



FRED BUCHOLZ
DUPAGE COUNTY RECORDER
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ORDINANCE 6697

**APPROVING LANDMARK SITE DESIGNATION FOR
215 S. STEWART AVENUE PURSUANT TO
TITLE 3, CHAPTER 32, SECTION 32.079 OF THE
LOMBARD VILLAGE CODE**

PIN: 06-08-125-004

Address: 215 S. Stewart Avenue, Lombard IL 60148

**Return To:
Village of Lombard
255 E. Wilson Avenue
Lombard, IL 60148**

ORDINANCE NO. 6697

AN ORDINANCE APPROVING LANDMARK SITE DESIGNATION FOR 215 S. STEWART AVENUE 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 Brian and Eileen Anderson (hereinafter referred to as “the property owners”) are the owners of the following-described property:

Lot 15 in Block 7 in Tower Park Subdivision, being a subdivision in West Half of Section 8, Township 39 North, Range 11, East of the Third Principal Meridian, in DuPage County, Illinois.

P.I.N.: 06-08-125-004

Common Address: 215 S. Stewart Avenue, Lombard, Illinois

- B. That pursuant to a letter dated January 5, 2012, 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 January 17, 2012, the Lombard Historical Commission met, and made a preliminary finding that 215 S. Stewart Avenue met the criteria for Landmark Site designation pursuant to Section 32.079(C) of the Lombard Village Code, and, as a result thereof, set February 13, 2012 as the date for a public hearing in regard to Landmark Site designation for 215 S. Stewart Avenue.
- D. That 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 January 27, 2012, the Lombard Historical Commission published a notice of public hearing in the *Daily Herald*, as required by Section 32.079(D) of the Lombard Village Code.
- F. That on February 13, 2012, the Lombard Historical Commission convened and held a public hearing in regard to the property owners’ application for Landmark Site designation for 215 S. Stewart Avenue.
- G. That after the close of the public hearing, the Lombard Historical Commission voted to authorize Landmark Site designation and directed that a written recommendation be

prepared, relative to the designation of 215 S. Stewart Avenue as a Landmark Site pursuant to Section 32.079 of the Lombard Village Code.

- H. That at its February 23, 2012 meeting, the Lombard Historical Commission voted to approve a written decision relative to the Landmark Site designation of 215 S. Stewart Avenue, 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, 215 S. Stewart Avenue, 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 historical site designation is limited to the existing residence, as built circa 1907, and is further limited to the building's current location on the property at 215 S. Stewart Avenue.
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.

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 _____, 2012.

First reading waived by action of the Board of Trustees this 15th day of March, 2012.

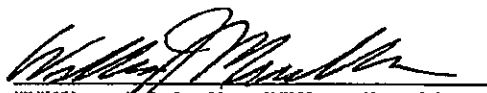
Passed on second reading this 15th day of March, 2012.

Ayes: Trustees Gron, Giagnorio, Wilson, Breen, Fitzpatrick and Ware

Nays: None

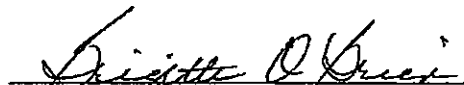
Absent: None

Approved this 15th day of March, 2012




William J. Mueller, Village President

ATTEST:



Brigitte O'Brien, Village Clerk

Published by me this 16th day of March, 2012



Brigitte O'Brien, Village Clerk

EXHIBIT A

VILLAGE OF LOMBARD HISTORICAL COMMISSION FINDINGS OF FACT RELATIVE TO THE PROPERTY LOCATED AT 215 S. STEWART AVENUE, LOMBARD, ILLINOIS

The Lombard Historical Commission's Local Landmark Committee received an Application for Local Landmark Designation and extensive supporting material dated January 5, 2012 for the home located at 215 South Stewart Avenue submitted by the property owners, Brian and Eileen Anderson. The Local Landmark Committee discussed and agreed that the site should be considered for local landmark designation at its regularly scheduled meeting held on January 17, 2012. A motion carried to refer it to the Lombard Historical Commission.

