

February 11, 2025

TitleHistorical Sign Designation
Request**Petitioner/Property Owner(s)**Brendan Fitzharris
16 S. Park Avenue
Lombard, IL 60148**Property Location**16 S. Park Avenue
(06-07-209-014)**Zoning**

B5 Central Business District

Existing Land Use

Restaurant/Pub

Comprehensive Plan

Community Commercial

Approval SoughtThe sign only to be recognized
as an historical sign in the B5
Central Business Zoning
District.**Prepared By**Tami Urish
Planner I**REQUEST DESCRIPTION**

The property owner requests the designation of the existing Old Style sign shown above located at 16 S. Park Avenue as an historical sign.

APPROVAL(S) REQUIRED

Per Section 153.103 of the Village's Sign Code of Ordinances, a public hearing is required to consider the historic significance of a sign according to Section 32.077 – 32.079 requirements of the Village Code. If the Old Style sign is classified as an Historical Sign, then it will be exempt from the provisions of the Sign Ordinance and will be allowed to remain, and no variation from the Sign Ordinance will be necessary.

EXISTING CONDITIONS

The subject property is located in the downtown area of the Village.

Surrounding Zoning & Land Use Compatibility

	Zoning District	Land Use
North	B5	Mixed commercial
West	B5	Private garage
East	B5	Restaurant
South	-	Railroad platform/tracks

SIGN STATS

Year Installed: ~ 1976

Size: ~ 4' X 4.5' (~18 SF)

Lighting: An incandescent bulb has a color temperature around 2800 to 3000 kelvins; daylight is around 6400 kelvins. Lower color temperature lamps have relatively more energy in the yellow and red part of the visible spectrum

Submittals/Exhibits

1. Application for Historical Sign Designation.
2. Exhibit A, Section 153.103 of the Lombard Sign Code.
3. Exhibit B, Section 32.079 – Historical sites; designation and maintenance.
4. 16 S. Park page from the 2014 Architectural and Historical Survey
5. Circa 1990s photos

HISTORY

The building was built in 1925. According to the permit card listing permits, the business has been a tavern since at least 1967. Punky's Pub appears to have begun operating the premises in 1973. The property is listed in the Architectural and Historical Survey of 2014 (attached) however the request is for the sign only.

All permits for the subject property were reviewed. Below is a list of all wall sign permits, not including banners (temporary signage):

- 15644 - February 1967: 3'X5' Hamms sign
- 16358 - October 1967: 4'X4' Falstaff sign
- 18395 - November 1969: 4'X4' Falstaff sign
- 21193 - August 1972: 4'X4' sign, face change not noted
- 26250 - June 1976: last electrical sign permit, no details noted

According to a story by National Public Radio's WBEZ News Station, Signs of the Times: How Chicago Got So Many Old Style Signs, dated January 22, 2017, Old Style signs were generally installed in the 1970s.

"That's when Old Style began giving them out for free to bars they'd done a lot of business with, even paying crews to install them. It was a win-win: Old Style got to assert its brand, while bar owners got a bright shiny light to lure in customers. Other brands also handed out signs but not nearly as many as Old Style."

Staff contacted one of the sign companies listed on the sign permit, Flashtrix Signs. A representative stated that Flashtrix Signs personnel installed close to 1,000 Old Style signs in the 1970s in Chicago and surrounding suburbs. Unfortunately, their records do not go back far enough to confirm the exact date of any Old Style sign installations. Additionally, photos of the sign from a series of photos taken of the downtown area by a Community Development Department staff member were filed in the early 1990s (attached).

Based on the permit activity and history of Old Style signs, the existing sign at 16 S. Park was likely installed between 1972 to 1976.

ANALYSIS

The Code of Ordinance 32.079 provides the following parameters for the sign to be classified as a historical sign:

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 (or sign) 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 (or sign) 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 Old Style sign as an historical sign is appropriate due to criteria number #1. and #3. above.

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 sign include the face of the sign depicting the red-white-blue -gold logo with "bottles and cans" underneath as shown in the photo on page 1, the warm glow (amber incandescent or LED) from the internal lighting components (high color temperatures corresponding with more of a blue-white appearance are not appropriate) and the minimalist metal brackets/wire suspending the sign that give the streetscape presence of history. Replacing any elements, additions or modifications to the sign 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. Staff finds that the sign's preservation is beneficial and desirable.

TIMELINE

The process required for local landmark or historical sign 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 and historical sign 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 or historical sign status. Based on this evidence, HPC convenes to make a recommendation to the Village Board. Below is an estimated timeline of meetings needed to meet the legal requirement of holding a public hearing for this application:

The public hearing includes public notice which requires a minimum of 15 days and not to exceed 30 days. February 11, 2025 was selected on January 21, 2025 for the public hearing. Due notice for the public hearing was provided on January 24, 2025. The Finding of Fact meeting can then be scheduled for February 18, the following week.

The findings and determinations of the Historic Preservation Commission are forwarded to the Board of Trustees, who can declare the historical significance of the sign by adoption of a resolution.

