

**Green Garden Township**

**2002**

**Planning Survey**

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## Planning Survey Overview

The purpose of the survey is to provide orderly and objective public input into the planning process. Results will be given to the planner eventually hired by the Town Board. In addition, results provide information to Township leadership about residents' immediate concerns. The Town Board approved funding for the survey on March 11, 2002.

The survey questions were generated and approved by the Planning Committee. A group of volunteers readied the survey for mailing. The registered voter list provided the basis for identifying households in the Township. One survey was sent to the registered voters at each address on the list, along with a stamped return envelope. The return address was a post office box in Frankfort. The surveys were mailed on March 19, 2002 and the final date for return was April 2, 2002 with a grace period to April 8, 2002.

The number mailed was 798. Of those, 40 apparently reflected a 5% error in the registered voter list, as they could not be delivered. The net mailing, therefore, was 758. There were 407 returns within the time frame set by the Planning Committee. This is approximately 54%. The tabulated responses form the main body of this report.

Subsequently, for one month following the due date, another 33 surveys were returned. Results for the objective portions of the late returns were tabulated and closely paralleled the main results. They have been omitted from this report for the sake of clarity by the June 10, 2002 vote of the Town Board.

All of the returned surveys are bound together. Further analyses to answer particular questions regarding Township opinions are possible.

Since the number of returns from those who own more than 80 acres is relatively small compared to the total and since the intentions of these owners are important to future growth and development, a separate tabulation of Part 1 for these owners is presented in Appendix A. Of course, their entire responses are also included in the main body as well.

### Main Findings

Part 1 was objective in nature. Respondents indicated their opinions of given options. Results for Part 1 are expressed in two ways:

1. The number of responses in each category;
2. The percent of responses in each category (number of responses divided by 407).

Complete results for Part 1 are found on subsequent pages. Selected highlights are found on page xxx with additional commentary on page yyy.

Part 2 was subjective in nature. Respondents were asked to write up to three comments for each of the four questions. Up to three comments were counted. Results for Part 2

show the tallies of written comments. Many comments were so similar that they could be grouped together. Typical comments in these groups, as well as single comments, are shown. Since the Town Board desired percent figures for Part 2 as well, the percents, wherever shown, are to be understood as the number of comments made within a particular subtopic divided by the total number within the general topic.

Complete results for Part 2 are found on pages xxx through yyy. Selected highlights in narrative form are found on pages xxx through yyy.

The following citizens participated in accomplishing the survey.

Supervisor – Bill Wagner

Trustees – Scott Bettenhausen, John Meuris, Mike Schergen, Monroe Striggow

Clerk – Barbara Rizzo

Assessor – Joanne Bettenhausen

Reoad Commissioner – Bob Massat

Plan Commission \_ Ken Bartels, Bob Massat, Bob Norkus, Russ Standish, Kathy White.

Planning Committee – Plann Commission members plus Rick Johnson, Shirley Lawrisuk, Harold Liberman, John Meuris, Righard Purpura

Citizen Volunteers – Karen Bartels, William Krapf, Paul Lawrisuk, Jim McEldowney,

Joanne McEldowney, Charlene Paul, Jim Paul, Esther Purpura

Everyone who returned a survey

Survey Report Accepted by the Township Board on

## Survey Summary

### Leading Support or Complaint Responses and Profile (n=407)

#### Part 1

- 90% are very or somewhat satisfied with Green Garden Township as a place to live.
- 90% agree that Green Garden should keep its open, agricultural atmosphere.
- 86% chose estate uses for neighboring properties.
- 61 – 73% object to mixed uses in development or in redevelopment.
- 56% support Conservation Design to preserve open space.
- 54% chose neither future annexation nor future incorporation.
- 67% are willing to pay for road improvements.
- 50% either have or may build facilities for keeping farm animals, including horses.

#### Part 2

- A. Likes – Rural Living, estate homesites, low traffic volume.
- B. Dislikes – Growth, changes, development; roads and related problems; government
- C. Preserve/protect – Rural living and open space; estate homesites
- D. Policies – Keep rural atmosphere and estate homesites  
Procedures – increase and improve communication and notification

### Selected Profile of Respondents

Returns were fairly evenly distributed between quadrants of the Township.

- 33% live in Green Garden 5 or fewer years
- 33% live in Green Garden 6 to 15 years
- 8.5% live in Green Garden more than 30 years.

All but one respondent is a property owner.

- 64% own 2 to less than 10 acres
- 26% own 10 or more acres
- 7% own more than 80 acres.

## **Additional Commentary on Survey Results**

These comments may help to understand survey results beyond just noting the leading choices in each category.

### **Part 1**

#### Question 6 – Future government structure(s)

Multiple choices were invited. “None” received the most mentions, but many of those questionnaires also contained other choices. Incorporation as a new village was supported on about one third of the questionnaires, and annexation to Frankfort appeared on 29%. It is important to understand that any person could have chosen all three, or more. The reported numbers do not imply single choices nor ranking of multiple choices.

