

MINUTES
June 13, 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 5:32pm.

2. Roll Call

Members Present: Chair Bus; Vice-Chair Hagemann; Commissioners Sherer, Roller and Sullivan (entered at 5:47pm)

Members Absent: None

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

3. Items to be Removed, Added or Changed

Albertson reported that we were going to have the Illinois Historic Preservation Agency do a presentation and they had a conflict for today. The presentation has been rescheduled for the second meeting in July.

4. Approve Minutes for May 23, 2016

Motion: To approve the minutes for May 23, 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 Revision Review: 8 North Batavia Avenue. Final Installation (United Methodist Church, applicant)

Albertson noted that there was no one here representing the United Methodist Church. Bus stated that this discussion could be held after the next agenda item, giving time to allow for the applicant to attend the meeting.

After discussion on the COA for 108 North Batavia Avenue the Commission reconvened discussion on this matter. There were no representatives from the United Methodist Church that

attended the meeting. The Commission decided to move forward on the discussion on the COA. Albertson stated that this is for revisions to the previously approved COA. The Commission viewed the final the United Methodist Church chose. Hagemann noted that it looks very close to the original final as shown in historical pictures.

Motion: To approve the final final selection for inclusion in the COA
Maker: Roller
Second: Hagemann
Roll Call Vote: **Aye:** Sherer, Roller, Hagemann, Bus
Nay: None
4-0 Vote, 1 Absent, Motion carried.

7. COA Revision Review: 108 North Batavia Avenue, Screen Fence and Signage Revisions (Harry Mehta, applicant)

Harry Mehta, applicant, addressed the Commission. Albertson stated that they want to make a few minor revisions to the plan. Bus stated that this is a non-contributing building and the Commission approved the original COA. Exhibit D was shown of what was approved. The revised exhibit was presented. Mehta stated that there is a little yellow sign that is being added that is oval and states "Liquor." There were no questions or comments on the sign from the Commission.

The other revision is the fence around the drive through, which would be a wooden fence. There was not a fence there before. John Green, Engineering Resource Associates in Warrenville IL, stated that for concrete retaining wall the higher the wall the more it weighs. We did not want to undermine the integrity of the building with the concrete wall to block the pick-up truck lights so we are reducing the wall height. There will be a guardrail over the three sides of the drive through and there would be a 48-inch tall timber wood fence that would screen the lighting from the adjacent properties in place of the concrete wall. Hagemann asked how far is the fence coming out towards Batavia Avenue. Green stated that the retaining wall is back six feet from Batavia Avenue. The fence is by the pavement area. In the end it would be screened with trees and shrubs. Hagemann asked if the artwork could still be displayed. Green stated that artwork could still be displayed. Roller stated that the change seems like an improvement.

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

8. Design Guidelines Update

Roller discussed the updated design guidelines.

*Sullivan entered the meeting at 5:47pm.

Roller mentioned that under demolition, under review criteria, page ten, second paragraph was changed. The second item is found under major alterations, verbiage on retaining a licensed architect for any major alterations. She recommended that the guidelines state that it is required for significant buildings that an architect be hired for any major alterations and be suggested for non-contributing buildings.

Motion: To incorporate the changes into the draft
Maker: Hagemann
Second: Sherer
Voice Vote: 5 Ayes, 0 Nays, 0 Absent
Motion carried.

Bus asked if there were any discussions, changes or revisions to the current draft. There were none.

Motion: To approve the June 2016 draft and create an ordinance to recommend approval by City Council
Maker: Hagemann
Second: Roller
Roll Call Vote: **Aye:** Sherer, Roller, Hagemann, Sullivan Bus
Nay: None
5-0 Vote, 0 Absent, Motion carried.

Bus asked for an email stating when this would be up for approval by the Committee of a Whole so that Commission members could attend. Albertson asked for a write up for the reasoning the changes were made. Roller asked if the sections changed could be highlighted. Albertson stated yes. Bus thanked Roller and Hagemann for their efforts to get the design guidelines revised.

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

Albertson stated that there were no updates at this time. They are trying to set up meetings with O'Brien's and El Taco Grande. There are no specific updates at this time.

Sherer asked what they are doing at the Wilson Street Tavern building. Sherer said that it looks like there is equipment between the two buildings. Albertson stated that he would go check into that.

10. Other Business

Hagemann asked when the Mayor might be looking at adding more members. Hagemann is concerned that we are coming into vacation season and a busy season. He would like to ensure there is a quorum to keep projects moving forward. Bus suggested that we all think about it and see if there is someone that we know that might be interested in joining the Commission. We could contact the Mayor with any recommendations.

Bus announced the Preservation Partners is having a reception on Friday at the Japanese Gardens in Geneva. Bus will send out an email to the Commission.

11. Adjournment

There being no other business to discuss, Chair Bus asked for a motion to adjourn the meeting at 6:02pm; Made by Sherer; Seconded by Sullivan. Motion carried.

Minutes respectfully submitted by Jennifer Austin-Smith