

April 19, 2022

Title

Local Landmark Site
Designation Request

Petitioner/Property Owner(s)

Robert Lopatka and Iva Stoyanov
245 W. Maple Street
Lombard, IL 60148

Property Location

245 W. Maple Street
(06-07-216-002)

Zoning

R2 Single-Family Residence
District

Existing Land Use

Single Family Residence

Comprehensive Plan

Low Density Residential

Approval Sought

The property to be recognized as a landmark site and district in the R2 Single Family Residential Zoning District.

Prepared By

Tami Urish
Planner I

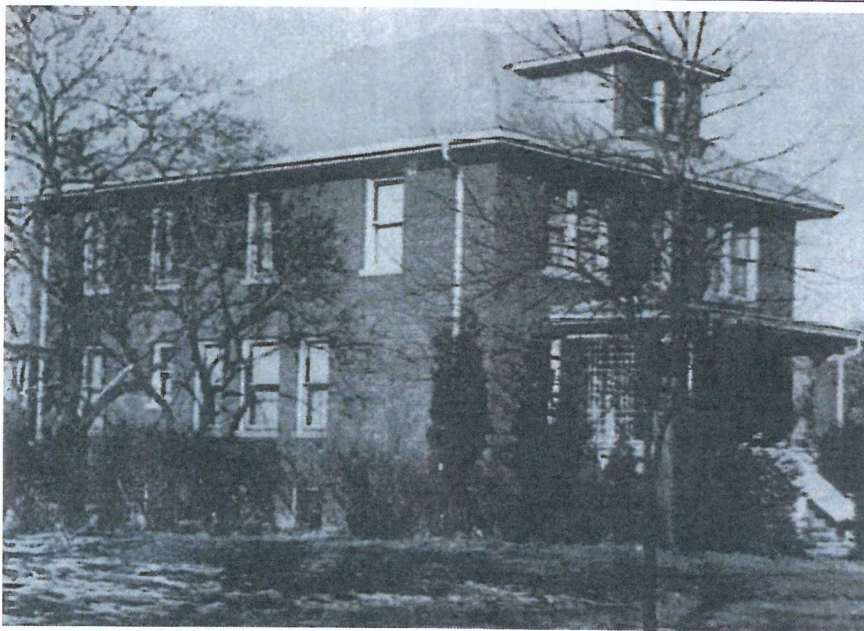


Figure 1 - Undated photo supplied by owners

REQUEST DESCRIPTION

The property owners request the designation of the property located at 245 W. Maple Street as a landmark site and district.

APPROVAL(S) REQUIRED

Per Section 32.079 of the Code of Ordinances, a public hearing is required to consider the historic significance of a structure or site.

EXISTING CONDITIONS

The subject property is located in the northwest quadrant of the Village. The brick house has a nondescript architectural style. Originally built on Elizabeth Street as the Sacred Heart Church Rectory, it was moved in 1960 by George and Virginia Vosicky to the present location as their own home.

Surrounding Zoning & Land Use Compatibility

	Zoning District	Land Use
North	R2	Single Family Residential
West	R2	Single Family Residential
East	R2	Single Family Residential
South	R2	Single Family Residential

BUILDING STATS

Year Built: 1914

Year Moved/Remodel: 1960

Architectural Style: None indicated by survey

Lot & Bulk

Parcel Size: 33,845 sq. ft.
0.23 acres

Building Size: ~1,650 sq.
ft. footprint;
2 story

Actual Setbacks

Front (west) 212 feet
Side (north) 19 feet
Side (south) 20 feet
Rear (east) 97 feet

Submittals/Exhibits

1. Application for Local Landmark Designation.
2. Exhibit A, Section 32.079 of the Lombard Zoning Code.
3. Exhibit B, Section 32.077 of the Lombard Zoning Code.

HISTORY

The property is listed in the Architectural and Historical Survey of 2014 however any reason for significance or significant features are not identified. In the survey, it is also noted that there is a limited file at the Lombard Historical Society where it is identified as American Four Square style by historian Margot Fruehe. The property did not appear on the 1992 Historic Sites and Structures Inventory or the Historical Commission's 2006 Report on Lombard's Historic Buildings.

The individual responsible for constructing the house is Father Anthony J. Boecker to serve as the first rectory to Sacred Heart Church, *Footsteps on the Tall Grass Prairie, a History of Lombard Illinois*, by Lillian Budd (pages 158-160). Individual noted above significantly contributed to the cultural, economic, social, or historical development of the village.

The subject property is not considered eligible for the National Register according to the survey.

Aerial View of Subject Property



ANALYSIS

The Code of Ordinances provides the following parameters for a site to be classified as a historical site:

1. The character, interest, or value as part of the development, heritage, or cultural characteristics of the village.

2. The identification with a person or persons who significantly contributed to the cultural, economic, social, or historical development of the village.
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.
4. The archeological importance of a site which has yielded, or may be likely to yield, information important in pre-history or history.

The designation of the building as a landmark site is appropriate due to criteria number #1. and #2. above. Architectural significance was not identified as criteria #3, however the house was constructed over 50 years ago and the design is considered unique.

It is important to determine what elements of the building contribute to its historic significance and the streetscape it inhabits. The Illinois Historic Preservation Agency recommends that preservation projects should be designed to meet the Secretary of the Interior's Standards for Rehabilitation. The Agency does not recommend creating a false historical appearance by replacing features based on insufficient historical, pictorial and physical documentation. Any alterations that are similar in character to appearance that previously existed on the premises in approximate manner shall be exterior restoration if in compliance with submitted historic photos or plans. The exterior features that staff finds that contribute to the architectural and historical significance of the building include the brick exterior and the dormers that give the streetscape presence of history. Replacing any exterior elements, additions or modifications will require a permit that would in turn require a certificate of appropriateness (thereof not including general maintenance or repair) to be obtained from the Historic Preservation Commission.

TIMELINE

The process required for local landmark status is within the Historic Preservation Commission's code of ordinances under section 32.077 (See Exhibit B, attached). The Local Landmarks Committee (LLC) is a committee of the Historic Preservation Commission (HPC) and reviews all local landmark applications for completeness and appropriateness. Once HPC concurs with LLC's recommendation or modifies conditions, a public hearing is scheduled and noticed for anyone to speak for or against the request for local landmark status. Based on this evidence, HPC convenes to make a recommendation to the Village Board. Below is an estimated timeline of meetings needed to meet the legal requirement of holding a public hearing for this application:

The public hearing includes public notice which requires a minimum of 15 days and not to exceed 30 days. A Tuesday date of May 17 or 24 can be considered based on the ability to form a quorum. Other dates between those dates are also an option. The Finding of Fact meeting can then be scheduled the following week.

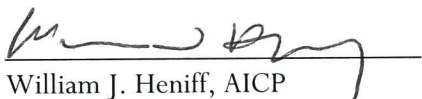
FINDINGS & RECOMMENDATIONS

Staff finds that designation of the subject property as a landmark site is appropriate. Based on the above considerations, the Department of Community Development recommends that the Historic Preservation Commission make the following motion recommending approval of the designation of the structure at 245 W. Maple Street as a landmark site:

Based on the submitted petition and the testimony presented, the Historic Preservation Commission finds that the structure at 245 W. Maple Street complies with one or more of the criteria established for designation as a landmark site, and, therefore, I move that the Historic Preservation Commission recommend to the Corporate Authorities that the structure at 245 W. Maple Street be designated as a landmark site, subject to the following four 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 1960, 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.

