City of Waukegan
Certified Local Government
Annual Report

Reporting Period: January 1, 2016 – December 31, 2016
Prepared by: Steven W. Sabourin
Department of Planning and Zoning
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A. Historic Preservation Staff

The City of Waukegan employs one (1) full-time staff person who is assigned to the Historic Preservation Commission in addition to his other assigned duties with the City of Waukegan’s Department of Planning and Zoning.

B. Certificates of Appropriateness (COA’s)

There was one (1) Certificate of Appropriateness (COA) that was applied for and approved by the HPC during the period January 1, 2016 through December 31, 2016.

<table>
<thead>
<tr>
<th>Property Address</th>
<th>Date</th>
<th>Request</th>
<th>Outcome</th>
</tr>
</thead>
<tbody>
<tr>
<td>946 N. Sheridan Road</td>
<td>May 19, 2016</td>
<td>Stoop replacement, shutter removal, painting of house</td>
<td>Approved</td>
</tr>
</tbody>
</table>

C. Certificates of Economic Hardship

The Historic Preservation Commission considered no applications for Certificates of Economic Hardship during the period January 1, 2016 through December 31, 2016.

D. Landmark Designations

The Historic Preservation Commission requires a two-step process for landmarking. The applicant is required to first submit a Landmark Nomination application, which is an abbreviated version of the full Landmark Application. The purpose is to make the determination (by the Historic Preservation Commission) that a residence, structure or place is landmark-eligible before the applicant prepares the longer, more time-intensive Landmark Application. It should be noted that the Waukegan City Council would not approve the Historic Preservation Ordinance on December 17, 2001 unless the ordinance specifically noted that properties could only be voluntarily landmarked. Properties cannot be landmarked without the owner’s consent. This has led to many structures, well-deserving of landmark status, to be demolished or detrimentally-altered since a Certificate of Appropriateness was not required. There was one (1) property that was designated a Waukegan Landmark during the period January 1, 2016 through December 31, 2016. The Historic Preservation Commission considered no landmark amendment applications or landmark rescissions during that same reporting period.

<table>
<thead>
<tr>
<th>Property Address</th>
<th>Date</th>
<th>Property Name</th>
<th>Outcome</th>
</tr>
</thead>
<tbody>
<tr>
<td>906 N. Sheridan Road</td>
<td>August 1, 2016</td>
<td>Schwartz Residence</td>
<td>Approved</td>
</tr>
</tbody>
</table>
E. Survey

Nearly 4,581 homes underwent an architectural survey in 2007. It was the original intent of this historic resource survey to survey all residential areas of the city. This would have provided the Historic Preservation Commission with an overall encompassing document to guide and direct their efforts towards the areas of the city that needed their attention most. Due to limitations of time and resources, the scope of the survey was limited to almost all areas developed up to 1929. The purpose of the survey was to ascertain which structures retained integrity on the exterior. As such, the survey was concerned with cladding, roofing materials, proportion, massing, porches, architectural detail and windows. The buildings were divided into five categories:

1. High significance/contributing (Red) – No alterations or all original features restored.
2. High significance/contributing (Orange) – Minor alterations that are reversible, i.e. improper siding, missing details, replacement windows.
3. Low significance/contributing (Yellow) – More significant alterations that are not easily reversible, i.e. enclosed porches, small additions.
4. No significance/non-contributing (Green) – Many alterations that render the original structure largely unrecognizable, i.e. major additions to several sides of the structure, addition/removal of stories.
5. No significance/non-contributing (Blue) – Construction less than fifty years old that has no significance individually, i.e. 1960’s ranch housing, 1970’s split level.

