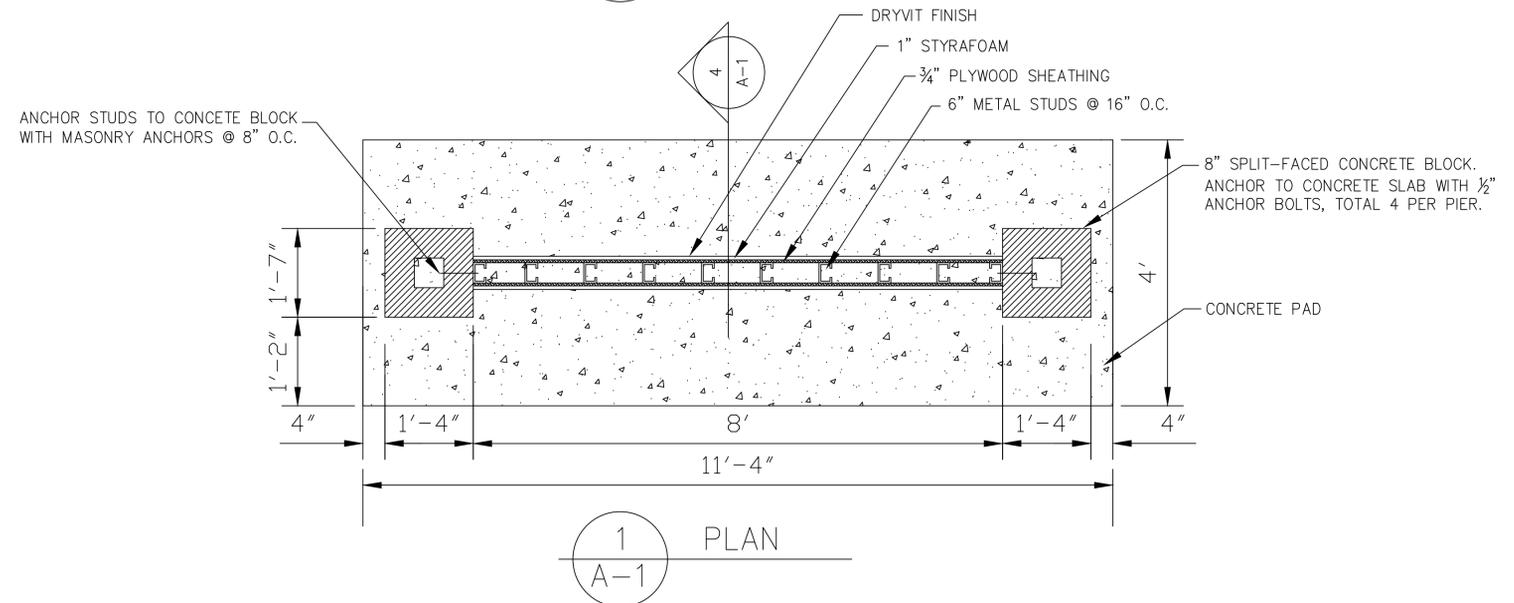
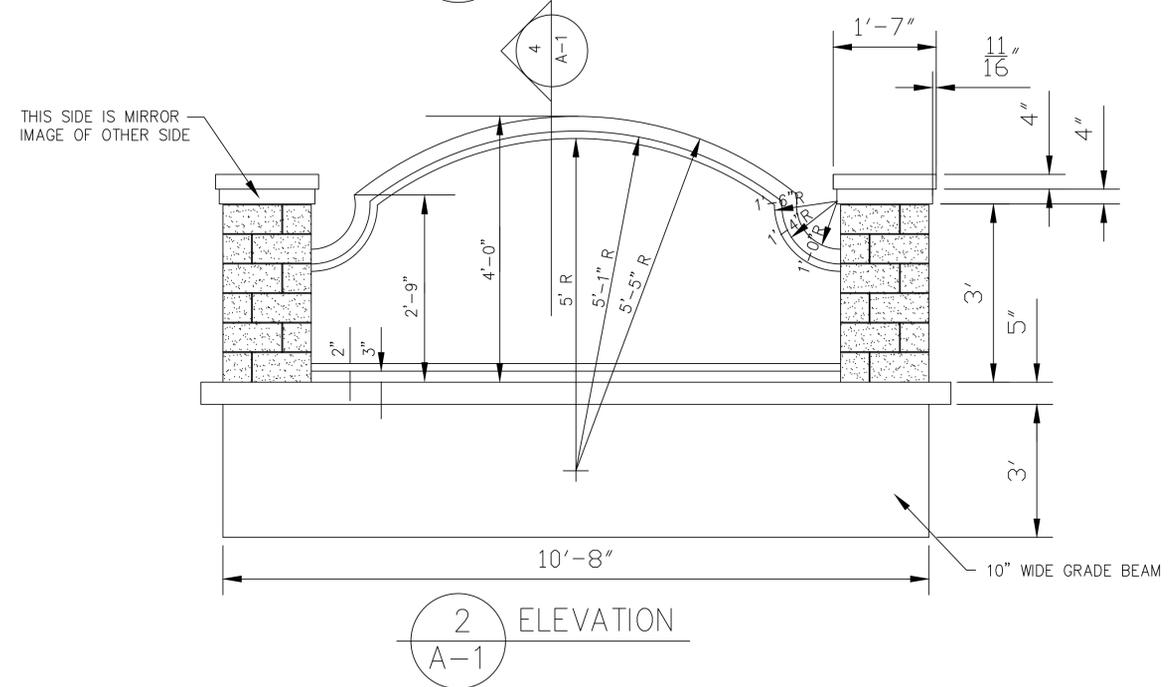
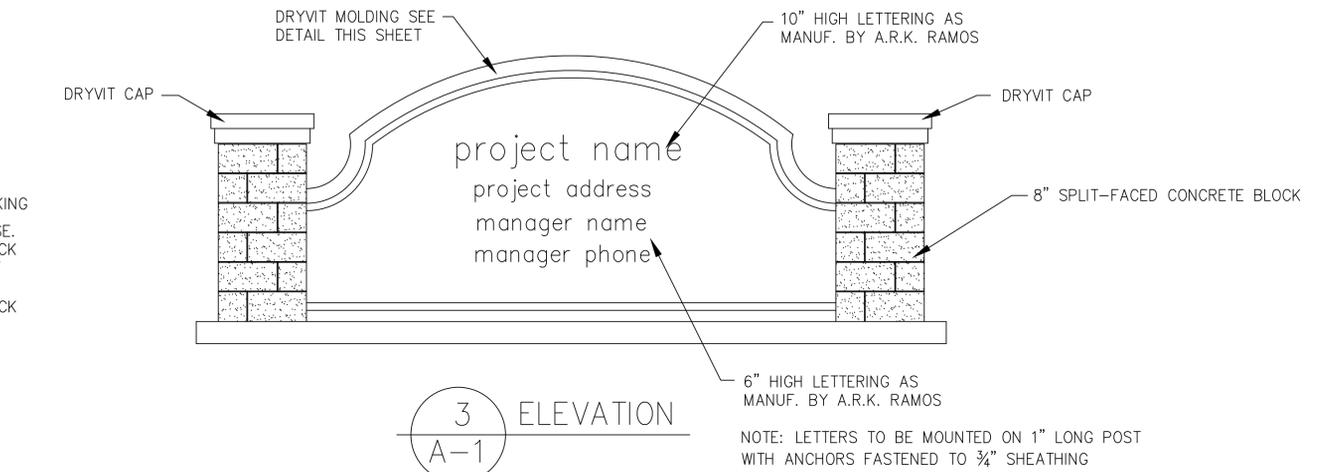
