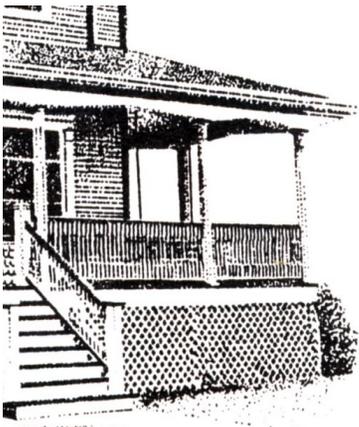


The Importance of Historic Preservation to the City of Waukegan

The Waukegan City Council, by its adoption of the Historic Preservation Ordinance, recognized the importance of historic preservation to the future of the City. Many of our historic buildings have been lost and the importance, both historically and economically, of those that remain cannot be underestimated.

The significance of our architectural past has been redefined by the City's expenditure of 25 million dollars on the restoration of the historic Genesee Theatre and the commitment to the Waukegan Main Street program.



Historic districts do allow for new construction. When a strong preservation ordinance is in place, the new construction tends to be of higher quality and better designed to "fit in" with the neighborhood.

Historic districts and neighborhoods provide by far the widest variety of housing options including the greatest choice in cost, style, size, and uniqueness.

Historic preservation has been found, over and over again, to be financially and economically beneficial to a community and often serves as the catalyst to community revitalization.

Landmark applications available at:

Department of Planning and Zoning
City of Waukegan
100 N. Martin Luther King Jr. Avenue
3rd Floor
Waukegan, IL 60085

www.waukeganil.gov
Search for "Planning and Zoning" under "Departments"

General questions:

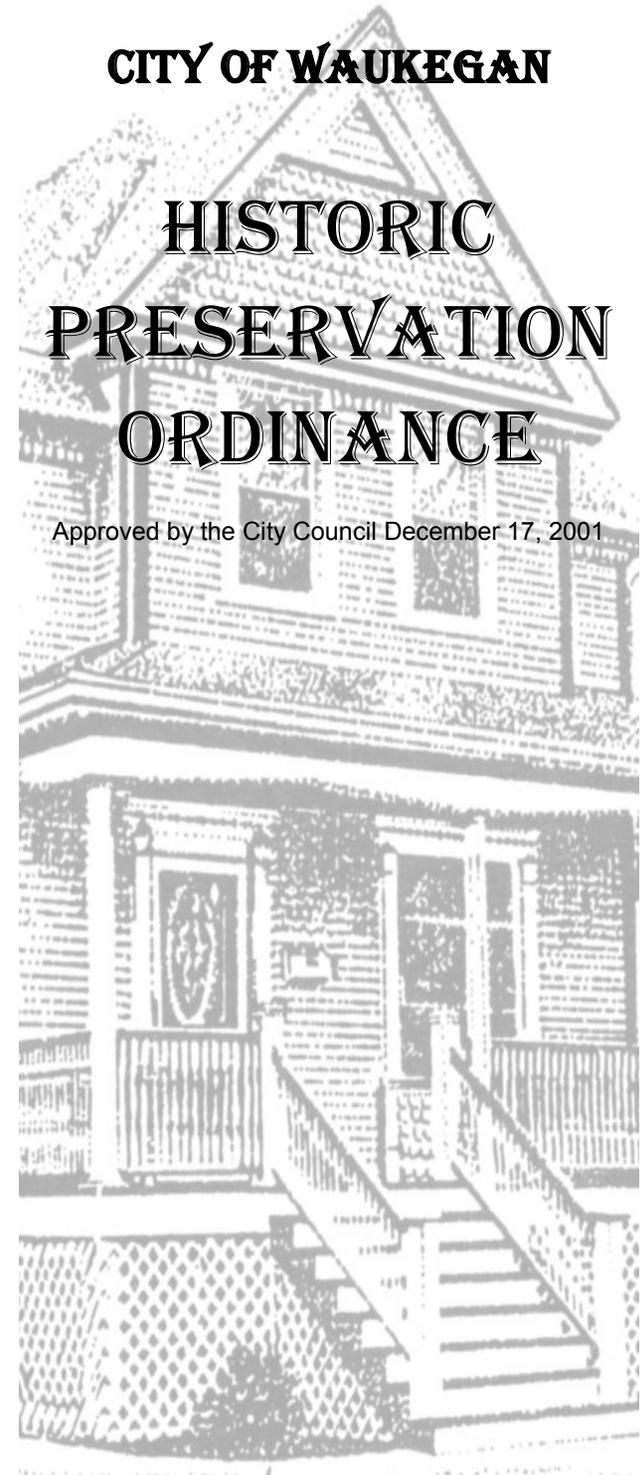
Steven Sabourin
Historic Preservation Commission
Department of Planning and Zoning
100 N. Martin Luther King Jr. Avenue
Waukegan, IL 60085
(847) 625-6878



CITY OF WAUKEGAN

HISTORIC PRESERVATION ORDINANCE

Approved by the City Council December 17, 2001





The Ordinance

The Historic Preservation Ordinance for the City of Waukegan was adopted by the City Council on December 17, 2001. The ordinance provides a mechanism for the identification, designation and protection of buildings and other sites determined to be of historical or architectural significance to the City.

Importance of Landmarks

The designation of local landmarks ensures that the identity of a community is retained for the future through the preservation of architecturally and historically significant buildings and sites. Waukegan has left a rich legacy which we have a responsibility to preserve and pass on to the generations that will follow.



Benefits of Designation

Studies of cities with strong preservation programs indicate a powerful economic benefit as construction increases and new businesses arrive. City revenue increases through taxes on the sale of construction materials, sales taxes from new businesses, and fees from

city permits. In addition, these studies have shown that historic buildings and districts tend to appreciate at a rate exceeding the market as a whole.

The Commission

The Historic Preservation Commission is comprised of seven Waukegan residents who are appointed by the Mayor and approved by the City Council. The Commission meets on the second Wednesday of each month at City Hall, and all meetings are open to the public.

The functions of the Commission include the following:

- Conduct an ongoing survey of Waukegan to identify buildings and districts worthy of landmark designation;
- Review applications for designation and conduct public hearings;
- Recommend individual buildings and districts to the City Council for designation;
- Review proposed changes to designated properties and make recommendations before building permits are issued.



The Designation Process

Applications requesting landmark designation are available through the Department of Planning and Zoning, and can be submitted by the property owner or any individual or group.

The completed application is then forwarded to the Historic Preservation Commission, who will make a preliminary determination on landmark designation. If the finding is favorable, a public hearing will be held to allow for community input and feedback. The

Commission will then forward a recommendation to the City Council which is empowered to approve designation as a city landmark.

Landmark designation typically covers only the exterior of a building, including the front façade and other portions visible from the public way.

Financial Benefits

The Property Tax Assessment Freeze is available to owners of designated single-family homes and owner-occupied residential buildings with up to six units. Under this program, the assessed valuation of the property is frozen for eight years at its level the year that a qualified rehabilitation begins. The valuation then is brought back to market level over a period of four years.

The Federal Historic Preservation Tax Credit is available to owners of designated income-producing properties. A 20% tax credit is available for the substantial certified rehabilitation of the property and may be subtracted directly from federal income taxes by the owner.

Further rules and regulations apply.

