

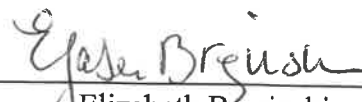
**ORDINANCE 8066**

**PAMPHLET**

**LOCAL LANDMARK REQUEST: 245 W. MAPLE STREET**



PUBLISHED IN PAMPHLET FORM THIS 17TH DAY OF JUNE, 2022, BY ORDER OF  
THE CORPORATE AUTHORITIES OF THE VILLAGE OF LOMBARD, DUPAGE  
COUNTY, ILLINOIS.

  
Elizabeth Brezinski  
Village Clerk

**ORDINANCE NO. 8066**

**AN ORDINANCE APPROVING LANDMARK SITE DESIGNATION FOR  
245 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 Robert Lopatka and Iva Stoyanov (hereinafter referred to as “the property owners”) are the owners of the following-described property:

THE NORTH 150.0 FEET, EXCEPT THE EAST 12.0 FEET, OF LOT 9 IN BLOCK 28 OF THE TOWN OF LOMBARD, 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 28, 1868 AS DOCUMENT R1868-09483, IN DUPAGE COUNTY, ILLINOIS.

P.I.N.: 06-07-216-002

Common Address: 245 W. Maple Street, Lombard, Illinois

- B. That pursuant to an application dated March 24, 2022, from the property owners to the Lombard Historic Preservation Commission, the property owners petitioned the Lombard Historic Preservation Commission for Landmark Site designation pursuant to Section 32.079 of the Lombard Village Code.
- C. That on April 19, 2022, the Local Landmarks Committee met, and recommended to the Historic Preservation Commission that 245 W. Maple Street met the criteria for Landmark Site designation pursuant to Section 32.079(C)(1), (2) and (3) of the Lombard Village Code.
- D. That on April 19, 2022, the Lombard Historic Preservation Commission met, and made a preliminary finding that 245 W. Maple Street 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 May 17, 2022 at the meeting as the date for a public hearing in regard to Landmark Site designation for 245 W. Maple Street.
- E. That on April 22, 2022, the Lombard Historic Preservation Commission published a notice of public hearing for May 17, 2022 in the *Daily Herald*, as required by Section 32.079(D) of the Lombard Village Code.

- F. That on May 17, 2022, the Lombard Historic Preservation Commission convened and held a public hearing in regard to the property owners' application for Landmark Site designation for 245 W. Maple Street.
- G. That after the close of the public hearing, the Lombard Historic Preservation Commission voted to authorize Landmark Site designation and directed that a written recommendation be prepared, relative to the designation of 245 W. Maple Street as a Landmark Site pursuant to Section 32.079 of the Lombard Village Code and, as a result thereof, set May 24, 2022 as the date for the written finding of fact in regard to Landmark Site designation for 245 W. Maple Street.
- H. That at its May 24, 2022 meeting, the Lombard Historic Preservation Commission voted to approve a written decision relative to the Landmark Site designation of 245 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 Historic Preservation 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, 245 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 landmark site designation is limited to the exterior of the existing building, as built circa 1914 and then moved and renovated in 1961, and is further limited to the building's current location on the property at 245 W. Maple Street.
- 2. Any exterior work other than maintenance will require a building permit which will be referred to the Historic Preservation Commission for a certificate of appropriateness.
- 3. The property and structure shall be maintained in good condition.
- 4. 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 Historic Preservation 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 \_\_\_\_\_, 2022.

First reading waived by action of the Board of Trustees this 16th day of June, 2022.

Passed on second reading this 16th day of June, 2022.

Ayes: Trustee LaVaque, Puccio, Dudek, Honig, Militello, and Bachner


Nayes: None.

Absent: None.


Approved by me this 16th day of June, 2022.

  
Keith T. Giagnorio, Village President

ATTEST:

  
Elizabeth Brezinski, Village Clerk

Published by me in pamphlet form this 17th day of June, 2022.

