

STREET # 110

DIRECTION S

STREET WASHINGTON

ABB STREET

PIN 0713424001

NUMBER OF STOREFRONTS N/A

Listed on existing SURVEY?
Naperville Downtown Walking Tour (Naper Settlement);
Naperville NR Historic District (Architectural Significance);
IHSS (P)



GENERAL INFORMATION

CATEGORY building

CONDITION good

INTEGRITY addition(s)

CURRENT FUNCTION Religion

HISTORIC FUNCTION Education - library

GENERAL COMMENTS
Fine Richardsonian Romanesque structure was home to Naperville's first public library and is a key building in the city's downtown. A private property covenant protects the façade of the original building.

ARCHITECTURAL DESCRIPTION

ARCHITECTURAL CLASSIFICATION Richardsonian Romanesque

DETAILS

BEGINYEAR 1897-8

OTHER YEAR 1962

DATESOURCE Naperville Public Library Centennial Brochure

WALL MATERIAL (current) Brick

WALL MATERIAL 2 (current) Stone

WALL MATERIAL (original) Brick

WALL MATERIAL 2 (original) Stone

PLAN irregular

NO OF STORIES 1.5

ROOF TYPE Hipped

ROOF MATERIAL Asphalt - shingle

FOUNDATION Stone

WINDOW MATERIAL Wood

WINDOW MATERIAL

WINDOW TYPE double hung/fixd

WINDOW CONFIG 1/1; 1-light

SIGNIFICANT FEATURES
Shallow hipped roof; blonde brick exterior with rusticated stone detailing around entrance, windows, corners, and at base; steeply pitched gable centered on front façade; slightly projecting center entry bay with segmental arch entry surrounded by rusticated stone; similar projecting bay along north elevation ; historic windows w/ stone lintels

ALTERATIONS
1-story south side addition (1962); replacement front doors

STOREFRONT1 FEATURES

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HISTORIC INFORMATION

HISTORIC NAME	Nichols Library
COMMON NAME	
COST	
ARCHITECT	Bell, M. E.
ARCHITECT2	
BUILDER	Enck, Alvin
ARCHITECT SOURCE	Naperville Walking Tour Brochure

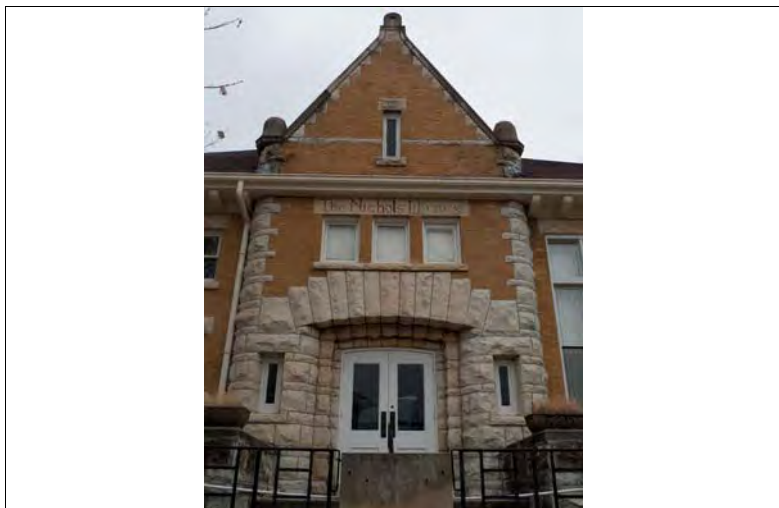
HISTORIC INFO Bell was the supervising architect on the U. S. Treasury Department building and planner of Wheaton's first courthouse. According to the Centennial Brochure (p. 3)--"In the early 1960s, the building underwent major renovations and remodeling, nearly doubling its space...A second renovation took place the following decade." Building was sold in 1996. Building on page 409 in CHICAGO AND ITS HISTORIC SUBURBS

PREPARER	Lara Ramsey
PREPARER ORGANIZATION	GRANACKI HISTORIC CONSULTANTS
SURVEYDATE	11/27/2010
SURVEYAREA	

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North elevation



Entry bay detail



South addition

110	S	WASHINGTON	STREET
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Historic photograph from collections of Naper Settlement Research Library and Archives



Historic photograph from NAPERVILLE 1917 (inset photo of James L. Nichols at upper right)

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(historic).jpg

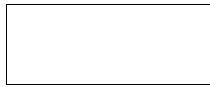
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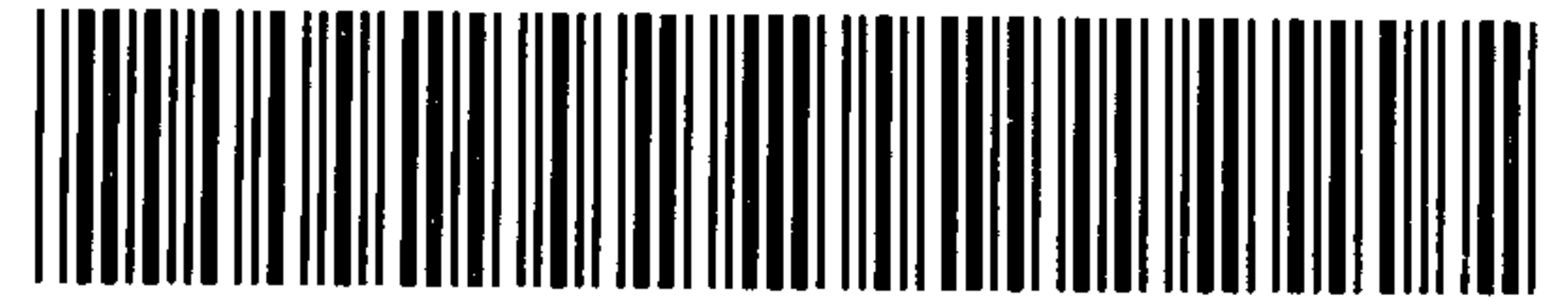


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FRED BUCHOLZ

DUPAGE COUNTY RECORDER

OCT. 20, 2017

9:27 AM

OTHER

\$43.00 07-13-424-001

PIN: 07-13-424-001

ADDRESS:

110 S. WASHINGTON STREET
NAPERVILLE, IL 60540

PREPARED BY:

CITY OF NAPERVILLE
LEGAL DEPARTMENT
630/420-4170

017 PAGES R2017-108185

RETURN TO:

CITY OF NAPERVILLE
CITY CLERK'S OFFICE
400 SOUTH EAGLE STREET
NAPERVILLE, IL 60540

HPC Case #17-3045

ORDINANCE NO. 17 - 141

**AN ORDINANCE DESIGNATING A HISTORIC LANDMARK
FOR THE OLD NICHOL'S LIBRARY BUILDING LOCATED
AT 110 S. WASHINGTON STREET, NAPERVILLE, ILLINOIS**

WHEREAS, Barbara Hower and Charlie Wilkins ("Petitioners"), submitted an application to designate the structure, commonly referred to as the Old Nichol's Library, located on the real property located at 110 S. Washington Street, Naperville, Illinois, legally described on **Exhibit A** and depicted on **Exhibit B** ("Subject Property"), as a local landmark in accordance with Section 6-11-3 (Designation of Landmarks) of the Naperville Municipal Code ("Landmark"); and

WHEREAS, Great Central Properties III, LLC, 1255 Bond Street, Naperville, Illinois is the owner of the Subject Property ("Owner"); and

WHEREAS, the Subject Property is currently zoned B4 (Downtown Core); and

WHEREAS, the Old Nichols Library was designed in the Richardsonian Romanesque style by M.E. Bell, a well-known architect of public buildings, and was constructed between 1897 and 1898 and occupied by the Nichols Library until 1986; and

WHEREAS, the City of Naperville (“City”) owned the Subject Property and utilized it for various purposes until it was conveyed to Truth Lutheran Church, E.L.C.A- Naperville by a warranty deed dated March 14, 1996, which deed included covenants and restrictions, as attached hereto as **Exhibit C** (“Warranty Deed – Truth Lutheran”); and

WHEREAS, Truth Lutheran Church, E.L.C.A – Naperville, owned the Subject Property and utilized it as a religious institution until it was conveyed to the Owner by a warranty deed dated March 1, 2017, which deed included covenants and restrictions, as attached hereto as **Exhibit D** (“Warranty Deed – Great Central Properties”); and

WHEREAS, on August 22, 2017, the Historic Preservation Commission conducted a public hearing concerning the proposed designation of the Old Nichols Library at the Subject Property as a Landmark and issued Findings of Fact, attached hereto as **Exhibit E** (“Findings of Fact”), stipulating that the Old Nichols Library meets the Criteria for Designation as a Landmark as set forth in 6-11-3 of the Naperville Municipal Code; and

WHEREAS, the City Council of the City of Naperville has determined that the Old Nichol’s Library located at 110 S. Washington Street should be designated as a Landmark.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF NAPERVILLE, DUPAGE AND WILL COUNTIES, ILLINOIS, in exercise of its home rule powers, as follows:

SECTION 1: The foregoing recitals are incorporated as though fully set forth herein. All exhibits referenced in this Ordinance shall be deemed incorporated and made part hereof.

SECTION 2: The Old Nichols Library located at 110 S. Washington Street is hereby designated as a Landmark.

SECTION 3: This Ordinance is subject to all conditions and requirements set forth in Title 6 (Zoning) of the Naperville Municipal Code, as amended, and to all supporting documents and exhibits contained as a part of the record of the public hearing before the Historic Preservation Commission.

SECTION 4: The City Clerk is authorized and directed to record this Ordinance with the DuPage County Recorder.

SECTION 5: If any section, paragraph, or provision of this Ordinance shall be held to be invalid or unenforceable for any reason, the invalidity or unenforceability of such section, paragraph, or provision, shall not affect any of the remaining provisions of this Ordinance or any other City ordinance, resolution, or provision of the Naperville Municipal Code.

SECTION 9: This Ordinance shall be in full force and effect upon its passage and approval.

PASSED this 19th day of September, 2017.

AYES: ANDERSON, BRODHEAD, GUSTIN, HINTERLONG, KRUMMEN,
OBARSKI

NAYS: CHIRICO, COYNE, WHITE

ABSENT: NONE

APPROVED this 20th day of September, 2017.



Steve Chirico
Mayor

ATTEST



Pam Gallahue, Ph. D.
City Clerk



LEGAL DESCRIPTION FOR NICHOLS PLACE

LOTS 1, 2, 3 AND THE NORTH 35 FEET OF LOT 4 IN BLOCK 4 OF HOSMER'S ADDITION TO THE TOWN OF NAPERVILLE, BEING A SUBDIVISION OF PART OF THE EAST 1/2 OF SECTION 13, TOWNSHIP 38 NORTH, RANGE 9, EAST OF THE THIRD PRINCIPAL MERIDIAN, AND OF PART OF THE WEST 1/2 OF SECTION 18, TOWNSHIP 38 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JANUARY 26, 1843 AS DOCUMENT 414, IN DUPAGE COUNTY, ILLINOIS,

BUT EXCLUDING THEREFROM ALL INTEREST, IF ANY, IN AND TO THE SOUTH HALF OF VAN BUREN AVENUE THAT IS NORTH OF AND ADJACENT TO THE ABOVE-DESCRIBED PROPERTY.