Inter-Departmental Review Group Report Approved By:

A handwritten signature in dark ink, appearing to read 'W. Heniff', is written over a horizontal line.

William J. Heniff, AICP
Director of Community Development

c. Petitioner

EXHIBIT A

Portion of Section 32.079 - Historical sites; designation and maintenance.

(E)(1) The Commission shall have the authority to review all proposed alterations, regardless of whether or not they require a building permit. Alterations shall be defined as any work that results in changes in the exterior form, shape, or appearance of a building designated as a "landmark site" which thereby destroys its original architectural integrity. No alterations will be made and no building permit issued in regard to property classified as a "landmark site" to any applicant without a certificate of appropriateness from the Lombard Historic Preservation Commission in the following instances:

- (a) Where such permit would allow the alteration or reconstruction of any building designated as a "landmark site";
- (b) Where such permit would allow the demolition of any building designated as a "landmark site", except that in the event of extensive damage because of fire, windstorm, or other natural causes, demolition shall be allowed upon the recommendation of the Building Commissioner;
- (c) Where such a permit would allow the construction or erection of any addition to a building designated as a "landmark site"; or
- (d) Where such permit would allow the erection of another building or buildings on property designated as a "landmark site."

(2) The Commission, in considering the appropriateness of any alteration, removal in part, new construction, reconstruction, restoration, remodeling, other modification of any building requiring a permit, shall consider among other things, the purpose of this subchapter, the historical and architectural value and significance of the "landmark site" or "landmark district", the exterior texture and/or material of the building or structure in question or its appurtenant fixtures, other buildings within a "landmark district", and the position of such building or structure in relation to the street or public way and to other buildings and structures.

(3) The Commission shall review an application for demolition and have the authority to delay said demolition for a period not to exceed six months, to enable the Commission to try to find a purchaser or alternate use for the building.

(4) Nothing in this subchapter shall be construed to prevent ordinary maintenance or repair of any exterior elements of any building or structure described as a "landmark site."

Repairs shall be defined as any work where the purpose and effect of the work is to replace damaged or defective portions of a structure with like materials, thereby retaining the original architectural integrity.

Ordinary maintenance shall be defined as any work for which a building permit is not required by law, where the purpose and effect of such work is to correct any deterioration, decay of, or damage to a structure or any part thereof and to restore the same, as nearly as may be practicable, to its condition prior to the occurrence of such deterioration, decay, or damage.

(5) Interiors of buildings are only included as part of the historical designation when specifically established in the siting ordinance.

(F)(1) A certificate of appropriateness must precede the issuance of any permit in regard to property classified as a "landmark site." Application made to the Lombard Historic Preservation Commission must include copies of all detailed plans, designs, elevations, specifications, and documents relating thereto. The Commission shall meet with the applicant to approve, modify, or disapprove the application in whole or in part or suspend action.

(2) If the Commission finds the proposed work of a nature which meets the criteria established in division (E), it shall issue a certificate of appropriateness and forward it to the Building Commissioner. The Building Commissioner shall thereafter proceed with his own review of the application for a building permit. If the Commission finds that the proposed work does not meet the criteria, a certificate of appropriateness will not be issued. Written notice of the denial of the certificate of appropriateness, together with the reasons therefor, shall be given to the applicant.

(G)(1) Regulations and orders of the Commission issued pursuant to this subchapter shall be enforced by the Building Commissioner. Violations shall be punished as set forth in [§ 32.999](#).

(2) Any person aggrieved by a decision of the Commission may, within 30 days after receipt by certified mail of the notice of denial, apply to the Board of Trustees of the village for a review of the Commission's decision. He shall file with the Village Clerk a written notice requesting the Board to review said decision. Should the Village Board agree with the aggrieved and override the Lombard Historic Preservation Commission's recommendation, its action would constitute an automatic removal of the "landmark site" designation.

('70 Code, § 2.34.040) (Ord. 2575, passed 2-10-82; Ord. 6641, passed 9-1-11; Ord. No. 7102, § 1, passed 7-16-15; Ord. No. 7217, §§ 2, 3, passed, 5-19-16)

EXHIBIT B

§ 32.077 - Public hearings.

The Lombard Historic Preservation Commission shall have the authority to conduct public hearings upon its own motion, or on a citizen's petition therefore to implement the spirit of this subchapter for the purposes and uses set forth in 65 ILCS 5/11-48.2-2, and all modification and amendments thereof. Such hearings shall be pursuant to notice as is otherwise set forth in 65 ILCS 5/11-48.2-4. Upon the conclusion of such hearing, a recommendation shall be made within a reasonable time to the corporate authorities, which corporate authorities shall then take such action on the recommendation of the Commission as they may deem fit, necessary, and indicated.

('70 Code, § 2.34.020) (Ord. 2575, passed 2-10-82; Ord. No. 7217, § 2, passed, 5-19-16)

VILLAGE OF LOMBARD HISTORIC PRESERVATION COMMISSION

APPLICATION FOR LOCAL LANDMARK DESIGNATION

☒ **LANDMARK SITE**

☐ LANDMARK DISTRICT

PROPERTY INFORMATION

Address of Subject Property: **245 W Maple St, Lombard, IL 60148**

P.I.N. No(s).: **Parcel # 06-07-216-002** Area of Property (in acres): **~0.28 acres**

Date of Construction: **1914** Architect: **N/A** Builder: **N/A - Sacred Heart Church**

OWNER INFORMATION

Owner(s) of Property: **Robert Lopatka and Iva Stoyanov** Phone No.: **630-589-9468**

Mailing Address: **245 W Maple St** Fax No.:

City: **Lombard** State: **IL** Zip Code: **60148** Email: **ivence@gmail.com**

APPLICANT INFORMATION (IF DIFFERENT FROM PROPERTY OWNER)

Applicant Name: _____ Phone No.: _____

Mailing Address: _____ Fax No.: _____

City: _____ State: _____ Zip Code: _____ Email: _____

Relationship of applicant to property: _____

I request that the property for which this application is submitted be considered for recognition as a local landmark based upon the following criteria, as set forth in Section 32.079 of the Village Code (check all that apply):

- ☒ The character, interest, or value as part of the development, heritage, or cultural characteristics of the village.
- ☒ The identification with a person or persons who significantly contributed to the cultural, economic, social, or historical development of the village.
- ☒ 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 archeological importance of a site which has yielded, or may be likely to yield, information important in pre-history or history.

ALL INFORMATION ON THIS APPLICATION, TO THE BEST OF MY KNOWLEDGE, IS TRUE AND CORRECT:

Robert Lopatka, Iva Stoyanov

name of owner (printed)

signature of owner, I. Styaner 3/24/2022 date

name of applicant (printed)

signature of applicant

date

VILLAGE OF LOMBARD

HISTORIC PRESERVATION COMMISSION

— APPLICATION FOR LOCAL LANDMARK DESIGNATION —

APPLICATION PROCESS

The Historic Preservation Commission meets on the third Tuesday of January, April, July, and October. **Applications for local landmarks (including all supporting documentation) must be submitted to the Community Development Department at least three weeks in advance of the meeting date.** After receiving an application, the Commission will make a preliminary conclusion if a site meets one or more of the criteria for designation. If one or more criteria are deemed to be met, the Commission will schedule a public hearing. This public hearing will generally be conducted within three to five weeks following the preliminary conclusion. Following the public hearing, the Commission will then have a follow-up meeting and forward its recommendation to the Village Board. The Village Board has the final authority to approve or disapprove local landmark applications. Due to the four necessary public meetings, the entire process can be expected to take approximately three to five months (depending on when the application is submitted).