It is this survey that the Historic Preservation Commission has utilized on a yearly basis to determine which property owners to approach in regards to landmarking their residences/buildings. If ownership of these residences/buildings changes, the Historic Preservation Commission approaches the new owners to see if there is interest in landmarking their recent acquisition. In 2011, staff undertook a photographic survey of all the residences that were listed as contributing properties in the establishment of the Near North Historic District which was listed on the National Register of Historic Places in 1978. Unfortunately, not all residences were documented as they were demolished prior to the adoption of Waukegan’s Historic Preservation Ordinance and creation of the Waukegan Historic Preservation Commission in 2001.

No additional surveys were undertaken in Waukegan during the period January 1, 2016 through December 31, 2016.

F. National Register

No properties were added to the National Register of Historic Places during the period January 1, 2016 through December 31, 2016.

<table>
<thead>
<tr>
<th>Property Address</th>
<th>Date</th>
<th>Property Name</th>
<th>Outcome</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td></td>
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<td></td>
</tr>
</tbody>
</table>
G. Properties Monitored through Section 106 Reviews

The City is forwarding projects that trigger a Section 106 review to IHPA. These projects include (but are not limited to) those that are undertaken with the Community Development Block Grant (CDBG), the Neighborhood Stabilization Program (NSP), and the Federal Communications Commission (FCC). There were six (6) properties monitored through Section 106 reviews during the period January 1, 2016 through December 31, 2016.

<table>
<thead>
<tr>
<th>Property Address</th>
<th>Date</th>
<th>Request</th>
<th>Determination</th>
</tr>
</thead>
<tbody>
<tr>
<td>1045 S. Lewis Avenue</td>
<td>January 21, 2016</td>
<td>Installation of cellular tower</td>
<td>No adverse impact</td>
</tr>
<tr>
<td>2220 Shawnee Road</td>
<td>February 3, 2016</td>
<td>Rehabilitation of residence</td>
<td>No adverse impact</td>
</tr>
<tr>
<td>839 S. MLK Avenue</td>
<td>February 24, 2016</td>
<td>Rehabilitation of residence</td>
<td>No adverse impact</td>
</tr>
<tr>
<td>531 S. George Avenue</td>
<td>February 29, 2016</td>
<td>Rehabilitation of residence</td>
<td>No adverse impact</td>
</tr>
<tr>
<td>718 W. Keith Avenue</td>
<td>March 29, 2016</td>
<td>Rehabilitation of residence</td>
<td>No adverse impact</td>
</tr>
<tr>
<td>854 Adams Street</td>
<td>May 18, 2016</td>
<td>Rehabilitation of residence</td>
<td>No adverse impact</td>
</tr>
<tr>
<td>429 North Avenue</td>
<td>September 15, 2016</td>
<td>Rehabilitation of residence</td>
<td>No adverse impact</td>
</tr>
</tbody>
</table>

H. Preservation Commission Activities

The activities of the Historic Preservation Commission and staff, for the period January 1, 2016 through December 31, 2016, are detailed as follows:

January 2016

- Historic Preservation Commission meeting held on Thursday, January 15, 2015.
  - Landmark Nomination application reviewed and approved for 906 N. Sheridan Road.
  - CLG Annual Report (IHPA) for the period January 1, 2015 through December 31, 2015 was reviewed and approved.
  - Annual Products Report for CLG’s (National Park Service) for the period October 1, 2014 through September 30, 2015 was reviewed and approved.
  - Discussion about the letter being sent to landmarked property owners to gauge their interest in a Landmark Plaque program. Will send the letters in February.
  - Section 106 review for the installation of cellular tower at 1045 S. Lewis Avenue through the Federal Communications Commission (FCC).

