

PIN: 07-13-430-031

ADDRESS:
235-239 S. WASHINGTON STREET
NAPERVILLE, IL 60540

PREPARED BY:
CITY OF NAPERVILLE
LEGAL DEPARTMENT
630/420-4170

RETURN TO:
CITY OF NAPERVILLE
CITY CLERK/COMMUNITY SERVICES DEPT.
400 SOUTH EAGLE STREET
NAPERVILLE, IL 60540

HPC Case #24-2535

ORDINANCE NO. 24 -

**AN ORDINANCE DESIGNATING THE BEIDELMAN BUILDINGS LOCATED
AT 235-239 S. WASHINGTON STREET, NAPERVILLE, ILLINOIS AS A
HISTORIC LANDMARK UNDER THE NAPERVILLE MUNICIPAL CODE**

1. **WHEREAS**, Dutch Enterprises, L.L.C., 239 S. Washington Street, Naperville, Illinois is the owner (“**Owner**”) of real property located at 235-239 S. Washington Street, Naperville, Illinois (at the corner of Washington Street and Jackson Avenue), legally described on **Exhibit A** and depicted on **Exhibit B** (the “**Subject Property**”); and
2. **WHEREAS**, the attached structures located on the Subject Property are comprised of the Beidelman furniture store and chapel, constructed in 1928 in the Collegiate Gothic architectural style, and the workshop constructed in the 1850s (hereinafter referred to as the “**Beidelman Buildings**”).
3. **WHEREAS**, representatives of the Owner submitted a Landmark Application to the City seeking to Landmark the Beidelman Buildings in accord with Section 6-11-3 (Designation of Landmarks) of the Naperville Municipal Code; and

4. **WHEREAS**, the Landmark Application was prepared with technical assistance from Naperville Preservation, Inc.; and
5. **WHEREAS**, the Owner submitted a corporate resolution to the City approving the Landmark Application; and
6. **WHEREAS**, the Subject Property is currently zoned B4 (Downtown Core); and
7. **WHEREAS**, the Beidelman Buildings have been owned and operated by the Beidelman family and their ancestors on the Subject Property for over 160 years; and
8. **WHEREAS**, all notices required to be given related to designation of the Subject Property as a Landmark as set forth in the Naperville Municipal Code were properly given, and all timeframes for processing the Landmark Application as set forth in the Naperville Municipal Code were met; and
9. **WHEREAS**, on July 25, 2024, the Historic Preservation Commission conducted a public hearing concerning the proposed designation of the Beidelman Buildings as a Landmark and issued Findings of Fact, attached hereto as **Exhibit C** (“**Findings of Fact**”), stipulating that the Beidelman Buildings meet the Criteria for Designation as a Landmark as set forth in 6-11-3 of the Naperville Municipal Code; and
10. **WHEREAS**, the City Council of the City of Naperville has determined that the Beidelman Buildings located on the Subject Property should be designated as a Landmark and subject to the Landmark provisions set forth in the Naperville Municipal Code.

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 Beidelman Buildings located on the Subject Property at 235-239 S. Washington Street, Naperville, Illinois, legally described on **Exhibit A** and depicted on **Exhibit B**, are hereby designated as a Landmark pursuant to the provisions of Section 6-11-3 of the Naperville Municipal Code (Designation of Landmarks).

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 _____ day of _____, 2024.

AYES:

NAYS:

ABSENT:

APPROVED this ____ day of _____, 2024.

Scott Wehrli
Mayor

ATTEST:

Dawn C. Portner
City Clerk