



**City of Wilmington
Planning & Zoning Commission
Thursday, January 5, 2017 at 5:00 p.m.**

Location & Time

Council Chamber
Wilmington City Hall
1165 S. Water Street
5:00 p.m. 01/05/17

Agenda

1. Call to Order
2. Pledge of Allegiance
3. Roll Call
4. Approval of the October 20, 2016 Meeting Minutes
5. Review Will County Historic Preservation Commission Historic Landmark Nomination Staff Report ó 114 N. Main Street, Wilmington (Old City Hall)
6. Review IDNR response regarding proposed Castillo Property Annexation and Rezoning
7. Adjournment

**Planning & Zoning
Commission Members**

Larry Clennon
Bryan Humphries
Jonathan Jones
Ken Kulpa
Chris Smith
John Tryner
Gina Wysocki

Planning and Zoning Committee Meeting October 20, 2016

The October 20, 2016 meeting of the Wilmington Planning and Zoning Committee Meeting was called to order at 5:08 p.m. by City Clerk Judith Radosevich

Roll Call

The following Commissioners were present; Clennon, Humphries, Jones and Smith

Absent Commissioners, Kulpa, Tryner and Wysocki

Quorum

There being a sufficient number of members of the corporate authorities in attendance to constitute a quorum, the meeting was declared in order

Other Officials in Attendance

City Administrator Graff, City Engineer Zemaitis, Attorney Scott Nemanich, City Planner Carrie Hansen, City Clerk Judith Radosevich

Elect Pro-Tem Chairman

Commissioner Jones made a motion and Commissioner Clennon seconded to elect Commissioner Bryan Humphries as Chairman for tonight's meeting
4 yes, 3 absent motion passed

Approval of the Minutes

Commissioner Clennon made a motion and Commissioner Jones second to approve the minutes from the September 8, 2016 Meeting. 1 yes, 3 pass (Smith, Jones and Humphries), 3 absent. Motion passed

Open Public Hearing

Annexation with I-5 Zoning, Preliminary & Final Plat and Site Plan
Location: East Side of Kavanaugh Road, South of Design Road
Petitioner: Adar Ridgeport Industrial Partners, LLC
PIN: 03-17-16-3000-005-0000

Commissioner Smith made a motion and Commissioner Clennon seconded to open the Public Hearing, 4 yes, 3 absent motion passed

City Administrator noted that the notice had been sent out, and it was published on October 5, 2016 and City Engineer Zemaitis posted signs on property.

Tim Stuchly with Adar Ridgeport Industrial Partners LLC gave a detailed presentation on the Final Plat and Site Plans, noting that this building does not have an owner and is speculation for future tenants.

Carrie Hansen City Planner noted that this building will be developed under the same regulations and restrictions as the rest of the park; the 810,000 sf building conforms to the Bulk Regulation set forth in the Regulation Agreement. The development of the additional 210,000 sf expansion area is contingent on the acquisition of additional property which is not being petitioned at the time.

The employees parking will be separated from where the truck and containers will be stored; they are proposing 98 employee stalls and 191 truck and container stalls. Once we have established the actual tenant we will need to make sure these numbers are ok. Ms. Hansen also discussed the closing of Kavanaugh Road, Retention Areas Building Façades and the option of rail access.

City Engineer Zemaitis discussed the improvement for the drainage ditch and the flow of traffic in and out of this area. He also discussed the closing of Kavanaugh Rd. and the need for access to Grasskamp for the residents who live in that area.

Attorney Scott Nemanich wanted to address the Commissioners in regards to what will be addressed at City Council with comments about Zoning and incorporating them into the Annexation Agreement

Citizen Rich Reagan has some concerns about the closing of Kavanaugh Rd and the Grain Haulers leaving the area, City Administrator Graff said that the road would not be closed until this issue has been addressed.

Close Public Hearing

Commissioner Smith made a motion and Commissioner Jones seconded to close the Public Hearing, 4 yes, 3 absent motion passed

Commissioner Review, Approve & Recommendation of Annexation with I-5 Zoning, Preliminary Plat, Final Plat and Site Plan as submitted by Adar Ridgeport Industrial Partners, LLC

Commissioner Clennon did have some concerns about the unknown since there is no tenant, Attorney Nemanich said that we have City Administrator Graff, Council and Staff all who will oversee to be sure everything is correct.

Attorney Nemanich suggested that there be a motion made that reads;

That the Planning and Zoning Commission recommend approval of the Annexation Zoning to the I-5 Plan Industrial Development and Final Plat . Plan and Site Plan to the City Council with the condition that the Staff reviews comments as note above and noted in the Public Hearing are addressed satisfactorily to the approval of the Staff.

Commissioner Clennon made this motion and Commissioner Jones second, 4 yes, 3 absent, motion passed

Citizen's Comments

Robin Hunding of the Waters Edges Subdivision came to ask the Commissioners if she could get a variance that would allow her to bring back to her home 12 chickens. The Chickens are a project for her son who is a member of a 4-H Club. Since Mrs. Hunding was not on the agenda and the Planning and Zoning Committee had no knowledge of the particulars of the subject they could not make any decisions.

Review & Approve 2017 Meeting Dates & Times

After some discussion Commissioner Clennon made a motion and Commissioner Smith seconded to approve the 2017 Meeting Dates & Times, 4 yes, 3 absent, motion passed

Commissioner Clennon made a motion and Commissioner Smith second the adjourn the October 20, 2016 Committee meeting at 5:51 pm, 4 yes, 3 absent motion passed.

Respectfully Submitted

Judy Radosevich
City Clerk



**WILL COUNTY HISTORIC PRESERVATION COMMISSION
HISTORIC LANDMARK NOMINATION**

STAFF REPORT

CASE NUMBER: 16-05

DATE: October 3, 2016

GENERAL INFORMATION

APPLICANT: Kathleen Kennedy

ADDRESS OF APPLICANT: 34780 S. Wurtz Rd., Wilmington, IL 60481

DATE RECEIVED: September 26, 2016

DATE FILED: September 26, 2016

REQUESTED ACTION: Nomination as a Will County Landmark

SITE ADDRESS: 114 N. Main St., Wilmington, IL 60481

PROPERTY OWNER: City of Wilmington

PROPERTY OWNER ADDRESS: 1165 S. Water St., Wilmington, IL 60481

TAX/P.I.N. NUMBER: 03-17-25-323-014-0000

COMMON NAME: Old City Hall, Wilmington

HISTORIC NAME: Wilmington City Hall

APPROXIMATE AGE: 1879/137 years

NUMBER OF BUILDINGS NOMINATED: 1

NUMBER OF BUILDINGS/STRUCTURES ON SITE: 1

LEGAL DESCRIPTION: IN WILMINGTON, IN PRT OF THE W1/2 OF THE SW1/4 SEC 25, T33N-R9E

STAFF ANALYSIS/FINDINGS

1. The applicant is seeking historic landmark certification for the property historically known as Wilmington City Hall.
2. The nomination has been submitted by Kathleen Kennedy.
3. The City of Wilmington is listed by the Will County Recorder as the responsible party of P.I.N. 03-17-25-323-014-0000.
4. The nominated site is located in the City of Wilmington within Wilmington Township.
5. Staff conducted a site inspection on November 16, 2016. The nominated building appears to be in good condition.
6. According to the *Will County Historic Preservation Ordinance*, Article III, Section 3, landmark nomination eligibility requires the nominated property to meet at least one (1) of the twelve (12) criteria as outlined in the Ordinance. Six (6) of the twelve (12) criteria as set forth in the *Will County Historic Preservation Ordinance* were applied to the subject nomination. (*Please see attached nomination form with Statement of Significance for detailed historical background*).

The criteria are as follows:

(III)(4)(a) It has character, interest, or value which is part of the development, heritage, or cultural characteristics of a local community, the county, state, or the nation.

Staff supports this criterion.

The Village of Wilmington was laid out in 1836 and incorporated in 1854. Ten years later, the town's charter was changed and the "City of Wilmington" as it is called today was established by legislature on February 15, 1865 (Woodruff and "History" from City of Wilmington website).

According to Wilmington Advocate articles, discussion of erecting a City Hall began in 1868. The City Hall was to share the same building as the Hook and Ladder Company and be located on block 27, lot 7. The next article appears 7 years later and seems to reference that the first Wilmington City Hall has been erected, but the City does not own the land upon which it stands. Staff has researched the 1873 Atlas and Woodruff's book, but there is no mention of a Wilmington City Hall. In September of 1879, the Wilmington Advocate states that "the construction of the new city hall, located just north of Gurner's barn, on Main Street, is well under way." The building's description and the location match that of the subject of this nomination. The article mentions that the old calaboose or jail is being torn down in order to use that stone to construct the new City Hall. Staff researched unsuccessfully to find a construction date for the old Wilmington jail which would have permitted the nomination documents to more accurately date the stone over the building as a whole.

