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Page 1 of 12

IL Rental Housing Fund: \$0.00  
Lake County IL Recorder  
Mary Ellen Vanderverter Recorder  
File **7356334**

# RECORDING COVERSHEET

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6097469

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Submitted By:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Return To:

City of Waukegan

Attn: Steve Sabourin

100 N Martin Luther King Jr Ave

Waukegan, IL 60085

JK  
12



## CERTIFICATION

I, Mary Ellen Vanderverter, Recorder for the County of Lake, State of Illinois, do hereby certify this to be a true and correct copy of Document Number **6097469** recorded **November 28, 2008** as it appears from the records and microfilm in my office. In witness hereof, I have hereunto set my hand and affixed the seal of my office.

DATE: December 14, 2016

[Seal]

*Mary Ellen Vanderverter*  
Mary Ellen Vanderverter  
Lake County Recorder

by *Jeanne M Richards*  
Clerk, Recorder's Office

18 N County St – 6<sup>th</sup> Floor  
Waukegan, IL 60085-4358  
(847) 377-2575  
fax (847) 984-5860



image# 040837300009 Type: OMD  
Recorded: 11/28/2008 at 03:12:56 PM  
Receipt#: 2008-00018274  
Total Amt: \$34.00 Page 1 of 9  
IL Rental Housing Fund: \$0.00  
Lake County IL Recorder  
Mary Ellen Vanderverter Recorder  
File **6097469**

**COVERSHEET  
FOR  
MISCELLANEOUS,  
NON-STANDARD  
OR  
RE-RECORDED  
DOCUMENT**

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06 - 0 - 148

**AN ORDINANCE GRANTING APPROVAL OF LANDMARK DESIGNATION TO 424 SOUTH AVENUE**

WHEREAS, on December 17, 2001 the Waukegan City Council enacted Ordinance 01-O-144, the Historic Preservation Ordinance of the City of Waukegan, Illinois. (the Historic Preservation Ordinance)

WHEREAS, the Historic Preservation Ordinance was enacted to provide the City and its citizens a way to voluntarily protect, enhance, perpetuate and allow for the continued use of improvements of special character or historical interest or value within the City for the continued health, prosperity safety and welfare of the people of Waukegan.

WHEREAS, the Historic Preservation Ordinance established the Historic Preservation Commission and a mechanism whereby elements of the City's cultural, social, economic, political and architectural history could be identified and preserved.

WHEREAS, pursuant to the Historic Preservation Ordinance Waukegan Township filed an application with the Historic Preservation Commission (Commission) wherein it requested Historic Landmark Designation for 424 South Avenue.

WHEREAS, the Commission set a public hearing to consider the application, and after proper notice a hearing was convened and evidence heard. Thereafter, the Commission prepared a report and made findings of fact which the Commission conveyed to the Waukegan City Council and which are designated Exhibit A and attached to and made a part of this Ordinance.

WHEREAS, in its report the Commission has recommended to the City Council that 424 South Avenue be designated as a Historic Landmark within the City of Waukegan.

WHEREAS, the City Council of Waukegan has accepted the factual findings and recommendation of the Historic Preservation Commission and has determined that it is in the public interest and will tend to promote the public health, safety, morals, comfort, convenience and general welfare of the citizens of Waukegan, Illinois to designate 424 South Avenue as a Historic Landmark.

NOW THEREFORE, BE IT ORDAINED by the City Council of the City of Waukegan, Illinois, as follows:

**SECTION 1:** The recitals set forth above and the findings and recommendation of the Historic Preservation Commission are made a part of this Ordinance.

**SECTION 2:** The City Council approves the application of Waukegan Township and hereby designates 424 South Avenue, currently known as the Staben Center, as a Historic Landmark.

*mail to:*

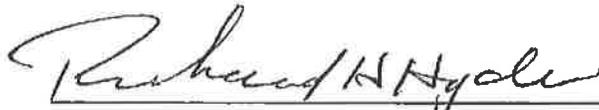
**CITY OF WAUKEGAN  
CITY CLERK'S OFFICE  
100 N. Martin Luther King Jr. Ave.  
Waukegan, Illinois 60083**

**SECTION 3:** Hereafter any proposed alteration, construction, removal or demolition of the subject structure shall require a Certificate of Appropriateness issued by the Historic Preservation Commission pursuant to the provisions of the Historic Preservation Ordinance.

