City of Waukegan
Historic Preservation Commission

Certified Local Government Annual Report

Reporting Period: January 1, 2019 – December 31, 2019

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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 were two (2) Certificates of Appropriateness (COA) that were applied for and approved by the Historic Preservation Commission during the period January 1, 2019 through December 31, 2019.

Property Address	Date	Request	Outcome
420 N. Sheridan Road	April 25, 2019	Repair of siding/Painting facades	Approved
220 W. Julian Street	December 5, 2019	Installation of new roof/shingles	Approved

C. Certificates of Economic Hardship

The Historic Preservation Commission considered no applications for Certificates of Economic Hardship during the period January 1, 2019 through December 31, 2019.

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 by the Waukegan City Council during the period January 1, 2019 through December 31, 2019. The Historic Preservation Commission considered no landmark amendment applications or landmark rescissions during that same reporting period.

Property Address	Date	Property Name	Outcome
817 Oakley Avenue	October 7, 2019	Robert L. Smart Residence	Approved

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, 2019 through December 31, 2019.

F. National Register

No properties were added to the National Register of Historic Places during the period January 1, 2019 through December 31, 2019.

Property Address	Date	Property Name	Outcome

G. Properties Monitored through Section 106 Reviews

The City lists projects that were reviewed as requested by the State Historic Preservation Office (SHPO) of the Illinois Department of Natural Resources (IDNR). 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 zero (0) properties monitored through Section 106 reviews during the period January 1, 2019 through December 31, 2019.

Property Address	Date	Request	Determination

H. Preservation Commission Activities

The activities of the Historic Preservation Commission and staff, for the period January 1, 2019 through December 31, 2019, are detailed as follows:

January 2019

- Historic Preservation Commission meeting held on Thursday, January 17, 2019.
  - CLG Annual Report (IHPA) for the period January 1, 2018 through December 31, 2018 was reviewed and approved.
  - Annual Products Report for CLG's (National Park Service) for the period October 1, 2017 through September 30, 2018 was reviewed and approved.
  - Frog Island has been brought up for consideration as a potential historic district. Commissioner Shipley has gotten support from Alderman Newsome.

February 2019

- No Historic Preservation Commission meeting held (odd months only).
- Staff liaison Steven Sabourin drafted a resolution declaring May 2019 as National Historic Preservation Month.

March 2019

- Historic Preservation Commission meeting was held on Thursday, March 21, 2019.
  - The Historic Preservation Commission approved the resolution declaring May 2019 as Historic Preservation Month.
  - A special Historic Preservation Commission meeting will be held on April 25, 2019 for a Certificate of Appropriateness hearing on 426 N. Sheridan Road after appropriate publishing.

April 2019

- A Special Historic Preservation Commission meeting was held on Thursday, April 25, 2019.
  - Review of the Certificate of Appropriateness Application for the Henry F. Porter Residence at 426 N. Sheridan Road. The work shall entail repairing all wood lap siding that is rotting on the facades of the building with the same sized wood lap siding as on the rest of the building; and repaint all facades (excluding trim) in the approved Aleutian color (SW 6241) by Sherwin Williams.

May 2019

- The Historic Preservation Commission held a landmark plaque presentation at the Benjamin Merchant Residence, 220 W. Julian Street, on May 1, 2019.

- The Historic Preservation Commission meeting for May 16, 2019 was cancelled.

June 2019

- No Historic Preservation Commission meeting held (odd months only).
- The Waukegan Historical Society hosted the 20th Annual Ray Bradbury Dandelion Wine Festival on Saturday, June 1, 2019.

July 2019

- Historic Preservation Commission meeting was held on Thursday, July 25, 2019.
  - Landmark nomination was heard for the residence at 817 Oakley Avenue, known as the Robert Smart residence. It is one of only a few homes in the Princess Anne Style. The

Commission approved it and the Landmark Application must now be submitted and a public hearing held before final approval by the City Council. Much of the information included in the nomination application can be used in the Landmark application. It was determined that it met the criteria of a, b, and c of Section 6.2 of the Waukegan Historic Preservation Ordinance. The applicant will submit a detailed landmark application for a future public hearing.

