

**VILLAGE OF LOMBARD**  
**REQUEST FOR BOARD OF TRUSTEES ACTION**  
**For Inclusion on Board Agenda**


       Resolution or Ordinance (Blue)       X   Waiver of First Requested  
  X   Recommendations of Boards, Commissions & Committees (Green)  
       Other Business (Pink)

**TO :** PRESIDENT AND BOARD OF TRUSTEES

**FROM:** Scott R. Niehaus, Village Manager

**DATE :** June 6, 2022                      **(BOT) Date:** June 16, 2022

**SUBJECT:** 245 W. Maple Street – Landmark Site Designation

**SUBMITTED BY:** William J. Heniff, AICP, Director of Community Development 

**BACKGROUND/POLICY IMPLICATIONS:**

Your Historic Preservation Commission transmits for your consideration a request for a Landmark Site Designation.

The Historic Preservation Commission held a public hearing regarding this request on May 17, 2022 and made the recommendation set forth herein. It was noted as part of the public hearing that the year the building was moved needed to be verified due to conflicting information stated among submitted documents.

The Commission requests a waiver of first reading so that the Local Landmark plaque can be awarded without delay.

**Fiscal Impact/Funding Source:**

Review (as necessary):

Finance Director \_\_\_\_\_ Date \_\_\_\_\_  
Village Manager \_\_\_\_\_ Date \_\_\_\_\_

**NOTE:** All materials must be submitted to and approved by the Village Manager's Office by 12:00 noon, Wednesday, prior to the agenda distribution.



## MEMORANDUM

**TO:** Scott R. Niehaus, Village Manager

**FROM:** William J. Heniff, AICP  
Director of Community Development *WJH*

**MEETING**

**DATE:** June 16, 2022

**SUBJECT:** **Lombard Historic Preservation Commission Landmark Site  
Designation – 245 W. Maple Street**

Attached please find the following items for Village Board consideration as part of the June 16, 2022 Village Board meeting:

1. Application submitted by property owners of 245 W. Maple Street;
2. Staff report for 245 W. Maple Street;
3. Meeting minutes of the May 17 Public Hearing; and
4. An Ordinance approving landmark site designation for the building located at 245 W. Maple Street.

The Historic Preservation Commission held a public hearing regarding this request on May 17, 2022 and made the recommendation set forth herein. It was noted as part of the public hearing that the year the building was moved needed to be verified due to conflicting information stated among submitted documents.

The written recommendations were reviewed and approved on May 24, 2022. The Commission recommends that the building to be designated as a landmark site.

The Commission requests a waiver of first reading so that the Local Landmark plaque can be awarded without delay.



# 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)

name of applicant (printed)

signature of owner

date

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.



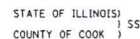
Images from book Golden Jubilee, Sacred Heart Parish, Lombard, Illinois (1962) /  
<http://www.archive.org/details/goldenjubileesacOOlomb>



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.

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, 1868, AS DOCUMENT 9483, IN DUPAGE COUNTY, ILLINOIS.



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.

P. A. C.

Kebersu & K

REBECCA X. BODECK, D.B.A. 035 3040

REBECCA Y. POPECK, I.P.L.S. 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.

3542  
PROFESSIONAL  
LAND  
SURVEYOR  
STATE OF  
ILLINOIS  
ROSEMONT, ILLINOIS

LAST DATE OF FIELD WORK: DECEMBER 15, 2020



**SPACECO INC.**

<b>CONSULTING ENGINEERS</b>	<b>DATE:</b>
<b>SITE DEVELOPMENT ENGINEERS</b>	11/29/07
<b>LAND SURVEYORS</b>	<b>JOB NO:</b>
	5654
Higgins Road, Suite 700, Rosemont, Illinois 60018	<b>FILENAME:</b>
	EE64FH082.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  
Parcel4 Date of instrument: 1/11/2021  
Date5 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	0.0
3 Senior Citizens Assessment Freeze	0.0

## 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	655,000.0
12a Amount of personal property included in the purchase	12a	0.0





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	X	No
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	k	m
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	245 W MAPLE ST	LOMBARD	IL	60148-2515
Name or company	Street address	City	State	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

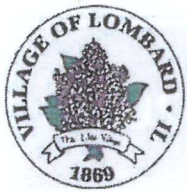
**Landmark/National Register:** No  
**National Register Eligible:** No  
**National Register Criterion:**  
**LHS Plaque:** No **LHC Landmark:** No