PIN: 07-13-424-001 & 07-13-424-002

COMMONLY KNOWN AS 110 S. WASHINGTON STREET, NAPERVILLE, IL 60540

EXHIBIT A

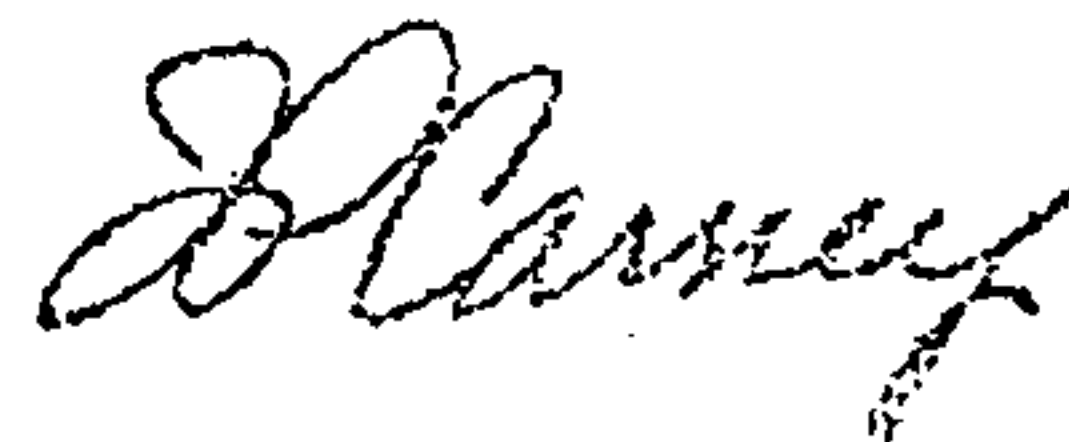


EXHIBIT B

R96-059018

96 APR 10 PM 4:15

RECORDER
DU PAGE COUNTY



**WARRANTY DEED
STATUTORY (ILLINOIS)
(CORPORATION TO CORPORATION)**

GRANTOR, The CITY OF NAPERVILLE, an Illinois Municipal Corporation, created and existing under and by virtue of the laws of the State of Illinois, with offices at 400 South Eagle, Naperville, DuPage County, Illinois, 60566, for and in consideration of ten and zero/00 (\$10.00) dollars, in hand paid, and pursuant to authority given by the City Council of said municipal corporation;

15/2 JS
CONVEYS AND WARRANTS in "AS IS" condition to **Truth Lutheran Church, E.L.C.A.-Naperville, Inc.**, GRANTEE, 110 South Washington Street, Naperville, Illinois, created and existing under and by virtue of the laws of the State of Illinois, with a mailing address of P.O. Box 2434, Naperville, Illinois 60567.

The following described Real Estate situated in the County of DuPage in the State of Illinois, to wit:

Lots 1, 2, 3, and the north 35 feet of Lot 4 in Block 4 of Hosmer's Addition to the Town of Naperville, being a subdivision of part of the east 1/2 of Section 13, Township 38 North, Range 9, East of the Third Principal Meridian, according to the Plat thereof recorded January 26, 1843 as Document 414, in DuPage County, Illinois, but specifically excluding therefrom all interest, if any, in and to the South half of VanBuren Avenue that is north of and adjacent to the above-described property.

Permanent Index Numbers: 07-13-424-001 and 07-13-424-002

Commonly known as 110 South Washington Street, Naperville, DuPage County, Illinois, 60566;

SUBJECT TO THE PLATS OF DEDICATION AND EASEMENT recorded in the office of the DuPage County Recorder of Deeds as Document Nos. R96-37409 and R96-37410 on March 7, 1996; and

SUBJECT TO THE FOLLOWING COVENANTS AND RESTRICTIONS WHICH SHALL RUN WITH THE LAND FOR THE BENEFIT OF THE CITY OF NAPERVILLE, ITS SUCCESSORS, ASSIGNS OR AGENTS:

1) The GRANTEE, its successors in interest, assigns or agents shall retain, protect and maintain in its present condition in perpetuity, the Washington Street facade of the original "Old Library Building," including the USGS bench mark in the northwest corner of the building in its present state; and

2) The GRANTEE, its successors in interest, assigns or agents shall further retain, protect and maintain in its present condition in perpetuity, the interior facade of the Washington Street entrance foyer of the original "Old Library Building."

THE GRANTOR WARRANTS TO THE GRANTEE and its successors in title that it has not created or permitted to be created any lien, charge or encumbrance against said real estate; and GRANTOR

covenants that it will defend said premises to the extent of the warranties made herein against lawful claims of all persons.

IN WITNESS WHEREOF, said GRANTOR, the City of Naperville has caused its corporate seal to be hereto affixed, and has caused its name to be signed to these presents by its Acting City Manager, and attested by its City Clerk, this 14th day of March, 1996 A.D.