- The Historic Preservation Commission approved the brochure (drafted in-house) titled, "Paint Colors for Historic Waukegan Homes." This was in response to a recent Certificate of Appropriateness hearing that was held for 426 N. Sheridan Road.
- Commissioner Shipley gave an update on the proposed Frog Island Historic District.

August 2019

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

September 2019

- Historic Preservation Commission meeting was held on Thursday, September 19, 2019.
  - Public hearing was held for the landmarking of the Robert L. Smart residence at 817 Oakley Avenue. It was determined that it met the criteria of a, b, and c of Section 6.2 of the Waukegan Historic Preservation Ordinance. It is one of only a few homes in the Princess Anne Style. This now goes to the City Council for formal approval.
  - The City of Waukegan and Waukegan Park District have entered into an agreement to turn over the Carnegie Library to the Waukegan Park District with the Waukegan Historical Society managing the operations. The acquisition of this property will mean that the addition proposed at Haines Museum will not happen, but all donations collected to date will go into the renovation of the Carnegie Library.
  - Discussion of the landmarking of the Frog Island District continued as a community outreach event was considered at Webster School.
  - Honorary landmarking was discussed as Whitehead's Barber Shop was considered. It's been an iconic gathering place for kids, preachers, businessmen and famous athletes at the same place for 67 years.
  - David Grosskopf reported that the City of Evanston is willing to conduct a tour of its diverse collection of landmarks. Commissioners should consider a date after the first week of October.

October 2019

- The Robert L. Smart Residence, located at 817 Oakley Avenue, was landmarked by the Waukegan City Council on October 7, 2019 under ordinance #19-O-95.
- No Historic Preservation Commission meeting held (odd months only).

November 2019

- No Historic Preservation Commission meeting held. It was postponed until Thursday, December 5th.

December 2019

- A special Historic Preservation Commission meeting was held on Thursday, December 5, 2019.
  - Review of the Certificate of Appropriateness application for the Benjamin Merchant Residence at 220 W. Julian Street. The work shall entail installing a new roof with architectural shingles in the approved Driftwood color by Owens-Corning. They were also approved for copper flashing around the chimney and in the roof valleys.
  - The Commission recognized Linda McCulloch who was retiring after serving over 15 years with the Historic Preservation Commission.
- The Historic Preservation Commission held a landmark plaque presentation at the Robert L. Smart residence at 817 Oakley Avenue on December 14, 2019.

I. New Commissioners

No new Commissioners were appointed to the Historic Preservation Commission in 2019. Linda McCulloch retired from the Commission on December 5, 2019 after serving over 15 years.

J. Informational/Educational Activities

The Waukegan Historic Preservation Commission participated in informational and educational activities during the period January 1, 2019 through December 31, 2019.

- January 2019 – *Jack Benny – From Waukegan to Hollywood* – Continued by popular demand, the Waukegan Historical Society hosted an exhibit at the Jack Benny Center for the

Arts which contained memorabilia from the exhibit which included historic photographs of Jack Benny, programs from Jack Benny performances, and autographed items by Jack Benny, Mary Livingstone, and others. Visitors learned about Benny's early days in Waukegan, his radio and television career, and the impact that he had on Hollywood and his hometown of Waukegan.

