

City of Batavia

Community Development Committee and City Services Committee Joint Meeting Minutes for December 15, 2012

Members Present: CDC: Ald. Brown, Wolff , Clark, Thelin-Atac, and Stark
City Services: Ald. Volk, Liva, O'Brien, and Tenuta

Also Present: Bill McGrath, City Administrator; Gary Holm, Director of Public Works;
John Dillon, Rich Searle; Meredith Hannah, Mayor Schielke

The meetings convened at 10:01 am in the north entrance to the First Baptist Church at Wilson Street and Washington Ave. The purpose of the meeting was to allow for Council members to tour this city owned facility and the Thomle Building at 2 East Wilson Street.

The First Baptist Church has at least three distinct parts the original sanctuary, a north side addition circa 1940's, and a later 1960's addition to the north and west of the main building. There are various levels and many small rooms in all parts of the building. The property was purchased by the City in anticipation of the Route 25 re-alignment that never occurred. Staff has proposed putting the building on the market via an RFP process.

There were questions regarding the salvage value of the kitchen equipment, the pipe organ, wood work in the older parts of the building and the tin plate on the walls and ceilings of the sanctuary. Staff pointed out some of the various problems such as the poor state of the roof over the sanctuary and the fact that there are both asphalt shingles and wood shakes on that roof.

In the basement access ports to view the foundation were opened to allow the Council members to view the state of the foundation. Various wall cracks and evidence of roof leaks were observed. Staff stated that at this time there are no known roof leaks but further patching may not be possible due to the very poor condition of the roof.

The group then proceeded to the Thomle Building at 2 East Wilson Street. This building was acquired some 15 years ago via a condemnation process. It was restored by use of Kane County grants and TIF funds. It has been used as a business incubator and the Main Street office over the years. It is a 2 story limestone building with a basement and subbasement. The building is in stable condition.

Questions were asked regarding the extent and shape of the property, the lot lines goes as far south as the parking lot. Various concepts for use of the building were discussed by Staff and Council members. In addition some reminiscences of past uses of the building were done by members of the Council.

The meetings adjourned at 10:58 am with many present moving on to the ribbon cutting ceremony at the newly opened McDonalds on West Wilson Street.

Submitted by Ald. Jim Volk
December 16, 2012