

# **ALGONQUIN HISTORIC COMMISSION**

## **MINUTES FOR REGULAR**

### **MEETING**

**February 09, 2022**

**7:00 P.M.**

**Held at Historic Village Hall - 2 South Main St. – Algonquin**

#### **Call to order - Establish Quorum –**

Present: Patrick Knapp – Senior Planner and Natalie Zine – Deputy Director of Algonquin’s Community Development Dept., Historic Commission Chairman Jolitz and Members Himes, Donahue, Dombrowski, Wyskochil, and Lewis.

#### **Approve Minutes of Regular Business Meeting of January 12, 2022, and Workshop Meetings of January 15<sup>th</sup> and 22<sup>nd</sup>, 2022.**

Moved: Member Donahue; Seconded: Member Dombrowski

Voice Vote: All Ayes. Minutes Approved.

#### **AUDIENCE PARTICIPATION – PUBLIC COMMENT**

None

#### **PUBLIC HEARING:**

Public Hearing was called to order for Consideration of a Major Improvement in the Old Town District; Case No. HC-01-22, Northeast corner of Algonquin Rd and North River Road for new construction of a building. Petitioner: Ed Kling Inc.

#### **STAFF PRESENTATION**

Edward Kling, the petitioner and owner of the Subject Property, applied for a Certificate of Appropriateness to construct a three-unit townhome building at the northeast corner of Algonquin Road and River Road. In accordance with Section 10.07.C.3.a of the Old Town District Preservation Code, the proposed new dwelling on the Subject Property is considered a “major improvement” and must be reviewed by the Historic Commission at a public meeting prior to the issuance of a Certificate of Appropriateness and Building Permit.

The petitioner also has a Planning and Zoning Hearing for the Subject Property scheduled on March 14, 2022, at 7:00 pm under Case Number PZ-01-22.

The proposed townhome development is located on a 0.32 acre lot at the northeast corner of Algonquin Road and River Road. The townhome will consist of three 2,951 sq. ft. units that each include three bedrooms and a two-stall garage. An additional 4 guest parking spaces will be included on the subject property.

Roofing – The roof will consist of architectural shingles and the small roof over the front balcony located over the garage will consist of a metal roof.

Siding – The wall elevations above the second floor will consist of shake siding. The first and second floor elevations will be wrapped in tan plank siding. The east and south elevations of the basement will be covered in stone veneer and the north basement elevation will be covered in plank siding.

Overall, staff recommends that a Certificate of Appropriateness be approved for the applicant as this is currently a vacant lot with no historic structures existing on the lot. The design of the development is within the guidelines of the Historic District and the development is compatible with nearby historic structures.

### **Recommendation**

Staff recommends approval of the Certificate of Appropriateness as submitted with the following conditions:

1. The Algonquin Village Board shall approve the Final PUD, the rezoning from B-1 Business District, Limited Retail to Old Town District (O-T District), and the lot consolidation for the Subject Property;
2. The petitioner shall obtain a building permit and comply with all applicable Village of Algonquin Building Code requirements.

### **PETITIONER'S COMMENTS**

The petitioner was unable to attend due a family emergency. The petitioner's attorney, Bernard Citron, presented the project with the architects for the project. The petitioner had wanted to do larger building but the size and topography of the parcel dictated that any more than 3 units were too many. They had also considered a mixed-use building but were unable to do so due to the size of the lot and location. They decided to go with a smaller 3 unit residential building due to the constraints caused by the location. They sought to use materials and a design consistent with the location in the Old Town area.

### **COMMISSION DISCUSSION**

Member Dombrowski had a question about the corner trim and the exposure of the corner board. The architect responded corner boards will be 4 -6 inches wide, which Member Dombrowski lauded. It was noted that the proposed building has many Craftsman details in its overall design, which in general would blend with the surrounding buildings as opposed to a more modern design style. Member Dombrowski raised objections about the proposed design of garage doors, requesting that the petitioner use "carriage house" style doors that were also more Craftsman in design style than the ones as proposed, which look

modern in design with their wide horizontal panels and windows. A packet of many examples of appropriate Craftsman design garage doors with simulated vertical panels and smaller Craftsman divided lites in the doors was given to the architect. He indicated they would have no problem changing the design of the garage doors to the Commission's recommendations. Chairman Jolitz also requested that the windows on the garage doors contain mullions and that the doors feature faux handles and hardware, simulating Carriage Doors, as has been done in previous garage projects in Old Town. Chairman Jolitz further requests that the mullions on all the windows of the building have built in mullions rather than easily removable ones. The commission has had problems with past projects that did not have built in permanent mullions, where in some previous projects, the owners had later removed some of the mullions, leading to a disjointed appearance. The petitioner said that he was willing to change the garage door design and ensure that the all the buildings windows had permanent mullions to ensure that they receive approval on the project design. Chairman Jolitz lauded the architects on the overall design of the building. Member Himes asked whether size of the fascia board below the eaves was 8 - 10 inches wide. The petitioner responded affirmatively. Chairman Jolitz further lauded the petitioner for his designs for this challenging site .