- Saturday, March 16, 2019 - Ray Bradbury Park was designated a Literary Landmark. The unveiling ceremony began at 4:51 p.m. in honor of Bradbury's well-known novel Fahrenheit 451 (1953). He was a prolific author best known for his work in the science fiction genre. He is the recipient of several awards, including the National Medal of Arts (2004), a Pulitzer Prize Special Citation (2007), and a Daytime Emmy Award for Outstanding Writing in an Animated Program for his screenwriting work on The Halloween Tree (1994). Ray Bradbury Park, located in Bradbury's "Green Town" neighborhood, played a major part of his childhood Waukegan upbringing and was referenced in his works Dandelion Wine, Something Wicked This Way Comes, and Farewell Summer. The dedication ceremony took place as part the 2019 Illinois Reads Book Festival, which honored Bradbury by welcoming 22 Illinois authors and illustrators to the Waukegan High School Brookside Campus. The authors participated in the festival with book signings and author sessions. Several interactive Bradbury-themed vendors, activity stations, and a Fahrenheit 451 production presented by Waukegan High School students made up the afternoon. Priscilla Dwyer, President of the Illinois Reading Council, served as Master of Ceremony throughout the festival. Ty Rohrer, Manager of Cultural Arts at the Waukegan Park District, opened the ceremony at 4:51 by giving background information on Bradbury and the significance of Ray Bradbury Park to the author's life.
- Saturday, June 1, 2019 - *Ray Bradbury's "Dandelion Wine" Fine Arts Festival* – Commemorating the 20th 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. The Gazebo Variety Stage featured Waukegan High School students and alumni reading Ray Bradbury's "The Whole Town's Sleeping".
- Friday, July 12, 2019 – *History Lunch & Learn* – The Waukegan Historical Society sponsored a walking tour of the history of Waukegan Parks at the Jack Benny Center for the Arts in Bowen Park.

- Thursday, August 22, 2019 – *Ray Bradbury Statue Dedication* - To commemorate what would have been Ray Bradbury's 99th birthday, a ceremony was held outside the Waukegan Public Library with the Waukegan Symphony Orchestra, James Lovell (former astronaut) and other local

dignitaries for the dedication of the Ray Bradbury Statue.

- Thursday, August 22, 2019 – *Ray Bradbury's Green Town* – This walking tour went along the streets of author Ray Bradbury's "Green Town" in downtown Waukegan. The places, people, and events of Bradbury's fictional Green Town (Waukegan) books were highlighted. The tour led to the places that influenced Bradbury to become a writer.
- Saturday, August 24, 2019 – *Historic Homes of Sheridan Road* – This walking tour allowed the participants to discover the history of some of the majestic homes located along Waukegan's beautiful Sheridan Road.
- Saturday, September 14, 2019 – *Oakwood Cemetery Walk* – This marked the silver anniversary celebration of this popular event! This is an annual "living history" event that showcased the rich history of Waukegan through costumed actors portraying local historical figures with connections to the cemetery and Waukegan, Illinois. This year's theme was "Firsts in Waukegan." Unique stories were chosen for this year, and they included the first airplane ride, the Waukegan Fair, local inventions, the first Waukegan baseball team, the Academy Theater, and the first Glen Rock Pop. Participants also heard other unique "Firsts in Waukegan" stories as well as the history of the City of Waukegan's Oakwood Cemetery.
- Sunday, October 6, 2019 – *Waukegan Tour of Homes* – Celebrating its 51st tour by the Waukegan Historical Society, The Waukegan Tour of Homes was a self-guided tour that showcased the residences located at 412 W. Greenwood Avenue, 1031 N. Sheridan Road, 452 Glendenning Place and 2223 Corona Road.
- Saturday, October 26, 2019 – *"Haunted Waukegan Guided Walking Tour".* Despite a steady rain most of the day, the Waukegan History Museum of the Waukegan Park District and the Waukegan Historical Society hosted a free guided walking tour "Haunted Waukegan". This free guided walking tour for families and children started at the Waukegan Park District's Douglas House in Upton Park at 732 N. Genesee Street. Participants learned haunted and strange stories of Waukegan's past, while walking the streets of the historic district and downtown. The tour visited 15 allegedly haunted locales and lasted almost two hours.
- Friday, November 1, 2019 – *"Sunset Cemetery Tour"* - The Waukegan History Museum of the Waukegan Park District and the Waukegan Historical Society hosted this free guided walking tour. This free guided walking tour is appropriate for families and children and started at the City of Waukegan's Oakwood Cemetery, located on Genesee Street and 9th Street. They concluded celebrating the Day of the Dead with a sunset tour of Waukegan's Oakwood Cemetery. Gravesites chosen for the tour told the story of Waukegan's diverse population and rich history.
- Friday, November 8, 2019 – *"Waukegan's Famous Veterans"* – A lunch and learn event that was free for everyone at the Jack Benny Center for the Arts in Bowen Park. During this event, stories were shared about some of the famous Veterans from Waukegan. It was a perfect program to commemorate Veterans Day.
- Saturday, November 9, 2019 – *"Remembering Our Veterans"* - The Waukegan History Museum of the Waukegan Park District and the Waukegan Historical Society gave a free

