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Receipt#: 2016-00079199  
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IL Rental Housing Fund: \$0.00  
Lake County IL Recorder  
Mary Ellen Vanderverter Recorder  
File **7356337**

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**6453985**

(Lake County numbers consist of 7 Digits)

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Submitted By:  
\_\_\_\_\_  
\_\_\_\_\_  
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Return To:  
City of Waukegan  
\_\_\_\_\_  
Attn: Steve Sabourin  
\_\_\_\_\_  
100 N Martin Luther King Jr Ave  
\_\_\_\_\_  
Waukegan, IL 60085

JR  
9



## 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 **6453985** 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

*Mary Ellen Vanderverter*  
Mary Ellen Vanderverter  
Lake County Recorder

[Seal]  
by *Jeannette 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# 044519500008 Type: ORD  
Recorded: 03/27/2009 at 02:58:36 PM  
Receipt#: 2009-00014616  
Total Amt: \$31.00 Page 1 of 6  
IL Rental Housing Fund: \$0.00  
Lake County IL Recorder  
Mary Ellen Vanderventer Recorder  
File **6453985**

# RECORDING COVERSHEET

- NON-STANDARD DOCUMENT
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(Lake County numbers consist of 7 Digits)

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*SR*  
**(6)**

Submitted by & Return To: \_\_\_\_\_  
\_\_\_\_\_  
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\_\_\_\_\_

09 - 0 - 23

**AN ORDINANCE GRANTING APPROVAL OF LANDMARK DESIGNATION  
TO 220 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, 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 220 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 220 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 220 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 Michael Hohf, and hereby designates 220 North Sheridan Road as a Historic Landmark.

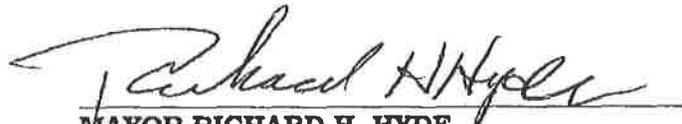
*mailed to:* **CITY OF WAUKEGAN  
CITY CLERK'S OFFICE  
100 N. Martin Luther King Jr. Ave.  
Waukegan, Illinois 60085**

**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.

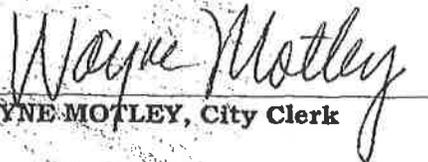
**SECTION 4:** The City Council hereby directs the City Clerk to send or deliver executed copies of this Ordinance to Michael Hohf, the Historic Preservation Commission, the City Planning and Zoning Department and the City Building Department. The City Clerk is further directed to record a certified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

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

NAYS: None

ABSENT: Alderman Larsen

ABSTAIN: None

ORDS/1656LLG

**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**



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 [mhohf@legat.com](mailto:mhohf@legat.com) or by phone at 847.406.1183.

Thank you in advance for your assistance and consideration.

Sincerely,

A handwritten signature in black ink, appearing to read "Michael Hohf".

Michael Hohf, 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:** 220 North Sheridan Road

**Name of property:**  
The Masonic Temple

**Name and address of property owner:**  
Kathleen Rice  
220 North Sheridan Road  
Waukegan, IL 60085

**Nomination form received by the Department of Planning & Zoning:**  
13 March 2008

**Preliminary determination by the Historic Preservation Commission:**  
10 December 2008

**Notice of public hearing published in News Sun:**  
24 December 2009

**Public hearing:**  
14 January 2009

**Recommended for landmark designation by Historic Preservation Commission:**  
14 January 2009

**Date of summary report:**  
30 January 2009

On March 7, 1919, the Board of Directors of the Waukegan Masonic Temple Association voted to purchase the "Dickinson property" from William I. and Charles R. Lyon who operated C.R. Lyon & Sons, located on Genesee Street. Samuel Schwartz purchased the old Temple on February 2, 1920 for \$21,500 and allowed the Masonic bodies to remain until the new Temple was completed. Mancel Talcott was Secretary of a building committee with Thomas Arthur Simpson as Chairman, to raise funds and oversee the construction. Other committee members were Charles L. Whyte, Treasurer; William S. Watrous; Jay L. Brewster; Alva L. Rogers; Ray Whitney; Dr. Charles E. Daniels; Clarence S. Alshuler; Arthur E. Stripe and John S. Banta. E.E. Roberts of Chicago was selected as the architect and Hanson Brothers, also of Chicago, was the contractor for the new Temple for \$136,000. The cornerstone was laid April 24, 1920.

An elaborate, four-story Masonic Temple was completed and occupied in 1921. It had a large entry hall and separate lounge area on the first floor along with a ballroom equipped with a complete stage. The second floor had a small Lodge room and lounge and the third floor a beautiful large Lodge room boasting a huge pipe organ, donated by the Eastern Star. The fourth floor was locker rooms and storage. There were numerous offices and store rooms throughout. The basement had a large kitchen and dining room. Old newspaper articles show that this building was one of the centers of social activity in Waukegan at the time. A fundraising Ball was held there on Halloween night in 1924 for the new Victory Memorial Hospital, now known as Vista East Hospital.

The Temple served well until Masonic activity began to decline after 1960. There were bursts of half-hearted attempts to sell it and build a smaller Temple for several years. The Temple was sold in March of 1982 to Bill and Jack O'Shea of Elk Grove Village for \$30,000 and now owned by Ron and Kathy Rice of Northbrook. The Temple has remained vacant ever since.

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

THAT PART OF THE NORTHEAST QUARTER OF SECTION 21, TOWNSHIP 45 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, BOUNDED BY A LINE DESCRIBED AS FOLLOWS, TO WIT: COMMENCING AT THE POINT ON THE SOUTH LINE OF SAID QUARTER SECTION 132 FEET EAST OF THE EAST LINE OF GENESEE STREET; THENCE NORTH PARALLEL WITH THE EAST LINE OF SAID GENESEE STREET, 74 FEET; THENCE EAST PARALLEL WITH THE SOUTH LINE OF SAID QUARTER SECTION , 143.5 FEET MORE OR LESS, ALONG THE WEST LINE OF SAID SHERIDAN ROAD TO THE SOUTH LINE OF SAID QUARTER SECTION AND THENCE WEST TO THE POINT OF BEGINNING, IN LAKE COUNTY, ILLINOIS.