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Total Amt: 2010-00031438 Page 1 of 10
IL Rental Amt: \$35.00 Housing Fund: \$0.00
Lake County IL Recorder
Mary Ellen Vanderventer
File 6616744

**AN ORDINANCE GRANTING APPROVAL OF LANDMARK DESIGNATION
TO 204 NORTH COUNTY STREET**

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, Wayne Munn, Chairman of the Historic Preservation Commission, on behalf of the City of Waukegan, and with the knowledge and acquiescence of the property owner, Atrium Developers Inc., filed an application with the Historic Preservation Commission (Commission) wherein they requested Historic Landmark Designation for 204 North County Street, PIN 08-21-403-008, formerly known as the Young Men's Christian Association (YMCA).

WHEREAS, the Commission set a public hearing to consider the application, and after proper notice a hearing was convened on August 12, 2009, 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 204 North County Street be designated 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 204 North County Street 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 Wayne Munn, and

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CITY CLERK'S OFFICE
100 N. Martin Luther King Jr. Ave.
Waukegan, Illinois 60085

COPY

hereby designates 204 North County Street as a Historic Landmark.

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 Atrium Developers Inc., 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 ROBERT SABONJIAN

ATTEST:



WAYNE MOTLEY, City Clerk

Presented and Read at a regular meeting of the Waukegan City Council on the 19th day of October, 2009.

Passed and Approved at a regular meeting of the Waukegan, City Council on the 19th day of October, 2009.

ROLL CALL: Aldermen Larsen, Rivera, Cunningham, Koncan, Moisio, Figueroa, Newsome, and Needham

AYES: Aldermen Larsen, Rivera, Cunningham, Koncan, Moisio, Figueroa, Newsome, and Needham

NAYS: None

ABSENT: Alderman TenPas

ABSTAIN: None

ORDS/1701RJMs

CITY OF WAUKEGAN
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100 N. Martin Luther King Jr. Ave.
Waukegan, Illinois 60085

EXHIBIT A
LEGAL DESCRIPTION
200-204 N. COUNTY STREET

PARCEL 1: THE SOUTH 42.92 FEET OF LOT 2 AND ALL OF LOT 3 IN BLOCK 5 IN THE ORIGINAL TOWN OF LITTLE FORT (NOW CITY OF WAUKEGAN) BEING A SUBDIVISION IN THE SOUTHEAST QUARTER OF SECTION 21, TOWNSHIP 45 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED MAY 26, 1841 IN BOOK "A" OF DEEDS, PAGE 89, IN LAKE COUNTY, ILLINOIS

PARCEL 2: EASEMENT FOR INGRESS AND EGRESS FOR THE BENEFIT OF PARCEL 1 OVER, ACROSS AND UPON THE SOUTH 4 FEET OF LOT 2 (EXCEPT THE SOUTH 42.92 FEET THEREOF) IN BLOCK 5 IN AFORESAID SUBDIVISION AS CREATED BY GRANT OF EASEMENT RECORDED MAY 15, 1923 AS DOCUMENT NUMBER 223976.

**HISTORIC PRESERVATION COMMISSION
CITY OF WAUKEGAN
DEPARTMENT OF PLANNING AND ZONING
100 N. MARTIN LUTHER KING JR. AVENUE
WAUKEGAN, ILLINOIS 60085**

Wayne Munn (Chair) - Rena Morrow (Vice Chair)
Linda McCulloch (Secretary) - Steven Sabourin (City of Waukegan liaison)
Michael Hohf - William J. Kearney III - Ty Rohrer - Stuart Stefany



LANDMARK PROPERTY RECOMMENDATION

SUMMARY OF INFORMATION

August 25, 2009

Property Address:

204 North County Street

Name or historic identification of property:

YMCA - Young Men's Christian Association

Permanent Index Number (PIN):

08-21-403-008

Name and address of property owner:

Jorge Torres, d/b/a Atrium Developers, Inc.
222 N. Genesee Street
Waukegan, Illinois 60085

Nomination form received by the Department of Planning & Zoning:

10 June 2009

Preliminary determination by the Historic Preservation Commission:

8 July 2009

Notice of public hearing published in News Sun:

16 July 2009

Public hearing:

12 August 2009

Recommended for landmark designation by Historic Preservation Commission:

12 August 2009

Date of summary report:

25 August 2009

**CITY OF WAUKEGAN
CITY CLERK'S OFFICE
100 N. Martin Luther King Jr. Ave.
Waukegan, Illinois 60085**



**City of Waukegan
Historic Preservation Commission
100 N. Martin Luther King Jr. Avenue
Waukegan, Illinois 60085**

Landmark Nomination Form – Individual Property

Street address: 204 N. County Street

Name of property (original if known): Young Men's Christian Association (YMCA)