GRANTOR City of Naperville

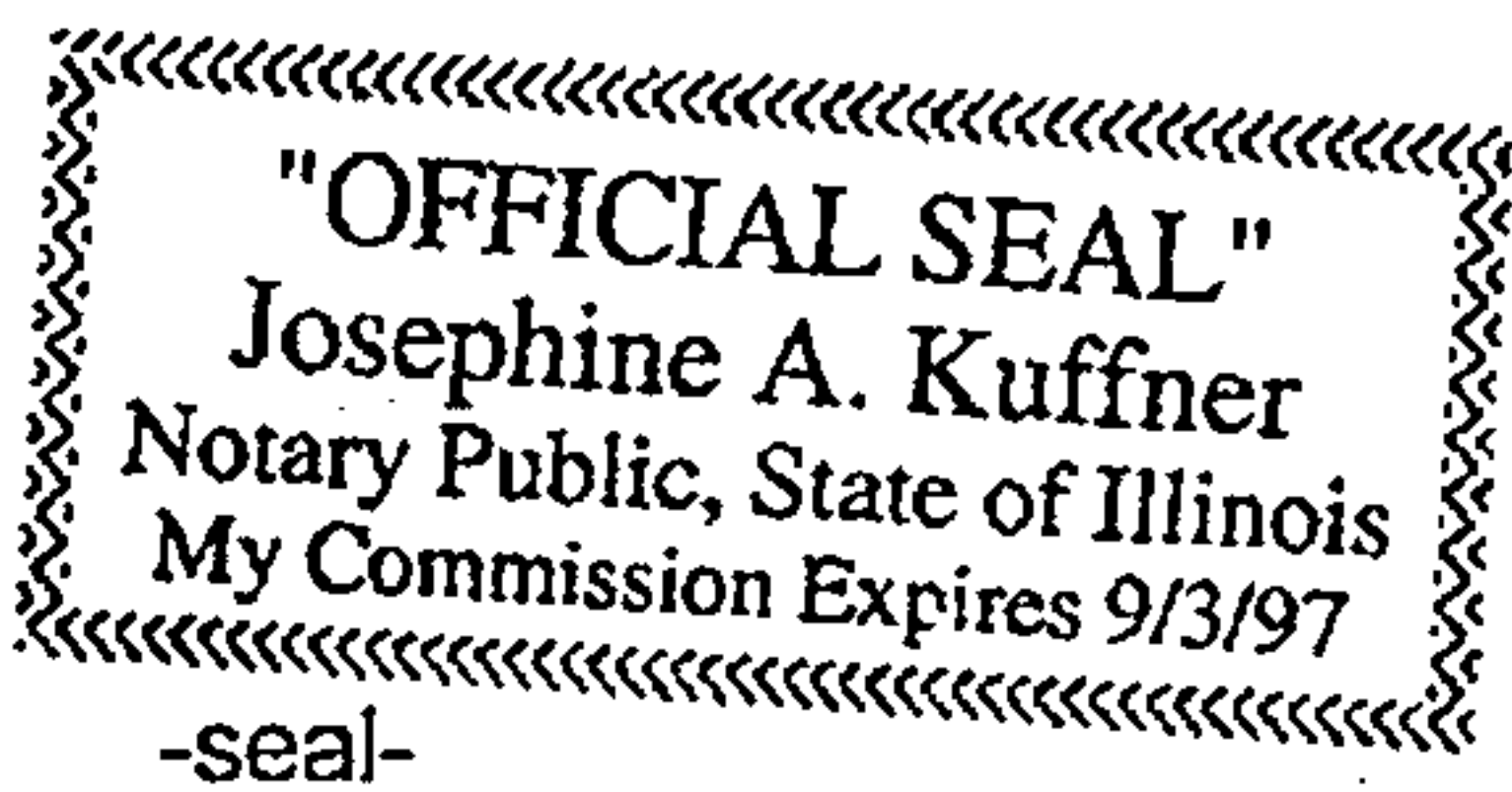
Corporate Seal

By: Julia A. Carroll
Julia A. Carroll, Acting City Manager

Attest:
By: Suzanne L. Gagner
Suzanne L. Gagner, City Clerk

State of Illinois)
) SS.
County of DuPage)

The foregoing instrument was acknowledged before me by Julia A. Carroll, Acting City Manager, and Suzanne L. Gagner, City Clerk this 14th day of March, 1996 A.D.



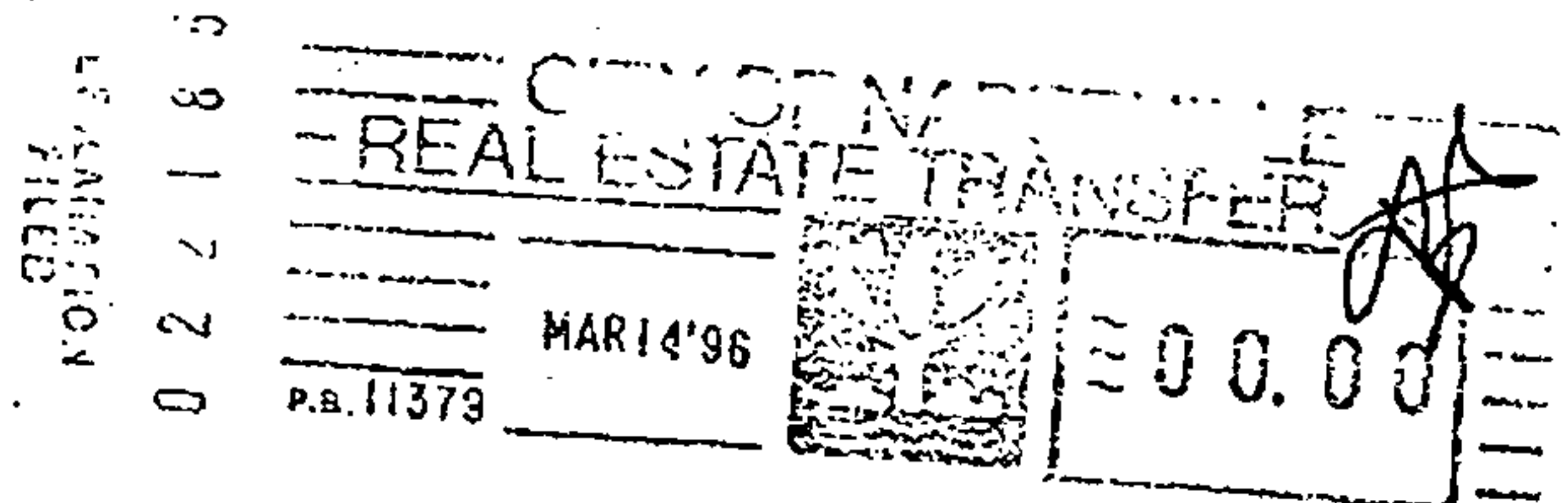
Josephine A. Kuffner

This instrument was prepared by Gretta A. Tameling, Assistant City Attorney, 400 S. Eagle, Naperville, Illinois 60566

MAIL TO:
Mr. Kevin M. Lynch, Esq.
184 Schuman Blvd. #200
Naperville, Illinois 60563

ADDRESS OF PROPERTY:
110 South Washington Street
Naperville, IL 60566

SEND SUBSEQUENT TAX BILL:
Truth Lutheran Church, E.L.C.A., Naperville, Inc.
P.O. Box 2434
Naperville, Illinois 60567



Exempt under provisions of Paragraph b
Section 31-45, Property Tax Code.
3/14/96 [Signature]
Date Buyer, Seller, or Representative

