

AN ORDINANCE Granting approval of Landmark Designation to 410 Grand 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; and

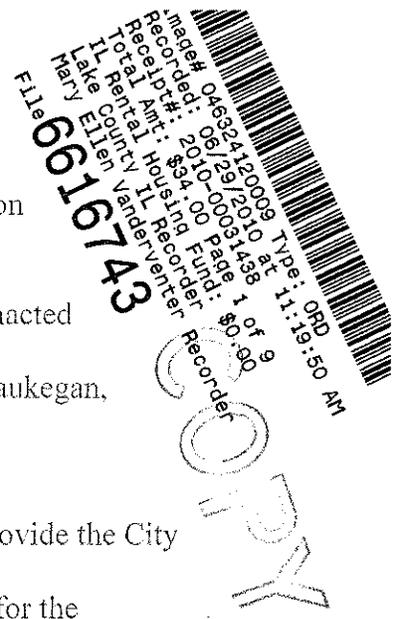
WHEREAS, the Historic Preservation Ordinance was enacted to provide the City and its citizens a way to voluntarily protect, enhance, perpetuate and allow for the continued use of improvements of a special character or historical interest or value within the City for the continued health, prosperity,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

WHEREAS, pursuant to the Historic Preservation Ordinance, Christ Episcopal Church voluntarily filed an application with the Historic Preservation Commission wherein they requested Historic Landmark Designation for 410 Grand Avenue, PIN 08-21-214-018, the Christ Episcopal Church and Parish House; and

WHEREAS, the Commission set a public hearing to consider the application, and, after proper notice, a hearing was convened on October 28, 2009, and evidence heard. Thereafter, the Commission prepared a report and made findings of fact which tare designated as Exhibit A, attached hereto, and hereby incorporated by reference; and that the Commission recommends that 410 Grand Avenue be designated a Historic Landmark; and City of Waukegan has accepted the factual findings and recommendations of the Commission; and

NOW THEREFORE, be it ordained by the City Council of the City of Waukegan, Illinois, as follows:

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



Section 1: The recitals set forth above and the findings and recommendations of the Historic Preservation Commission are made part of this ordinance.

Section 2: That the City Council approves of the application of the Christ Episcopal Church and hereby designated 410 Grand avenue as a Historic Landmark.

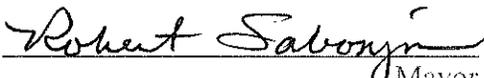
Section 3: Hereafter any proposed alteration, construction, removal or demolition of the subject structure shall require a Certificate of Appropriateness issued by the Historic Preservation Commission pursuant to the provisions of the Historic Preservation Ordinance.

Section 4: The City Council hereby directs the City Clerk to send or deliver execute 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, resolutions, orders, or parts thereof, which conflict with the provisions of this Ordinance, to the extent of such conflict, are hereby repealed.

Section 6: This ordinance shall be in full force and effect from and after its passage, adoption and publication as provided by law.

Hon. Robert G. Sabonjian


Mayor

Wayne Motley


Clerk
Page | 2

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

Presented and read at a regular meeting of the Waukegan City Council on the 1st day
of March, 2010.

Passed and approved at a regular meeting of the Waukegan City Council on the 1st
day of March, 2010.

ROLL CALL: Aldermen Cunningham, Koncan, Moisiso, Figueroa, Newsome, TenPas,
Larsen and Rivera

AYES: Aldermen Cunningham, Koncan, Moisiso, Figueroa, Newsome, TenPas,
Larsen and Rivera

NAYS: None

ABSENT: Alderman Needham

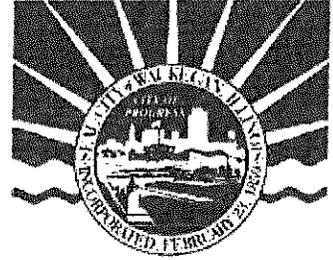
ABSTAIN: None

EXHIBIT A
LEGAL DESCRIPTION
410 GRAND AVENUE

LOTS 3 THROUGH 7 IN BLOCK 7 IN THE FIRST ADDITION TO THE NORTH SIDE OF THE 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, IN LAKE COUNTY, ILLINOIS.

**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



November 2, 2009

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

Dear Alderman Figueroa:

On 28 October 2009, the Historic Preservation Commission held a public hearing to consider the application received for landmark designation on the following property:

**410 Grand Avenue (historically Christ Episcopal Church and Parish House)
PIN: 08-21-214-018**

Representatives of Christ Episcopal Church were present at the public hearing and asked questions about the potential impact of landmarking status upon the property. After addressing their questions the representatives of Christ Episcopal Church were supportive of landmark status. The Historic Preservation Commission then voted unanimously in favor of a motion of recommendation for landmark status.

