

**CITY OF BATAVIA**

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

**HISTORIC PRESERVATION COMMISSION**

**Monday, February 14, 2022**

**5:30 PM**

City Hall – City Council Chambers – 1st Floor

1. Call To Order
2. Roll Call
3. Approval Of Minutes  
November 22, 2021

Documents:

[HPC 11-22-21 FINAL MINUTES.PDF](#)

4. Items Removed/Added/Changed
5. Matters From The Public (For Items Not On The Agenda)
6. COA Review: 10 Shumway Avenue  
Wall Signs (Frank Mercadante, applicant)

Documents:

[10 SHUMWAY AVE--WALL SIGNS--COA PACKET.PDF](#)

7. Updates
  1. 7 East Wilson Street– Historic Inspection
  2. Anderson Block Building– Masonry Maintenance
  3. Significant Historic Building Inspection Program
  4. 227 West Wilson Street– Historic Inspection
  5. 16 East Wilson Street– Historic Inspection

8. Other Business

9. Adjournment

Historic Preservation Commission

Phil Bus, Chair  
Robin Barraza, Vice Chair  
Susan Alderson  
Jamie Koc  
Jamie Saam



**MINUTES**  
**November 22, 2021**  
**Historic Preservation Commission**  
**City of Batavia**

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

**1. Meeting Called to Order**

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

**2. Roll Call**

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

**Members Absent:** Commissioner Saam

**Also Present:** Jeff Albertson, Building Commissioner

**3. Approval of Minutes: October 25, 2021**

**Motion:** To approve the minutes from October 25, 2021

**Maker:** Barraza

**Second:** Alderson

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

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

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

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

There were no matters from the public.

**6. COA Review: 60 N Island Ave**

**Wall Sign (Ez-Tech Design, Applicant)**

Mark Williams, applicant, addressed the Committee. Williams reported that this is a channel letter sign. It is a two-color face channel with the letter 'E' and all is mounted to a raceway. The tagline section is a separate section that would be flush mounted.

Vice-Chair Bus noted this is on a non-contributing building. Albertson stated that the sign complies with the Zoning Code.

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

**Maker:** Barraza

**Second:** Alderson

**Roll Call Vote:** Aye: Barraza, Alderson, Koc, Bus

**Nay:**

4-0 Vote, 1 Absent. Motion carried.

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

Vice-Chair Bus reported on the reason behind this procedure revision. He stated that there should be some consensus from the property owners and these are good changes. Albertson stated that clarification has been made in the code that the application is not considered complete until there is consent from the property owner or proof that they have been notified of the application. Another clarification is photos are required of all sides of the building as long as they could obtain photos without trespassing on the property. And finally, allowing more input from the property owner. If the property owner objects to the designation then it requires a two-thirds majority of the City Council to approve the designation.

Alderson questioned what constitutes proof of notification and if this could become a dodging game. Albertson answered that notification would be sent by certified mail and have the letter signed. It is considered notice if there is an attempt to serve three times.

**Motion:** To recommend approval of the Landmark Designation Procedure revisions

**Maker:** Barraza

**Second:** Alderson

**Roll Call Vote:** **Aye:** Barraza, Koc, Alderson, Bus

**Nay:**

4-0 Vote, 1 Absent. Motion carried.

## **8. Election of Officers**

Vice-Chair Bus reported he created a nominating Committee for the election of officers. The Nominating Committee consisted of Barraza, Saam, and Bus. Barraza announced the Nominating Committee recommends Phil Bus as the Chair and Robin Barraza as Vice-Chair. Bus opened the floor to other nominations. There were none. A voice vote was requested by Bus and all were in favor of Bus for chairman and Barraza as Vice-Chair.

Review of preservation plan and ordinances so that we all have a better understanding of those.

## **9. Updates:**

- 1. 7 East Wilson Street – Historic Inspection**
- 2. Anderson Block Building – Masonry Maintenance**
- 3. Significant Historic Building Inspection Program**
- 4. 227 West Wilson Street – Historic Inspection**
- 5. 16 East Wilson Street – Historic Inspection**

Albertson stated that there were no updates at this time.

## **10. Other Business**

Chair Bus stated that the HPC could review the preservation plan and ordinances and work on a schedule to update the Comprehensive Plan. He stated that walking tours of the downtown could be helpful to view the products on the older buildings.

