

State of Illinois

County of Will

Town of Crete

CRETE TOWNSHIP BOARD OF TRUSTEES MEETING

DRAFT

September 14, 2022

The regular scheduled meeting of the Crete Township Board of Trustees was called to order by Supervisor Liccar at 7:00 PM.

Board members present were Trustee Elton, Trustee Hodge, Trustee Piacentini, Trustee Albrecht and Supervisor Liccar. Clerk Buitter was also present.

Pledge of Allegiance was given to the flag.

APPROVAL OF MINUTES:

Motion to approve the minutes of the Board of Directors meeting on August 13, 2022, as written made by Trustee Piacentini, seconded by Trustee Elton. All were in favor. The minutes are approved as written.

REPORTS:

Supervisor Liccar started the discussion about the Balmoral zoning about the letter that was sent and how he attended the meeting in Joliet. He did mention that the zoning commission will be having another zoning meeting on October 4, 2022. He introduced the owner's lawyer, Richard Kavanaugh. Richard talked how his client is operating a trucking firm where a lot truckers stop work because of high costs. That is why his client wants to get a truck terminal so they can store the trailers when they are not being used. He said that they don't want a truck terminal where the truckers would be staying there and sleeping and idling their trucks. His client is mailing info about the hearing in Joliet. He also mentioned his client's spouse and daughter were present at the meeting. Supervisor Liccar stated that the community does not want this terminal for the same reason stated in the last public meeting. The citizens are concerned about the use of Elm's Court Lane. He also mentioned about there will be no buffer zones to deflect the noise and pollution near the resident's home. It becomes a quality of life and safety issues. Attorney Kavanaugh took questions. Ruth Reed was up first and ask him about what the LLC and how does affect us if a driver cause physical damage. Her next question was concerning the hives client wants to do with the Balmoral Park property. Third question is there going to be hazmat material held and stored there and disposed there. Fourth question was in regards about the video on the internet from February 2022 stating about the trucking companies new truck terminal. The attorney said the LLC is a limit liability corporation. He claims the buildings and property can't use till 2025 or 2026 when the gambling inside racetracks is voted on. The Hazmat material issues, the attorney did not know but he will have to ask his client. He did not know about the video or knows about it. If the permit is not granted the property will set vacant. Another question came up about maintaining the property and the attorney claims that his client has been fixing roofs, sprinklers systems, and fire hydrants. There has been a lot of vandalism on the property over the winter. His client has hired security to oversee the

