

FRED BUCHOLZ
DUPAGE COUNTY RECORDER
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ORDINANCE 6531

**AN ORDINANCE APPROVING LANDMARK SITE
DESIGNATION FOR 125 E. WASHINGTON BLVD.
PURSUANT TO TITLE 3, CHAPTER 32, SECTION 32.079 OF
THE LOMBARD VILLAGE CODE**

PIN 06-08-312-021

Address: 125 E. WASHINGTON BLVD.

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

ORDINANCE NO. 6531

AN ORDINANCE APPROVING LANDMARK SITE DESIGNATION FOR 125 E. WASHINGTON BOULEVARD 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 Denise and Tim Angst (hereinafter referred to as "the property owners") are the owners of the following-described property:

The West 25 feet of Lot 3 and all of Lot "A" (except the South 131 feet thereof, and except the West 60 feet of the South 170 feet thereof, both such exceptions being measured at right angles to and parallel with the South line of said Lot "A" and except the East 258 feet of the North 170 feet and except the North 200 feet of the West 60 feet of said Lot "A", measured at right angles to and parallel with the North line of said Lot "A") in Lombard Estates, being such a Subdivision of the part of the South 1/2 of the Southwest 1/4 of Section 8, Township 39 North, Range 11, East of the Third Principal Meridian, in DuPage County, Illinois.

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Common Address: 125 E. Washington Boulevard, Lombard, Illinois

- B. That pursuant to a letter dated July 18, 2010, 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 July 20, 2010, the Lombard Historical Commission met, and made a preliminary finding that 125 E. Washington Boulevard met the criteria for Landmark Site designation pursuant to Section 32.079(C) of the Lombard Village Code, and, as a result thereof, set September 7, 2010 as the date for a public hearing in regard to Landmark Site designation for 125 E. Washington Boulevard.
- D. That on August 16, 2010, 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 August 18, 2010, the Lombard Historical Commission published a notice of public hearing in the *Lombardian*, as required by Section 32.079(D) of the Lombard Village Code.
- F. That on September 7, 2010, the Lombard Historical Commission convened and held a public hearing in regard to the property owners' application for Landmark Site designation for 125 E. Washington Boulevard.
- G. That after the close of the public hearing, the Lombard Historical Commission directed that a written recommendation be prepared, relative to the designation of 125 E. Washington Boulevard as a Landmark Site pursuant to Section 32.079 of the Lombard Village Code.
- H. That at its September 13, 2010 meeting, the Lombard Historical Commission voted to authorize Landmark Site designation relative to 125 E. Washington Boulevard and approved a written decision in relation thereto, 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, 125 E. Washington Boulevard, 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 limited solely to the existing residence, as built circa 1915, as located on the property described in Section 1A above.

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 _____, 2010.

First reading waived by action of the Board of Trustees this 7th day of October, 2010.

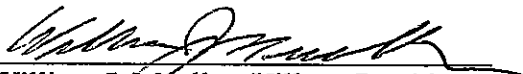
Passed on second reading this 7th day of October, 2010.

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

Nayes: None

Absent: None

Approved this 7th day of October, 2010.


William J. Mueller, Village President

ATTEST:


Brigitte O'Brien, Village Clerk

Published by me this 8th day of October, 2010.

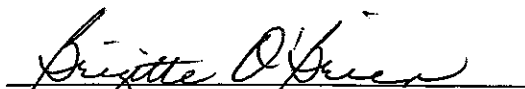

Brigitte O'Brien, Village Clerk

EXHIBIT A

VILLAGE OF LOMBARD HISTORICAL COMMISSION FINDINGS OF FACT RELATIVE TO THE PROPERTY LOCATED AT 125 E. WASHINGTON BOULEVARD, LOMBARD, ILLINOIS

On July 18, 2010, the Lombard Historical Commission received a letter and supplementary research materials from property owners Denise and Tim Angst requesting the consideration of local landmark status for their home located at 125 E. Washington Boulevard.

The Lombard Historical Commission voted unanimously at their July 20, 2010 meeting to schedule a public hearing to designate 125 E. Washington Boulevard, 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, September 7, 2010, at 7:30 p.m., in the Village Board Room at the Lombard Village Hall, 255 East Wilson Avenue, Lombard, Illinois, in regard to the request by the owners and the Village of Lombard to designate 125 E. Washington Boulevard as a "Landmark Site." Notice of the public hearing was provided pursuant to Village Code and public testimony was received 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 that the property at 125 East Washington Boulevard was at one time part of Henry Peck's farm until he sold part of the property to Samuel J. Lumbard. Henry Peck was the son of Sheldon Peck, artist and one of the earliest settlers of Babcock's Grove (Lombard). Lumbard was an attorney, developer, and Village President in 1905. The structure at 125 East Washington Boulevard was built as a home for Lumbard and his wife Louise and daughter Laone in 1911-1915.

