

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

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

TO:                    PRESIDENT AND BOARD OF TRUSTEES  
  
FROM:                 David A. Hulseberg, Village Manager  
  
DATE:                 September 27, 2010                    (BOT) Date: October 7, 2010  
  
TITLE:                 125 E. Washington Boulevard  
  
SUBMITTED BY:     Department of Community Development *WH*

BACKGROUND/POLICY IMPLICATIONS:

The Lombard Historical Commission transmits for your consideration its recommendation relative to the above-mentioned petition. This petition requests historic designation of the property located at 125 E. Washington Blvd.

The Historical Commission recommended approval of this petition with conditions.

The petitioner is requesting a waiver of first reading.

Please place this item on the October 7, 2010 Board of Trustees agenda.

Fiscal Impact/Funding Source:

Review (as necessary):

Village Attorney X \_\_\_\_\_ Date \_\_\_\_\_  
Finance Director X \_\_\_\_\_ Date \_\_\_\_\_  
Village Manager X \_\_\_\_\_ 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:** David A. Hulseberg, Village Manager

**FROM:** William Heniff, AICP  
Director of Community Development *WH*

**DATE:** October 7, 2010

**SUBJECT:** **Lombard Historical Commission Landmark Site Designation – 125 E. Washington Boulevard**

Attached please find the following items for Village Board consideration as part of the October 7, 2010 Village Board meeting:

1. IDRC report for 125 E. Washington Boulevard.
2. An Ordinance approving landmark site designation for the single-family residence located at 125 E. Washington Boulevard.

The Historical Commission held a public meeting regarding this request on September 7, 2010 and made the recommendation set forth herein. They reviewed and approved the written recommendation at a special meeting on September 13, 2010. The Commission recommends that the residence be designated as a landmark site.

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**VILLAGE OF LOMBARD  
LANDMARK REPORT**