**SECTION 4:** The City Council hereby directs the City Clerk to send or deliver executed copies of this Ordinance to Waukegan Township, the Historic Preservation Commission, the City Planning and Zoning Department and the City Building Department. The City Clerk is further directed to record a certified copy of this Ordinance with the Lake County Recorder of Deeds.

**SECTION 5:** All ordinances or parts of ordinances in conflict with terms of this ordinance, are, to the extent of such conflict, hereby repealed.

**SECTION 6:** This ordinance shall be in full force and effect from and after its passage, approval and publication in pamphlet form as provided by law.

  
\_\_\_\_\_  
**MAYOR RICHARD H. HYDE**

ATTEST:

  
\_\_\_\_\_  
**WAYNE MOTLEY, City Clerk**

Presented and Read at a regular meeting of the Waukegan City Council on the 18th day of September, 2006.

Passed and Approved at a regular meeting of the Waukegan, City Council on the 18th day of September, 2006.

ROLL CALL: Aldermen Moiso, Figueroa, Newsome, TenPas, Needham, Larsen, Rivera, Cunningham and Balen

AYES: Aldermen Moiso, Figueroa, Newsome, TenPas, Needham, Larsen, Rivera, Cunningham and Balen

NAYS: None

ABSENT: None

ABSTAIN: None

**HISTORIC PRESERVATION COMMISSION**  
**CITY OF WAUKEGAN**  
DEPARTMENT OF PLANNING AND ZONING  
100 N. MARTIN LUTHER KING JR. AVENUE  
WAUKEGAN, ILLINOIS 60085  
MICHAEL HOHF, CHAIRMAN  
HARRY CAME  
WILLIAM J. KEARNEY III

LINDA McCULLOCH  
BARBARA STONE  
WILLIAM TYRE



15 August 2006

Alderman Tony Figueroa  
Chairman, Judiciary Committee  
City of Waukegan  
100 N. Martin Luther King Jr. Avenue  
Waukegan, IL 60085

Dear Alderman Figueroa:

On 9 August 2006, the Historic Preservation Commission held a public hearing to consider the application prepared by Waukegan Township for landmark designation of the South Side Fire Station at 424 South Avenue (currently known as the Staben Center). Patricia Jones, Township Supervisor had submitted a letter that stated there was full support from the Board of Trustees for this landmark designation and that Waukegan Township was pleased to be able to assist in the preservation of this important component of Waukegan's historical and architectural heritage. The public hearings proceeded favorably with no objections received.

The Historic Preservation Commission strongly recommends the designation of this building as a City of Waukegan landmark, and respectfully requests that the City Council adopt an ordinance thus designating the property.

Attached you will find a summary report on the property, outlining the history and the steps that occurred to date in the application and review process.

In the meantime, please let me know if you have any questions about the reports or our recommendation. You may contact me by email at [mhohf@legat.com](mailto:mhohf@legat.com) or by phone at 847.406.1183.

Thank you in advance for your assistance and consideration.

Sincerely,

  
Michael Hohf, Chairman

Encl.

**HISTORIC PRESERVATION COMMISSION**

**CITY OF WAUKEGAN**

**DEPARTMENT OF PLANNING AND ZONING  
100 N. MARTIN LUTHER KING JR. AVENUE  
WAUKEGAN, ILLINOIS 60085  
MICHAEL HOHF, CHAIRMAN  
HARRY CAME  
WILLIAM J. KEARNEY III**

**LINDA MCCULLOCH  
BARBARA STONE  
WILLIAM TYRE**



**SUMMARY OF INFORMATION**

**PROPERTY ADDRESS:** 424 South Avenue

**Name of property:**

South Side Fire Station ( The Staben Center)

