



Image# 055815500012 Type: ORD  
Recorded: 12/15/2016 at 02:31:55 PM  
Receipt#: 2016-00079199  
Page 1 of 12

IL Rental Housing Fund: \$0.00  
Lake County IL Recorder  
Mary Ellen Vanderverter Recorder  
File **7356329**

## RECORDING COVERSHEET

- NON-STANDARD DOCUMENT
- RE-RECORDED DOCUMENT - previously recorded as document number

6201432

(Lake County numbers consist of 7 Digits)

PLEASE ALSO STATE THE REASON FOR RE-RECORDING IN THE BOX BELOW

This document is being re-recorded to include the legal description

- A "re-recorded document" refers to the recording of a previously recorded document and is used to correct or modify the document after the original recording.
- The changes or additions reflected by the re-recording should be made on either the original document or on a certified copy and then attached to this coversheet.
- For the convenience of title searchers, no pages or information should be deleted from the original. Corrections should be made by crossing out the incorrect version and adding the correct information. This allows the searcher to easily identify the before and after versions.

**Please update the following information when re-recording**

Submitted By:

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

Return To:

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 **6201432** 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

[Seal]

*Mary Ellen Vanderverter*  
Mary Ellen Vanderverter  
Lake County Recorder

by *James 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# 041720670009 Type: ORD  
Recorded: 06/22/2007 at 09:22:19 AM  
Receipt#: 2007-00028820  
Total Amt: \$34.00 Page 1 of 9  
IL Rental Housing Fund: \$0.00  
Lake County IL Recorder  
Mary Ellen Vanderventer Recorder  
File **6201432**

**CITY OF WAUKEGAN**

**ORDINANCE NO 07-O-72**

**Set forth  
The Title of The  
Ordinance is**

**GRANTING APPROVAL OF LANDMARK DESIGNATION TO 1 NORTH SHERIDAN ROAD**

**ADOPTED AND PASSED BY THE CITY COUNCIL**

**OF THE CITY OF WAUKEGAN**

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

---

**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.**

  
CITY CLERK

9

07 - 0 - 72

**AN ORDINANCE GRANTING APPROVAL OF LANDMARK DESIGNATION TO 1 NORTH SHERIDAN ROAD**

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, on behalf of the Carnegie Preservation Project filed an application with the Historic Preservation Commission (Commission) wherein he requested Historic Landmark Designation for 1 North Sheridan Road.

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 North Sheridan Road 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 North Sheridan Road 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 hereby designates 1 North Sheridan Road as a Historic Landmark.

Mail to:

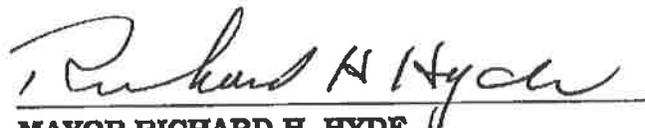


**SECTION 3:** Hereafter any proposed alteration, construction, removal or demolition of the subject structure shall require a Certificate of Appropriateness issued by the Historic Preservation Commission pursuant to the provisions of the Historic Preservation Ordinance.

**SECTION 4:** The City Council hereby directs the City Clerk to send or deliver executed copies of this Ordinance to Wayne Munn, 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 18<sup>th</sup> day of June, 2007.

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

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

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

NAYS: None

ABSENT: None

ABSTAIN: None

ORDS/1308LLG

mail to  
**CITY OF WAUKEGAN**  
CITY CLERK'S OFFICE  
100 N. Martin Luther King Jr. Ave.  
Waukegan, Illinois 60055

**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.

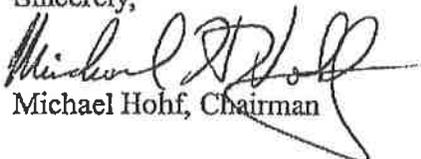
The Historic Preservation Commission strongly recommends the designation of both properties as City of Waukegan landmarks, and respectfully requests that the City Council adopt an ordinance thus designating the properties.

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.

