


**VILLAGE OF LOMBARD**  
**REQUEST FOR BOARD OF TRUSTEES ACTION**  
**For Inclusion on Board Agenda**

  X   Resolution or Ordinance (Blue)      X   Waiver of First Requested  
      Recommendations of Boards, Commissions & Committees (Green)  
      Other Business (Pink)

**TO :** PRESIDENT AND BOARD OF TRUSTEES  
**FROM:** Scott Niehaus, Village Manager  
**DATE :** August 28, 2019                      **(BOT) Date:** September 5, 2019

**SUBJECT:** Lombard Historic Preservation Commission Landmark Site Designation - 515 N. West Road.

**SUBMITTED BY:** William J. Heniff, AICP, Director of Community Development 

**BACKGROUND/POLICY IMPLICATIONS:**

The Historic Preservation Commission submits for your consideration a request for a Landmark Site Designation.

The Historic Preservation Commission held a public hearing regarding this request on August 13, 2019 and made the recommendation set forth herein. They reviewed and approved the written recommendation on August 20, 2019. The Commission recommends that the building to be designated as a landmark site.

The Commission requests a waiver of first reading so that the Local Landmark plaque can be awarded without delay.

**Fiscal Impact/Funding Source:**


Review (as necessary):  
Finance Director \_\_\_\_\_ Date \_\_\_\_\_  
Village Manager \_\_\_\_\_ Date \_\_\_\_\_

**NOTE:** All materials must be submitted to and approved by the Village Manager's Office by 12:00 noon, Wednesday, prior to the agenda distribution.



## MEMORANDUM

**TO:** Scott R. Niehaus, Village Manager

**FROM:** William J. Heniff, AICP  
Director of Community Development 

**MEETING**

**DATE:** September 5, 2019

**SUBJECT: Lombard Historic Preservation Commission Landmark Site  
Designation – 515 N. West Road**

Attached please find the following items for Village Board consideration as part of the September 5, 2019 Village Board meeting:

1. Staff report for 515 N. West Road.
2. An Ordinance approving landmark site designation for the building located at 515 N. West Road.

The Historic Preservation Commission held a public hearing regarding this request on August 13, 2019 and made the recommendation set forth herein. They reviewed and approved the written recommendation on August 20, 2019. The Commission recommends that the building to be designated as a landmark site.

The Commission requests a waiver of first reading so that the Local Landmark plaque can be awarded without delay.

ORDINANCE NO. \_\_\_\_\_

**AN ORDINANCE APPROVING LANDMARK SITE DESIGNATION FOR  
515 N. WEST ROAD PURSUANT TO TITLE 3, CHAPTER 32, SECTION 32.079 OF  
THE LOMBARD VILLAGE CODE**

**BE IT ORDAINED** by the President and Board of Trustees of the Village of Lombard, DuPage County, Illinois, as follows:

**SECTION 1:** The President and Board of Trustees hereby find as follows:

- A. That Robert and Shelly Amberg (hereinafter referred to as “the property owners”) are the owners of the following-described property:

OF LOT 1 IN GOLDFARB’S RESUBDIVISION, BEING A RESUBDIVISION IN THE NORTHEAST ¼ OF SECTION 6, TOWNSHIP 39 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED FEBRUARY 7, 1984 AS DOCUMENT R1984-10421, IN DUPAGE COUNTY, ILLINOIS.

P.I.N.: 06-06-212-037

Common Address: 515 N. West Road, Lombard, Illinois

- B. That pursuant to an application dated June 24, 2019, from the property owners to the Lombard Historic Preservation Commission, the property owners petitioned the Lombard Historic Preservation Commission for Landmark Site designation pursuant to Section 32.079 of the Lombard Village Code.
- C. That on July 16, 2019, the Local Landmarks Committee met, and recommended to the Historic Preservation Commission that 515 N. West Road met the criteria for Landmark Site designation pursuant to Section 32.079(C)(1)(2) and (3) of the Lombard Village Code.
- D. That on July 16, 2019, the Lombard Historic Preservation Commission met, and made a preliminary finding that 515 N. West Road met the criteria for Landmark Site designation pursuant to Section 32.079(C)(1), (2) and (3) of the Lombard Village Code, and, as a result thereof, set August 6, 2019 at the meeting and was subsequently rescheduled to August 13, 2019 as the date for a public hearing in regard to Landmark Site designation for 515 N. West Road.
- E. That the Lombard Historic Preservation Commission sent notice of the public hearing by mail to the property owners, as required by Section 32.079(D) of the Lombard Village Code.
- F. That on July 24, 2019, the Lombard Historic Preservation Commission published a notice of public hearing for August 13, 2019 in the *Daily Herald*, as required by Section 32.079(D) of the Lombard Village Code.