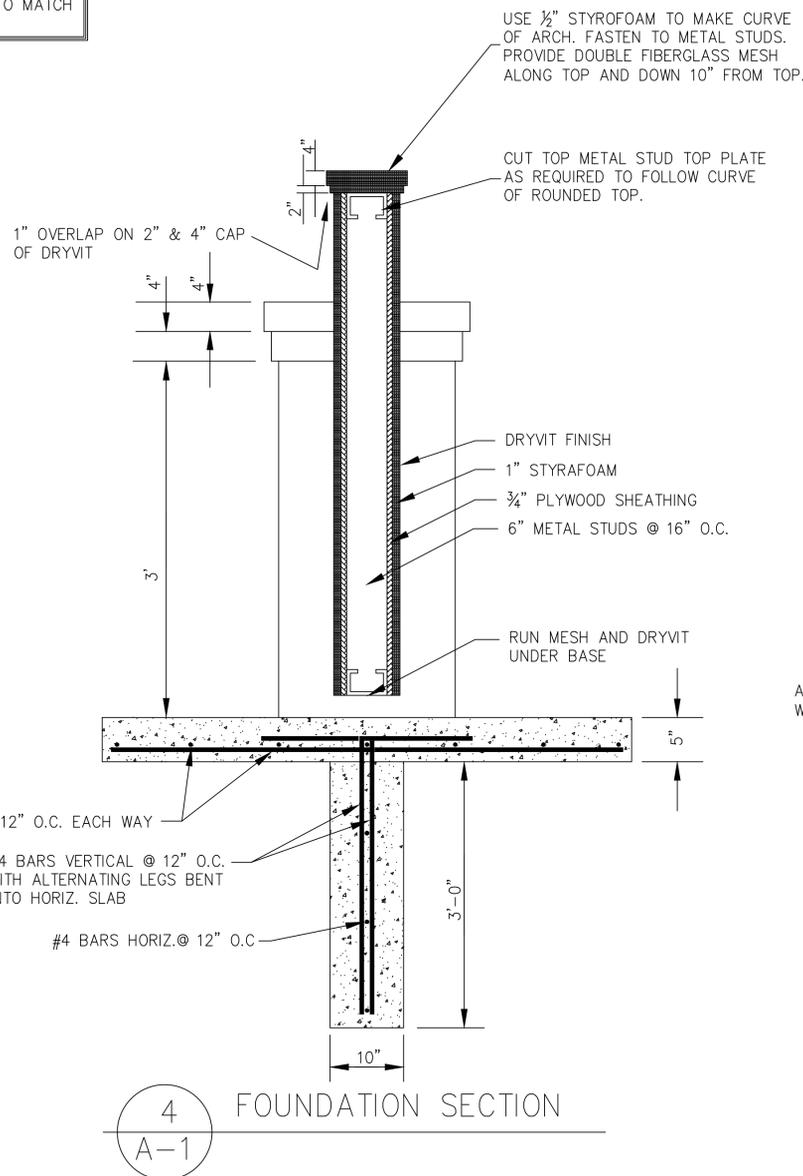
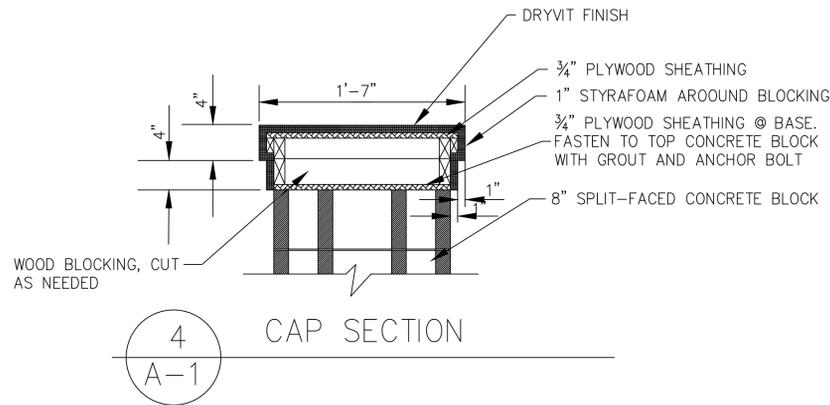
L1.1
SHEET NO.

