



Supervisor's Office
Gloria M. Palmblad

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BOARD MEETING

Ela Town Hall
1155 E. Route 22, Lake Zurich, IL
Thursday, March 14, 2024, at 7:00 p.m.

MEETING MINUTES – Approved April 11, 2024

NOTICE IS HEREBY GIVEN that a Board Meeting of the Ela Township Board, Lake County, Illinois will be held on Thursday, March 14, 2024, at 7:00 p.m. at the Ela Township offices at 1155 East IL-22, Lake Zurich, IL 60047 in accordance with Section 80-10(b) of the Illinois Township Code, 60 ILCS 1/80-10(b). Said meeting has been called by Township Supervisor Gloria Palmblad. The meeting will be held for purposes of considering the following agenda:

1. Call to Order: Supervisor Palmblad called the March 14, 2024, Ela Township Board meeting to order at 7:00 p.m.
2. Roll Call: Present were Supervisor Palmblad, Trustee Bowman, Trustee Samz, Trustee Wilhoit, Trustee Ufodike, Deputy Clerk Case, Township Manager Marciniak, and Attorney Megan Mack. Also present were Highway Superintendent DePouw, Community Programs Director Dillon, and Health & Wellness Director Marx. Clerk Lucy Prouty was absent.
3. Pledge of Allegiance: Supervisor Palmblad led the Pledge of Allegiance.
4. Freedom of Information Requests: A full list will be attached to the minutes.
5. Public Comment: Kelly Ziegler resident Lake Zurich, Donna Lobaito Village of Hawthorn Woods, Brian Blazey President of Lochanora HOA, Karen Cole resident Hawthorn Woods.
6. Approval of Board Meeting Minutes of February 8, 2024: A motion by Trustee Bowman and seconded by Trustee Samz to approve the Board Meeting minutes of February 8, 2024. Motion passed 4 to 0, Trustee Wilhoit abstained.
7. Committee Meeting Minutes – accept meeting minutes from C-O-W (2/28) - Community Center Committee (2/14) – Communication Committee (2/27) – Health & Wellness Committee (2/16) – Highway Committee (2/7) – Park Committee (2/7) – Cemetery () - Decennial (): A motion by Trustee Bowman and seconded by Trustee Wilhoit to approve the Committee Meeting minutes from C-O-W (2/28) - Community Center Committee (2/14) – Communication Committee (2/27) – Health & Wellness Committee (2/16) – Highway Committee (2/7) – Park Committee (2/7) – Cemetery () - Decennial (). Motion passed 5 to 0. Trustee Wilhoit requested the addition of the discussion items requested by Trustee Wilhoit and answered by Supervisor Palmblad at the COW meeting on 2/28/24 added to the minutes.
8. Approval of Board Audit from 2/1/24 – 2/29/24:
TOTAL GENERAL TOWN FUND: \$177,293.15
TOTAL GENERAL ASSISTANCE FUND: \$2,380.56
TOTAL GENERAL ROAD FUND: \$20,526.48
TOTAL PERMANENT ROAD FUND: \$69,415.56
TOTAL PARK MAINTENANCE FUND: \$22,581.95
TOTAL CEMETERY FUND: \$2,474.30
TOTAL ALL FUNDS: \$294,672.00
A motion by Trustee Samz and seconded by Trustee Bowman to approve the Board Audit from 2/1/24 – 2/29/24. Motion passed 5 to 0.

9. Monthly Updates from Elected Officials and Department Heads (Assessor – Bus – Health & Wellness – Highway – Community Center – Township Manager):

Supervisor Palmblad: Supervisor Palmblad and Township Manager Marciniak plan to attend the upcoming Hawthorn Woods zoning meeting regarding the proposed commercial solar energy farm on March 21st. She will be reaching out to all Ela Township Board members to schedule a meeting to discuss the possibility of creating a resolution and formal response to the proposal. The Township has again partnered with the Ela Area Library for a shredding event. It will be on June 1st from 8:30 a.m. to 11:30 a.m. at the library.

Deputy Clerk Case: Although the Township did not host early voting for the General Primary Election, five precincts will have Ela Town Hall as their election day polling place on election day, Tuesday, March 19th. This is the first year that Town Hall will have 5 precincts at this voting site, in past elections there have only been 3 precincts. Polls will be open from 6 a.m. to 7 p.m.

