

**ORDINANCE 7266
PAMPHLET**

**128-132 W. ST. CHARLES ROAD
HISTORIC PRESERVATION COMMISSION
LANDMARK SITE DESIGNATION**



PUBLISHED IN PAMPHLET FORM THIS 2ND DAY OF SEPTEMBER, 2016, BY ORDER OF THE CORPORATE AUTHORITIES OF THE VILLAGE OF LOMBARD, DUPAGE COUNTY, ILLINOIS.

Sharon Kuderna

Sharon Kuderna
Village Clerk

ORDINANCE NO. 7266

**AN ORDINANCE APPROVING LANDMARK SITE DESIGNATION FOR
128-132 W. ST. CHARLES 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 Thomas J. and Cynthia A. Masterson (hereinafter referred to as “the property owners”) are the owners of the following-described property:

PARCEL 2: LOT 5 (EXCEPT THE WEST 60 FEET) AND THE WEST 44 FEET OF LOT 4 IN BLOCK 10 IN TOWN OF “LOMBARD”, BEING A SUBDIVISION IN SECTIONS 5, 6, 7, 8 AND 18, TOWNSHIP 39 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED APRIL 23, 1868 AS DOCUMENT 8483, IN DUPAGE COUNTY, ILLINOIS.

P.I.N.: 06-07-204-025

Common Address: 128-132 W. St. Charles Road, Lombard, Illinois

- B. That pursuant to an application dated May 31, 2016, 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 19, 2016, the Local Landmarks Committee met, and recommended to the Historic Preservation Commission that 128-132 W. St. Charles Road met the criteria for Landmark Site designation pursuant to Section 32.079(C)(1) and (3) of the Lombard Village Code.
- D. That on July 19, 2016, the Lombard Historic Preservation Commission met, and made a preliminary finding that 128-132 W. St. Charles 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 9, 2016 as the date for a public hearing in regard to Landmark Site designation for 128-132 W. St. Charles 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 22, 2016, the Lombard Historic Preservation Commission published a notice of public hearing in the *Daily Herald*, as required by Section 32.079(D) of the Lombard Village Code.

- G. That on August 9, 2016, the Lombard Historic Preservation Commission convened and held a public hearing in regard to the property owners' application for Landmark Site designation for 128-132 W. St. Charles 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 128-132 W. St. Charles Road as a Landmark Site pursuant to Section 32.079 of the Lombard Village Code and, as a result thereof, set August 16, 2016 as the date for the written finding of fact in regard to Landmark Site designation for 128-132 W. St. Charles Road.
- I. That at its August 16, 2016 meeting, the Lombard Historic Preservation Commission voted to approve a written decision relative to the Landmark Site designation of 128-132 W. St. Charles 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, 128-132 W. St. Charles 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 1927, and is further limited to the building's current location on the property at 128-132 West St. Charles Road.
- 2. Any proposed exterior painting shall require a certificate of appropriateness if other than the existing color. Maintaining the existing colors of paint would not require a certificate of appropriateness.
- 3. The property 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 _____, 2016.

First reading waived by action of the Board of Trustees this 1st day of September, 2016.

Passed on second reading this 1st day of September, 2016.

Ayes: Trustee Whittington, Foltyniewicz, Johnston, Pike and Ware

Nays: None

Absent: Trustee Fugiel

Approved this 1st day of September, 2016.


Keith T. Giagnorio
Village President

ATTEST:


Sharon Kuderna
Village Clerk

Published by me in pamphlet form on this 2nd day of September, 2016.


Sharon Kuderna
Village Clerk

EXHIBIT A

VILLAGE OF LOMBARD HISTORIC PRESERVATION COMMISSION FINDINGS OF FACT RELATIVE TO THE PROPERTY LOCATED AT 128-132 W. ST. CHARLES ROAD, LOMBARD, ILLINOIS

On May 31, 2016, the Lombard Historic Preservation Commission received an application requesting the consideration of local landmark status for the building located at 128-132 West St. Charles Road submitted by property owners Thomas J. and Cynthia A. Masterson. The Local Landmark Committee discussed and agreed that the site should be considered for local landmark status on July 19, 2016. A motion carried to refer it to the Lombard Historic Preservation Commission.

