



Village of Lombard

Village Hall
255 East Wilson Ave.
Lombard, IL 60148
villageoflombard.org

Minutes

Lombard Historical Commission

Rita Schneider, President
Tom Feters, Eileen Mueller, Brigitte O'Brien,
Richard Anstee, Lyn Myers, Pat Poskocil,
Jack Jones, Marcy Novak, Jennifer Henaghan
and Stephanie Zabela
Leslie Sulla - Ex-Officio Member
Village Liaison - Tami Urish

Tuesday, April 7, 2015

7:30 PM

Village Hall - North Landing

SPECIAL MEETING

Call to Order and Pledge of Allegiance

Chairperson Schneider called the meeting to order at 7:30 p.m.

Chairperson Schneider led the Pledge of Allegiance.

Roll Call

Present 10 - Rita Schneider, Jack Jones, Patricia Poskocil, Marcy Novak, Tom Feters, Lyn Myers, Eileen Mueller, Richard Anstee, Brigitte O'Brien, and Stephanie Zabela

Absent 1 - Jennifer Henaghan

Also present: Tami Urish, Planner I, Staff Liaison.

Public Participation

There were no members of the public present.

Approval of Minutes

A motion was made by Commissioner O'Brien and seconded by Commissioner Anstee, to approve the minutes of the meeting on March 24, 2015 with no changes. The motion passed by a unanimous vote.

Unfinished Business

New Business

[150126](#)

101 W. St. Charles Road

Approving Landmark Site Designation for 101 W. St. Charles Road pursuant to Title 3, Chapter 32, Section 32.079 of the Lombard Village Code. (DISTRICT #1)

Rita recapped the meeting she had with Tom Smith, the property owner of 101 W. St. Charles Road, William Heniff, Director of Community Development and Jennifer Ganser, Assistant Director of Community Development on March 31, 2015 relative to the proposed alteration of condition number two of the staff report:

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.

It was relayed to the property owners on March 25, 2015 since they did not attend the public hearing that the Historical Commission proposed to change the condition above to:

Signage and light fixtures shall not be exempt from the landmark site designation. A certificate of appropriateness shall be required for the issuance of a permit for signage including awnings and associated light fixtures. However, once signage receives a certificate of appropriateness, subsequent face panel or name changes would not require a certificate of appropriateness.

The property owner requested guidelines to be provided to indicate what type of signs would or would not be considered in keeping with the overall historic character of the building. The property owner is concerned that an extended approval process or limitations on corporate sign packages would negatively impact his ability to lease units in the building. As photos depict, the storefront appearance has evolved over time since 1858. It was agreed after reviewing the different types of signs that Automatic Changeable Copy Signs will be prohibited and all other signage would not be reviewed by the Historical Commission. It was determined that the existing sign code would provide adequate perimeters. The meeting ended with this intended compromise.

Commissioners expressed concern about protecting the building from inappropriate signage. The current sign code for the zoning district was reviewed and discussed. It was determined that a positive approach toward the landmark site designation of commercial properties could influence other property owners to consider the designation process as well. Commissioner Myers suggested that an amendment to the Historical Commission's ordinance could further clarify the signage issue instead of relying on conditions for each property. Commissioner Myers requested that the sentence "Signage that is sensitive to the historic nature of the building is preferred" be added to the conditions. This statement indicates while not a mandate, maintaining the historic appearance of the building through appropriate signage is important.

A motion was made by Commissioner Myers, seconded by Commissioner Anstee that based on the submitted application 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.

The motion carried by the following vote:

Aye: 10 - Rita Schneider, Jack Jones, Patricia Poskocil, Marcy Novak, Tom Fetters, Lyn Myers, Eileen Mueller, Richard Anstee, Brigitte O'Brien, and Stephanie Zabela

Absent: 1 - Jennifer Henaghan

The recommendation is anticipated to be forwarded to the Board of Trustees for consideration at their April 16, 2015 meeting.

Adjournment

On a motion by Commissioner Anstee and seconded by Commissioner Poskocil, and all were in favor, the meeting was adjourned at 8:23 p.m.