February 2016

- Completed Section 106 review for residential rehabilitation of residence at 2220 Shawnee Road through the Community Development Block Grant (CDBG) program.
- Completed Section 106 review for residential rehabilitation of residence at 839 S. Martin L. King, Jr. Avenue through the Community Development Block Grant (CDBG) program.
- Completed Section 106 review for residential rehabilitation of residence at 531 S. George Avenue through the Community Development Block Grant (CDBG) program.
- Mailed letters to landmark owners to gauge interest in a landmark plaque for their residences.
- No Historic Preservation Commission meeting held (odd months only).
March 2016

- Staff liaison Steven Sabourin drafted a proclamation declaring May 2016 as Historic Preservation Month and celebrating the National Park Service’s 100th Anniversary. Said proclamation was presented to the Historic Preservation Commission (via e-mail) for review and approval prior to having it approved by the Waukegan City Council in April.
- Historic Preservation Commission meeting for Thursday, March 17, 2016 was cancelled.
- Completed Section 106 review for residential rehabilitation of residence at 718 W. Keith Avenue through the Community Development Block Grant (CDBG) program.

April 2016

- The Waukegan City Council approved the proclamation declaring May 2016 as Historic Preservation Month and celebrates the National Park Service’s 100th Anniversary. Said proclamation was approved on April 18, 2016.
- No Historic Preservation Commission meeting held (odd months only).

May 2016

- Completed Section 106 review for residential rehabilitation of residence at 854 Adams Street through the Community Development Block Grant (CDBG) program.
- Historic Preservation Commission meeting held on Thursday, May 19, 2016.
  - Landmark Nomination application reviewed and approved for 906 N. Sheridan Road.
  - Reviewed Certificate of Appropriateness (COA) application for stoop replacement, shutter removal, painting of Isaac R. Lyon residence at 946 N. Sheridan Road.
- Completed Section 106 review for residential rehabilitation of residence at 854 Adams Street through the Community Development Block Grant (CDBG) program.

June 2016

- No Historic Preservation Commission meeting held (odd months only).

July 2016

- Historic Preservation Commission meeting held on Thursday, July 21, 2016.
  - Landmark application for 906 N. Sheridan Road (Schwartz Residence) was recommended for approval to the Waukegan City Council.
  - Reviewed the final proof of the plaque to be used before ordering one to be shown to people interested in the landmark plaque program.

August 2016

- The Waukegan City Council landmarked the Schwartz residence at 906 N. Sheridan Road on August 1, 2016.
The first landmark plaque was received for the Carnegie Library. The plaque will be used for display purposes for those who expressed an interest in purchasing a plaque for their landmarked building.

![Landmark Plaque for the Carnegie Library](image)

No Historic Preservation Commission meeting held (odd months only).

September 2016

- Received a landmark nomination application for the water tower at 200 E. Sea Horse Drive.
- Completed Section 106 review for residential rehabilitation of residence at 429 North Avenue through the Community Development Block Grant (CDBG) program.
- Due to a lack of quorum, the September Historic Preservation Commission meeting was cancelled. A special October meeting will be scheduled.

October 2016

- Special October Historic Preservation Commission meeting was held on October 17, 2016 due to September’s cancellation.
  - Landmark Nomination application was approved for the Johnson Motors water tower at 200 E. Sea Horse Drive.
  - Discussion about the landmarked Joseph P. Arthur Residence at 445 N. Genesee Street took place to determine if a Certificate of Appropriateness was required for a proposed koi pond. No COA was deemed necessary, but one will be needed if a fence is erected around the koi pond.
  - Discussion about the Landmarked Genesee Theatre at 203 N. Genesee Street took place regarding Certificate of Appropriateness violations. It was brought to the Commission’s attention that the three arched windows and stained glass on the main façade were removed and replaced without a Certificate of Appropriateness. The Commission agreed to issue a letter to the Mayor and City Council outlining the violations for each window and levying a fine of $1,500 a day ($500 for each of the three windows).

November 2016

- Issued the first HPC landmark plaque for the Joseph P. Arthur Residence at 445 N. Genesee Street on Friday, November 4, 2016.
- Historic Preservation Commission meeting held on Thursday, November 17, 2016.
Follow-up discussion regarding the status of the three COA violations for 203 N. Genesee Street (Genesee Theatre) for the three arched windows that were replaced without obtaining a COA. The Mayor will not fine the Theatre for the violations but an architect should be hired to re-insert the stained-glass medallions.

