



**City of Wilmington  
Planning & Zoning Commission  
Thursday, August 4, 2016 at 5:00 p.m.**

**Location & Time**

Council Chamber  
Wilmington City Hall  
1165 S. Water Street  
5:00 p.m. 08/04/16

**Planning & Zoning  
Commission Members**

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

**Agenda**

1. Call to Order
2. Pledge of Allegiance
3. Roll Call
4. Approval of the June 2, 2016 Meeting Minutes
5. Public Hearing  
Annexation & Rezoning R2 (County) to I2 (City)  
Location: West of RT 53 on south side of Stripmine Road  
Petitioner: Castillo, Barney  
PIN: 03-17-35-100-003-0000
6. Commissioner Review, Approval & Recommendation on Annexation and Zoning request by petitioner, Castillo, Barney
7. Will County Historic Preservation Commission Historic Landmark Nomination Staff Report ó 504 E. Baltimore Street, Wilmington (McGinnis-Kahler Residence)
8. Adjournment

*DRAFT*

**Minutes to the City of Wilmington**  
**Planning and Zoning Commission Meeting**  
**Wilmington City Hall**  
**1165 South Water Street**  
**Thursday, June 2, 2016**

**Call to Order**

The June 2, 2016 meeting of the Wilmington Planning & Zoning Commission was called to order at 5:20 p.m. by Deputy City Clerk Joie Ziller in the Council Chambers of the Wilmington City Hall.

**Roll Call**

Upon Roll Call by the Clerk the following members answered "Here" or "Present":

Commissioners C. Smith, Humphries Kulpa, Jones and Clennon<sup>(5:26 p.m.)</sup>

**Commissioners Absent**

Tryner

**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**

Also in attendance were the City Administrator Tony Graff, City Engineer Colby Zemaitis and Deputy City Clerk Joie Ziller

**Elect Pro-Tem Chairman**

Commissioner C. Smith made a motion and Commissioner Jones seconded to elect Commissioner Bryan Humphries as Chairman of tonight meeting.

Upon roll call, the vote was:

**AYES:**     4   C. Smith, Jones, Kulpa, Humphries

**NAYS:**     0

The motion carried.

**Approval of Minutes**

Commissioner C. Smith made a motion and Commissioner Humphries seconded to approve the March 31, 2016 & Zoning meeting minutes as written and have them placed on file.

Upon roll call, the vote was:

**AYES:**     3   Humphries, Jones, Kulpa

**NAYS:**     0

**ABSTAIN:** 1   C. Smith

The motion carried.

## *DRAFT*

\*Commissioner Clennon arrived at the meeting at 5:26 p.m.

### **Commissioners Review of Concept Plan of Annexation & Rezoning of Property Located on South Side on the South Side of Stripmine Road, Property Owner Barney**

City Administrator Graff introduced Barney Castillo of Castillo Landscaping to the Commission. Mr. Castillo explained to the Commission that he would like to annex his property, approximately 2.3 acres located on the south side of Stripmine Road into the City's Corporate limits, along with re-zoning the property to I2-Light Industrial. Mr. Castillo informed the Commission that he cannot use the property for outside storage under its current Will County zoning. The Will County Land Use Department suggested that he annex the land to the City of Wilmington. He currently stores his company vehicles, trailers, materials and equipment inside two cargo containers. Mr. Castillo stated that there will be no retail activities from the storage yard. Customers do not come there to purchase anything and expects that occasionally some pallets of pavers that are surplus from a job might be stored there. Mr. Castillo has already built a berm across the front of the property that screens the view from Stripmine Road which he has future plans to landscape to blend in with the adjacent natural, agricultural and residential properties. Commissioner Jones pointed out that the City's comprehensive plan anticipates that the Stripmine Road corridor would be commercial, and questioned the proposed light industrial zoning. City Administrator explained that in the annexation process the city would outline the terms and conditions under which the property could be used and I2-Light Industrial zoning allows outside storage yards, and the Commission will have an opportunity to recommend restrictions to the City Council, such as keeping the containers painted and use of road-certified, dust-free slag instead of gravel as well as a need for security lighting and a gate to control access. Mr. Castillo also explained to the Commission that he plans to level out the slope of the drive to ensure safety of the vehicles pulling in and out, and eventually pave the apron. The Commission had no objections to the conceptual plan.

### **Other Pertinent Information**

City Administrator Graff provided an update on the progress RidgePort Logistics Center. Under the new financial backing of Elion Partners, the master plan is being updated for a more efficient use of the footprint, including food processing, rail-serve sites and expanded commercial areas. Adair has also agreed to fund a \$60,000 hotel study, and two hotels are interested in the site.

The Lardi property on Kavanaugh Road has been purchased, and two more are under contract.


The 1 million square foot spec building, Building B, is fully leased, and the two companies that will be using it will be announced in a couple of weeks. The 1.7 million square foot Michelin complex is already working on a 330,000 square-foot addition, one year ahead of schedule. They have had some issues with parking with temporary workers on site, and the addition will trigger development of another lot. The Petro stopping center is bringing in another refrigeration unit, because the Charley's cannot keep enough beef in stock. Batory Foods announced that its RidgePort facility will be its flagship distribution center. The company has options on more property. A new tenant, a food processing company, has been found for the abandoned transload facility—a real estate transaction is pending, the company is owned by an entrepreneur who is way ahead of his time in organic foods. The company, which operates internationally, has already signed agreements with several area farmers. The logistics center has a little over 3 million square feet built or under construction with anticipation of another 4 million will be developed within the next 18 months.

*DRAFT*

**Adjournment**

Motion to adjourn the meeting made by Commissioner C. Smith and seconded by Commissioner Clennon. Upon voice vote, the motion carried. The Wilmington Planning & Zoning meeting held on June 2, 2016 adjourned at 6:02 p.m.

Respectfully submitted,



---

Joie Ziller  
Executive Secretary

CERTIFICATE OF PUBLICATION

STATE OF ILLINOIS } Ss.  
County of Will,

I, **Janet M. Fisher** do hereby certify that **Eric D. Fisher** the publisher of the The Free Press Advocate, which is now and has been for more than six months prior to the first publication of this notice hereto annexed, a weekly newspaper of general circulation, printed and published in the city of Wilmington in said County, and that said advertisement or notice relating to the matter of:

The August 4, 2016 public hearing of the Wilmington Planning & Zoning Commission to discuss possible annexation and zoning of property on Strip Mine Rd., etc.

has been published in said paper every week, one time consecutively of the issues commencing July 13 A.D. 2016 ending July 13 A.D. 2016, which are the dates of papers containing the same.

Given under my hand this 13th day of July A.D.

Printer's Fee \$ 46.20

Paid 20

By: Eric D. Fisher

Eric D. Fisher Publisher

Janet M.

"OFFI  
Janet  
Notary Publ

Copy of Notice Herein Referred To  
City of Wilmington to  
consider annexation, zoning  
**PUBLIC NOTICE**  
Notice of Public Hearing  
City Council of the  
City of Wilmington, IL  
Notice is hereby given that on August 4, 2016 at 5:00 p.m., a Public Hearing will be held by the Planning & Zoning Commission of the City of Wilmington at the City Hall located at 1165 S. Water Street, Wilmington, IL., for the purpose of receiving and considering testimony and public comment on the request of petitioner, Barney Castillo in regards to the annexation, along with zoning to I2-Light Industrial, to the City of Wilmington, Illinois of property comprising of 2.3 acres generally located on the south side of Stripmine generally described as follows:  
THE NW1/4 SEC 35 T33N-R9E THAT IS W OF THE RAILROAD (EX THE N 327 FT MEASRD AT RT ANGL FROM THE N LN OF SD SEC OF THE W 400 FT OF THE E 1510 FT OF THE NW1/4) & (EX THAT PRT PF THE NW1/4 LYG NW OF THE NW ROW LN OF THE GM&O RR (EX THE N 327 FT AS MEARSD AR RIGHT ANG FROM THE N LN OF SD SEC OF THE W 714 FT OF THE E 1824 FT OF THE NW1/4 SEC 35) PER R74-10755).  
PIN: 03-17-35-100-003-000  
All persons interested in attending are invited to do so and will be given an opportunity to be heard. Additional information on such a request can be obtained from the City of Wilmington Zoning Administrator at 1165 S. Water Street, Wilmington, IL 1-815-476-2175. By order of the Corporate Authorities of the City of Wilmington, Will County, Illinois.  
Published in the Free Press Advocate on Wednesday, July 13, 2016.