**TOTAL SIGN FACE AREA: 27 SF

GENERAL NOTES

1. GENERAL CONTRACTOR SHALL PROVIDE INSURANCE CERTIFICATE TO OWNER.
2. ALL WORK SHALL BE DONE IN A PROFESSIONAL MANNER.
3. CONTRACTOR SHALL KEEP SITE CLEAN OF ALL LOSE MATERIAL.
4. CONTRACTOR SHALL SUPPLY OWNER WITH DRYVIT SAMPLES AND COLOR CHART. DRYVIT SHALL BE INSTALLED BY A LIC. DRYVIT CONTRACTOR.
5. ALL SHEATHING SHALL BE EXTERIOR GRADE PLYWOOD AND SHALL BE FASTENED SECURELY TO METAL STUDS.
6. TOP OF CONCRETE SLAB SHALL BE 4" ABOVE FINISHED GRADE. PROVIDE BROOM FINISH ON TOP OF SLAB.
7. MASONRY CONTRACTOR TO PROVIDE CONCRETE BLOCK SAMPLES FOR OWNERS REVIEW.
8. PROVIDE SAMPLES OF LETTERING AND PLAQUES TO OWNER.
9. ALL METAL STUDS SHALL BE 10 GA. GALVENIZED AND SHALL BE CUT TO FIT.
10. CONTRACTOR TO COORDINATE ALL WORK WITH OWNER AND BUILDING ENGINEER.
11. ALL WOOD BLOCKING SHALL BE TREATED LUMBER.
12. TOP OF GRADE SHALL BE SET AT 1'-0" ABOVE EXISTING GRADE. NEW ELEVATION SHALL EXTEND 18" OUT FROM FACE OF SLAB AND SHALL HAVE A 15% SLOPE OUT TO EXISTING GRADE.

ALTERNATE BID: IN LIEU OF DRYVIT CAPS ON PIERS, PROVIDE CUT STONE CAPS TO MATCH DIM. OF DRYVIT CAPS.



STOCK DESIGN ARCHITECTURE
302 N. 36TH STREET, SUITE 111, GUNDEY, IL 62301
PHONE: 217-223-1795 FAX: 217-223-2357
EMAIL: ARCHITECTS@STOCKDESIGNARCHITECTURE.COM

WINDMILL MANOR APARTMENTS BATAVIA, ILLINOIS

REVISIONS
8-16-16

SHEET DESCRIPTION

JOB NO.: 16200
DATE: 15 MAY 16
DRAWN BY: MS

SHEET NO.

Exhibit F (1 of 9)



NORTH ELEVATION

Exhibit F (2 of 9)



EAST ELEVATION

Exhibit F (3 of 9)



SOUTH ELEVATION

Exhibit F (4 of 9)



