

## GREEN GARDEN TOWNSHIP

### February 12, 2024, REGULAR BOARD MEETING MINUTES

1. Meeting called to order at 7:00 p.m. by Supervisor Murday.
2. Opening prayer by Pastor Dave Feddes
3. Roll Call by Clerk, Crissy Kraft: Present were Supervisor Murday, Trustees Dietz, Kovar, Newton, Wagner, Assessor Bushong, Highway Commissioner Hilliard and Clerk Kraft.
4. Approval of Minutes from January 8, 2024 regular monthly meeting prepared by substitute Clerk Trustee Newton. Supervisor Murday and Clerk Kraft thanked Trustee Newton for preparing the January minutes in Clerk Kraft's absence. Supervisor Murday entertained a motion to accept the minutes, motion made by Trustee Kovar and seconded by Trustee Dietz. All in favor with Aye, motion unanimously carried.
5. Approval of Township Financial report, as reviewed by the Trustees prior to the meeting start time. Supervisor Murday entertained a motion to approve the Township Financial report, motion made by Trustee Wagner and seconded by Trustee Newton. All in favor with Aye, motion unanimously carried.
6. *Public Comments*
  - \* Resident Heller, along with residents Mancuso and Buczkowski, brought up concerns with big water issues in the subdivision of Pine Ridge in an area called a wetland that is running over septic fields with horrendous smells. It used to run out to 80th Ave., into the farm fields but does not drain at all now, the wetland is overgrown and thick not allowing to drain. Trustee Dietz mentioned a beaver damn north of the bridge is built up, Commissioner Hilliard will look into it. Supervisor Murday commented that he will be discussing flooding in the township in his Supervisor report along with the budget. He is aware of the issue and has received numerous phone calls about the flooding and will look into who's responsible and what can be done. Commissioner Hilliard explained the jurisdictional standpoint of the easement which is 33 feet from the centerline of the road. Assessor Bushong mentioned if it affects the septic field to contact the Health Department, in which Buczkowski mentioned she had, along with Land Use and got no where.
7. *Planning Commission* - Planning Chair Mark Sarkisian reported on the Monday planning meeting of one case heard of a resident wanting to rezone 5.3 acres of a 50 acre parcel from A1 to E1. There was one public comment from the resident who lived in the trailer, that is no longer there, and spoke with the County and there were no technical concerns or violations with rezoning. There were three members of the committee present and they all voted yes for the rezoning. Counsel Adam Holzhauer on behalf of the petitioner from KGG, LLC., said Chair Mark had already said what he would had said and asked if there were any questions or comments. Supervisor Murday asked Adam to give the address for the record which is 8333 W. Bruns Road and asked the Trustees's if they had any questions, hearing none Supervisor Murday called for a motion to adopt the findings of the Planning Commission to approve ZC-23-121. Trustee Dietz makes the motion, Trustee Kovar seconds the motion, all in favor with Aye, motion carries unanimously. There are no matters up for the March meeting, therefore no meeting scheduled.
8. *Township Hall Renovation* - Supervisor Murday introduced Ron McGrath from TRIA architecture to discuss what has been done thus far and the future. He mentioned Ragan Freitag from Harbour Contractors is charged with setting numbers to ideas from TRIA and then approach the County to see if there is additional funding under available grant monies and then turned the meeting over to Ron. Mr. McGrath introduced himself and explained the inspections and assessments done on the buildings current condition, plumbing, heating, electrical, attic, parking lot, etc. He then explained the two preliminary floor plan drawings which include an assessors office, ADA accessible bathrooms, accessible ramp on front of building, ADA accessible parking lot, and monument sign/flagpole. He explained being in the early design stages and grand plan to go to County and see what they are willing to help fund, then Ragan would be the next step to get the numbers to give to the

County. Supervisor Murday explained that an asbestos and mold company came in and they found no asbestos in the building and a little mold on the ceiling towards the entryway that would be addressed. He also mentioned the lead paint issue contained the brown paint in the vestibule, which would be demolished in the current plans. The grant monies are earmarked for certain things but the hope is to make case to have a township facility that is ADA compliant with the law. Trustee Dietz questioned the mold, in the report it said high, Mr. McGrath explained they use a piece of tape and the level of concentrated spores on the tape they range from, it does not mean there is a lot of mold in the air or area but on that sample. Trustee Dietz then asked if any radon or carbon monoxide testing had been done in which Ron said they had not. Assessor Bushong asked at this point if the building was safe to be long term or meet on a regular basis in which Ron said it would be a question for Pekron Consulting. Bushong asked if someone could find out and Supervisor Murday said absolutely especially since Bushong's office would be in the building and would want to ensure providing a safe, healthy space. There were then discussions on the floor, septic placement, and buried tanks, which Trustee Kovar mentioned two fuel tanks being removed in the past and Commissioner Hilliard said he would ask someone he knew who had worked in the old building if they knew of any. They also discussed the sewer/water and possible phases along with ADA needs. Supervisor Murday thanked Mr. McGrath for coming, as he had a zoom meeting in the parking lot prior to attending the meeting.

