

**7155193**

STATE OF ILLINOIS     )  
                                  )  
                                  )     SS:  
COUNTY OF LAKE     )

**CERTIFICATE**

I, MARIA LACOUR, City Clerk of the City of Waukegan, in the County of Lake, State of Illinois, do hereby certify that I am the keeper of records, ordinances, files, and seal of the City of Waukegan; and

I FURTHER CERTIFY that the attached is a true and correct copy of the executed City of Waukegan Ordinance #14-O-127 titled, "An Ordinance Granting Approval of Landmark Designation to 946 N. Sheridan Road", which was approved by the City of Waukegan City Council at a regular meeting held on December 1, 2014, and still in full force and effect, all as appears from the records in my office.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the Corporate Seal of the City of Waukegan this 11<sup>th</sup> day of December, 2014.

  
\_\_\_\_\_  
Maria LaCour, City Clerk

*(Faint circular seal of the City of Waukegan is visible in the background)*

Return to:

Steven W. Sabourin  
City of Waukegan  
100 N. Martin L. King, Jr. Avenue  
Waukegan, Illinois 60085

**AN ORDINANCE GRANTING APPROVAL OF LANDMARK DESIGNATION  
TO 946 N. SHERIDAN ROAD**

WHEREAS, on December 17, 2001 the Waukegan City Council enacted ordinance #01-O-144, known as the Historic Preservation Ordinance of the City of Waukegan, Illinois (the Historic Preservation Ordinance); and

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

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; and

WHEREAS, pursuant to the Historic Preservation Ordinance, Christopher Lanning and David Allen filed an application with the Historic Preservation Commission (Commission) wherein they requested Historic Landmark Designation for the Isaac R. Lyon Residence, 946 N. Sheridan Road; and

WHEREAS, the Commission set a public hearing to consider the application, and after proper notice, a hearing was convened and evidence heard on November 20, 2014. 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; and

WHEREAS, in its report the Commission has recommended to the City Council that 946 N. Sheridan Road be designated a Historic Landmark within the City of Waukegan; and

WHEREAS, the City Council of Waukegan has accepted the factual findings and recommendation of the 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 946 N. 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 Christopher Lanning and David Allen, and that the following legally-described property at 946 N. Sheridan Road is hereby designated as a Historic Landmark:

THAT PART OF THE EAST HALF OF LOT 16, SCHOOL TRUSTEES' SUBDIVISION OF SECTION 16, TOWNSHIP 45 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS, TO WIT: COMMENCING AT A POINT ON THE WEST LINE OF SHERIDAN ROAD (FORMERLY STATE STREET) 64.69 FEET NORTH OF

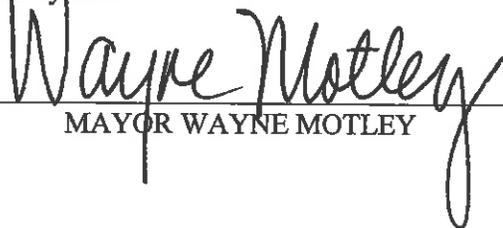
THE CENTER LINE OF SAID EAST HALF OF LOT 16, AND RUNNING THENCE NORTHERLY ON THE WEST LINE OF SAID SHERIDAN ROAD 70 FEET, MORE OR LESS, TO THE SOUTH LINE OF RIDGELAND AVENUE; THENCE WEST ON A LINE PARALLEL WITH THE NORTH LINE OF SAID LOT 235 FEET; THENCE SOUTH PARALLEL WITH THE WEST LINE OF SHERIDAN ROAD 70 FEET; THENCE EAST PARALLEL WITH THE NORTH LINE OF SAID LOT 235 FEET TO THE PLACE OF BEGINNING, IN LAKE COUNTY, ILLINOIS.

**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 Christopher Lanning and David Allen, the Waukegan Planning and Zoning Department and the Waukegan 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 the 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 WAYNE MOTLEY

ATTEST:

  
\_\_\_\_\_  
MARIA M. LACOUR, City Clerk

Presented and read at a regular meeting of the Waukegan City Council on the 1st day of December, 2014.

Passed and approved at a regular meeting of the Waukegan City Council on the 1st day of December, 2014.

