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City of Waukegan

Attn: Steve Sabourin

100 N Martin Luther King Jr Ave

Waukegan, IL 60085

JR  
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 **6201433** recorded **June 22, 2007** 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

*Mary Ellen Vanderverter*  
Mary Ellen Vanderverter  
Lake County Recorder

[Seal]  
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

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Total Amt: \$34.00 Page 1 of 9  
IL Rental Housing Fund: \$0.00  
Lake County IL Recorder  
Mary Ellen Vanderventer Recorder  
File **6201433**

**CITY OF WAUKEGAN**

**ORDINANCE NO 07-O-73**

**Set forth  
The Title of The  
Ordinance Is**

**GRANTING APPROVAL OF LANDMARK DESIGNATION TO 1 SOUTH GENESEE STREET**

**ADOPTED AND PASSED BY THE CITY COUNCIL**

**OF THE CITY OF WAUKEGAN**

**ON THE 18<sup>th</sup> DAY OF JUNE 2007.**

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**Published in pamphlet form by authority of the City Council, of the City of Waukegan, Lake County, Illinois, on the 19<sup>th</sup> day of June 2007.**

*Wayne Motley*  
\_\_\_\_\_  
CITY CLERK

9

07 - 0 - 73

**AN ORDINANCE GRANTING APPROVAL OF LANDMARK DESIGNATION  
TO 1 SOUTH GENESEE 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, Michael Hohf, Chairman of the Historic Preservation Commission, on behalf of the City of Waukegan, filed an application with the Historic Preservation Commission (Commission) wherein they requested Historic Landmark Designation for 1 South Genesee Street.

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 1 South Genesee 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 1 South Genesee 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 Michael Hohf, and hereby designates 1 South Genesee Street as a Historic Landmark.

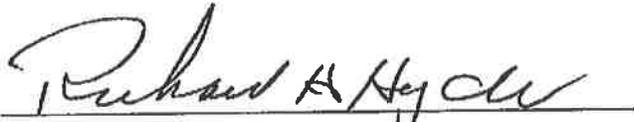
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Waukegan, Illinois 60085

**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.

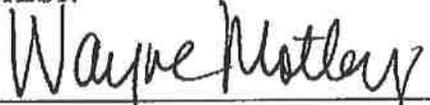
**SECTION 4:** The City Council hereby directs the City Clerk to send or deliver executed copies of this Ordinance to Michael Hohf, the Historic Preservation Commission, the City Planning and Zoning Department and the City Building Department. The City Clerk is further directed to record a certified 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 June, 2007.

Passed and Approved at a regular meeting of the Waukegan, City Council on the 18th day of June, 2007.

ROLL CALL: Alderman Moisiso, Figueroa, Newsome, TenPas, Needham, Larsen, Rivera, Cunningham and Balen

AYES: ~~Alderman~~ Moisiso, Figueroa, Newsome, TenPas, Needham, Larsen, Rivera, Cunningham and Balen

NAYS: None

ABSENT: None

ABSTAIN: None

ORDS/1509LLG

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

MICHAEL HOHF, CHAIRMAN  
JOAN CALLAHAN  
HARRY CAME  
WILLIAM J. KEARNEY III

LINDA McCULLOCH  
WAYNE MUNN  
STUART STEFANY



21 May 2007

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

Dear Alderman Figueroa:

On 9 May 2007, the Historic Preservation Commission held two public hearings to consider the applications received for landmark designation on the following properties:

1 North Sheridan Road (Carnegie Library)

1 South Genesee Street (First National Bank of Waukegan)

Wayne Munn representing the Carnegie Preservation Project was in attendance and stated that there was full support from their members for this landmark designation and that in fact the designation is a required part of the agreement with the City for transfer of ownership to the City of Waukegan. The owners of 1 S. Genesee Street, Associated Bank were notified of the hearing but were not represented. Both public hearings proceeded favorably with no objections received.

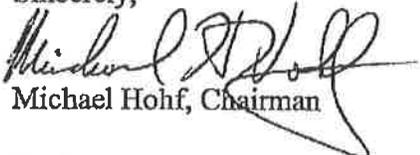
The Historic Preservation Commission strongly recommends the designation of both properties as City of Waukegan landmarks, and respectfully requests that the City Council adopt an ordinance thus designating the properties.

Attached you will find a summary report on each of the two properties, outlining their history and the steps that occurred to date in the application and review process. I would be available to appear before the Judiciary Committee and City Council to discuss the designation requests when they are addressed.

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.

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**HISTORIC PRESERVATION COMMISSION  
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**MICHAEL HOHF, CHAIRMAN  
JOAN CALLAHAN  
HARRY CAME  
WILLIAM J. KEARNEY III**

**LINDA MCCULLOCH  
WAYNE MUNN  
STUART STEFANY**



**SUMMARY OF INFORMATION**

**PROPERTY ADDRESS:** 1 South Genesee Street

**Name of property:**

First National Bank of Waukegan

**Name and address of property owner:**

Associated Bank  
1 S. Genesee Street  
Waukegan, IL 60085

**Nomination form received by the Department of Planning & Zoning:**  
13 March 2007

**Preliminary determination by the Historic Preservation Commission:**  
11 April 2007

**Notice of public hearing published in News Sun:**  
27 April 2007

**Public hearing:**  
9 May 2007

**Recommended for landmark designation by Historic Preservation Commission:**  
9 May 2007

**Date of summary report:**  
21 May 2007

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100 N. Martin Luther King Jr. Ave.**

**SUMMARY OF INFORMATION (continued)**  
**PROPERTY ADDRESS:** 1 South Genesee Street

**Current designations:**  
None

**Number of structures recommended for designation:**  
One

**Date of construction:**  
March 1925

**Architect and/or builder:**  
Hoggson Brothers

**Original use:**  
Bank

**Current use:**  
Bank

**History:**

1 S. Genesee is a highly significant building in the history of Waukegan, largely because it was the home of the oldest bank institution in Lake County, Illinois, as well as being a highly recognized landmark in the community, and a handsome example of a Classical Revival bank building.