SAMPLE APPROVAL TIMELINES

Application submitted:	September - December	December - March	March - June	June - September
Historic Preservation Commission meeting (for preliminary conclusion):	3rd Tuesday in January	3rd Tuesday in April	3rd Tuesday in July	3rd Tuesday in October
Public hearing:	February	May	August	November
Historic Preservation Commission meeting (for recommendation):	February	May	August	November
Village Board consideration:	March	June	September	December

SUBMITTAL REQUIREMENTS

The following documentation must be completed and submitted to the Community Development Department a minimum of **three weeks prior** to the initial Historic Preservation Commission meeting:

- ☒ Completed Application for Local Landmark Designation, signed and including all requested information.
- ☒ One copy of a *PLAT OF SURVEY* and *LEGAL DESCRIPTION* for the subject property.
- ☒ Narrative information explaining the property's historical significance and architectural features, as well as specific details on how the property meets one or more of the following criteria:
 - The character, interest, or value as part of the development, heritage, or cultural characteristics of the village.
 - The identification with a person or persons who significantly contributed to the cultural, economic, social, or historical development of the village.
 - 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 archeological importance of a site which has yielded, or may be likely to yield, information important in pre-history or history.
- ☒ Additional documentation, plans, or photographs.

AFTER APPROVAL

The Historic Preservation Commission will assist the property owner in scheduling the installation of the bronze "Local Landmark" plaque.

Prior to undertaking any alterations to a landmark site (regardless of whether or not the alterations require a building permit), the property owner must receive a Certificate of Appropriateness from the Historic Preservation Commission. The Certificate of Appropriateness must be requested in writing at least three weeks in advance of the desired Historic Preservation Commission meeting date and must be accompanied by a detailed description and/or building plans for the proposed alterations. Maintenance is not considered an alteration.

I, Iva Stoyanov, request that 245 W. Maple St, Lombard, IL 60148 be considered for recognition as a local landmark based upon the following criteria, as set forth in Section 32.079 of the Village Code:

The character, interest, or value as part of the development, heritage, or cultural characteristics of the village.

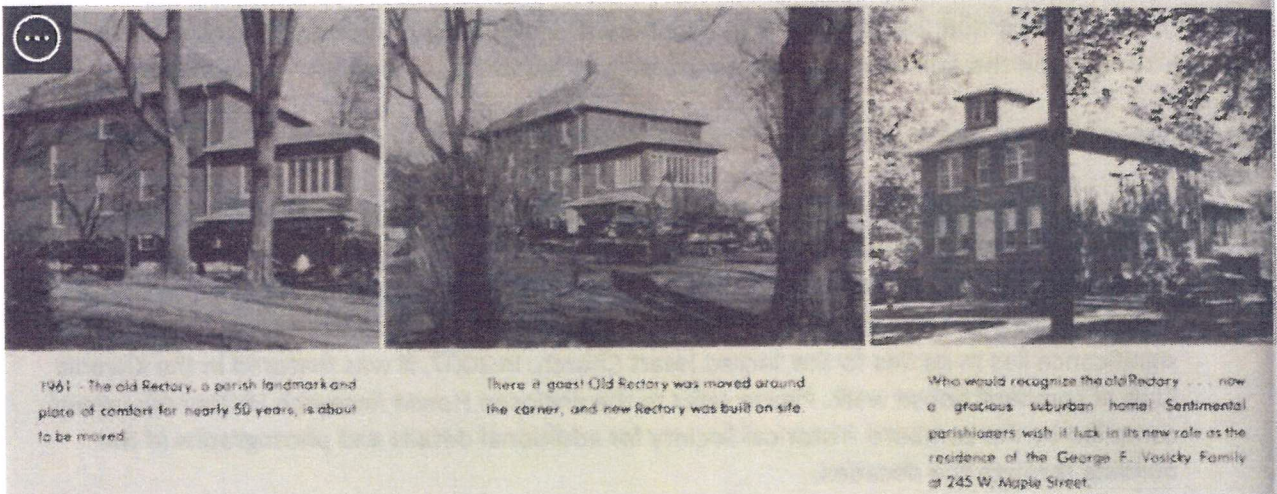
- This property was built in 1914 by Father Anthony J. Boecker to serve as the first rectory to Sacred Heart Church. In 1961 it was moved from its original address on Elizabeth Street to its current location at 245 W. Maple St and has since served as a single-family home to only three families—The Vosickys, The Burkes, and most recently the Lopatka-Stoyanovs. Its cultural significance lies in its ties to the Sacred Heart Church. In 2007, it was featured in the Kiwanis Club of Lombard house walk. Please refer to the enclosed House Research History document compiled by the Lombard Historical Society for additional details and photographs of the building through the decades.

The identification with a person or persons who significantly contributed to the cultural, economic, social, or historical development of the village.

- The founding pastor of Sacred Heart Church, Father Anthony J. Boecker, spearheaded the construction of this property to serve as the church's first rectory. Sacred Heart Parish has served Lombard's Catholic community since its founding in 1912, when it had 54 registered families. In 1913, Father Boecker added a school and in the following year, a rectory. By the year 2000, Sacred Heart Parish was a spiritual home to over 1500 registered families (Source: <https://sacredheartlombard.org/parish-history>). Father Boecker dedicated 22 years to Sacred Heart Parish, until his transfer to St. Mary's Parish in Buffalo Grove in 1934 (Golden Jubilee, Sacred Heart Parish, 1962). Of interest, Father Boecker is the namesake for The Knights of Columbus Father Boecker Council 6090, formed on June 28, 1968. Please refer to the enclosed House Research History document compiled by the Lombard Historical Society for additional details and photographs of the building through the decades.

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 architectural style of 245 W. Maple St is an American four square constructed in 1914. Its exterior has sustained some changes over the decades, with most major exterior alterations taking place in 1961 when the building concluded its life as a rectory and became a single-family home. At that time, the building was moved from Elizabeth Street to its present address. The move necessitated the removal of the front porch, the infill of the original entry and the construction of a new entry. Finally, the historic record shows that the attached garage with a family room above were added to the rear of the building at an unspecified time prior to its move. The photographs in the enclosed House Research History document compiled by the Lombard Historical Society show the original state of the home's exterior and demonstrate that the building retains much of its original character. Although the exterior has been altered, all renovations were mindfully done and have not significantly altered the home's architectural style, which is still recognizable as an American four square.