Thus, the Historic Preservation Commission strongly recommends the designation of 410 Grand Avenue, historically known as Christ Episcopal Church and Parish House, as a City of Waukegan historic landmark, and respectfully requests that the City Council adopt an ordinance designating the property as such.

Attached you will find a Summary Report on the property, outlining its 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 request when it is addressed.

Please do not hesitate to let me know if you have any questions about the report or the Historic Preservation Commission recommendation. You may contact me by email at WHPC@WayneMunn.com or by phone at 847.431.5010.

Thank you in advance for your assistance and consideration.

Sincerely,

A handwritten signature in cursive script that reads "Wayne A. Munn".

Wayne Munn, Chairman

Encl.

**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 Hof - William J. Kearney III - Ty Rohrer - Stuart Stefany



LANDMARK PROPERTY RECOMMENDATION

SUMMARY OF INFORMATION

November 2, 2009

Property Address:

410 Grand Avenue

Name or historic identification of property:

Christ Episcopal Church and Parish House

Permanent Index Number (PIN):

08-21-214-018

Name and address of property owner:

Christ Episcopal Church
410 Grand Avenue
Waukegan, Illinois 60085

Nomination form received by the Department of Planning & Zoning:

20 August 2009

Preliminary determination by the Historic Preservation Commission:

23 September 2009

Notice of public hearing published in News Sun:

October 14, 2009

Public hearing:

28 October 2009

Recommended for landmark designation by Historic Preservation Commission:

28 October 2009

Date of summary report:

2 November 2009



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

Landmark Nomination Form – Individual Property

Street address: 410 Grand Avenue

Name of property (original if known): Christ Episcopal Church and Parish House

Name and address of property owner: Christ Episcopal Church, 410 Grand Avenue, Waukegan, Illinois 60085

Permanent Index Number (PIN): 08-21-214-018

Legal description: LOTS 3 THROUGH 7 IN BLOCK 7 IN THE FIRST ADDITION TO THE NORTH SIDE OF THE 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, IN LAKE COUNTY, ILLINOIS.

Date of construction: 1888

Architect and/or builder: Architects - Willoughby James Edbrooke and Franklin P. Burnham

Original use: Church

Current use: Church

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 first Episcopal service in Little Fort, Illinois occurred in February 1845 when Fr. Isaac Hallom, Rector of St. James Church, Chicago traveled to Little Fort where he read vespers, preached and baptized an infant child of Irish immigrants. The formal organization of Christ Church began on February 7, 1846. Various locations served the church's needs until the construction of a permanent building at Grand Avenue and Martin L. King, Jr. Avenue in 1850. At the time, this was the north side of Waukegan. On March 31, 1849, the residents had changed the name of Little Fort to Waukegan. Bishop Philander Chase consecrated the first church building on May 13, 1851.

The present church, built in 1888, is Richardsonian Romanesque architecture with Gothic features - pointed arches over the doorways, large front window and openings in the bell tower. Beautiful stained glass memorial windows adorn each side of the church. The large front window, known as the baptismal window, depicts Christ and the children. The pews are oak with cherry trim. The church's exterior is Carbondale brownstone. Bishop William G. McLaren consecrated the structure, listed in the National Registry of Historical Buildings, on January 31, 1889.

The Parish House, constructed in 1903 to meet the growing needs of Christ Church and the Waukegan community, serves as the administration building and fellowship hall. We also have a beautiful chapel attached to the main church, The Chapel of Our Lady, which has been described as a Gothic gem.

In the span of 161 years, twenty-five rectors have served Christ Church, two of whom served twice. The first rector began serving on October 1, 1846; in the ensuing thirty-five year period, the first fourteen rectors had completed their years of service. On October 1, 1881, the fifteenth rector was called to the parish. During the next 126 years, only eleven rectors served Christ Church. Of these, three were long-term incumbents: one becoming the first Bishop Suffragan of the Diocese of Chicago; the other two continuing on in the capacity of Rector Emeritus, one of whom also served as Honorary Canon for St. James Cathedral in the Diocese of Chicago.

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: Waukegan Historic Preservation Commission

Address: 100 N. Martin L. King, Jr. Avenue, Waukegan, Illinois 60085

Telephone (with area code): (847) 625-6878 E-mail: steve.sabourin@ci.waukegan.il.us

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

Preservation organization

Date submitted: August 20, 2009

Signature: Steve W. Sabourin

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: August 20, 2009

Date forwarded to Historic Preservation Commission: September 23, 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.