WEST ELEVATION



NORTH EAST

STOCK DESIGN ARCHITECTURE

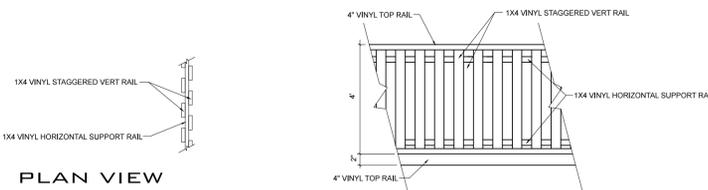
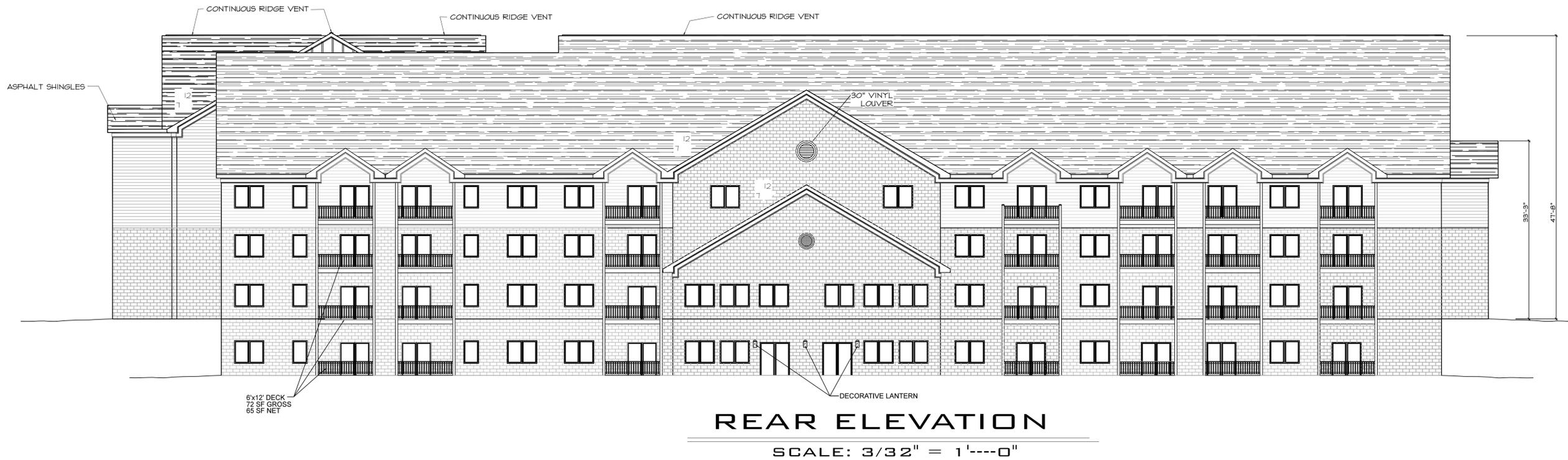
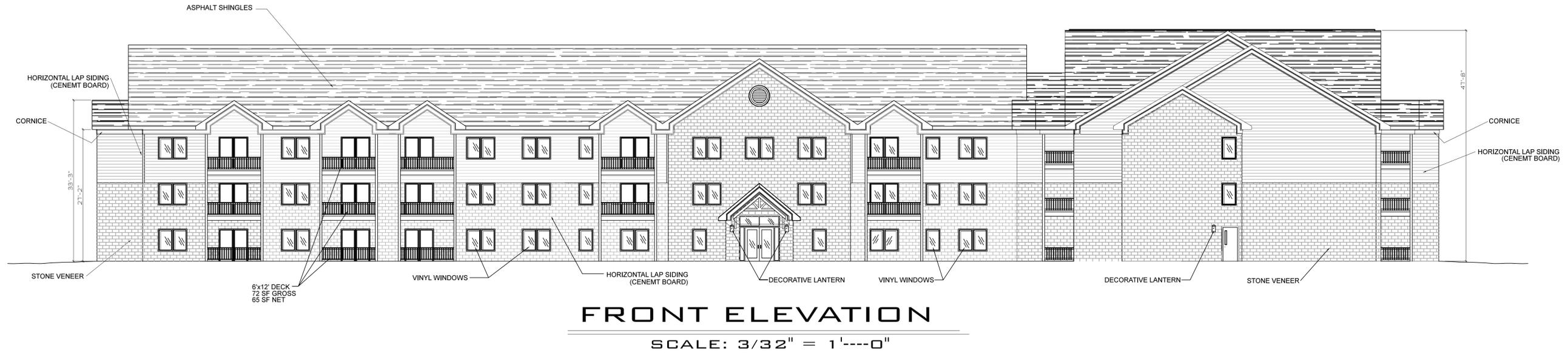


SOUTH EAST



SOUTH WEST

Exhibit F (8 of 9)