#### Question 7 – Services and benefits that would be supported willingly through future increased taxes

Multiple choices were invited. Road improvements garnered 67% support. There was 44% support for schools and 37% support for parks – open space, trails and green-ways.

### **Part 2**

#### Question A – Likes

##### **I. Rural Living**

Comments in this category numbered 591. Of that number, about 48% favored open spaces, rural atmosphere, farmland, country living, scenic and so on. About 21% of these comments noted quiet, peaceful, tranquil.

##### **II. Development**

Comments in this category numbered 116. Of that number, about 64% of the comments favor homesites on 2.5 acre minimums, on 5 acres and on large lots in general. About 16% of the comments appreciated that Green Garden has not much commercial, no strip malls, is predominantly residential and that commercial is not interspersed with residential.

##### **III. Roads**

There were 93 favorable comments about roads. Of these comments, about 63% appreciated low traffic volume and less congestion. About 20% of the comments expressed appreciation for good care of the roads and snowplowing.

Other general categories within Question A (Likes) include: Schools and Services; Costs; People; Government; Individual Likes; Other.

## Question B – Dislikes

### I. Growth, Changes, Development

There were 275 dislikes expressed in this category. Of that number, about 15% expressed not enough close conveniences: grocery, restaurant, church, school, library. About 14% expressed dislike of increasing population, congestion and subdivisions. About 13% expressed dislike of the golf dome and driving range.

### II. Roads

There were 252 comments in this category. About 67% of the comments noted roads in poor condition, gravel or stone, dust, overweight uses, need paved, snow removal, little or bad mowing, and dangerous. About 19% of the comments note need for more traffic controls, speed limits not enforced, load restrictions not enforced, street sign maintenance, lighting at intersections and the dangerous stop at Harlem and Manhattan-Monee Roads.

### III. Government

There were 114 comments in this category. Of this number, about 15% state no significant planning for recreation areas, park district, public green space; lack of parks, forest preserves and supporting events. Another 14% of the comments note the Township's lack of interest or concern regarding land use issues, lack of long term planning, lack of follow through with issues, reversing position and not following adopted plans.

Other categories in Question B (Dislikes) include: Services and Taxes; Personal and Property Infringements; and Miscellaneous.

## Question C – Things valued to preserve or protect

### I. Rural Living

There were 382 comments in this category. Of that number, about 33% noted open space while another 20% stated rural character and country living. Another 16% noted farmland and agriculture zoning.

### II. Development

There were 221 comments in this category. OF that number, about 49% noted estate lots (2.5 and 5 acres) and large lots. About 11% stated controlled industry/commercial areas, not saturated, not polluting, minimal, disguise commercial to fit in, very limited commercial and industrial; but about 10% state no strip malls, no commercial and no industrial at all.

Other categories include: Government, Roads, Costs, Schools and Services, Maintain..., and Other.

## Question D – Policies and procedures related to land use cases and issues

### I. Policies – Growth and Development

There were 152 comments in this category. Of that number, about 27% note keep rural atmosphere, 2.5 acre minimum, and 5 acre minimum. About 13% state limited commercial development, no scattered sites, specific areas only and commercial corridor. About 10% state no commercial at all, no malls, no strip malls and no golf dome.

### II. Procedures

There were 130 comments in this category. Of that number, 36% state communications and notification, better communication with residents, more information needed about upcoming cases and issues, mail notices to neighbors of zoning change requests, Town web page, better coverage, publish in more papers, sign on property, sign at Town Hall, publish all policies, procedures and propositions ahead of time, inform regarding Township and regional plans. About 14% noted listen to residents and neighbors, more input, better control at meetings, one speaker at a time and all should identify themselves, maps and conversations should be visible and audible to all attending meetings.

Other categories in Question D (Policies and Procedures) include: Government; Services-Roads, Ditches and Drainage, and other; and Thank You for the Survey.

Complete tallies for Part 2 are found on subsequent pages.

**Main Survey Results**

## Green Garden Township Planning Survey – Part 1

n=407

Note: The following has been retyped from the original survey results. Formatting may not exactly replicate the original survey in order that results may be shown. The content should still be valid.

Please record your answers on these pages. Choose the one best answer for each question unless directed otherwise. Part 1 has 8 questions.

1. In general, how satisfied are you with Green Garden Township as a place to live?

(Circle one choice by letter.)

<u>240</u>	<u>60%</u>	a.	VERY SATISFIED
<u>123</u>	<u>30%</u>	b.	SOMEWHAT SATISFIED
<u>23</u>	<u>5%</u>	c.	SOMEWHAT DISSATISFIED
<u>6</u>	<u>1%</u>	d.	VERY DISSAATISFIED
<u>2</u>	<u>½%</u>	e.	NO OPINION

2. Green Garden Township should keep its open, agricultural atmosphere. (Circle one.)

<u>366</u>	<u>90%</u>	a.	AGREE
<u>28</u>	<u>7%</u>	b.	DISAGREE
<u>8</u>	<u>2%</u>	c.	NO OPINION

3. When and if farmland near you converts to other uses, those uses should be:

(Circle all those you find acceptable.)