CERTIFICATE OF PUBLICATION

STATE OF ILLINOIS .} Ss.  
County of Will,

Copy of Notice Herein Referred To

I, **Janet M. Fisher** do hereby certify that **Eric D. Fisher** the publisher of the The Free Press Advocate, which is now and has been for more than six months prior to the first publication of this notice hereto annexed, a weekly newspaper of general circulation, printed and published in the city of Wilmington in said County, and that said advertisement or notice relating to the matter of:

The July 7 public hearing to consider the petition of annexation and zoning classification to the City of Wilmington, etc.

has been published in said paper every week, one times consecutively of the issues commencing June 22 A.D. 2016 ending June 22 A.D. 2016, which are the dates of the papers containing the same.

Given under my hand this 22nd day of June A.D. 20

Printer's Fee \$ 46.20

Paid 20

By: Eric D. Fisher

Eric D. Fisher Publisher

"OFFICIAL SEAL"  
**Janet M. Fisher**  
Notary Public, State of Illinois  
My Commission Expires 12/15/16

Wilmington to consider annexation, zoning

**PUBLIC NOTICE**

Notice of Public Hearing  
City Council of the City of  
Wilmington, IL

Notice is hereby given that on July 7, 2016 at 5:00 p.m., a Public Hearing will be held by the Planning & Zoning Commission of the City of Wilmington at the City Hall located at 1165 S. Water Street, Wilmington, IL., for the purpose of receiving and considering testimony and public comment on the request of petitioner, Barney Castillo in regards to the annexation, along with zoning to I2-Light Industrial, to the City of Wilmington, Illinois of property comprising of 2.3 acres generally located on the south side of Stripmine generally described as follows:

THE NW1/4 SEC 35 T33N-R9E THAT IS W OF THE RAILROAD (EX THE N 327 FT MEASRD AT RT ANGL FROM THE N LN OF SD SEC OF THE W 400 FT OF THE E 1510 FT OF THE NW1/4) & (EX THAT PRT PF THE NW1/4 LYG NW OF THE NW ROW LN OF THE GM&O RR (EX THE N 327 FT AS MEARSD AR RIGHT ANG FROM THE N LN OF SD SEC OF THE W 714 FT OF THE E 1824 FT OF THE NW1/4 SEC 35) PER R74-10755).

PIN: 03-17-35-100-003-000

All persons interested in attending are invited to do so and will be given an opportunity to be heard. Additional information on such a request can be obtained from the City of Wilmington Zoning Administrator at 1165 S. Water Street, Wilmington, IL 1-815-476-2175. By order of the Corporate Authorities of the City of Wilmington, Will County, Illinois.

Published in the Free Press Advocate on Wednesday, June 22, 2016.



Land Use Petition
City of Wilmington, Illinois

Petitioner: Barney Castillo
Address: 1101 W. Division St.
City: Braceville State: IL Zip: 60407
Phone No.: 815-739-1607 Fax No.: Email: dmello1@hotmail.com

- Petitioner is the owner of the subject property and is the signer of this petition
Petitioner is the contract purchaser of the subject property and has attached a copy of said contract to this petition
Petitioner is acting on behalf of the owner of the subject property and has attached a letter granting such authority signed by the owner

In the event the property is held in trust, a notarized letter from an authorized trust officer identifying the petitioner as an authorized individual acting on behalf of the beneficiaries and providing the name, address, and percentage of interest of each beneficiary is attached to this executed petition.

Subject Property

Location: Couple blocks W of Rt. 53 on South side Strip Mine Rd.
Size of Property: 2.3 Acres (314' x 327') Tax Parcel No.: 03-17-35-100-003-0000

The following documents have been attached:

- Legal Description, List of Adjacent Property Owners, Preliminary Plat, Preliminary Plan, Impact Fee Form, Plat of Survey, Site Plan, Final Plat, Final Plan, Bank Trust Letter

Type of Action Requested

- Annexation, Annexation Agreement, Concept Plan, Preliminary Plat/Plan (circle one), Final Plat/Plan (circle one), Map Amendment from R2 to I2 County, Conditional Use, Variance, Site Plan Review

I have submitted the required filing fee. I understand that the fee is non-refundable. The fee is determined according to the attached schedule of fees. \$150 (fee) (initial here)

Statement of Petition

Please provide a brief statement describing the proposal as it relates to the standards of petition accompanying this document (attach additional sheets if necessary).

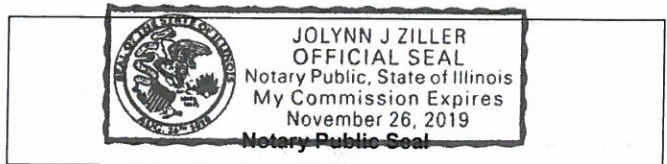
I am requesting the City of Wilmington to annex my property and allow it to be re-zoned to I-2. This is so I can have outside storage to park my equipment for my landscape company. This will include my 2 containers and pickups.

Number of Dwelling Units, Proposed Time Schedule for Development, Requested Variances, Type of Units, Square Footage, JUN 16 2016, 4017, 4048

Authorization

I hereby affirm that I have full legal capacity to authorize the filing of this petition and that all the information and exhibits herewith submitted are true and correct to the best of my knowledge.

State of Illinois, County of Will, 6/16/16, Barney Castillo, Signature of Petitioner



I, the undersigned, a notary public in and for the said county and state aforesaid, do hereby that Barney Castillo is personally known to me to be the same person whose name is subscribed to the forgoing instrument, and that said person signed, sealed and delivered the above petition as a free and voluntary act, for the uses and purposes set forth.

Notary Signature: Jolynn J. Ziller, My Commission Expires: 11/26/2019

Given under my hand and notary seal this 16 day of June, A.D. 2016

RECEIVED

MAY 23 '16

CITY OF WILMINGTON

I have a piece of property on W Strip Mine Rd., Wilmington, about 1 block west of the railroad tracks and Davy Lane. I am asking if the City of Wilmington will annex this property and then re-zone it as I-2, Light Industrial.

I have a gravel parking area that I would like to use as outdoor storage to park my landscaping equipment and trucks on. It would also be used for the storage of some supplies. I provide residential landscape services and don't use this as a retail business.

I am in the process of putting a dirt berm, that will be at least 8 feet, across the face of the property to screen it from public view. The other sides cannot be seen by the public due to natural woods.

I would like to keep my 2 cargo containers for tool storage. They are placed on an elevated gravel base and have recently been painted a nice brown to blend in with the natural surroundings.

I have attached 2 pictures to show my gravel parking area and equipment as it looks and a picture of the containers on their elevated gravel base.

Thank you for considering this proposal.