Albertson reported One Washington Place submitted a permit for Phase One. Building permit needed by early March. There is a proposal for a similar type of development by BEI on the Shumway property.

**11. Adjournment**

There being no other business to discuss, Vice-Chair Bus asked for a motion to adjourn the meeting at 6:08pm; Made by Barraza Seconded by Alderson. All were in favor. Motion carried.

Minutes respectfully submitted by Jennifer Austin-Smith, Recording Secretary



City of Batavia  
 Community Development Department  
 100 North Island Avenue  
 Batavia IL 60510  
 Phone (630) 454-2700  
 Fax (630) 454-2775

# Application for Certificate of Appropriateness

Property Address 10. S. SHUMWAY AVE.

Owner's Name FRANK MERCADANTE

Property Identification Number 12-22-257-011  
 Existing/Proposed Zoning Ordinances  Yes  No  
 Zoning DMU

Phone Number 630-400-4610  
 Mobile Number SAME AS ABOVE  
 E-Mail frank@sturdyshelterbrewing.com

Submittal Date 1 / 31 / 2022

Project Description :

Applicant's Name FRANK MERCADANTE / STURDY SHELTER BREWING

EXTERIOR SIGNAGE ON THE FRONT AND BACK OF BUILDING

Applicant Address 10. S. SHUMWAY AVE.  
 Phone Number 630-400-4610  
 Mobile Number 630-400-4610  
 E-Mail frank@sturdyshelterbrewing.com

Applicant Signature [Signature]

Owner Signature [Signature]

### TYPE OF WORK (Check All That Apply)

- |  |   |  |
|--|---|--|
| <input checked="" type="checkbox"/> Exterior Alteration/Repair | <input type="checkbox"/> New Construction   | <input type="checkbox"/> Demolition              |
|  | <input type="checkbox"/> Primary Structure  | <input type="checkbox"/> Whole Primary Structure |
|  | <input type="checkbox"/> Addition           | <input type="checkbox"/> Part Primary Structure  |
|  | <input type="checkbox"/> Garage/Outbuilding | <input type="checkbox"/> Garage/outbuilding      |
|  | <input type="checkbox"/> Other _____        | <input type="checkbox"/> Relocation of Building  |

### Additional Information to be Submitted with Application – Digital Format If Available

- |   |  |
|---|--|
| <input checked="" type="checkbox"/> Exterior Alteration/Repair            | <input type="checkbox"/> Porch – Maintenance and Minor Repair        |
| <input type="checkbox"/> Architectural Feature (Decorative Ornamentation) | <input type="checkbox"/> Porch – Major Repair and Reconstruction     |
| <input type="checkbox"/> Awning or Canopy                                 | <input type="checkbox"/> Retaining Walls                             |
| <input type="checkbox"/> Deck   | <input type="checkbox"/> Roof (Change in Shape, Features, Materials) |
| <input type="checkbox"/> Door   | <input type="checkbox"/> Satellite Dish                              |
| <input type="checkbox"/> Fence  | <input type="checkbox"/> Security Doors or Windows                   |
| <input type="checkbox"/> Gutters  | <input type="checkbox"/> Sidewalks                                   |
| <input type="checkbox"/> Light Fixture                                    | <input type="checkbox"/> Shutters                                    |
| <input type="checkbox"/> Mechanical System Units                          | <input type="checkbox"/> Siding                                      |
| <input type="checkbox"/> Masonry Cleaning, Repointing, Painting           | <input checked="" type="checkbox"/> Signs                            |
| <input type="checkbox"/> Material Change (wood, brick, etc)               | <input type="checkbox"/> Solar Collectors                            |
| <input type="checkbox"/> Painting (paint removal etc)                     | <input type="checkbox"/> Storm Doors or Windows                      |
| <input type="checkbox"/> Paving (Parking Lot, Driveways, Landscaping)     | <input type="checkbox"/> Windows, Skylights                          |
| <input type="checkbox"/> Photographs of building(s)                       | <input type="checkbox"/> Others _____                                |

Attach a detailed description of all work to be done for each item. Include the following materials where appropriate and check appropriate box if included

- A. Drawings, photographs, specifications, manufacturer's illustrations or other description of proposed changes to the building's exterior, to-scale drawings with dimensions will be required for major changes in design (e.g., roofs, facades, porches, and other prominent architectural features)
- B. If application is for any feature not on the primary structure, include a site plan. A site plan will not be required if there is no change to the existing structure or any proposed new structure.
- C. If changes to building materials are proposed, include samples.