TO: Historical Commission

HEARING DATE: September 7, 2010

FROM: Department of Community  
Development

PREPARED BY: Jennifer Henaghan, AICP  
Senior Planner

**TITLE**

**125 E. Washington Boulevard:** The property owners request the historic designation of the residence.

**GENERAL INFORMATION**

Property Owner: Denise & Tim Angst  
125 E. Washington  
Lombard, IL 60148

**PROPERTY INFORMATION**

Existing Zoning: R2 Single Family Residential

Existing Land Use: Single Family Residence

Size of Property: Approximately 2.4 acres

**Surrounding Zoning and Land Use:**

North: R2 Single-Family Residence District – Single Family Residences

South: R2 Single-Family Residence District – Single Family Residences

East: R2 Single-Family Residence District – Single Family Residences

West: R2 Single-Family Residence District – Single Family Residences

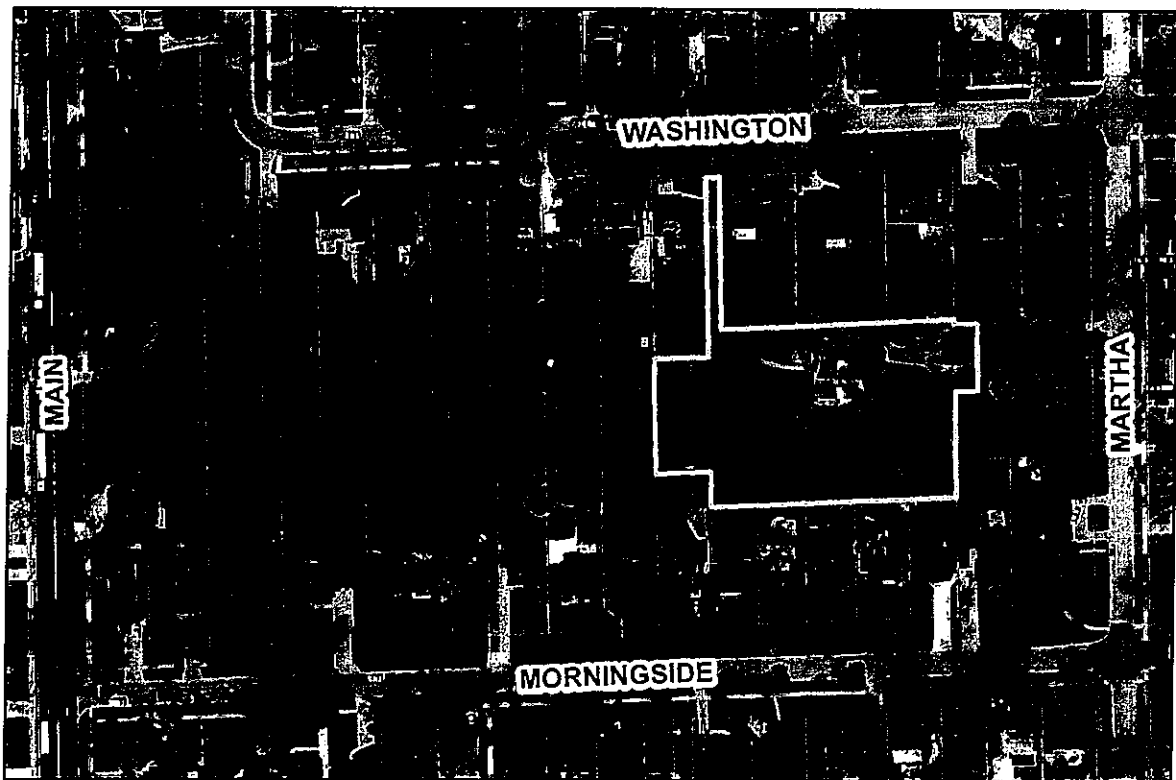
## DESCRIPTION

### History

The subject property is connected to several notable figures in Lombard history, including Henry Peck (son of Sheldon Peck) and Samuel Lumbard, the original owner. Lumbard was a local attorney, developer, and homebuilder who also served as Village President. The large (approx. 5,314 sq. ft.) Tudor Revival style home has changed little from its original 1915 appearance and continues to exhibit several of the characteristics that mark that architectural style, including steeply pitched end gable roofs, masonry construction, and decorative half-timbering.

The home was built and is currently used as a single-family residence. At the time of construction, the home was essentially alone on the block. In 1936, the surrounding properties were subdivided off for development as single family homes, leaving the Lumbard home obscured from view in the middle of the block.

### Aerial View of Subject Property



### Analysis

The Code of Ordinances provides the following parameters for a site to be classified as an historical site:

1. The character, interest, or value as part of the development, heritage, or cultural characteristics of the village.
2. The identification with a person or persons who significantly contributed to the cultural, economic, social, or historical development of the village.
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.
4. The archeological importance of a site which has yielded, or may be likely to yield, information important in pre-history or history.

Staff believes that designation of the home as a landmark site is appropriate due to both its association with Samuel Lombard and its architectural significance as an intact example of the Tudor Revival style, which is uncommon in Lombard. These characteristics give the home special historic and community value.

The landmark site designation should be limited to the historic single-family residence and should not extend to the property in general, including any accessory structures, landscaping, etc. Although the lot on which the home is situated is distinctively large and extensively landscaped, these features are not of any historic significance. Therefore, any alterations to the property (other than alterations or additions to the exterior of the single-family residence) should be subject to the typical provisions of the Village Code but should not require a certificate of appropriateness from the Historical Commission.

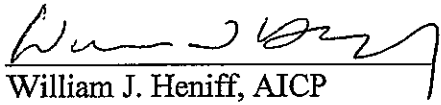
### **FINDINGS AND RECOMMENDATIONS**

It is staff's opinion that designation of the subject property as a landmark site is appropriate. Based on the above considerations, the Department of Community Development recommends that the Historical Commission make the following motion recommending **approval** of the designation of the single family residence at 125 E. Washington Boulevard as a landmark site:

Based on the submitted petition and the testimony presented, the Historical Commission finds that the single family residence at 125 E. Washington Boulevard complies with the criteria established for designation as a landmark site, and, therefore, I move that the Historical Commission recommend to the Corporate Authorities that the single family residence at 125 E. Washington Boulevard be designated as a landmark site, subject to the following three conditions:

1. The historical site designation is limited to the existing residence, as built circa 1915, and is further limited to the building's current location on the property at 125 E. Washington Boulevard.
2. The residence shall be maintained in good condition.
3. If the residence 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

WJH:JBH  
att-



**Henaghan, Jennifer**

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**From:** Angst, Denise [denise.angst@advocatehealth.com]  
**Sent:** Friday, September 17, 2010 9:38 AM  
**To:** Henaghan, Jennifer  
**Subject:** Request to waive 2nd hearing

Hi Jennifer,

As we discussed at the meeting on Sept. 7th, I am writing to request that the Village Board waive the 2nd hearing on our home - 125 E. Washington - becoming a Village Landmark. If I need to send any additional information, please let me know. I will plan to attend the Board Meeting on October 7th.