  
Elizabeth Brezinski, Village Clerk

**EXHIBIT A**  
**VILLAGE OF LOMBARD HISTORIC PRESERVATION COMMISSION**  
**FINDINGS OF FACT RELATIVE TO THE PROPERTY LOCATED AT**  
**245 WEST MAPLE STREET, LOMBARD**

The Lombard Historic Preservation Commission voted at their April 19, 2022 meeting to designate the building located at 245 W. Maple Street, Lombard, Illinois as a "landmark site".

Pursuant to Section 32.079 of the Lombard Village Code, the Lombard Historic Preservation Commission held a public hearing on Tuesday, May 17, 2022, at 7:30 p.m., in the Community Room at the Lombard Village Hall, 255 East Wilson Avenue, Lombard, Illinois, in regard to the request by the applicant to designate the building located at 245 W. Maple Street (the "Subject Property") as a "Landmark Site". Notice of the public hearing was provided pursuant to Village Code and no public testimony was offered at the meeting.

In consideration of the presented testimony, submitted documents and discussion among the membership of the Historic Preservation 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:

The Subject Property maintains the original rectory to Sacred Heart Church in which it was moved from Elizabeth Street to serve as a single-family home thereby preserving the structure at the current location at 245 W. Maple Street.

- 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:

The Subject Property maintains the original rectory that the founding pastor of Sacred Heart Church, Father Anthony J. Boecker, had constructed. Father Boecker served the Catholic community at the Sacred Heart Parish for 22 years.

- 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:

The Subject Property maintains the original rectory to Sacred Heart Church which was built in 1914 and subsequently moved to the current location of 245 W. Maple Street in 1961.

Based on the submitted petition to the Lombard Historic Preservation Commission and the testimony presented, the Historic Preservation Commission finds that the building at 134 W. St. Charles Road does comply with the criteria established for designation as an landmark site based upon the aforementioned findings of fact, and, therefore, recommends to the Corporate Authorities that the Subject Property at 245 W. Maple Street be designated as an historical site, subject to the following conditions:

1. The landmark site designation is limited to the exterior of the existing building, as built circa 1914 and remodeled in 1961, and is further limited to the building's current location on the property at 245 W. Maple Street.
2. Any exterior work other than maintenance will require a building permit which will be referred to the Historic Preservation Commission for a certificate of appropriateness.
3. The property and structure shall be maintained in good condition.
4. 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.

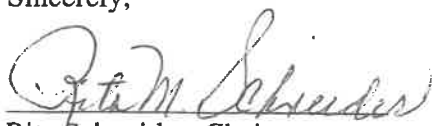
This written recommendation set forth above was reviewed and approved by the Lombard Historic Preservation Commission at its meeting on May 24, 2022.

Ayes: 7

Nays: 0

Absent: 4

Sincerely,



Rita Schneider, Chairperson  
Lombard Historic Preservation Commission

**EXHIBIT B**

**NOTICE OF LANDMARK SITE DESIGNATION BY THE  
PRESIDENT AND BOARD OF TRUSTEES OF THE  
VILLAGE OF LOMBARD, DUPAGE COUNTY, ILLINOIS**

To:	Robert Lopatka and Iva Stoyanov 245 W. Maple Street Lombard, IL 60148	Building Division Village of Lombard 255 E. Wilson Ave Lombard, IL 60148
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Plan Commission  
Village of Lombard  
255 E. Wilson Ave  
Lombard, IL 60148

Please be advised that pursuant to Ordinance No. 8066, adopted June 16, 2022, the President and Board of Trustees of the Village of Lombard have officially designated 245 W. Maple Street, located on the following described property:

THE NORTH 150.0 FEET, EXCEPT THE EAST 12.0 FEET, OF LOT 9 IN  
BLOCK 28 OM THE TOWN OF LOMBARD, 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 28, 1868 AS DOCUMENT R1868-09483, IN DUPAGE  
COUNTY, ILLINOIS.

P.I.N.: 06-07-216-002

Common Address: 245 W. Maple Street, 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, 245 W. Maple Street is now subject to the requirements of Title 3, Section 32, Sections 32.079(E) and (F) of the Lombard Village Code.

Lombard Historic Preservation Commission  
255 E. Wilson Ave  
Lombard, IL 60148