DRAFT

property. Ruth Reed mentioned that there has been no repairs on the building that shew can see and the residents are cutting the grass and weed wicking. The next question was about the intent was about the building if the permit passes. The point was made that the company is in direct violation of their current permit. It is a county issue. The trucks and trailers were parked there over a year and half with no permit. Mr. DeGraff questioned the attorney about the truck terminal issue and who regulates the building and the Supervisor Liccar mentioned that Land Use will handle any violations. The attorney says client informs the drivers not to use Elms Court and not to turn around on this street. Also, his client won't use the entrance on Elms Court being used by the drivers for coming in or out and is their going to be plan determine how many can come and go. One of the residents mentioned that the owners should be a good neighbor and lets us know what is going on. For example, Phase 1 should use for trailer storage. Phase 2 could be used for trucks etc. If you can't see an equestrian center till 2026, maybe you should sublease to another entity to build out some other forms of entertainment. She just wants the company to be a good neighbor and keep everybody informed what they are doing. Another citizen was concerned about all the materials that will be stored. The lawyer said it could material, equipment, bulldozers, and other construction equipment. I zoning requires no truck parking. It would be light industrial items. Attorney Kavanaugh mentioned the zoning includes outdoor storage for autos and construction equipment. The materials would be like gravel, sand, and stone. Resident Michael Anthony mentioned that this place will be turned into Gaby's. If county does not let you get the permit and if Village of Crete annex, what will happen then? Supervisor Liccar mentioned that the Village wants to keep it as an entertainment venue of some sorts. Another citizen mentioned that the owner has been in clear violation and got off on the wrong foot with the will County and residents in the area. Until you got involved, your guy was doing whatever he wanted to, that is why the people are upset and people want your client to do the right thing and not be a bully. One citizen kept repeating that with the attorney has kept his clint in check and doing things orderly. A point was made that the trailers are brand new, and the question was asked if you don't have drivers why would invest millions of dollars. Another resident seen a RJR driver and he asked the other driver how many years he was driving and the driver told him you don't need any experience. The point was made that the trucking advertises that they require 2 years' worth of driving experience. Another point was made that the roads in this area can't handle the truck traffic. The attorney had no idea how much traffic that will show and did not what the company hauled. The discussion continued but the public made it known that they don't want the permanent truck terminal. Another concerned resident was wondering if they can have a say so on what will be stored since they don't want unwanted material. The attorney asked if the residents wanted to put together a list of what material they don't want in the area he can forward the list to his client. Nancy Gaffney mentioned that she does not trucks going back and forth all night long. The attorney said his client does not want no sleeping and no overnight stay on the property. There was a video out there that the family members were saying they want to make it An entertainment/horse racing venue and the attorney had no comment just crickets. Ruth Reed mentioned that the company had an advertisement that they needed drivers and it states 6 months required not two years like the client's daughter stated recently. The client representative stated their website was hacked and they have changed it back. She also has a temporary permit and she stated keep doing it that way. Another citizen pointed out that he is direct violation of that permit since it was for storing trailers and he has trucks on the property. There was point made the owner is a liar and will not abide to the permit issued. The attorney prepared the map and told the audience that if they apply for another temporary permit, they will be more detailed and the concerns was that the client won't be willing to follow the permits. The

DRAFT

discussion continued and Supervisor Liccar mentioned that he brought up at the last zoning meeting and there was nothing done, no tickets or fines happened. Citizens are concerned about the house value. Supervisor Liccar wrapped up the conversation. He read the report from the Zoning Board which dictated what the local zoning board wants to see. A motion was made stating that the Board is opposed to the permanent truck terminal permit and to allow the Supervisor the authority to write the response to the Land use and to represent the Board at the next County Zoning Hearing in early October by Supervisor Liccar, second by Trustee Elton. All were in favor. Roll Call was taken as follows: Trustee Piacentini – yes, Trustee Hodge – yes, Trustee Piacentini – yes Trustee Albrecht - yes, Supervisor Liccar – yes. Motion passes.

Supervisor Liccar provided a Paratransit update. Ridership is up by 28.75% however costs are up 58%. He did attend the meeting in Joliet and will find \$30,000 from CARES Act funding and they are applying it to the fuel expense. That was some good news.

Supervisor mentioned that he has talked to The Crete Center owner, and they are still waiting to hear from the condo association.

A motion was made to allow the Crete Woman's Club General Meeting Date as follows: August 31, 2022, 9:30 through 11 AM by Trustee Elton, second by Trustee Piacentini. All were in favor. Motion passes.

A motion was made to allow the Crete Woman's Board Meetings Dates as follows: September 8, October 13, November 10, December 8, 2022, January 12, February 9, March 9, April 13, May 11, June 8, 2023, 9:00 through 11:30 AM by Trustee Elton, second by Trustee Albrecht. All were in favor. Motion passes.

A motion was made to allow the Crete Historical Society Club Board meetings and General membership meetings Dates as follows: Board meetings 2nd Thursday monthly Board Room and Membership meeting 3rd Thursday monthly Meeting Room by Trustee Albrecht, second by Trustee Hodge. All in favor. Motion passes.

A motion was made to donate \$5000 to the Santa Sponsorship Crete Country Christmas event by Trustee Elton, second by Trustee Albrecht. All. All were in favor. Roll Call was taken as follows: Trustee Piacentini – yes, Trustee Hodge – yes, Trustee Piacentini – yes Trustee Albrecht - yes, Supervisor Liccar – yes. Motion passes.

Clerk:

Trustee Albrecht - Financial Reports. See attached.