#### 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

### 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.



Figure 2

### 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.**

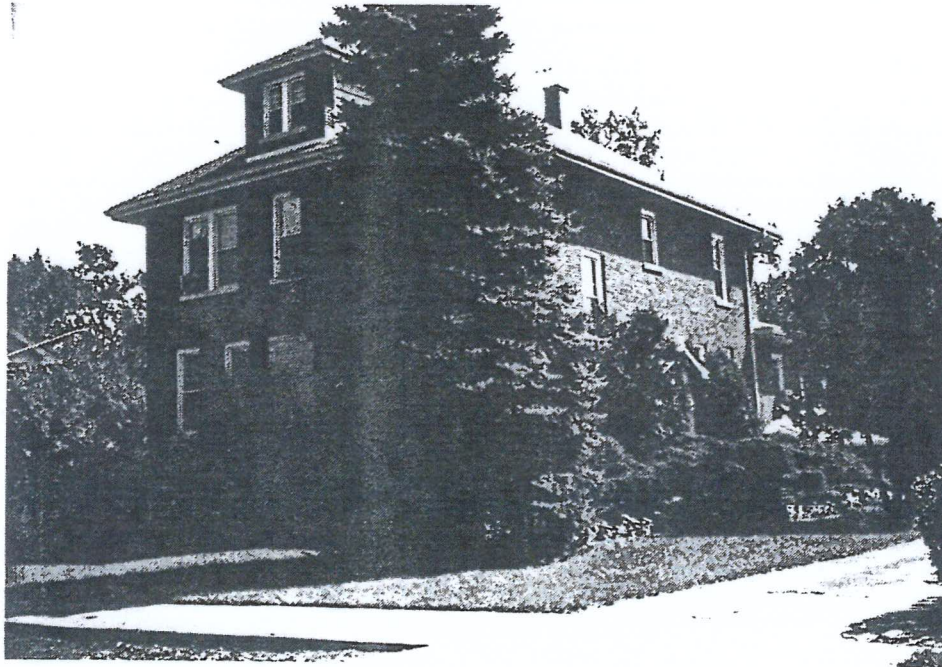
Finally, on Monday, December 5, 1960, the former rectory with the help of those airplane tires began its move. It took until Tuesday, December 6, 1960; the rectory was moved to the corner of Elizabeth and Maple St., where it was parked there over night. The students from Sacred Heart School all came 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 8<sup>th</sup>, 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.

*Autumn Harvest of Homes*  
10-18-92

"OLD SACRED HEART RECTORY"

BURKE  
245 W. MAP

**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 - p15 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 <sup>1961</sup> ~~1959~~ when the building was moved.

Bedrooms - include number: 4 or 5 including 1<sup>st</sup> 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](mailto:chawk23@comcast.net) or Mary Beth Lynch: [mbisell1@aol.com](mailto:mbisell1@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!

245 WEST MAPLE  
FORMER SACRED HEART RECTORY

1914



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

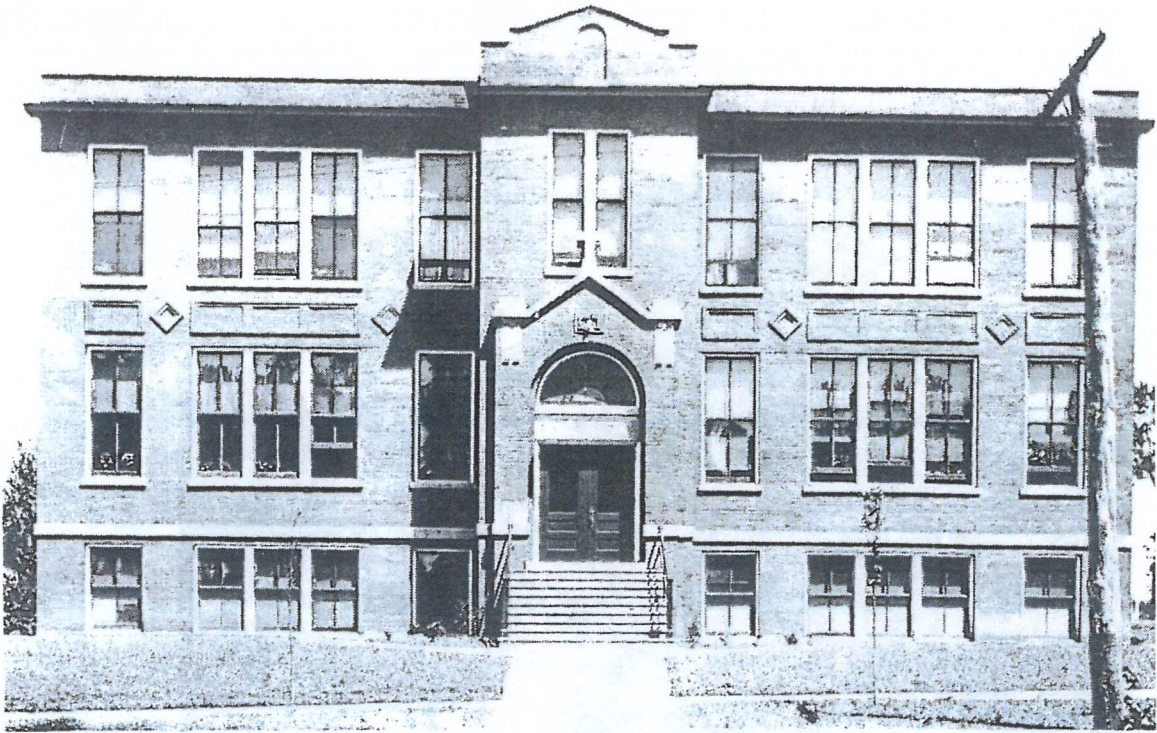
In 1960, the building was sold as a private residence. The entire structure was moved across Maple Street to its present location.