guided walking tour which attracted many families and children to the City of Waukegan's Oakwood Cemetery. Veterans dating back to the War of 1812 are laid to rest at Waukegan's Oakwood Cemetery. On this guided tour, participants visited the graves of numerous soldiers and heard their heroic stories.

- Saturday, December 7, 2019 - The Waukegan Historical Society held its annual Holiday Open House at the Haines Museum, 1917 N. Sheridan Road from 1:00 PM to 4:00 PM. Victorian era holiday decorations adorned the museum and light refreshments were served.
- Ongoing – Staff liaison Steven Sabourin continues to maintain the Waukegan Landmarks pamphlet and the Waukegan Historic Preservation Commission website.

K. Historic Preservation Commission Member Attendance

The seven-member Waukegan Historic Preservation Commission conducted six (6) meetings during the period January 1, 2019 through December 31, 2019, cancelling the regularly-scheduled meeting in May and November. A special meeting was held on April 25th and December 5th. 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.

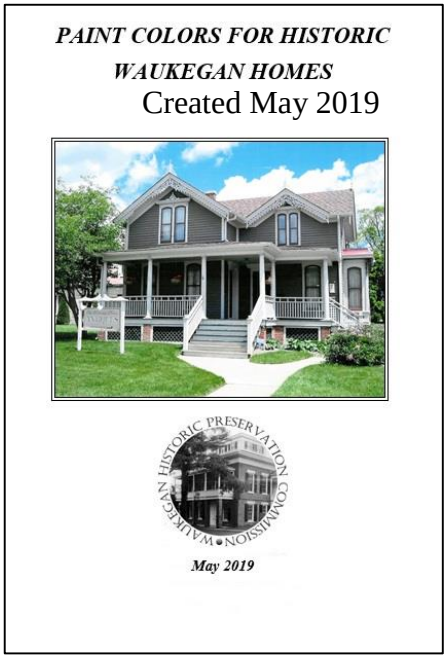
Name	1/17	3/21	4/25	5/16	7/25	9/19	11/21	12/5	Attendance Rate
Escobar	Y	Y	Y	-	Y	Y	-	Y	100%
Hohf	Y	Y	Y	-	Y	Y	-	N	83%
McCulloch	Y	Y	Y	-	N	Y	-	Y	83%
Rohrer	Y	Y	Y	-	Y	Y	-	Y	100%
Troha	Y	N	Y	-	Y	N	-	N	50%
Grosskopf	Y	Y	Y	-	Y	Y	-	Y	100%
Shipley	Y	Y	Y	-	Y	Y	-	Y	100%
Total	**7**	**6**	**7**	**-**	**6**	**6**	**-**	**5**	**-**

L. Commission-Sponsored Publications

1. "Paint Colors for Waukegan Historic Homes" (Steven Sabourin)

   Created as a result of consulting with a property owner/business owner during their Certificate of Appropriateness review for repainting the façade of the historic home. The business owner was unaware of the Certificate of Appropriateness requirement and was ordered to stop painting the façade of the residence as it was not a period-appropriate color.

   This document helps educate landmark owners to make informed decisions as to the options available for period-appropriate colors.