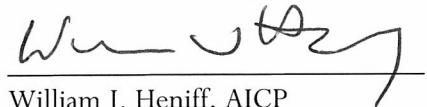
FINDINGS & RECOMMENDATIONS

Staff finds that designation of the existing, projecting, Old Style Sign as an historical sign 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 Old Style sign located at 16 S. Park Avenue's front elevation as an historical sign:

Based on the submitted petition and the testimony presented, the Historic Preservation Commission finds that the sign at 16 S. Park Avenue complies with one or more of the criteria established for designation as an historical sign, and, therefore, I move that the Historic Preservation Commission recommend to the Corporate Authorities that the sign at 16 S. Park Avenue be designated as an historical sign, subject to the following conditions:

1. The historical sign designation is limited to the Old Style sign on the front (east) elevation.
2. Any alteration of the sign other than maintenance will require a building permit which will be referred to the Historic Preservation Commission for a certificate of appropriateness.
3. The illumination components used inside the sign shall also be maintained as a historical feature of the sign. Warm low wattage lighting as opposed to bright LED lighting would be considered historical.
4. If the sign is damaged or destroyed, to the extent of more than fifty percent (50%) of the value of the sign immediately prior to such damage, then the historical sign designation shall be considered null and void.

Inter-Departmental Review Group Report Approved By:



William J. Heniff, AICP
Director of Community Development

c. Petitioner

VILLAGE OF LOMBARD
HISTORIC PRESERVATION COMMISSION

— APPLICATION FOR LOCAL LANDMARK DESIGNATION —

☐ LANDMARK SITE☒ 514M☐ LANDMARK DISTRICT**PROPERTY INFORMATION**Address of Subject Property: 16 S. Park Ave.P.I.N. No(s): 06-07-209-014 Area of Property (in acres): 0.05Date of Construction: 1925 Architect: NA Builder: NA**OWNER INFORMATION**Owner(s) of Property: Brendan Fitzharris Phone No.: (30) 688-4529Mailing Address: 16 S. Park Ave. Fax No.: N/ACity: Lombard State: IL Zip Code: 60148 Email: brendanfitz72@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:

Brendan Fitzharris
name of owner (printed)Brendan
signature of owner

date

name of applicant (printed)_____
signature of applicant

date

VILLAGE OF LOMBARD

HISTORIC PRESERVATION COMMISSION

--- APPLICATION FOR LOCAL LANDMARK DESIGNATION ---

APPLICATION PROCESS

The Historic Preservation Commission meets on the third Tuesday of January, April, July, and October. **Applications for local landmarks (including all supporting documentation) must be submitted to the Community Development Department at least three weeks in advance of the meeting date.** In person or at cd@villageoflombard.org

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

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.

EXHIBIT A

Portion of Section 153.103 – Administrative Procedures.

- (I) Historical signs. Signs having special, historical, aesthetic or architectural significance, and whose preservation and continued utilization are beneficial and desirable, shall be exempt from the provisions of this Chapter; provided that a resolution declaring such significance is adopted by the corporate authorities. No such sign shall be declared historically, aesthetically, or architecturally significant unless after a public hearing regarding the alleged significance of the sign, the Lombard Historic Preservation Commission determines that such sign meets the criteria and standards used by the Commission for evaluating historically significant structures. The findings and determination of the Historic Preservation Commission on such an application shall be referred to the corporate authorities, which corporate authorities shall then take such action on the recommendation of the Commission as it may deem fit, necessary and property.

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)

§ 32.078 Judicial review.

Any proceedings of the Lombard Historic Preservation Commission shall be subject to judicial review pursuant to the provisions of the "Administrative Review Act", and all amendments and implications thereof and rules adopted pursuant thereto by the state, if such action is taken by administrative decision as defined in 760 ILCS 20/14.

('70 Code, § 2.34.030) (Ord. 2575, passed 2-10-82; Ord. No. 7217, § 2, passed, 5-19-16)

§ 32.079 Historical sites; designation and maintenance.

- (A) The Lombard Historic Preservation Commission shall have the authority to recommend the designation or rejection of sites having a special historical or community interest or value, thereby making the designation as a "landmark site" or "landmark district". These designations shall be made only with the written approval of the property owners; however, written approval of the property owners shall not be required in the case of an "abandoned cemetery," as said term is defined in 65 ILCS 5/11-49-1(d), in the event that the owners of the abandoned cemetery are unknown, or no longer in existence.
- (B) The Commission shall have the authority to conduct a survey of sites within the village which may be eligible for said designation and maintain a register thereof. This list may include single structures or sites, portions of structures, groups of structures, man-made or natural landscape elements, works of art, or integrated combinations thereof.
- (C) In making its recommendation for said designation, the Commission shall consider the following criteria concerning such sites:
 - (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.