**Name and address of property owner:**

Waukegan Township  
149 S. Genesee Street  
Waukegan, IL 60085

**Nomination form received by the Department of Planning & Zoning:**

12 July 2006

**Preliminary determination by the Historic Preservation Commission:**

12 July 2006

**Notice of public hearing published in News Sun:**

3 August 2006

**Public hearing:**

9 August 2006

**Recommended for landmark designation by Historic Preservation Commission:**

9 August 2006

**Date of summary report:**

15 August 2006

**SUMMARY OF INFORMATION (continued)**

**PROPERTY ADDRESS:** 424 South Avenue

**Current designations:**

City of Waukegan Bicentennial Landmark - 1976

**Number of structures recommended for designation:**

One

**Date of construction:**

1911

**Architect and/or builder:**

Unknown

**Original use:**

Fire Station

**Current use:**

Counseling and vocational training, residential shelter

**History:**

The firehouse was completed in 1911 and used continuously for 72 years. In November 1966 the fire station was recognized by the Waukegan Bicentennial Commission as one of 27 architecturally significant buildings in the City and designated as a Bicentennial Landmark. In 1983 the station was closed after 72 years of service, when the new central fire station at Jackson and Belvidere Road opened. The building remained vacant for ten years until the city started to refurbish it for office space. After starting this work, the city decided to turn over ownership to the Waukegan Township in order to create Lake Counties' first designated homeless shelter. On October 29, 1993 the Center was officially dedicated to Milton Staben, a long time Township Supervisor and supporter of the shelter for homeless men.

**SUMMARY OF INFORMATION (continued)**

**PROPERTY ADDRESS:** 424 South Avenue

The Historic Preservation Commission has determined that this structure is eligible for designation on the basis of the following criteria as established in Section 6.2 of the Historic Preservation Ordinance:

*Significant value as part of the historic, heritage or cultural characteristics of the community, county, state or country.*

The history of the Waukegan Fire Department dates back to the 1847 when a Bucket Company and a Hook and Ladder Company were organized. In 1852, a hand engine, hose reel and other equipment were purchased and the Department organized into three divisions – Fire Company, Hose Company, and Hook and Ladder Company. By the early 1900's, the growth of Waukegan brought about the need for the construction of a second firehouse on the south side of the city. The firehouse was completed in 1911 and used continuously for 72 years.

The creative adaptive reuse of the building as a homeless shelter and job training facility in 1993 has continued the tradition of service to the community and county provided by this building.