ROLL CALL: Aldermen May, Valko, Rivera, Cunningham, Koncan, Moisiso, Beadling, Newsome, and TenPas

AYES: Aldermen May, Valko, Rivera, Cunningham, Koncan, Moisiso, Beadling, Newsome, and TenPas

NAYES: None

ABSENT: None

ABSTAIN: None

# **EXHIBIT**

**A**

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

*Ty Rohrer, Chair - Nikki Leach-Holland, Vice Chair - Linda McCulloch, Secretary  
Randy Bowcott - Michael Hohf - Mary Frances Troha - James Neal*



November 24, 2014

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

Dear Alderman Rivera:

On November 20, 2014, the Historic Preservation Commission held a public hearing to consider the application received for landmark designation on the following property:

**946 N. Sheridan Road (Isaac R. Lyon Residence)  
PIN: 08-16-406-013**

The owners of the building, Christopher Lanning and David Allen, are requesting that the residence be designated as a Waukegan landmark under the Historic Preservation Ordinance. Built circa 1873, the Isaac R. Lyon Residence at 946 N. Sheridan Road is an excellent example of the Italianate style which dominated American commercial construction at that time and was prominent after the Civil War. The Isaac R. Lyon Residence epitomizes the Italianate Style with a balanced, symmetrical rectangular shape, tall appearance, wide overhanging eaves with brackets, side bay windows, tall, narrow windows with hood moldings, and arches above windows and doors. However, the cupola has been lost.

The Historic Preservation Commission voted unanimously in favor of a motion of recommendation for landmark status. The Historic Preservation Commission strongly recommends the designation of the Isaac R. Lyon Residence at 946 N. Sheridan Road as a City of Waukegan historic landmark, and respectfully requests that the City Council adopt the ordinance and Statement of Significance that Steve Sabourin prepared designating the property as such.

Attached is a Summary Report on the property, along with the application, ordinance and Statement of Significance. Please do not hesitate to let me know if you have any questions about the report or the Historic Preservation Commission recommendation. I will be available to appear before the Judiciary Committee and City Council to discuss the designation request when it is addressed.

Thank you in advance for your assistance and consideration.

Sincerely,

  
Ty Rohrer, Chairman

Encl.

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

*Ty Rohrer, Chair - Nikki Leach-Holland, Vice Chair - Linda McCulloch, Secretary  
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## **LANDMARK PROPERTY RECOMMENDATION**

### **SUMMARY OF INFORMATION**

**November 24, 2014**

**Property Address:**  
946 N. Sheridan Road

**Name or historic identification of property:**  
Isaac R. Lyon Residence

**Permanent Index Number (PIN):**  
08-16-406-013

**Name and address of property owners:**  
Christopher Lanning and David Allen  
946 N. Sheridan Road  
Waukegan, IL 60085

**Nomination form received by the Department of Planning & Zoning:**  
September 15, 2014

**Preliminary determination by the Historic Preservation Commission:**  
September 18, 2014

**Notice of public hearing published in News Sun:**  
November 5, 2014

**Public hearing:**  
November 20, 2014

**Recommended for landmark designation by Historic Preservation Commission:**  
November 20, 2014

**Current designations:**  
Contributing property for the Near North Historic District, which was listed on the National Register of Historic Places on May 3, 1978.

**SUMMARY OF INFORMATION (continued)**  
**PROPERTY ADDRESS: 946 N. Sheridan Road**

**Date of construction:**

Circa 1873

**Architect and/or builder:**

George Brean

**Original use:**

Residence

**Current use:**

Residence

**History:**

The Isaac R. Lyon home at 946 N. Sheridan Road is a highly significant structure that is a contributing landmark in Waukegan's Near North Historic District on the National Register of Historic Places (listed May 3, 1978). The iconic home portrays the heritage and cultural characteristics of early Waukegan, identifies with a person who significantly contributed to the development of the community, and is representative of the distinguishing characteristics of an architectural style.

The home was constructed circa 1873 by architect/contractor George Brean for Isaac R. Lyon (1815-1893). It is a fine example of the Italianate style of architecture that was prominent following the Civil War (1861-1865). Lyon, an early pioneer to Little Fort (now Waukegan) established a general merchandise business in 1843. This business proved successful and Lyon rose to a prominent stature gaining the nickname of Waukegan's "merchant prince."