DECK RAILING & EQUIPMENT SCREEN DETAIL

NO SCALE

REVISIONS

SHEET DESCRIPTION

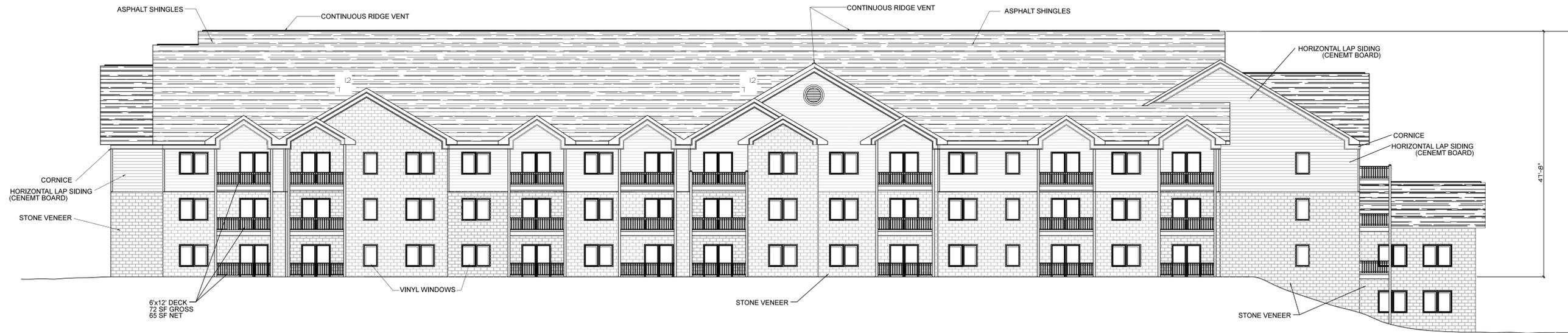
EXTERIOR ELEVATIONS

JOB NO.: 16200
 DATE: 15MAY16
 DRAWN BY: MS

A-7

SHEET NO.

Exhibit F (9 of 9)



SIDE ELEVATION

SCALE: 3/32" = 1'-0"



INTERIOR COURT ELEVATION

SCALE: 3/32" = 1'-0"

STOCK DESIGN ARCHITECTURE
 3072 N. 36TH STREET SUITE 1111 GUNDEY, IL 62851
 PHONE: 217-223-1795 FAX: 217-223-2357
 EMAIL: ARCHITECT@STOCKDESIGNARCHITECTURE.COM

WINDMILL MANOR
 APARTMENTS
 BATAVIA, ILLINOIS

REVISIONS

NO.	DESCRIPTION

SHEET DESCRIPTION

EXTERIOR ELEVATIONS

JOB NO.: 16200
 DATE: 15MAY16
 DRAWN BY: MS

A-7.1

SHEET NO.

Exhibit H (1 of 2)



PL948063 - One Light Outdoor Wall Lantern by Thomas Lighting

Specs

Depth/Extension:	4.50"
Height:	9.00"

Height from Center:	5.00"
Width/Diameter (in):	5.75"
# of Bulbs:	1
Standard Wattage:	13W
Bulb Type:	Fluorescent
Bulbs Included:	Yes
Voltage Rating:	120V
Material:	Aluminum
Optional Finishes:	Yes
Weight:	2.00 lbs.

Exhibit H (2 of 2)

Styles and Options

Style: Painted Bronze Finish with Etched Glass

Item #: PL948063

Price: Listed Price: \$62.00
On Special: \$49.60

Option: PL948063,

 [View UL Rating details.](#)



SHIPS TO
CANADA

**CITY OF BATAVIA, ILLINOIS
RESOLUTION 16-81-R**

**APPROVING THE FINAL PLAT OF SUBDIVISION FOR WINDMILL MANOR
(2400 HAWKS DRIVE)**

**ADOPTED BY THE
MAYOR AND CITY COUNCIL
THIS 17TH DAY OF OCTOBER, 2016**

Published in pamphlet form
by authority of the Mayor
and City Council of the City of Batavia,
Kane & DuPage Counties, Illinois,
This 18th day of October, 2016

Prepared by:

City of Batavia
100 N. Island Ave.
Batavia, IL 60510

**CITY OF BATAVIA, ILLINOIS
RESOLUTION 16-81-R**

**APPROVING THE FINAL PLAT OF SUBDIVISION FOR WINDMILL MANOR
(2400 HAWKS DRIVE)**

WHEREAS, a preliminary plat of subdivision for Windmill Cove had been submitted along with applications to annex and zone the property located at 2400 Hawks Drive; and

WHEREAS, subsequent to a favorable recommendation from the Batavia Plan Commission, on April 4, 2011, the City Council approved a preliminary plat of subdivision for this property as part of annexing and zoning the subject property; and

WHEREAS, JNB Batavia, LP has submitted an application for a final plat of subdivision for the subject property; and

WHEREAS, on September 21, 2016 the Plan Commission reviewed the final plat of subdivision and found that it to be in substantial conformance with said preliminary plat of subdivision; and

WHEREAS, following finding said substantial conformance, the Plan Commission recommended approval of the final plat to include;

1. A variance to Subdivision Regulations Section 11-6-3 to waive payment of the Capital Improvement Development Fee;
2. A variance to Subdivision Regulations Section 11-5-2-G to allow a slope of 3:1 in place of the maximum 4:1 slope along the south and west sides of the property, subject to staff approval of final engineering;
3. Correcting signature and utility certificates before City officials sign the plat; and

WHEREAS, the City Council reviewed the final plat and found said final plat of subdivision to be in substantial conformance with said approved preliminary plat of subdivision, with the Plan Commission's recommended relief to the Subdivision Regulations^[DMR1];

NOW THEREFORE, BE IT RESOLVED, by the City Council of the City of Batavia, Kane and DuPage Counties, Illinois:

SECTION 1: That the final plat of subdivision for Windmill Manor, as depicted in Exhibit "A" attached hereto, is approved, to include:

1. A variance to Subdivision Regulations Section 11-6-3 to waive payment of the Capital Improvement Development Fee.
2. A variance to Subdivision Regulations Section 11-5-2-G to allow a slope of 3:1 in place of the maximum 4:1 slope along the south and west sides of the property, subject to staff approval of final engineering.
3. Correcting signature and utility certificates before City officials sign the plat.

