

**ALGONQUIN HISTORIC COMMISSION  
MINUTES FOR REGULAR MEETING**

**December 11, 2024**

**7:00 PM**

**Held at Historic Village Hall – 2 South Main Street – Algonquin**

**CALL TO ORDER – ESTABLISH QUORUM**

Present: Chairman Lewis and Members Donahue, Jolitz, Teuber, and Thompson.

**APPROVE MINUTES OF REGULAR BUSINESS MEETING OF NOVEMBER 13, 2024,  
AND WORKSHOP MEETINGS OF NOVEMBER 16 AND 23, 2024**

Moved Member Jolitz; Seconded Member Donahue.

Voice Vote: All Ayes. Minutes Approved.

**PUBLIC COMMENT – AUDIENCE PARTICIPATION**

None.

**PUBLIC HEARING**

Public Hearing for Consideration of a Major Improvement in the Old Town District; Case No. HC-09-24, 7 South Main Street for Demolition of Principal Structure (Creekside Tap) – Applicant: Village of Algonquin.

**Staff Presentation:** Patrick Knapp, Village Community Development Director, presented the case on behalf of Village Staff. Mr. Knapp reported that the Village of Algonquin, the Applicant and Owner of the Subject Property, seeks to demolish the entire structure formerly known as Creekside Tap at 7 South Main Street. The proposed demolition would be considered a “major improvement” under the Old Town District Preservation Code, and must be reviewed by the Historic Commission at a Public Hearing prior to the issuance of a Certificate of Appropriateness and Demolition Permit.

The structure on the subject property was built in approximately 1897, and is a false-front, single-story building that has housed at various points in time since its construction a billiards hall and tavern, as well as a bowling alley in a rear addition. Mr. Knapp and the Village Staff Report explained that Village Staff supports demolition of the structure because it does not meet current building codes, the structure cannot be moved, and demolition of the structure will allow the Village to incentivize investment and development in the Old Town Business District. Mr. Knapp also noted that the interior of the structure has been largely gutted due to the need to abate asbestos materials and remove other unsafe structural and environmental hazards. According to Mr. Knapp, use of the building after this interior abatement would be impractical. Mr. Knapp also stated the Village’s request that the two-year waiting requirement for demolition be waived.

**Staff Recommendation:** Village Staff recommends approval of the Certificate of Appropriateness with the conditions that the Applicant obtain a demolition permit and comply with all applicable Village of Algonquin Building Code requirements.

**Commission Discussion**

Chairman Lewis stated his disappointment with the proposed demolition because, in his view, each time a historic structure is demolished in the Old Town District in Algonquin, the town loses more of its historic character and the structures built in their place fall far short of recapturing the historic character of the structure lost. Member Donahue noted that the structure was ranked a “7” on the Old Town Survey, which is on the higher end of the scale. Member Jolitz noted the building’s additional historic significance for its prior uses as a billiards parlor and bowling alley that were integral to the town’s historical social fabric, and further stated that demolition of historic structures is troublesome because, in his view, replacement structures in the past have sometimes not followed Preservation Code guidelines for a design that is consistent with the historic character of the structure lost or the Old Town District in general. Member Donahue echoed the desire for a new building that reflects the historic character of the building removed. And Member Teuber stated her general disappointment over the many historic buildings that have been demolished in the Old Town District during her lifetime in Algonquin, this being yet another such loss.

**Motion**

Motion by Member Thompson, seconded by Member Teuber, that the Building Commissioner issue the requested Certificate of Appropriateness for Case No. HC-09-24, 7 South Main Street for Demolition of Principal Structure (Creekside Tap), including a waiver of the two-year waiting period requirement for demolition. Chairman Lewis asked if there were any further questions or discussion needed on the project. There being none, a Roll Call Vote was taken. Roll Call Vote: Four Ayes and one Nay.

**OLD BUSINESS**

Members continued discussion of a potential new order for historic identification signs for homes/buildings in the Old Town District and possible means of notifying owners of all homes/buildings built during the relevant period that may need a sign or replacement sign. Member Thompson will check with the sign supplier to inquire the latest date that the current quote remains firm (the current estimate to the Commission of \$95 to \$100 per sign is currently firm for six months until late February 2025). Mr. Knapp confirmed that Village Staff will assist with automatic postage stamping of the Commission’s mailing notifications to homeowners in the relevant district of the opportunity to purchase a new/replacement sign.

Members continued discussion of efforts to recruit new Commission volunteers/members and some potential candidates who may be available and interested. Member Teuber reported on the upcoming availability of a recent volunteer.

Members Jolitz and Donahue reported on the installation of a new Commission exhibit in

the Main Village Hall display case featuring Algonquin's resident toymaker and local winter events/activities in Algonquin's history. Members also discussed plans for a new exhibit at the Harnish Library, possibly honoring over a hundred years of service to the Community by Algonquin State Bank. Members will work on this display at upcoming Workshops and Monday workdays.

Members further refined plans to modify and improve storage of the Commission's historic postcard and photo archives, including new storage containers demonstrated by Member Jolitz which could be used to store and protect valuable documents/photographs/postcards from damage by water, sprinklers, flooding, etc.

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

Chairman Lewis approved a bill for \$77.88 for 12 storage bins presented by Member Jolitz. Moved to approve by Chairman Lewis; Seconded by Member Donahue. Roll Call Vote: All Ayes.

### **NEW BUSINESS**

Members discussed items for potential inclusion in the Commission's next fiscal budget due to be proposed to Village Staff by end of January 2025. Possible new budget items include the cost of acquiring a projector for use at Commission presentations, particularly given the many recent requests for such presentations. An increase may be required also for the McHenry County Historical Society membership (\$1,000), the Adobe Illustrator license fee (approximately \$250), archival supplies (\$500), and miscellaneous additional supplies (\$500).

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

Mr. Knapp repeated his general request that Commission Members submit property maintenance requests to Village Staff for any property maintenance/modification issues in the Old Town District, either with Village Staff or through the Village's online Algonquin Fix It/SeeClickFix app. He again explained that the Village has several open cases regarding property maintenance/modification issues in the Old Town District that are being pursued without public comment, though he assured that progress on those cases is being made.

On a related note, Mr. Knapp also described a new Village program that will send information to every homeowner in the Historic District explaining the permit approval process through a mass mailing in the Old Town District.

Mr. Knapp also discussed a few remaining punch-list items for downtown construction in the Old Town District planned to be done in the coming weeks and continuing next spring, following recent paving, bridge, and roadwork renovation of streetscapes and lighting additions.

Mr. Knapp also relayed very positive feedback received by the Village for the Commission's Open House event during the Art on the Fox weekend fair, and stated the

Village's desire to work with the Commission to repeat the event next year during the September 6-7, 2025 Art on the Fox event.

Mr. Knapp also relayed some delays and remaining architectural and construction details to be addressed in the Towne Park restoration, beginning next spring.

Members were reminded of the Commission Workshop on December 21, 2024, that the December 28 Workshop is canceled due to Year-end holidays, and that the next monthly Commission Meeting will fall early in the month on January 8, 2025.

**ADJOURNMENT**

Member Jolitz moved, and Chairman Lewis seconded, that the meeting be adjourned. Meeting adjourned at 8:07 pm.

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Secretary

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Date Approved