The origins of Waukegan's name can be traced to Isaac R. Lyon as he was part of the three member committee that was formed to consider names to replace the town's original title of Little Fort. This committee recommended the name Waukegan and residents formally approved the choice by ballot on March 31, 1849.

The home itself has an interesting history. It was originally located on the northwest corner of Sheridan Road and Grand Avenue. The home was moved in the mid-1880s to its current location by George R. Lyon (1846-1913) after the passing of his father Isaac.

Much of the original Italianate exterior features of the home remain including: balanced, symmetrical rectangular shape; tall appearance; wide overhanging eaves with brackets; side bay windows; tall, narrow windows with hood moldings; arches above windows and doors. The tower or cupola has been lost.

The home was purchased by the current owners in 2012.

**SUMMARY OF INFORMATION (continued)**

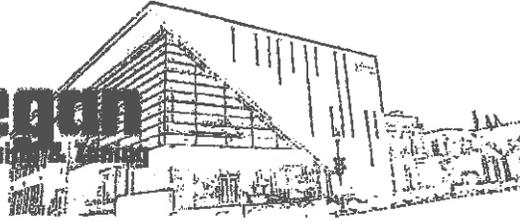
**PROPERTY ADDRESS: 946 N. Sheridan Road**

**The Historic Preservation Commission has determined that the Isaac R. Lyon Residence is eligible for designation on the basis of the following criteria as established in Section 6.2 of the Historic Preservation Ordinance:**

- a. Significant value as part of the historic, heritage or cultural characteristics of the community, county, state or country.
- b. Its identification with a person or persons who significantly contributed to the development of the community, county, state or country.
- c. Representative of the distinguishing characteristics of architecture inherently valuable for the study of a period, type, method of construction or use of indigenous materials.



City of  
**Waukegan**  
Department of Planning & Zoning  
(847) 625-6878



## LANDMARK APPLICATION FORM

Street address: 946 N. Sheridan Road

Name of property (original if known): The Isaac R. Lyon Residence

Name of property owner: Christopher Lanning and David Allen

Address of property owner: 946 N. Sheridan Road

City: Waukegan

State: Illinois

Zip: 60085

Permanent Index Number (PIN): 08-16-406-013

### Legal description:

THAT PART OF THE EAST HALF OF LOT 16, SCHOOL TRUSTEES' SUBDIVISION OF SECTION 16, TOWNSHIP 45 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS, TO WIT: COMMENCING AT A POINT ON THE WEST LINE OF SHERIDAN ROAD (FORMERLY STATE STREET) 64.69 FEET NORTH OF THE CENTER LINE OF SAID EAST HALF OF LOT 16, AND RUNNING THENCE NORTHERLY ON THE WEST LINE OF SAID SHERIDAN ROAD 70 FEET, MORE OR LESS, TO THE SOUTH LINE OF RIDGELAND AVENUE; THENCE WEST ON A LINE PARALLEL WITH THE NORTH LINE OF SAID LOT 235 FEET; THENCE SOUTH PARALLEL WITH THE WEST LINE OF SHERIDAN ROAD 70 FEET; THENCE EAST PARALLEL WITH THE NORTH LINE OF SAID LOT 235 FEET TO THE PLACE OF BEGINNING, IN LAKE COUNTY, ILLINOIS.

Date of construction: circa 1873

Architect and/or builder: George Brean

Original use: Single-Family Residence

Current use: Single-Family Residence

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.

*Landmark Application*

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.

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: Christopher Lanning and David Allen

Address: 946 N. Sheridan Road

Telephone:

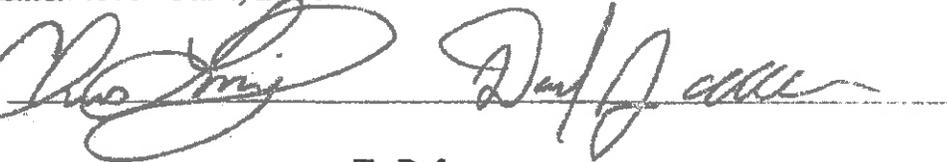
E-mail: southshore13@yahoo.com

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

Owner

Date submitted: November 4, 2014

Signature:



Name of second applicant (if applicable): Ty Rohrer

Address: 308 Stanley Avenue, Waukegan, Illinois 60085

Telephone: 217-871-1466

E-mail: museum@waukeganhistorical.org

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

Commission member

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:



Date:

11/4/14

Date forwarded to Historic Preservation Commission:

11/20/14

#### Process

This application form is the second step of a two-step process. 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 the Nomination Form with the Commission.