<u>24</u>	<u>6%</u>	a.	INDUSTRIAL
<u>50</u>	<u>12%</u>	b.	COMMERCIAL
<u>349</u>	<u>86%</u>	c.	ESTATE (allows some agriculture uses on lots typically at least 2.5 acres.
<u>70</u>	<u>17%</u>	d.	RESIDENTIAL (single family detached typically on lots 1.3 acre or smaller
<u>9</u>	<u>2%</u>	e.	RESIDENTIAL (multi-family with many dwelling units per acre)

4. Should the Township encourage any of the following mixed uses in new development or in redevelopment?

Part i: Mixed use – residential with single family and multi-family interspersed

<u>65</u>	<u>16%</u>	YES	<u>296</u>	<u>73%</u>	NO	<u>21</u>	<u>5%</u>	NO OPINION
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Part ii: Mixed use – commercial and industrial

<u>78</u>	<u>19%</u>	YES	<u>288</u>	<u>71%</u>	NO	<u>12</u>	<u>3%</u>	NO OPINION
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Part iii: Mixed use – commercial and residential in new development

<u>119</u>	<u>29%</u>	YES	<u>249</u>	<u>61%</u>	NO	<u>14</u>	<u>3%</u>	NO OPINION
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Part iv: Mixed use – commercial interspersed with existing homes

62 15% YES      293 72% NO      23 6% NO OPINION

5. You may be familiar with Cluster or Conservation Design subdivisions. A basic definition is this: A parcel of land yields a certain number of lots or dwelling units according to its zoning. With Conservation Design, each lot may decrease in size to allow open space outside of the lots on the property. The Green Garden Town Board voted unanimously in 2001 stating preference for Conservation Design subdivision over the usual subdivision lot arrangements. Do you support Cluster or Conservation Design as a way to preserve open space in new residential subdivisions? (Circle one)

<u>228</u>	<u>56%</u>	a.	SUPPORT
<u>70</u>	<u>17%</u>	b.	DO NOT SUPPORT
<u>17</u>	<u>4%</u>	c.	NO PREFERENCE
<u>78</u>	<u>18%</u>	d.	I DO NOT UNDERSTAND ENOUGH ABOUT THE CONCEPT TO DECIDE

6. As Green Garden Township changes through the years, which type of government structure(s) should come into being? (Check all that you find acceptable)

<u>20</u>	<u>5%</u>	ANNEXATION TO MONEE
<u>120</u>	<u>29%</u>	ANNEXATION TO FRANKFORT
<u>27</u>	<u>7%</u>	ANNEXATION TO MANHATTAN
<u>49</u>	<u>12%</u>	ANNEXATION TO PEOTONE
<u>1</u>	<u>0%</u>	ANNEXATION TO UNIVERSITY PARK
<u>131</u>	<u>32%</u>	INCORPORATION AS A NEW TOWN OR VILLAGE
<u>221</u>	<u>54%</u>	ONE ABOVE. WE WILL BE SERVED BEST BY TOWNSHIP AND COUNTY GOVERNMENT ONLY, AS WE NOW HAVE.

7. As Green Garden Township changes through the years, costs for services are likely to rise. While no one really desires increased real estate taxes, please indicate which services and benefits you would appreciate and support willingly. (Check all that apply)

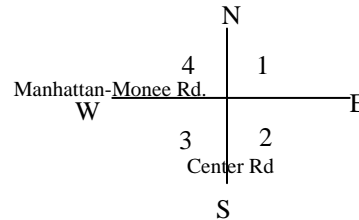
<u>181</u>	<u>44%</u>	SCHOOLS – INCREASED CAPACITY, STAFF
<u>80</u>	<u>20%</u>	PARKS – PLAYING FIELDS, BUILDINGS, PROGRAMS
<u>149</u>	<u>37%</u>	PARKS – OPEN SPACE, TRAILS, GREENWAYS
<u>271</u>	<u>67%</u>	ROAD IMPROVEMENTS
<u>65</u>	<u>16%</u>	TOWNSHIP FACILITIES AND STAFF
<u>52</u>	<u>13%</u>	GOVERNMENT SERVICES ASSOCIATED WITH ANNEXATION OR INCORPORATION
<u>38</u>	<u>9%</u>	NONE
<u>25</u>	<u>6%</u>	OTHER – PLEASE DESCRIBE: (see list below)

- |  |   |   |
|--|---|---|
| 10 Emergency services-<br>police, fire | 1 Gathering place for<br>teens and programs | 1 Grocery store                           |
| 3 Horse trails                         | 1 Keep agricultural                         | 1 Strip mall/business                     |
| 1 Nature trails                        | Atmosphere                                  | 1 Would depend on how<br>Expansion occurs |
| 1 Snow plowing                         | 1 Keep creeks clean and<br>free flowing     | 1 Priority of need                        |
| 1 Incorporation                        |   |   |
| 1 Demolition of golf dome              | 1 City water & Sewer                        | <b>25 Total Other</b>                     |

8. Answers to the following questions will help to analyze survey results.

a. According to the sketch shown here of Green Garden Township, I live in quadrant

113 28% 1; 127 31% 2;  
73 18% 3; 81 20% 4



b. I have lived in Green Garden Township for \_\_\_\_\_ years.