The Wilmington City Hall, as constructed in 1879, housed not just the City's governmental functions, but also the jail, and the fire department. Additionally in 1911, tenants rented rear second floor apartments. Wilmington maintained its seat of government in the structure on Main Street for almost a century; in 1992, a new City Hall was completed on Water Street where the City of Wilmington's offices remain today.

The former Wilmington City Hall on Main Street is an important piece of the City of Wilmington's history. Functioning as its house of government for almost a century, the structure played an important role in the development of the City of Wilmington.

(III)(4)(b) Its location is a site of a significant local, county, state, or national event.

Staff does not support this criterion.

'Event' in preservation is often defined as "broad patterns of history." The subject of this nomination could qualify under that category since it functioned as a City Hall for almost a century, but Staff did not feel that the importance of the building as a governmental institution to the community was adequately supported in the nomination materials.

(III)(4)(c) It is identified with a person or persons who significantly contributed to the development of the local community, county, state, or the nation.

Staff supports this criterion.

Since the structure was a City Hall, it contained offices and meeting rooms for mayors, aldermen, clerks, and other elected officials who shaped the formation of the City of Wilmington for almost 100 years.

(III)(4)(d) It embodies distinguishing characteristics of an architectural style valuable for the study of a period, type, method of construction, or use of indigenous materials.

Staff supports this criterion.

The two-story, rectangular structure is unadorned and utilitarian in appearance. It has a flat roof that slopes gently to shed water toward the north. The parapet, which is only along the street and alley

facing facades, protrudes slightly over the second story and is defined with a horizontal band or string course. The double hung windows are framed by rusticated window sills and lintels. Some of the original wooden windows remain, others have been replaced with vinyl windows. The structure originally had double garage door openings on the first floor off of Main Street. This area has been bricked in and has a door with a vinyl picture window and vinyl siding above. There was also a door with a transom on the Main Street façade; while the door remains, the transom has been removed or covered. On the north façade, there have been modifications to the window and door openings on the first story. Staff does not have a historic image to compare the openings to, but it appears that the central and east doors are not original. On the roof, there was originally a wooden bell tower or cupola, but it no longer exists. The structure is constructed entirely of locally sourced limestone, a material recognized as significant locally and even regionally. The building is valuable to study for use of this indigenous material.

(III)(4)(h) It has a unique location or singular physical characteristics that make it an established or familiar visual feature.

Staff supports this criterion.

Governmental buildings are often synonymous with the municipalities they serve and come to represent those places visually. Since the structure was the “City of Wilmington” for almost a century, it certainly has become a familiar visual feature for that community.

(III)(4)(j) It is suitable for preservation or restoration.

Staff supports this criterion.

While the Old City Hall appears structurally sound and weatherproof/water-tight, it would benefit from rehabilitation. The interior could be modified to accommodate the needs of its newest tenant, the Wilmington Historical Society. On the exterior, the former fire truck doors that are now closed in could be reopened and function as a welcoming entrance to the structure. While garage doors could be replaced, the area could also be glassed in to provide a simulated garage door appearance while being more inviting.

7. The 2002 *Will County Land Resource Management Plan* (LRMP) adopted the *Will County Cultural and Historic Preservation Plan* (1976). In its adoption of the County’s Cultural and Historic Preservation Plan, the LRMP recognizes the importance of protecting Will County’s heritage and historic character through the preservation of its historic built environment and landscape. To enhance Will County’s historic preservation efforts, the LRMP “Guiding Principles” outline several historic preservation goals and strategies. This landmark nomination addresses the following community issues and accomplishes the accompanying LRMP “Goals and Strategies”:

Growth and Community Character

Goal: Will County will have a series of distinct communities, each with its unique character and “sense of place.”

The landmark nomination meets the growth and community character goal because nominating the site recognizes its importance in local history and its value to the Wilmington community. Currently, five (5) other County landmarks are located within Wilmington Township: Small-Towle House, David Aldrich House, Bowen-Tyrakowski House, Edwin R. Willard, M.D. Home and Office, and the North Island City Memorial Flagpole Monument.

Intergovernmental Cooperation

Goal: Will County and its cities and townships will collectively plan for, and address matters of regional concern that transcend political boundaries, including those related to regional land use patterns, infrastructure, open space, and environmental issues.

The nominated structure is located within the municipal boundaries of the City of Wilmington. At this time, the City of Wilmington does not have a historic preservation ordinance. Will County's consideration of the nomination is appropriate pursuant to the Illinois Historic Preservation Act (55 ILCS 5/5-30001 et seq.) to identify, protect, preserve and provide for the restoration, rehabilitation and continued use of buildings, structures and sites that are of historic significance if the municipality authorizes by ordinance the County Board and the County Preservation Commission to designate such a landmark within its corporate boundary (55 ILCS 5/5-30004{17}).

Additionally, per Article III, Section 17 of the *Will County Historic Preservation Ordinance*, "should a designated landmark, landmark site or preservation district be incorporated into a municipality with a preservation ordinance, that municipality's preservation ordinance shall govern. If a municipality annexes a designated landmark, landmark site or preservation district and does not have a preservation ordinance, the County's preservation ordinance will continue to govern."

Economy

Strategy: The County will emphasize the importance of "quality of life" issues such as open space and environmental preservation, development quality, historic preservation and interpretation, pedestrian orientation and livability of communities, and quality infrastructure in attracting and retaining businesses in the County.

The landmark nomination addresses the role historic preservation plays in enhancing quality of life. Landmark designation is a protective tool to ensure that the historic character of a property and community are retained. The historic preservation of resources is attractive to many residents because of the way it distinguishes one community from another. A community's quality of life is enhanced when historic preservation measures are implemented to safeguard the community's sense of place. People are able to gain a greater sense of place and identity when historic places are identified and recognized.

STAFF RECOMMENDATION

1. Staff recommends approval of the nomination as a Will County Historic Landmark to the structure historically known as the Wilmington City Hall with the following condition:
 - a. If granted landmark status, the Will County Historic Preservation Commission, per the *Will County Historic Preservation Ordinance*, requests that the property owner file a Certificate of Appropriateness application for any major exterior alterations. Example alterations that fall into this category are changes such as window or roof replacement, façade work, and additions. Any alterations should be conducted in a manner sympathetic to the property's historic character. Property owners should conduct replacement alterations with replacements-in-kind that are as close to the original material and appearance as possible. Prior to filing the Certificate of Appropriateness application, the property owner is encouraged to contact Will County Land Use Department historic preservation planning staff and/or the Will County Historic Preservation Commission for assistance in researching rehabilitation options. The Certificate of Appropriateness remains on file in perpetuity to document any changes to a landmark for reference or research purposes.

COMMISSION FINDINGS AND RECOMMENDATION

1. Based upon the provisions of the *Will County Historic Preservation Ordinance* and supplemental information submitted with the application, the subject landmark nomination application was considered complete and a public hearing was scheduled.
2. The information provided in the "Commission Findings" reflects the proceedings of the [Date] public hearing and regular Commission meeting.
3. At the hearing, Staff presented a report on the nominated property and provided a brief overview regarding the historic significance of the nominated property.

4. The Commission invited comments from the public. [Comments]

5. [Objections]

6. Following the conclusion of public comments, the public hearing was closed. The Commission discussed the nomination and its historic and architectural significance such as [Comments].

ATTACHMENTS

1. Will County Landmark Nomination Form

Date of Site Inspection: November 16, 2016

Date of HPC Hearing: [Date of HPC Hearing]

Date of LUDC Meeting: [Date of LUDC Meeting]

Date of WC Board Meeting: [Date of LUDC Meeting]

**Old City Hall, Wilmington Staff Report Images
November 16, 2016**

These images are intended to be supplemental to the images already provided by the applicant in their nomination application.



View of first floor interior.



View of first floor interior.