In consideration of the presented testimony, submitted documents and discussion the Historic Preservation Commission determined that the structure located at 128-132 West St. Charles Road is eligible for local landmark designation based on the following criteria:

- **Historic Preservation Commission Ordinance 32.079 HISTORICAL SITES; DESIGNATION AND MAINTENANCE, paragraph (C), Item (1) The character, interest, or value as part of the development, heritage, or cultural characteristics of the Village.**
The Subject Property was not sold to the developers of the Park Avenue Apartment (now the Park Avenue Condominiums) thereby preserving the historic storefront along St. Charles Road. The Canfield's Doll Hospital was a unique service provided in a small village at the time.
- **Historic Preservation Commission Ordinance 32.079 HISTORICAL SITES; DESIGNATION AND MAINTENANCE, paragraph (C), Item (2) The identification with a person or person who significantly contributed to the cultural, economic, social or historical development of the village.**
The Subject Property was purchased by Howard and Martha Canfield in 1945 and was part of their estate until 1994. The Lombard Dairy Store, Canfield's Yarn Shop and Canfield's Doll Hospital occupied the building for many years.
- **Historic Preservation Commission Ordinance 32.079 HISTORICAL SITES; DESIGNATION AND MAINTENANCE, paragraph (C), Item (3) The architectural significance of a building which is at least 50 years old 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.**
 - a. The Subject Property was developed in 1927.
 - b. The 2014 Architectural and Historical Survey for the Village identified the subject property as Tudor Revival in style. The significant feature of the building is identified as the roof.

Based on the submitted petition to the Lombard Historic Preservation Commission and the testimony presented, the Historic Preservation Commission finds that 128-132 W. St. Charles Road complies with the criteria established for designation as a landmark site based upon the aforementioned findings of fact, and, therefore, recommends to the Corporate Authorities that 128-132 W. St. Charles Road be designated as a landmark site, subject to the following conditions:

1. The landmark site designation is limited to the exterior of the existing building, as built circa 1927, and is further limited to the building's current location on the property at 128-132 West St. Charles Road, legally described as follows:

PARCEL 2: LOT 5 (EXCEPT THE WEST 60 FEET) AND THE WEST 44 FEET OF LOT 4 IN BLOCK 10 IN THE TOWN OF LOMBARD, BEING SUBDIVISION IN SECTIONS 5, 6, 7 8 AND 18, TOWNSHIP 39 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED NOVEMBER 18, 1991 AS DOCUMENT R91-153504, IN DUPAGE COUNTY, ILLINOIS.

P.I.N. 06-07-204-025

2. Any proposed exterior painting shall require a certificate of appropriateness if other than the existing color. Maintaining the existing colors of paint would not require a certificate of appropriateness.
3. The property 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 landmark site designation shall be considered null and void.

This written recommendation set forth above was reviewed and approved by the Lombard Historic Preservation Commission at its meeting on August 16, 2016.

Ayes: Schneider, Fetters, Mueller, Myers, Poskocil, Novak, Zabela

Nays: none

Absent: Anstee, Henaghan, Jones, O'Brien

Sincerely,



Rita Schneider, President

Lombard Historic Preservation Commission

EXHIBIT B

**NOTICE OF LANDMARK SITE DESIGNATION BY THE
PRESIDENT AND BOARD OF TRUSTEES OF THE VILLAGE
OF LOMBARD, DUPAGE COUNTY, ILLINOIS**

To: Thomas J. & Cynthia A. Masterson Building Division
128 W. St. Charles Road Village of Lombard
Lombard, IL 60148 255 E. Wilson Ave
Lombard, IL 60148

Plan Commission
Village of Lombard
255 E. Wilson Ave
Lombard, IL 60148

Please be advised that pursuant to Ordinance No. 7266 adopted September 1, 2016, the President and Board of Trustees of the Village of Lombard have officially designated 128-132 W. St. Charles Road, located on the following described property:

PARCEL 2: LOT 5 (EXCEPT THE WEST 60 FEET) AND THE WEST 44 FEET OF LOT 4 IN BLOCK 10 IN TOWN OF "LOMBARD", BEING A SUBDIVISION IN SECTIONS 5, 6, 7, 8 AND 18, TOWNSHIP 39 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED APRIL 23, 1868 AS DOCUMENT 8483, IN DUPAGE COUNTY, ILLINOIS.

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Common Address: 128-132 W. St. Charles Road, Lombard, Illinois

as a Landmark Site pursuant to Title 3, Chapter 32, Section 32.079 of the Lombard Village Code. As a result of said Landmark Site designation, 128-132 W. St. Charles Road is now subject to the requirements of Title 3, Section 32, Sections 32.079(E) and (F) of the Lombard Village Code.

Lombard Historic Preservation Commission
255 E. Wilson Ave
Lombard, IL 60148