

**PLATO TOWNSHIP  
BOARD OF TRUSTEES MEETING  
Plato Town Hall, Plato Center, IL  
March 28, 2023**

CALL TO ORDER

Supervisor Maroder called the meeting to order at 6:03pm.

ROLL CALL

Present: Supervisor Tim Maroder; Trustees: Joe Hulke, Mike McMahon, and Ron Straub; Township Clerk Beth Gehrke; and Highway Commissioner Larry Trainor.

Absent: Trustee Heather Wallace

PLEDGE OF ALLEGIANCE

Trustee McMahon led the Board in the Pledge of Allegiance.

CITIZENS TO BE HEARD

There were no citizens to be heard.

APPROVAL OF MINUTES

Clerk Gehrke emailed the Township Officials the February 28, 2023, regular board meeting minutes prior to tonight's meeting.

**A motion to approve the minutes of the February 28, 2023, regular board meeting was made by Hulke, seconded by McMahon. Motion carried.**

SUPERVISOR'S REPORT

Supervisor Maroder emailed the financials to the Township's Officials prior to the meeting.

*Financial Reports, Warrants, & Affirm Bills*

Total Current Assets:	Plato Township	\$ 889,437.79
	Plato Road	1,200,456.43

Maroder explained the revenue recapture which is applied to the general fund.

**A motion to approve the March 2023, warrants and financial reports subject to audit was made by McMahon, seconded by Straub. Motion carried.** (Roll call: Hulke - aye, McMahon - aye, Straub - aye, Wallace - absent, Maroder - aye )

*Park Report*

The park is open. Baseball is working at the park and the tentative new field is laid out, games will be starting soon.

*Town Hall*

Lighting outside the Hall and in the Men's Room have been replaced.

HIGHWAY COMMISSIONER'S REPORT

There were some suspicious emails sent to the website, there is a website security system in place.

Commissioner Trainor expressed his concern with traffic on township roads if the School District 301 referendum is passed for construction of a new high school facility on Rohrson Road.

ASSESSOR'S REPORT

Assessor Roush provided the board with a written report which was reviewed and is attached.

## CLERK'S REPORT

The Annual Town Meeting will be Tuesday, April 11, 2023, 7:00pm at the Town Hall.

Board members were emailed a draft agenda for the Annual Town Meeting prior to the meeting.

1. CALL TO ORDER
2. PLEDGE
3. ELECTION OF MODERATOR
4. COMPENSATION OF MODERATOR
5. APPROVAL OF 2022 TOWN MEETING MINUTES
6. ANNUAL FINANCIAL STATEMENT
7. SUPERVISOR'S REPORT
8. HIGHWAY COMMISSIONER'S REPORT
9. ASSESSOR'S REPORT
10. CEMETERY BOARD REPORT
11. ADJOURNMENT

**A motion to approve the agenda for the Annual Town Meeting was made by McMahan, seconded by Hulke. Motion carried.**

Economic Interest Statements will be mailed to all officials by the county. They must be filed by May 1, 2023.

## OLD BUSINESS

### *Zoning Applications*

Citizens Jean and Mike Meyer provided the board with information regarding Kane County Petition 4606 - Variance request for changing 250ft. to 0 ft. setback from residential or zoned residential properties. This variance is in regards to a proposed cannabis infusion factory siting. This property is surrounded by many houses. The Meyers explained their opposition to the variance and requested the Plato Township Board oppose the variance.

**A motion to draft a letter from the Plato Township Board opposing a zoning variance to accommodate the cannabis infusion factory was made by McMahan, seconded by Straub. Motion carried.**

There was discussion regarding creating a petition in opposition to the zoning variance. McMahan will attend the zoning meeting representing the township.

### *Capital Funds Transfers*

Board members were provided with Plato Township and Road District Budget worksheets for the years 2016 - 2024.