The HPC’s first landmark plaque was issued for the Joseph P. Arthur Residence at 445 N. Genesee Street.

Commission agreed that a letter needs to be drafted and sent to landmark owners reminding them of their landmark status and the COA requirements

December 3rd will be the Holiday Open House for the Waukegan Historical Society.

December 2016

- No Historic Preservation Commission meeting held (odd months only).
- The Waukegan Historical Society held its annual Holiday Open House on Saturday, December 3rd at the Haines Museum, 1917 N. Sheridan Road. Victorian era holiday decorations adorned the museum and light refreshments were served.

I. New Commissioners

Bryan Hector Escobar was appointed to the Historic Preservation Commission in October of 2016. Bryan Escobar was the person responsible for getting the Carnegie Library listed on the National Register of Historic Places in December 2015.

J. Informational/Educational Activities

The Waukegan Historic Preservation Commission participated in informational and educational activities during the period January 1, 2016 through December 31, 2016.

- Saturday, June 4, 2016 - Ray Bradbury's "Dandelion Wine" Fine Arts Festival – Commemorating the 17th annual event, the Dandelion Wine Fine Arts Festival showcased local and regional artists and venues, historic landmarks, championed the arts, was free to the public, offered low participation fees to artists, and remembered one of Waukegan’s favorite sons, author Ray Bradbury.
- Saturday, November 12, 2016 – “Remembering Our Veterans” - Veterans dating back to the War of 1812 are laid to rest at Waukegan's Oakwood Cemetery. Waukegan History Museum Supervisor Ty Rohrer led participants to the grave sites of soldiers and shared their heroic stories. Soldiers who fought in the War of 1812, Civil War, World War I, World War II, Korean War, and Vietnam War were featured.
- Ongoing – Staff liaison Steven Sabourin continues to maintain the Waukegan Historic Preservation Commission website.
K. Historic Preservation Commission Member Attendance

The seven-member Waukegan Historic Preservation Commission conducted five meetings during the period January 1, 2016 through December 31, 2016, cancelling its regularly-scheduled March and September meetings. A special meeting was held on October 20, 2016. On April 17, 2014, the Waukegan Historic Preservation Commission voted to conduct meetings every other month on the odd-numbered months rather than on a monthly basis.

<table>
<thead>
<tr>
<th>Name</th>
<th>1/21</th>
<th>3/17</th>
<th>5/19</th>
<th>7/21</th>
<th>9/15</th>
<th>10/20</th>
<th>11/17</th>
<th>Attendance Rate</th>
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<tr>
<td>Bowcott</td>
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<td>Y</td>
<td>N/A</td>
<td>N</td>
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<tr>
<td>Escobar</td>
<td>N/A</td>
<td>N/A</td>
<td>N/A</td>
<td>N/A</td>
<td>N/A</td>
<td>Y</td>
<td>Y</td>
<td>100%</td>
</tr>
<tr>
<td>Hohf</td>
<td>Y</td>
<td>N/A</td>
<td>N</td>
<td>Y</td>
<td>N/A</td>
<td>Y</td>
<td>Y</td>
<td>80%</td>
</tr>
<tr>
<td>Holland</td>
<td>Y</td>
<td>N/A</td>
<td>Y</td>
<td>Y</td>
<td>N/A</td>
<td>Y</td>
<td>Y</td>
<td>100%</td>
</tr>
<tr>
<td>McCulloch</td>
<td>N</td>
<td>N/A</td>
<td>Y</td>
<td>Y</td>
<td>N/A</td>
<td>Y</td>
<td>N</td>
<td>60%</td>
</tr>
<tr>
<td>Rohrer</td>
<td>Y</td>
<td>N/A</td>
<td>Y</td>
<td>Y</td>
<td>N/A</td>
<td>Y</td>
<td>Y</td>
<td>100%</td>
</tr>
<tr>
<td>Troha</td>
<td>Y</td>
<td>N/A</td>
<td>Y</td>
<td>N</td>
<td>N/A</td>
<td>Y</td>
<td>Y</td>
<td>80%</td>
</tr>
<tr>
<td><strong>Total</strong></td>
<td>5</td>
<td>0</td>
<td>4</td>
<td>5</td>
<td>0</td>
<td>6</td>
<td>6</td>
<td></td>
</tr>
</tbody>
</table>
L. Commission-Sponsored Publications

