



City of Batavia
 Community Development Department
 100 North Island Avenue
 Batavia IL 60510
 Phone (630) 454-2700

Design Review Application

Project Information:

Project Name: The Camapana

Project Address/Location: 901 North Batavia Avenue, Batavia, IL 60510

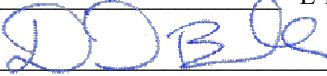
Landmark Building _____

Historic District: Yes No Proposed Use or Business Type: Residential and Commercial

Applicant Name: Evergreen Real Estate Group - c/o Nicolette Jurgens-Tamminga

Address: 566 West Lake Street, Suite 400, Chicago, IL 60661

Phone: 312.382.3253 E-mail: njt@evergreenreg.com

Signature of Applicant:  Signature Date: May 30, 2017
Director of Development, Evergreen Real Estate Group

Property Owner: Campana Redevelopment LLC - c/o Frank Mares

Address: 901 N Batavia Avenue, Batavia, IL 60510

Phone: 630.879.3107 E-mail: fmares@prairiestructures.com

Owner Signature*: _____ Signature Date: May 30, 2017

*A signed letter by the owner authorizing the applicant to apply for Design Review may be submitted in lieu of signing this form.

New Construction Exterior Alterations Design Review Type

Significant Design Review Modification Other: Rehabilitation of landmark building

Application Information

- Provide Six (6) Copies of all drawings. Drawing must also be submitted electronically in PDF format
- All Submittals shall be designed in compliance with the Plan Commission's Standard Design Guidelines for Commercial and Industrial Projects and the Standard Design Guidelines for Multi-Family Projects.
- Application shall include the required submittal fee as required by Title 3, Chapter 20 Section 2 of the Municipal Code
- The following attachments for Design Review are to be included for all projects, as necessary:
 - Plat of Survey/Existing Conditions Plan
 - Site Plan
 - Exterior Building Elevations
 - Landscape Plan
 - Lighting Plan
 - Sign Package
- Staff may request the applicant provide additional material in order to process and complete application review

Office Use Only:
 Filing Date: _____
 Approval Date: _____
 LAMA Case: _____
 Fee Paid: _____

The Campana Redevelopment – Design Guidelines Narrative

901 N. Batavia, Batavia, Illinois 60510

The proposed project in summary is the adaptive reuse of the existing National Register of Historic Places property and grounds. The original historic structure and the north addition will be converted into 80 units of mixed-income multi-family housing, from the current mixed office and retail use. The remaining west wing and south wing will remain as a commercial use.

The following is a general summary of the redevelopment’s compliance with the published “**City of Batavia Multifamily Design Guidelines.**” Please note this is an existing building and as such, may not meet certain guidelines based on its historic nature and the fact that it is an existing building not a new construction development.

Context and Compatibility

The project will meet the general intent of this section with the understanding that we are limited by the existing building and site except as follows:

The building, drives, parking and landscape will need to meet the approval of the State and National historic reviewers and it is their intent that the grounds, landscape and planting be as close the original design as possible precluding the addition of these noted design and landscape features.

The walkway and bike connections will be provided with a new crosswalk at the corner of Fabyan and Route 31. There are no other bike lanes or walk connections anticipated as they are not adjacent to the site. There will be a connection to the existing bus stop at the northwest corner of Fabyan and Route 31, the walk along Route 31 will be maintained, and the walk along Fabyan will extend to the end of the property line.

Open Space and Common Areas

There is a large front and open lawn area which will be maintained.

The current building cannot support balconies or exterior patios.

There will be no recreational spaces but there is an adjacent sport and exercise facility (existing commercial tenant) as a part of this mixed use development.

It is anticipated that a Tot Lot and a Soccer Field will be added to the development for the children expected to occupy the property.

There will be no barbeque areas, benches or picnic shelters due the historic nature of the property. There are however numerous large interior spaces that can be used for tenant gathering activities.

The project cannot support a swimming pool or other large recreational activities.

Washers and dryers will be provided at Laundry Rooms on each floor as this is a mixed-income development with affordable housing units, the development cannot afford to provide these facilities in each of the 80 units.

Tenant storage will be provided within the building.

Cable and Internet options will be provided in each unit. An 800 square foot Community Room will be provided on the 2nd floor. Ceiling fans are not being provided, but the building will have a central AC system.