- G. That on August 13, 2019, the Lombard Historic Preservation Commission convened and held a public hearing in regard to the property owners' application for Landmark Site designation for 515 N. West Road.
- H. That after the close of the public hearing, the Lombard Historic Preservation Commission voted to authorize Landmark Site designation and directed that a written recommendation be prepared, relative to the designation of 515 N. West Road as a Landmark Site pursuant to Section 32.079 of the Lombard Village Code and, as a result thereof, set August 20, 2019 as the date for the written finding of fact in regard to Landmark Site designation for 515 N. West Road.
- I. That at its August 20, 2019 meeting, the Lombard Historic Preservation Commission voted to approve a written decision relative to the Landmark Site designation of 515 N. West Road, a copy of which is attached hereto as EXHIBIT A and made part hereof.
- J. The President and Board of Trustees hereby approve and adopt the findings and recommendations of the Lombard Historic Preservation Commission and incorporate such findings and recommendations herein by reference as if they were fully set forth herein.

**SECTION 2:** That pursuant to Title 3, Chapter 32, Section 32.079 of the Lombard Village Code, 515 N West Road, which is located on the property described in Section 1A above, is hereby officially designated as a Landmark Site. Said Landmark Site designation shall be subject to the following conditions:

1. The landmark site designation is limited to the exterior of the existing building, as built circa 1858, and is further limited to the building's current location on the property at 515 N. West Road.
2. Any exterior work other than maintenance will require a building permit which will be referred to the Historic Preservation Commission for a certificate of appropriateness.
3. The property and structure shall be maintained in good condition.
4. If the building is damaged or destroyed, to the extent of more than fifty percent (50%) of the value of the site immediately prior to such damage, then the building's historical designation shall be considered null and void.

**SECTION 3:** That the Village Clerk, on behalf of the Lombard Historic Preservation Commission, is hereby directed to take the following action pursuant to Section 32.079(D)(3) of the Lombard Village Code:

- A. Forward a copy of the Notice attached hereto as EXHIBIT B, and made part hereof, to the Village's Building Division;

- B. Forward a copy of the Notice attached hereto as EXHIBIT B, and made part hereof, to the Lombard Plan Commission;
- C. Forward a copy of the Notice attached hereto as EXHIBIT B, and made part hereof, along with a certified copy of this Ordinance, by certified mail, return receipt requested, to the property owners;
- D. Forward a certified copy of this Ordinance with the DuPage County Assessor's Office;
- E. Record a certified copy of this Ordinance with the DuPage County Recorder's Office.

**SECTION 4:** That this Ordinance shall be in full force and effect from and after its passage, approval, and publication in pamphlet form as provided by law.

Passed on first reading this \_\_\_\_ day of \_\_\_\_\_, 2019.

First reading waived by action of the Board of Trustees this \_\_\_\_ day of \_\_\_\_\_, 2019.

Passed on second reading this \_\_\_\_ day of \_\_\_\_\_, 2019.

Ayes: \_\_\_\_\_

Nays: \_\_\_\_\_

Absent: \_\_\_\_\_

Approved this \_\_\_\_ day of \_\_\_\_\_, 2019.

\_\_\_\_\_  
Keith T. Giagnorio, Village President

ATTEST:

\_\_\_\_\_  
Sharon Kuderna, Village Clerk

Published by me this \_\_\_\_\_ day of \_\_\_\_\_, 2019.

\_\_\_\_\_  
Sharon Kuderna, Village Clerk

**EXHIBIT A**

## **FINDINGS & RECOMMENDATIONS**

Staff finds that designation of the subject property, 515 N. West Road, as a landmark site is appropriate. Based on the above considerations, the Department of Community Development recommends that the Historic Preservation Commission make the following motion for the designation of the structure at 515 N. West Road as a landmark site:

Based on the submitted petition and the testimony presented, the Historic Preservation Commission finds that the structure at 515 N. West Road complies with one or more of the criteria established for designation as a landmark site, and, therefore, I move that the Historic Preservation Commission recommend to the Corporate Authorities that the structure at 515 N. West Road be designated as a landmark site, based on the following criteria:

1. The character, interest, or value as part of the development, heritage, or cultural characteristics of the village.

The evidence submitted affirms this statement.

2. The identification with a person or persons who significantly contributed to the cultural, economic, social, or historical development of the village.

Jacob Loy, Catherine Loy, Joseph B. Hull and Peter Hoy are considered significant figures in Lombard history.

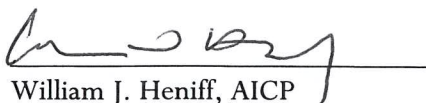
3. The architectural significance of a building which is at least 50 years of age and is a good example of a specific architectural style containing distinctive elements of design, detail, materials, or craftsmanship, or is an example of a style which had an impact on the community. Such a building must retain much of its original architectural integrity.

The house is over 50 years and retains its original architectural integrity.

Subject to the following five conditions:

1. The landmark site designation is limited to the exterior of the existing building, as built circa 1858, and is further limited to the building's current location on the property at 515 N. West Road.
2. Any exterior work other than maintenance will require a building permit which will be referred to the Historic Preservation Commission for a certificate of appropriateness.
3. The property and structure shall be maintained in good condition.
4. If the building is damaged or destroyed, to the extent of more than fifty percent (50%) of the value of the site immediately prior to such damage, then the building's historical designation shall be considered null and void.

Inter-Departmental Review Group Report Approved By:



William J. Heniff, AICP  
Director of Community Development

c. Petitioner