Trustee Wilhoit: Happy Pi Day, hoping everyone gets a chance to cast their votes by Tuesday. Trustee Wilhoit attended the Lake County Municipal League breakfast along with Township Manager Marciniak and Supervisor Palmblad, and she received a lot of updates regarding legislative agenda in our area. Trustee Wilhoit has requested that Township Manager Marciniak create an itemized list per department of large equipment items such as computers, furniture, etc., so that when things need to be replaced, we know how old they are. She also thanked Township Manager Marciniak for his efforts to upgrade Township cyber security. She is aware that he and Supervisor Palmblad are working on a work from home policy which will be discussed when it is finalized. She has questions for Assessor Herr regarding the Assessor's report, the year-to-year comparison that she requested was not done, she has questions on the Township equalization factor, and thinks it would be great if Assessor Herr was present to explain this to the public. In addition, Assessor Herr says in her report that the computers have been ordered for her department, yet the Board is voting on that purchase at tonight's meeting. She is very excited to volunteer at the St. Patrick's Day dinner at the Community Center.

Trustee Bowman: No report.

Trustee Ufodike: Trustee Ufodike attended the grand opening of Hawthorn Woods Community Bank, it was a very nice event, Supervisor Palmblad also attended. As a Hawthorn Woods resident she also plans to attend the upcoming public hearing for the proposed commercial solar energy farm. She is looking forward to the upcoming St. Patrick's Day parade in Palatine and urges everyone to vote this upcoming Tuesday.

Trustee Samz: No report.

Township Manager Marciniak: Through Congressman Quigley's office, the Township has been approved to receive up to \$150,000.00 community project grant to put a generator at the Community Center which is the first step in qualifying the center to be an emergency operating center during weather events, power outages, etc., thank you to Congressman Quigley. Next steps are to schedule meetings with LZPD and LZFD. He will be attending the upcoming Metropolitan Township Association quarterly training event regarding envisioning the communities of tomorrow.

Health & Wellness Director Marx: The Health & Wellness department had 15 new referrals and 28 lending closet customers in February. They are still in need of a licensed full-time clinician with their master's degree in psychology or social work. The department is doing more work with local housing authorities and coalitions to try and help with local housing issues. They will also be working with local fire departments helping train first responders on mental health issues they may encounter.

Highway Superintendent DePouw: Highway Superintendent DePouw attended the Forest Lake HOA meeting on February 13th where the main concern was ongoing speeding in the subdivision. The residents have requested additional signage and to contact Lake County to have them conduct a

speed study. Continued road resurfacing in the subdivision was also discussed as well as the upcoming park drainage project.

Community Programs Director Dillon: Every day of Spring Break camp is now booked; this has changed since the report in the board meeting book. Janet, a previous volunteer, has taken the position of site coordinator previously held by Ben Gullo so that position has been filled. The basketball net will be installed at the center tomorrow. The April-June newsletters arrived at homes last week. Everyone is looking forward to the St. Patrick's Day dinner, they have just under 100 people expected. Thank you to everyone who has offered to volunteer at the event. Thank you to Supervisor Palmblad, Township Manager Marciniak, and Congressman Quigley for their efforts in applying for the grant money so that the center can get a generator and qualify to be an emergency operating center.

OLD BUSINESS:

10. Approve Purchase of Computers for Assessor's Office \$7,464: Supervisor Palmblad explained that the Board previously voted on this agenda item at the February COW meeting so that the purchase could be made prior to the FY end budget. For formality reasons the Board must vote again. A motion by Trustee Bowman and seconded by Trustee Samz to approve the purchase of computers for the Assessor's Office in the amount of \$7,464. Motion passed 4 to 1, Trustee Wilhoit voted nay.
11. Approve Purchase of 2024 Silverado for Parks Department \$51,425: Supervisor Palmblad explained that the Board previously voted on this item at the COW meeting in February so that a deposit could be made on the vehicle therefore a formal vote is necessary. A motion by Trustee Wilhoit and seconded by Trustee Bowman to waive the competitive bid due to no availability of a comparable vehicle that fits the specifications of the Township. Motion passed 5 to 0.

A motion by Trustee Bowman and seconded by Trustee Wilhoit to approve the purchase of 2024 Silverado for the Parks Department in the amount of \$51,425. Motion passed 5 to 0.

NEW BUSINESS:

12. Annual Town Meeting Notice & Agenda-consideration & possible action to approve Notice & Agenda for the Annual Town Meeting on April 9, 2024, at 7 p.m.: A motion by Trustee Bowman and seconded by Trustee Ufodike to approve the Notice & Agenda for the Annual Town Meeting on April 9, 2024, at 7 p.m. Motion passed 5 to 0.
13. 2024 Lake Zurich Baseball & Softball Field Contract- consideration to approve Lake Zurich Baseball & Softball agreement for 2024 with a yearly maintenance fee of \$500: A motion by Trustee Bowman and seconded by Trustee Ufodike to approve Lake Zurich Baseball & Softball agreement for 2024 with a yearly maintenance fee of \$500. Motion passed 5 to 0.
14. Approve Resolution 2024-1 A Resolution Adopting Procedures for Remote Participation: A motion by Trustee Samz and seconded by Trustee Bowman to approve Resolution 2024-1 A Resolution Adopting Procedures for Remote Participation. Trustee Wilhoit requested that the word childcare be changed to dependent to encompass all persons. Motion passed 5 to 0.
15. Approve Updated Ela Township Public Comment Policy: This agenda item is tabled until further notice.
16. Budget FY ending 3/31/25- consideration and possible action to approve a tentative budget for the purpose of conducting business on or after 4/1/24 pending final approval of Budget & Appropriation Ordinance at a later date: A motion by Trustee Bowman and seconded by Trustee Samz to approve a tentative budget for the purpose of conducting business on or after 4/1/24 pending final approval of Budget & Appropriation Ordinance at a later date. Motion passed 5 to 0.
17. Grant Applications- consideration & possible action to approve Grant applications, subject to final budget approval for FY ending 3/31/25:

	<u>REQUESTED</u>	<u>RECOMMENDED AT COW</u>
a. A Safe Place	\$2,500	\$2,500
b. Center for Enriched Living	\$2,500	\$1,000
c. Center for Independence	\$5,000	\$2,000
d. Emmaus Housse	\$15,000	\$15,000
e. Erie Family Health Center	\$1,000	\$1,000
f. Joanie's Closet	\$3,000	\$2,000
g. North Suburban Leal Aid	\$3,000	\$2,000
h. PADS, Lake County	\$5,000	\$5,500
i. Zacharias Sexual Abuse Center	\$3,000	\$3,000

A motion by Trustee Wilhoit and seconded by Trustee Ufodike to approve Grant applications as listed on this agenda, subject to final budget approval for FY ending 3/31/25. Motion passed 5 to 0.

18. Executive Session – for the purpose of discussing Personnel 5 ILCS 120/2(c) 1 or 3, Litigation 5 ILCS 120/2(c) or Review of Executive Session Minutes 5 ILCS 120/2(c)21. None.
19. Adjournment: A motion by Trustee Bowman and seconded by Trustee Ufodike to adjourn the meeting at 7:55 p.m. Motion passed 5 to 0.

Respectfully submitted: Deputy Clerk Case



RESOLUTION No. 03-11-24-1

A RESOLUTION OBJECTING TO AN APPLICATION BEFORE THE
LAKE COUNTY ZONING BOARD OF APPEALS FOR A COMMERCIAL SOLAR
ENERGY SYSTEM LOCATED AT 25428 N. FAIRFIELD ROAD, PIN# 14-04-300-002,
AMONGST DEVELOPED RESIDENTIAL AND PARKLAND PROPERTIES IN AND
ADJACENT TO THE VILLAGE OF HAWTHORN WOODS

WHEREAS, the County of Lake, a governmental unit located in Lake County, Illinois, is in receipt of an application and plans from RPIL Solar 3, LLC with a business address in San Francisco, California, for a Conditional Use Permit to establish a Commercial Solar Energy System at the subject property located at 25428 N. Fairfield Road, Lake Zurich, Illinois, PIN #14-04-300-002, in unincorporated Lake County, consisting of approximately 38 acres. The subject property is currently zoned Estate under Section 151.050 of the Lake County Zoning Ordinance; and is designated as Single Family in the approved Village of Hawthorn Woods Comprehensive Plan, and

WHEREAS, the present use of the subject property is Residential and Agriculture; and lies within the 1.5 mile jurisdictional planning area of the Village of Hawthorn Woods; and

WHEREAS, the subject property currently has a designation of Residential Single-Family, Forest/Grassland/Beach and Agricultural as defined in the 2010 Land Use Plan of Lake County; and

WHEREAS, the subject property is immediately surrounded by, and sharing a property line with the developed residentially zoned subdivisions in the Village of Hawthorn Woods consisting of White Birch Meadows immediately to the west, White Birch Lakes immediately to the south, Legend Knolls across Fairfield Road to the east, as well as the Lochanora subdivision, located in unincorporated Lake County, immediately to the north; and Heritage Oaks Park in Hawthorn Woods located across Fairfield Road to the east; and

WHEREAS, although the application was received by Lake County before August 4, 2023, it was not until March 1, 2024, that Lake County informed the Village of Hawthorn Woods of the application for a Conditional Use for a Commercial Solar Energy System and the pending public hearing before the Lake County Zoning Board of Appeals on March 21, 2024; and

WHEREAS, the final decision on the approval of the Commercial Solar Energy System lies with the Zoning Board of Appeals, and is not referred to the full corporate authorities of Lake County; and

WHEREAS, the application is for an approximately 5 MW (AC) ground-mounted distributed generation community solar facility; and

WHEREAS, identified in a Memorandum of Lease on the subject property, the original term of the Lease will be approximately twenty (20) years, with three (3) options for the Lessee to

extend the term of the Lease, each for a five (5) year period, which Lessee may exercise in its sole discretion; and