9. *Road Commissioner's Report* - presented by Commissioner Hilliard: plowing, salting, pot hole repair, replacing /repairing mailboxes, he explained how the snow damages mailboxes; Traffic study completed for Bruns Road between Harlem and 88th resulting in lowering the speed limit to 40mph; Completed 2nd decennial meeting; *Presently*: Working on truck/transmission; lots of old trucks newest one is 14 years old, trimming trees, repairing storm sewers; *Future*: Sheer Road bridge; Box culvert on Dralle Road, got proposal from engineering company; increase culvert on 80th Ave. North of Dalle Road; Put sheet metal on salt shed with rotting wood. Supervisor Murday thanked Jim and his team for a job well done.

10. *Assessor's Report* - presented by Assessor Bushong: 2022/2023 comparison figures from Will County, in 2023 there was 23,208 acres, in 2022 there was 22,715, almost 500 acres more of land being assessed in one year; total farmland assessed in 2023 was almost 7 million, a difference of less than 1 million, non-farmland assessed value was over 61 million, resulting in over 6-1/2 million assessed value increase in just one year; Total non-farm assessed building values was over 167 million in one year, in one year there was over 19-1/2 million more in assessed value for non-farm buildings, overall 2023 assessed values for Green Garden township were in excess of 240 million compared to slightly over 213 million in 2022; direction of home sales by looking at total number of sales transfer deeds in Will County, in 2019 - 13,773, in 2020 - 13,725, 2021 - over 17,000, 2022 - came down almost 2,000, 2023 - around 11,000 (don't have final figure yet); peaked in 2021 and slowly coming down but values continue to stay strong; Every appeal that was submitted to the Board of Review for 2023 was approved by the Will County Board of review, they accepted all Green Garden Township assessor recommendations; Received a letter from Illinois Department of Revenue, officially qualifying Assessor Bushong, again as a certified Illinois assessment officer good through December 21, 2026; Asked Commissioner Hilliard if she could get permits for new construction, the information helps cross-reference new construction information to ensure nothing falls through the cracks. Supervisor Murday thanked Assessor Bushong.

11. *Trustee's Report* - Trustee Dietz: Turning Point Energy Solar Farm had scheduling issues and postponed March 4th meeting to April 1st; Supervisor Murday asked Trustee Dietz to look into garage pick-up competition; Trustee Kovar: Two new Will Ride applications, one out of the boundaries, as of this year; He heard of a meeting where others spoke of expanding their Will Ride to grocery stores, (doctor visits are included), extra 10-15 miles outside of the area, drug stores, shopping, Trustee Kovar recommends opening up to residents with disabilities who don't qualify under the senior qualifications; Trustee Kovar has been contacted by disappointed residents for the

lack of services in Green Garden township; Supervisor Murday followed up with the Will Ride Survey by the County, the study had comments/thoughts on making mass transit exist in Will County, like a Pace system within Will County, but received push back. A committee was put together and meets monthly, which he attended and will attend the next one; Trustee Newton: Let residents know if they had any questions about the renovations to reach out to her or any member of the board; Trustee Wagner: Nothing to add.

12. *Supervisor's Report:* Supervisor Murday reported he and Trustee Wagner are meeting to talk about the budget for upcoming year. Possibly designating money to the flooding issues, and planning commission to bring on a professional to look at the comprehensive plan. The comprehensive plan is the first line of defense to ward off the solar farms and needs to make sure it can withstand attack. In 2017 there were also talks of changing the average lot size from 2-1/2 acres to 1/2 acre with a resident survey showing residents did not want that, but now the plan needs to be looked into to make it is strong. The message is LaGrange Road is where the township wants commercial and industrial; Spoke with Mike Vay, Com Ed has been to 88th Ave., and cut the trees back, spoke about the future of the dome, and the opening will be in March; still looking into blinking lights on stop signs, has seen numerous accidents, reached out to our representatives, Anthony Deluca and Senator Joyce to help with funding the lights. They put him in touch with an association that supports towns/villages, not townships but would help if they could, referred back to the representatives and explained the elected officials get discretionary funds and see if they could commit some of that. They also shared the cost, low end solar lights \$1700 per fixture up to \$3000 and there are somewhere between 38-58 stop signs so its a lot of money; The newsletter will go out in the next month or so.

13. *New Business* - Supervisor Murday spoke on Will Ride and how to go about determining what disabilities would qualify or determine, so tabled the vote on the expansion to get more guidance from Colin and the township attorney. Assessor Bushong asked about mailings to seniors/disabled and was told it will be in the newsletter, and is on the website.

14. NO old business

15. Meeting adjourned at 8:13 p.m. with a motion by Trustee Kovar and seconded by Trustee Newton. All in favor with Aye, motion unanimously carried. The next Board meeting to be held on Monday, March 11, 2024, at 7:00 p.m.

Respectfully submitted, Crissy Kraft, Clerk for Green Garden Township