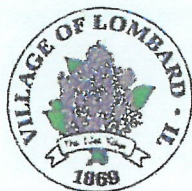
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- (D) Upon reaching a preliminary conclusion that a site meets one or more of the criteria contained in the above division, the Commission shall schedule a public hearing on the question of said proposed designation, setting forth a date, time, and place and causing written notice, by certified mail, to be given to all property owners of record of said property and to the public through a local newspaper, not more than 30 nor less than 15 days prior to said public hearing.
- (1) The hearing shall be conducted and a record of the proceedings shall be preserved in such manner and according to such procedures as are prescribed by the above governing public hearings within the village, and by 65 ILCS 5/11-48.2-4.
 - (2) The Commission shall make a determination with respect to the proposed designation, in writing, 30 days after the hearing and shall forthwith transmit its recommendation to the Board of Trustees.
 - (3) If the Board of Trustees approves the designation, the Commission shall notify the Bureau of Inspectional Services and the Plan Commission of the official designation. The Commission shall also file with the County Recorder of Deeds and County Assessor a certified copy of the designation ordinance and send a certified copy of said ordinance and notice to the owner of record of said property by certified mail.
- (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.
 - (3) In the event that the landmark site designation is removed pursuant to subsection (2) above, any landmark site plaque, that was issued to the property owner by the Lombard Historic Preservation Commission, shall be returned to the Lombard Historic Preservation Commission by the property owner.

('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; Ord. No. 7541, § 1, passed 6-21-18)

Cross reference(s)—Penalty, see § 32.999



VILLAGE OF LOMBARD ARCHITECTURAL AND HISTORICAL SURVEY

2014

GENERAL INFORMATION

Street Number: 16
Former Street Number: -
Street: South Park Avenue
PIN Number: 06-07-209-014
Construction Date (s): 1925
Current Function: Commercial
Historic Function: Commercial

PHYSICAL EVALUATION

Condition: Excellent
Integrity: Good
Secondary Structure: -
Secondary Condition: -
Secondary Integrity: -

Alterations:

Storefront infilled with stone; windows replaced

SIGNIFICANCE

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

Reason for Significance:

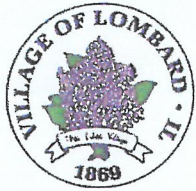


ARCHITECTURAL DESCRIPTIONS

Architectural Style: 20th Century Commercial
Building Form: 2 part commercial **No. of Stories:** 2
Current Wall Materials: Brick
Original Wall Materials: Brick
Ornamentation: Brick corbels; stone nameplate
Storefront Materials: Stone
Roof Type: Flat **Materials:** -
Roof Ornamentation: Parapet
Foundation Material: Concrete
Porch Type: -
Door Detailing: -
Window Type: Double hung 1/1
Window Configuration: Grouped
Window Material: Aluminum
Window Detailing: -

Significant Features:

Nameplate "Marquardt"



VILLAGE OF LOMBARD ARCHITECTURAL AND HISTORICAL SURVEY

2014

HISTORICAL RESEARCH

Original Owner: Marquardt family
Historic Name: Marquardt Building
Current Name: -
Original Architect: -
Alternate Architect: -
Original Contractor: -
Alternate Contractor: -
Developer: -
Construction Cost: -
Permit: -
Subdivision: -

Research & Archival Sources:

No file at Lombard Historical Society

NOTES

SURVEY INFORMATION

Surveyor: Douglas Gilbert, AIA
Survey Date: May 14, 2014

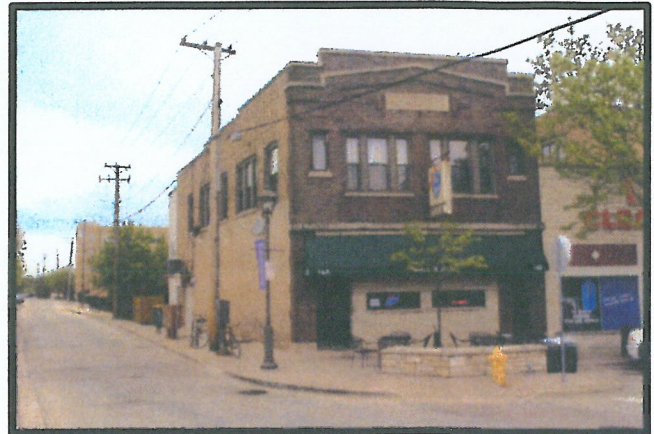


Figure 2

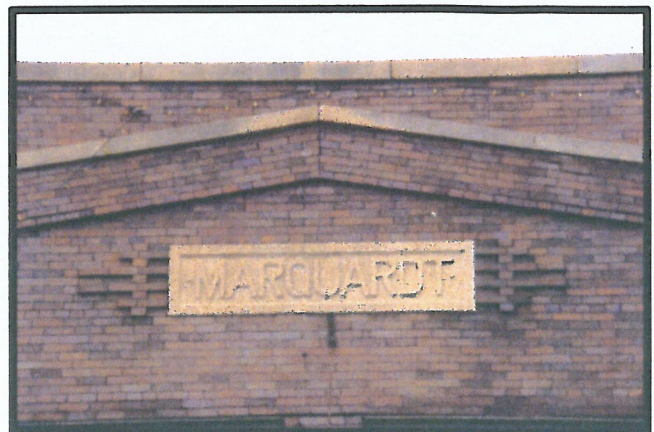


Figure 3