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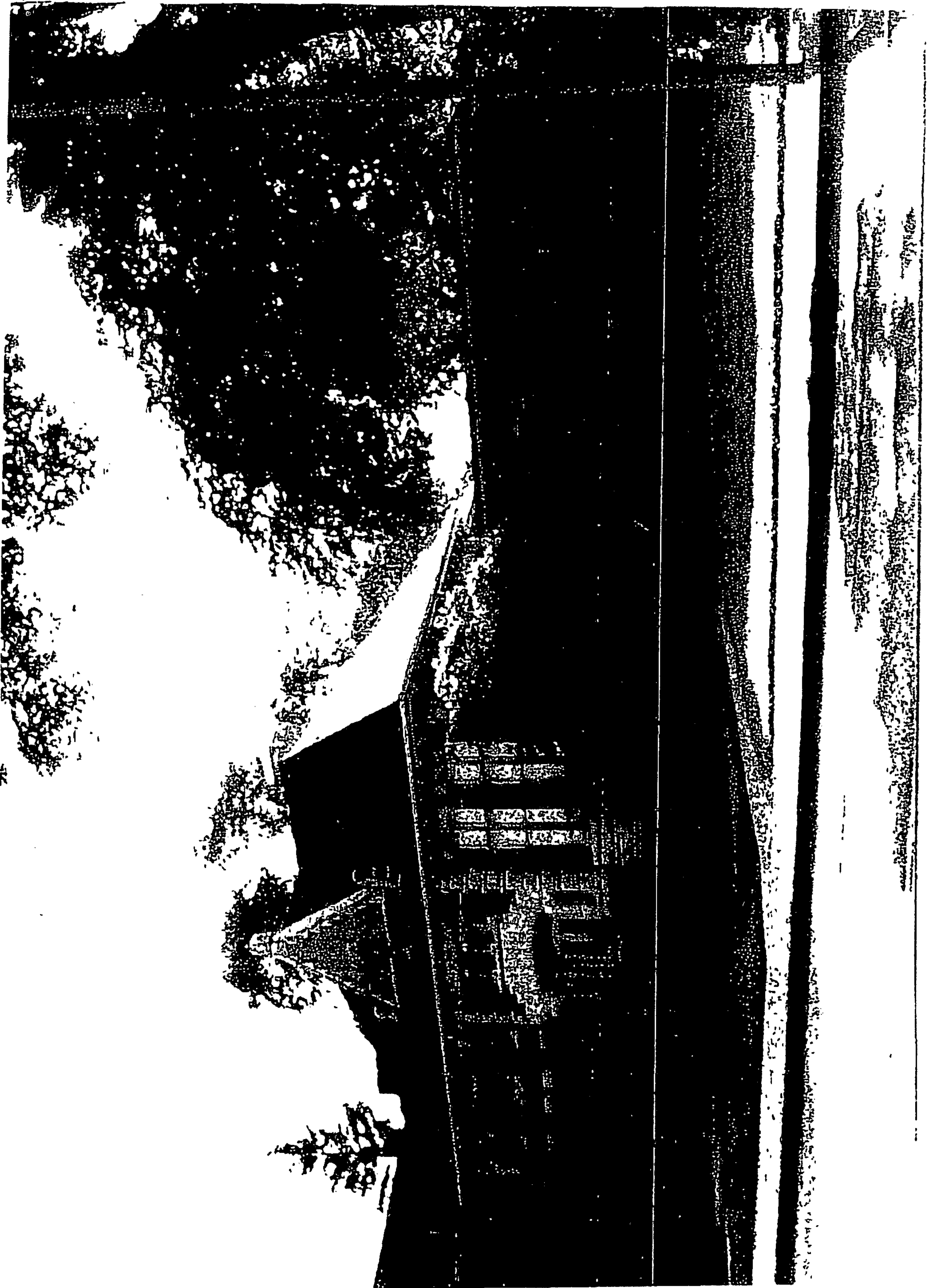


EXHIBIT C



EXHIBIT C

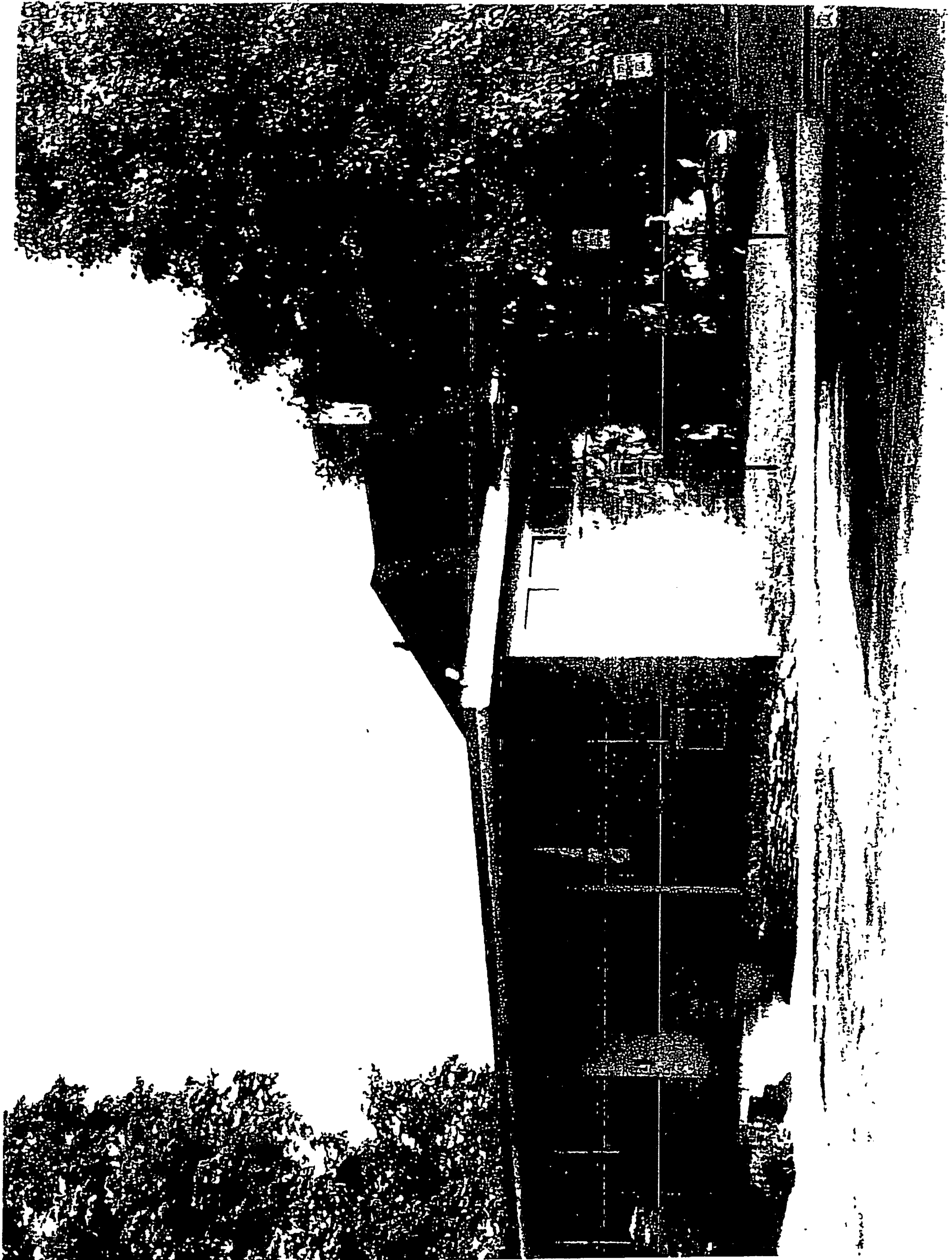


EXHIBIT C

1000

16 NW 7122378 W H. Hurling

WARRANTY DEED
ILLINOIS STATUTORY
CORPORATION

FRED BUCHOLZ
DUPAGE COUNTY RECORDER
MAR. 16, 2017 RHSP 11:41 AM
DEED \$40.00 07-13-424-001

003 PAGES R2017-025815

Preparer File:

THE GRANTOR, TRUTH LUTHERAN CHURCH, E.L.C.A.-Naperville, Inc., of Naperville, Illinois, a religious corporation created and existing under and by virtue of the laws of the State of Illinois for and in consideration of Ten and 00/100 Dollars, and other good and valuable consideration, in hand paid, CONVEY(S) and WARRANT(S) to GREAT CENTRAL PROPERTIES III, LLC, of

The following property situated in the County of DuPage, to wit:

See Exhibit "A" attached hereto and made a part hereof

SUBJECT TO: Covenants, conditions and restrictions of record; General taxes for the year 2016 and subsequent years

Permanent Real Estate Index Number(s): 07-13-424-002

Address(es) of Real Estate: 110 S. Washington Street, Naperville, IL 60540

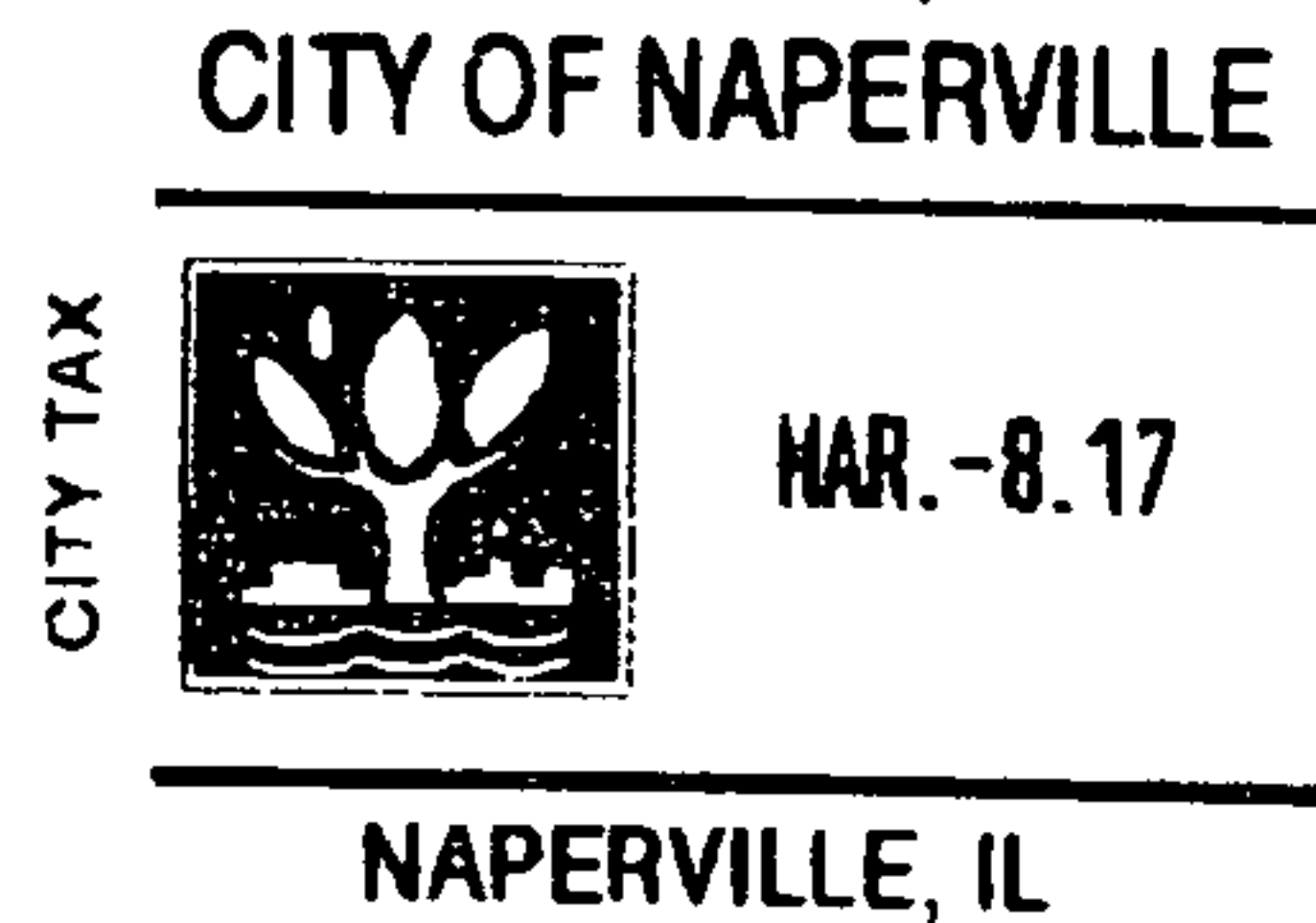
In Witness Whereof, said party of the first part has caused its corporate seal to be hereunto affixed, and has caused its name to be signed to these presents by its, and attested by its this:

1st day of MARCH, 20 2017.

Truth Lutheran Church, E.L.C.A.-Naperville, Inc.

By: Peter Wang PETER WANG

By: [Signature] (Jim H. MA)