Images from book Golden Jubilee, Sacred Heart Parish, Lombard, Illinois (1962) /

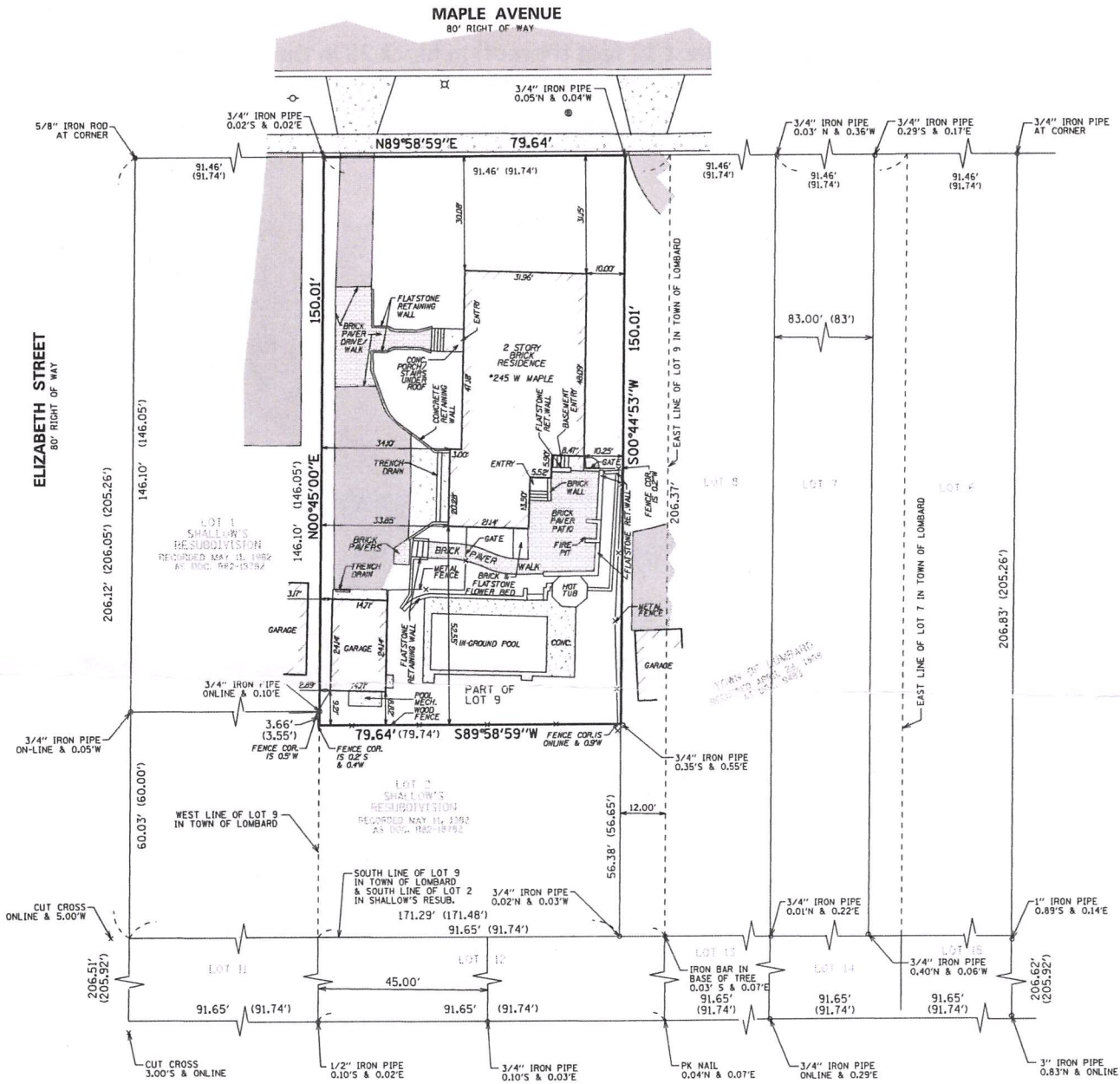
<http://www.archive.org/details/goldenjubileesacOOlomb>

Legal Description – 245 W Maple St, Lombard, IL 60148
(Copied from Deed and Plat of Survey; both attached with application)

The North 150 feet of lot 9 (except the east 12 feet thereof) in block 28 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.

PLAT OF SURVEY

THE NORTH 150.0 FEET, EXCEPT THE EAST 12.0 FEET, OF LOT 9 IN BLOCK 28 IN 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, 1866, AS DOCUMENT 9483, IN DUPAGE COUNTY, ILLINOIS.



STATE OF ILLINOIS }
COUNTY OF COOK }

WE, SPACECO, INC., AN ILLINOIS PROFESSIONAL DESIGN FIRM, NUMBER 184-001157 DO HEREBY DECLARE THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED IS A TRUE AND CORRECT REPRESENTATION OF SAID SURVEY.

THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS OF PRACTICE APPLICABLE TO BOUNDARY SURVEYS.

ALL DIMENSIONS ARE IN FEET AND DECIMAL PARTS THEREOF. NO DISTANCES OR ANGLES SHOWN HEREON MAY BE ASSUMED BY SCALING.

GIVEN UNDER MY HAND AND SEAL

THIS 17TH DAY OF DECEMBER, 2020, IN ROSEMONT, ILLINOIS.

Rebecca Y. Popeck
REBECCA Y. POPECK, I.P.L.D. NO. 035-3642
LICENSE EXPIRES: 11-30-2022

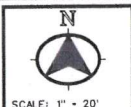
VALID ONLY IF EMBOSSED SEAL AFFIXED

COMPARE ALL DIMENSIONS BEFORE BUILDING AND REPORT ANY DISCREPANCIES AT ONCE. REFER TO DEED OR TITLE POLICY FOR BUILDING LINES AND EASEMENTS.

LEGEND	
<ul style="list-style-type: none"> STORM SEWER SANITARY SEWER COMBINED SEWER WATER MAIN GAS MAIN UNDERGROUND TELEPHONE LINE UNDERGROUND ELECTRIC LINE OVERHEAD WIRELESS UTILITY POLES FIBER OPTIC LINE RAILROAD CEMENT GRANITE 	<ul style="list-style-type: none"> SANITARY MANHOLE STORM MANHOLE CATCH BASIN INLET FLARED END SECTION ELECTRIC MANHOLE TELEPHONE MANHOLE TELEPHONE UPRIGHT ELECTRIC UPRIGHT CABLE TV UPRIGHT FIRE HYDRANT WATER VAULT AUXILIARY VAULT WELL GAS VAULT

LAST DATE OF FIELD WORK: DECEMBER 15, 2020

REVISIONS:
12/17/2020 UPDATE



CONSULTING ENGINEERS
SITE DEVELOPMENT ENGINEERS
LAND SURVEYORS

9575 W. Higgins Road, Suite 700,
Rosemont, Illinois 60018
Phone (847) 696-4060 Fax (847) 696-4365

DATE: 11/29/07
JOB NO: 5654
FILENAME: 5654SUR02.DGN



Declaration ID: 20210102209919

Status: Closing Completed
Document No.: Not Recorded

State/County Stamp: Not Issued

**PTAX-203****Illinois Real Estate
Transfer Declaration****Step 1: Identify the property and sale information.**

1 245 W MAPLE ST

Street address of property (or 911 address, if available)

LOMBARD

60148-0000

City or village

ZIP

York

Township

2 Enter the total number of parcels to be transferred. 1

3 Enter the primary parcel identifying number and lot size or acreage

06-07-216-002

11,946

Sq. Feet

No

Primary PIN

Lot size or
acreage

Unit

Split
Parcel

4 Date of instrument: 1/11/2021

Date

5 Type of instrument (Mark with an "X."): ☒ Warranty deed☐ Quit claim deed ☐ Executor deed ☐ Trustee deed☐ Beneficial interest ☐ Other (specify):6 ☒ Yes ☐ No Will the property be the buyer's principal residence?7 ☒ Yes ☐ No Was the property advertised for sale?
(i.e., media, sign, newspaper, realtor)

