

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

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

TO: PRESIDENT AND BOARD OF TRUSTEES  
FROM: Scott R. Niehaus, Village Manager  
DATE: April 8, 2015 (B of T) Date: April 16, 2015  
TITLE: Local Landmark Designation – 101 W. St. Charles Road  
SUBMITTED BY: Department of Community Development *MS*

BACKGROUND/POLICY IMPLICATIONS:

Your Lombard Historical Commission transmits for your consideration its recommendation regarding the above-referenced petition. This petition requests historic designation of the property located at 101 W. St. Charles Road. (DISTRICT #1)

The Historical Commission recommended approval of this petition with conditions.

Staff requests a waiver of first reading of the Ordinance.

Fiscal Impact/Funding Source:

Review (as necessary):

Village Attorney X \_\_\_\_\_ Date \_\_\_\_\_

Finance Director X \_\_\_\_\_ Date \_\_\_\_\_

Village Manager X \_\_\_\_\_ Date \_\_\_\_\_



## MEMORANDUM

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

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

**DATE:** April 16, 2015

**SUBJECT:** **Lombard Historical Commission Landmark Site Designation – 101 W. St. Charles Road (Babcock's Grove House)**

Attached please find the following items for Village Board consideration as part of the April 16, 2015 Village Board meeting:

1. Staff report for 101 W. St. Charles Road.
2. An Ordinance approving landmark site designation for the building located at 101 W. St. Charles Road.

The Historical Commission held a public meeting regarding this request on March 24, 2015 and made the recommendation set forth herein. They reviewed and approved the written recommendation on April 7, 2015. 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 installation may be scheduled without delay.

**March 24, 2015**

**Title**

Local Landmark Site  
Designation Request

**Petitioner/Property Owner(s)**

Tom and Margret Smith  
P.O. Box 234  
Glen Ellyn, IL 60138

**Property Location**

101 W. St. Charles Road  
(06-07-209-017)

**Zoning**

B5 Central Business District

**Existing Land Use**

Commercial Building

**Comprehensive Plan**

Community Commercial

**Approval Sought**

The structure to be recognized as a landmark site in the Central Business Zoning District.

**Prepared By**

Tami Urish  
Planner I



**REQUEST DESCRIPTION**

The property owners request the designation of the commercial building located at 101 W. St. Charles Road as a landmark site.

**APPROVAL(S) REQUIRED**

Per Section 32.079 of the Code of Ordinances, a public hearing is required to consider the historic significance of a structure or site.

**EXISTING CONDITIONS**

The subject property is located in the heart of the downtown shopping district at the southwest corner of St. Charles Road and Park Avenue. The Italianate-style building with stone exterior walls and hip roof has occupied the current location since 1858 as the first hotel in Lombard. Before recently changing ownership, the building housed a café on the first floor, apartment on the second floor and the third floor was generally unoccupied for a number of years.

*Surrounding Zoning & Land Use Compatibility*

	<b>Zoning District</b>	<b>Land Use</b>
<b>North</b>	B5 Central Business	Coffee shop
<b>South</b>	B5 Central Business	Office/Retail
<b>East</b>	B5 Central Business	Mixed Retail
<b>West</b>	B5 Central Business	Restaurant



## BUILDING STATS

**Year Built: 1858**

**Architectural Style: Italianate**

### Lot & Bulk

Parcel Size: 4,137 sq. ft.  
0.09 acres

Building Size: 2,657 sq. ft.  
footprint; 3 stories

### Actual Setbacks

Front (north) 9 feet  
Side (east) 5.5 feet  
Side (west) 4.5 feet  
Rear (south) 0 feet

### Submittals

1. Application for Local Landmark Designation;
2. Attachments; and
3. Plat of Survey, prepared by Gentile and Associates, Inc., dated 12/19/2014;

## HISTORY

An Architectural and Historical Survey for the Village was recently conducted and completed in 2014. According to this survey the building on the subject property is identified as Italianate in style and constructed in 1858. The significant features of the building are identified as the stonework. In the survey, the reason for significance is listed as "association with Lombard's history as the hotel in town."

