



MEMORANDUM

TO: Scott R. Niehaus, Village Manager

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

MEETING

DATE: June 21, 2018

**SUBJECT: Lombard Historic Preservation Commission Landmark Site
Designation – 134 W. St. Charles Road**

Attached please find the following items for Village Board consideration as part of the June 21, 2018 Village Board meeting:

1. Staff report for 134 W. St. Charles Road.
2. An Ordinance approving landmark site designation for the building located at 134 W. St. Charles Road.

The Historic Preservation Commission held a public hearing regarding this request on May 8, 2018 and made the recommendation set forth herein. They reviewed and approved the written recommendation on May 15, 2018. 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
134 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 1: THE WEST 60 FEET OF LOT 5 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.: 06-07-204-024

Common Address: 134 W. St. Charles Road, Lombard, Illinois

- B. That pursuant to an application dated April 2, 2018, 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 April 17, 2018, the Local Landmarks Committee met, and recommended to the Historic Preservation Commission that 134 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 April 17, 2018, the Lombard Historic Preservation Commission met, and made a preliminary finding that 134 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 May 8, 2018 as the date for a public hearing in regard to Landmark Site designation for 134 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 April 21, 2018, 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 May 8, 2018, the Lombard Historic Preservation Commission convened and held a public hearing in regard to the property owners' application for Landmark Site designation for 134 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 134 W. St. Charles Road as a Landmark Site pursuant to Section 32.079 of the Lombard Village Code and, as a result thereof, set May 15, 2018 as the date for the written finding of fact in regard to Landmark Site designation for 134 W. St. Charles Road.
- I. That at its May 15, 2018 meeting, the Lombard Historic Preservation Commission voted to approve a written decision relative to the Landmark Site designation of 134 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, 134 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 1875, and is further limited to the building's current location on the property at 134 W. St. Charles Road.
2. Any proposed exterior painting shall require a certificate of appropriateness if other than the existing colors of Sherwin Williams' "America's Heritage" series, Sheraton Sage (0014); Downing Sand (2822) and Fairfax Brown (2856). Maintaining the existing colors of paint would not require a certificate of appropriateness.
3. 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.
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.

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 _____, 2018.

First reading waived by action of the Board of Trustees this ____ day of _____, 2018.

Passed on second reading this ____ day of _____, 2018.

Ayes: _____

Nayes: _____

Absent: _____

Approved this ____ day of _____, 2018.

Keith T. Giagnorio, Village President

ATTEST:

Sharon Kuderna, Village Clerk

Published by me this _____ day of _____, 2018.

Sharon Kuderna, Village Clerk

EXHIBIT A

**VILLAGE OF LOMBARD HISTORIC PRESERVATION COMMISSION
FINDINGS OF FACT RELATIVE TO THE PROPERTY LOCATED AT
134 WEST ST. CHARLES ROAD, LOMBARD**

The Lombard Historic Preservation Commission voted at their April 17, 2018 meeting to designate the building located at 134 W. St. Charles Road, Lombard, Illinois as a "landmark site".

Pursuant to Section 32.079 of the Lombard Village Code, the Lombard Historic Preservation Commission held a public hearing on Tuesday, May 8, 2018, at 7:30 p.m., in the Trustee Conference Room at the Lombard Village Hall, 255 East Wilson Avenue, Lombard, Illinois, in regard to the request by the applicant to designate the building located at 134 W. St. Charles Road (the "Subject Property") as a "Landmark Site". Notice of the public hearing was provided pursuant to Village Code and no public testimony was offered at the meeting.

In consideration of the presented testimony, submitted documents and discussion among the membership of the Historic Preservation 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:

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.

- 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:

The Subject Property was purchased by Conrad Fabri in 1876. Conrad was a harness maker who had his shop in the basement of the family home. At one time, Conrad and his wife, Lena, also owned other property in the downtown area. Conrad served on the Village Board. Conrad and Lena had 10 children. The oldest son Frederick, was part of the first 8th grade class to graduate from the Lombard School.

- 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:

The Subject Property was built in 1875 but was moved across the street in 1880 and was one of the original buildings forming the downtown in the late 19th century.

Based on the submitted petition to the Lombard Historic Preservation Commission and the testimony presented, the Historic Preservation Commission finds that the building at 134 W. St. Charles Road does comply with the criteria established for designation as an landmark site based upon the aforementioned findings of fact, and, therefore, recommends to the Corporate Authorities that the Subject Property at 134 West St. Charles Road be designated as an historical site, subject to the following conditions:

1. The landmark site designation is limited to the exterior of the existing building, as built circa 1875, and is further limited to the building's current location on the property at 134 W. St. Charles Road.
2. Any proposed exterior painting shall require a certificate of appropriateness if other than the existing colors of Sherwin Williams' "America's Heritage" series, Sheraton Sage (0014); Downing Sand (2822) and Fairfax Brown (2856). Maintaining the existing colors of paint would not require a certificate of appropriateness.
3. 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.
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.

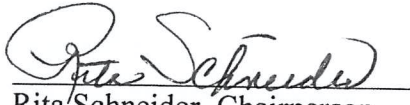
This written recommendation set forth above was reviewed and approved by the Lombard Historic Preservation Commission at its meeting on May 15, 2018, 2018.

Ayes: 8 (SCHNEIDER, FETTERS, MUELLER, O'BRIEN, POSKOCIL, NOVAK, HENAGHAN)

Nays: 0

Absent: 3 (MERS, O'DONNELL, ZABEZA)

Sincerely,

A handwritten signature in cursive script, reading "Rita Schneider", written over a horizontal line.

Rita Schneider, Chairperson
Lombard Historic Preservation Commission