Name and address of property owner: Atrium Developers, 222 N. Genesee Street

Permanent Index Number (PIN): 08-21-403-008

Legal description: PARCEL 1: THE SOUTH 42.92 FEET OF LOT 2 AND ALL OF LOT 3 IN BLOCK 5 IN THE ORIGINAL TOWN OF LITTLE FORT (NOW CITY OF WAUKEGAN) BEING A SUBDIVISION IN THE SOUTHEAST QUARTER OF SECTION 21, TOWNSHIP 45 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED MAY 26, 1841 IN BOOK "A" OF DEEDS, PAGE 89, IN LAKE COUNTY, ILLINOIS

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Date of construction: 1924

Architect and/or builder: Shattuck and Layer Architects

Original use: YMCA – Residential and recreational

Current use: Vacant (under renovation for multi-family residential)

This structure is eligible for designation on the basis of the following criteria:
(check all which apply)

- Significant value as part of the historic, heritage or cultural characteristics of the community, county, state or country;
- Its identification with a person or persons who significantly contributed to the development of the community, county, state or country;
- Representative of the distinguishing characteristics of architecture inherently valuable for the study of a period, type, method of construction or use of indigenous materials;
- Notable work of a master builder, designer, architect or artist whose individual work has influenced the development of the community, county, state or country;
- Its unique location or singular physical characteristics that make it an established or familiar visual feature;
- Its character as a particularly fine or unique example of a utilitarian structure, including but not limited to farmhouses, gas stations, or other commercial structures, with a high level of integrity or architectural significance;
- Area that has yielded or may be likely to yield, information important in history or prehistory.

Use the final sheet to describe the property and its history and set forth the reasons why it is eligible for landmark status. Include any previous surveys in which the property is listed and/or whether it is included on the National Register of Historic Places.

The Waukegan YMCA Building at 204 N. County St. has been a significant contributor to the daily life and history of the City of Waukegan, part of the local architectural tradition, as well as a representative example of the YMCA buildings built in the 1920's.

The building at 204 N. County St. was not the original home of the Young Men's Christian Association in Waukegan, but it was the first building built expressly to house the YMCA. Before that, the organization met at the Hope Building at Clayton and Genesee, starting around 1911, and also much earlier in the Blumberg building over the Grand poolroom on Washington Street in 1892 during a shortlived start to the Waukegan YMCA.

The major source of funding for the new building came from \$100,000 from the Army-Navy Committee of the International YMCA, due to its work with servicemen. This was part of a large wave of funds for new YMCA buildings across the nation. The property at County St. and Clayton was bought in 1923, and the building was completed in 1924-25. The building was designed by Shattuck and Layer Architects of Chicago. The plan was based on a standard program for YMCA's at the time, providing housing for single males, and a facility for adult education, sports and recreation for the community. These worked to further the major aims of the YMCA, "The improvement of the spiritual, mental, social and physical condition of young men." Hotel-like rooms with bathrooms down the hall, called dormitories or residences, were designed into every new YMCA building, and would continue to be until the late 1950s.

The façade of the building was representative of the time period in which it was built, using traditional elements in a relatively vernacular interpretation. Significant features include the heavily detailed brick veneer façade, including quoins, corbeled banding, and false arched windows. The main entrances to the building have pedimented porch roofs. There have not been any major alterations on the exterior, though some of the first floor doors and windows have been replaced with non-matching units. The upper 6 over 1 windows are still original. The original lettering also endures, proclaiming it to be the Young Men's Christian Association.

From the 1920's through the 1980's, activities at the YMCA building were a significant source of community for the City of Waukegan. The popularity of different activities changed over the years. For instance, during the 1920's, popular activities included Americanization classes, bicycle racing, tennis, and the learn-to-swim program. After both World Wars, ex-GI's filled the dormitories as they tried to re-start their lives in a new town. Swimming lessons continued to be popular for all ages.

The YMCA continued to be a core part of the community, with programs changing with the times. However, over the next 50 years, the clientele at the dormitories also changed, from primarily ex-GI's to down-and-out males who drew increasing complaints from the downtown neighborhood and parents of young children who wished to participate in YMCA programs. Furthermore, the City of Waukegan cited the YMCA for multiple electrical and fire code violations which would have taken hundreds of thousands of dollars to repair. The YMCA board made the difficult decision to close the residence portion of the facility in 1979. The other programs were kept open until 1987, when a new YMCA building was built at 2000 N. Western Ave in Waukegan. The building had become too expensive to maintain, especially considering that a large portion was not being used.