2. National Historic Preservation Month May 2019

RESOLUTION 19—R—27

RESOLUTION DESIGNATING THE MONTH OF MAY AS 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

WHERAS, 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, National Historic Preservation Month, co-sponsored by the City of Waukegan, the Waukegan Historical Society and the National Trust for Historic Preservation, calls on residents of Waukegan to identify places, properties and structures important to Waukegan's history and worthy of landmarking; and

WHEREAS, this year marks the 180th anniversary of Lake County being incorporated, and the 50th anniversary of the current Lake County Courthouse and Administration Building being erected in Waukegan; and

WHEREAS, this year marks the 20th anniversary of the Ray Bradbury *Dandelion Wine Fine Arts Festival* hosted by the Waukegan Historical Society and the inaugural year that Ray Bradbury Park was named a Literary Landmark by the American Library Association; and

WHEREAS, this year marks the 160th anniversary of Waukegan's incorporation, the 51st anniversary of the Waukegan Historical Society, and the 18th anniversary of the adoption of the Waukegan Historic Preservation Ordinance.

NOW, THEREFORE, BE IT RESOLVED, that the City Council proclaims May 2019 as Historic Preservation Month in Waukegan, and calls upon the people of Waukegan to join their fellow residents in recognizing and participating in this special observance through the many activities that are happening in our community.

Dated this **15th** day of **APRIL,** 2019.

CITY OF WAUKEGAN

MAYOR SAMUEL D. CUNNINGHAM, JR

CITY CLERK JANET E. KILKELLY

ROLL CALL: Ald May, Ald Valko, Ald Taylor, Ald Bolton, Ald Seger, Ald Moisio, Ald Newsome.

AYE: Ald May, Ald Valko, Ald Taylor, Ald Bolton, Ald Seger, Ald Moisio, Ald Newsome.

NAY: None.

ABSENT: Ald Villalobos, Ald TenPas.

ABSTAIN: None.

DEPUTY
CITY CLERK
PATTERSON

M. New Landmark Designations

One (1) new ordinance was passed designating one landmark in 2019 for 817 Oakley Avenue.

ORDINANCE NO. 19—O—95

AN ORDINANCE GRANTING APPROVAL OF LANDMARK DESIGNATION TO 817 OAKLEY 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, Lisa Drayer filed an application with the Historic Preservation Commission (Commission) wherein she requested Historic Landmark Designation for the Robert L. Smart Residence, 817 N. Oakley 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 September 19, 2019. 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 817 N. Oakley 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 817 N. Oakley 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 Lisa Drayer, and that the following legally-described property at 817 Oakley Avenue is hereby designated as a Historic Landmark:

LOT 6 IN BLOCK 6 IN STEELE AND DOUGLAS' SUBDIVISION OF PART OF LOTS 14 AND 15 IN SCHOOL TRUSTEE'S SUBDIVISION OF SECTION 16, TOWNSHIP 45 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF, RECORDED

JUNE 14, 1893, AS DOCUMENT 55174, IN BOOK "C" OF PLATS, PAGE 63, 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 Waukegan Historic Preservation Ordinance.

SECTION 4: The City Council hereby directs the City Clerk to send or deliver executed copies of this ordinance to Lisa Drayer, 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.

Passed and approved at a regular meeting of the Waukegan City Council on this 7th day of **OCTOBER**, 2019.

CITY OF WAUKEGAN, ILLINOIS

MAYOR SAMUEL D. CUNNINGHAM, JR

ATTEST:

CITY CLERK JANET E. KILKELLY

ROLL CALL: Ald Bolton, Ald Seger, Ald Moisio, Ald Kirkwood, Ald Newsome, Ald Turner, Ald Rivera, Ald Florian, Ald Taylor.

AYE: Ald Bolton, Ald Seger, Ald Moisio, Ald Kirkwood, Ald Newsome, Ald Turner, Ald Rivera, Ald Florian, Ald Taylor.

NAY: None.

ABSENT: None.

ABSTAIN: None.