Barney Castillo



Parking area for storage of landscape equipment, trucks, supplies



RECEIVED  
MAY 23 '18  
CITY OF WILMINGTON

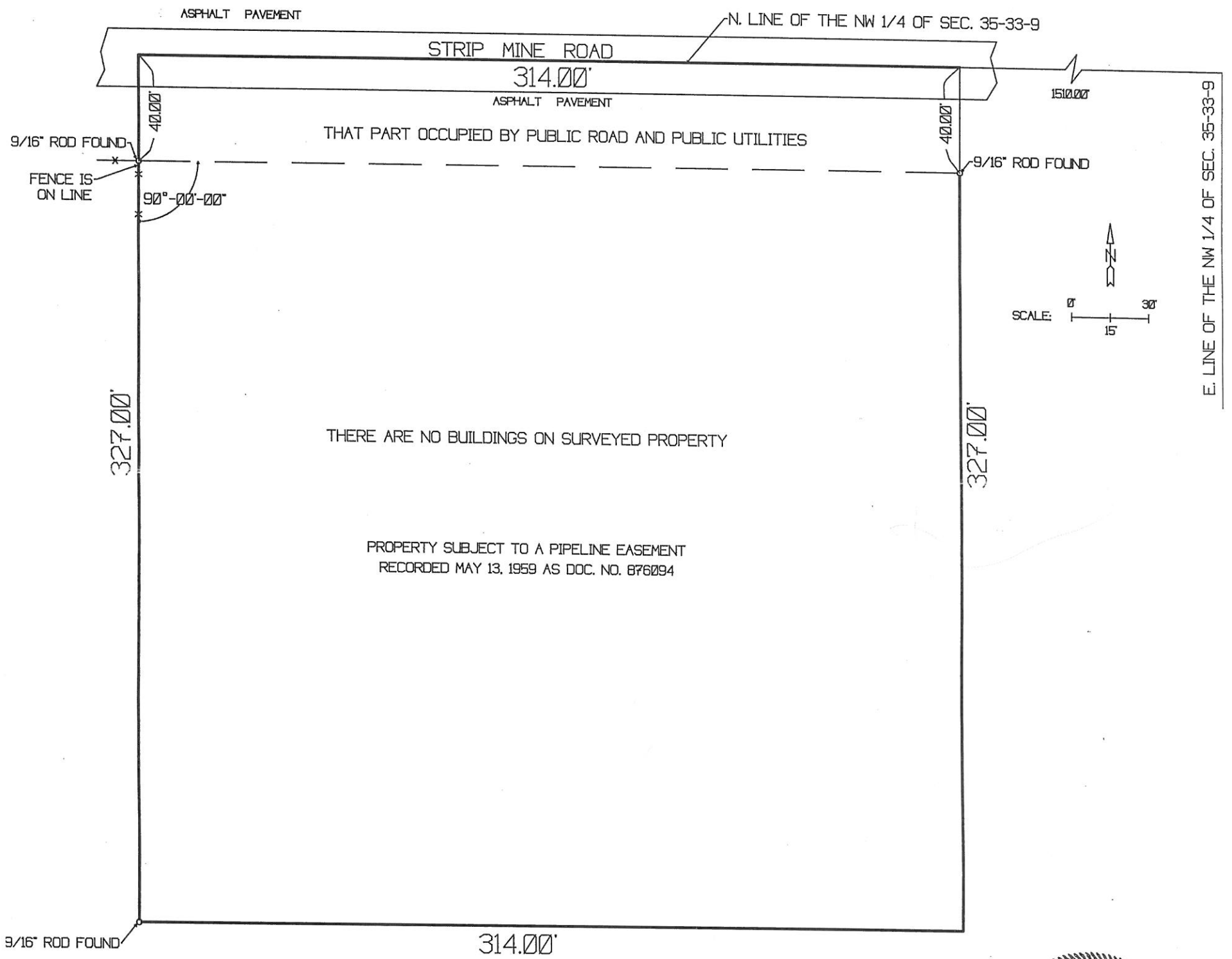
Painted containers on elevated gravel base

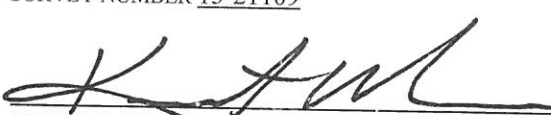


# PLAT OF SURVEY

THE NORTH 327 FEET ( MEASURED AT A RIGHT ANGLE FROM THE NORTH LINE OF SAID SECTION ) OF THE WEST 714 FEET ( EXCEPT THE EAST 400 FEET OF THE EAST 1824 FEET ) OF THE NORTHWEST 1/4 OF SECTION 35, TOWNSHIP 33 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN WILL COUNTY, ILLINOIS

W. STRIPMINE ROAD  
WILMINGTON, IL



<p><b>COMMUNITY SURVEY INC.</b> 68 N. CHICAGO STREET, SUITE 218 JOLIET, IL 60432</p> <p>(815) 722-9005 (815) 722-9019 - fax</p> <p>DESIGN FIRM NO. 184-002899 CHECK DEED OR GUARANTEE POLICY FOR BUILDING LINE OR EASEMENT RESTRICTIONS NOT SHOWN ON PLAT OF SURVEY. COMPARE POINTS BEFORE BUILDING.</p>	<p>WE, COMMUNITY SURVEY INC., DO HEREBY CERTIFY THAT WE HAVE SURVEYED FOR <b>JOHN TRYNER</b> UNDER MY HAND AND SEAL THIS 25TH DAY OF JUNE 2015.</p> <p>FIELD WORK 6/24/2015 THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY. SURVEY NUMBER 15-21109</p> <p> ILLINOIS LAND SURVEYOR NO. 3701 EXPIRES 11/30/2016</p>
--	---

RECEIVED

JUN 28 '16

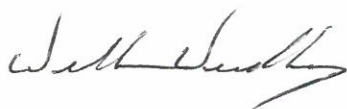
CITY OF WILMINGTON

Bill Weidling  
601 Meadowood  
Wilmington Illinois

I have reviewed the application from Mr. Castillo , for PIN # 03-17-35-100-003-000 and have the following comments.

1. He (Mr. Castillo) had used the property for a place to accumulate scrap and debris. This was a Will County code violation.
2. He has placed box containers on the property (which are illegal) for storage. This was a Will County code violation.
3. Built an improper berm which is now eroding into the ditch system ,and is covered in weeds
4. Still has a pending case with Will County / Corp. of Engineers for filling in of a Wetland
5. The lot needs a Wetland delineation map prepared to see if there is enough buildable space to meet the City's set back regulations and other building codes.
6. City codes require a functional building to operate a business out of , this needs to be part of the proceedings not just a promise to build something later.
7. any new developer who is creating a new Service Area needs to extend the water main and sewer to the parcel
8. The parcel does not meet the City's building codes for lighting, impermeable driveway and parking lot, proper entrance, ect.ect.
9. the parcel does not meet the City's Comprehensive Plan

Remember that Mr. Castillo had no regards for any of Will County's Codes and Requirements and had to be giving citations to become complainant. He is only making application to the City of Wilmington because he doesn't want to comply with Will County's codes and thinks that the City has weaker codes and enforcement. Is this the type of Business that we want on our major highway leading into Wilmington?



Thank You Bill Weidling 1-815-476-4238



# Staff Report

---

---

**Date:** 6/30/16  
**To:** Planning and Zoning Commission  
**From:** Colby Zemaitis, PE, CFM - City Engineer  
**Re:** Staff Report for Castillo Annexation

---

Castillo Property

**Location**

West of Route 53 on south side of Stripmine Road.

**Lot Size**

2.3 Acres (314'x 327')

**Proposed Zoning**

R-2 (County) to I-2.

**Site Planning and Landscape Comments based on I-2 Zoning:**

*Per Code 150.64:*

**1. Minimum Lot Area**

No minimum lot area is established.

\*The proposed site plan meets this requirement

**2. Minimum Lot Width**

The minimum lot width is 100'.

\*The proposed site plan meets this requirement

**3. Building Setbacks**

a) The front yard setback is 50'.

b) The side yard setback is 10'.

c) The rear yard setback requirement is 10'.

\*No building is proposed on this site. Setbacks for the current trailers will need to be determined.

**4. Maximum site coverage**

Maximum site plan coverage is 60%.

**5. Off-Street Parking and Loading**

All parking facilities shall have a bituminous or concrete surface except that outdoor storage

areas and truck parking areas in any industrial district may have a stone or gravel surface if located in the rear yard.

6. Signage

Additional information and details need to be provided by the applicant.

7. Landscaping

*a) Sight Distance*

Sight distances on Stripmine Road are acceptable since the vehicles can sit between the road and berm to view traffic in both directions from the site. Trimming of the weeds and branches shall be maintained.

*b) Berm*

Inspection of the berm will be part of the site review process. Berm shall be in compliance with Code requirements.

8. Fencing

Berm and water surrounds the site. A gate exists at the entrance. Gate shall lock to secure the site.

9. Wetlands

As per the recent review of the FIRM map, no wetlands exists on the site.

10. Utilities

No sanitary sewer or watermain shall be extended to the site; however sufficient easements shall be provided to the City for the future extension of these utilities.