8 Identify the property's current and intended primary use.

Current Intended

a ☐ Land/lot onlyb ☒ ☒ Residence (single-family, condominium, townhome, or duplex)c ☐ Mobile home residenced ☐ Apartment building (6 units or less) No. of units: 0e ☐ Apartment building (over 6 units) No. of units: 0f ☐ Officeg ☐ Retail establishmenth ☐ Commercial building (specify):i ☐ Industrial buildingj ☐ Farmk ☐ Other (specify):KATHLEEN V. CARRIER, RECORDER
DUPAGE COUNTY ILLINOIS
01/15/2021 09:36 AM
RHSP

DOCUMENT # MD2021-000622

R2021-007910

9 Identify any significant physical changes in the property since
January 1 of the previous year and enter the date of the
change. Date of significant change: _____☐ Demolition/damage ☐ Additions ☐ Major remodeling
☐ New construction ☐ Other (specify): _____

10 Identify only the items that apply to this sale.

- a ☐ Fulfillment of installment contract
year contract initiated : _____
- b ☐ Sale between related individuals or corporate affiliates
- c ☐ Transfer of less than 100 percent interest
- d ☐ Court-ordered sale
- e ☐ Sale in lieu of foreclosure
- f ☐ Condemnation
- g ☐ Short sale
- h ☐ Bank REO (real estate owned)
- i ☐ Auction sale
- j ☐ Seller/buyer is a relocation company
- k ☐ Seller/buyer is a financial institution or government
agency
- l ☐ Buyer is a real estate investment trust
- m ☐ Buyer is a pension fund
- n ☐ Buyer is an adjacent property owner
- o ☐ Buyer is exercising an option to purchase
- p ☐ Trade of property (simultaneous)
- q ☐ Sale-leaseback
- r ☐ Other (specify): _____
- s ☒ Homestead exemptions on most recent tax bill:

1 General/Alternative	6,000.00
2 Senior Citizens	0.00
3 Senior Citizens Assessment Freeze	0.00

Step 2: Calculate the amount of transfer tax due.

Note: Round Lines 11 through 18 to the next highest whole dollar. If the amount on Line 11 is over \$1 million and the property's current use on Line 8 above is marked "e," "f," "g," "h," "i," or "k," complete Form PTAX-203-A, Illinois Real Estate Transfer Declaration Supplemental Form A. If you are recording a beneficial interest transfer, do not complete this step. Complete Form PTAX-203-B, Illinois Real Estate Transfer Declaration Supplemental Form B.

11 Full actual consideration

11 655,000.00

12a Amount of personal property included in the purchase

12a 0.00



Declaration ID: 20210102209919

Status: Closing Completed
Document No.: Not Recorded

State/County Stamp: Not Issued

12b	Was the value of a mobile home included on Line 12a?	12b	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
13	Subtract Line 12a from Line 11. This is the net consideration for real property	13	655,000.00
14	Amount for other real property transferred to the seller (in a simultaneous exchange) as part of the full actual consideration on Line 11	14	0.00
15	Outstanding mortgage amount to which the transferred real property remains subject	15	0.00
16	If this transfer is exempt, identify the provision.	16	b <input type="checkbox"/> k <input type="checkbox"/> m <input type="checkbox"/>
17	Subtract Lines 14 and 15 from Line 13. This is the net consideration subject to transfer tax.	17	655,000.00
18	Divide Line 17 by 500. Round the result to the next highest whole number (e.g., 61.002 rounds to 62)	18	1,310.00
19	Illinois tax stamps — multiply Line 18 by 0.50.	19	655.00
20	County tax stamps — multiply Line 18 by 0.25.	20	327.50
21	Add Lines 19 and 20. This is the total amount of transfer tax due	21	982.50

Step 3: Enter the legal description from the deed. Enter the legal description from the deed.

THE NORTH 150 FEET OF LOT 9 (EXCEPT THE EAST 12 FEET THEREOF) IN BLOCK 28 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.

Step 4: Complete the requested information.

The buyer and seller (or their agents) hereby verify that to the best of their knowledge and belief, the full actual consideration and facts stated in this declaration are true and correct. If this transaction involves any real estate located in Cook County, the buyer and seller (or their agents) hereby verify that to the best of their knowledge, the name of the buyer shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois, or other entity recognized as a person and authorized to do business or acquire and hold title to real estate under the laws of the State of Illinois. Any person who willfully falsifies or omits any information required in this declaration shall be guilty of a Class B misdemeanor for the first offense and a Class A misdemeanor for subsequent offenses. Any person who knowingly submits a false statement concerning the identity of a grantee shall be guilty of a Class C misdemeanor for the first offense and of a Class A misdemeanor for subsequent offenses.

Seller Information

MARTIN T BURKE

Seller's or trustee's name

Seller's trust number (if applicable - not an SSN or FEIN)

1855 N DAMEN AVE APT 3S

CHICAGO

IL

60647-9179

Street address (after sale)

City

State

ZIP

630-632-5180

USA

Seller's daytime phone

Phone extension

Country

☒ Under penalties of perjury, I state that I have examined the information contained on this document, and, to the best of my knowledge, it is true, correct, and complete.

Buyer Information

ROBERT J LOPATKA

Buyer's or trustee's name

Buyer's trust number (if applicable - not an SSN or FEIN)

245 W MAPLE ST

LOMBARD

IL

60148-2515

Street address (after sale)

City

State

ZIP

630-589-9468

USA

Buyer's daytime phone

Phone extension

Country

☒ Under penalties of perjury, I state that I have examined the information contained on this document, and, to the best of my knowledge, it is true, correct, and complete.

Mail tax bill to:

ROBERT J LOPATKA

Name or company

245 W MAPLE ST

Street address

LOMBARD

City

IL

State

60148-2515

ZIP

USA

Country

Preparer Information

MURRAY LEWISON - JOHNSON AND COLMAR

AF1003457



HOUSE RESEARCH HISTORY



LOCAL NAME: Former Sacred Heart Rectory

ORIGINAL ADDRESS: S. Elizabeth

PRESENT ADDRESS: 245 W Maple Street

YEAR BUILT: 1914

STYLE: American Four Square

PIN: 06-07-216-002 DO WE HAVE A FILE: Yes

NOTES: L: 0 B: 0 OL: 0, PT L 9 B 28 TWN LMBD 39-11

PREVIOUS HOUSE OWNERS

George and Virginia Vosicky: 1961-1990

Martin and Kristin Burke: 1990-2021



HOUSE RESEARCH HISTORY

PHOTOGRAPHS



P79-726_Memorial Day_1927_Elizabeth Street and Sacred Heart Church
(rectory)_photo



VILLAGE OF LOMBARD ARCHITECTURAL AND HISTORICAL SURVEY

2014

GENERAL INFORMATION

Street Number: 245
Former Street Number: moved from South Elizabeth Street
Street: West Maple Street
PIN Number: 06-07-216-002
Construction Date (s): 1914, moved 1960
Current Function: Single family residential
Historic Function: Sacred Heart Church Rectory