The Lombard Historical Commission voted unanimously to approve the application of 215 South Stewart Avenue for Local Landmark Designation at its regularly scheduled meetings held on January 17, 2012. Following a public hearing held on February 13, 2012, the Historical Commission has reached the conclusion that 215 South Stewart Avenue meets two of the four criteria contained in Ordinance 32.078 and shall proceed with the process of recommending Local Landmark Designation to the Village of Lombard's Board of Trustees.

In consideration of the presented testimony, submitted documents and discussion among the membership of the Historical Commission, the Local Landmark Committee determined that the structure located at 215 South Stewart Avenue is eligible for local landmark designation based on the following criteria:

- **Historical 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** applies to connection of several notable figures in Lombard History, including Harold Gray, creator of the Little Orphan Annie comic strip, and Ed Leffingwell, the son of the original owners and also a famous cartoonist. Leffingwell, who created the "Little Joe" comic strip, lived in the home as a child prior to his cousin, Gray, moving into the home in 1922 and purchasing it in 1927.
- **Historical 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.** The structure located at 215 South Stewart was built in 1907 and is 95 years old, has the architectural style of a Shingle Style Home and has retained much of its original architectural integrity based on the comparison of early photographs on file with the Lombard Historical Society and the visual inspection of the Local Landmark Committee in January 2012.

Based on the submitted petition to the Lombard Historical Commission and the testimony presented, the Historical Commission finds that 215 S. Stewart Avenue 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 215 S. Stewart Avenue 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 1907, and is further limited to the building's current location on the property at 215 S. Stewart Avenue, legally described as follows:

Lot 15 in Block 7 in Tower Park Subdivision, being a subdivision in West Half of Section 8, Township 39 North, Range 11, East of the Third Principal Meridian, in DuPage County, Illinois.

P.I.N.: 06-08-125-004

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 February 23, 2012.

Ayes: Schneider, Fetters, Mueller, O'Brien, Anstee, Myers, Jones, Novak, Urish

Nays: none

Absent: Egan, Poskocil

Sincerely,

Rita Schneider, President
Lombard Historical Commission

EXHIBIT B

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

To: Brian & Eileen Anderson Building Division
 215 S. Stewart Ave 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.6697, adopted March 15, 2012, the President and Board of Trustees of the Village of Lombard have officially designated 215 S. Stewart Avenue, located on the following described property:

Lot 15 in Block 7 in Tower Park Subdivision, being a subdivision in West Half of Section 8, Township 39 North, Range 11, East of the Third Principal Meridian, in DuPage County, Illinois.

P.I.N.: 06-08-125-004

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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, 215 S. Stewart Avenue is now subject to the requirements of Title 3, Section 32, Sections 32.079(E) and (F) of the Lombard Village Code.

Lombard Historical Commission
255 E. Wilson Ave
Lombard, IL 60148



I, **Denise R. Kalke**, hereby certify that I am the duly qualified Deputy Village Clerk of the **Village of Lombard**, DuPage County, Illinois, as authorized by Statute and provided by local Ordinance, and as such Deputy Village Clerk, I maintain and am safekeeper of the records and files of the President and Board of Trustees of said Village.

I further certify that attached hereto is a

copy of

ORDINANCE 6697

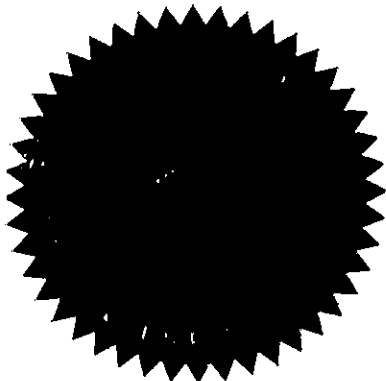
APPROVING LANDMARK SITE DESIGNATION FOR 215 S.
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of the said Village as it appears from the official records of said Village duly approved this 15th day of March, 2012.

In Witness Whereof, I have hereunto affixed my official signature and the Corporate Seal of said **Village of Lombard**, Du Page County, Illinois this 23rd day of March, 2012.



Denise R. Kalke
Deputy Village Clerk
Village of Lombard
DuPage County, Illinois