# 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: 504 E. Baltimore Street, Wilmington

Historic Name: ~~Lloyd Wellington Kahler Residence~~

Property Classification: McGinnis - Kahler Residence

Building  Structure  Object  Site  Historic District  Landscape

Original Construction Date/Period of Significance (this can be a single date or range) 1895

Address (Include Street #, City, and Zip): 504 E. Baltimore Street, Wilmington 60481

Township: Wilmington Section: 25<sup>th</sup> Range: R9E<sup>1</sup>

Names of Roads at Closest

Intersection: Baltimore and Washington

Tax Assessor's Parcel Identification Number (P.I.N.) 03-17-25-356-005-0000

Description of Property Boundaries (or attach legal description):

(see attached)

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 traditional 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: Laura Hackett

Address: 504 E. Baltimore St., Wilmington

home Daytime Telephone Number: 815/ 485- 0219

cell Evening Telephone Number: 815/ 370- 6693

Fax Number: /

E-mail: HackettSteven@hotmail.com

Signature: Laura Hackett

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: 16-01

Application Complete?  Yes  No

Date Received 2/8/2016

Staff Acknowledgment: JW

Commission Meeting Date: \_\_\_\_\_

Action: \_\_\_\_\_ HPC \_\_\_\_\_ LUPZDC \_\_\_\_\_ County Board

Statement of  
significance in  
progress

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, in record of the nominated property. If the property has more than two (2) owners, use Attachment A.

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: Lawrence Hockett  
Address: 504 E. Baltimore St.  
Joliet, IL 60432  
Telephone Number: 815/233-6693

-----  
Name: Stephene Hockett  
Address: 504 E. Baltimore St.  
Joliet, IL 60432  
Telephone Number: 815/233-6693

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

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

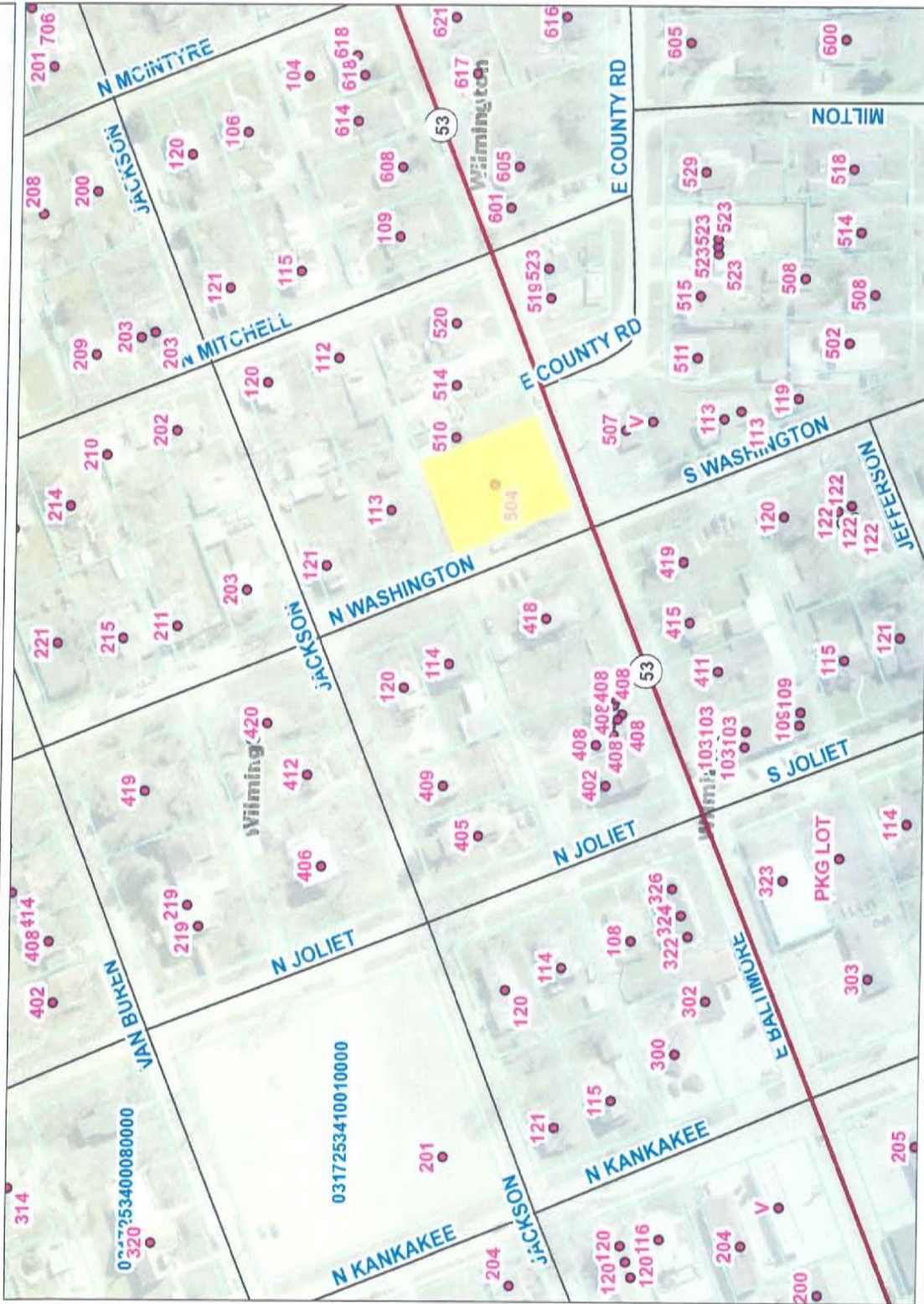
considered for new development? *(Please provide detailed explanation.)*

likely to remain in its present condition?





# 504 E. Baltimore St., Wilmington



**Legend**

- Address Points
- Parcels
- Local
  - Federal
  - State
  - County
  - Local and Private
- Municipalities
  - City of Aurora
  - Village of Beecher
  - Village of Bolingbrook
  - Village of Braceville
  - City of Braidwood
  - Village of Channahon
  - Village of Coal City
  - City of Crest Hill
  - Village of Crete
  - Village of Diamond
  - Village of Elwood
  - Village of Frankfort
  - Village of Godley
  - Village of Homer Glen
  - City of Joliet
  - Village of Lemont
  - City of Lockport

**Notes**

NAD\_1983\_StatePlane\_Illinois\_East\_FIPS\_1201\_Feet

Scale: 0 to 0.1 Miles

Scale: 1:1,999

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 of 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. Data 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](mailto:gis@willcountyillinois.com).



504 E. Baltimore, Wilmington, IL 60481

PIN: 03-17-25-356-005-0000



## Quick Reference

1858: Block 56, lots 6 & 7 (Young)  
1862: Block 56, lots 7 & 8 (structure on lot 8 corner)  
1873: Block 56, lots 7 & 8 (image of Titus house next door)  
1885: Block 56, lots 6 & 7 (Young to White)  
1886: Block 56, lots 6 & 7 (White and Henderson to Cook)  
1893: Block 56, lots 6 & 7 (Cook)  
1895: Block 56, lots 6 & 7 (Cook to McGinnis)  
1900: McGinnis family on Baltimore Street in census  
1907: Block 56, lots 7 & 8 (combined lot)  
1909: Block 56, lots 7 & 8 (McGinnis)  
1910: McGinnis family on Washington Street in census  
1914: Block 56, lots 6 & 7 (McGinnis to Kahler)  
1920: Kahler family on Baltimore Street in census  
1924: Block 56, lots 6 & 7 (Kahler to daughter)  
1926: Block 56, lots 6 & 7 (lots transforms/separates)  
1944: Block 56, lots 6 & 7 (Alice Kahler to daughter)  
1973: Block 56, lots 6 & 7 (Kahler to Darnell)  
1986: Block 56, lots 6 & 7 (Darnell to Priemer)  
1999: Block 56, lots 6 & 7 (Priemer to Lang)  
2010: Block 56, lots 6 & 7 (Lawson from Sheriff's sale)  
2015: Block 56, lots 6 & 7 (Lawson to Hackett)

# 1858 Young

10/25/1858 Sylvester W. Munn to Harriet Young (lot 6 & west ½ lot 7)

Will County Recorder, Warranty Deed 10/25/1858, book 60, page 425

1862

Block 56, lots 7 & 8



Library of Congress. *Map of Will County, Illinois*. Chicago: S. H. Burhans and J. Van Vechten, 1862. <http://memory.loc.gov> (accessed February 8, 2016).



1873

Block 56, lots 7 & 8



Illinois Digital Archives. *Combination Atlas Map of Will County*. Elgin, IL: Thompson Brothers & Burr, 1873.