134	33%	(0 - 5)	5	1%	(31 - 35)
72	18%	(6 - 10)	10	2%	(36 - 40)
61	15%	(11 - 15)	2	0.5%	(41 - 45)
24	6%	(16 - 20)	6	1%	(46 - 50)
38	9%	(21 - 25)	17	4%	(more than 50 )
25	6%	(26 - 30)			

c. I am a property owner in Green Garden.

406 ??? YES 1 NO

d. If you are a property owner in Green Garden, how much land do you own in the Township?

<u>2</u>	<u>0.5%</u>	a.	LESS THAN 1 ACRE
<u>33</u>	<u>8%</u>	b.	1 TO LESS THAN 2 ACRES
<u>104</u>	<u>26%</u>	c.	2 TO LESS THAN 3 ACRES
<u>32</u>	<u>8%</u>	d.	3 TO LESS THAN 5 ACRES
<u>123</u>	<u>30%</u>	e.	5 TO LESS THAN 10 ACRES
<u>47</u>	<u>12%</u>	f.	10 TO LESS THAN 20 ACRES
<u>28</u>	<u>7%</u>	g.	20 TO 80 ACRES
<u>28</u>	<u>7%</u>	h.	MORE THAN 80 ACRES

e. I now have or plan to build facilities for keeping farm animals, including horses on my land.

153 38% YES 196 48% NO 47 12% UNDECIDED

**Thank you for your responses to Part 1. Please go on to Part 2.**

## Results for Planning Survey – Part 2

## A. Likes

List up to three things you like about living in Green Garden Township.

## I. Rural Living

- 281 A. Open spaces, rural atmosphere, farmland, country living, scenic
- 126 B. Quiet, peaceful, tranquil
- 35 C. In country yet close to stores, church, GSU, work, villages; location
- 33 D. Keeping horses, farm animals
- 29 E. No close neighbors, privacy, uncrowded, small population
- 24 F. Wildlife, close to nature
- 22 G. Clean air, clean
- 17 H. Safe environment, low crime rate, good place to raise a family
- 13 I. See for miles, sunrise and sunset, dark skies at night, no excessive lighting
- 5 J. Relative freedom for use of the land, "I do my thing, you do yours"
- 4 K. Quality of life, relaxed lifestyle, Green Garden is a way of life
- 2 L. Pride in farms, continue to farm

Total: 591

## II. Development

- 74 A. 2.5 acre minimum, 5 acre home-sites, large lots
- 17 B. Not much commercial; no strip malls; predominantly residential; commercial not interspersed with residential.
- 8 C. In country yet close to stores, church, GSU, work, villages; location
- 6 D. Keeping horses, farm animals
- 4 E. No close neighbors, privacy, uncrowded, small population

The following received one vote each in this category: no subdivisions; low number of subdivisions with more than 30 homes; openness of subdivisions, nice planned; conservation concept; no apartment buildings, townhouses, condos; no industrial new homes; light industrial and commercial on Rt. 45.

Total: 116

## III. Roads

- 59 A. Low traffic volume, less congestion
- 19 B. Good care of the roads, snowplowing
- 8 C. Gravel roads, roads greatly improved
- 5 D. Close to I-57, like Rt. 45
- 2 E. Not too many stop signs

Total: 93

## IV. Schools

- 40 A. Schools
- 2 B. Emergency response, personnel
- 1 C. School bus transport

Total: 43

## V. Costs

44 A. Taxes reasonable, fair taxes2 B. More land for your money, excellent property values

Total: 46

## VI. People

30 A. Neighbors, people are friendly, sociable9 B. Old farm atmosphere, small town feel, sense of community

Total: 39

## VII. Government

9 A. Little government7 B. Unincorporated2 C. Appreciate the survey

Each of the following received one vote in this category: communication of events; to have impact through community involvement; like the Township officials; knowing that the area will grow and improve – the possibility of becoming part of Frankfort.

Total: 22

## VIII. Individual Likes

4 A. Golf course, country club3 B. No airport

Each of the following received one vote in this category: no trailer park; burning on own property; everything.

Total: 10

## IX. Other

Each of the following received one vote in this category "too late;" do not like living in Green Garden.

Total: 3

## B. Dislikes

List up to three things you dislike about living in Green Garden Township.