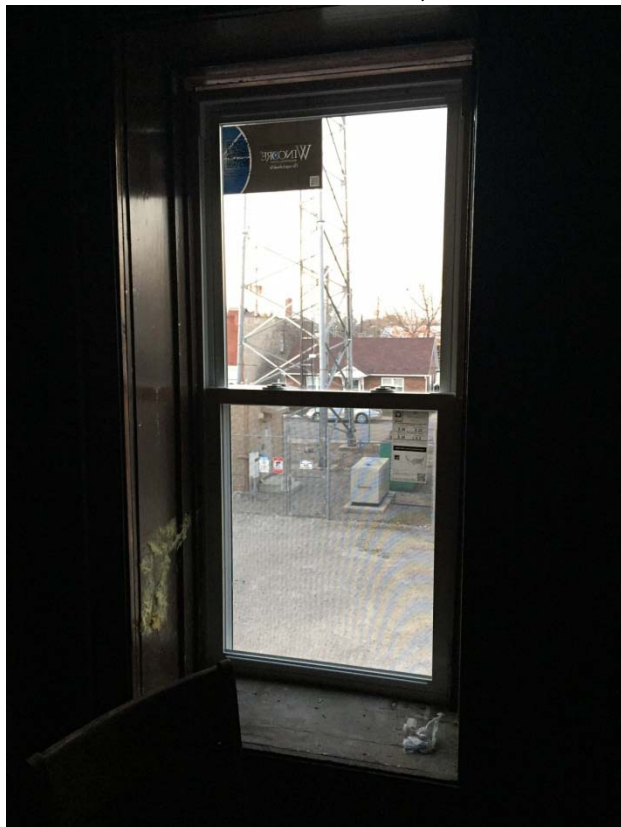
View of second floor interior.



View of ceiling, second floor.



Demonstration of wall thickness, second floor.



New windows have been installed on the second floor; original windows were no longer present.

Old City Hall, Wilmington Staff Report Images
November 16, 2016



Northeast corner.



Northwest corner.



Southwest corner.



Detail of the limestone.



All of the exterior doors would originally have had transoms.



On the north façade, one door opening appears to have been modified from its original configuration.



Four metal “loops” (two on each side, high and low) are present next to the window openings on the south façade, rear façade window and door, and north façade lower windows.



Metal bars still exist on some of the exterior window openings.



Detail of metal tie rods on the south façade (south façade only).



WILL COUNTY HISTORIC PRESERVATION COMMISSION

58 E. CLINTON STREET, SUITE 500 · JOLIET, ILLINOIS 60432
815/774-7902 · (Fax) 815/774-7908

HISTORIC LANDMARK NOMINATION FORM

Please print or type all requested information.

1. PROPERTY INFORMATION

Common Name: OLD CITY HALL [Wilmington]

Historic Name: CITY HALL [Wilmington]

Property Classification:

Building Structure Object Site Historic District Landscape

Original Construction Date/Period of Significance (this can be a single date or range) 1879

Address (Include Street #, City, and Zip): 114 N MAIN ST. (P.O. Box #1 mail) Wilmington 60481

Township: Wilmington Section: 25 Range: 9E

Names of Roads at Closest

Intersection: OLD RT 66 (Baltimore St) + Main Street

Tax Assessor's Parcel Identification Number (P.I.N.) 03 - 17 - 25 - 323 - 014 - 0000

Description of Property Boundaries (or attach legal description):

IN WILMINGTON, IN PRT OF THE W 1/2 OF THE SW 1/4
SEC 25, T33N - R9E

Please attach a map indicating the property location and the boundaries of the property and/or landmark location to be nominated. Attach photographs which show sufficient detail, important features, and significant structures of the property to be nominated. Historic photographs of the property to be nominated are encouraged. If possible, please also provide photographs in digital format.

2. EXISTING RECOGNITION INFORMATION

Is the property and/or landmark to be nominated, or any part of it, listed on or nominated to the Will County, Illinois, or the National Register of Historic Places? Yes No

If yes, which of the following: Will County Illinois National Register

Please attach a copy of the nomination form for any property which has achieved landmark status at either the County, State, or National levels.



3. NOMINATION CRITERIA

Please indicate which of the following criteria apply to the nominated property. (Check all that apply.)

- Property has character, interest, or value which is part of the development, heritage, or cultural character of the community, county, state, or nation.
- Property is the site of a significant local, county, state, or national event.
- Property is identified with a person who significantly contributed to the development of the community, county, state, or nation.
- Structure(s) embodies distinguishing characteristics of an architectural style valuable for the study of a period, type, method of construction, or use of indigenous materials.
- Property is identified with the work of a master builder, designer, architect, or landscape architect whose work has influenced the development of the area, community, county, state, or nation.
- Structure(s) embodies elements of design, detailing, materials, or craftsmanship that are of architectural significance which is recognized locally, regionally, or nationally.
- Structure(s) embodies design elements that make the nominated property structurally or architecturally innovative.
- Property has a unique location or physical location which makes the nominated property a familiar visual feature in the area.
- Structure(s) is a particularly fine or unique example of a utilitarian structure with a high level of integrity, architectural significance, or historic importance.
- Property is suitable for preservation or restoration.
- Property is located on the National Register of Historic Places.
- Property has yielded, or is likely to yield, information important to prehistory, history, or other areas of archaeological significance.

Attach a statement describing the property, its historical significance, and the reasons why it should be designated as an historic landmark. Please include a list of the sources of information and bibliographic references.



4. APPLICANT INFORMATION

Include the name, address, telephone number, fax number, e-mail address, and signature of the person(s) submitting this nomination application.

Name: Kathleen A. Kennedy

Address: 34780 S. WURTZ Rd
WILMINGTON IL 60481

Daytime Telephone Number: 815 / 347-1971

Evening Telephone Number: /

Fax Number: /

E-mail: KKennedy34780@comcast.net

Signature: *Kathleen Kennedy*

Attach additional signature sheets if more than one person/family is making application.

ADDITIONAL INFORMATION AND PHOTOGRAPHS TO SUPPORT THIS NOMINATION MAY BE REQUIRED BY THE WILL COUNTY HISTORIC PRESERVATION COMMISSION IF THE PROPERTY IS FOUND TO HAVE MERIT FOR CONSIDERATION FOR LANDMARK DESIGNATION.



Commission Staff Use Only

Document Number: 16-05

Application Complete? Yes No

Date Received 9/26/16

Staff Acknowledgment: *[Signature]*

Commission Meeting Date:

Action: HPC LUPZDC County Board

Distribution Date:

HPC Will County Land Use Planning, Zoning, & Development Comm.

Will County Exec. Committee Will County Board



5. PROPERTY OWNERSHIP INFORMATION

Include the name, address, and telephone number of all legal owners of record of the nominated property. If the property has more than two (2) owners, use Attachment 3.

PLEASE NOTE: When nominating a landscape which incorporates more than one property or when nominating a district, Attachment 1-3 **must** be completed and submitted with this application.

Name: CITY OF WILMINGTON

Address: 11655, Water St.
WILMINGTON IL 60481

Telephone Number: 815/ 476-2175 FAX 815 476-2276

Name: _____

Address: _____

Telephone Number: _____ / _____

Has the applicant notified the property owner(s) that this property is being recommended for landmark designation to the Will County Historic Preservation Commission?

Yes No

If yes, was notification made by the applicant in person? by telephone?
 in writing?

Has the property owner(s) indicated support or lack of support for nomination of this property?

Support Lack of support?

6. PROPERTY STATUS INFORMATION

At the time of the application, is the nominated property:

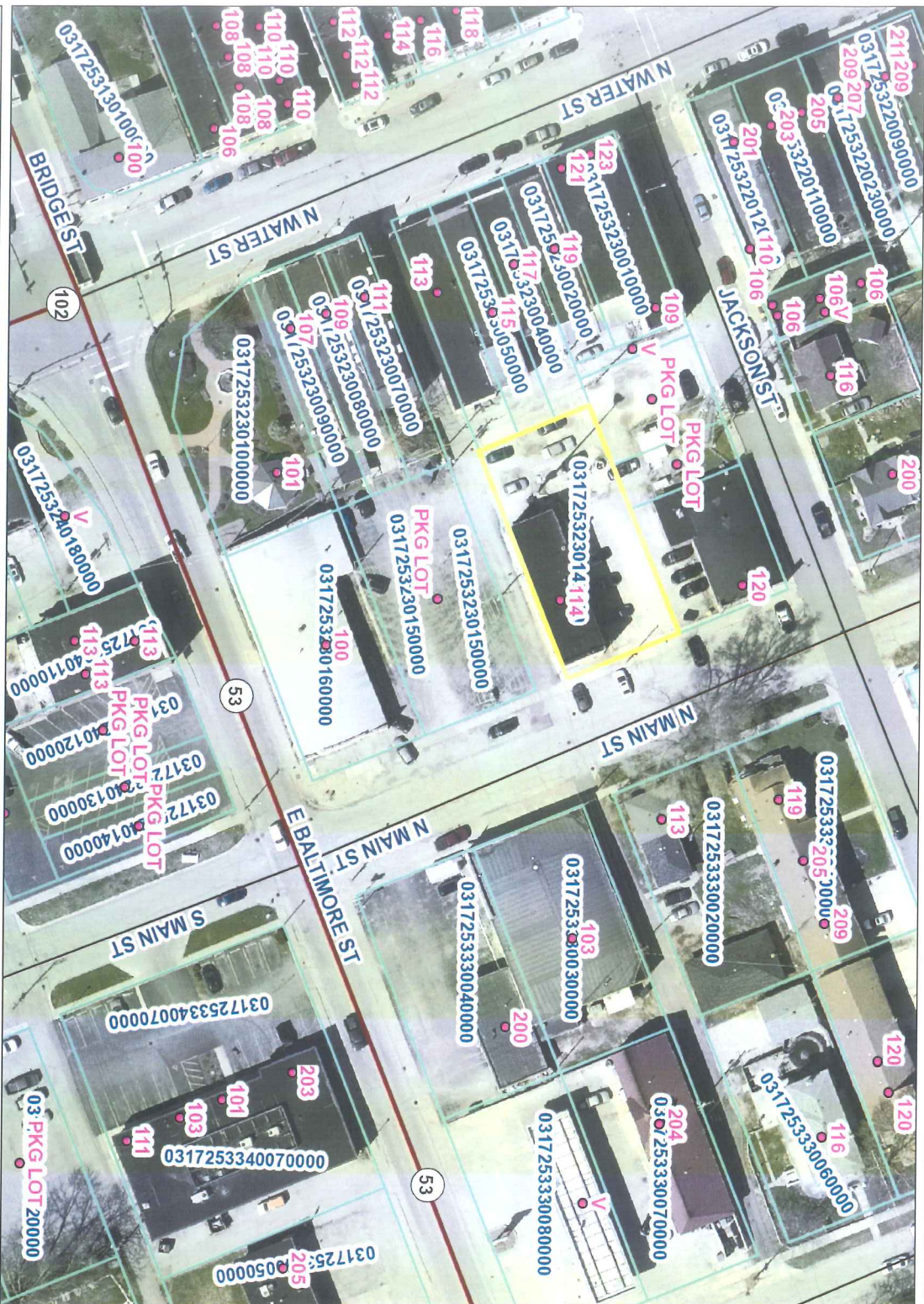
NA threatened by demolition or neglect? *(Please provide detailed explanation.)*

NA considered for new development? *(Please provide detailed explanation.)*

likely to remain in its present condition?



114 N. Main St., Wilmington/Old Wilmington City Hall



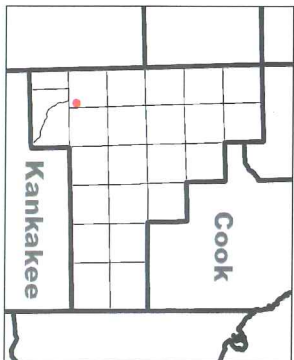
NAD_1983_StatePlane_Illinois_East_FIPS_1201_Feet



1 : 1,000



Disclaimer of Warranties and Accuracy of Data: Although the data developed by Will County for its maps, websites, and Geographic Information System has been produced and processed from sources believed to be reliable, no warranty, expressed or implied, is made regarding accuracy, adequacy, completeness, legality, reliability or usefulness of any information. This disclaimer applies to both isolated and aggregate uses of the information. The County and elected officials provide this information on an "as is" basis. All warranties of any kind, express or implied, including but not limited to the implied warranties of merchantability, fitness for a particular purpose, freedom from contamination by computer viruses or hackers and non-infringement or proprietary rights are disclaimed. Changes may be periodically made to the information herein; these changes may or may not be incorporated in any new version of the publication. If you have obtained information from any of the County web pages from a source other than the County pages, be aware that electronic data can be altered subsequent to original distribution. If you can also quickly become out of date. It is recommended that careful attention be paid to the contents of any data, and that the originator of the data or information be contacted with any questions regarding appropriate use. Please direct any questions or issues via email to gis@willcountyillinois.com.



Legend

- Address Points
- Parcels
- Local
- Federal
- State
- County
- Local and Private
- Surrounding Counties
- Townships

Notes

Old City Hall

July 29, 1868 – Wilmington Independent

City Council – The special Committee appointed at previous meeting to lease or purchase a lot for the erection of a City Hall, submitted the following report: That they had leased the north 22 feet of lot 7, block 27, of F. Mitchell, for a term of five years, at \$30 per annum; that they had contracted with I. Clute to add six feet to the building as proposed to be erected by the Hook and Ladder Company, for which they agree to pay \$25 in addition to former appropriations.

February 12, 1875 – Wilmington Advocate (Council Proceedings)

Ald. Johnston reported progress in the matter of purchasing the lot upon which the City Hall stands. Report accepted.

On motion of Ld. Haley, the Committee on Public Buildings were instructed to fix upon terms for the rent of the City Hall for private school keeping purposes.

March 12, 1875 – Wilmington Advocate

(Council Proceedings) Ald. Johnston reported that Mr. Mitchell declined to furnish an abstract of the title of the City Hall lot, now being negotiated for by the city. On motion, report was accepted, and an extension of time given to the committee in which to negotiate.

March, 13, 1876 – Wilmington Advocate

Report to the City Council from M. P. Kilbourn, City Clerk, March 13, 1876 – Rent City Hall lot - \$50, fiscal year 1875 – 1876

May 25, 1877 – Wilmington Advocate

An irate subscriber says that our city council have no legal or moral right to rent a council room in Empire block or elsewhere; that the city hall was built for such purpose, and if it was good enough for other aldermanic boards, it is good enough now for an hour's meeting once a month. He has no objection to the police magistrate taking up his quarters at the same place. But our subscriber seems to forget the inconvenience to which his plan would subject the chess and poker players.

September 5, 1879 – Wilmington Advocate

The construction of the new city hall, located just north of Gurner's barn, on Main Street, is well under way. It will be of stone, two stories high of nine feet each, and cover an area of 26 x 80 feet. A basement will also be had, divided into dungeon cells, and reception rooms for tramps and other notables.

The old calaboose is being torn down that the stone may be used in building the new. Now if Dan Henderson were to be benighted here under the circumstances, where would he sleep?

September 26, 1879 – Wilmington Advocate

Our new city hall is progressing nicely. The stone work being of a most substantial character. The prison cells will be especially strong and jail breaking will not be so easy as in the old calaboose.

October 10, 1879 – Wilmington Advocate

The new city hall building is progressing nicely, and should the present fine weather continue the masonry will soon be finished; at least so that ward politicians can be accommodated with a dungeon cell at almost any time.

November 14, 1879 – Wilmington Advocate

It is said that our new city hall and bridewell will be ready for occupancy on or about Dec. 15. The prisoners cells are very massive and strong equal to the wants of Twelve-Mile Grove even.

December 5, 1879 – Wilmington Advocate

Our new calaboose was tried on last Saturday night and found equal to all requirements. Why not make “Andy” city marshal?

November 9, 1910 – Wilmington Advocate

Mr. Freman the well driller who has finished drilling the city well on the City Hall lot on Main St., this week loaded his well drilling outfit on flat cars and shipped same to Crown Point, Ind., where he has another contract for putting down a well. Several tests of the water from the city’s new well have been made, and according to Mayor Thompson the water has tested out to be the finest in the state. We will publish the analysis of the water as soon as it can be secured.

July 21, 1911 – Wilmington Advocate

Mrs. Frances Schoennemann and family moved Saturday last from the old Powers residence now owned by the American Straw Board Co. to the rear rooms over the City Hall. T. H. Nevill superintendent of the paper mill here has moved his household goods into the above residence and he and his family will occupy same with in a short time.