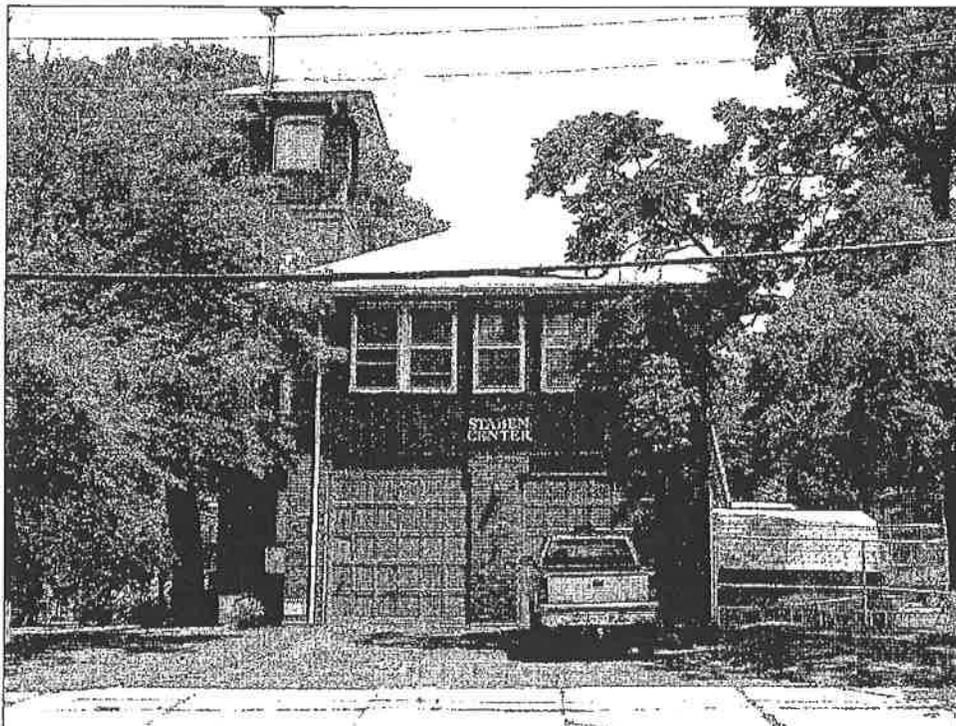
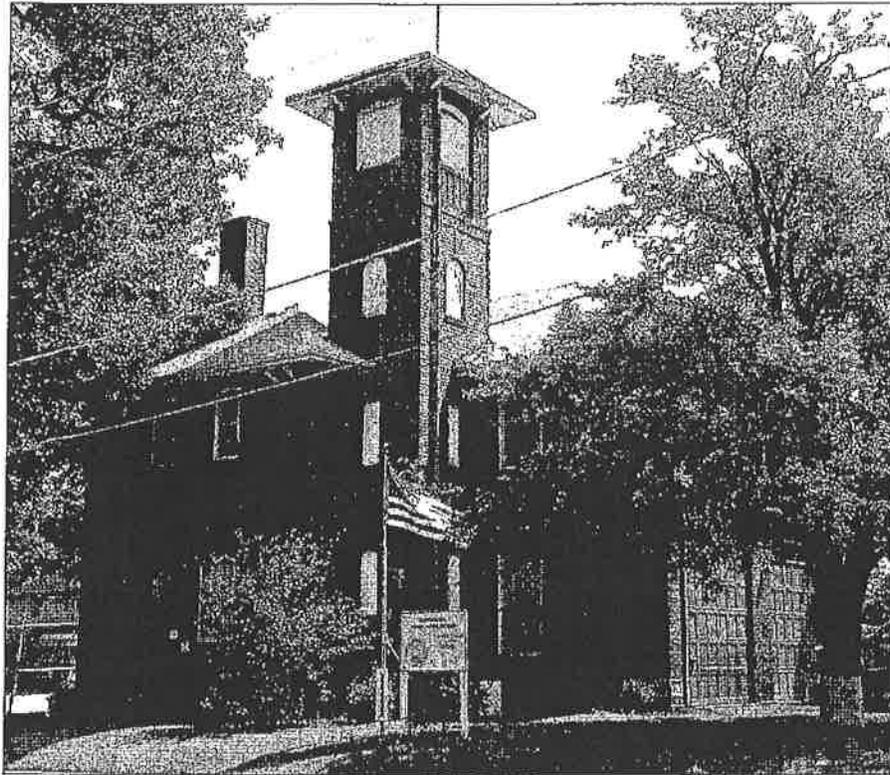
*Representative of the distinguishing characteristics of architecture inherently valuable for the study of a period, type, method of construction or use of indigenous materials.*

The firehouse is reminiscent of the Italian Villa style of architecture that was popular in the early 1900's with it's tall imposing four-story hose tower. A dark brown brick covers the first story with a lighter red brick found on the second story and the tower. A particularly fine feature of the design is the brick corbelling found on the second story and tower which creates a series of geometric patterns on the wall surfaces around the window openings. The broad overhanging eaves on the building are supported by simple but substantial wood brackets. Window openings feature multi-paned sashes in 8-over-2 and other combinations. A pair of wood doors dominate the façade.