CITY OF BATAVIA, ILLINOIS RESOLUTION 16-81-R

Exhibit	Plan	Dated	Prepared by
A	Final Plat of Subdivision for Windmill Manor	August 14, 2016	CRK & Associates, Civil Engineers, P.C. Inc.

SECTION 2: That this Resolution 16-81-R shall be in full force and effect upon its presentation, passage, and publication according to the law.

PRESENTED to and **PASSED** by the City Council of the City of Batavia, Illinois, this 17th day of October, 2016.

APPROVED by me as Mayor of said City of Batavia, Illinois, this 17th day of October, 2016.

Jeffery D. Schielke, Mayor

Ward	Aldermen	Ayes	Nays	Absent	Abstain	Aldermen	Ayes	Nays	Absent	Abstain
1	O'Brien					Vacant				
2	Callahan					Wolff				
3	Hohmann					Chanzit				
4	Mueller					Stark				
5	Botterman					Atac				
6	Cerone					Russotto				
7	McFadden					Brown				
Mayor Schielke										
VOTE:		Ayes	Nays	Absent	Abstention(s)					
Total holding office:		Mayor and 14 aldermen								

ATTEST:

Chris Simpkins, Deputy City Clerk



Plat of Subdivision
Windmill Manor

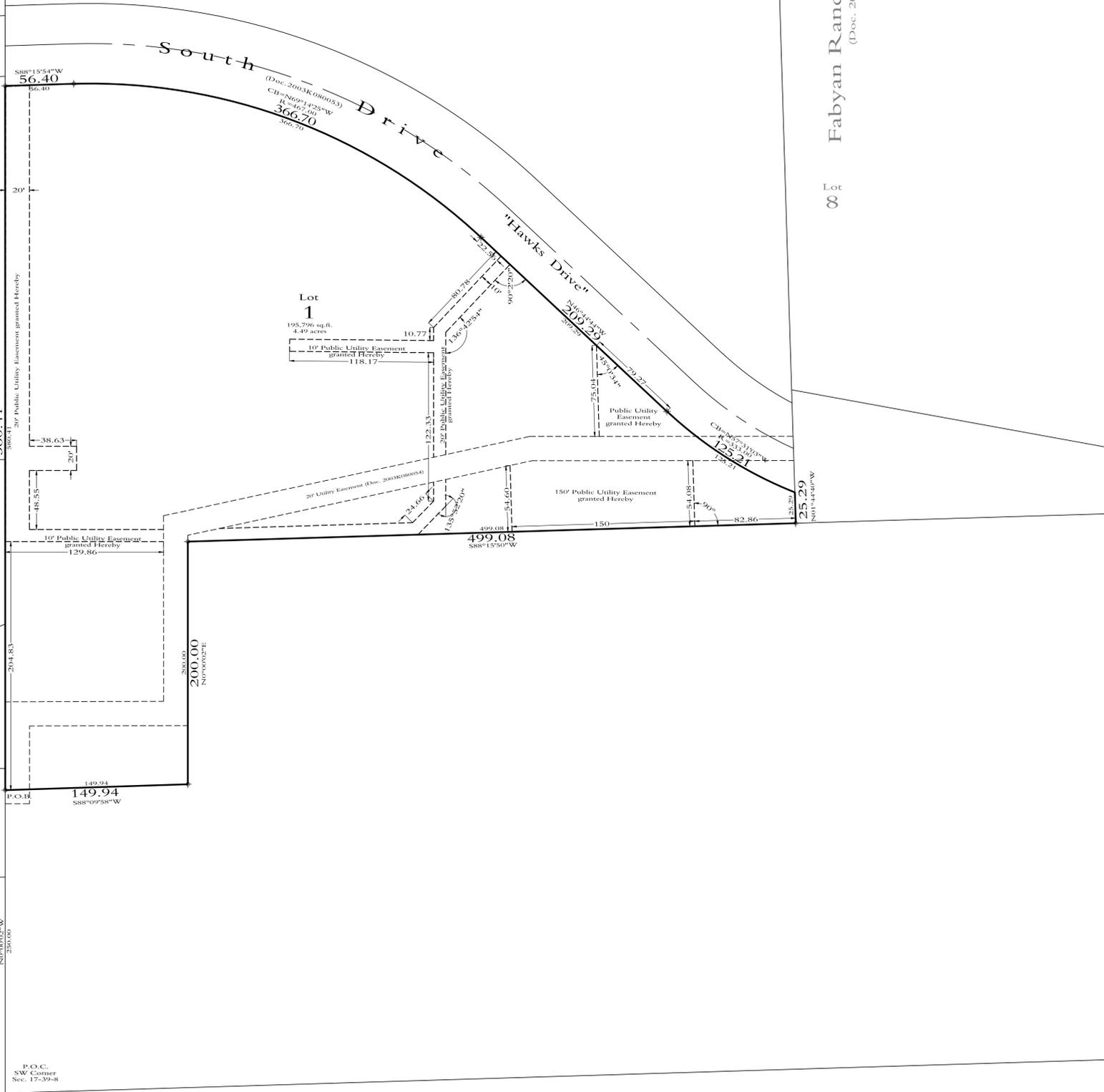
In the City of Batavia, Kane County, Illinois.

common address: 2400 Hawks Drive, Batavia, Illinois.