The township Budget and Appropriations Ordinance includes capital outlays of \$70,000 to the Capital Building Fund, \$5000 to the Capital Equipment Fund, and \$30,000 to the Capital Park Fund.

**A motion to approve transfer of \$105,000 from Township General Fund into the appropriate capital funds consistent with the Budget and Appropriations Ordinance was made by Maroder, seconded by McMahan. Motion carried.** (Roll call: Hulke - aye, McMahan - aye, Straub - aye, Wallace - absent, Maroder - aye )

The Road District Budget and Appropriations Ordinance includes capital outlays of \$25,000 to the Capital Building Fund, \$5000 to the Capital Vehicle Fund, \$5000 to the Capital Bridge Fund, \$5000 to the Capital Equipment Fund, and \$10,000 to Drainage Work.

**A motion to approve transfer of \$50,000 from Road District General Fund into the appropriate capital funds consistent with the Budget and Appropriations was made by Maroder, seconded by McMahan. Motion carried.** (Roll call: Hulke - aye, McMahan - aye, Straub - aye, Wallace - absent, Maroder - aye )

### *2023-24 Interim Budget*

Maroder reviewed the interim working budget drafts for the Township and the Road District. The drafts can be adjusted over the next couple of months with the hearing the end of June.

**A motion to approve the Plato Township Interim Budget was made by Hulke, seconded by McMahon. Motion carried.** (Roll call: Hulke - aye, McMahon - aye, Straub - aye, Wallace - absent, Maroder - aye )

**A motion to approve the Plato Township Road District Interim Budget was made by McMahon, seconded by Hulke. Motion carried.** (Roll call: Hulke - aye, McMahon - aye, Straub - aye, Wallace - absent, Maroder - aye)

NEW BUSINESS

*Decennial Committee on Efficiency*

There is a new state law requiring a Decennial Committee on Efficiency which affects townships. Maroder reviewed the TOI recommendations regarding this committee and exhibited their information. This committee must meet 3 times and create a report on how to improve efficiencies. The Township and Road District will create a joint report. Mike and Jean Meyer agreed to serve on this committee. The first meeting was held this evening.

McMahon is starting to put together a township newsletter and wants reports from the Supervisor, Highway Commissioner, and Assessor. Also included will be available services and an overview of township activities. Advertising policy in the newsletter was discussed with the opinion there will be no advertising in the newsletter.

A motion to adjourn the meeting was made at 7:56PM by McMahon, seconded by Hulke. Motion carried.

Respectfully submitted,

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Beth Gehrke, Plato Township Clerk

Approved by:

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Tim Maroder, Supervisor

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Joe Hulke, Trustee

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Mike McMahon, Trustee

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Ron Straub, Trustee

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Heather Wallace, Trustee

TO: Plato Township Board  
RE: Assessor Report  
Date: March 28, 2023

**February 27, 2023 - March 28, 2023**

Sales processed: 59  
Permits House processed: 22  
Measured Homes: 0  
Permits Extras processed: 24  
Measured Extras: 0  
Address Changes processed: 75  
Divisions/Consolidations: 0  
Parcel Count: 5528

We are continuing to look at all the properties in the township for the quadrennial.

We are evaluating and comparing properties within neighborhoods and subdivisions. For example, we are looking at Highland Woods as a whole but also comparing homes within their separate neighborhoods. Highland Woods contains 1081 active parcels with 11 neighborhoods. It now has 640 homes. We are comparing home sizes and amenities with their sale prices. All of this takes time creating spreadsheets and analyzing them. I need to be able to explain and justify to the taxpayers the value I have placed on their property. And this is only Highland Woods. I have identified 48 neighborhoods in Plato. These are properties with homes or buildings. We have 473 parcels that are only farmland. All of these values must get changed as well.

Plato's multiplier for 2023 is 9.42%. This means that I need to raise about \$40 millin in assessed value this year.

If you have any questions, please let me know.

Respectfully Submitted,

Janet Roush - CIAO  
Plato Township Assessor