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 Receipt#: 2015-00045777
 Page 1 of 14
 Fees: \$39.00
 IL Rental Housing Fund: \$0.00
 Lake County IL Recorder
 Mary Ellen Vanderverter Recorder
 File **7217104**

STATE OF ILLINOIS)
)
 COUNTY OF LAKE)

SS:

CERTIFICATE

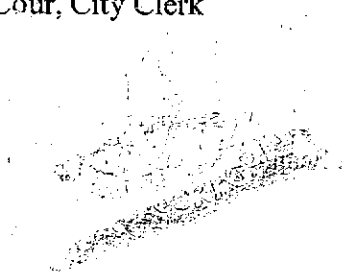
I, MARIA LACOUR, City Clerk of the City of Waukegan, in the County of Lake, State of Illinois, do hereby certify that I am the keeper of records, ordinances, files, and seal of the City of Waukegan; and

I FURTHER CERTIFY that the attached is a true and correct copy of the executed City of Waukegan Ordinance #15-O-42 titled, "An Ordinance Granting Approval of Landmark Designation to 321 N. Martin L. King, Jr. Avenue", which was approved by the City of Waukegan City Council at a regular meeting held on June 1, 2015, 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 23rd day of July, 2015.



 Maria LaCour, City Clerk



Return to:

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

Handwritten: JR
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CITY OF WAUKEGAN

ORDINANCE NO. 15-O-42

The Title of The


**GRANTING APPROVAL OF LANDMARK
DESIGNATION TO 321 N. MARTIN L. KING, JR. AVE #L-2-15**

ADOPTED AND PASSED BY THE CITY COUNCIL

OF THE CITY OF WAUKEGAN

**ON THE 1ST
DAY OF JUNE 2015**

**Published in pamphlet form by authority of the City Council, of the City of
Waukegan, Lake County, Illinois, on the 5th day of June 2015**



CITY CLERK

**AN ORDINANCE GRANTING APPROVAL OF LANDMARK DESIGNATION
TO 321 N. MARTIN L. KING, JR. AVENUE**

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, Ty Rohrer and Linda Leaf filed an application with the Historic Preservation Commission (Commission) wherein they requested Historic Landmark Designation for the James Y. Cory Residence, 321 N. Martin L. King, Jr. Avenue; and

WHEREAS, the Commission set a public hearing to consider the application, and after proper notice, a hearing was convened and evidence heard on May 21, 2015. 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 321 N. Martin L. King, Jr. Avenue 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 321 N. Martin L. King, Jr. Avenue 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 Ty Rohrer and Linda Leaf, and that the following legally-described property at 321 N. Martin L. King, Jr. Avenue is hereby designated as a Historic Landmark:

LOT 12 (EXCEPT THE NORTH 12 FEET OF THE EAST 24 FEET) IN BLOCK 3 IN FIRST ADDITION TO THE NORTH SIDE OF THE TOWN OF LITTLE FORT (NOW CITY OF WAUKEGAN) IN THE NORTH EAST QUARTER OF SECTION 21, TOWNSHIP 45 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT

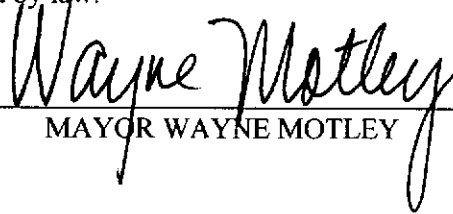
OF SAID SUBDIVISION RECORDED DECEMBER 3, 1844, IN BOOK "C" OF DEEDS,
PAGE 294, IN LAKE COUNTY, ILLINOIS.

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 Ty Rohrer and Linda Leaf, 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 **June, 2015**.

Passed and approved at a regular meeting of the Waukegan City Council on the **1st** day of **June, 2015**.