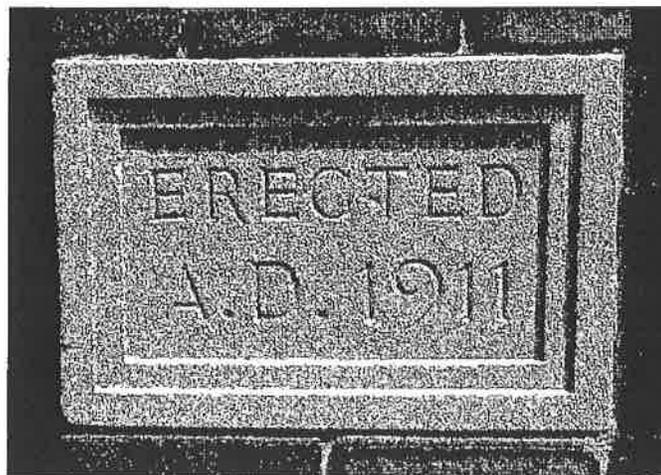
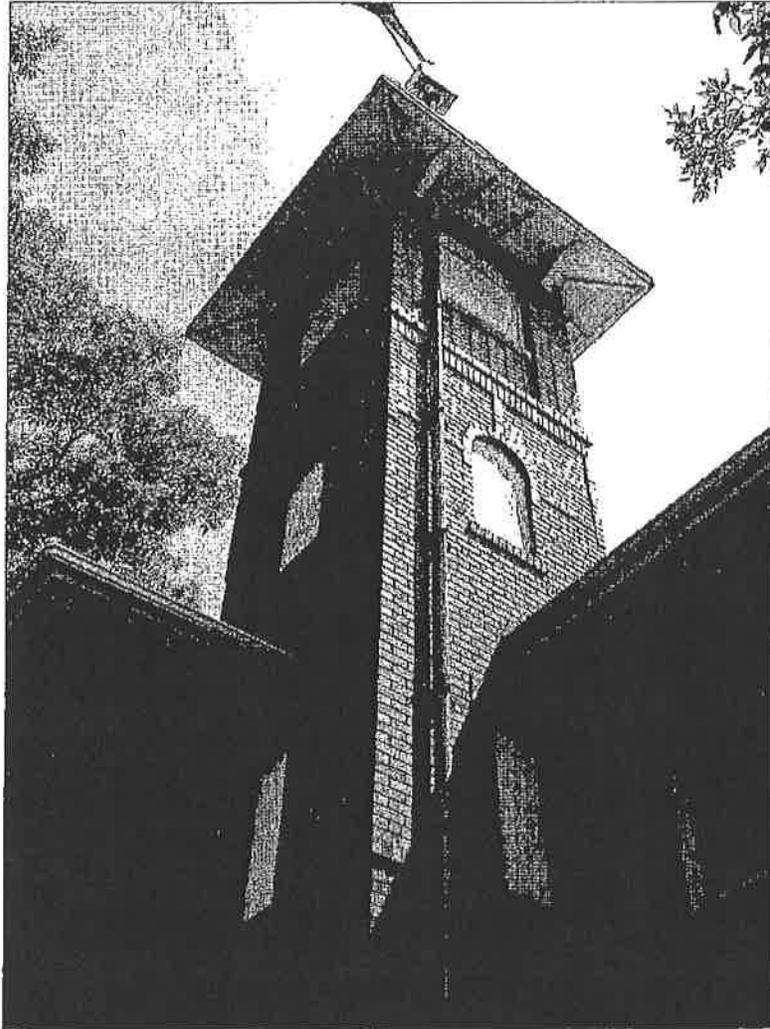
*Its unique location or singular physical characteristics that make it an established or familiar visual feature.*

The existence of this prominent structure and the services it has provided on the south side of the city for nearly 100 years has made it an invaluable part of the neighborhood and community.

424 South Avenue (photographs taken 4 July 2006)



424 South Avenue (photographs taken 4 July 2006)



**EXHIBIT A**  
**LEGAL DESCRIPTION**  
**424 SOUTH AVENUE**

BLOCK 5 (EXCEPT THE NORTH 216 FEET THEREOF) IN LADD AND GEORGE'S ADDITION TO WAUKEGAN, BEING A SUBDIVISION OF PART OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 28, TOWNSHIP 45 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JUNE 24, 1873 IN BOOK "A" OF PLATS, PAGE 11, IN LAKE COUNTY, ILLINOIS.

Property Index Number: 08-28-226-009