Thank you.

Best wishes,

Denise Angst  
(cell: 630-399-1354)

This e-mail, and any attachments thereto, is intended only for use by the addressee(s) named herein and may contain legally privileged and/or confidential information. If you are not the intended recipient of this e-mail (or the person responsible for delivering this document to the intended recipient), you are hereby notified that any dissemination, distribution, printing or copying of this e-mail, and any attachments thereto, is strictly prohibited. If you have received this e-mail in error, please respond to the individual sending the message and permanently delete the original and any copy of any e-mail and any printout thereof.



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

**AN ORDINANCE APPROVING LANDMARK SITE DESIGNATION FOR 125 E. WASHINGTON BOULEVARD 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 Denise and Tim Angst (hereinafter referred to as "the property owners") are the owners of the following-described property:

The West 25 feet of Lot 3 and all of Lot "A" (except the South 131 feet thereof, and except the West 60 feet of the South 170 feet thereof, both such exceptions being measured at right angles to and parallel with the South line of said Lot "A" and except the East 258 feet of the North 170 feet and except the North 200 feet of the West 60 feet of said Lot "A", measured at right angles to and parallel with the North line of said Lot "A") in Lombard Estates, being such a Subdivision of the part of the South 1/2 of the Southwest 1/4 of Section 8, Township 39 North, Range 11, East of the Third Principal Meridian, in DuPage County, Illinois.

P.I.N.: 06-08-312-021

Common Address: 125 E. Washington Boulevard, Lombard, Illinois

- B. That pursuant to a letter dated July 18, 2010, from the property owners to the Lombard Historical Commission, the property owners petitioned the Lombard Historical Commission for Landmark Site designation pursuant to Section 32.079 of the Lombard Village Code.
- C. That on July 20, 2010, the Lombard Historical Commission met, and made a preliminary finding that 125 E. Washington Boulevard met the criteria for Landmark Site designation pursuant to Section 32.079(C) of the Lombard Village Code, and, as a result thereof, set September 7, 2010 as the date for a public hearing in regard to Landmark Site designation for 125 E. Washington Boulevard.
- D. That on August 16, 2010, the Lombard Historical Commission sent notice of the public hearing by certified mail, return receipt requested, to the property owners, as required by Section 32.079(D) of the Lombard Village Code.

- E. That on August 18, 2010, the Lombard Historical Commission published a notice of public hearing in the *Lombardian*, as required by Section 32.079(D) of the Lombard Village Code.
- F. That on September 7, 2010, the Lombard Historical Commission convened and held a public hearing in regard to the property owners' application for Landmark Site designation for 125 E. Washington Boulevard.
- G. That after the close of the public hearing, the Lombard Historical Commission directed that a written recommendation be prepared, relative to the designation of 125 E. Washington Boulevard as a Landmark Site pursuant to Section 32.079 of the Lombard Village Code.
- H. That at its September 13, 2010 meeting, the Lombard Historical Commission voted to authorize Landmark Site designation relative to 125 E. Washington Boulevard and approved a written decision in relation thereto, a copy of which is attached hereto as EXHIBIT A and made part hereof.
- I. The President and Board of Trustees hereby approve and adopt the findings and recommendations of the Lombard Historical 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, 125 E. Washington Boulevard, 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 limited solely to the existing residence, as built circa 1915, as located on the property described in Section 1A above.

**SECTION 3:** That the Village Clerk, on behalf of the Lombard Historical 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 \_\_\_\_\_, 2010.

First reading waived by action of the Board of Trustees this \_\_\_\_ day of \_\_\_\_\_, 2010.

Passed on second reading this \_\_\_\_ day of \_\_\_\_\_, 2010.

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

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

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

Approved this \_\_\_\_ day of \_\_\_\_\_, 2010.