PHYSICAL EVALUATION

Condition: Excellent
Integrity: Good
Secondary Structure: Garage
Secondary Condition: Excellent
Secondary Integrity: Poor

Alterations:

Moved in 1960; porch removed; entry infilled; windows replaced; entry moved to side elevation

SIGNIFICANCE

Landmark/National Register: No
National Register Eligible: No
National Register Criterion:
LHS Plaque: No **LHC Landmark:** No

Reason for Significance:



ARCHITECTURAL DESCRIPTIONS

Architectural Style: -
Building Form: - **No. of Stories:** 2
Current Wall Materials: Brick
Original Wall Materials: Brick
Ornamentation: -
Storefront Materials: -
Roof Type: Hip **Materials:** Asphalt shingle
Roof Ornamentation: Dormer
Foundation Material: Brick
Porch Type: -
Door Detailing: -
Window Type: Double hung 8/1
Window Configuration: Single & paired
Window Material: Vinyl
Window Detailing: -
Significant Features:



VILLAGE OF LOMBARD ARCHITECTURAL AND HISTORICAL SURVEY

2014

HISTORICAL RESEARCH

Original Owner: Sacred Heart Catholic Church

Historic Name: Sacred Heart Church Rectory

Current Name: -

Original Architect: -

Alternate Architect: -

Original Contractor: -

Alternate Contractor: Moved by Belding Movers

Developer: -

Construction Cost: -

Permit: -

Subdivision: -

Research & Archival Sources:

Limited file at Lombard Historical Society



Figure 2

NOTES

Originally built on Elizabeth Street as the Sacred Heart Church Rectory, it was moved in 1960 by George & Virginia Vosicky as their own home.

SURVEY INFORMATION

Surveyor: Douglas Gilbert, AIA

Survey Date: May 21, 2014

House #D 245 W. Maple - Burke, Martin and Kristin
American Four Square – Built 1914

Back in 1961, this American Four Square, built in 1914 on Elizabeth St., just south of the railroad tracks, took a “hike”. It wasn’t far to its new location, on the south side of Maple, three lots east of the corner of Maple and Elizabeth. Perhaps it would be more accurate to say that the house took a “roll”.

Originally built by Father Anthony Boecker, the founding pastor of Sacred Heart Church, to serve as the rectory for the priests, the building was now too small, and badly in need of updating. A decision was made to sell the old rectory and build a new one.

Parishioners, George and Virginia Vosicky purchased a lot on Maple Street at the above location, and offered to buy the old rectory – if it could be moved. After much discussion, a unique solution was offered. The movers would use 72 airplane wheels, placed under the building, to drag the brick building to its new location, around the corner. The move was successful, as you can see. Today this wonderful old building has been given a new look (and a brand new matching brick garage and driveway). Now standing on Maple Street, the town’s oldest strictly residential street, it joins some of the oldest and significantly historic houses in town. It should also be noted that it is within the boundaries of the “original town of Lombard”. West of Elizabeth St. in early days was a mix of small houses and farms all the way to the DuPage River.

There may have been a few cracked walls after the move, but with 12 inch thick walls, probably not many. A new addition, a cozy family room facing south, overlooking the large back yard, was added to the rear of the house in 1961, when the building was moved. Under the family room, the original garage is visible, but has been not used since the recent addition of the new brick garage. The brick driveway and remodeling of the “new” main entry to the house, (the old rectory entrance is still visible as a decorative stone panel on the north side of the house, where the doorway was removed and filled in), has updated the exterior appearance of the house. The owners, however, consider the house still a work in progress. We hope we will have a chance to see the finished house. Their restoration of the old rectory, and the new landscaping of the property in 2000, has added greatly to the overall curb appeal of the house.

The living room will delight visitors as they hear stories about the family furniture and decorative items that have been passed down to the owners. All rooms, with the exception of the kitchen have original wood floors, now stripped and refinished.

Don’t miss the great “recreation” room on the third floor. With its sports memorabilia theme, it’s definitely worth the climb!

Margot Fruehe - 2007

The house now located at 245 West Maple, was built in 1914, as the rectory for Sacred Heart Parish. A decision was made by the pastor to tear down the rectory in 1960, in order, for a new rectory to be built in its place.

George and Virginia Vosicky purchased the rectory, and then bought the lot at 245 W. Maple in July of 1960. On October 31, 1960, the priests at Sacred Heart moved to home that was given to them by Mr. and Mrs. Christen.

Belding Movers took over on November 1, 1960, after all the utilities were turned off, and with the help of Commonwealth Edison, Nicor, Tree Trimmers, a police detail and 72 airplane wheels the house was moved off its foundation. This process took over one month to complete.

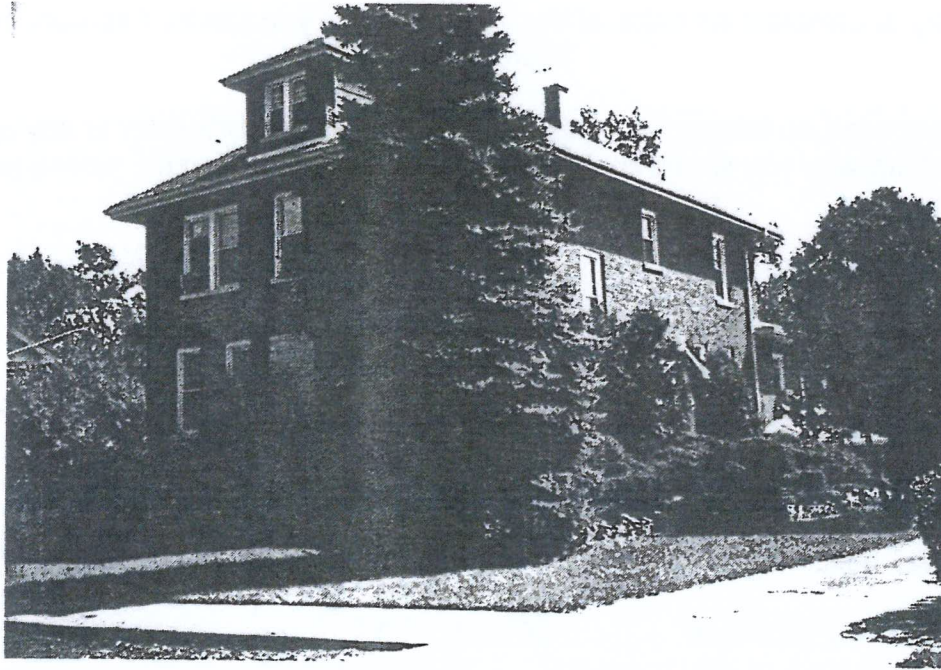
The entire rectory was moved as one piece which included the Family Room. The original front porch was removed prior to being moved, and a side entrance was added.

Finally, on Monday, December 5, 1960, the former rectory with the help of those airplane tires began its move. It took until Tuesday, December 6, 1960; the rectory was moved to the corner of Elizabeth and Maple St., where it was parked there over night. The students from Sacred Heart School all came out to watch our house being moved.

The next day the former rectory turned the corner at Elizabeth and Maple and was placed in its new location at 245 W. Maple. Thursday, December 8th, Belding Movers placed the house over the excavated site.

On September 29, 1961, the George Vosicky Family moved in. They resided in that house until June 29, 1990.

