



FRED BUCHOLZ
DUPAGE COUNTY RECORDER
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ORDINANCE 6698

**APPROVING LANDMARK SITE DESIGNATION FOR
305 E. MORNINGSIDE AVENUE PURSUANT TO TITLE 3,
CHAPTER 32, SECTION 32.079 OF THE LOMBARD VILLAGE
CODE**

PIN: 06-08-323-001

Address: 305 E. Morningside Ave., Lombard IL 60148

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

ORDINANCE NO. 6698

AN ORDINANCE APPROVING LANDMARK SITE DESIGNATION FOR 305 E. MORNINGSIDE 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 Jamie L. Stephens (hereinafter referred to as "the property owner") is the owner of the following-described property:

Lot 1 in G.H. Morton's Subdivision, being a subdivision in Section 8, Township 39 North, Range 11, East of the Third Principal Meridian, according to the plat thereof recorded October 21, 1949 as Document 578811, in DuPage County, Illinois.

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Common Address: 305 E. Morningside Avenue, Lombard, Illinois 60148

- B. That pursuant to a letter dated December 2011, from the property owner to the Lombard Historical Commission, the property owner petitioned the Lombard Historical Commission for Landmark Site designation pursuant to Section 32.079 of the Lombard Village Code.
- C. That on January 17, 2012, the Lombard Historical Commission met, and made a preliminary finding that 305 E. Morningside met the criteria for Landmark Site designation pursuant to Section 32.079(C) of the Lombard Village Code, and, as a result thereof, set February 13, 2012 as the date for a public hearing in regard to Landmark Site designation for 305 E. Morningside Boulevard.
- D. 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.
- E. That on January 27, 2012, 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.
- F. That on February 13, 2012, the Lombard Historical Commission convened and held a public hearing in regard to the property owners' application for Landmark Site designation for 305 E. Morningside.
- G. 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 305 E. Morningside as a Landmark Site pursuant to Section 32.079 of the Lombard Village Code.

- H. That at its February 23, 2012 meeting, the Lombard Historical Commission voted to approve a written decision relative to the Landmark Site designation of 305 E. Morningside, 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, 305 E. Morningside, 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 historical site designation is limited to the existing residence, as built circa 1950, and is further limited to the building's current location on the property at 305 E. Morningside.
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 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 _____, 2012.

First reading waived by action of the Board of Trustees this 15th day of March, 2012

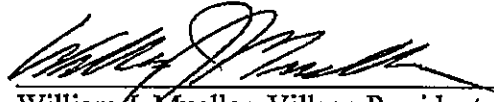
Passed on second reading this 15th day of March, 2012

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

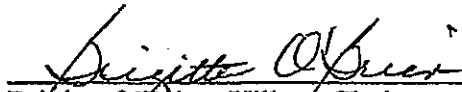
Nays: None

Absent: None

Approved this 15th day of March, 2012


William J. Mueller, Village President

ATTEST:


Brigitte O'Brien, Village Clerk

Published by me this 16th day of March, 2012



Brigitte O'Brien, Village Clerk

EXHIBIT A

VILLAGE OF LOMBARD HISTORICAL COMMISSION FINDINGS OF FACT RELATIVE TO THE PROPERTY LOCATED AT 305 E. MORNINGSIDE, LOMBARD, ILLINOIS

On January 10, 2012, the Lombard Historical Commission's Local Landmark Committee received an Application for Local Landmark Designation and supportive material for the home located at 305 East Morningside Avenue submitted by the property owner Jaime L. Stephens. The Local Landmark Committee discussed and agreed that the site should be considered for local landmark designation at its regularly scheduled meeting held on January 17, 2012. A motion carried to refer it to the Lombard Historical Commission.

The Lombard Historical Commission voted unanimously to approve the application of 305 East Morningside Avenue for Local Landmark Designation at its regularly scheduled meetings held on January 17, 2012. Following a public hearing held on February 13, 2012, the Historical Commission has reached the conclusion that 305 Morningside Avenue meets one of the four criteria contained in Ordinance 32.078 and shall proceed with the process of recommending Local Landmark Designation to the Village of Lombard's Board of Trustees.

In consideration of the presented testimony, submitted documents and discussion among the membership of the Historical Commission, the Local Landmark Committee determined that the structure located at 305 E. Morningside is eligible for local landmark designation based on the following criterion:

- **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.** The structure located at 305 East Morningside is 62 years old, has the architectural style of a Lustron Home and has retained much of its original architectural integrity based on the comparison of early photographs, books and newspaper articles on file with the Lombard Historical Society and the visual inspection of the Local Landmark Committee in January, 2012. Lustron homes were prefabricated steel homes that were produced by the Lustron Corporation between 1948 and 1950. These small distinctive homes featured colorful porcelain enamel panels on the exterior as well as numerous interior built-in features, all made of steel.

Based on the submitted petition to the Lombard Historical Commission and the testimony presented, the Historical Commission finds that 305 E. Morningside 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 305 E. Morningside 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 1950, and is further limited to the building's current location on the property at 305 E. Morningside, legally described as follows:

Lot 1 in G.H. Morton's Subdivision, being a subdivision in Section 8, Township 39 North, Range 11, East of the Third Principal Meridian, according to the plat thereof recorded October 21, 1949 as Document 578811, 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 February 23, 2012.

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

Nays: none

Absent: Egan, Poskocil

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: Jamie L. Stephens Building Division
305 E. Morningside Village of Lombard
Lombard, IL 60148 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. 6698, adopted March 15, 2012, the President and Board of Trustees of the Village of Lombard have officially designated 305 E. Morningside, located on the following described property:

Lot 1 in G.H. Morton's Subdivision, being a subdivision in Section 8, Township 39 North, Range 11, East of the Third Principal Meridian, according to the plat thereof recorded October 21, 1949 as Document 578811, in DuPage County, Illinois.

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Common Address: 305 E. Morningside, 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, 305 E. Morningside 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, **Denise R. Kalke**, hereby certify that I am the duly qualified Deputy Village Clerk of the **Village of Lombard**, DuPage County, Illinois, as authorized by Statute and provided by local Ordinance, and as such Deputy 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 6698

APPROVING LANDMARK SITE DESIGNATION FOR 305 E.
MORNINGSIDE AVENUE PURSUANT TO TITLE 3, CHAPTER
32, SECTION 32.079 OF THE LOMBARD VILLAGE CODE

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of the said Village as it appears from the official
records of said Village duly approved this 15th
day of March, 2012.

In Witness Whereof, I have hereunto affixed my official signature and
the Corporate Seal of said **Village of Lombard**, Du Page County,
Illinois this 23rd day of March, 2012.

Denise R. Kalke
Deputy Village Clerk
Village of Lombard
DuPage County, Illinois