Safety and Security

The project will comply with all the noted Safety and Security standards.

Site Planning

Building Relationship and Location

As previously noted, the site and building placement, are existing and historic. However, the approach to the site and the carefully designed parking, is similar to the original drive and the parking meets the intent of this section.

Parking

The parking will meet the intent of this section except that there will be no screening from the street with low masonry walls. A lot of parking will be screened, however with the shape of the site and plantings.

Entries

The main entry of this project is highly visible and understandable as designed and is an effective guide into the building. The area up to the entry has a walk system that carefully connects it to the parking and public walks.

Pedestrian and Bicycle Circulation

The walkway system will be connected to the public walks, as previously noted, within the limits of the existing public walk system.

The system will comply with the standards except there will not be any added landscape buffer, keeping it in compliance with the noted historic requirements.

Bikeways

The project will not provide any bikeways as there are no bikeway adjacencies. It is the proposal of the project to install a cross walk and signals, across Fabyan to link to the existing bikeway on the south side of this street to the project.

Signage

The project will comply with the signage guidelines.

Site Details

The mailboxes for the project will be on the interior, as will the trash and recycle collection points. We do not intend to provide exterior furniture or seat walls due to the historic restrictions.

Lighting

The project will comply with the lighting guidelines.

Refuse Facilities

The project is mixed-use and will be provided with trash enclosures for multiple dumpsters at the rear of the building. All residential trash collection and recycle materials will be internal to the building and dumpsters will also be internal and collected from the (at grade) Trash Room.

Landscaping

The project will be in general compliance with these requirements except the plantings will be limited to Parking required trees, low bushes at the parking areas, foundation plantings, mechanical screening planting and added trees on the southeast lawn as were noted to be a part of the historic landscape of the project.

Screenwalls

There will be no added Screenwalls to the project due to the historic nature of the building, parking and landscape.

Grading and Landforms

The grading of the project will not change the overall grades and landforms will not be added given the historic site requirements of the "sweeping lawn." Storm water management does not require any site created detention areas.

Architecture

The building is existing and will receive a "historic restoration" consistent with the standards of the National Park Service requirements for Historic Preservation, and cannot vary from those requirements. There will not be added patios, balconies, cornices, or other architectural elements

Unit Entries

The apartments will have interior apartment entries and there will be no added entry elements. The existing building entry has a canopy cover that will remain and be restored.

Stairways

The stairs will not comply to the guidelines as they are existing and historic and will be restored as required by the National Park Service requirements for Historic Preservation. However, stairs in the tower entry will include a floating rail extension to provide code compliance.

Balconies and Patio

Balconies and Patios will not be a part of this project as these are not a part of the historic building.

Windows

The windows will not comply with these requirements as they will be installed and detailed as required to meet the National Park Service requirements for Historic Preservation.

Mechanical Equipment and Accessory Structures

The project will comply with these guidelines

Materials and Colors

Materials

All materials cannot comply with this guideline, as they will be restored, detailed, and replaced to meet the National Park Service requirements for historic preservation.

Colors

All colors selections will not comply with these guidelines as they will involve historic materials that must comply with the National Park Service requirements for Historic Preservation.

Complete by:

WEESE LANGLEY WEESE
A R C H I T E C T S L T D.

CAMPANA REDEVELOPMENT, LLC • 901 North Batavia Avenue • Batavia, Illinois 60510

Phone (630) 879-3100
Fax (630) 389-3291

fmares@prairiestructures.com

May 30, 2017

Mr. Scott Buening, Director
Community Development Department
City of Batavia
100 N. Island Avenue
Batavia, IL 60510-1931

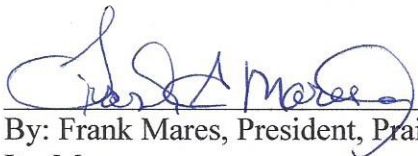
Re: Evergreen Proposed Development Plan Review

Dear Mr. Buening:

Campana Redevelopment, LLC, owner of the Campana Building located at 901 North Batavia Avenue in Batavia, Illinois, authorizes Evergreen Real Estate Group to apply for Design Review.

Sincerely,

CAMPANA REDEVELOPMENT LLC



By: Frank Mares, President, Prairie Structures, Inc.
Its: Manager

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Batavia, IL 60510

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