### Aerial View of Subject Property



The subject property is connected to several notable figures in Lombard history, beginning with Dietrich Klusmeyer who came to the United States from Germany in the 1850s. When he arrived in Babcock's Grove, he purchased the property near the railroad depot and razed the frame inn that stood there and built the limestone block building to be used for a hotel and restaurant that he called Babcock's Grove House. This rest stop for travelers, plus the freight depot, led to the growth of settlers looking to farm in the area plus an influx of merchants looking to establish businesses which eventually led to the formation of the Village of Lombard in 1869. As owner of the property, he was one of only 39 individuals to found the Village of Lombard when they signed the original town plat. The property was no longer owned by the Klusmeyer family by the early 1880's. Dietrich Klusmeyer died in 1898, his wife Louisa in 1913, and both are buried at Lombard Cemetery as are several of their children.

George and Mathilda O'Connor purchased what was then known as the Lombard Hotel after a few subsequent owners in 1912. The O'Connors remodeled including tearing off the old porch and installing the steps. The building ceased being a hotel and was converted to offices and the O'Connors' residence until 1976 when the Zitt family purchased the property.



Photo from the Historical Society Archives.



Photo from *Footsteps on the Tall Grass Prairie* by Lillian Budd.

### **ANALYSIS**

The Code of Ordinances provides the following parameters for a site to be classified as a 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.

The designation of the building as a landmark site is appropriate due to it serving as the oldest remaining structure at the center of the Village's downtown, its association with Dietrich Klusmeyer, and the architectural significance as an intact example of the Italianate style as executed in stonework. These characteristics give the building special historic and community value.

It is important to determine what elements of the building contribute to its historic significance and the streetscape it inhabits. The Illinois Historic Preservation Agency recommends that preservation projects should be designed to meet the Secretary of the Interior's Standards for Rehabilitation. The Agency does not recommend creating a false historical appearance by replacing features based on insufficient historical, pictorial and physical documentation. Any alterations that are similar in character to appearance that previously existed on the premises in approximate manner shall be exterior restoration if in compliance with submitted historic photos or plans. The following are the exterior features that staff finds that contribute to the architectural and historical significance of the building and would require certificates of appropriateness for additions or modifications thereof not including general maintenance or repair:

### MASONRY

It is not recommended to apply paint or other coatings such as stucco to masonry that has been historically unpainted or uncoated to create a new appearance.

### ROOF

The roof is a low hip that had a metal railing. It does not appear that the roofing material/shingles is an important design element of the historical significance of the building however it is not clear if the existing roofing material is original. There are no past roof permits on file with the Village to indicate that it has been replaced since the 1960s. Replacing the shingles would not change the shape of the roof or a specific design feature. It is not recommended to create a false historical appearance by replacing features based on insufficient historical, pictorial and physical documentation. Portions of the metal railing have been found and replicating the railing in design as closely as possible would convey the same visual appearance.

### WINDOWS

The replacement of windows may be an accurate restoration using historical, pictorial, and physical documentation that is compatible with the window openings and design of the existing windows with the historic character of the building being maintained.

There are features of the building's exterior that will require adaptation to the present in order to meet the economic development of the site and succeed as a desirable location for any number of commercial uses. Businesses come and go over time therefore predicting signage and light fixtures is not feasible. Requiring a certificate of appropriateness for signage and associated light fixtures would be burdensome for a potential tenant.

### FINDINGS & RECOMMENDATIONS

Staff finds 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 commercial property at 101 W. St. Charles Road as a landmark site:

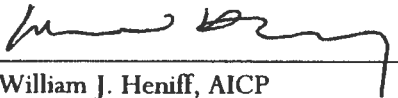
Based on the submitted petition and the testimony presented, the Historical Commission finds that the commercial property at 101 W. St. Charles Road complies with the criteria established for designation as a landmark site, and, therefore, I move that the Historical Commission recommend to the Corporate Authorities that the commercial property at 101 W. St. Charles Road be designated as a landmark site, subject to the following three 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 101 W. St. Charles Road.
2. Signage and light fixtures shall be exempt from the landmark site designation. A certificate of appropriateness shall not be required for the issuance of a permit for signage including awnings and associated light fixtures.
3. Any proposed exterior painting shall require a certificate of appropriateness if other than the existing color or coating the masonry. Maintaining the existing colors of paint would not require a certificate of appropriateness. The restoration of the text "LOMBARD HOTEL"

with paint on the exterior walls as shown on historic documentation and photos would not be deemed to be a change warranting Historical Commission review and approval, provided that the building is not used as a hotel.