OLD CITY HALL 1879

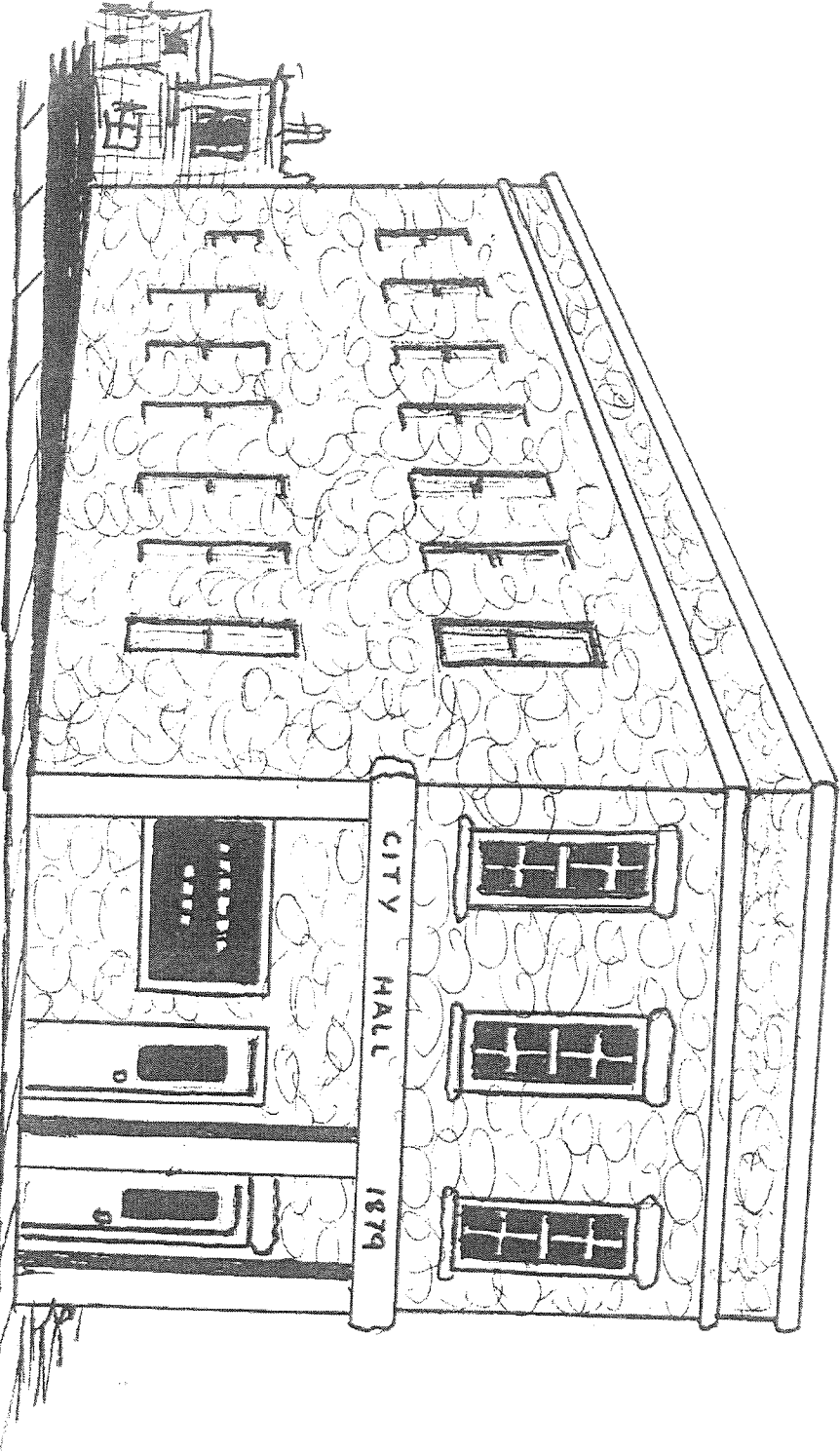
Constructed of native stones, the building was known as the Hook and Ladder Company. Jail cells were used in the rear of the building, on the north side.

In 1913 an apartment on the second floor was rented by Mrs. Francis Schoenemann. Later the second floor was used for the Wilmington City Council. The mayor (John Tryner) at the time remodeled the rooms with oak paneling, blue carpet and an air conditioner. Tryner also set up a Mayor's office on the first floor. The Volunteer Fire Dept. in 1950 constructed a block kitchen in the rear. A Fire Bell's Auxiliary was formed in 1953 for preparing food for the volunteer fireman. So for many years this building served multiple purposes. Circuit court was held upstairs until the new city hall building was ready in 1992. The city moved out of the building Jan. 23rd 1992. It now houses the Wilmington Area Historical Society collections but is owned by the city of Wilmington.