<http://www.idaillinois.org/cdm/compoundobject/collection/ppld01/id/207/rec/1>

(accessed May 4, 2016).

Page 112

1873

Corner of Baltimore & Washington  
L. Titus



1873 Atlas has image of L. Titus home (pg. 130); Baltimore and Washington; came to County in 1858 (patron's directory), cabinet maker; page 130  
Titus home on blocks 56, 49, or 48

Block 56, lots 7 & 8 OR lots 6 & 7  
(transitions b/w 1873 – 1886)

1880 Cook

6		Phylyp M. Harris W 7 22	Servant		Servant
7	175/176	Coat B. Charles W 7 53		1	Dentist
8		Mary S W 7 52	Wife	1	Keaping house
9		Trancy J. Cook W 7 24	Step. Son	1	Druggist
10		Coat C. Mary A. W 7 19	Daughter	1	
11	174/175	Thomas H. Harris W 7 51		1	Keaping house

1880 Henderson

(believe it says Water Street)

6		Pellip W 7 7	Daughter	1	at school
7	176/177	Henderson Mrs D W 7 65		1	Druggist/Keaping house
8		William W 7 61	Wife	1	Keaping house
9		Curtis Helen W 7 40	Daughter	1	
10		Matson H W 7 42	Son-in-law	1	Physician
11		Stewart George W 7 61	Brother	1	Druggist/Keaping house

1880 Pennington

6		James M W 7 1	Son	1	Labourer
7	25-28	Pennington William W 7 37		1	Music Teacher
8		Augusta W 7 36	Wife	1	at school
9		Andry C W 7 11	Daughter	1	
10		Robert W W 7 8	Son	1	
11		Adelaide R W 7 5	Daughter	1	
12		Carlos A W 7 2	Son	1	

Year: 1880; Census Place: *Wilmington, Will, Illinois*; Roll: 261; Family History Film: 1254261; Page: 558A; Enumeration District: 217; Image: 0217  
Ancestry.com and The Church of Jesus Christ of Latter-day Saints. 1880 United States Federal Census [database on-line]. Provo, UT, USA: Ancestry.com Operations Inc, 2010.

Year: 1880; Census Place: *Wilmington, Will, Illinois*; Roll: 261; Family History Film: 1254261; Page: 556A; Enumeration District: 217; Image: 0213  
Ancestry.com and The Church of Jesus Christ of Latter-day Saints. 1880 United States Federal Census [database on-line]. Provo, UT, USA: Ancestry.com Operations Inc, 2010.

Year: 1880; Census Place: *Wilmington, Will, Illinois*; Roll: 261; Family History Film: 1254261; Page: 570C; Enumeration District: 218; Image: 0242  
Ancestry.com and The Church of Jesus Christ of Latter-day Saints. 1880 United States Federal Census [database on-line]. Provo, UT, USA: Ancestry.com Operations Inc, 2010.

# 1882 Henderson

Block 56, lots 7 & 8 OR lots 6 & 7  
(transitions b/w 1873 – 1886)

2/3/1882 William R. & Mary J. Pennington to Helen M. Henderson (east ½ lot 7)

Will County Recorder, Deed 2/3/1882, book 220, page 191

# 1885-1886 Cook

Block 56, lots 6 & 7

5/13/1885 Harriet Young Estate to John M. White (lot 6 & west ½ lot 7)

10/30/1886 John M. & Margery White to Charles W. Cook (lot 6 & west ½ lot 7)

12/1/1885 Helen M. & John D. Henderson to Charles W. Cook (east ½ lot 7)

Will County Recorder, Administrator's deed 5/13/1885, book 232, page 306-7

Will County Recorder, Quit Claim Deed 10/30/1886, book 240, page 288

Will County Recorder, Deed 12/1/1885, book 239, page 523

# 1893 Cook

Block 56, lots 6 & 7



Historic Map Works. *Plat Book of Will County, Illinois*. Chicago: George a. Ogle & Company, 1893. <http://www.historicmapworks.com/Atlas/US/16639/Will+County+1893/> (accessed February 8, 2016). Page 56.

# 1895 McGinnis

Block 56, lots 6 & 7  
Construction date?

6/25/1895 Charles W. & Mary G. Cook to Eliza A. McGinnis (west 16.5ft of lots 6 & 7)  
6/8/1895 Charles W. & Mary G. Cook to Eliza A. McGinnis (lot 6 & west ½ of lot 7)



Will County Recorder, Warranty Deed 6/25/1895, book 312, page 592  
Will County Recorder, Quit Claim Deed 6/8/1895, book 309, page 335

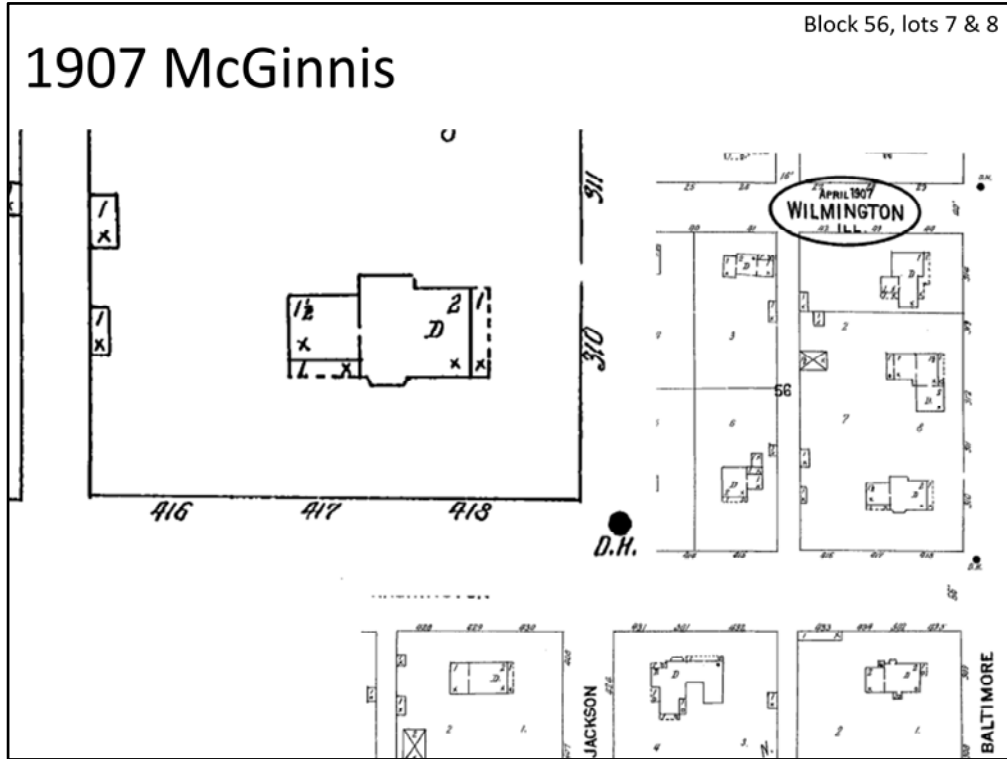
# 1900 McGinnis

Block 56, lots 7 & 8 OR lots 6 & 7  
(transitions b/w 1895 - 1907)

61			Lillian	Daughter	11	F	Mar 1879	20	2
62	144 147	McGinnis William	Head		10	M	May 1867	4	1
63			Elena	Wife	11	F	Feb 1858	42	1
64			Bertine	Daughter	11	F	Jul 1874	2	1
65			Steward	Daughter	11	F	Apr 1853	47	1
66			Chie In	Grand Daughter	11	F	May 1890	1	1
67	145 148	Book Charles W	Head		11	M	Nov 1827	7	1
68	146 149	Rhedata	Head		11	M	Apr 1828	7	1
69			Lama	Wife	11	F	July 1873	26	1
70			Edith	Daughter	11	F	May 1895	4	1
71	147 150	Hall Jay	Head		11	M	Jan 1855	4	2
72			Margie	Wife	11	F	Oct 1872	2	1

Year: 1900; Census Place: Wilmington, Will, Illinois; Roll: 354; Page: 6B; Enumeration District: 0152; FHL microfilm: 1240354  
Ancestry.com. 1900 United States Federal Census [database on-line]. Provo, UT, USA: Ancestry.com Operations Inc, 2004.





