

GREEN GARDEN TOWNSHIP

April 10, 2023, REGULAR BOARD MEETING MINUTES

1. Meeting called to order at 7:00 p.m. by Supervisor Don Murday with Pledge of Allegiance
2. Pastor Clint Ifland leads meeting in prayer.
3. Roll Call by Clerk, Crissy Kraft: Present were Trustees Dietz, Kovar, Newton, Wagner, Supervisor Murday, Assessor Bushong, and Clerk Kraft. Highway Commissioner Hilliard not present.
4. Approval of Minutes from March 13, 2023, regular monthly meeting prepared by Clerk Crissy Kraft. Supervisor Murday entertained a motion to accept the minutes as prepared by Clerk Kraft, motion made by Trustee Kovar and seconded by Trustee Dietz. All in favor with Aye, motion unanimously carried.
5. Approval of Township Financial report, Supervisor Murday entertained a motion to approve the Township Financial report as reviewed by the Trustees prior to the meeting start time. Motion made by Trustee Wagner and seconded by Trustee Newton. All in favor with Aye, motion unanimously carried.
6. *Public Comments*
 - * Trustee Dietz wanted to make note the Map Amendment on the Agenda was wrong, it was listed as ZC-23-002 and should have been ZC-23-015 and also was up for Special Use for truck terminal.
 - * Resident Belinda Olszewski - Referenced TOI Capital Funds which township and road districts may accumulate monies for specific capital improvement projects. She wants to know the amount of money being dedicated for the project, the purpose of the dedication, and the duration of the accumulation of funds. She also wanted to know the total of capital funds as of this week and to remind everyone the Annual meeting is on the 18th.
7. *Planning Commission* - Supervisor Murday made mention of planning commission members presents as well as people who are interested in joining the planning commission. Jim Wayman is the Chair of the planning commission (he was out of town) and Trustee Ralph Dietz is the liaison with the planning commission and Land Use Trustee. Trustee Dietz informed the board that both matters on the agenda tonight were presented to the planning commission and both were approved by a 5 - 0 vote and is the recommendation to the township board. Supervisor Murday then asked each applicant to stand, state their name, explain what is it, and then if trustees had questions they would ask.
 - * Lauren DeMeo - 140 acres at Stuenkel and 104th Ave is requesting map amendment to break up 2 five acre parcels to E1 for single family homes for her mother and brother. The current property to have a single family home on the remaining 132 acres and farmland will remain farmed. Supervisor Murday asked if there were any questions, there were none so. Supervisor Murday entertained a vote of the board to adopt the finding of planning commission to approve the map amendment from A-1 to E-1. Trustee Dietz makes the motion and seconded by Trustee Kovar. All in favor with Aye, motion unanimously carried.
 - * Johnathon Schlange representing E & K Express Corporation, the applicant and contract buyer for the property at 25400 S Lagrange Road, seeking a map amendment to change the zoning from agricultural to I-2 and special use permit to allow truck and trailer storage, repairs, and for company offices. The property is 10.635 acres with 350 feet of lot frontage, many properties in the area are zoned I-2. E & K has a fleet of 10 - 15 over the road, long haul trucks, and would use for truck and trailer storage, maintenance, and truck sales. They currently have 5 employees but looking to add another 5 to 10 employees. Supervisor Murday asked about neighbors being notified and if IDOT had been contacted regarding the road. Counsel said all neighbors were notified and he has a conference call set up for the following day with IDOT. Supervisor also asked if the sale of the property was contingent on the zoning being changed to which Counsel said yes. Trustee Wagner asked what a truck terminal was and Counsel said it was by the definition of Will County Zoning

involving truck storage by definition but by no means would be a truck terminal like Amazon no warehousing or intermodal. Trustee Newton verified that it was repair, storage, and sales. Counsel said yes and for office use for logistics and arranging 3rd party. Anton, the manager of E & K Express clarified the fleet of 10-15 trucks, they have a dealer license to sell old equipment, sell couple trucks and trailers per month, will have a maintenance shop with two offices, one for shop, one for sales, with around 15 employees. Supervisor Murday asked for more information on the sales component as far as signs flying and pennants and thought sales were discreet, Counsel verified there would be no signage on LaGrange Road. Trustee Kovar asked what kind of buildings were going up, Anton said steel frame, 100 x 60, three garage side doors, and two offices. Trustee Wagner asked about screening and Counsel said Will County would require some fencing or landscaping. Supervisor Murday asked for a motion to adopt the planning commissions recommendation to the board for map amendment from A-1 to I-2. Trustee Dietz makes the motion and seconded by Trustee Wagner. All in favor with Aye, motion carried unanimously.

8. Cemetery Report - Heidi Christofilos thanked Clerk Kraft for redoing the calendar for the date change for Union Cemetery clean up. Updated that Will County Historical Society is still working on the plaque for Union Cemetery and that this Wednesday the sign Ron Wagner made, (he made the original one) is supposed to go up. Heidi also said she plans to meet with the Supervisor to discuss funds that are set aside for the cemetery and the best use of the funds and accessing them. Lastly she wanted to let it be known that all the cemeteries have a board except Union Cemetery and moving forward would like to have a committee or friend of Union Cemetery since it has been abandoned.

