

ORDINANCE 7062

PAMPHLET

**101 W. ST. CHARLES ROAD
LANDMARK SITE DESIGNATION**



PUBLISHED IN PAMPHLET FORM THIS 17TH DAY OF APRIL, 2015, BY
ORDER OF THE CORPORATE AUTHORITIES OF THE VILLAGE OF LOMBARD,
DUPAGE COUNTY, ILLINOIS.



Sharon Kuderna
Village Clerk

ORDINANCE NO. 7062

**AN ORDINANCE APPROVING LANDMARK SITE DESIGNATION FOR
101 W. ST. CHARLES ROAD 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 Tom and Margret Smith (hereinafter referred to as “the property owners”) are the owners of the following-described property:

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

Common Address: 101 W. St. Charles Road, Lombard, Illinois

- B. That pursuant to an application dated February 19, 2015, 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 February 26, 2015, the Local Landmarks Committee met, and recommended to the Historical Commission that 101 W. St. Charles Road met the criteria for Landmark Site designation pursuant to Section 32.079(C)(1) and (3) of the Lombard Village Code.
- D. That on March 2, 2015, the Lombard Historical Commission met, and made a preliminary finding that 101 W. St. Charles Road met the criteria for Landmark Site designation pursuant to Section 32.079(C)(1), (2) and (3) of the Lombard Village Code, and, as a result thereof, set March 24, 2015 as the date for a public hearing in regard to Landmark Site designation for 101 W. St. Charles Road.
- E. 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.
- F. That on March 6, 2015, 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.

- G. That on March 24, 2015, the Lombard Historical Commission convened and held a public hearing in regard to the property owners' application for Landmark Site designation for 101 W. St. Charles Road.
- H. 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 101 W. St. Charles Road as a Landmark Site pursuant to Section 32.079 of the Lombard Village Code and, as a result thereof, set April 7, 2015 as the date for the written finding of fact in regard to Landmark Site designation for 101 W. St. Charles Road.
- I. That at its April 7, 2015 meeting, the Lombard Historical Commission voted to approve a written decision relative to the Landmark Site designation of 101 W. St. Charles Road, a copy of which is attached hereto as EXHIBIT A and made part hereof.
- J. 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, 101 W. St. Charles Road, 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 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.
- 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 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 _____, 2015.

First reading waived by action of the Board of Trustees this 16th day of April, 2015.

Passed on second reading this 16th day of April, 2015.

Ayes: Trustee Whittington, Fugiel, Foltyniewicz, Johnston, Pike and Ware

Nays: None

Absent: None

Approved this 16th day of April, 2015.


Keith T. Giagnorio
Village President

ATTEST:


Sharon Kuderna

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Village Clerk

Published by me in pamphlet form on this 17th day of April, 2015.

A handwritten signature in cursive script that reads "Sharon Kuderna". The signature is written in black ink and is positioned above the printed name and title.

Sharon Kuderna
Village Clerk

EXHIBIT A

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

On February 19, 2015, the Lombard Historical Commission received an application requesting the consideration of local landmark status for the building located at 101 West St. Charles Road submitted by property owners Tom and Margret Smith. The Local Landmark Committee discussed and agreed that the site should be considered for local landmark status on February 26, 2015. A motion carried to refer it to the Lombard Historical Commission.

In consideration of the presented testimony, submitted documents and discussion the Historical Commission determined that the structure located at 101 West St. Charles Road is eligible for local landmark designation based on the following criteria:

- **Historical Commission Ordinance 32.079 HISTORICAL SITES; DESIGNATION AND MAINTENANCE, paragraph (C), Item (1) The character, interest, or value as part of the development, heritage, or cultural characteristics of the Village.**
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.
- **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.**
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.
- **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.

- 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 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.

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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.
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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.

This written recommendation set forth above was reviewed and approved by the Lombard Historical Commission at its meeting on April 7, 2015.

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

Nays: none

Absent: Henaghan

Sincerely,

A handwritten signature in cursive script that reads "Rita M. Schneider". The signature is written in black ink and is positioned above the printed name.

Rita Schneider, President
Lombard Historical Commission