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

**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**



**SUMMARY OF INFORMATION**

**PROPERTY ADDRESS: 1 North Sheridan Road**

**Name of property:**

Carnegie Library

**Name and address of property owner:**

Carnegie Preservation Project, Inc.  
Post Office Box 8685  
Waukegan, IL 60079

**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**

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

**SUMMARY OF INFORMATION (continued)**  
**PROPERTY ADDRESS: 1 North Sheridan Road**

**Current designations:**  
National Register of Historic Places

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

**Date of construction:**  
October 1903

**Architect and/or builder:**  
Normand S Patten of the Chicago architectural firm of Patten & Miller

**Original use:**  
Public Library

**Current use:**  
Unoccupied

**History:**

On February 27, 1901, Mr. A. K. Stearns, publisher of the Waukegan Daily and Weekly Sun and a member of the Waukegan Library Associations' board of directors wrote to Andrew Carnegie requesting \$25,000.00 "to build us a stone building which would be both a monument to your own benevolence and a guiding post in the lives of the sons and daughters of our great industries" - a library.

Nine days later, March 8, 1901, Mr. Carnegie's secretary James Bertram replied that if the city would furnish a suitable site and support the library with tax money equal to ten percent of the gift, Mr. Carnegie would give \$25,000.00 for the building. The city council passed an ordinance on March 18, 1901 for the annual tax to maintain the library and secured the site on Sheridan Road by having an heir to Oliver S. Lincoln amend Lincoln's deed to allow the property to be used for a library. In 1903 the city requested and received an additional \$2,500.00 from Carnegie to sink the library's foundation 30 feet.

Andrew Carnegie gave more than \$56 million between 1881 and 1917 to build 2,509 library buildings throughout the world and Waukegan's Carnegie Library is one of 105 built in Illinois with Carnegie funds and is rather unusual because of it's site on the bluff. It was one of the first Carnegie Libraries designed by the Chicago architectural firm of Patton & Miller. Normand S. Patton designed the Chicago Academy of Sciences building and his firm went on to design at least fourteen other Illinois /Carnegie libraries as well as numerous other libraries throughout the Midwest.

The Carnegie Library building was continuously used as the public library for the City of Waukegan until 1965 when the library relocated to a new, larger building at it's current location on County Street. The building was used by the USO and at various times for other community activities in the following years but generally fell into disrepair. Now the City and the Carnegie Preservation Project, Inc. plan to partner on restoring the building and adapting it for a new community uses.

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

**SUMMARY OF INFORMATION (continued)**  
**PROPERTY ADDRESS: 1 North Sheridan Road**

**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 sixty years this building served as the public library for the City of Waukegan and served as the finest educational resource facility for all of the neighboring communities during of those years. Thousands of adults and young students spent hours doing research and learning within this building.

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

Andrew Carnegie's generous contributions to education are recognized throughout the world and his legacy lives on through the lives he affected and the thousands of libraries he left behind. The United States Steel Company that he founded and ran had a large steel mill in Waukegan employing hundreds of workers and was a major contributor to the growth and development of the City of Waukegan. This building continues to represent these contributions to the community.

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

The design use of Neo-classical elements and materials are an excellent example of the public sector buildings constructed in the early part of the 20<sup>th</sup> Century. This is an important example of the nationally recognized, high level of design brought into our community.

***Notable work of a master builder, designer, architect or artist whose individual work has influenced the development of the community, county, state, or county.***