9. Road Commissioner's Report by Mark Sarkisian on behalf of Commissioner Hilliard

* *Past Operations* – Paved a quarter mile over gravel Dralle Road East of Route 45. Paved 2-1/2 miles of road, three sections, Dralle Road from Harlem to 88th, Stuenkel from Harlem to 80th Ave and Steger Rod West of 88th Ave. Paved the following subdivisions, Canterbury Lakes, Phase 1-4, Derby Glen and Waterford Estates. Tar and chipped five miles of road with A-1 application. Installed one storm sewer in Waterford Estates. Installed 11 culverts. Issued 20 road bonds for new construction homes and 20 road bonds for other construction projects. Purchased a new track loader and new/used 2006 tandem axle dump truck from New Lenox.

* *Present Operations* – Putting bids together for future paving and township work. Cutting shoulders down level with road. Replacing deck on heavy equipment trailer, upgraded one dump truck to tow heavy equipment trailer. Maintaining and removing snow plows and salt spreaders.

* *Future Operations* – Scheer Road Bridge, North of Offer Road. Box culvert on Dralle Road, West of Center.

10. Assessor's Report by Assessor Bushong - 2022 tax bills are coming out the first or second week of May, if you don't receive you can go willcountysoa.com website and view tax information and print. Please be patient and kind when calling the assessors office as it is a very busy time when tax bills come out. Overall assessed values of properties within Green Garden continue to increase, between 2020-2022 there has been a 10% increase in total assessed property values. Finishing up quad equalization work, but still seeing soft appeals, which is a good time, they will work with you and do the comparable with you. Working with new Township IT service to resolve outstanding IT issues. Attended Illinois Property Assessment Institute conference for continuing education and attended 12 different assessment related educational classes. 2023 Will County exemption event flyers are available at Town Hall and Jane encourages passing along the information to anyone in need. Supervisor Murday thanked the Assessor and Road Commissioner for the efforts on behalf of the township.

11. Trustee's Report - Trustee Dietz, Trustee Kovar, Trustee Newton, Trustee Wagner

* Trustee Dietz reported about TUP on May 1, 2023 for Jerusalem Farms, they are looking for a temporary use permit for a 2 day event, June 28-29, 2023, to slaughter 30-60 animals hoping to do by appointment only to keep traffic down. Trustee Newton questioned if this was the first request

for an event, he applied before and was turned down and has the event anyways. Supervisor Murday clarified that if turned down there are actions that can be taken for accountability. Residents are concerned over flooding and noise and without names the county will not investigate so until a resident comes forward with a complaint there's not much that can be done. Dietz also questioned planning commission members looking forward to coming in.

* Trustee Kovar reported nothing new on Will Ride. Kovar also addressed a residents concerns over a train derailment locally, fire department and local police take control of that situation and there are plans for evacuation and such. Supervisor explained that there are no train tracks in Green Garden.

* Trustee Newton addressed the renovation and that grants are applied for, as soon as the committee knows they will update the public.

* Trustee Wagner addressed resident Belinda Olszewski's public comment that the Capital Fund has 659,301.54. Wagner reported the levies came through and tax rates for township and road district have gone down and they are finalizing the towns budget.

12. *Supervisor's Report* by Supervisor Don Murday - Supervisor Murday reported the newsletter has gone out to residents and had positive feedback and even a resident willing to help Clerk Kraft with the next newsletter. Murday also reported he and clerk Kraft were going through paperwork and organizing current paperwork, with the older paperwork to follow. The township attorney drafted an ordinance with regard to the planning commission, since there is not one as of now to be found. He spoke of the residents wanting to serve on the committee and some were present. The committee currently has 5 members of the commission, which is typical, would like it to be 7 and will talk with the attorney on Wednesday about it. There is an ordinance the board will be voting on tonight that Governor Pritzker signed into law last year, which requires a committee to meet 3 times in 18 months. It is good to have a list of residents wanting to be involved for things as such. Murday will also be attending a training for use of General Assistance Fund to help make decisions with regard to those funds, which is currently \$38,000.00.

13. *New Business* - Vote to approve Ordinance 23-001 to establish a committee called Committee to study Local Efficiencies consistent with the Decennial Committees on Local Government efficiency act. Murday explained the law and the need for the ordinance and than asked if there were any questions or comments. Trustee Dietz asked if there were any penalties if not completed. Murday said he intended to comply with the law. Supervisor Murday entertained a motion to approve the Ordinance entitled Ordinance 23-001 and asked for a motion to pass. Motion made by Trustee Wagner and seconded by Trustee Newton. All in favor with Aye, motion unanimously carried. As Supervisor Murday was motioning to close the meeting and Residents Karen Murdock, and Nina Demma raised concerns over the Planning Commission volunteers and transparency.

Old Business - No old business

15. Meeting adjourned at 8:00 p.m. with a motion by Trustee Newton and seconded by Trustee Wagner. All in favor with Aye, motion unanimously carried. The next Board meeting to be held on Monday, May 8, 2023, at 7:00 p.m.

Respectfully submitted, Crissy Kraft, Clerk for Green Garden Township