## I. Growth, Changes, Development

40 A. Not enough close conveniences: grocery, restaurant, church, school, library38 B. Increasing population; congestion; subdivisions35 C. Golf dome; driving range on Center18 D. Smaller lot sizes18 E. Well water; water quality; septic systems17 F. City people moving to the country and demanding services

- 17 G. Too many businesses I Township; possibility of commercial development; mega-malls; businesses in homes
- 12 H. Proposed I-355; proposed airport
- 11 I. Messy properties; open storage of equipment
- 10 J. Flooding; flooding due to developments
- 9 K. Speculators; developers
- 9 L. Utilities: natural gas unavailable; tearing up lawns; poorly maintained; propane expensive
- 8 M. Loss of open space; loss of farmland
- 7 N. Mobile home residences; trailer courts
- 4 O. Not enough industrial or business tax base going into Township
- 2 P. Cell towers

The following items received one vote each in this general category: new residents vs old; large lots with wasted space; lack of cable, broadband, DSL; Canterbury; old values need to be more progressive; 10 acre housing; losing advantages of country living; no covenants; Golfview Homeowners Association; Links Edge; lack of uniformity; development does not pay for its infrastructure; builders' trickery; no sidewalks; concrete in pole barns; permits; lack of uniformity in building codes and house locations; no covenants on large parcels; people's attitudes on growth since moving here; lack of street lighting.

Total: 275

## II. Roads

- 173 A. Roads in poor condition; gravel/stone; dust; overweight uses; need paved; snow removal; little or bad mowing; dangerous
- 49 B. Need more traffic controls; speed limits not enforced; load restrictions not enforced; street sign maintenance; lighting at intersections; dangerous stop at Harlem.
- 7 C. Increasing traffic; I-57 ramp congestion; noisy
- 5 D. Ditches in bad condition
- 3 E. Mr. Massat [sic]; no response from Road Commissioner; his personal priorities.
- 2 F. Too many stop signs
- 2 G. Kids on ATV's should be allowed on roads.

There was one each for the following related to roads: tar and chip roads – plow throws chips in grass; do not want I-355; no or poor planning for road improvements; new residents who don't know how to drive on country roads; lack of access to major highways; trucks on Manhattan-Monee; paved roads – want gravel; too many one road subdivisions; not enough taxes being allocated for road improvements; trash along roads.

Total: 252

## III. Government

- 17 A. No significant planning for recreation areas, park district, public green space; lack of parks, forest preserves, sporting events

- 16 B. Township's lack of interest or concern regarding land use issues; lack of long term planning; lack of follow through with issues; reversing position; not following adopted plans
- 13 C. Township politics; County politics; appeasement of developers; cronyism
- 13 D. Will County's interference in our zoning and planning; lack of control in development.
- 11 E. No Will County animal control; loose dogs; barking; too many animals on lots
- 8 F. No enforcement of regulations
- 6 G. No full time administrator; no phone number; not able to speak to anyone no response; slow in handling complaints; Town Hall not always open.
- 6 H. Possibility of annexation or incorporation
- 5 I. Lack of respect for residents at Township level meetings
- 5 J. Lack of communication and information
- 4 K. Lack of notification from Township regarding adjacent zoning issues.
- 3 L. Difficulty in making changes/implementation; Special Use Permit procedures

The following related to government received one vote each: intervention by Frankfort and University Park; outdated thoughts of board members; Plan Commission board; being in Will County; bureaucrats; no local government; voters failing to demand objective, informed leadership in every office.

Total: 114

#### IV. Services, Taxes

- 24 A. School district problems
- 19 B. Distant police, fire and emergency services; no tornado warning; schools far
- 9 C. High taxes; not getting anything for what we pay
- 2 D. No senior citizens' organization; no handicap bus

Total: 54

#### V. Personal and Property Infringements

- 13 A. Trespassing
- 2 B. Vandalism
- 2 C. Indifference of neighbors; adverse effects from a neighbor's actions
- 2 D. Burning

The following received one vote each in this category: noise from motor cross bikes; Peotone's attitude toward Green Garden residents.

Total: 19

#### VI. Miscellaneous

The following received one vote each: wind; fog; gun club; discharge of sludge in fields; fireworks; allowing Waste management to dump its waste in our neighborhood; seepage in basement; use of **acquifer** water by golf course and sod

farm; lack of understanding of natural resources and habitat; wildlife; crop dusting; no control on water drainage; coyotes; too many pipelines.

Total: 15

C. Values

In light of possible future changes within the Township, list up to three things you value about the Township and want preserved or protected.

I. Rural Living

- 127 A. Open space
- 76 B. Rural character, country living
- 61 C. Farmland, agriculture zoning
- 33 D. Wildlife, creeks, trees, floodplains, watersheds, woodlands, conservation
- 26 E. Quiet, peace, privacy, relaxed
- 21 F. Keeping horses, farm animals, pets
- 8 G. Water supply, own well, water table, no sewer and water
- 8 H. Clean and clean air quality
- 6 I. Low crime rate, safe environment
- 5 J. No bright lights at night
- 4 K. (More) control over own property
- 4 L. Nice neighbors; close knit community; farm neighbors

The following received one vote each in this category: preserve land for parks and trails; hunting; burn fires on own property.