Plainfield Public Library District. *Digital Sanborn Maps 1867-1970*.

<http://sanborn.umi.com/cgi-bin/auth.cgi?command=AccessOK&CCSI=3732n>

(Accessed February 8, 2016).



## 1910 McGinnis

House No.	Name	Relationship	Sex	Age	Marital Status
160	Henry M	Head	M	47	M
	Flora	Wife	F	41	M
	Mary	Daughter	F	20	S
	Ann	Daughter	F	22	S
161	John & Lisa	Head	M	70	W
	Steward Mary	Daughter	F	44	W
	Oliver	Daughter	F	14	S
162	Leander	Head	M	54	M
	Jennie	Wife	F	53	M
	Clarence	Son	M	22	S
	Anna	Daughter	F	24	S

Year: 1910; Census Place: *Wilmington, Will, Illinois*; Roll: T624\_335; Page: 6B; Enumeration District: 0203; FHL microfilm: 1374348  
 Ancestry.com. 1910 United States Federal Census [database on-line]. Provo, UT, USA: Ancestry.com Operations Inc, 2006.

# 1913 McGinnis

1/5/1913 Eliza McGinnis dies



Find-A-Grave. Oakwood Cemetery, Wilmington. Accessed July 8, 2016.  
<http://www.findagrave.com/cgi-bin/fg.cgi?page=gr&GRid=119601773>

## 1914 Kahler

4/13/1914 Frank & John McGinnis et al to Clarence H. Kahler (full lots 6 & 7)  
4/8/1914 Master of Chancery to Frank & John McGinnis et al

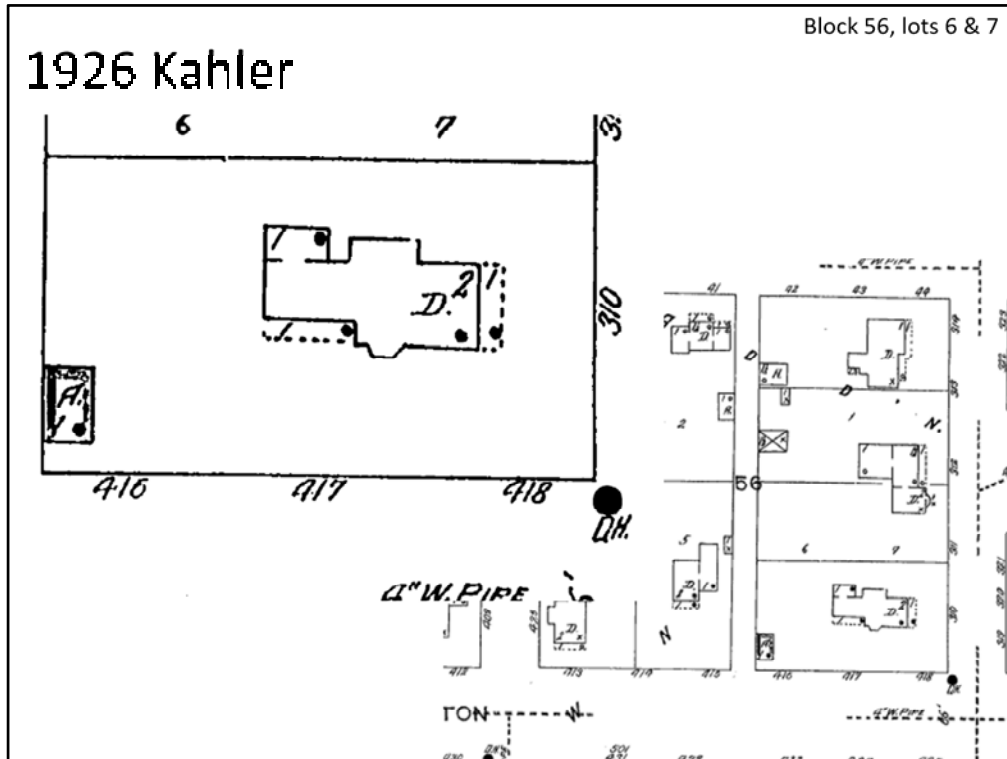
Will County Recorder, Warranty Deed 4/13/1914, book 488, page 219  
Will County Recorder, Deed 4/8/1914, book 382, page 222



# 1924 Kahler

11/1/1924 Clarence H. Kahler & wife to Helen Z. Kahler

Will County Recorder, Warranty Deed dated 11/1/1924, recorded 8/21/1930, book 728, page 81 Kahler, Clarence H. & wife to Helen Z. Kahler



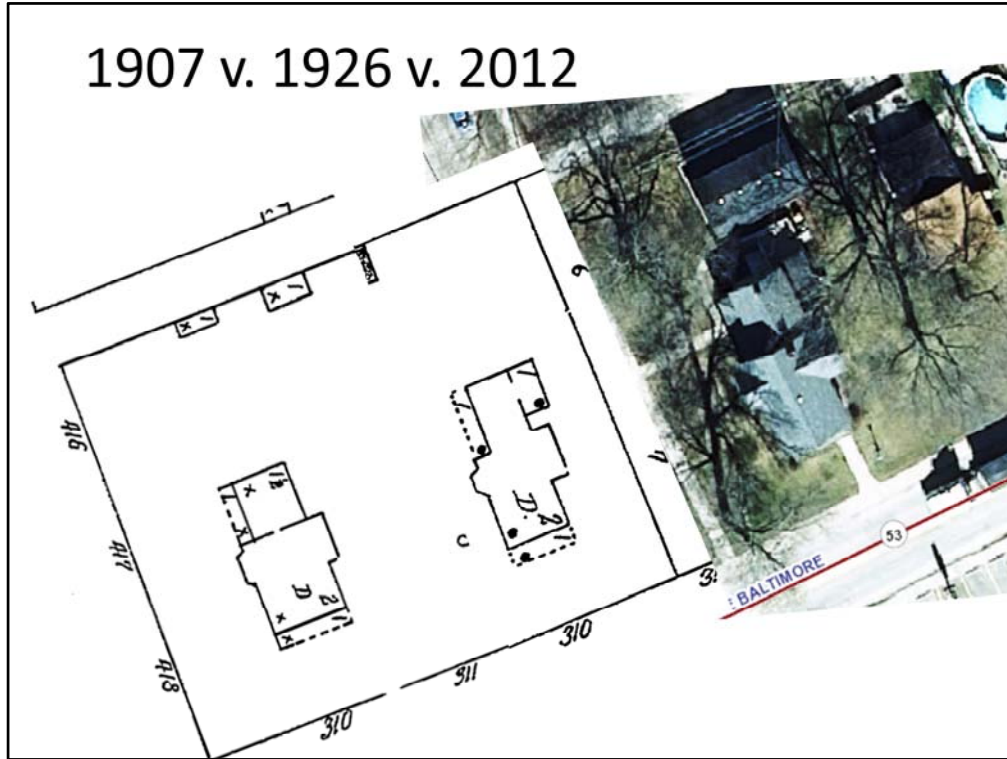
Plainfield Public Library District. *Digital Sanborn Maps 1867-1970*.

<http://sanborn.umi.com/cgi-bin/auth.cgi?command=AccessOK&CCSI=3732n>

(Accessed February 8, 2016).

Bump out addition added.





An addition put on between 1907-1926, where current bathroom and a laundry/mudroom area is located.