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.





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.





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 . . ."



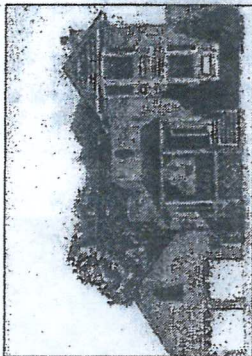
This picture will bring back memories to most of our readers. The old Rectory was built in 1914, moved intact to Maple street in 1961.



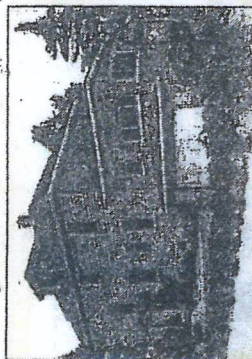
Original two-story convent built in 1925. Years later, in 1954, another story was added, see photos on subsequent pages.



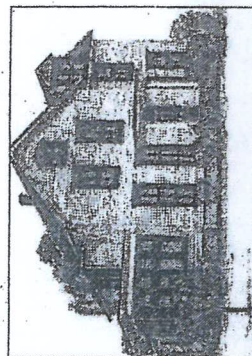
LOMBARDIAN 06/13/2007



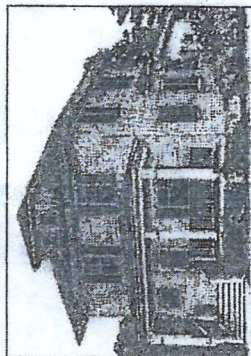
26 N. LINCOLN



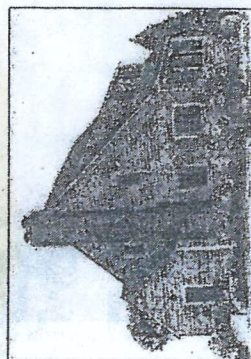
245 W. MAPLE



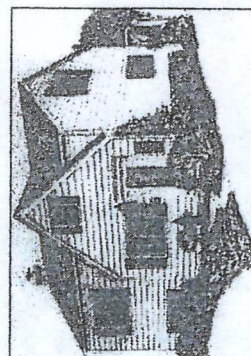
219 W. MAPLE



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 Lillia 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







[illegible]

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 certificates 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. Base 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:

---

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

*Village Hall  
255 East Wilson Ave.  
Lombard, IL 60148  
villageoflombard.org*



## Minutes

**Tuesday, May 17, 2022**

**7:30 PM**

**Lombard Village Hall Community Room**

## **Lombard Historic Preservation Commission**

*Rita Schneider, Chairperson  
Tom Feters, Eileen Mueller, Brigitte O'Brien,  
Lyn Myers, Pat Poskocil, Marcy Novak,  
Stephanie Zabela, Bob Wardzala,  
Lynn O'Donnell and Jason Sanders  
Ex-Officio Member - Ed Seagraves  
Board Liaison - Liz Brezinski  
Village Liaison - Tami Urish*



## Call to Order and Pledge of Allegiance

*Chairperson Schneider called the meeting to order at 7:30 p.m.  
Chairperson Schneider led the Pledge of Allegiance.*