**New Construction/Additions**

Include the following materials where appropriate and check appropriate box if included.

- For primary structure, outbuilding or addition:
  - 1. Fully dimensioned site plan
  - 2. Elevation drawings of each façade with dimensions and specifications
  - 3. Drawings, photographs, samples and manufacturer's illustrations
- Drawings or other descriptions of site improvements, e.g., fences sidewalks, lighting, pavements, decks.

**Structure Demolition**

1. Photographic evidence supporting the reason for demolition
2. Describe the proposed reuse of the site, including drawings of any proposed new structure
3. If economic hardship is claimed, include evidence that hardship exists (Criteria set forth in Section 7-2 of Title 12)

**Structure Relocation**

1. Explain what will be moved, where and why.
2. If a structure will be moved into the district from outside, include photographs.
3. Include a site plan showing proposed location of the structure on the new parcel. Describe any site features that may be altered or disturbed (e.g., foundations, walls)

**THIS FORM IS NOT A BUILDING PERMIT APPLICATION**

**FOR OFFICE USE ONLY BELOW**

Property is:                      Significant                      Contributing                      Non-Contributing

\_\_\_\_\_  
Signature of Historic Preservation Commission Chair

\_\_\_\_\_  
Date of Commission Review

City Council Action:    Date \_\_\_\_\_ Vote Record \_\_\_\_\_ Not Applicable \_\_\_\_\_

Conditions: YES\*/ NO

\*See Attachment

The Batavia Historic Preservation Commission, or its authorized agent, has reviewed the proposed work and has determined that it is in accordance with the applicable criteria set forth in Section 6-2 of Title 12 of the Code of the City of Batavia. Accordingly, this Certificate of Appropriateness is issued.

Any change in the proposed work after issuance of this Certificate of Appropriateness shall require inspection by Commission staff to determine whether the work is still in substantial compliance with the Certificate of Appropriateness.

*This certificate is not a permit, does not authorize work to begin, does not ensure building code compliance, and does not imply that any zoning review has taken place.*



612A W. 5th Ave  
Naperville, IL 60563  
Phone: 630-470-6161

**ATTENTION: PLEASE NOTE**

**Production Cannot Proceed Without Customer Approval**

PLEASE REVIEW PROOF FOR COLOR, SPELLING, DESIGN, AND APPLICABLE INSTALL INFORMATION.

Although all projects goes through quality reviews, any errors not corrected before written approval are the responsibility of the customer.

**CLIENT APPROVAL**

As-Is  With changes

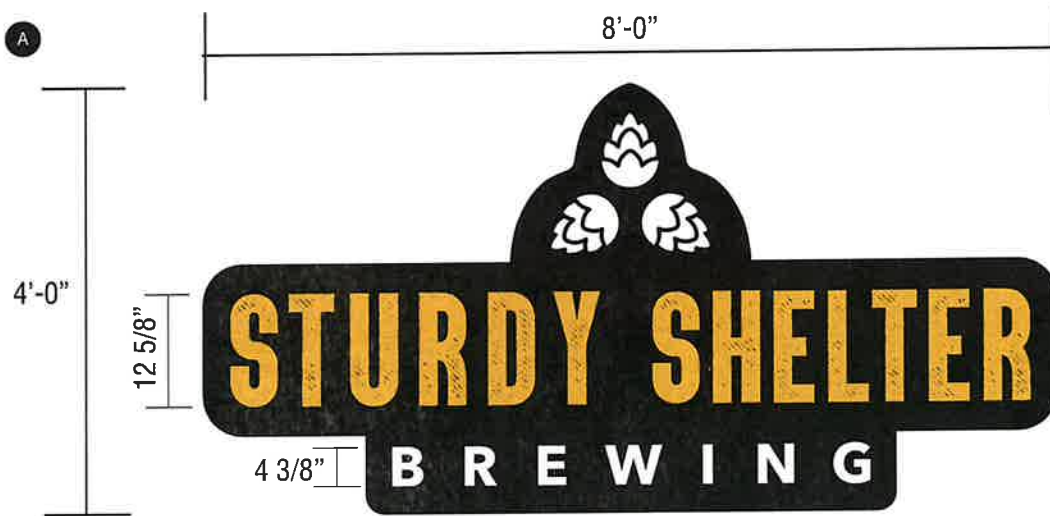
Name: \_\_\_\_\_

Signature: \_\_\_\_\_

Date: \_\_\_\_\_

**Project Proposal for:** Frank Mercadante/Sturdy Shelter Brewing/630-400-4610  
**Address:** 105 Shumway Ave. Batavia 60510  
**Contact Email:** frank@sturdyshelterbrewing.com