ROLL CALL: Aldermen Seger, Moisio, Villalobos, Newsome, TenPas, May, Valko, and Taylor

AYES: Aldermen Seger, Moisio, Villalobos, Newsome, TenPas, May, Valko, and Taylor

NAYS: None

ABSENT: Alderman Cunningham

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



May 27, 2015

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

Dear Alderman Moisio:

On May 21, 2015 the Historic Preservation Commission held a public hearing to consider the application received for landmark designation on the following property:

321 N. Martin Luther King Jr. Avenue (James Y. Cory Residence)

PIN: 08-21-215-005

In commemoration of the 150th anniversary of the end of the Civil War (1861-1865) the Historic Preservation Commission as well as the property owner, Linda Leaf, are requesting the residence be designated as a Waukegan landmark under the Historic Preservation Ordinance.

Built in 1852 in the Italianate architectural style, the James Y. Cory Residence at 321 N. Martin Luther King Jr. Avenue has one of the richest histories in Waukegan. Cory, an early settler and entrepreneur of Little Fort (Waukegan), played a significant role in the development of the community. Cory was part of many ventures including helping to organize the Waukegan Gas Light and Coke Company, organizing Waukegan Fairs, and was also the owner and editor of the *Waukegan Gazette* newspaper from 1858-1871. Cory was appointed postmaster of Waukegan in 1861 by President Abraham Lincoln and reappointed to the post in 1869 by President Ulysses S. Grant.

James Y. Cory was a known abolitionist and it is believed that the home was active in the Underground Railroad and was used to assist and hide runaway slaves. Although, nearly impossible to prove, the Underground Railroad stories connected to Cory and the home have been passed down through the generations.

The home is also the birthplace of James' daughter Kate Cory who was an artist and photographer who gained repute for her work with the Hopi Indian tribe in the Southwestern United States. Kate Cory is considered one of the West's most famous artists.

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 James Y. Cory Residence at 321 N. Martin Luther King Jr. Avenue 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*
Randy Bowcott - Michael Hohf - Mary Frances Troha



LANDMARK PROPERTY RECOMMENDATION

SUMMARY OF INFORMATION

May 27, 2015

Property Address:

321 N. Martin Luther King Jr. Avenue

Name or historic identification of property:

James Y. Cory Residence (321 N. Utica Street)

Permanent Index Number (PIN):

08-21-215-005

Name and address of property owners:

Linda Leaf
4920 S. 19th Street, Apt. F
Milwaukee, WI 53221

Nomination form received by the Department of Planning & Zoning:

December 23, 2014

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

January 15, 2015

Notice of public hearing published in News Sun:

May 5, 2015

Public hearing:

May 21, 2015

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

May 21, 2015

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: 321 N. Martin Luther King Jr. Avenue

Date of construction:

1852

Architect and/or builder:

Unknown

Original use:

Residence

Current use:

Multi-Family

History:

The home at 321 N. Martin Luther King Jr. Avenue, built in 1852 in the Italianate architectural style by James Y. Cory (1828-1901), has one of the richest histories in Waukegan, Illinois. James Y. Cory, an early settler and entrepreneur of Little Fort, Illinois (Waukegan), played a significant role in the development of the community. Cory was part of many ventures including helping to organize the Waukegan Gas Light and Coke Company, organizing Waukegan Fairs, and was also the owner and editor of the *Waukegan Gazette* newspaper from 1858-1871. Cory was appointed postmaster of Waukegan in 1861 by President Abraham Lincoln and reappointed to the post in 1869 by President Ulysses S. Grant.

James Y. Cory was a known abolitionist and it is believed that the home was active in the Underground Railroad and was used to assist and hide runaway slaves. Although, nearly impossible to prove, the Underground Railroad stories connected to Cory and the home have been passed down through the generations.

The home is also the birthplace of James' daughter Kate Cory (1861-1958). Kate Cory was an artist and photographer who gained repute for her work with the Hopi Indian tribe in the Southwest United States. Kate Cory is considered one of the West's most famous artists.