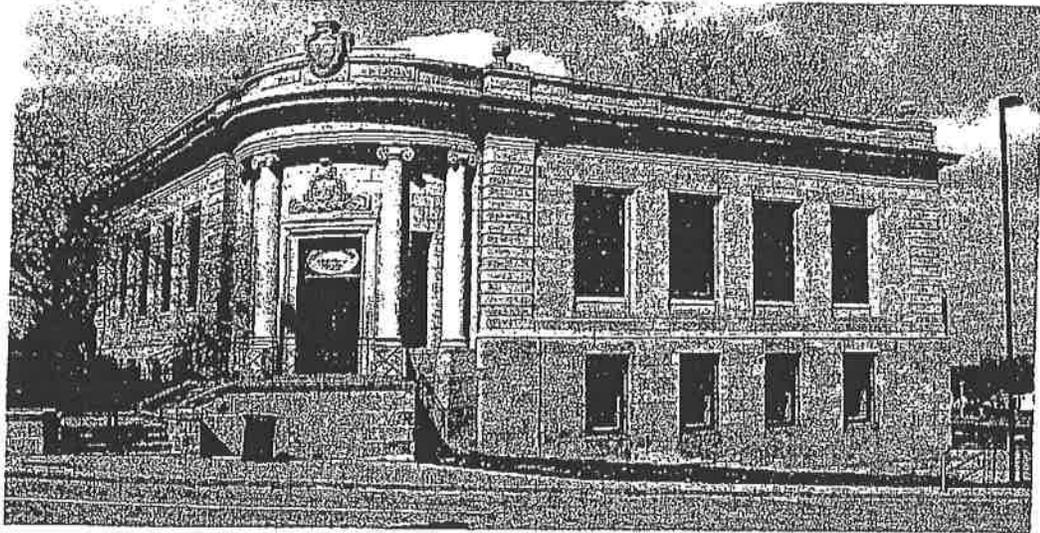
Normand S. Patten and his design firm are recognized throughout the United States as a major influence on public facilities at the turn of the century. His influence can be seen in several other buildings in Waukegan like the Post Office and nearby First National Bank of Waukegan building.

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

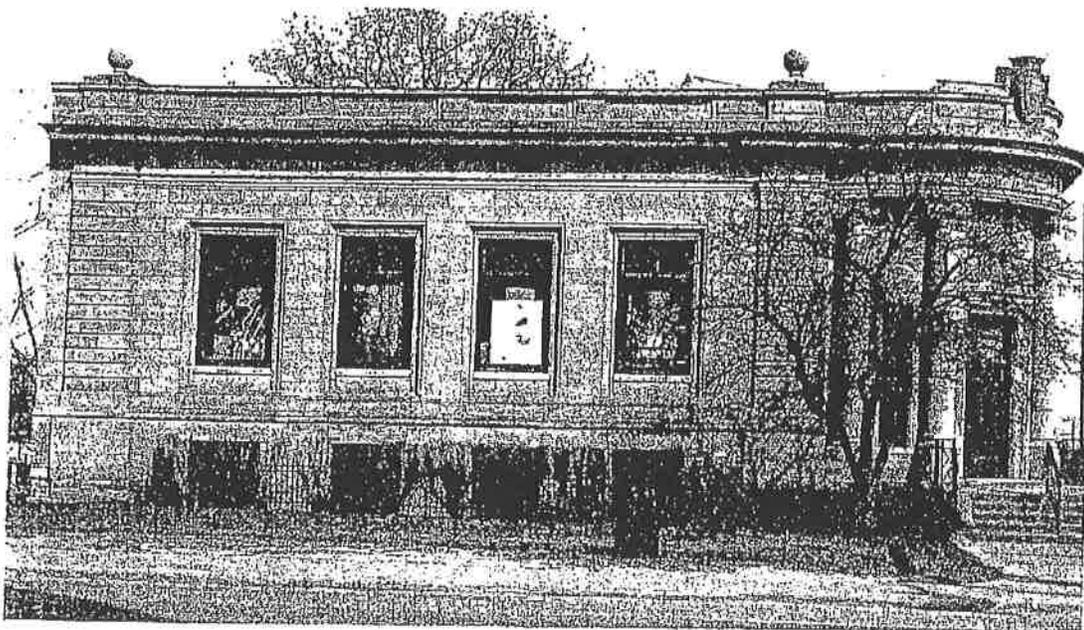
Located on the top of the bluff, overlooking the harbor and railroad tracks on the main east-west street into Waukegan, this building was seen by almost everyone who traveled to or through the city. It was a highly visible landmark for all people traveling by train or automobile between Chicago and Milwaukee. When restored, this building will continue to be a prominent feature to those riding the commuter trains and traveling to the Waukegan lakefront.