245 WEST MAPLE
FORMER SACRED HEART RECTORY



In 1914, Father Boecker purchased a wedge-shaped piece of land on Elizabeth Street for his rectory. The building was completed that same year.

In 1960, the building was sold as a private residence. The entire structure was moved across Maple Street to its present location.

Seventy-two airplane wheels were used to roll the building to its new location. At that time, a new family room and garage were added.

The original building boasts a brick and plaster construction twelve inches thick. The large living room, dining room and kitchen converted beautifully to suburban family life.

Decor is traditional in pastel colors.

"OLD SACRED HEART RECTORY"

BURKE
245 W. MAPLE

**Kiwanis Club of Lombard
Over the Threshold 2007
House Notes**

Please try to complete as much of this information as you can by February 16th.
Thank you!

If you have used an Interior Designer, Landscaper, Architect/Builder or any other contractor/company you would like to have mentioned or highlighted, please include their contact information as well.

Date: 2/2/07

Homeowner's Name: Martin and Kristin Burke

Address: 245 W. Maple St.

Phone: 620-0591

Year home was built: ~~1928~~ 1914 - See "Golden Jubilee" book - p. 15 "The old Rectory was built in 1914, moved intact to Maple St. in 1961."

Style of home: Early Diocesan

American four-square - p. 15 also nice photo

Building materials: All Masonry

Previous owners of note: Diocese of Joliet, Vosicky Family

Exterior architectural features: The house served as the rectory for Sacred Heart Parish from 1928-1959. It was moved from the church property to its present site in 1959.

Interior architectural and design features:

Include type of wood, light fixtures, paint colors, decorative items, any and all items of interest

Living Room:

Dining Room:

Kitchen: Was remodeled in 2006.

Family Room: Was added on in ¹⁹⁶¹ ~~1959~~ when the building was moved.

Bedrooms - include number: 4 or 5 including 1st floor guest room.

Bathrooms - include number: 4 baths including (2) full; (1) $\frac{3}{4}$; and (1) $\frac{1}{2}$ bath.

Porches/sunrooms:

Other rooms:

Railings/moulding/trim:

Floors: All floors except kitchen have original wood floors

Landscaping features: Property was completely landscaped in about 2000.

Any first or second floor rooms you'd rather not have open for tour?: Master Bedroom Closet.

Is your basement area to be on tour?: No

Is your attic or 3rd story area to be on tour?: Yes

Any "House Stories"?:

Please send this form back to Cher Herlache: chawk23@comcast.net or Mary Beth Lynch: mblsell1@aol.com

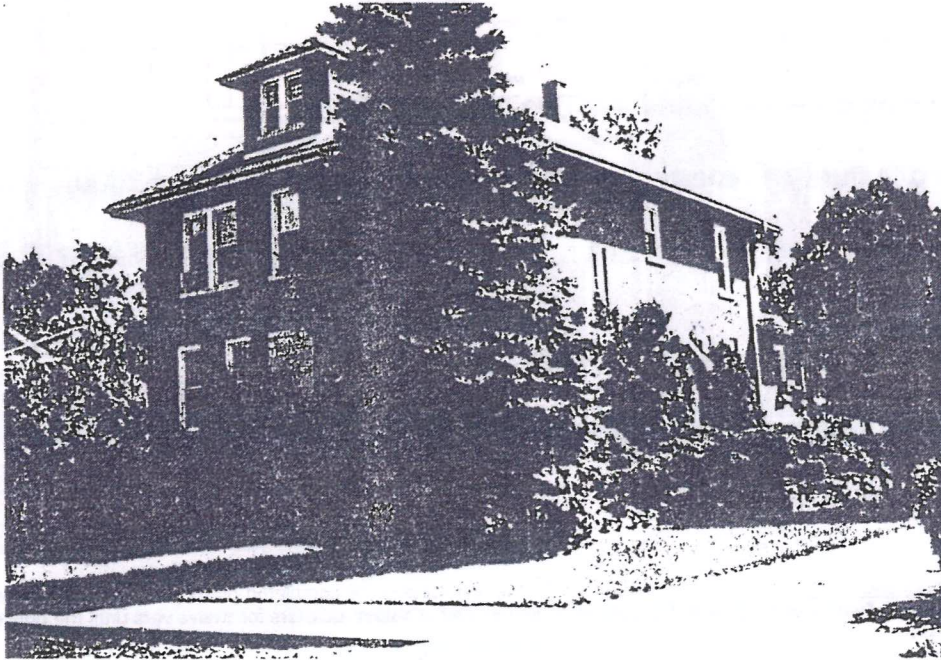
Sandy Truax or Margot Fruehe, our Historians, will contact you during the next few weeks to discuss further details.

If you have any questions, please do not hesitate to call MaryBeth Lynch 822-1244, or Cher Herlache 916-1369

Thank you again!

1914

245 WEST MAPLE
FORMER SACRED HEART RECTORY



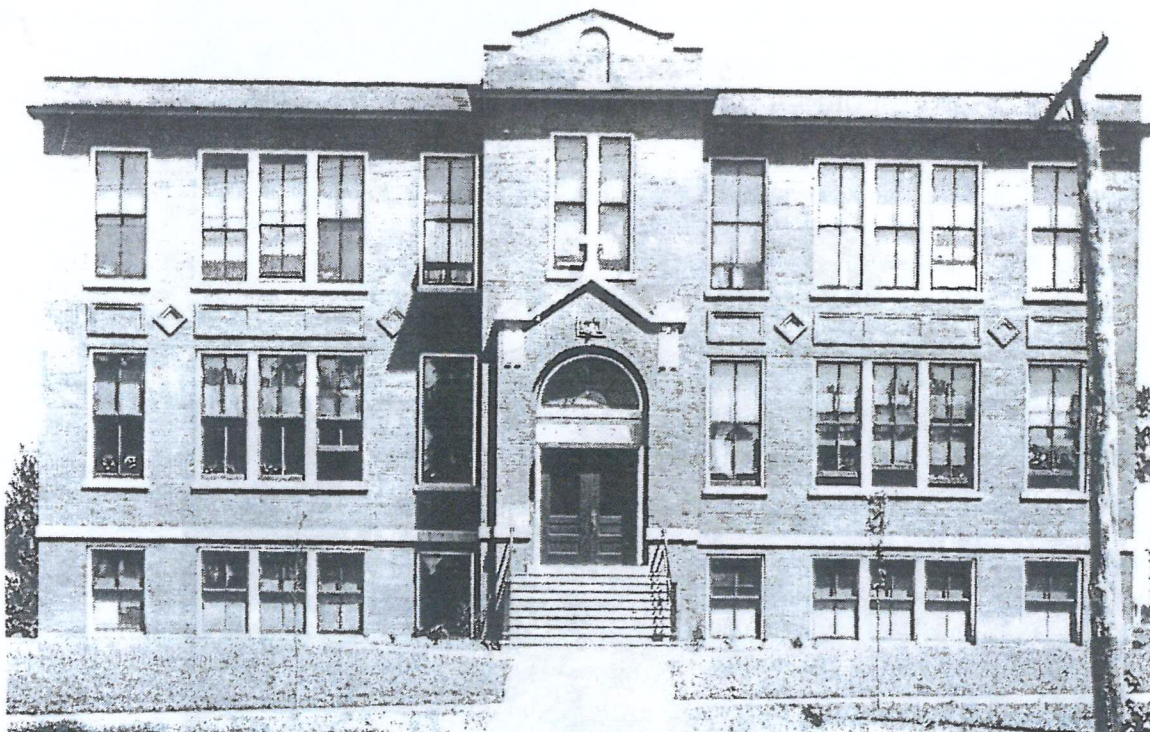
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Decor is traditional in pastel colors.