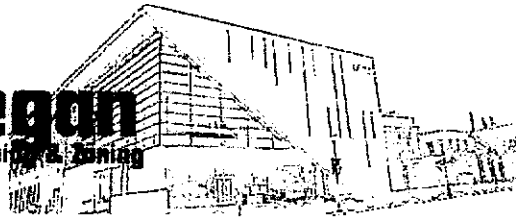
The home is a contributing landmark in Waukegan's Near North Historic District on the National Register of Historic Places (listed May 3, 1978).

The Historic Preservation Commission has determined that the James Y. Cory 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.



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



LANDMARK APPLICATION FORM

Street address: 321 N. Martin Luther King Jr. Avenue, Waukegan, IL 60085

Name of property (original if known): James Y. Cory Home-321 N. Uica Street

Name of property owner: Linda Leaf

Address of property owner: 4920 S. 19th Street, Apt. F

City: Milwaukee

State: Wisconsin - WI

Zip: 53221

Permanent Index Number (PIN): 08-21-215-005

Legal description:

Lot 12 (except the North 12 feet of the East 24 feet) in Block 3 in First Addition to the North Side of the Town of Little Fort (now City of Waukegan) in the North East quarter of Section 21, Township 45 North, Range 12, East of the Third Principal Meridian, according to the plat of said subdivision recorded December 3, 1844, in Book "C" of Deeds, page 294, in Lake

Date of construction: 1852

Architect and/or builder:

Original use: Single-Family Residence

Current use: Multi-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: Ty Rohrer

Address: 308 Stanley Avenue

Telephone: 217-871-1466

E-mail: museum@waukeganhistorical.org

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

Commission member

Date submitted: April 30 2015

Signature: Ty Rohrer

Name of second applicant (if applicable): Linda Leaf

Address: 4920 F & 19th St, Milwaukee, WI 53221

Telephone: 414-281-3123 E-mail: linda.leaf@gmail.com

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

Signature: Linda A Leaf

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 SABOURIN

Date: APRIL 30, 2015

Date forwarded to Historic Preservation Commission: MAY 21, 2015

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.

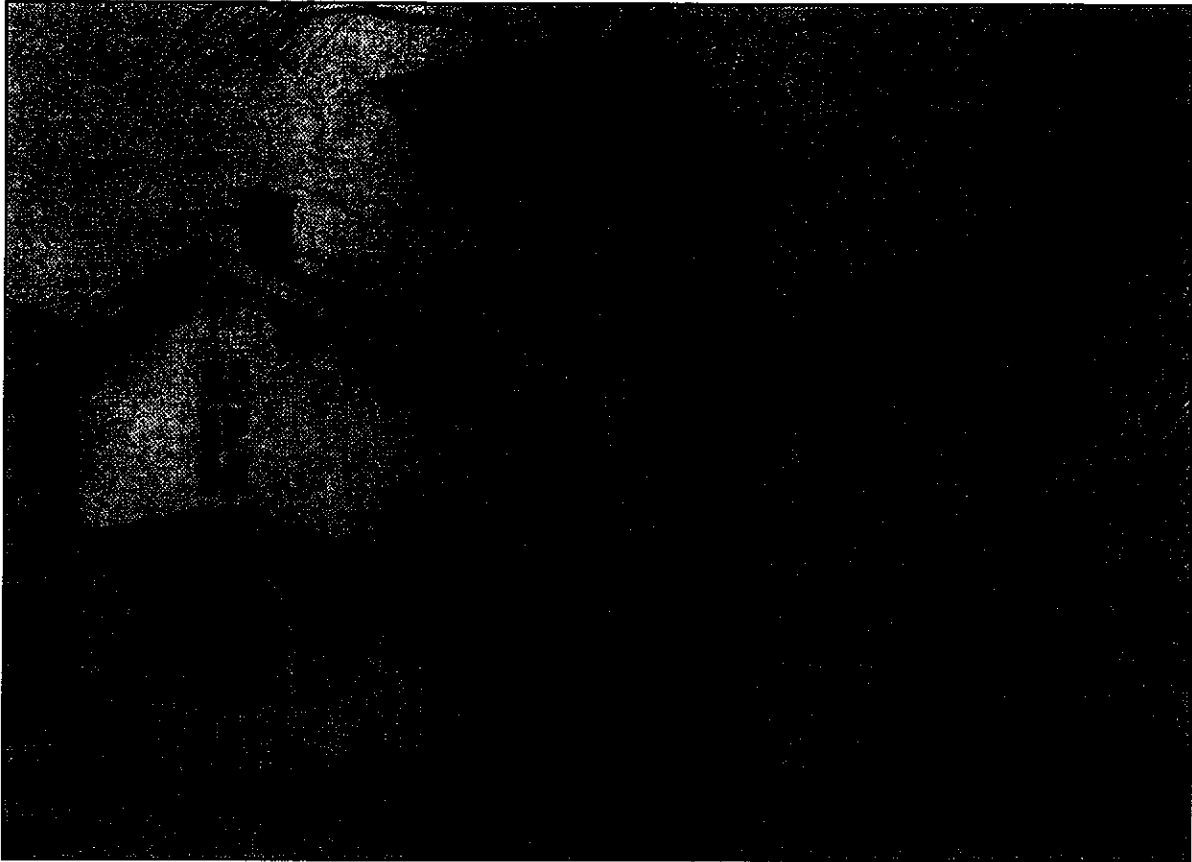
Landmark Application Form – Individual Property