Highway Commissioner- Equipment maintenance is ongoing. Monthly Branch Pickup is ongoing, and the last day will be October 3, 2022. Culvert replacements were done on Jonathan Lane and Bemis Road. Ditch mowing was completed with the boom mower. Ditch work was completed on Melrose Lane, Richton Road, Klemme Road, Spruce Drive and Bemis Road. Shoulder stone was applied at various locations. Damage guardrail on Bemis Road through the woods was repaired using material that we had in inventory. Sign Repairs/replacements were done on Klemme Road, Timberline Trail, Shady Oaks Trail, Old Post Road, Cottage Grove Kings Road, Norfolk Road and Crestwood Lane. Landscape was restored at new culverts. We cut branches hanging over roads at various locations. 87 Tires were collected along the

DRAFT

roads and were brought in for recycling at the Will County Waste Services event on 09/12/2022. Tim Miller presented the State of Illinois EPA MS-4 training to our employees on August 31, 2022. Kings Road Bridge Update: Bridge deck is completed. Striping is being done within the next day and people are driving over the bridge. Some landscaping needs to be completed but everything is getting done

Assessor – See Written Report from the Assessor.

Plan Commission – Supervisor Liccar John Rzymiski mentioned there is a meeting to change the zoning variance for the

Liaison Property Code Matters – Bob Walters mentioned that there were three issues that he is working with Land use out of Joliet

Building and Grounds –Trustee Hodge stated that the air conditioning is properly working for now. Everything is going well.

Senior Transportation – Supervisor Liccar mentioned that above.

Youth – Trustee Albrecht Acorn Fest is Happening September 17, 2022. We are sponsoring the Bouncy House. She is planning on another toy drive for Christmas.

Mosquito Abatement – Trustee Piacentini informed that we had one complaint and we found out that the citizens lived in Steger, so he sent over to them. We had to go out only once this year since we did not have much rain.

Senior & Special Events – The Seniors Picnic was great and well attended. He also mentioned that the Christmas lunch will be held at Scrementi's on December 15 and 16, 2022. There will 125 people attending each lunch He mentioned that we have a special guest in the audience who was the former assessor of Crete Township, and the only other people are either employees of the township or elected officials.

Community Center – Was mentioned under the Supervisors report.

Logo/Flag Committee –

Social Media/Facebook – Nick Borrell

OLD BUSINESS – Supervisor Liccar resubmitted the ARPA application and has read the statute and hopes they will accept this application. We have to follow the more narrow requirements especially to the mitigate the COVID virus.

NEW BUSINESS –

CITIZENS TO ADDRESS THE BOARD – A resident thanked the Board for doing an excellent job of protecting our citizens rights. It was also mentioned that the old school that was turned down it will be turned into athletic fields, and we could get corporate sponsorship.

CORRESPONDENCE –

ANNOUNCEMENTS –

EXECUTIVE SESSION - Supervisor Liccar called on to order to discuss personnel matters.

DRAFT

A motion was made to resume the regular board meeting by Trustee Elton, second by Trustee Hodge. All were in favor. Motion passes.

APPROVAL OF Town Fund Bills – Motion to approve the Town Fund bills for payment as presented was made by Trustee Elton, seconded by Trustee Hodge. All were in favor. Roll Call was taken as follows: Trustee Elton – yes, Trustee Hodge – yes, Trustee Piacentini – yes, Trustee Albrecht - yes, Supervisor Liccar – yes. Town Fund Bills stand approved for payment as submitted.

Road and Bridge Fund Bills – Motion to approve the Road and Bridge Fund bills for payments as submitted was made by Trustee Hodge, seconded by Trustee Elton. All were in favor. Roll Call was taken as follows: Trustee Elton – yes, Trustee Hodge – yes, Trustee Piacentini – yes, Trustee Albrecht - yes, Supervisor Liccar – yes. Road and Bridge Fund Bills stand approved for payment as submitted.

Motion to adjourn was made by Trustee Elton, seconded by Trustee Albrecht. All were in favor. Adjournment passes.

Meeting stands adjourned at 8:45 PM.

Respectfully Submitted

Jim Buiter, Clerk