



## MEMORANDUM

**TO:** Historical Commission Members

**FROM:** Jennifer Ganser, Assistant Director of Community Development 

**DATE:** April 7, 2015

**SUBJECT:** Application for Local Landmark Designation; 101 W. St. Charles Road

At the March 24, 2015 Historical Commission meeting a public hearing was conducted regarding the designation of 101 W. St. Charles Road as a landmark site. The Commission discussed the conditions placed by staff and requested to add a condition on signage. The property owner was alerted to the change and expressed concern on the signage condition. Staff met with the property owner subsequent to the public hearing. Staff amended the condition to be sensitive to the Historical Commission and recognize the historic nature of the building. It now reads "Automatic Changeable Copy Signage shall be prohibited on the subject property." Staff and the property owner are supportive of the change.

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

The Lombard Historical Commission voted unanimously at their March 2, 2015 meeting to designate the building located at 101 W. St. Charles Road, 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, March 24, 2015, at 7:30 p.m., in the Community 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 101 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 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:

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.

**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 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.

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:

- 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 the building at 101 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 101 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 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. 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 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 Historical Commission at its meeting on \_\_\_\_\_, 2015.

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

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

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

Sincerely,

\_\_\_\_\_  
Rita Schneider, Chairperson  
Lombard Historical Commission