



**FRED BUCHOLZ**

DUPAGE COUNTY RECORDER

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ORDINANCE 6695 <sup>8</sup>

**APPROVING LANDMARK SITE DESIGNATION FOR  
241 W. MAPLE STREET PURSUANT TO TITLE 3,  
CHAPTER 32, SECTION 32.079 OF THE LOMBARD VILLAGE  
CODE**

**PIN: 06-07-216-004**

**Address: 241 W. Maple Street, Lombard IL**

60148

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

**ORDINANCE NO. 6695**

**AN ORDINANCE APPROVING LANDMARK SITE DESIGNATION FOR 241 W. MAPLE STREET 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 Brian and Sara Burch (hereinafter referred to as “the property owners”) are the owners of the following-described property:

The East 12 feet of Lot 9 and all of Lot 8 in the 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 9483, in DuPage County, Illinois.

P.I.N.: 06-07-216-004

Common Address: 241 W. Maple Street, Lombard, Illinois

- B. That pursuant to a letter dated July 12, 2011, 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 January 17, 2012, the Lombard Historical Commission met, and made a preliminary finding that 241 W. Maple Street 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 241 W. Maple Street.
- 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 241 W. Maple Street.
- 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 241 W. Maple Street 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 241 W. Maple Street, 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, 241 W. Maple Street, 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 1868, and is further limited to the building's current location on the property at 241 W. Maple Street.
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 15<sup>th</sup> day of March, 2012.

Passed on second reading this 15<sup>th</sup> day of March, 2012.

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

Nays: None

Absent: None

Approved this 15<sup>th</sup> day of March, 2012

  
\_\_\_\_\_  
William J. Mueller, Village President

ATTEST:

  
\_\_\_\_\_  
Brigitte O'Brien, Village Clerk

Published by me this 16<sup>th</sup> 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 241 W. MAPLE STREET, LOMBARD, ILLINOIS

On July 12, 2011, the Lombard Historical Commission received a letter requesting the consideration of local landmark status for the home located at 241 West Maple Street submitted by property owners Brian and Sarah Burch. The Local Landmark Committee discussed and agreed that the site should be considered for local landmark status at its regularly scheduled meeting held on July 19, 2012. A motion carried to refer it to the Lombard Historical Commission.

The Lombard Historical Commission tabled the decision at its regularly scheduled meetings held on July 19, 2011 and October 18, 2011 until more work on the home could be completed given the extensive construction underway. In 2011, the property owners undertook a renovation project that included the demolition of approximately 900 sq. ft. at the rear of the structure and addition of 1,800 sq. ft. of new residence space. The owners have taken care to preserve the original architectural style of the home through careful selection of trim, windows, doors, etc. The only new element visible from the street is a porte-cochere. Although not original to the home, similar porte-cocheres can be found on historic homes within the immediate neighborhood and throughout Lombard.

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 241 West Maple Street is eligible for local landmark designation based on the following criteria:

- **Historical Commission Ordinance 32.079 HISTORICAL SITES; DESIGNATION AND MAINTENANCE, paragraph (C), Item (2) The identification with a person or person who significantly contributed to the cultural, economic, social or historical development of the village** applies based on the fact that the home is one of three built by Josiah L. Lombard, a Chicago real estate agent and builder, and one of our town's incorporators. "Being favorably impressed with Mr. Lombard's enthusiasm and plans for improving the town, it was named Lombard after him." (The Story of Lombard, 1833-1955, by Mildred Robinson Dunning.) The first owner, Mr. Chatfield, was the town tax assessor at the time. He also requested the opening of Maple Street from Park to Main Street, necessitating the removal of Donley's barn, in the middle of Maple at Park Street.
- **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 241 West Maple Street was built in 1868 and therefore is 144 years old, has the architectural style of a Victorian cottage, with ornamental Victorian arches, spindles and window treatment and has retained most of its original architectural integrity based on the comparison of early photographs on file with the Lombard Historical Society and the visual inspection of the Local Landmark Committee in July 2011 - 2012.

Based on the submitted petition to the Lombard Historical Commission and the testimony presented, the Historical Commission finds that 241 W. Maple Street 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 241 W. Maple Street 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 241 W. Maple Street, legally described as follows:

The East 12 feet of Lot 9 and all of Lot 8 in the 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 9483, in DuPage County, Illinois.

P.I.N.: 06-07-216-004

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





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 6695

APPROVING LANDMARK SITE DESIGNATION FOR 241 W.  
MAPLE STREET PURSUANT TO TITLE 3, CHAPTER 32,  
SECTION 32.079 OF THE LOMBARD VILLAGE CODE

PIN : 06-07-216-004

ADDRESS: 241 W. Maple Street, Lombard, IL 60148

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

