Image# 055366280005 Type: ORD
Recorded: 08/09/2016 at 10:17:42 AM
Receipt#: 2016-00047317
Page 1 of 5
Fees: $30.00
IL Rental Housing Fund: $0.00
Lake County IL Recorder
Mary Ellen Vanderventer Recorder
File 7317085

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 #16-O-50 titled, "An Ordinance Granting Approval of Landmark Designation to 906 N. Sheridan Road", which was approved by the City of Waukegan City Council at a regular meeting held on August 1, 2016, 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 8th day of August, 2016.

Maria LaCour By Brian Soltz
Maria LaCour, City Clerk

Return to:

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

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16 – O - 50

AN ORDINANCE GRANTING APPROVAL OF LANDMARK DESIGNATION TO 906 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, Barbara Carroll, d.b.a. 906 Sheridan, LLC, filed an application with the Historic Preservation Commission (Commission) wherein they requested Historic Landmark Designation for the Samuel and Mary Schwartz Residence, 906 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 July 21, 2016. 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 906 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 906 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 Barbara Carroll, d.b.a. 906 Sheridan, LLC, and that the following legally-described property at 906 N. Sheridan Road is hereby designated as a Historic Landmark:

THAT PART OF BLOCK 1 IN LAURA B. CROCKETT'S SUBDIVISION OF PART OF LOTS 14 AND 15 IN SCHOOL TRUSTEES' SUBDIVISION OF SECTION 16, TOWNSHIP 45 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED MAY 24, 1888 AS DOCUMENT 71079 IN BOOK "D" OF PLATS, PAGE 69, DESCRIBED AS FOLLOWS, TO WIT: COMMENCING ON THE NORTH LINE OF GILLETTE AVENUE 191.4 FEET WEST OF THE SOUTHEAST CORNER OF SAID BLOCK 1; THENCE NORTH PARALLEL TO COUNTY STREET 157 FEET, MORE OR LESS, TO THE NORTH LINE OF SAID BLOCK 1, THENCE EAST ON THE NORTH LINE OF SAID BLOCK 185 FEET TO THE WEST LINE OF SHERIDAN ROAD; THENCE SOUTH ON THE EAST LINE OF SAID BLOCK 1 AND ON THE WEST LINE OF SHERIDAN ROAD, 158 FEET, MORE OR LESS, TO THE SOUTHEAST CORNER OF SAID BLOCK 1

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

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 Moisio, Villalobos, Newsome, TenPas, May, Valko, Taylor, Cunningham and Seger.

AYES: Alderman Moisio, Villalobos, Newsome, TenPas, May, Valko, Taylor, Cunningham and Seger.

NAYES: None

ABSENT: None

ABSTAIN: None

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

July 22, 2016

Property Address:
906 N. Sheridan Road

Name or historic identification of property:
Samuel and Mary Schwartz Residence

Permanent Index Number (PIN):
08-16-406-021

Name and address of property owners:
906 Sheridan, LLC (Barbara Carroll)
55 N. Mayflower
Lake Forest, IL 60045

Nomination form received by the Department of Planning & Zoning:
January 4, 2016

Preliminary determination by the Historic Preservation Commission:
January 21, 2016

Notice of public hearing published in News Sun:
June 29, 2016

Public hearing:
July 21, 2016

Recommended for landmark designation by Historic Preservation Commission:
July 21, 2016

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

Date of construction:
Circa 1924

Architect and/or builder:
G.W. Webster and Leonard Latz

Original use:
Residence

Current use:
Residence

History:

The Samuel and Mary Schwartz Residence at 906 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 is representative of the distinguishing characteristics of architecture inherently valuable for the study of a period, type, method of construction or use of indigenous materials; its unique location or singular physical characteristics that make it an established or familiar visual feature; and is part of an area that has yielded or may be likely to yield, information important in history or prehistory.

The home was constructed circa 1924 by architects/contractors G.W. Webster and Leonard Latz for Samuel and Mary Schwartz. It is a fine example of the Colonial Revival style of architecture, with its marks being the symmetrically placed Palladian windows, and the columns and dental molding which adorn the entry. The tiled hip roof and the tiled veranda show Mediterranean influence. Of special interest is the butt-set brickwork over the windows.

Samuel Schwartz was the owner of the Schwartz Furniture Company, which was located in the Schwartz Building at 5 N. Genesee Street.

The home was purchased by the current owners in 2012.

The Historic Preservation Commission has determined that the Samuel and Mary Schwartz Residence is eligible for designation on the basis of the following criteria as established in Section 6.2 of the Historic Preservation Ordinance:

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.
d. Notable work of a master builder, designer, architect or artist whose individual work has influenced the development of the community, county, state or nation.
e. Its unique location or singular physical characteristics that make it an established or familiar visual feature.