REAL ESTATE TRANSFER TAX
00000.00
0000010889 FP326659

CHARGE C.T.I.C. DUPAGE



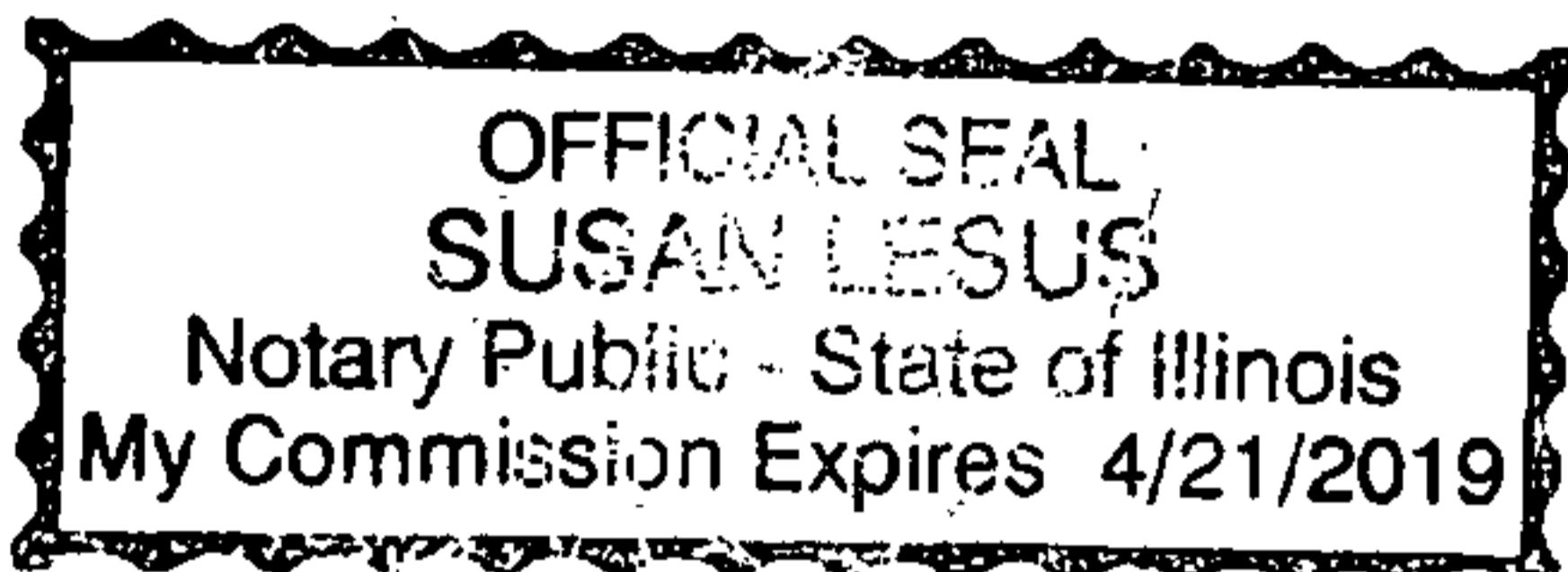
First American
Title Insurance Company

Warranty Deed - Corporation

STATE OF ILLINOIS, COUNTY OF DuPage SS

I, the undersigned, a Notary Public in and for said County and State aforesaid, DO HEREBY CERTIFY, that , personally known to me to be the Jim MA and Peter and personally known to me to be the of said corporation, and personally known to me to be the same person(s) whose name(s) are subscribed to the forgoing instrument, appeared before me this day in person and severally acknowledged that as such and they signed and delivered the said instrument and caused the corporate seal of said corporation to be affixed thereto, pursuant to authority given by the Board of Directors of said corporation, as their free and voluntary act, and as the free and voluntary act and deed of said corporation, for the uses and purposes therein set forth.

Given under my hand and official seal this 1ST day of March, 20 17.



[Signature]
Notary Public

Prepared by:
Susan Lesus, Attorney at Law
511 W. Wesley St.
Wheaton, IL 60187

Mail to: Paul M. Mitchell
530 W. Van Buren Ave.
Naperville, IL 60540

Name and Address of Taxpayer:
~~First~~ Great Central Properties II, LLC
1255 Bond St., Suite 111
Naperville, IL 60563

Exempt under provisions of Paragraph b
Section 31-45, Property Tax Code
3/11/2017 [Signature]
Date Buyer Seller, Representative



First American
Title Insurance Company

Warranty Deed - Corporation

LEGAL DESCRIPTION

Order No.: 16NW7122378WH

For APN/Parcel ID(s): 07-13-424-001-0000 and 07-13-424-002-0000

LOTS 1, 2, 3 AND THE NORTH 35 FEET OF LOT 4 IN BLOCK 4 OF HOSMER'S ADDITION TO THE TOWN OF NAPERVILLE, BEING A SUBDIVISION OF PART OF THE EAST 1/2 OF SECTION 13, TOWNSHIP 38 NORTH, RANGE 9, EAST OF THE THIRD PRINCIPAL MERIDIAN, AND OF PART OF THE WEST 1/2 OF SECTION 18, TOWNSHIP 38 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JANUARY 26, 1843 AS DOCUMENT 414, IN DUPAGE COUNTY, ILLINOIS,

BUT EXCLUDING THEREFROM ALL INTEREST, IF ANY, IN AND TO THE SOUTH HALF OF VAN BUREN AVENUE THAT IS NORTH OF AND ADJACENT TO THE ABOVE-DESCRIBED PROPERTY.

**Naperville Historic Preservation Commission
Public Hearing Findings and Recommendation
Regarding Petition #17-3045 Seeking Landmark Designation of
110 S. Washington, Naperville, IL**

On August 22, 2017, the City of Naperville Historic Preservation Commission (“HPC”) conducted a public hearing on Petition #17-3045 (“Petition”) filed by Barbara Hower and Charlie Wilkins (cumulatively referenced herein as “Petitioner”) seeking the building located at 110 S. Washington, Naperville, IL designated as a local landmark pursuant to 6-11-3 of the Naperville Municipal Code (“Code”) as authorized by 65 ILCS 5/11-48.2-2 *et seq.* and 65 ILCS 5/11-13-1, *et seq.*

The building (originally the “Nichols Library” and hereinafter referenced as “Original Nichols Library” or “Property”) is located on approximately .56 acres of land north of Jefferson Avenue and south of the intersection of Van Buren and Washington Streets. The front of the building faces Washington Street. It is zoned B4 (Downtown Core District).

The owner of the Property, Great Central Properties III, LLC (“Property Owner”) submitted a response to the Petition in which it objected to the landmark designation and provided several reports pertaining to the estimated cost to restore or repair the Property to a condition that complies with Title 5 (Building Regulations) of the Code.¹

While the Code notes that the consent of the owner of the building sought to be landmarked is preferable, the Code also provides that the owner’s consent is not required as a condition to landmark designation. [6-11-3:3] The Code further provides that even if the HPC determines that criteria set forth in 6-11-3:2 of the Code are met, it is within the discretion of the HPC to recommend denial of a petition for designation of a landmark. [6-11-3:1.10]

A majority of a quorum of the HPC were present for the public hearing and heard opening remarks from the Petitioner and the Property Owner followed by testimony from 27 members of the public and closing remarks by the Property Owner and the Petitioner. There was no limitation on the time each individual was permitted to speak. The Chair of the HPC permitted questions to be asked of the Petitioner, Property Owner, and all who provided testimony during the hearing.