As quoted in *Footsteps on the Tall Grass Prairie* by Lillian Budd, page 110: "Samuel Lumbard left an unusual legacy to Lombard in the form of these two well designed homes. His second home, below (referring to 125 East Washington Boulevard) was situated on a park-like estate which originally extended from Main Street to Martha, between Morningside and Washington Streets."

- 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 that the structure is closely identified with Samuel J. Lombard, a real estate developer who built several homes in Lombard. Lombard also served as Village President.

- 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 that the structure located at 125 East Washington Boulevard is 95 years old, has the architectural style of a Tudor home, and has retained much of its original architectural integrity based on the comparison of early photographs and newspaper articles on file with the Lombard Historical Society and the visual inspection of the Local Landmark Committee on July 28, 2010.

Based on the submitted petition to the Lombard Historical Commission and the testimony presented, the Historical Commission finds that 125 E. Washington Boulevard 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 125 E. Washington Boulevard 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 1915, and is further limited to the building's current location on the property at 125 E. Washington Boulevard, legally described as follows:

The West 25 feet of Lot 3 and all of Lot "A" (except the South 131 feet thereof, and except the West 60 feet of the South 170 feet thereof, both such exceptions being measured at right angles to and parallel with the South line of said Lot "A" and except the East 258 feet of the North 170 feet and except the North 200 feet of the West 60 feet of said Lot "A", measured at right angles to and parallel with the North line of said Lot "A") in Lombard Estates, being such a Subdivision of the part of the South 1/2 of the Southwest 1/4 of Section 8, Township 39 North, Range 11, East of the Third Principal Meridian, in DuPage County, Illinois.

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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 September 13, 2010.

Ayes: Schneider, Jones, Poskocil, Urish, Fetters, Myers, Mueller

Nays: none

Absent: Novak, Egan, O'Brien

Sincerely,

A handwritten signature in cursive script, reading "Rita M. Schneider". The signature is written in dark ink and is positioned above the printed name and title.

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: Denise & Tim Angst
125 E. Washington Blvd
Lombard, IL 60148

Building Division
Village of Lombard
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. 6531, adopted October 7, 2010, the President and Board of Trustees of the Village of Lombard have officially designated 125 E. Washington Boulevard, located on the following described property:

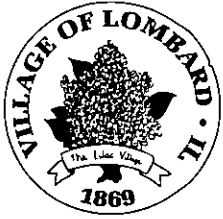
The West 25 feet of Lot 3 and all of Lot "A" (except the South 131 feet thereof, and except the West 60 feet of the South 170 feet thereof, both such exceptions being measured at right angles to and parallel with the South line of said Lot "A" and except the East 258 feet of the North 170 feet and except the North 200 feet of the West 60 feet of said Lot "A", measured at right angles to and parallel with the North line of said Lot "A") in Lombard Estates, being such a Subdivision of the part of the South 1/2 of the Southwest 1/4 of Section 8, Township 39 North, Range 11, East of the Third Principal Meridian, in DuPage County, Illinois.

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Common Address: 125 E. Washington Boulevard, Lombard, Illinois *60148*

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, 125 E. Washington Boulevard 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

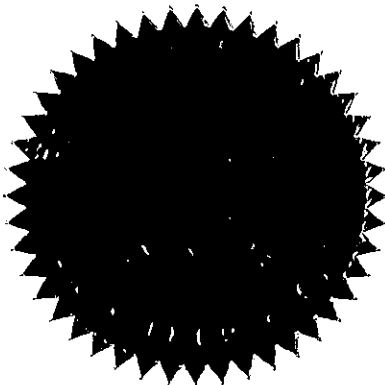



I, Brigitte O'Brien, hereby certify that I am the duly qualified Village Clerk of the **Village of Lombard**, DuPage County, Illinois, as authorized by Statute and provided by local Ordinance, and as such Village Clerk, I maintain and am safekeeper of the records and files of the President and Board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

I further certify that attached hereto is a
copy of ORDINANCE 6531
AN ORDINANCE APPROVING LANDMARK SITE
DESIGNATION FOR 125 E. WASHINGTON BLVD.
PURSUANT TO TITLE 3, CHAPTER 32,
SECTION 32.079 OF THE LOMBARD VILLAGE CODE

of the said Village as it appears from the official records
of said Village in my care and custody duly approved
October 7, 2010

In Witness Whereof, I have hereunto affixed my official signature and
the Corporate Seal of said **Village of Lombard**, Du Page County,
Illinois this 13th day of October, 2010.





Brigitte O'Brien
Village Clerk
Village of Lombard
DuPage County, Illinois