The YMCA building was bought by a development company, Atrium Developers, Inc., of Waukegan. Plans were publicized to make it into office space, but these plans have yet to materialize, and the building is currently vacant.

Include representative photos including general views of the exterior and photos showing any relevant architectural features. Historic photos are also encouraged. Please label each photo with the address, description (south elevation, turret detail, etc.) and date taken.

Name of applicant: Michael H. Hohf

Address: 307 Harding Avenue, Waukegan, IL 60085

Telephone (with area code): (847) 623-1874 E-mail: mikehohf@gmail.com

Affiliation (Commission member, owner, City Council, preservation organization, other):

Chairman, Waukegan Historic Preservation Commission

Date submitted: July 8, 2009

Signature: Electronic signature affixed. Original is on file in the Department of Planning & Zoning

Name of second applicant (if applicable):

Address:

Telephone (with area code): E-mail:

Affiliation:

Signature: _____

Please complete this entire form and return with photographs to the City of Waukegan Planning & Zoning Department, 100 N. Martin Luther King, Jr. Avenue, Waukegan, Illinois 60085.

Planning & Zoning Department use only:

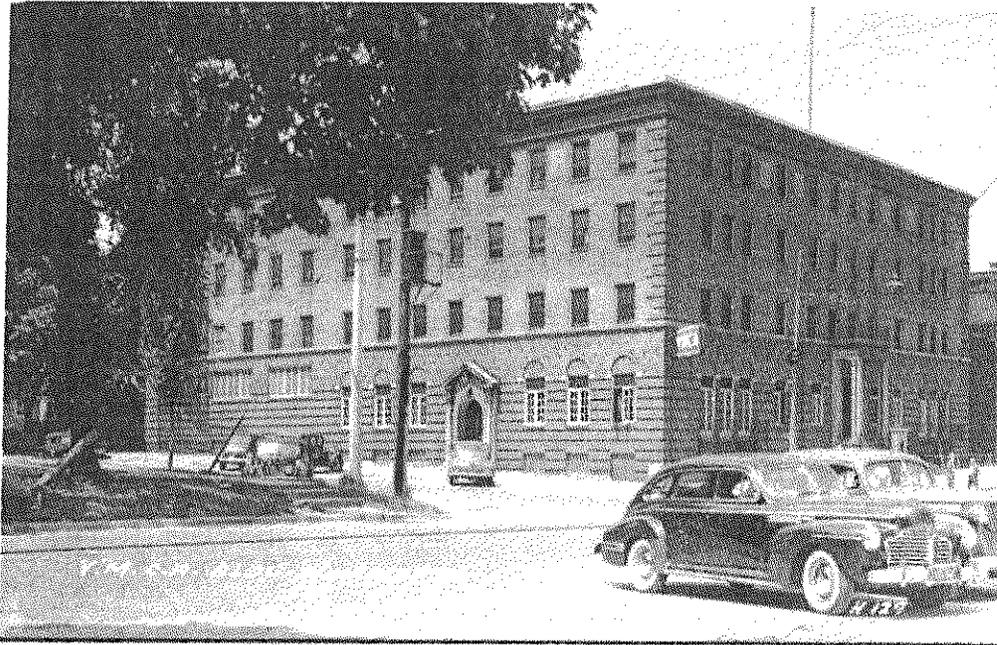
Received by: Steven W. Sabourin

Date: July 8, 2009

Date forwarded to Historic Preservation Commission: August 12, 2009

A preliminary determination as to whether a property meets one or more of the foregoing criteria shall be made within thirty (30) days of filing of a nomination with the Commission.