The HPC meeting began at 7 p.m. and concluded at approximately 11:14 p.m. After the public hearing portion of the meeting was concluded, the HPC deliberated and provided the following findings of fact in response as set forth in 6-11-3:1.10 of the Code:

1. 6-11-3:1.10.1/Findings of fact related to the criteria set forth in Section 6-11-2:2.

The Commission reviewed the Criteria for Designation Of Landmarks set forth in Section 6-11-2:2.1 and 2.2 of the Code. In order for that criteria to be met, 6-11-3:2.1 provides that the improvement sought to be designated as a landmark must be over fifty (50) years old in whole or in part and at least one of the five criteria listed in 6-11-2:2.2 must be met.

¹ The Petitioner noted during the public hearing that the estimates they obtained were not as complete as they would be if they had final plans and specifications for restoration or repair and that what was provided was what they were able to provide within the timeframe provided in the Code. Petitioner had 60 days from receipt of the Petition (including a 30-day extension period provided for in the Code) and submitted an environmental report 1 day after the 60-day period and an updated opinion of probable renovation costs 11 days after the 60-day period.

The HPC unanimously found (vote 6-0) that the Original Nichols Library located at 110 S. Washington Street is over fifty (50) years old [built between 1897 and 1898], in whole or in part, as required by 6-11-2:2.1 of the Code. The HPC also unanimously found (vote 6-0) that the Original Nichols Library meets the following four criteria for landmarking set forth in 6-11-2:2.2²:

6-11-3:2.2.2.2 - That it has a direct connection to an important event in national, State or local history.

It was determined that this criterion was met because Naperville resident James L. Nichols, a prominent businessman and author, bequeathed ten thousand dollars (\$10,000) in his will to the City of Naperville for the purpose of purchasing property and erecting a library which became the original Nichols Library which is the subject of the Petition.

6-11-3:2.2.2.3 - That it embodies the distinguishing characteristics of an architectural period, style, method of construction, or use of indigenous materials.

It was determined that this criterion was met because the Original Nichols Library embodied the distinguishing characteristics of the Richardsonian Romanesque architectural style and because of the use of indigenous materials in its construction (limestone quarried in Naperville).

6-11-3:2.2.2.4 – That it represents the notable work of a builder, designer or architect whose individual work has substantially influenced the development of the community.

It was determined that this criterion was met because the Original Nichols Library represented the work of designer and architect M.E. Bell, a nationally recognized architect of civic buildings.

6-11-3:2.2.2.5 - That it is included in the National Register of Historic Places. It was determined that this criterion was met because the Original Nichols Library is part of a federal historic district as designated by the National Register of Historic Places in 1977; in this designation, the Original Nichols Library was noted to be a structure of special significance within the federal district based upon its architectural style. Through a 2012 update to the federal district, the Old Nichols Library was noted as a contributing resource to the historic character of the federal district.

The HPC did not reach concurrence (vote 3-3) regarding the applicability of the criterion found in 6-11-3:2.2.2.1/**That it was owned or occupied by a person of historic significance in national, State or local history.** Those voting in favor found that this criterion was met based on James L. Nichols' financial contribution to the City as well as the importance of the Nichols family to Naperville history. Those voting against this criterion noted that the Property was purchased by the City of

² Only one criteria is necessary to be met, in addition to the property being over fifty years old, in order for the conditions set forth in 6-11-3:2 to be met.

Naperville *using* the bequest from James L. Nichols, but that James L. Nichols never owned or resided on the Property.

2. **6-11-3:1.10.2/A statement indicating whether the owner of the proposed landmark has responded to the application and the nature of the response pursuant to Section 6-11-3:3.**

The HPC acknowledged that the Property Owner presented his response to the landmark Petition and noted his clear and unequivocal objection to the Petition.

3. **6-11-3:1.10.3/A description of evidence submitted by the property owner to the Commission regarding the proposed landmark which evidence may consist of reports prepared by experts or specialists in one or more areas of expertise, inspection reports, photographs, and bids for repair or restoration. Section 6-11-3:1.4.**

The HPC considered this criterion in the context of the cost and the burden to the Property Owner to repair or restore the Property. The HPC noted the wide disparity between cost estimates provided by the Property Owner and the Petitioner for repair and restoration of the Property but felt that it did not have a strong basis upon which to determine which cost estimate was more accurate, or whether the correct cost estimate might be somewhere between the two. The HPC did acknowledge that there is a cost burden to the Property Owner; however, the true amount is unknown at this time.

The HPC also noted the inapplicability of the provision in Subsection 6-11-3:1.4.1 of the Code which provides that “if the owner is opposed to the designation due to the physical condition of the improvement, the owner may submit evidence to show that the improvement has deteriorated and/or is subject to one or more adverse conditions such that the cost to restore or repair the improvement to a condition that complies with the standards for issuance of an occupancy permit under the provision of Title 5 would meet or exceed the assessed valuation of the property and improvement as shown on the most recent tax bill multiplied by one hundred fifty percent (150%).” Since the Original Nichols Library has held tax-exempt status since its construction, there is no record of an assessed value.

The HPC unanimously (vote 6-0) concurred with the statements above.

4. **6-11-3:1.10.4/Any other facts that the Commission finds relevant.**

The HPC noted the following as relevant to the consideration of the landmark Petition for the Property:

- Several Commissioners noted that clear community support has been expressed for the landmarking of the Property in the form of written statements, petitions, and public testimony. Other Commissioners noted that the public comment received may not be reflective of the larger Naperville community.
- Some Commissioners noted the significance of the covenants³ that exist to protect the façade of 110 S. Washington Street and the entranceway foyer,

³ The covenants referenced are those set forth in the deed conveying the Property from the City of Naperville to the Truth Lutheran Church in 1996.

noting that this protection may be stronger than landmark status (particularly since the covenants were in place at the time that the Property was purchased by the current Property Owner) and that the existence of the covenants indicates an historical desire to retain the façade in its current condition.

At the conclusion of their discussion on the findings, the HPC moved to adopt the findings of fact summarized above and recommended granting the Petition in case number 17-3045 seeking to designate 110 S. Washington Street as a landmark as provided in Section 6-11-3 of the Naperville Municipal Code.

Vote: Approved (5-1)

Yes: Doyle, Garrison, Jacks, Martinez, Urda

No: Noel