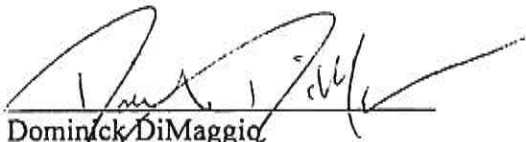
WHEREAS, the application being considered by the Lake County Zoning Board of Appeals identifies the fencing around the property to be constructed of wooden posts with woven wire galvanized agricultural fencing seven feet (7') in height, the solar panels can reach a height of twenty feet (20') measured from grade to the highest point of the solar arrays, and the setback of the solar panels from the affected surrounding residential structures is of great concern as fences are not permitted in Hawthorn Woods; and

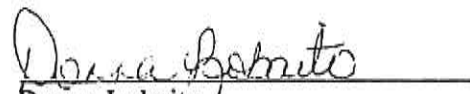
WHEREAS, when the Commercial Solar Energy System has run its useful life, the application contemplates the Facility Owner shall complete a Decommissioning Plan that will outline the deconstruction of the Facility not immediately, but within twelve (12) months after the end of the useful life of the Facility, and any financial assurance by the Facility Owner to ensure the deconstruction of the facility is not to be fully funded at 100% until the eleventh (11th) anniversary of the Commercial Operation Date; and

WHEREAS, the Village of Hawthorn Woods is not opposed to renewable energy; however, the location and placement of such facilities, and the impact of surrounding properties needs to be considered and taken into account when developing such sites so as to not impose a negative impact on the surrounding properties.

NOW, THEREFORE, BE IT RESOLVED that the Village Board of Trustees, on behalf of the residents of Hawthorn Woods, exercising our rights to plan, regulate and influence the 1.5 mile municipal jurisdictional sphere outside of the Village's municipal boundary as allowed by Illinois law, hereby objects wholeheartedly to the application before the Lake County Zoning Board of Appeals for a Commercial Solar Energy System. Such use clearly does not meet the standards required to be met for approval and will negatively impact the health, safety and welfare of the residents of the Village of Hawthorn Woods, and it will have a negative effect and is contrary to property values, zoning, planning, drainage and stormwater management functions of the Village of Hawthorn Woods which will all be directly and adversely impacted by the proposed use of a Commercial Solar Energy System on the subject property.

The foregoing resolution was adopted unanimously by the Board of Trustees of the Village of Hawthorn Woods, Illinois on March 11, 2024.


Dominick DiMaggio
Mayor


Donna Lobaito
Village Clerk

Hi my name is Nick Barrington, my home of record is Hawthorn Woods. I appreciate the opportunity the board has given me to share my public comment. I have lived in Ela Township since I was four, as my parents moved back hereafter getting out of the military. They have been involved in Ela Township's work for as long as I can remember, and it has been a significant part of my life. Even now, as an active duty Marine stationed in Arizona. I associate my father with Ela Township. I am grateful to still have the chance to communicate with the board.

Identifying myself as a United States Marine is a huge honor, and achieving this title wasn't a walk in the park. However, I am prouder of being my parents' son. They instilled in me the ambition to become a Marine and the determination to accomplish my mission. So, imagine my dismay when I learned that Ela Township hired someone who dishonestly claimed to be a Marine. If you ask any Marine, they would express their displeasure at length. I am particularly disappointed in Larry Bowman, a person my father considered a friend. Larry, you shared a lot with my father, from work to personal moments. I am certain my father would be displeased not only with your treatment of his wife, my mother but also how you allowed a position he held with such integrity to be held by a fraud.

My mother is more than capable of performing the role of Township Assessor. She possesses not only the drive to serve the community but also the necessary qualifications. I am confident she would have performed as competently as my father.

Ironically, it is not always easy for active-duty military to vote in our country. However, I am determined to vote in the upcoming election in March. I will cast my vote not just for my mother, but against those board members who failed to support her.

I want to express my gratitude to the two women on the board who have consistently supported my mother and prioritized the township's residents over themselves in all that they do.

Lastly, I'd like to thank Ted for safeguarding my right to remain an active community member and voice my opinions publicly while serving our great country.

Motivation and purpose of replacement

The truck that is getting replaced is a 2013 Ford F-250 pickup truck with 95,270 miles on it. This vehicle meets all replacement requirements put into place by the American Public Works Association (APWA) by which the Township follows.

Over the past two years we have spent \$1,600.00 on parts not including shop materials and labor.

Maintenance that needs to be done on this truck for 2024 if we would keep it.

- Timing chain replacement. (\$1,322-\$1,600)
- Rear leaf springs. (\$2,000)
- 4 tires. (\$1,650)

We decided on this make and model truck because it was readily available and fit all our needs and after checking for pricing this was the cheapest truck we could find. I did find three other trucks that were similar and available but all three were more expensive.