Mail to: **CITY OF WAUKEGAN**  
**CITY CLERK'S OFFICE**  
**100 N. Martin Luther King Jr**  
**Waukegan, Illinois 60087**

**SUMMARY OF INFORMATION (continued)**  
**PROPERTY ADDRESS: 1 North Sheridan Road**



**Carnegie building - Northeast corner of Sheridan Road and Washington Street**  
**View of southwest side (front door)**

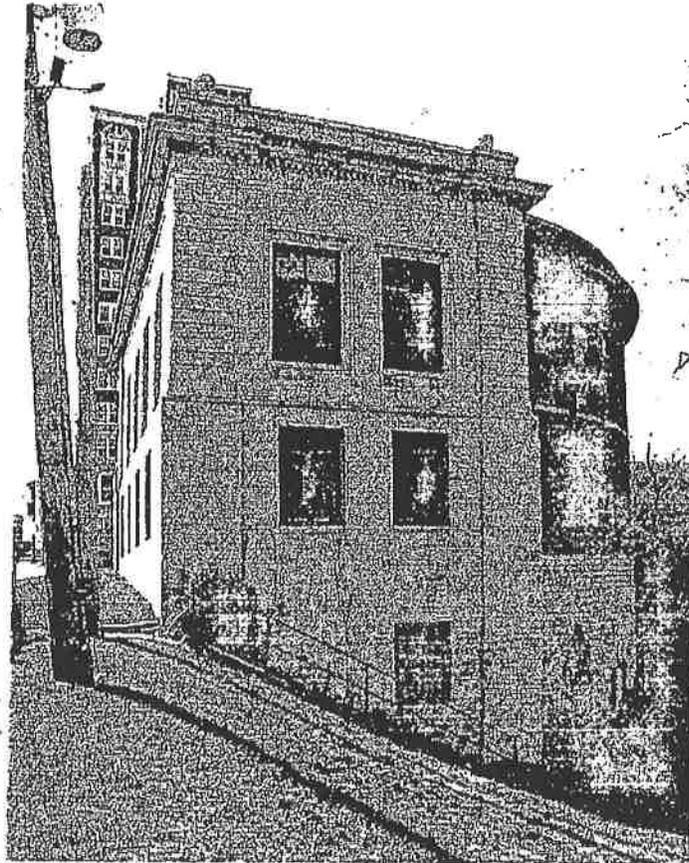


**Carnegie building - Northeast corner of Sheridan Road and Washington Street**  
**View of west side facing Sheridan Road**

1 North Sheridan Road (photos taken March 2007)

Mail to: **CITY OF WAUKEGAN**  
CITY CLERK'S OFFICE  
100 N. Martin Luther King Jr. Ave.

**SUMMARY OF INFORMATION (continued)**  
**PROPERTY ADDRESS: 1 North Sheridan Road**



**Carnegie building**  
**Northeast corner of Sheridan Road and Washington Street**  
**View of east side overlooking Amstutz freeway**

1 North Sheridan Road (*photos taken March 2007*)

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

**EXHIBIT A**  
**LEGAL DESCRIPTION**  
**1 N. SHERIDAN ROAD**

THAT PART OF LOT 6 IN BLOCK 16 IN ORIGINAL TOWN OF LITTLE FORT (NOW CITY OF WAUKEGAN) 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, DESCRIBED AS FOLLOWS: BEGINNING AT A POINT ON THE SOUTH LINE 95 FEET WEST OF THE SOUTHEAST CORNER; THENCE NORTHERLY TO THE NORTH LINE OF SAID LOT; THENCE WEST 103 FEET TO THE NORTHWEST CORNER OF SAID LOT; THENCE SOUTH 69.3 FEET TO THE SOUTHWEST CORNER; THENCE EAST 103 FEET TO THE POINT OF BEGINNING, IN LAKE COUNTY, ILLINOIS.

Property Index Number: 08-21-420-017