2012 GIS aerial provided the best/clearest view of the addition.

# 1929 Kahler

10/29/1929 Black Tuesday/the Stock Market Crash of 1929; Great Depression begins

OCCUPATION.		
Trade, profession, or particular kind of work done, as spinner, salesman, laborer, etc.	Industry, business, or establishment in which at work, as cotton mill, dry goods store, farm, etc.	Employer, salary or wage worker, or working on own account.
26	27	28
<i>Prints Bank</i>	<i>Own Office</i>	<i>Pa</i>

Family Search. "United States Census, 1920." Accessed July 8, 2016. [www.familysearch.org](http://www.familysearch.org)

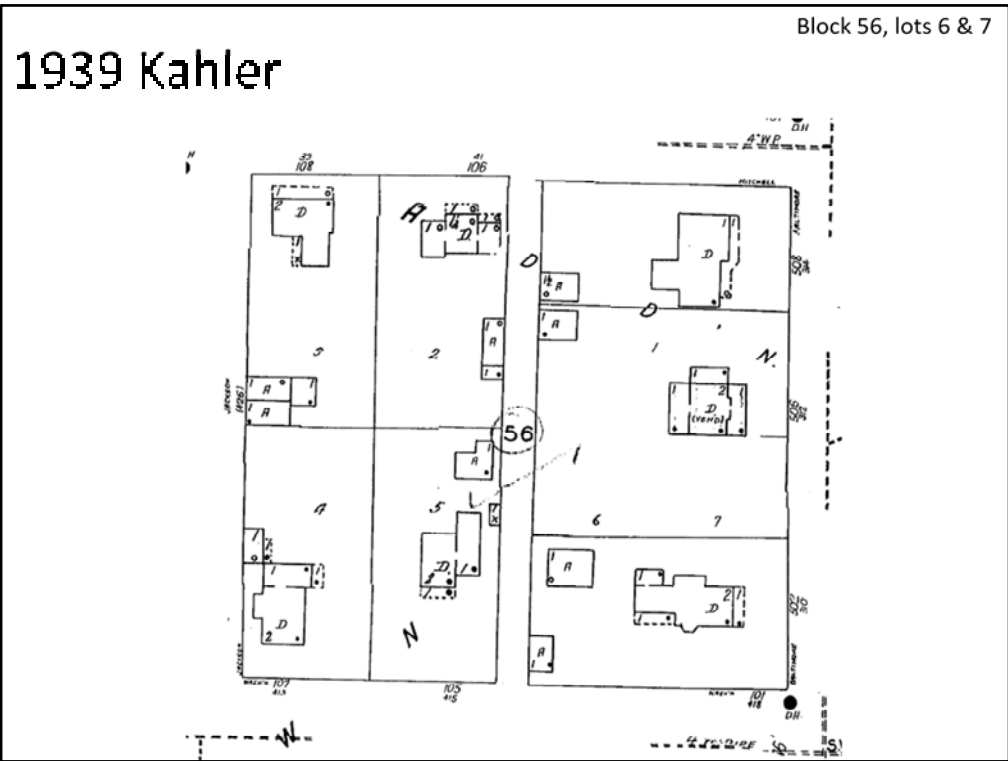
# 1930 Kahler

4/12/1930 Federal Census lists Clarence H. Kahler family in Wilmington  
 6/12/1930 Clarence H. Kahler dies in Los Angeles, CA

1	PLACE OF ABODE			5	6	HOME DATA			PERSONAL DESCRIPTION					17		
	2	3	4			7	8	9	10	11	12	13	14		15	16
1		376	376	Kahler, Clarence H.	Head	0	3500		NO	M	77	69	M	26	NO	4/10
2				Alice	Wife H				Y	F	77	64	M	20	NO	4/10
3				Helene	Daughter				Y	F	77	30	S		NO	4/10



Ancestry.com information from Laura Hackett  
 Family Search. "United States Census, 1930." Accessed July 8, 2016. [www.familysearch.org](http://www.familysearch.org)  
 Find-A-Grave.



Plainfield Public Library District. *Digital Sanborn Maps 1867-1970*.

<http://sanborn.umi.com/cgi-bin/auth.cgi?command=AccessOK&CCSI=3732n>

(Accessed February 8, 2016).

# 1940 Kahler

1940 Federal Census lists Alice and Helen Kahler in Los Angeles  
 504 E. Baltimore now a rental

11	308 412	333	F	35	LEICARI, CHARLOTTE @	HEAD	0	F	W	33	S	W	44	10	CALIFORNIA
12	309 412	334	F	40	KAHLER, ALICE G. @	HEAD	0	F	W	74	W	W	6	10	ENGLAND
13					— HELEN Z.	DAUGHTER	2	F	W	36	S	W	6	10	ILLINOIS
14	310 412	335	M	40	BALL, FRED F.	HEAD	0	M	W	48	M	W	6	10	NEW YORK
15					— ADELADE @	WIFE	1	F	W	31	M	W	6	10	COLORADO
16	301 412	336	M	55	BROWN, JESSE F.	HEAD	0	M	W	59	M	W	6	10	OREGON
17	302				— LEORAN @	WIFE	1	F	W	33	M	W	6	10	INDIANO

Family Search. "United States Census, 1940." Accessed July 8, 2016. [www.familysearch.org](http://www.familysearch.org)

# 1944 Kahler

6/21/1944 Alice G. Kahler to Helen Z. Kahler

Will County Recorder, Warranty Deed 6/21/1944, book 1011, page 557

## 1955 Kahler

9/1/1955 Alice Geneve Kahler (nee Shircliff) dies in Los Angeles, CA,  
just shy of her 90<sup>th</sup> birthday (b. 9/12/1865)

Helen Kahler remains in Los Angeles until her death on 3/2/1984;  
property continues as a rental.

Ancestry.com information from Laura Hackett

# 1973 Darnell

12/11/1973 Helen Z. Kahler to Bob & Cosette Darnell

Will County Recorder Laredo; Helen Z. aka Helm Z. Kahler, a spinster living in LA



# 1986 Priemer

8/15/1986 Darnell to Philip & Alice Priemer

Will County Recorder Laredo

# 1999 Lang

7/23/1999 Premier to Richard & Joan Lang

Will County Recorder Laredo

# 2010 Lawson

6/14/2010 Melvin & Retha Lawson (purchased via a Sheriff's sale)

Will County Recorder Laredo

# 2015 Hackett

1/30/2015 Lawson to Laura & Steven Hackett



Will County GIS. <http://www.willcogis.org/website2014/gis/index.html> (Accessed February 8, 2016).



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

**STAFF REPORT**

**CASE NUMBER:** 16-01

**DATE:** July 7, 2016

**GENERAL INFORMATION**

**APPLICANT:** Laura Hackett

**ADDRESS OF APPLICANT:** 504 E. Baltimore St., Wilmington, IL 60481

**DATE RECEIVED:** February 8, 2016

**DATE FILED:** July 7, 2016 (delay due to incomplete application)

**REQUESTED ACTION:** Nomination as a Will County Landmark

**SITE ADDRESS:** 504 E. Baltimore St., Wilmington, IL 60481

**PROPERTY OWNER:** Laura and Steven Hackett

**PROPERTY OWNER ADDRESS:** 504 E. Baltimore St., Wilmington, IL 60481

**TAX/P.I.N. NUMBER:** 03-17-25-356-005-0000

**COMMON NAME:** 504 E. Baltimore Street, Wilmington

**HISTORIC NAME:** McGinnis-Kahler House

**APPROXIMATE AGE:** 1895

**NUMBER OF BUILDINGS NOMINATED:** 1

**NUMBER OF BUILDINGS/STRUCTURES ON SITE:** 2

**LEGAL DESCRIPTION:** THE W1/2 OF LOTS 6 & 7 AND W 16.5 FT OF THE E1/2 OF SD LOTS 6 & 7 & THE W 16.50 FT OF THE E 49.50 FT OF SD LOTS 6 & 7 IN BLK 56 IN THE TOWN (NOW CITY) OF WILMINGTON, (FORMERLY WINCHESTER) IN SECS 25 & 36, T33N-R9E. A/K/A THE W 99 FT OF SD LOTS 6 & 7

**STAFF ANALYSIS/FINDINGS**

1. The applicant is seeking historic landmark certification for the property historically known as the McGinnis-Kahler House.
2. The nomination has been submitted by the property owner, Laura Hackett.
3. Steven and Laura Hackett are listed by the Will County Recorder as the responsible party of P.I.N. 03-17-25-356-005-0000.
4. The nominated site is located in the City of Wilmington within Wilmington Township.
5. Staff conducted a site inspection on May 10, 2016. The nominated building appears to be in excellent 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 of the twelve (12) criteria as outlined in the Ordinance. Five (5) 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.