## **MOTION:**

Motion by Member Dombrowski, seconded by Member Donahue, that the Building Commissioner issue the requested Certificate of Appropriateness for Case No. HC-01-22, Northeast corner of Algonquin Rd and North River Road for new construction of a building subject to the following conditions: the petitioner install vertical panel, Craftsman style carriage-house doors in design of garage doors with glass lights in the door containing smaller panes and faux hardware, and all building windows will feature permanent mullions – either actual mullions or between the panes of glass.

Chairman Jolitz repeated motion and asked if any further discussion or questions. Being none, a roll call vote was taken. All Ayes , Motion Approved.

## **PUBLIC HEARING:**

Public Hearing for Consideration of a Major Improvement in the Old Town District; Case No. HC-02-22, 103 South Main Street for exterior alteration- new door and windows. Petitioner: Greg Geigel.

## **STAFF PRESENTATION:**

Greg Geigel, the applicant and President of GKG Fulfillment LLC, applied for a Certificate of Appropriateness to install a door and two windows to the north side of the building located at 103 South Main Street. In accordance with Section 10.07.C.3.a of the Old Town District Preservation Code, the proposed

exterior alteration on the Subject Property is considered a “major improvement” and must be reviewed by the Historic Commission at a public meeting prior to the issuance of a Certificate of Appropriateness and Building Permit.

### **Recommendation**

Up until 101 South Main Street was demolished, this wall and opening were not exposed to the exterior. Therefore, there is no historic precedent for the look of doors or windows on this side of the building. In the application, the applicant included a sample photo that included dark, opaque tinted glass in their proposal. However, staff believes that lightly tinted, non-opaque glass is more appropriate. Staff recommends approval of the Certificate of Appropriateness as submitted with the following conditions:

1. The applicant shall obtain a building permit and comply with all applicable Village of Algonquin Building Code requirements.
2. The applicant replace the proposed tinted, opaque glass with lightly tinted, non-opaque glass on the windows and door.

### **PETITIONER’S COMMENTS**

The plan is to extend the deck from the ADA ramp all the way to the end of the building to make it more appealing and break up the brick wall and make it more esthetically pleasing and protect the building for flood control. They also plan to landscape the area and the alley and add seating. The plan is to make the building more visually appealing as part of the streetscape project.

### **COMMISSION DISCUSSION**

Member Dombrowski stated that the door looks like an aluminum door. She showed the petitioner three examples of doors more in design with a commercial building of this age. The petitioner then asked whether the windows needed to also change. Chairman Jolitz stated that the windows should contain a bulkhead/raised with a panel, or granite, etc below the windows like all the other commercial buildings in this neighborhood. The petitioner is in full agreement with these concerns and thinks that would be great. The petitioner asked whether the doors and windows could still be aluminum. Chairman Jolitz stated that as long as they were historical in character and had a dark finish (and NOT brushed natural aluminum color etc ), they would be fine.

### **MOTION:**

Motion by Member Dombrowski, seconded by Member Donahue, that the Building Commissioner issue the requested Certificate of Appropriateness for Case No. HC-02-22, 103 South Main Street for exterior alteration- new door and windows subject to the following conditions: the door should be a more

traditional vintage storefront door, like one of the examples provided , windows tinted according to the Village stipulations, and the windows should contain decorative bulkheads underneath them , typically should be 15 – 24” high for building of this era .

Chairman Jolitz repeated motion and asked if any further discussion or questions. Being none, a roll call vote was taken. All Ayes , Motion Approved.

### **OLD BUSINESS:**

- a. Commission Budget for Fiscal Year starting May 2022 – Chairman Jolitz talked to Mike Kumbera. Much is still unknown with the work continuing on the Old Town streetscape project and Covid restrictions. We are asking \$2,500 budget for next year (\$500 of which is for continuing Algonquins Municipal membership to the McHenry County Historical Society for next year).
- b. Order Supplies – need to know who we contact to order supplies. We need to order some supplies, Patrick Knapp will find out advise.

### **APPROVAL OF BILLS FOR PAYMENT:**

We need to know who we can submit bills for payment to in light of staff changes at Village Hall. Patrick Knapp will advise.

### **NEW BUSINESS:**

- a. Welcome new Commission member Dan Wyskochil.
- b. February, March, and April workshop activities. – Filing is very important. We just got 3 file cabinets that will help up deal with the clutter of unfilled materials we have accumulated due to lack of file space.

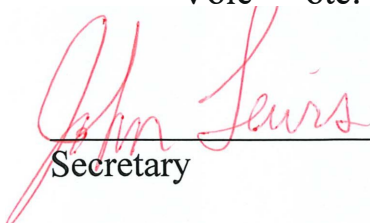
### **CORRESPONDENCE, COMMENTS, AND OTHER BUSINESS:**

Algonquin Next Door Storage on Algonquin Rd, is selling their business and have donated the 10 foot long “ALGONQUIN” sign from the 1914 Railroad Depot. The sign has been in storage there for a number of years.

### **ADJOURNMENT:**

Member Lewis moved and Dombrowski seconded, that the meeting be adjourned.

Voice vote: All Ayes. Meeting adjourned at 8:17 pm.

  
Secretary

  
Date Approved