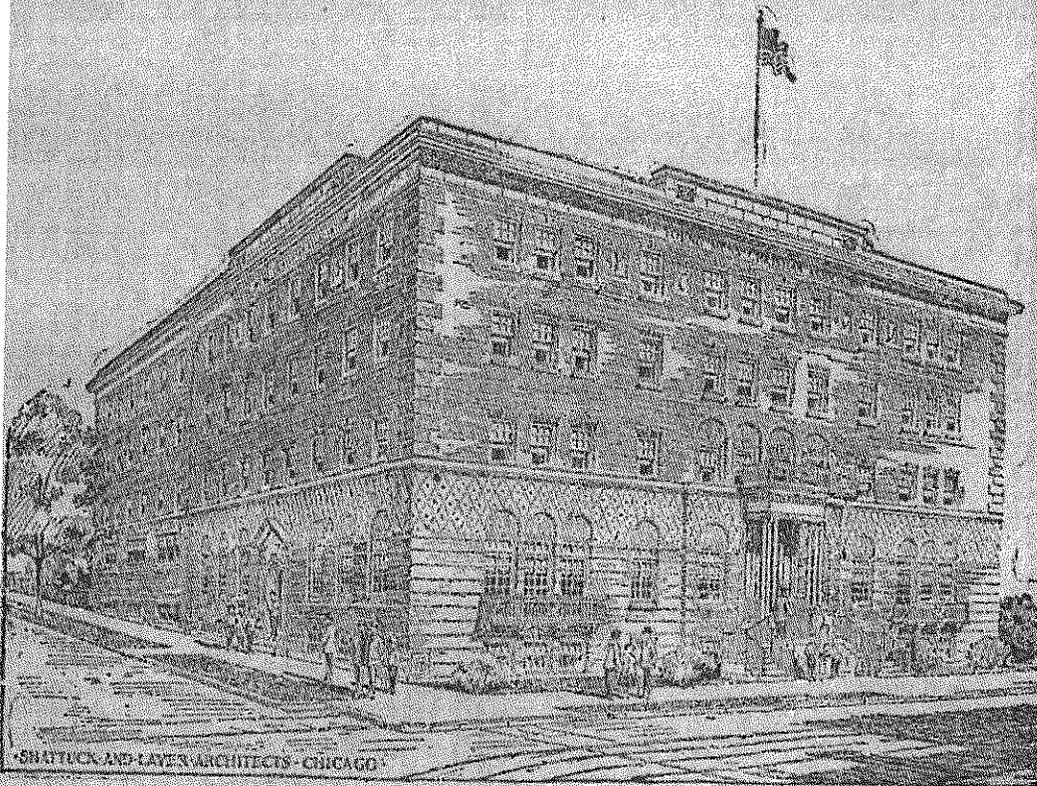
A public hearing shall be scheduled within forty-five (45) days after preliminary approval of this application.



Landmark Application – Individual: October 2005

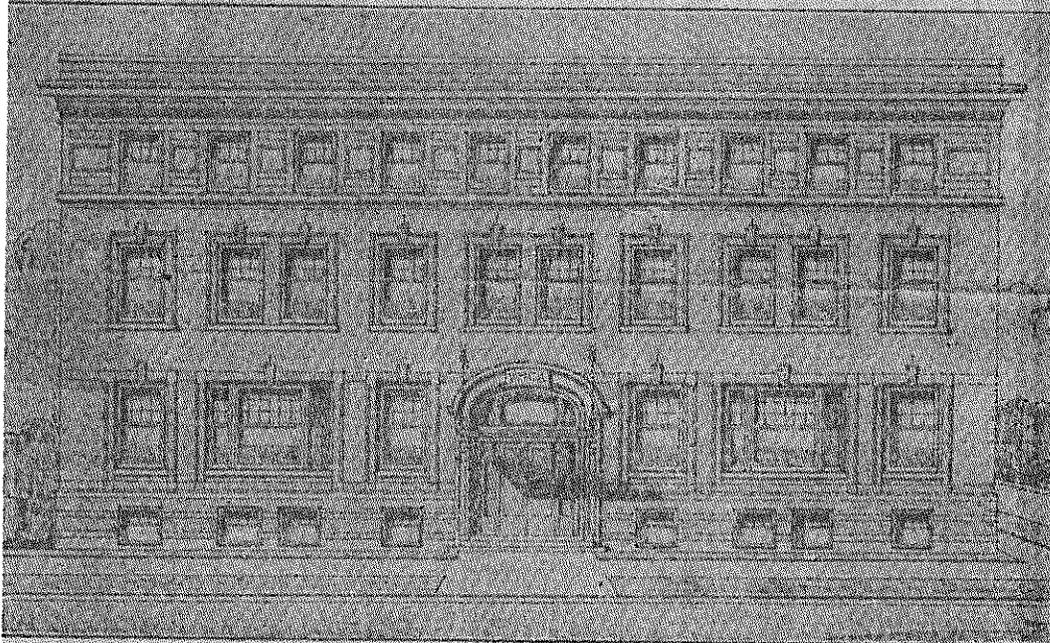
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WAUKEGAN Y. M. C. A.



This is Where Convention Business Sessions Were Held.

OLD WAUKEGAN Y. M. C. A.



Thousands of Jackies and Landlubbers were entertained in this old building.

Landmark Application – Individual: October 2005

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