1. “Waukegan Landmarks” (Steven Sabourin) Updated August 2016
   A 48-page publication highlighting the structures and buildings landmarked by the Waukegan City Council.
RESOLUTION DESIGNATING THE MONTH OF MAY AS NATIONAL HISTORIC PRESERVATION MONTH

WHEREAS, historic preservation is an effective tool for managing growth, revitalizing neighborhoods, fostering economic development and local pride, and maintaining community character while enhancing livability; and

WHEREAS, historic preservation is relevant for communities across the nation, both urban and rural, and for Americans of all ages, all walks of life and all ethnic backgrounds; and

WHEREAS, historic preservation encourages community reinvestment, saving resources and promoting socially, culturally, and historically-rich communities. Historic preservation fosters a culture of reuse and maximizes the life cycle of all resources through conservation; and

WHEREAS, Waukegan has recognized the importance of historic preservation with the establishment of a historic preservation program by ordinance #01-O-144 on December 17, 2001; and

WHEREAS, to heighten the awareness of historic preservation, it has been incorporated under the purview of the Historic Preservation Commission which was established in 2003; and

WHEREAS, it is important to celebrate the role of history in our lives and the contributions made by dedicated individuals and organizations in helping to preserve the tangible aspects of the heritage that has shaped us as a people; and

WHEREAS, “A Century of Stories” is the theme for Historic Preservation Month 2016, which recognizes the 100th anniversary of the National Park Service, which is charged with the trust of preserving the natural resources of America. The National Park Service’s centennial will kick off a second century of stewardship of America’s national parks and engaging communities through recreation, conservation, and historic preservation programs; and

WHEREAS, this year marks the 157th anniversary of Waukegan’s incorporation, the 48th anniversary of the Waukegan Historical Society, and the 15th anniversary of the Waukegan Historic Preservation Commission.

NOW, THEREFORE, BE IT RESOLVED, that the City Council proclaims May 2016 as Historic Preservation Month in Waukegan, and call upon the people of Waukegan to join their fellow citizens across the United States in recognizing and participating in this special observance.

Dated this 18th day of April, 2016.

ATTEST:

MAYOR WAYNE MOTLEY

MARCIA LACOUR, City Clerk
M. New Landmark Designations
Included is the scanned copy of the ordinance, dated August 1, 2016, landmarking the residence of Samuel and Mary Schwartz, located at 906 N. Sheridan Road.
AND THENCE WEST ON THE SOUTH LINE OF SAID BLOCK 1 AND THE NORTH LINE OF
GILLETTE AVENUE, 191.4 FEET TO THE POINT OF BEGINNING (EXCEPTING THEREFROM
THE NORTH 80 FEET THEREOF), 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 Barbara Carroll, d.b.a. 906 Sheridan, LLC., 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.

Wayne Motley
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 August, 2016.
Passed and approved at a regular meeting of the Waukegan City Council on the 1st day of August, 2016.
ROLL CALL: Alderman Missouri, Villalobos, Newsome, TenPas, May, Valko, Taylor, Cunningham and Seger.
AYES: Alderman Missouri, Villalobos, Newsome, TenPas, May, Valko, Taylor, Cunningham and Seger.
NAYES: None
ABSENT: None
ABSTAIN: None