Source: Antique Buildings of Wilmington by Elma O. Barnes in 1984

illustrated picture of the old city hall by Tony Plese

Antique Buildings of Wilmington, 1984
Barnes, Elma O.; illustrated by Tony Plese



Tony Plese

OLD CITY HALL, WILMINGTON
HISTORIC IMAGES

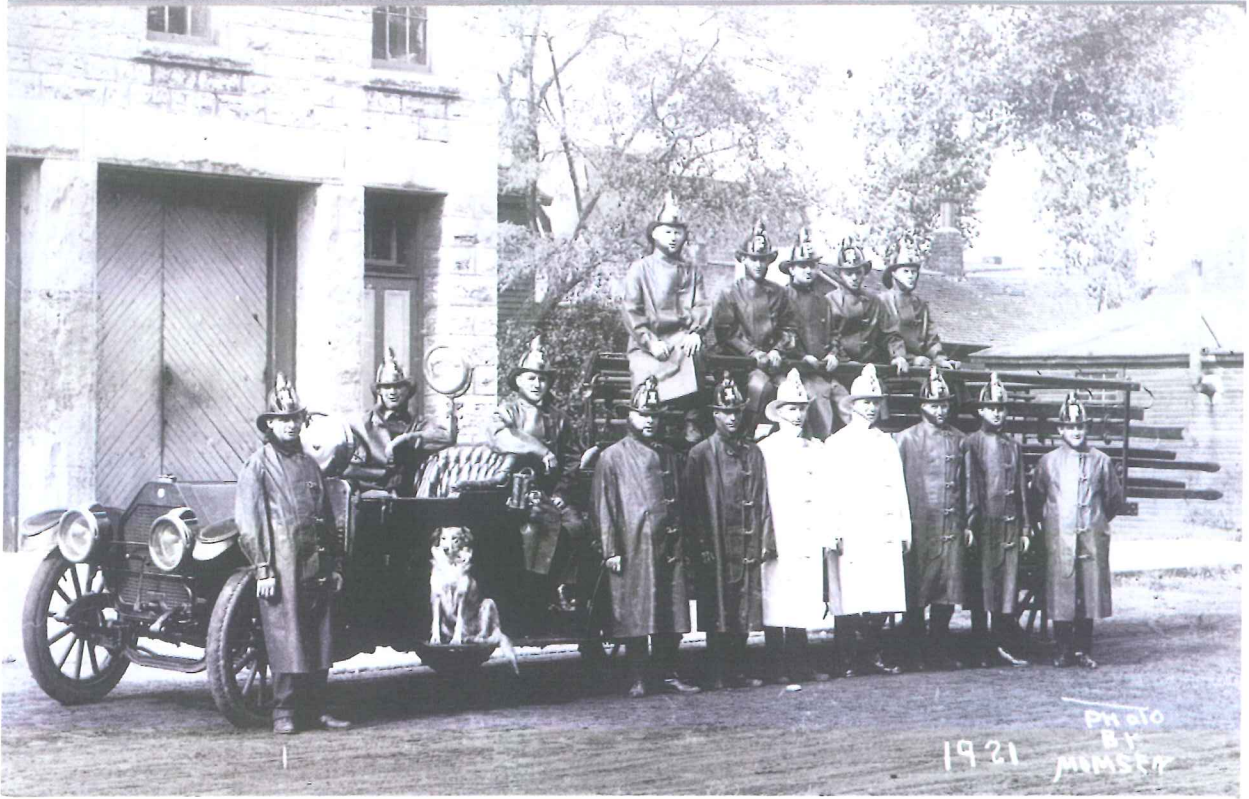


1919



1921

OLD CITY HALL, WILMINGTON
HISTORIC IMAGES

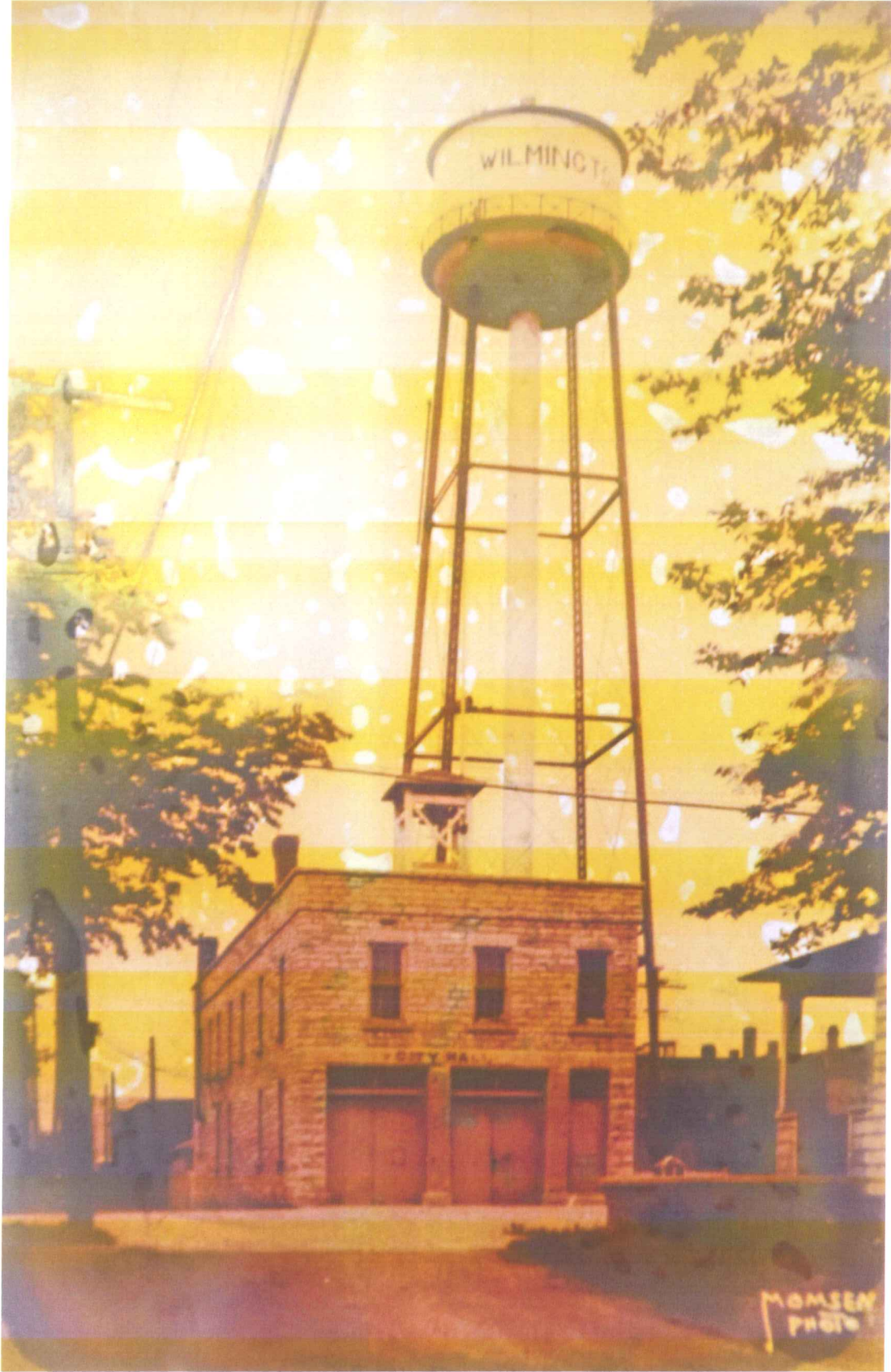


1921



1950s-60s; note the door for fire trucks has been expanded

OLD CITY HALL, WILMINGTON
HISTORIC IMAGES



C. 1920s; note the bell tower on the roof (now gone)

OLD CITY HALL, WILMINGTON
HISTORIC IMAGES

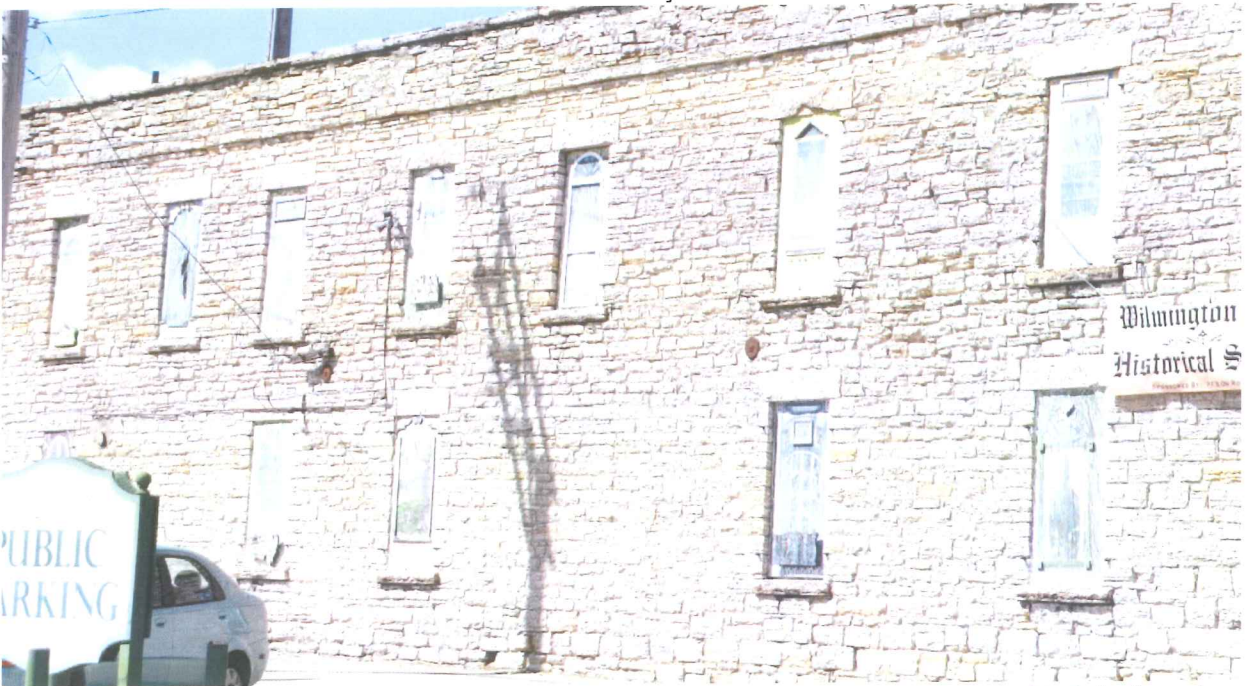


Close-up of the c.1920s image; note "City Hall" above the doors

OLD CITY HALL, WILMINGTON
2016 IMAGES



Southeast façade



Detail of boarded-up windows on southeast façade; some original windows remain behind the boards.



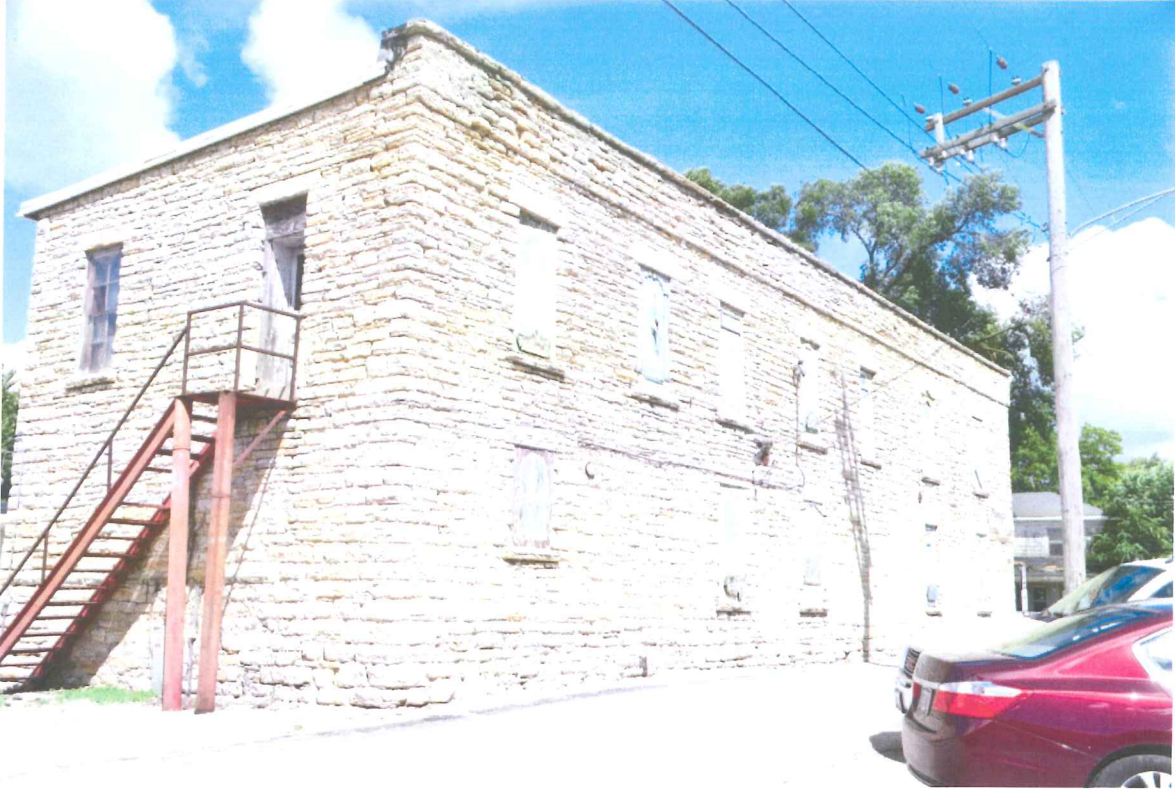
East/Main Street facing façade; alterations include closing in the large garage door opening, window replacement on the second story, and door/transom replacement to the right/north.



