

PIN: 07-13-424-001

ADDRESS:
110 S. WASHINGTON STREET
NAPERVILLE, IL 60540

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

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

HPC Case #17-3045

ORDINANCE NO. 17 - _____

**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 _____ day of _____, 2017.

AYES:

NAYS:

ABSENT:

APPROVED this _____ day of _____, 2017.

Steve Chirico
Mayor

ATTEST:

Pam Gallahue, Ph. D.

City Clerk