\_\_\_\_\_  
William J. Mueller, Village President

ATTEST:

\_\_\_\_\_  
Brigitte O'Brien, Village Clerk

Published by me this \_\_\_\_ day of \_\_\_\_\_, 2010.

\_\_\_\_\_  
Brigitte O'Brien, Village Clerk



## EXHIBIT A

### **VILLAGE OF LOMBARD HISTORICAL COMMISSION FINDINGS OF FACT RELATIVE TO THE PROPERTY LOCATED AT 125 E. WASHINGTON BOULEVARD, LOMBARD, ILLINOIS**

On July 18, 2010, the Lombard Historical Commission received a letter and supplementary research materials from property owners Denise and Tim Angst requesting the consideration of local landmark status for their home located at 125 E. Washington Boulevard.

The Lombard Historical Commission voted unanimously at their July 20, 2010 meeting to schedule a public hearing to designate 125 E. Washington Boulevard, Lombard, Illinois as a "landmark site."

Pursuant to Section 32.079 of the Lombard Village Code, the Lombard Historical Commission held a public hearing on Tuesday, September 7, 2010, at 7:30 p.m., in the Village Board Room at the Lombard Village Hall, 255 East Wilson Avenue, Lombard, Illinois, in regard to the request by the owners and the Village of Lombard to designate 125 E. Washington Boulevard as a "Landmark Site." Notice of the public hearing was provided pursuant to Village Code and public testimony was received at the meeting.

In consideration of the presented testimony, submitted documents and discussion among the membership of the Historical Commission, the Commission considered the following criteria concerning the Subject Property and makes the following findings of fact:

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

The Commission finds that the property at 125 East Washington Boulevard was at one time part of Henry Peck's farm until he sold part of the property to Samuel J. Lumbard. Henry Peck was the son of Sheldon Peck, artist and one of the earliest settlers of Babcock's Grove (Lombard). Lumbard was an attorney, developer, and Village President in 1905. The structure at 125 East Washington Boulevard was built as a home for Lumbard and his wife Louise and daughter Laone in 1911-1915.

As quoted in *Footsteps on the Tall Grass Prairie* by Lillian Budd, page 110: "Samuel Lumbard left an unusual legacy to Lombard in the form of these two well designed homes. His second home, below (referring to 125 East Washington Boulevard) was situated on a park-like estate which originally extended from Main Street to Martha, between Morningside and Washington Streets."

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

The Commission finds that the structure is closely identified with Samuel J. Lombard, a real estate developer who built several homes in Lombard. Lombard also served as Village President.

- 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 Commission finds that the structure located at 125 East Washington Boulevard is 95 years old, has the architectural style of a Tudor home, and has retained much of its original architectural integrity based on the comparison of early photographs and newspaper articles on file with the Lombard Historical Society and the visual inspection of the Local Landmark Committee on July 28, 2010.

Based on the submitted petition to the Lombard Historical Commission and the testimony presented, the Historical Commission finds that 125 E. Washington Boulevard 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 125 E. Washington Boulevard be designated as a landmark site, subject to the following conditions:

1. The landmark site designation is limited to the existing residence, as built circa 1915, and is further limited to the building's current location on the property at 125 E. Washington Boulevard, legally described as follows:

The West 25 feet of Lot 3 and all of Lot "A" (except the South 131 feet thereof, and except the West 60 feet of the South 170 feet thereof, both such exceptions being measured at right angles to and parallel with the South line of said Lot "A" and except the East 258 feet of the North 170 feet and except the North 200 feet of the West 60 feet of said Lot "A", measured at right angles to and parallel with the North line of said Lot "A") in Lombard Estates, being such a Subdivision of the part of the South 1/2 of the Southwest 1/4 of Section 8, Township 39 North, Range 11, East of the Third Principal Meridian, in DuPage County, Illinois.

P.I.N.: 06-08-312-021

2. The residence shall be maintained in good condition.



3. If the residence 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 Historical Commission at its meeting on September 13, 2010.

Ayes: Schneider, Jones, Poskocil, Urish, Fetters, Myers, Mueller

Nays: none

Absent: Novak, Egan, O'Brien

Sincerely,

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Rita Schneider, President  
Lombard Historical Commission