North façade



Detail of windows on north façade; note vinyl replacement windows to the left/east and original windows to the right/west. The door opening to the east appears not original.



Southwest façade/Alley facing



West/Rear façade



Detail of the fire escape stair on the rear façade. Note the original window and condition of the stone.



Image of an original jail cell.

AN ORDINANCE AUTHORIZING THE WILL COUNTY HISTORIC
PRESERVATION COMMISSION AND WILL COUNTY TO DESIGNATE
114 N. MAIN ST., WILMINGTON AKA
OLD CITY HALL, WILMINGTON
AS A COUNTY LANDMARK

Whereas, the County of Will has the authority within a municipality to exercise authority pursuant to the Illinois County Historic Preservation Law (55 ILCS 5/5-30001 et seq.) to identify, protect, preserve and provide for the restoration, rehabilitation and continued use of buildings, structures and sites that are of historic significance if the municipality authorizes by ordinance the County Board and the County Preservation Commission to designate such a landmark within its corporate boundary (55 ILCS 5/5-30004{17}); and

Whereas, the City of Wilmington has received a request from Kathleen Kennedy, member of the Wilmington Historical Society, the lessee of certain property located at 114 N. Main Street, Wilmington, IL 60481; P.I.N. 03-17-25-323-014-0000 for designation as a landmark for historical preservation status; and

Whereas, the City of Wilmington finds it in the best interest of its citizens to accommodate the request of the Wilmington Historical Society and to authorize the County of Will and the Will County Historic Preservation Commission to review and consider 114 N. Main Street, Wilmington for historical preservation status.

Now, therefore, be it ordained by the City of Wilmington that:

Section 1. Recitals The foregoing recitals are hereby incorporated into this ordinance as if fully set forth herein.

Section 2. Recognition The City of Wilmington hereby recognizes and designates 114 N. Main St., Wilmington as historically significant.

Section 3. Authorization The City of Wilmington hereby authorizes the County of Will and the Will County Historic Preservation Commission to review and consider 114 N. Main Street for designation as a landmark for historical preservation status pursuant to the Illinois Historic Preservation Law (55 ILCS 5/5-30001 et seq.)

Section 4. Severability This Ordinance and every provision thereof shall be considered severable. In the event that any court of competent jurisdiction may find and declare any portion invalid or unconstitutional, the remaining portions not ruled invalid or unconstitutional shall continue in full force and effect.

Section 5. Repealer All Ordinances or parts of Ordinances in conflict with any provisions of this Ordinance shall be, and the same are hereby repealed.

Section 6. Effective Date This Ordinance shall be in full force and effect from and after its passage and approval.



Illinois Department of Natural Resources

One Natural Resources Way Springfield, Illinois 62702-1271
www.dnr.illinois.gov

Bruce Rauner, Governor
Wayne A. Rosenthal, Director

December 13, 2016

Mr. Colby Zemaitis
City of Wilmington
1165 S. Water Street.
Wilmington, IL 60481

**RE: Castillo Property Annexation and Rezoning, Wilmington, Will County
Endangered Species Consultation Program
EcoCAT Review #1703400**

Dear Mr. Zemaitas:

The Department received this proposed action for consultation in accordance with the *Illinois Endangered Species Protection Act* [520 ILCS 10/11]; the *Illinois Natural Areas Preservation Act* [525 ILCS 30/17]; and Title 17 *Illinois Administrative Code* Part 1075. Additionally, the Department may offer advice and recommendations for species covered under the *Fish & Aquatic Life Code* [515 ILCS 5, *et seq.*]; the *Illinois Wildlife Code* [520 ILCS 5, *et seq.*]; and the *Herpiles-Herps Act* [510 ILCS 69].

Thank you for the additional information you provided by e-mail on October 11, 2016, pertaining to the proposed action.

The unincorporated Castillo parcel lies entirely within the Hitts Siding Prairie Illinois Natural Areas Inventory (INAI) Site, and is bounded to the south and west by the 300-acre Hitts Siding Prairie Nature Preserve, a property owned and managed by the Illinois Department of Natural Resources, which contains high-quality natural communities (mesic prairie, mesic sand prairie, wet mesic prairie, and tallgrass prairie), provides essential habitat for at least six State-listed endangered or threatened species, and enjoys the highest level of land/resource protection available under Illinois laws.

The *Illinois Natural Areas Preservation Act*, Section 17, directs a local government “to evaluate, through a process of consultation with the Department, whether the actions, including capital projects, that are authorized, funded, or carried out by the agency of State or local government

are likely to result in the destruction or adverse modification of any natural area that is registered under this Act or identified in the Illinois Natural Areas Inventory.”

Further: *“The evaluation shall be conducted early in the planning of a proposed action. If the proposed action is found likely to have an adverse impact on a natural area, the agency shall study the proposed action to determine possible methods of eliminating or mitigating the adverse impact. Before implementing any action, the agency shall attempt to mitigate or eliminate any adverse impacts in a manner consistent with the planned action.”* 525 ILCS 30/17.

The Department believes the proposed annexation/rezoning and proposed use is likely to jeopardize the essential habitats for six State-listed threatened or endangered species or cause adverse modification of the Natural Area because of: (a) potential disturbance of the nesting grounds of threatened or endangered turtles which may exist on the parcel; (b) potential spills and seepage of lawn chemicals into the wetlands on the Castillo parcel and into the adjacent Nature Preserve which would adversely alter the water quality which occurs on that property and within the Nature Preserve; and (c) storing lawn waste on the Castillo property poses the potential introduction of invasive and non-native plants into the adjacent Nature Preserve.

Pursuant to the administrative rules for the Consultation Procedure, Section 1075.40(f), the Department offers the following recommendations, which may minimize or avoid the adverse impacts of the proposal.

As noted earlier, the entire parcel under consideration lies within the Hitts Siding Prairie Illinois Natural Areas Inventory (INAI) Site, which provides essential habitat for the endangered Blanding’s Turtle, the threatened Ornate Box Turtle, and the endangered Eryngium Stem-Borer Moth. All three are definitely present inside the Nature Preserve and may be present within the Castillo parcel, whose physical features contain appropriate habitat elements.

On June 23, 2016, IDNR personnel visited the parcel and found the Natural Area had already been adversely modified. Mixed in a pile of soil and debris, IDNR discovered broken turtle eggs, which were collected and subsequently submitted to a laboratory for DNA analysis to identify which species produced them. The context in which these eggshells were found appears to be the result of unauthorized grading activities on the parcel to construct the gravel parking area. The DNA analysis determined the eggs were those of the **Common Snapping Turtle**, *Chelydra serpentina*, which is not protected as an endangered or threatened species.

However, their presence is proof that turtles used the unmodified parcel as a nesting ground before the petitioner’s disturbance of the site. The petitioner’s creation of the gravel parking area, by increasing solar exposure and creating a favorable thermal environment, actually increases the probability listed species of turtle will nest on the parcel in the future. All turtles prefer sunny locations for their nests, and the Ornate Box Turtle is noted for its tendency to nest

on or near roads and trails.¹ The Blanding's Turtle often nests on road shoulders and in railroad ballast. Thus the gravel parking area may be an enticing location for nesting.

The proposed use of the parcel poses a significant risk that the activities of the petitioner and his employees could result in the prohibited taking of endangered or threatened species.

Recommendation #1: As a condition of approval, the City should consider requiring the petitioner to develop a policy and procedure to train employees to recognize these endangered species, to avoid handling them, and to report them to the Department when observed. In doing so, the petitioner may determine it would be beneficial to seek and to obtain from the Department of Natural Resources an Incidental Take Authorization pursuant to Part 1080 of the Department's Administrative Rules and Section 5.5 of the *Illinois Endangered Species Protection Act*. Such an Authorization would relieve the petitioner of potential liability under that statute, so long as the terms of the Authorization are observed.

Recommendation #2: The Department recommends the City require the storage and handling of lawn chemicals (fertilizers and pesticides) to occur on a paved or impermeable surface protected from the weather, so that any spilled or leaching chemicals can be prevented from entering surface or ground water, and be easily cleaned-up.

The requested storage of pesticides on the parcel raises the possibility of spills which expose endangered species to high concentrations of these chemicals. Throughout Northeastern Illinois, turtle hatchlings have displayed physical deformities attributed, in part, to the exposure of adult females during gestation to anthropogenic chemicals released into the environment.