4. The property and structure shall be maintained in good condition.
5. 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

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**EXHIBIT A**

**Portion of Section 32.079 - Historical sites; designation and maintenance.**

- (E)(1) The Commission shall have the authority to review all proposed alterations, regardless of whether or not they require a building permit. Alterations shall be defined as any work that results in changes in the exterior form, shape, or appearance of a building designated as a "landmark site" which thereby destroys its original architectural integrity. No alterations will be made and no building permit issued in regard to property classified as a "landmark site" to any applicant without a certificate of appropriateness from the Historical Commission in the following instances:
- (a) Where such permit would allow the alteration or reconstruction of any building designated as a "landmark site";
  - (b) Where such permit would allow the demolition of any building designated as a "landmark site", except that in the event of extensive damage because of fire, windstorm, or other natural causes, demolition shall be allowed upon the recommendation of the Building Commissioner;
  - (c) Where such a permit would allow the construction or erection of any addition to a building designated as a "landmark site"; or
  - (d) Where such permit would allow the erection of another building or buildings on property designated as a "landmark site."
- (2) The Commission, in considering the appropriateness of any alteration, removal in part, new construction, reconstruction, restoration, remodeling, other modification of any building requiring a permit, shall consider among other things, the purpose of this subchapter, the historical and architectural value and significance of the "landmark site" or "landmark district", the exterior texture and/or material of the building or structure in question or its appurtenant fixtures, other buildings within a "landmark district", and the position of such building or structure in relation to the street or public way and to other buildings and structures.
- (3) The Commission shall review an application for demolition and have the authority to delay said demolition for a period not to exceed six months, to enable the Commission to try to find a purchaser or alternate use for the building.
- (4) Nothing in this subchapter shall be construed to prevent ordinary maintenance or repair of any exterior elements of any building or structure described as a "landmark site." *Repairs* shall be defined as any work where the purpose and effect of the work is to replace damaged or defective portions of a structure with like materials, thereby retaining the original architectural integrity.
- Ordinary maintenance* shall be defined as any work for which a building permit is not required by law, where the purpose and effect of such work is to correct any deterioration, decay of, or damage to a structure or any part thereof and to restore the same, as nearly as may be practicable, to its condition prior to the occurrence of such deterioration, decay, or damage. Interiors of buildings are only included when specifically designated in the siting ordinance.
- (F) (1) A certificate of appropriateness must precede the issuance of any permit in regard to



property classified as a "landmark site." Application made to the Historical Commission must include copies of all detailed plans, designs, elevations, specifications, and documents relating thereto. The Commission shall meet with the applicant to approve, modify, or disapprove the application in whole or in part or suspend action.

- (2) If the Commission finds the proposed work of a nature which meets the criteria established in division (E), it shall issue a certificate of appropriateness and forward it to the Building Commissioner. The Building Commissioner shall thereafter proceed with his own review of the application for a building permit. If the Commission finds that the proposed work does not meet the criteria, a certificate of appropriateness will not be issued. Written notice of the denial of the certificate of appropriateness, together with the reasons therefor, shall be given to the applicant.

- (G) (1) Regulations and orders of the Commission issued pursuant to this subchapter shall be enforced by the Building Commissioner. Violations shall be punished as set forth in § 32.999
- (2) Any person aggrieved by a decision of the Commission may, within 30 days after receipt by certified mail of the notice of denial, apply to the Board of Trustees of the village for a review of the Commission's decision. He shall file with the Village Clerk a written notice requesting the Board to review said decision. Should the Village Board agree with the aggrieved and override the Historical Commission's recommendation, its action would constitute an automatic removal of the "landmark site" designation.