Campbell Subdivision
 (Doc. 2009K072784)

Fabyan Randall Subdivision
 (Doc. 2003K037410)

Windemere Phase 1
 (Doc. 2002K03231)



Plat of Subdivisionh
Windmill Manor

Exhibit A (2 of 2)

common address: 2400 Hawks Drive, Batavia, Illinois.

Owne's Certificate

State of Illinois }
County of Kane } S.S.

This is to certify that The Old Second National Bank of Aurora f/k/a Kane County Bank and Trust Company as Trustee under a Trust Agreement dated July 22, 1994 and known as Trust No. 923 is the owner of the lands shown and described in the annexed Plat and has, as such owner, caused the same to be surveyed, subdivided and platted as shown for the uses and purposes therein set forth and does hereby acknowledge and adopt the same under the style and title thereon shown. It is further certified that the platted lands fall within the boundaries of Geneva Community Unit School District 304.

dated at Aurora, Illinois this ___ day of _____, A.D.2016.

by: _____ attest: _____
(title) (title)

Notary's Certificate

State of Illinois }
County of Kane } S.S.

I, _____, a notary public in and for the County and State aforesaid do hereby certify that _____ and _____ of The Old Second National Bank of Aurora, as Trustee under Trust 923, who is personally known to me to be the same persons whose names are subscribed to the foregoing certificate, appeared before me this day in person and acknowledged the execution of the annexed plat and accompanying instrument as being pursuant to authority given and as their free and voluntary act and as the free and voluntary act of The Old Second National Bank of Aurora as Trustee under Trust 923.

Given under my hand and notarial seal this ___ day of _____, A.D.2016.

notary public

Owne's Certificate

State of Illinois }
County of Kane } S.S.

This is to certify that The Old Second National Bank of Aurora f/k/a Kane County Bank and Trust Company as Trustee under a Trust Agreement dated July 22, 1994 and known as Trust No. 929 is the owner of the lands shown and described in the annexed Plat and has, as such owner, caused the same to be surveyed, subdivided and platted as shown for the uses and purposes therein set forth and does hereby acknowledge and adopt the same under the style and title thereon shown. It is further certified that the platted lands fall within the boundaries of Geneva Community Unit School District 304.

dated at Aurora, Illinois this ___ day of _____, A.D.2016.

by: _____ attest: _____
(title) (title)

Notary's Certificate

State of Illinois }
County of Kane } S.S.

I, _____, a notary public in and for the County and State aforesaid do hereby certify that _____ and _____ of The Old Second National Bank of Aurora, as Trustee under Trust 929, who is personally known to me to be the same persons whose names are subscribed to the foregoing certificate, appeared before me this day in person and acknowledged the execution of the annexed plat and accompanying instrument as being pursuant to authority given and as their free and voluntary act and as the free and voluntary act of The Old Second National Bank of Aurora as Trustee under Trust 929.

Given under my hand and notarial seal this ___ day of _____, A.D.2016.

notary public

City Engineer's Certificate

State of Illinois }
County of Kane } S.S.

I, _____, City Engineer of the City of Batavia, Illinois, hereby certify to the best of my knowledge and belief that the land improvements dedicated in the hereon plat and plans and specifications thereof meet the minimum requirements of said City.

dated at Batavia, Illinois this ___ day of _____, A.D.2016.

by: _____
(City Engineer)

City Council's Certificate

State of Illinois }
County of Kane } S.S.

Mayor and City Council of the City of Batavia, Illinois hereby certify that said council has duly approved this Plat of Subdivision attached hereto by ordinance _____, duly authenticated and passed this ___ day of _____, A.D.2016.

by: _____
(Mayor)

attest: _____
(City Clerk)

Plan Commission's Certificate

State of Illinois }
County of Kane } S.S.

I, _____, Chairman of the Plan Commission of the City of Batavia, Illinois, hereby certify that the said Commission has duly approved this Plat of Subdivision attached hereto this ___ day of _____, A.D.2016.

by: _____
(Chairman)

County Clerk's Certificate

State of Illinois }
County of Kane } S.S.

I, John A. Cunningham, County Clerk in and for the County and State aforesaid find no redeemable tax sale, unpaid forfeiture taxes or unpaid current taxes against any of the land included in the plat. I further certify that I have received all statutory fees in connection with the plat.

Given under my hand and the seal of the county this ___ day of _____, A.D.2016.

County Clerk

Recorder's Certificate

State of Illinois }
County of Kane } S.S.

This instrument, no _____, was filed for record in the Recorder's Office of Kane County, Illinois this ___ day of _____, A.D.2013 at _____ o'clock _____ m., and was recorded in plat envelope no _____.

Recorder of Deeds

State of Illinois }
County of DuPage } S.S.