Wetlands on the Castillo property extend into the Nature Preserve; any alterations of the hydrology or water quality which occur on that property will have adverse consequences within the Nature Preserve. The soils on the site are highly permeable. Any spills of dry or liquid chemicals will be difficult or impossible to clean up or remove. Over time, accidental spills are nearly certain to occur even with strong precautions. The isolated location increases the chance of theft or vandalism resulting in chemical spills.

While the existing cargo containers may protect chemicals from the weather, the gravel working surface cannot prevent the movement of spilled chemicals into the soil and will render adequate clean-up difficult. The best way to avoid the migration of chemicals is to provide an impermeable surface under a roof.

Recommendation #3: The City should prohibit the temporary storage, composting, or permanent disposal of landscaping waste on the property. A less-effective measure would be to require such materials to be covered at all times.

The petitioner will be providing landscaping services to clients across a wide area and is likely to work with or collect landscaping waste containing the seeds and viable vegetative parts of

¹ Research on a Western Illinois natural area found that 50% of Ornate Box Turtle nests were on or next to the only roadway through the site.

numerous non-native and invasive plants. Even the temporary storage of these wastes on this parcel may result in their introduction into the Nature Preserve.

Recommendation #4: The City should prohibit the washing or cleaning of landscaping equipment on the property.

The seeds of non-native and invasive plants are often introduced to new sites on tires and machine parts which have not been adequately cleaned; cleaning them on this parcel is virtually certain to introduce such plants to the Nature Preserve, requiring costly remedial action on the part of the Department of Natural Resources at a time when the State's financial resources are restricted.

Recommendation #5: The City should impose a wetland buffer zone and filter strip.

Currently, little or no buffer exists between the on-site wetlands and the petitioner's activities. This promotes soil erosion and the movement of sediments from the parking area directly into the wetlands. While space on the parcel may be limited, there is adequate room to establish a vegetative filter strip between the wetlands and the parking area to abate sedimentation and water quality degradation due to water movement over the slope into the wetland.

Recommendation #6: The City should impose a buffer yard on the edges of the parcel facing the Nature Preserve.

If the requested use is permitted, a buffer yard should be established to protect the boundaries of the Nature Preserve from incursion. A minimum width of ten feet should be imposed, but 15 or 20 feet would offer more protection to the Nature Preserve. The petitioner should be required to maintain the buffer yard free of non-native invasive species of plants, as well as plants classified as noxious (poison ivy).

The Department's consultation with the City of Wilmington is mandated by State laws and is separate and distinct from any other authority, mission, or purpose of the Department. The conclusion of the consultation process will in no way modify or affect any other rights or prerogatives of the Department which derive from the ownership of real estate within the City of Wilmington.

Consultation on the part of the Department is closed, unless the City desires additional information or advice related to this proposal. In accordance with 17 Ill. Adm. Code 1075.40(h), the City should notify the Department of its disposition of these recommendations: whether it will proceed with the action as proposed; whether it will require modification of the proposed action; or whether it will forego the proposed action.

This consultation is valid for two years unless new information becomes available which was not previously considered; the proposed action is modified; or additional species, essential habitat, or Natural Areas are identified in the vicinity. If the action has not been implemented within two years of the date of this letter, or any of the above listed conditions develop, a new consultation is necessary.

The natural resource review reflects the information existing in the Illinois Natural Heritage Database at the time of the project submittal, and should not be regarded as a final statement on the project being considered, nor should it be a substitute for detailed site surveys or field surveys required for environmental assessments. If additional protected resources are encountered during the project's implementation, the applicant must comply with the applicable statutes and regulations. Also, note that closure of consultation does not imply IDNR's authorization or endorsement of the proposed action. Please contact me if you have questions regarding this review.

Should you have any questions about this request for information or the consultation process, do not hesitate to contact me.

Sincerely,

A handwritten signature in black ink that reads "Keith M. Shank". The signature is written in a cursive style with a large initial "K".

Keith M. Shank, Acting Chief
Impact Assessment Section
Division of Ecosystems and Environment
keith.shank@illinois.gov
(217) 785-4984

cc: Mr. Barney Castillo
Valerie Njapa, Illinois Nature Preserves Commission

Applicant: Brian Holland
Contact: Barney Castillo
Address: 8300 42nd Street
Rock Island, IL 61201

IDNR Project Number: 1703400
Date: 10/04/2016
Alternate Number: 1703050

Project: Castillo Property
Address: West Strip Mine Rd., Wilmington

Description: I am requesting the City of Wilmington to annex my property and allow it to be re-zoned from R-2 (Residential) to I-2 (Light Industrial). This is so I can have outside storage for parking my landscape equipment, 2 storage containers and some pallets of pavers.

Natural Resource Review Results

Consultation for Endangered Species Protection and Natural Areas Preservation (Part 1075)

The Illinois Natural Heritage Database shows the following protected resources may be in the vicinity of the project location:

- Hitts Siding Prairie INAI Site
- Kankakee River INAI Site
- Hitts Siding Prairie Nature Preserve
- Blanding's Turtle (*Emydoidea blandingii*)
- Blanding's Turtle (*Emydoidea blandingii*)
- Eryngium Stem Borer (*Papaipema eryngii*)
- Grass Pink Orchid (*Calopogon tuberosus*)
- Northern Long-Eared Myotis (*Myotis septentrionalis*)
- Northern Panic Grass (*Dichanthelium boreale*)
- Oklahoma Grass Pink Orchid (*Calopogon oklahomensis*)
- Ornate Box Turtle (*Terrapene ornata*)

An IDNR staff member will evaluate this information and contact you to request additional information or to terminate consultation if adverse effects are unlikely.

Location

The applicant is responsible for the accuracy of the location submitted for the project.

County: Will

Township, Range, Section:
33N, 9E, 35



**IL Department of Natural Resources
Contact**
Keith Shank
217-785-5500
Division of Ecosystems & Environment

Government Jurisdiction
City of Wilmington
Colby Zemaitis, PE, CFM
1165 S. Water St.
Wilmington, Illinois 60481

Disclaimer

The Illinois Natural Heritage Database cannot provide a conclusive statement on the presence, absence, or condition of natural resources in Illinois. This review reflects the information existing in the Database at the time of this inquiry, and should not be regarded as a final statement on the site being considered, nor should it be a substitute for detailed site surveys or field surveys required for environmental assessments. If additional protected resources are encountered during the project's implementation, compliance with applicable statutes and regulations is required.

Terms of Use

By using this website, you acknowledge that you have read and agree to these terms. These terms may be revised by IDNR as necessary. If you continue to use the EcoCAT application after we post changes to these terms, it will mean that you accept such changes. If at any time you do not accept the Terms of Use, you may not continue to use the website.

1. The IDNR EcoCAT website was developed so that units of local government, state agencies and the public could request information or begin natural resource consultations on-line for the Illinois Endangered Species Protection Act, Illinois Natural Areas Preservation Act, and Illinois Interagency Wetland Policy Act. EcoCAT uses databases, Geographic Information System mapping, and a set of programmed decision rules to determine if proposed actions are in the vicinity of protected natural resources. By indicating your agreement to the Terms of Use for this application, you warrant that you will not use this web site for any other purpose.
2. Unauthorized attempts to upload, download, or change information on this website are strictly prohibited and may be punishable under the Computer Fraud and Abuse Act of 1986 and/or the National Information Infrastructure Protection Act.
3. IDNR reserves the right to enhance, modify, alter, or suspend the website at any time without notice, or to terminate or restrict access.

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EcoCAT operates on a state of Illinois computer system. We may use software to monitor traffic and to identify unauthorized attempts to upload, download, or change information, to cause harm or otherwise to damage this site. Unauthorized attempts to upload, download, or change information on this server is strictly prohibited by law.

Unauthorized use, tampering with or modification of this system, including supporting hardware or software, may subject the violator to criminal and civil penalties. In the event of unauthorized intrusion, all relevant information regarding possible violation of law may be provided to law enforcement officials.

Privacy

EcoCAT generates a public record subject to disclosure under the Freedom of Information Act. Otherwise, IDNR uses the information submitted to EcoCAT solely for internal tracking purposes.



EcoCAT Receipt	Project Code 1703400
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APPLICANT	DATE
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Brian Holland
Barney Castillo
1101 W. Division St.
Braceville, IL 60407

10/4/2016

DESCRIPTION	FEE	CONVENIENCE FEE	TOTAL PAID
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EcoCAT Consultation	\$ 500.00	\$ 1.00	\$ 501.00
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TOTAL PAID \$ 501.00

Illinois Department of Natural Resources
One Natural Resources Way
Springfield, IL 62702
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