## EXHIBIT B

### Questions from staff for the Historical Commission to consider:

1. As part of the code in Exhibit A (E) (2), the Commission considers the appropriateness of any alteration, removal in part, new construction, reconstruction, restoration, remodeling, other modification of any building requiring a permit. This broad statement would include the interior of the building as well. Is the Commission concerned with the exterior historical appearance of the building only?

*Staff finds that maintaining the historic streetscape of the buildings in the downtown is essential. While the preservation of the interior of the buildings is desirable, it would be impractical for the commercial use and adaptation.*

2. The property owners have expressed an interest to restore the windows on the north side of the building. Does the Commission require the property owners to replace them with vintage/salvaged windows or allow for custom new windows made from materials matching the design of the existing windows of the building?

*Staff finds following the Secretary of the Interior's Standards for Rehabilitation guidelines is adequate.*

3. The building at one time in the early part of the 20<sup>th</sup> century had the text "LOMBARD HOTEL" painted directly on the exterior walls. This type of sign is prohibited per code. Does the Commission want to consider providing an exception based on historic documentation as a landmark site that restoring the text would be appropriate?

*Providing the flexibility of the property owner to restore the painted sign if so desired would avoid potential time delays in considering the option at a later time.*

4. As part of the code in Exhibit A (E) (1), The Commission shall have the authority to review all proposed alterations, regardless of whether or not they require a building permit. A permit is not required for painting. Does the Commission prefer to specifically require approval for any exterior painting projects other than maintenance of the existing paint in the same color since it is an element that can affect the original architectural integrity of the building?

*The use of a color that is not appropriate for the time period of the late 19<sup>th</sup> century or painting the masonry is a concern and should require Historical Commission review and recommendation.*

5. As part of the code in Exhibit A (E) (2), The Commission, in considering the appropriateness of any alteration shall consider appurtenant fixtures. This would include exterior light fixtures and signage. Would the Commission consider exempting these fixtures as being part of the designation?

*Predicting signage and light fixtures is not feasible. These features will have to be new and comply with the Lombard Sign Code.*

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

**AN ORDINANCE APPROVING LANDMARK SITE DESIGNATION FOR  
101 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 Tom and Margret Smith (hereinafter referred to as “the property owners”) are the owners of the following-described property:

LOT 2 IN ZITT’S RESUBDIVISION, BEING A RESUBDIVISION OF PART OF LOT 1 IN BLOCK 19 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.: 06-07-209-017

Common Address: 101 W. St. Charles Road, Lombard, Illinois

- B. That pursuant to an application dated February 19, 2015, 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 February 26, 2015, the Local Landmarks Committee met, and recommended to the Historical Commission that 101 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 March 2, 2015, the Lombard Historical Commission met, and made a preliminary finding that 101 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 March 24, 2015 as the date for a public hearing in regard to Landmark Site designation for 101 W. St. Charles Road.
- E. 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.
- F. That on March 6, 2015, 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.

- G. That on March 24, 2015, the Lombard Historical Commission convened and held a public hearing in regard to the property owners' application for Landmark Site designation for 101 W. St. Charles Road.
- H. 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 101 W. St. Charles Road as a Landmark Site pursuant to Section 32.079 of the Lombard Village Code and, as a result thereof, set April 7, 2015 as the date for the written finding of fact in regard to Landmark Site designation for 101 W. St. Charles Road.
- I. That at its April 7, 2015 meeting, the Lombard Historical Commission voted to approve a written decision relative to the Landmark Site designation of 101 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 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, 101 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 1858, and is further limited to the building's current location on the property at 101 West St. Charles Road.
2. Signage that is sensitive to the historic nature of the building is preferred. Automatic Changeable Copy Signage shall be prohibited on the subject property.
3. Any proposed exterior painting shall require a certificate of appropriateness if other than the existing color or coating of the masonry. Maintaining the existing colors of paint would not require a certificate of appropriateness. The restoration of the text "LOMBARD HOTEL" with paint on the exterior walls, as shown on historic documentation and photos, would not be deemed to be a change warranting Historical Commission review and approval, provided that the building is not used as a hotel.
4. The property shall be maintained in good condition.
5. 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 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 \_\_\_\_\_, 2015.

First reading waived by action of the Board of Trustees this \_\_\_\_ day of \_\_\_\_\_, 2015.