When the preliminary determination has been made that a property meets one or more of the foregoing criteria, this Landmark Application shall be submitted for consideration. A public hearing shall be scheduled within forty-five (45) days after receipt of this Landmark Application.

### **Landmark Application Form – Individual Property**

Use this 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. Attach additional sheets if necessary.

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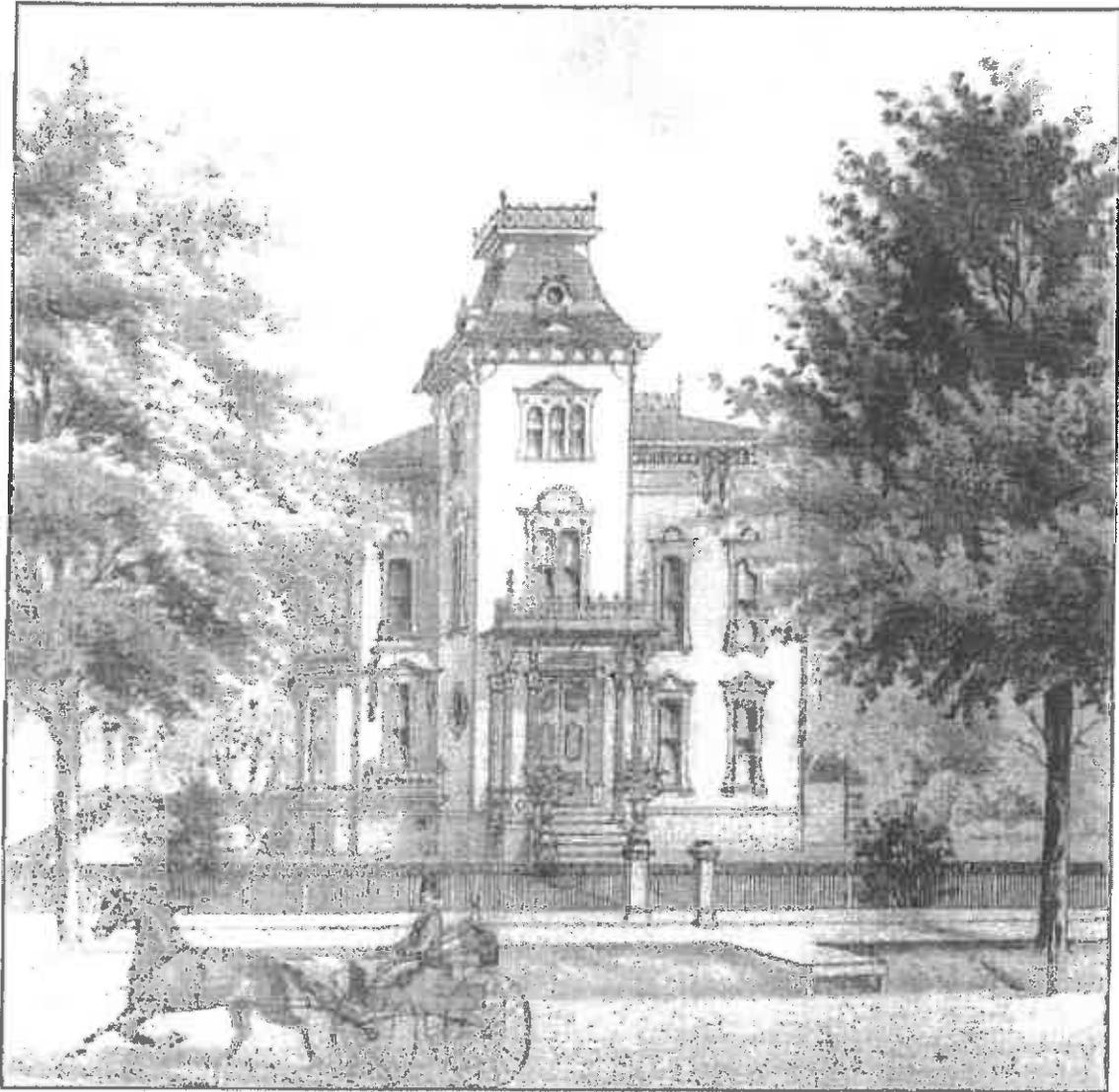
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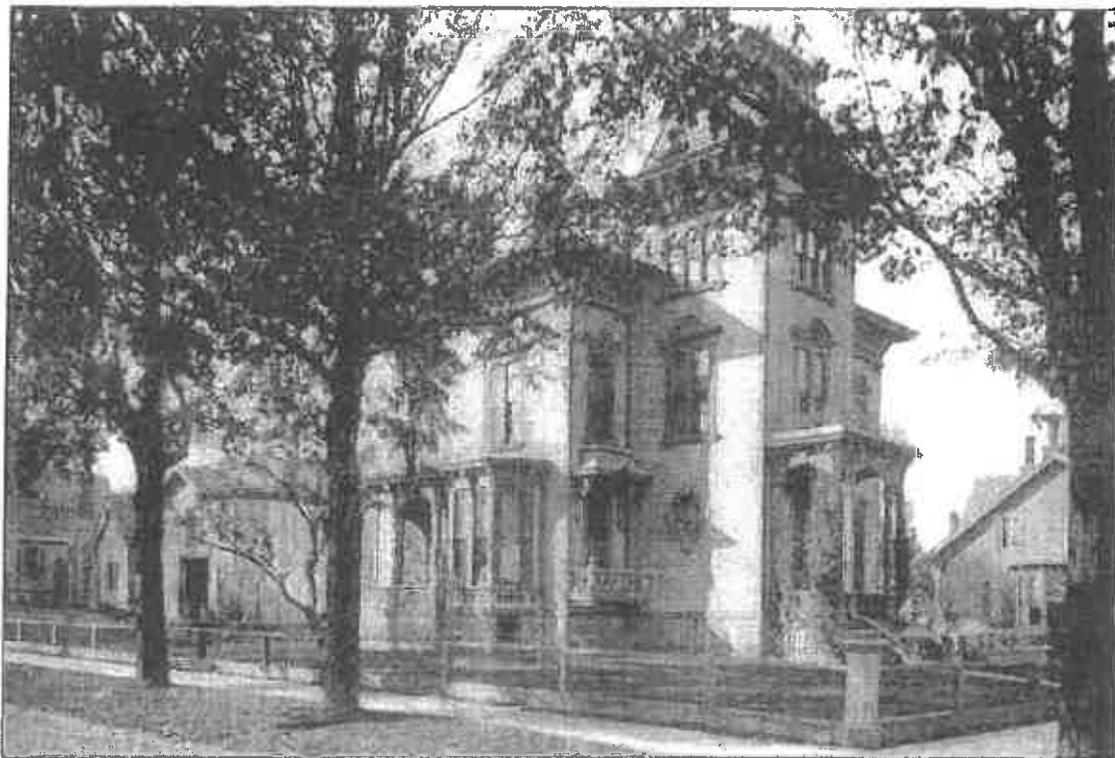
**ISAAC R. LYON HOME**

**Historic sketch drawing dated to circa 1873-1880s.**

**Address: NW Corner of Sheridan Road & Grand Avenue (413 N. Sheridan)**



**ISAAC R. LYON HOME**  
**Photograph taken May 2014.**  
**Address: 946 N. Sheridan Road**  
**SW Corner of Sheridan Road & Ridgeland Avenue**



**ISAAC R. LYON HOME**

**Historic photograph dated to circa 1873-1880s.**

**Address: NW Corner of Sheridan Road & Grand Avenue (413 N. Sheridan)**



**ISAAC R. LYON HOME**

**Photograph taken May 2014.**

**Address: 946 N. Sheridan Road**

**SW Corner of Sheridan Road & Ridgeland Avenue**

**Architectural features of the Italianate style in this picture include:**

- tall appearance**
- wide overhanging eaves**
- brackets**
- tall, narrow windows**
- arches above windows**