Founded in 1852 by Charles R. Steele and his father-in-law Ransom Steele, the private banking firm of C. R. and R. Steele, Bankers, was the first bank between Kenosha and Chicago. That same year, two other banks were founded in Waukegan – the Bank of Northern Illinois, and a branch of the bank of Paine Brothers & Co. The Paine Brothers bank closed not long afterwards, but sometime in the mid 1850's, the Bank of Northern Illinois merged with the Steele bank. The bank survived the Panic of 1857, but in 1861, the Bank of Northern Illinois liquidated its assets. Charles R. Steele continued in the bank business under the name of C.R & R. Steele, Bankers, erecting a new bank building on part of the site at 1 S. Genesee.

The National Banking Act of 1864 established and regulated national banking, offering the first steps towards protecting both bankers and depositors. The Steeles were among the early applicants for a national bank charter. On April 17, 1865, the bank began operating as the First National Bank of Waukegan. Charles Steele continued as President of the bank until his death in 1888.

The notable event of 1925 for the bank was the completion of the new bank building at 1 S. Genesee. It is a two-story Classical Revival Style (Neoclassical) stone-clad building designed by the Hoggson Brothers. The two-story fluted pilasters are capped with egg-and-dart capitols, in a Chicago Style influenced massing. The cornice above features a dentil molding and watertable, with a bas-relief eagle at the corner. The sign "FIRST NATIONAL BANK ESTABLISHED 1865" is carved into the cornice. The interior featured marble floors, brass chandeliers, and a large skylight.

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**SUMMARY OF INFORMATION (continued)**  
**PROPERTY ADDRESS: 1 South Genesee Street**

In 1975, new owners of the bank began renovations. The first phase of renovations was to the interior. The skylight had been covered up, and uncovering the skylight was the major discovery during the project. The skylight was restored. The original desks were replaced with new period furniture. The Steele family kept some of the desks, while others were donated to historical societies.

In 1988, the owners worked on the façade, replacing the original double-hung windows and spandrel panels with new energy efficient storefront windows in the same openings. While not historically accurate, they keep a similar rhythm to the originals and are not obtrusive. The other façade change over the years has been the two different clocks that have hung over the front door.

After the most recent acquisition, 1 S. Genesee became known as Associated Banc-Corp, continuing a tradition of banking. And while the bank has changed ownership and names over the years, it is significant that it has always functioned as a bank building, enhancing its potential for landmark status.

*Mails:* CITY OF WAUKEGAN  
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**SUMMARY OF INFORMATION (continued)**

**PROPERTY ADDRESS:** 1 South Genesee Street

**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.*

For over seventy-five years this building served as a bank for the City of Waukegan. The institutions occupying this building have supported the growth and development of the City and Lake County during all of those years.

*Its identification with a person or persons who significantly contributed to the development of the community, county, state or country.*

The Steele family is known as one of the most influential banking families in Northern Illinois. Four generations of the Steele family owned and operated this bank from 1852 until 1979.

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

It is a two-story Classical Revival Style (Neoclassical) stone-clad building designed by the Hoggson Brothers. The two-story fluted pilasters are capped with egg-and-dart capitols, in a Chicago Style influenced massing. The cornice above features a dentil molding and watertable, with a bas-relief eagle at the corner.

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

Located on the main east-west street into Waukegan and the main north-south downtown retail street, this building was known to everyone who traveled to the city. It remains today a highly visible landmark for people who work and shop in Waukegan.

*It's 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.*

The design use of Classical Revival (Neoclassical) elements and materials are an excellent example of the public sector buildings constructed in the early part of the 20<sup>th</sup> Century. The large, spacious interior featured a two-story teller lobby with marble floors, brass chandeliers, and a skylight and was intended to impress the bank's clients. A steel-reinforced concrete vault wired with electric burglar alarms was one of the state of the art attractions of the new bank when it was opened. The carving of the name 'First National Bank of Northern Illinois' into the building's facade was meant to impress and give the customers a sense of confidence.

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**SUMMARY OF INFORMATION (continued)**  
**PROPERTY ADDRESS: 1 South Genesee Street**



**Landmark**

The First National Bank of Waukegan not only can boast of being the oldest financial institution in Lake County, but also the third oldest bank in the state. The year 1852 marked the beginning of the

bank when Ransom Steele and Charles R. Steel founded it. Although the interior has been remodeled several times, the exterior established it as a landmark in Waukegan.

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**EXHIBIT A**  
**LEGAL DESCRIPTION**  
**1 S. GENESEE STREET**

THAT PART OF THE WEST 83 FEET LYING NORTH OF THE SOUTH 9 FEET OF LOTS 1 AND 2 AND THE SOUTH 9 FEET OF THE WEST 62.22 FEET OF LOT 3, AND ALL OF LOTS 10, 11 AND 12, IN BLOCK 26 IN THE ORIGINAL TOWN OF LITTLE FORT (NOW CITY OF WAUKEGAN), ACCORDING TO THE PLAT THEREOF, RECORDED MAY 26<sup>TH</sup>, 1841, IN BOOK "A" OF DEEDS, PAGE 89, ALL IN LAKE COUNTY, ILLINOIS.

Property Index Number: 08-21-426-020