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.

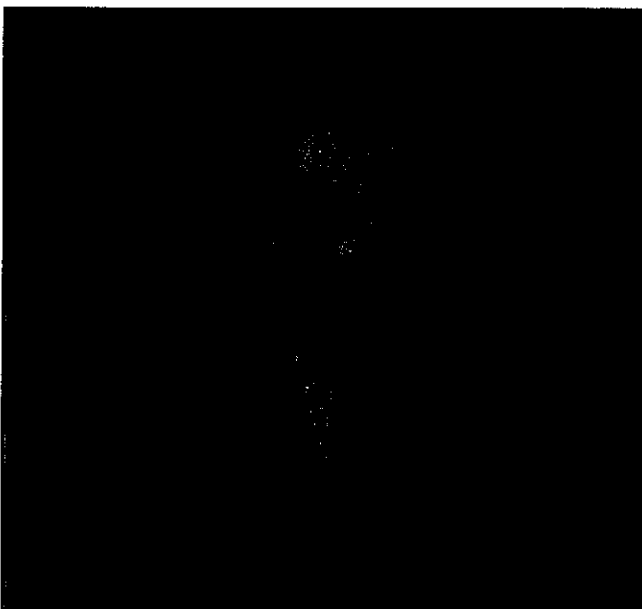
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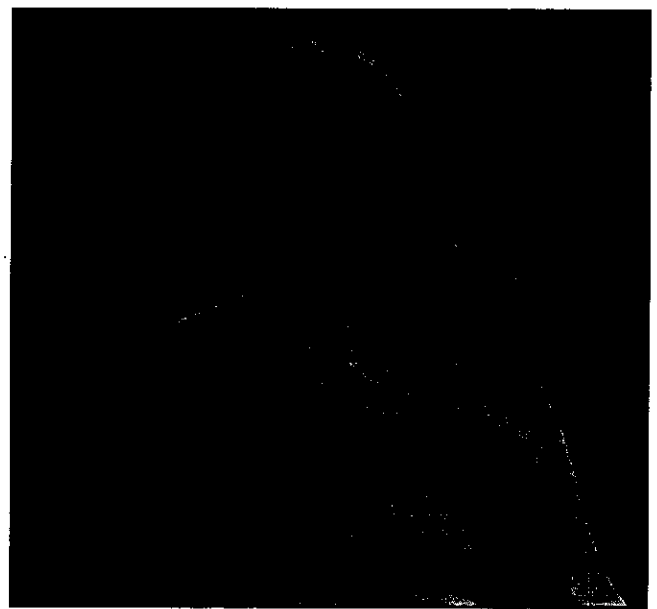
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JAMES Y. CORY HOME
Address: 321 N. Martin Luther King Jr. Avenue
Undated Photograph