Total: 382

II. Development

- 109 A. Estate size lots (2.5 acres, 5 acres), large lots
- 24 B. Controlled industry/commercial areas; not saturated; not polluting; minimal; disguise new commercial to fit in; very limited commercial and industrial
- 22 C. No strip malls, no commercial, no industrial
- 12 D. No airport
- 8 E. Smaller lots with open areas and more restrictions; custom development; conservation design; avoid cookie cutter subdivisions
- 6 F. Industry and commercial near Rt. 45, on main roads, in planned areas
- 6 G. No trailer parks
- 6 H. Planned development
- 5 I. Primarily residential; only residential
- 5 J. No apartment buildings, townhouses or multi-family dwellings
- 4 K. No subdivisions; no subdivisions right after another
- 4 L. Separation of commercial and residential
- 2 M. Lots greater than one acre

The following received one vote each in this category: no farming in residential PUD's; a balance mix; no cell towers; preserve Township from 2.5 acre lots and up to

20 acre lots; freedom for land improvements without County obstacles; minimal multi-family; single family.

Total: 221

### III. Government

  20 A. Unincorporated statutes

  13 B. Small government, local government

   3 C. Township meetings; Town hall; buy the Town hall

The following received one vote each in this category: Township to be more active in growth regulation; control progress; the name "Green Garden"; annexation or incorporation.

Total: 40

### IV. Roads

  18 A. Lack of congestion; no traffic; no traffic lights

   4 B. Good road maintenance

   3 C. No interstate (I-355); no major highways

   3 D. Gravel roads

The following received one vote each in this category: Township to be more active in growth regulation; control progress; the name "Green Garden"; annexation or incorporation.

Total: 40

### V. Costs

  18 A. Lower taxes (compared to other places)

   4 B. Good property value

Total: 22

### VI. Schools, Services

  11 A. Good school system

   1 B. Natural gas

   1 C. Good police

Total: 13

### VII. Maintain...

   4 A. Golf course; golf dome

   1 B. Cemeteries

   1 C. Respect for individual properties

Total: 6

## VIII. Other

- 5 A. No changes
- 2 B. Nothing; nothing here
- 1 C. No pigs, cows or chickens

Total: 8

## D. Suggested Improvements

Please describe any likes or dislikes and suggested improvements related to policies and procedures for handling land use cases and issues in Green Garden Township.

## I. Policies

- 41 1. Keep rural atmosphere, estate values, 2.5 acre minimum, 5 acre minimum
- 7 2. No trailer parks, no mobile homes
- 2 3. Let animals be allowed
- 20 4. Limited commercial development, no scattered sites, specific areas only, commercial corridor
- 15 5. No commercial at all, no malls, no strip malls, no golf dome
- 5 6. Set aside land for parks, for wildlife, for trails; preserve older farmsteads
- 3 7. No commercial mixed with residential, no businesses in residences
- 2 8. Commercial only where already designated
- 2 9. Minimal industrial, make an industrial park
- 2 10. Light pollution ordinance needed

The following were comments in this general category: set guidelines and standards for lots 2.5 acres or larger; septic on lots 2.5 acres or larger only; zero or near zero growth; minimum subdivisions; no cookie cutter subdivisions; no low income housing; 300' frontage requirement; conservation subdivisions or 2.5 acre lots; consider schools before allowing large home developments; keep developers out; dislike developers who make a buck and leave; usher far developers out; limit number of subdivisions; developers should be made to build schools and roads; decrease lot size to 1 acre; allow flag lots; allow spot zoning; higher impact fees; stop illegal unpermitted development on agriculture property; I volunteer to assist to prevent further growth; annual limit on development; no land divisions; no changes; moratorium on new building; do not overdevelop the property that is left; conservation design type development is being used as an excuse for higher density development areas with floodplains; regulate horse farms; control commercial landscape business.

  3 11. Upscale

Other comments relating to design include: commercial buildings should look like the rest of the community; pole barns should look more attractive; no control over quality; golf dome is too close to the road.

  3 12. Eliminate blight

Other comments related to upkeep include: occasional inspections to see that nothing is build or altered without consent; all of a lot needs to be kept well; all development to have a homeowners association for upkeep.

Miscellaneous comments relating to policies include: grow smart; plan 20 - 30 years ahead; welcome wagon with information for new residents; how many people can live in a single family home; our plan may be too vague; build a high school in Green Garden; prohibit burning; outlaw dirt bikes; outlaw motor cross bikes; money should not be a factor in what happens in Green Garden; use a scalpel, not a hatchet – Green Garden needs fine tuning, not vast change; consider the farmer before you consider the rich man.