The combination school and church as completed in early 1913. The first mass in the completed building was offered on Palm Sunday - March 16, 1913. Two classrooms on the second floor served as the sisters' quarters for twelve years until the convent was completed in 1925.

The Rectory was completed in 1914 and served until it was moved in 1961 to make way for the present Rectory.



A two story convent was built in 1925 to house the growing staff of nuns at the school.



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Meantime, until the new school was completed, a converted old red barn on the Hogan property served as the first Catholic school in Lombard for thirty pupils who enrolled, joyfully no doubt, in September.

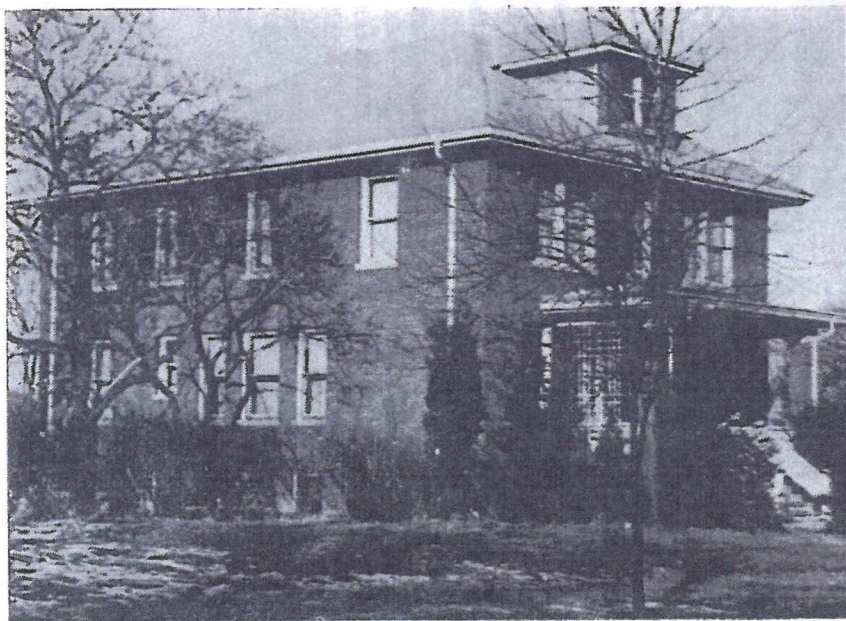
It is obvious that Father Boecker's first *practical* concern had to be the building of a school. But why didn't he build it on the corner? Instead of erecting the first building of his new parish on the choice corner lot -- which was on slightly higher ground and commanded a view of the surrounding area -- he started building on Lots 3 and 4.

For the answer, we must look into the mind of the young visionary, a man who despite a most humble beginning could dream of a great and wonderful house of God built on the site he had chosen for it. "Here," he must have promised, "Here on this corner, I will build a church."

So, ground was broken on Lot 3 just a month after Father Boecker arrived, and the cornerstone was laid in November at a ceremony officiated at by Reverend A. J. Thiele. The new building was "T-shaped", with four classrooms at the crossbar of the "T", fronting on Maple Street. The base served as a temporary church. (Father little knew that his "temporary" church would be used for 46 years.) It is also interesting to



Our Founding Pastor . . .
"the answer to their prayers . . .

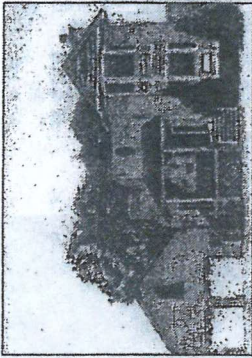


This picture will bring back memories to most of our readers. The old Rectory was built in 1914, moved intact to Maple street in 1961.

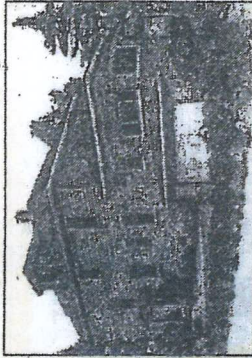


Original two-story convent built in 1925. Years later, in 1954, another story was added, see photos on subsequent pages.

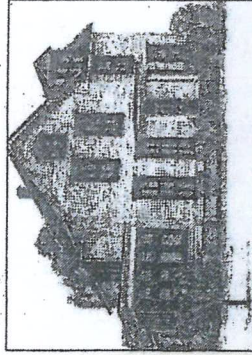
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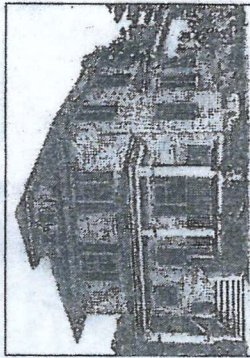
26 N. LINCOLN



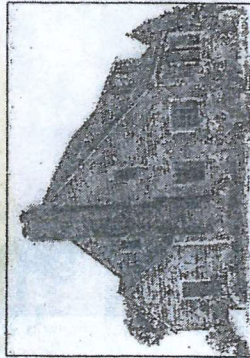
245 W. MAPLE



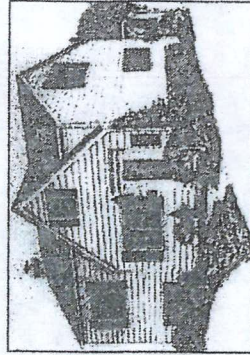
219 W. MAPLE



217 S. CRAIG



141 S. STEWART



235 N. GARFIELD

Step over the threshold on June 15

RESIDENTS ARE INVITED TO TOUR SIX DISTINGUISHED LOMBARD HOMES on Friday, June 15, during the Kiwanis Club of Lombard's third annual "Over the Threshold" house walk. The fund-raising event will be held from 10 a.m. to 2 p.m. and 5 to 9 p.m. A reception will be held in Lilacia Park between 2:30 and 4 p.m., where all house walk ticket-holders are invited to meet the homeowners and designers. Tickets are \$25 per person prior to June 15, and \$30 per person if bought at one of the homes on the day of the house walk. The featured homes, pictured above, include a Victorian Revival built in 1987; the former Sacred Heart Rectory, which was built in 1928 and moved to its present location 31 years later; a post-Civil-War Victorian with Greek Revival influence, which was built in 1870; an American Four-Square, which was built in 1916; a 1927 English Tudor; and a John Birch tri-level, a popular home style following World War II. Tickets may be purchased at the Lombard Historical Society, Lombard Pharmacy, Phillip's Flowers, Mr. Z's, Harris Bank, Potted Petals, Southern Exposure, Fifth/Third Bank, Lombard Chamber of Commerce, Effigy Salon, and Shamrock Garden Florist. For more information, call 268-7000.

245 W Maple



SOLD DATE-06/27/90 353 DAYS LE-5163 SB-5163

401 245 W. MAPLE LOMBARD

Area 530

GA14

89 10342

Directions ST CHARLES RD TO ELIZABETH'S TO MAPLE E TO NW.

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