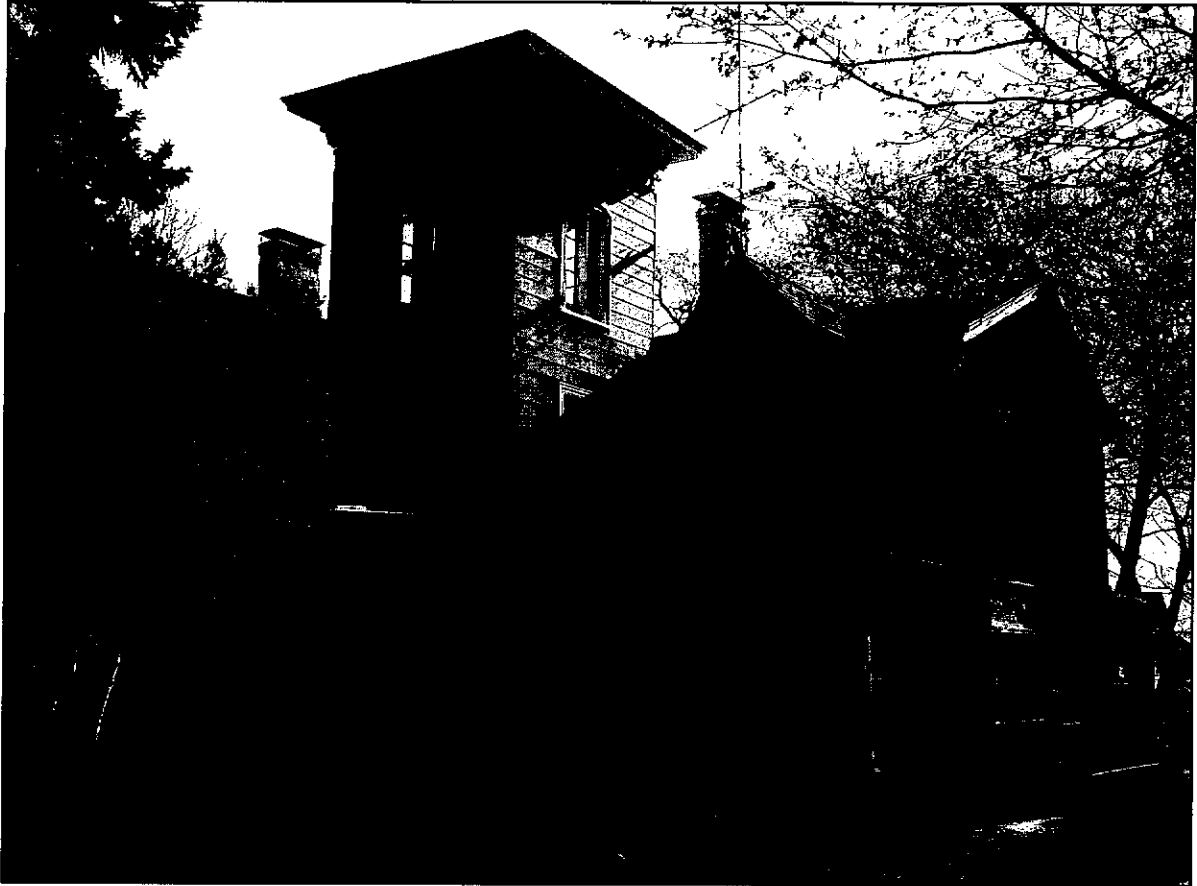
JAMES Y. CORY
(1828-1901)



KATE CORY
(1861-1958)



JAMES Y. CORY HOME
Address: 321 N. Martin Luther King Jr. Avenue
Undated Photographs



JAMES Y. CORY HOME
Address: 321 N. Martin Luther King Jr. Avenue
Photograph taken April 2015