Through Will County Recorder documents and physical evidence, it is confirmed that 504 E. Baltimore Street was constructed in 1895. Eliza McGinnis purchased the property from Charles and Mary Cook in June of 1895. The lots were separated but joined together under McGinnis ownership. While the home was undergoing renovation by the current owner, a hand written note on the wall was uncovered – “H. H. Jackson, paper hanger, ---- 24, 1895.” The month has faded over time and is illegible. The home stands prominently along Baltimore Street, the main east/west thoroughfare in Wilmington, and is emblematic of the late 19<sup>th</sup> Century push outside of the central business district located along the Kankakee River on Water Street. The house blends within the cultural characteristics of the local Wilmington community.

**(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.

Both the McGinnis and Kahler families are associated with the property which is why Staff has chosen the historic name “McGinnis-Kahler Residence” to reflect their ownership. While the main home was constructed under McGinnis ownership, an addition to the east façade occurred between 1907 and 1926. It would seem unlikely that the elderly Eliza McGinnis would have undertaken the work (William died in 1901); rather the new owners, in an effort to make the home “their own,” probably would have added the modern comfort of an indoor bathroom sometime shortly after moving in. The historic name reflects the first two owners of the residence who contributed to the structural fabric of the home.

The 1900 Census shows William McGinnis, his wife Eliza, with their daughters Gertrude and Mary (Steward), and Mary’s daughter Olive all residing at 504 E. Baltimore. In Woodruff’s 1878 *History of Will County Illinois*, William McGinnis is listed as a farmer who owns 270 acres in Florence Township and 400 acres in Livingston County. The total value of his land holdings was approximately \$650,000 in today’s money. 504 E. Baltimore reflected the wealth of the McGinnis family. The exterior ornamentation and the interior finishes are of high quality. McGinnis originally came to Will County with his parents in 1837, first to Joliet. After moving in and out of the County, he returned permanently in 1874. Staff believes that William and Eliza purchased the Wilmington property and constructed the home to retire from farming (William would have been 69 years old in 1895).

After Eliza McGinnis died on January 5, 1913, 504 E. Baltimore was sold to Clarence H. Kahler and his wife, Alice in April of 1914. Clarence H. Kahler was the son of Townsend Willis Kahler, a well-known local resident. In Woodruff’s book, Townsend Kahler came to Will County in May 1859, first as a teacher then as a farmer in Florence Township. He moved to Wilmington in 1872 and established McQueen & Kahler, a grocery store and bakery. Townsend’s son Clarence, the second owner of 504 E. Baltimore, is listed as a private banker in the 1920 Census. According to family history, Clarence suffered heavy losses with the Stock Market Crash of 1929. The Kahler family (now with daughter Helen) appear in the 1930 Census, taken on April 12, 1930, at the home on Baltimore Street. However, two months later, Clarence is in Los Angeles having died on June 12, 1930. He is buried in Oakwood Cemetery in Wilmington. It is family history that he went West to escape the financial woes back home.

Both the McGinnis and Kahler families were well-known in the local community. They resided in a home that expressed their wealth and standing. While not affecting the development of the community

through politics, they were part of the bigger picture; literally developing the City of Wilmington through building the home and in Kahler's case, economic development through private banking.

**(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.

504 E. Baltimore is a front-gabled Queen Anne style home, embodying the characteristics of the spindlework subtype, commonly known as "gingerbread." Spindlework elements present on the home include: turned porch supports/balustrades, porch frieze on the south facade, decorative wood detailing in gables, patterned or textured shingles in the gables and on the projecting bay, gable extended forward or projecting over bay windows, and art glass transoms in the street facing facades. This Queen Anne style residence, particularly with the plethora of elements present, makes 504 E. Baltimore valuable as a study in "the Victorian era home." The staff report images document includes further elaboration on the architectural details present both on the interior and exterior.

(McAlester's *A Field Guide to American Houses*)

**(III)(4)(f) It embodies elements of design, detailing, materials, or craftsmanship that render it architecturally significant.**

Staff supports this criterion.

Since 504 E. Baltimore was rented from 1930 to 1973, it is shocking that the home retains almost all of its original detailing, both exterior and interior. Although interiors are not included in designation, it is important to note that the wood work and other elements such as hardware are intact; Staff believes that mention must be made of the high level of integrity of the home both inside and out. The quality of the craftsmanship is excellent and renders the residence as architecturally significant.

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

Although not selected by the applicant on the nomination form, Staff recommends including this criterion. The colorful home sits prominently along Baltimore Street which makes it an established and familiar visual feature to those passing by.

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

Staff supports this criterion.

While the home has been expertly and lovingly restored by the current owners, the Hackett family, the home is suitable for continued maintenance and future preservation or restoration efforts.

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, six other County landmarks are located within the City of Wilmington: Edwin R. Willard, M.D. Home and Office; North Island City Memorial Flagpole Monument; Rodney Bowen House; David Aldrich House; Soldier's Widow's Laundry House; Small-Towle House.

#### **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 McGinnis-Kahler Residence with the following condition:
  - a. If granted landmark status, per the *Will County Historic Preservation Ordinance*, the Will County Historic Preservation Commission 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 replacement, roof replacement, brick replacement, 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.

#### **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
2. City of Wilmington Ordinance

*Date of Site Inspection: May 10, 2016*

*Date of HPC Hearing: [Date of HPC Hearing]*

*Date of LUDC Meeting: [Date of LUDC Meeting]*

McGinnis-Kahler Residence  
Staff Report Images

---



South/Baltimore Street facing façade

**McGinnis-Kahler Residence**  
**Staff Report Images**

---



Southeast facade



East façade detail of the 1907-1926 addition

McGinnis-Kahler Residence  
Staff Report Images

---



North/rear facade



Northwest facade

McGinnis-Kahler Residence  
Staff Report Images

---



West/Washington Street facade



Southwest facade



Detail of the foundation



Detail of the siding, textured shingles, and gable bracket



Detail of the window ornamentation



Bay window with art glass and textured shingles; note the gable projects beyond the windows.

**McGinnis-Kahler Residence**  
**Staff Report Images**

---



Detail of the porch on the west façade. Note the spindlework porch supports with brackets.



Detail of the porch on the south façade. Note the spindlework porch supports and frieze with brackets.



McGinnis-Kahler Residence  
Staff Report Images

---



Rear (north) interior; through the open door is the 1907-1926 bathroom addition.



Rear (north) interior; through the door is the 1907-1926 former party now laundry/mudroom addition.

McGinnis-Kahler Residence  
Staff Report Images

---



Rear (north) interior steps leading down to basement.



Comparison of the wood door trim – addition on the left and original on the right.

McGinnis-Kahler Residence  
Staff Report Images

---



Detail of the original wood floors.



The house retains nearly all its original double hung wooden windows; a few in the rear were replaced.



Looking into front (south) interior to hallway, formal dining room, and living room.



Detail of original floor heating vent grates.



The plaster ceiling in the formal dining room has an ornate swirl pattern.



Detail of the large pocket door.

McGinnis-Kahler Residence  
Staff Report Images

---



Detail of the original fireplace mantel surround and glazed tile.



In the living room looking back towards the rear of the house.



Detail of the front door.



Grand staircase leading up to the second floor.



Detail of the staircase newel post.



Pendant light fixture hanging above the staircase. The home retains several period light fixtures.



**McGinnis-Kahler Residence**  
**Staff Report Images**

---



View down the second floor hallway corridor.



Original wood corner guard in second floor hallway.



Detail of door knob, second floor. The doors and hardware are original.



Detail of door hinge, second floor.

McGinnis-Kahler Residence  
Staff Report Images

---



Interior of a bedroom (west); note the art glass transom light.



A bathroom was created by the current owners in the rear (north) area of the second floor.

McGinnis-Kahler Residence  
Staff Report Images

---



Second floor rear (north) former servants' area.



Rear stairs in the servants' area looking down.

AN ORDINANCE AUTHORIZING THE WILL COUNTY HISTORIC  
PRESERVATION COMMISSION AND WILL COUNTY TO DESIGNATE  
504 E. BALTIMORE STREET, WILMINGTON AKA  
THE MCGINNIS-KAHLER RESIDENCE  
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 Laura Hackett, the owner of certain property located at 504 E. Baltimore Street, Wilmington, IL 60481; P.I.N. 03-17-25-356-005-0000 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 Laura Hackett and to authorize the County of Will and the Will County Historic Preservation Commission to review and consider 504 E. Baltimore 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 504 E. Baltimore Street, 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 504 E. Baltimore 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.