## Roll Call

**Present** 9 - Rita Schneider, Tom Feters, Eileen Mueller, Brigitte O'Brien, Lyn Myers,  
Patricia Poskocil, Bob Wardzala, Jason Sanders, and Lynn O'Donnell  
**Absent** 2 - Marcy Novak, and Stephanie Zabela

*Also present: Tami Urish, Planner I, Staff Liaison.*

## Public Hearings

### [220132](#)

#### **Local Landmark request: 245 W Maple Street**

Request to discuss and provide a preliminary conclusion that the property at 245 W Maple Street meets one or more of the criteria for designation as a landmark site.  
(DISTRICT #1)

*Chairperson Schneider stated the public hearing procedures and asked the public for comments. Hearing none, discussion was opened to Commissioners for comments.*

*Commission Myers requested clarification of statements on page 3 of the staff report, "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." Ms. Urish responded that the language is a direct quote from the Illinois Historic Preservation Agency.*

*Commissioner Myers request clarification of statements on page 3 of the staff report, "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." Ms. Urish responded that the findings were based on report found in the Lombard Architectural and Historical Survey prepared by Douglas Gilbert and the streetscape would mean the façade is the focus of the landmark status.*

*Commissioner Myers pointed out a discrepancy between the dates of*

*the structure being moved. The report identifies the date as 1960. Other documents identify the date as 1961. Ms. Urish responded that the date will be changed in the staff report if it is not accurate.*

**On a motion by Commissioner Mueller and seconded by Commissioner Feters, the Historic Preservation Commission voted 9-0 to recommend 245 W. Maple Street be a landmark site based on Section 32.079(C)(1), (2) and (3). The Finding of Fact meeting was scheduled for May 24, 2022 at 7:30 pm.**

**The motion carried by the following vote:**

**Aye:** 9 - Rita Schneider, Tom Feters, Eileen Mueller, Brigitte O'Brien, Lyn Myers, Patricia Poskocil, Bob Wardzala, Jason Sanders, and Lynn O'Donnell

**Absent:** 2 - Marcy Novak, and Stephanie Zabela

## Business Meeting

### Approval of Minutes

The minutes of the meeting on April 17, 2022 were approved with the addition of Commissioner Wardzala and Poskocil's names added to the action and Alison Costanzo as the subject under the Personnel Report. The motion was made by Commissioner Poskocil and seconded by Commissioner O'Brien and passed by all aye votes with an individual roll call.

### Chairperson's Report

*Chairperson Schneider had no report.*

## Certified Local Government - Jason Sanders

[220150](#)

### Local Landmarks Brochure

Review of the second draft of the Local Landmarks brochure.

*Commissioners Sanders shared the final version of the Local Landmarks brochure.*

**On a motion by Commissioner Sanders and seconded by Commissioner Wardzala, the Historic Preservation Commission voted 9-0 to approve and print the Local Landmarks brochure.**

**The motion carried by the following vote:**

**Aye:** 9 - Rita Schneider, Tom Feters, Eileen Mueller, Brigitte O'Brien, Lyn Myers, Patricia Poskocil, Bob Wardzala, Jason Sanders, and Lynn O'Donnell

**Absent:** 2 - Marcy Novak, and Stephanie Zabela

## Adjournment



On a motion by Commissioner O'Donnell and seconded by Commissioner Mueller and all were in favor, the meeting was adjourned at 7:54 p.m.

ORDINANCE NO. \_\_\_\_\_

**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 \_\_\_\_ day of \_\_\_\_\_, 2022.

Passed on second reading this \_\_\_\_ day of \_\_\_\_\_, 2022.

Ayes: \_\_\_\_\_

Nays: \_\_\_\_\_

Absent: \_\_\_\_\_

Approved this \_\_\_\_ day of \_\_\_\_\_, 2022.

\_\_\_\_\_  
Keith T. Giagnorio, Village President

ATTEST:

\_\_\_\_\_  
Elizabeth Brezinski, Village Clerk

Published by me this \_\_\_\_ day of \_\_\_\_\_, 2022.

\_\_\_\_\_  
Elizabeth Brezinski, Village Clerk



**EXHIBIT A**

**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.

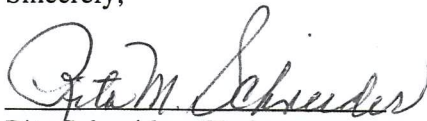
This written recommendation set forth above was reviewed and approved by the Lombard Historic Preservation Commission at its meeting on May 24, 2022.

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. \_\_\_\_\_, 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