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IL Rental Housing Fund: \$0.00  
Lake County IL Recorder  
Mary Ellen Vanderverter Recorder  
File **7356336**

# RECORDING COVERSHEET

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Submitted By:

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City of Waukegan

Attn: Steve Sabourin

100 N Martin Luther King Jr Ave

Waukegan, IL 60085

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## 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 **6453984** recorded **March 27, 2009** 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 *Jeanette 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# 044619450006 Type: ORD  
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 Receipt#: 2009-00014618  
 Total Amt: \$31.00 Page 1 of 6  
 IL Rental Housing Fund: \$0.00  
 Lake County IL Recorder  
 Mary Ellen Vanderventer Recorder  
 File **6453984**

# RECORDING COVERSHEET

- NON-STANDARD DOCUMENT
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**AN ORDINANCE GRANTING APPROVAL OF LANDMARK DESIGNATION  
TO 203 NORTH 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 203 North 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 203 North 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 203 North 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 203 North Genesee Street as a Historic Landmark.

*mailed to:* **CITY OF WAUKEGAN  
CITY CLERKS OFFICE  
100 N. Martin Luther King Jr. Ave.  
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 16th day of March, 2009.

Passed and Approved at a regular meeting of the Waukegan, City Council on the 16th day of March, 2009.

ROLL CALL: Aldermen Koncan, Moisió, Figueroa, Newsome, TenPas, Needham, Rivera, and Cunningham

AYES: ~~Aldermen Koncan, Moisió, Figueroa, Newsome, TenPas, Needham,~~ Rivera, and Cunningham

NAYS: None

ABSENT: Alderman Larsen

ABSTAIN: None

ORDS/1655LLG

HISTORIC PRESERVATION COMMISSION  
CITY OF WAUKEGAN  
DEPARTMENT OF PLANNING AND ZONING  
100 N. MARTIN LUTHER KING JR. AVENUE  
WAUKEGAN, ILLINOIS 60085  
MICHAEL HOF, CHAIRMAN  
WILLIAM J. KEARNEY III  
LINDA MCCULLOCH

WAYNE MUNN  
TY ROHRER  
STUART STEFANY



30 January 2009

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

Dear Alderman Figueroa:

On 14 January 2009, the Historic Preservation Commission held two public hearings to consider the applications received for landmark designation on the following properties:

220 North Sheridan Road (Masonic Temple)

203 North Genesee Street (The Genesee Theatre)

The owner of 220 N. Sheridan Road, Ms. Kathleen Rice was notified of the hearing but was not represented. Rena Morrow representing The Genesee Theatre was not able to attend the hearing due to a conflict with a performance at the theatre that evening but had contacted me earlier in the day and expressed full support of the nomination. 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 [mhof@legat.com](mailto:mhof@legat.com) or by phone at 847.406.1183.

Thank you in advance for your assistance and consideration.

Sincerely,

Michael Hof, 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  
William J. Kearney III  
Linda McCulloch

Wayne Munn  
Ty Rohrer  
Stuart Stefany



**SUMMARY OF INFORMATION**

**PROPERTY ADDRESS:** 203 North Genesee Street

**Name of property:**

The Genesee Theatre

**Name and address of property owner:**

City of Waukegan  
100 N. Martin Luther King, Jr. Avenue  
Waukegan, IL 60085

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

13 March 2007

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

10 December 2008

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

24 December 2008

**Public hearing:**

14 January 2009

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

14 January 2009

**Date of summary report:**

30 January 2009

With the vision of three Waukegan men, A.L. Brumund, H.C. Burnett and D.T. Webb, the Genesee Theatre was an impressive venue for its times. Using land purchased from the YMCA for \$130,000 and enlisting the help of Chicago architect Edward Steinberg and Waukegan contractor Alva Weeks, the Genesee Theatre was constructed for around \$1 million. Not just a movie house capable of features, music and live entertainment, but also consisting of forty apartments and retail space; the Genesee Theatre facility served as a community center for the people and a justifiable beacon for the thriving city of Waukegan.

Truly incredible, the 1,799 seat Genesee was adorned with 1,200 yards of lush tapestries, seven tons of marble and a massive Barton Grande pipe organ. In addition, no expense was spared on the modern

fireproof construction, and \$100,000 heating and cooling system. Originally scheduled to open Thanksgiving, the Genesee Theatre premiered to the public on December 25, 1927 to rave reviews.

The Genesee Theatre ran a regular schedule with new features every Sunday, Monday, and Thursday, only slowing operation once due to a coal shortage in 1946. The theatre boasted the first talking picture in Waukegan with the "Lion and the Mouse" in October 1928, in addition to facilitating two world premieres: Jack Benny's 1939 "Man About Town" and "The Navy Way" in 1944. The Genesee also provided numerous other activities for the community including cooking schools, fashion shows and weddings. October 1982 saw the last first-run picture at the Theatre, and the Genesee finally closed its doors for good in 1989.

After sitting vacant for twelve years, the Genesee Theatre began its \$23 million renovation in July of 2001 as part of the City of Waukegan's downtown renovation project. With the help of over 120 volunteers, the Genesee was brought back to its original splendor. Every care was taken in the restoration to ensure the integrity of this great venue. All wall fabrics in the facility are exact replicas of the original wallpaper and coloring in the facility has been recreated as exactly as possible based on existing paint chippings. Many of the original plaster moldings, wooden railings and light fixtures have been kept intact. The marquee, installed on September 2, 2004, is an exact replica of the one which graced the Genesee in 1927.

Now an 115,000 sq. ft. state of the art facility, the Genesee has expansive lobbies and lounges, stage size has been doubled and a balcony expansion has raised seating capacity to over 2,400, making the Genesee Theatre one of the largest facilities of its kind in the region. In addition, to ensure that there is no question to the splendor of this facility, a one-of-a-kind, 18 foot, Baccarat crystal chandelier has been added to the grand lobby. The chandelier, which originally hung in Seattle's Orpheum theatre, is valued at \$350,000 and weighs 2,200 pounds, includes thousands of pieces of crystal and features gold plated sconces. Kept in boxes since 1967, the chandelier was sold for only \$100,000 to the Genesee Theatre by Mr. Louis Bianchi, and the remaining \$250,000 was donated to the renovation efforts.

The Genesee Theatre re-opened its doors on December 3, 2004 to two sold out performances of Bill Cosby, and will continue to provide the highest quality of performances including comedians, Broadway productions and national and regional musical acts.

**EXHIBIT A**  
**LEGAL DESCRIPTION**  
**203 N. GENESEE STREET**

LOTS 4, 5 AND THE SOUTHERN 33 FEET OF LOT 6 IN BLOCK 3 IN ORIGINAL TOWN OF LITTLE FORT (NOW CITY OF WAUKEGAN) IN THE NORTHEAST 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.

Property Index Number: 08-21-405-002