Total 152

## II. Procedures

- 47 1. Communication and notification; better communication with residents; more information needed about upcoming cases and issues; mail notices to neighbors of zoning change requests; newsletter; Town web page; better coverage; publish in more papers; sign on property; sign at Town Hall ; publish all policies, procedures and propositions ahead of time; inform regarding Township and regional plans.
- 18 2. Listen to residents and neighbors; more input; better control at meetings; one speaker at a time and all should identify themselves; maps and conversations should be visible and audible to all attending meetings.
- 10 3. Improve communications and relationship between Township and County; Green Garden Board should attend Will County meetings regularly; Green Garden should have a stronger voice at the County; full time spokesperson needed to represent Green Garden at County.
- 9 4. Establish a plan; do not waiver from adopted plans.
- 7 5. Consistency in judging requests; take enough time to study each case, be thorough; employ competent legal counsel – do not rely on the attorney for the applicant; Green Garden Board does as it pleases –cases are decided before they come to the Town Hall; Board seems to vote its own pocketbook as landowners.
- 4 6. Enforce regulations; more oversight on variances; enforce zoning laws
- 4 7. Fees for road improvements, schools, parks and Township needs should be contributed by developers; impact fees.
- 3 8. Appointments to the Plan Commission do not appear to be objective; need objective application and screening process; elected officials and Township employees do not belong on the Plan Commission.
- 3 9. List all requirements in writing for case to be heard; follow standardized procedure.
- 3 10. No one has a right to dictate anything about another's property; no limitations on locations; no zoning.
- 2 11. Periodically update comprehensive planning.

Additional comments in this category include: building permits to be good for one year only-complete structures in one year; dislike Special Use Permit fee and time frame; “watch dog” committee to prevent people from altering the lay of the land; easier and speedier process for issues that need to be brought before committees; Road Commissioner and planning views need to come upon an agreement for best of Township; Plan Commission should receive a salary; discussion primarily at Plan Commission meeting-resent facts to Town Board; state what is not allowed; reduce costs to apply for a subdivision; any development of more than 20 homes should have to be approved by a favorable vote of 90% of all Green Garden residents; put all requested changes to vote of the people; just let the County decide everything; be more open to the few developers who try to make a nice development; long term planning to keep the area rural; Plan Commissioners need a more open mind; tax new construction to pay for road paving; make any cases open to a public forum; schedule meetings at times a working person can attend; developers should work with neighbors; survey land owners.

Total: 130

### III. Government

#### A. General

- 15 1. Will County overrules Green Garden; County encourages growth.
- 6 2. No annexation; no incorporation
- 3 3. Incorporate
- 2 4. Taxes too high; do not raise taxes for improvements
- 2 5. More staff at County for faster response; County never checks your problem.
- 2 6. No fees for what you already have; loosen codes
- 2 7. Will County government becoming too restrictive on individual freedoms.

Other comments in this general category include: annexation to Frankfort; Will County to give authority to us; decisions not only made by the few; publish salaries; Will County Land Use needs to get its act together; legal objections for all land use cases.

Total : 38

#### B. Services

##### Roads

- 13 1. Improve roads; widen roads; in south portion, not just north.
- 5 2. Control speeding; lower speed limits
- 2 3. No I-355
- 2 4. Poor management since road funds seem to be spent more on equipment and facilities than on the roads themselves; impression of mismanagement regarding a promised tar and chip road.

Also in the roads category are the following: school zone signage needed; road tax for heavy weight road users; don't need stop signs on every corner; stop

overweight vehicles; remove curve on Center; new roads to open up acres off main roads; slant grader toward creek not driveway.

Total : 29

#### Ditches and Drainage

These comments are in this category: dig ditches out regularly; dig ditches deeper; allow drain pipes in ditches; drain standing water; flow of water blocked; require all broken drain tiles to be replaced.

Total: 6

#### Other

- 2 1. Improve schools
- 2 2. Get Chicago water; city water

Other comments include: property owners to trim trees rather than Township removing them; get our own fire station; more police coverage; no airport; like cohesiveness; encourage being a better country neighbor.

Total: 10

#### And Finally!

- 9 1. Thank you for the survey!

**Appendix A**  
**Survey Summary for Those Who Own More than 80 Acres**  
Only Part 1 Used Here

Leading Support or Complaint Responses and Profile

n = 28

69%	are very or somewhat satisfied with Green Garden Township as a place to live.
64%	agree that Green Garden should keep its open, agricultural atmosphere.
57%	chose estate uses for neighboring properties.
39%	object to mixed uses in development or in redevelopment.
54%	agree with mixed use – commercial and industrial.
46%	agree with mixed use – commercial and residential in new developments
46%	object to mixed use – commercial interspersed with existing homes
68%	support Conservation Design to preserve open space.
36%	support annexation to Frankfort.
32%	choose neither future annexation nor future incorporation.
82%	are willing to pay for road improvements.
50%	either have or may build facilities for keeping farm animals, including horses.

**Selected Profile of Respondents**

Note: These results are based on returns only from those who own more than 80 acres.

61%	were from the south half of the township
39%	have lived in Green Garden for more than 50 years

All are property owners with more than 80 acres.

**Part 1 Results for Owners of More Than 80 Acres**

n=28

Note: The following has been retyped from the original survey results. Formatting may not exactly replicate the original survey in order that results may be shown. The content should still be valid.

Please record your answers on these pages. Choose the one best answer for each question unless directed otherwise. Part 1 has 8 questions.