**Project Description:** Building sign & Blade sign

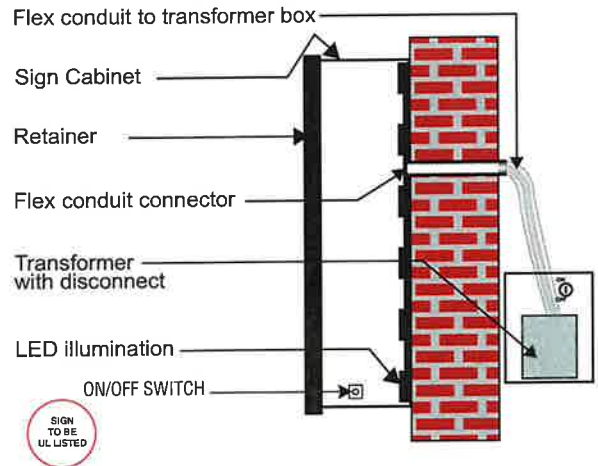


CABINET SIGN - OPTION 1

- Sign cabinet with an acrylic face
- Sign cabinet to be painted black
- Acrylic face to have digitally printed graphics applied
- Qty: 2 signs (front and back)
- **Final colors TBD by customer**
- Sign to be secured by 1/2" x 4" steel hex washerhead indoor/outdoor brick/concrete anchors
- Power On/Off switch to be mounted on the side of sign cabinet



PHOTOS NOT TO SCALE



SIGN TO BE UL LISTED

NOT TO SCALE





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**CLIENT APPROVAL**

As-Is  With changes

Name: \_\_\_\_\_

Signature: \_\_\_\_\_

Date: \_\_\_\_\_

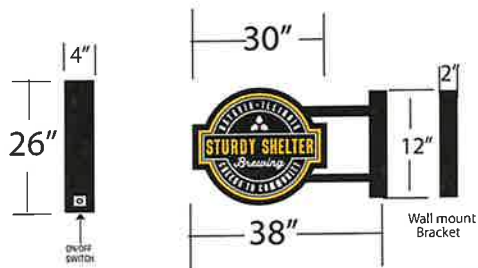
**Project Proposal for:** Frank Mercadante/Sturdy Shelter Brewing/630-400-4610

**Address:** 105 Shumway Ave. Batavia 60510

**Contact Email:** frank@sturdyshesterbrewing.com

**Project Description:** Building sign (2 options) & Blade sign

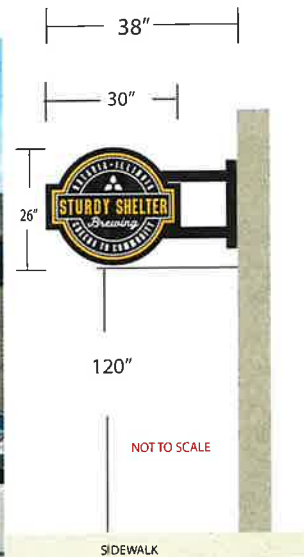
SCALE - 100%



NOT TO SCALE

INTERNALLY ILLUMINATED DOUBLE SIDED BLADE SIGN

- Sign cabinet with an acrylic faces
- Sign cabinet to be painted black
- Acrylic face to have digitally printed graphics applied
- Qty: 1 sign
- **Final colors TBD by customer**
- Sign will overhang 38" over sidewalk and the base of sign 120" high from the ground
- Sign to be secured by 1/2" x 4" steel hex washerhead indoor/outdoor brick/concrete anchors
- Power On/Off switch to be mounted on the side of sign cabinet



NOT TO SCALE

SIDEWALK

PHOTO NOT TO SCALE