Passed on second reading this \_\_\_\_ day of \_\_\_\_\_, 2015.

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

Nayes: \_\_\_\_\_

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

Approved this \_\_\_\_ day of \_\_\_\_\_, 2015.

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

ATTEST:

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

Published by me this \_\_\_\_\_ day of \_\_\_\_\_, 2015.

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Sharon Kuderna, Village Clerk

## EXHIBIT A

### **VILLAGE OF LOMBARD HISTORICAL COMMISSION FINDINGS OF FACT RELATIVE TO THE PROPERTY LOCATED AT 101 W. ST. CHARLES ROAD, LOMBARD, ILLINOIS**

On February 19, 2015, the Lombard Historical Commission received an application requesting the consideration of local landmark status for the building located at 101 West St. Charles Road submitted by property owners Tom and Margret Smith. The Local Landmark Committee discussed and agreed that the site should be considered for local landmark status on February 26, 2015. A motion carried to refer it to the Lombard Historical Commission.

In consideration of the presented testimony, submitted documents and discussion the Historical Commission determined that the structure located at 101 West St. Charles Road is eligible for local landmark designation based on the following criteria:

- **Historical 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 located near the railroad depot was originally a frame inn that was razed so that the existing limestone block building could be constructed on the site in 1858. The Subject Property was used for a hotel, restaurant and later a dram shop, Babcock's Grove House. This rest stop for travelers, plus the freight depot, led to the growth of settlers looking to farm in the area plus an influx of merchants looking to establish businesses which eventually led to the formation of the Village of Lombard in 1869.
- **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.**  
The Subject Property was originally owned by Dietrich Klusmeyer who came to the United States from Germany in the 1850s. When he arrived in Babcock's Grove, he purchased the property near the railroad depot and razed the frame inn that stood there and built the limestone block building to be used for a hotel and restaurant, Babcock's Grove House. As owner of the property, he was one of only thirty-nine individuals to found the Village of Lombard as a property owner when the original town was platted. The property was no longer owned by the Klusmeyer family by the early 1880's. Dietrich Klusmeyer died in 1898, his wife Louisa in 1913, and both are buried at Lombard Cemetery as are several of their children.
- **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.**

- a. The Subject Property is the oldest remaining building in downtown Lombard, and is more than 150 years of age.
- b. An Architectural and Historical Survey for the Village was recently conducted and completed in 2014. According to this survey the building on the subject property is identified as Italianate in style. The significant features of the building are identified as the stonework.

Based on the submitted petition to the Lombard Historical Commission and the testimony presented, the Historical Commission finds that 101 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 101 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 1858, and is further limited to the building's current location on the property at 101 West St. Charles Road, legally described as follows:

LOT 2 IN ZITT'S RESUBDIVISION, BEING A RESUBDIVISION OF PART OF LOT 1 IN BLOCK 19 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. 06-07-209-017

2. Signage that is sensitive to the historic nature of the building is preferred. Automatic Changeable Copy Signage shall be prohibited on the subject property.
3. Any proposed exterior painting shall require a certificate of appropriateness if other than the existing color or coating of the masonry. Maintaining the existing colors of paint would not require a certificate of appropriateness. The restoration of the text "LOMBARD HOTEL" with paint on the exterior walls, as shown on historic documentation and photos, would not be deemed to be a change warranting Historical Commission review and approval, provided that the building is not used as a hotel.
4. The property shall be maintained in good condition.
5. 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 Historical Commission at its meeting on April 7, 2015.

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

Nays: none

Absent: Henaghan

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: Tom & Margret Smith                      Building Division  
P.O. Box 234                                      Village of Lombard  
Glen Ellyn, IL 60138                         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. \_\_\_\_\_, adopted April 16, 2015, the President and Board of Trustees of the Village of Lombard have officially designated 101 W. St. Charles Road, located on the following described property:

LOT 2 IN ZITT'S RESUBDIVISION, BEING A RESUBDIVISION OF PART OF LOT 1 IN BLOCK 19 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.: 06-07-209-017

Common Address: 101 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, 101 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 Historical Commission  
255 E. Wilson Ave  
Lombard, IL 60148