This is to certify that I, John Cole Helfrich, an Illinois Professional Land Surveyor, have surveyed, subdivided and platted for the uses and purposes therein set forth the following described lands:
That part of the northeast quarter of Section 17, Township 39 north, Range 8 east of the Third Principal Meridian described as follows: commencing at the southwest corner of said northeast quarter; thence N0°00'02"W along the west line of said northeast quarter, 250.00 feet for the point of beginning; thence N88°09'58"E, 150.00 feet; thence N0°00'02"W, 200.00 feet; thence N88°15'50"E, 499.02 feet to the southwest corner Fabyan Randall Subdivision as platted by Document 2003K037410; thence N1°44'40"W along the west line of said Subdivision, 25.29 feet to the south line of South Drive as dedicated by Document 2003K080053; thence northwesterly along the south line of said South Drive, being a circular curve having a radius of 333.00 feet concave to the northeast, the chord of which bears N57°31'03"W, 125.21 feet; thence N46°44'44"W along said south line, 209.29 feet; thence northwesterly along said south line, being a circular curve having a radius of 467.00 feet concave to the southwest, the chord of which bears N69°14'25"W, 366.70 feet; thence S88°15'54"W, 56.40 feet to the west line of said northeast quarter; thence S0°00'02"E along said west line, 580.41 feet to the point of beginning in the City of Batavia, Kane County, Illinois.

All dimensions are given in feet and decimal parts thereof.

I further certify that the lands described above lie within the corporate limits of the City of Batavia, Illinois which has authorized a comprehensive plan and is exercising the special powers authorized by Division 12 of Article 11 of the Illinois Municipal Code.

This also declares that the Federal Emergency Management Agency FIRM Community Panel 17089C0326H, with an effective date of August 3, 2009 indicates that the above described property lies within an area designated as Zone X. Zone X is defined as "areas determined to be outside the 0.2% annual chance floodplain."

Given under my Hand and Seal this ___ day of _____, A.D.2016.

Illinois Professional Land Surveyor 2967
exp. 11-30-16



PUBLIC UTILITY AND DRAINAGE EASEMENT (P.U.D.E.) PROVISIONS

A perpetual easement is hereby reserved for and granted to the City of Batavia, an Illinois municipal corporation, and those public utility and other companies operating under franchise agreements granting them rights from the City of Batavia, including but not limited to, Commonwealth Edison Company, AT & T, Nicor Gas Company, and Comcast Cable Communication, Inc., together with their respective successors and assigns (the "Grantees"), for the installation, modification, construction, reconstruction, replacement, alteration, enlargement, operation, inspection, repair, maintenance, relocation, renewal and removal of facilities, improvements and appurtenances to serve these and other lands with various public utilities transmission and distribution systems, including without limitation, from time to time, electricity, sounds and signals, cable television, communication, telephone, gas pipelines, water pipelines, storm and sanitary sewers, storm water detention and retention facilities, and storm water drainage, together with any and all necessary lines, cables, mains, manholes, hydrants, catch basins, connections, pipes, appliances, and other structures and appurtenances as may be deemed necessary, in, across, along, over, under, and upon the areas hereon identified as "Public Utility and Drainage Easement" (P.U.D.E.); together with the right to install required service connections under the surface of each lot to serve improvements thereon; and together with the right to enter upon the property with such personnel and equipment as may be deemed necessary for all such uses and purposes.

No obstruction or structure shall be erected or located, nor shall any trees be planted, over said easement areas, nor shall any other activities be undertaken that unreasonably interfere with the Grantees' intended use thereof, but the same may be used for landscaping, fencing, parking or other purposes if such use does not then or later interfere with the aforementioned purposes.

The right is also hereby granted to the City of Batavia to remove any fences, buildings or structures and to cut down, trim or remove any trees, shrubs, bushes, roots or other plantings that interfere with the operation of or access to such facilities in, on, upon, across, under or through said Public Utility and Drainage Easement. The City of Batavia shall not be responsible for the replacement or repair of any such fences, buildings, structures, trees, turf, gardens, shrubs, landscaping, or other improvements removed during the exercise of the herein given rights. Replacement and/or repair of said items shall be the responsibility of the then property owner.

Following any work to be performed by the City of Batavia in the exercise of its easement rights herein granted, said City shall have no obligation with respect to surface restoration, including by not limited to, the restoration, repair or replacement of pavement, curb, gutters, fences, sheds, trees, lawn or shrubbery, provided, however, that said city shall be obligated, following such maintenance work, to backfill and mound all trench created so as to retain suitable drainage, to cold patch any asphalt or concrete surface, to remove all excess debris and spoil, and to leave the maintenance area in a generally clean and workmanlike condition. The City has no obligation to repair any improvements that were completed without obtaining the necessary permits prior to installation.

The occupation and use of the perpetual easement herein granted and reserved for the Grantees by each of such entities shall be done in such a manner so as not to interfere with or preclude the occupation and use thereof by other entities for which such easements are granted and reserved. The crossing and re-crossing of said easements by the Grantees shall be done in such a manner so as not to interfere with, damage, or disturb any transmission and/or distribution systems and facilities appurtenant thereto existing within the easements being crossed or re-crossed.

Where the easement areas are also used for electric, telephone, cable TV, gas distribution systems or their appurtenances, such other utility installations shall not interfere with the maintenance of gravity or subsurface flow and stabilization of vegetative ground cover on the above-mentioned drainage facilities, or cause any change in grade, or impair or change the surface drainage patterns of the property.