1. In general, how satisfied are you with Green Garden Township as a place to live? (Circle one choice by letter.)

<u>13</u>	<u>46%</u>	a.	VERY SATISFIED
<u>7</u>	<u>25%</u>	b.	SOMEWHAT SATISFIED
<u>6</u>	<u>21%</u>	c.	SOMEWHAT DISSATISFIED
<u>1</u>	<u>4%</u>	d.	VERY DISSAATISFIED
<u>1</u>	<u>4%</u>	e.	NO OPINION

2. Green Garden Township should keep its open, agricultural atmosphere. (Circle one.)

<u>18</u>	<u>64%</u>	a.	AGREE
<u>9</u>	<u>32%</u>	b.	DISAGREE
<u>1</u>	<u>4%</u>	c.	NO OPINION

3. When and if farmland near you converts to other uses, those uses should be: (Circle all those you find acceptable.)

<u>7</u>	<u>25%</u>	a.	INDUSTRIAL
<u>11</u>	<u>39%</u>	b.	COMMERCIAL
<u>16</u>	<u>57%</u>	c.	ESTATE (allows some agriculture uses on lots typically at least 2.5 acres.
<u>15</u>	<u>54%</u>	d.	RESIDENTIAL (single family detached typically on lots 1.3 acre or smaller
<u>3</u>	<u>11%</u>	e.	RESIDENTIAL (multi-family with many dwelling units per acre)

4. Should the Township encourage any of the following mixed uses in new development or in redevelopment?

Part i: Mixed use – residential with single family and multi-family interspersed

10 36% YES      11 39% NO      3 11% NO OPINION

Part ii: Mixed use – commercial and industrial

15 54% YES      7 25% NO      2 7% NO OPINION

Part iii: Mixed use – commercial and residential in new development

13 46% YES      9 32% NO      1 4% NO OPINION

Part iv: Mixed use – commercial interspersed with existing homes

9 32% YES      13 46% NO      1 4% NO OPINION

5. You may be familiar with Cluster or Conservation Design subdivisions. A basic definition is this: A parcel of land yields a certain number of lots or dwelling units according to its zoning. With Conservation Design, each lot may decrease in size to allow open space outside of the lots on the property. The Green Garden Town Board voted unanimously in 2001 stating preference for Conservation Design subdivision over the usual subdivision lot arrangements. Do you support Cluster or Conservation Design as a way to preserve open space in new residential subdivisions? (Circle one)

<u>19</u>	68%	a.	SUPPORT
<u>4</u>	14%	b.	DO NOT SUPPORT
<u>3</u>	11%	c.	NO PREFERENCE
<u>2</u>	7%	d.	I DO NOT UNDERSTAND ENOUGH ABOUT THE CONCEPT TO DECIDE

6. As Green Garden Township changes through the years, which type of government structure(s) should come into being? (Check all that you find acceptable)

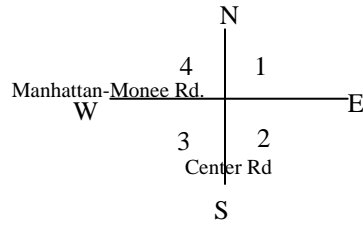
<u>2</u>	7%	ANNEXATION TO MONEE
<u>10</u>	36%	ANNEXATION TO FRANKFORT
<u>3</u>	11%	ANNEXATION TO MANHATTAN
<u>7</u>	25%	ANNEXATION TO PEOTONE
<u>0</u>	0%	ANNEXATION TO UNIVERSITY PARK
<u>9</u>	32%	INCORPORATION AS A NEW TOWN OR VILLAGE
<u>9</u>	32%	ONE ABOVE. WE WILL BE SERVED BEST BY TOWNSHIP AND COUNTY GOVERNMENT ONLY, AS WE NOW HAVE.

7. As Green Garden Township changes through the years, costs for services are likely to rise. While no one really desires increased real estate taxes, please indicate which services and benefits you would appreciate and support willingly. (Check all that apply)

<u>17</u>	61%	SCHOOLS – INCREASED CAPACITY, STAFF
<u>3</u>	11%	PARKS – PLAYING FIELDS, BUILDINGS, PROGRAMS
<u>5</u>	18%	PARKS – OPEN SPACE, TRAILS, GREENWAYS
<u>23</u>	82%	ROAD IMPROVEMENTS
<u>8</u>	29%	TOWNSHIP FACILITIES AND STAFF
<u>3</u>	11%	GOVERNMENT SERVICES ASSOCIATED WITH ANNEXATION OR INCORPORATION
<u>0</u>	0%	OTHER – PLEASE DESCRIBE: (see list below)
<u>2</u>	7%	NONE

8. Answers to the following questions will help to analyze survey results.

a. According to the sketch shown here of Green Garden Township, I live in quadrant



6 21% 1; 10 36% 2;  
7 25% 3; 2 7% 4

b. I have lived in Green Garden Township for \_\_\_\_ years.  
 (not provided)

c. I am a property owner in Green Garden.  
28 100% YES 0 NO

d. If you are a property owner in Green Garden, how much land do you own in the Township?  
28 100% h. MORE THAN 80 ACRES

e. I now have or plan to build facilities for keeping farm animals, including horses on my land.  
12 43% YES 13 46% NO 2 7% UNDECIDED