

GREEN GARDEN TOWNSHIP

July 8, 2024, REGULAR BOARD MEETING MINUTES

1. Meeting called to order at 7:00 p.m. by Supervisor Murday with Pledge of Allegiance. Supervisor Murday spoke about attending the services for Joanne Bettenhausen and thanked Trustees Newton and Wagner for attending, he asked everyone stand for a moment of silence in her respect.
2. Roll Call by Clerk Kraft: Present were Supervisor Murday, Trustees Dietz, Kovar, Newton, Wagner, Highway Commissioner Hilliard and Clerk Kraft. Assessor Bushong was absent.
4. Approval of Minutes from June 10, 2024 regular monthly meeting prepared by Clerk Kraft. Supervisor Murday entertained a motion to accept the minutes, motion made by Trustee Dietz and seconded by Trustee Kovar. 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 Newton and seconded by Trustee Wagner. All in favor with Aye, motion unanimously carried.
6. *Public Comments* - Supervisor Murday explained that public comments are the only time residents can comment and after public comments are over it is a meeting of the board to conduct business and after the meeting the board is available. He also mentioned anyone wanting to comment on the two Land Use matters up before the township should do so now. Any questions regarding the solar farm proposal could have been asked prior to this meeting as there was a workshop for the residents.
 - *Resident Heidi Christofilos let the residents know that next Wednesday at Aurelios they are having the first friends of Union cemetery fundraiser and she has tickets with her.
 - *Resident Linda Owens asked about the solar stoplights that were discussed in a previous meeting.
 - *Resident Belinda Olszewski asked for live streaming of meetings, update on flooding, and that Linda, our representative, was there and could maybe the Supervisor could discuss a petition.
 - *Dan Butler said on the minutes there were things that were misleading and suggested, although not required to write down every sentence, but action items. Trustee Newton pointed out the minutes haven't been approved yet, Butler said he just wants to put it out there since its the only time he can talk. Butler also let the residents know that he is on the stormwater committee and if anyone is suffering to reach out to him, he is available and comes to the meetings. Trustee Wagner asked Butler what was misleading, Butler explained it was that no one reached out to talk to him about stormwater and the young lady that said she had to tried to reach out to him was for other business and not stormwater.
 - *Resident Dean Christofilos does not like that the public comments come before the actual meeting so they cannot comment on the things heard at tonights meeting until next month, also that if there are questions he would hope the board would want to communicate back.
7. *Planning Commission* - Planning Chair Mark Sarkisian said they had one item last Monday, ZC-24-027, map amendment from A-1 to I-2, expanding existing truck storage as well as maximum accessory dwelling. Technically the term used is terminal but its storage. They have IDOT approval and date with the County. Bill Zalewski with Advantage Consulting representing Frank Heckenast who has outgrown the existing facility for outdoor parking and containers. They have IDOT approval, will be putting in full access to the site. Supervisor Murday noted they were set to go before county and Green Garden asked them to delay and come before them first, which they did wanting to be good neighbors. Trustee Wagner asked the difference between terminal and storage, Mr. Zalewski said its the definition the county classified it as for I-2 but that it is storage. Supervisor Murday wanted it on the public record that it is not a terminal and Zalewski said "absolutely, it is not a truck terminal." Trustee Dietz asked about the one to the North with code enforcement, Zalewski said the topographic survey was competed, the owner moved most of the materials/ equipment and cleaned up the site. Trustee Dietz asked if there would be a condition like

Supervisor Murday mentioned whereby the applicant would clean up the parcel that was non compliant. The condition would be the client agrees to bring the parcel in conformity with code within a period of time. Zalewski said the owner asked him to do whatever it takes to be compliant and they agreed on 90 days after approval from the county the non compliant parcel will become compliant. Hearing no other questions Supervisor Murday entertained a motion to adopt the findings of the Planning Commission and approve application ZC-024-027 and the variances that go along with for Map amendment A-1 to I-2 with the condition attached. Motion made by Trustee Dietz and seconded by Trustee Kovar, all in favor with Aye, motion carries unanimously. Supervisor Murday briefly went over the three meetings Turning Point Solar Farms had prior to this meeting and turned meeting over to Jordan to address the board. Jordan Belnap on behalf of TPIL-258-LLC, was appreciative of the workshop for the community and opportunity to address questions. He explained the location is well away from residents and all structures with an area targeted for commercial/industrial development in the townships comprehensive plan. Supervisor Murday made note the two applications the township and county turned down on Kuse and Stuenkel Road have filed lawsuits in the county. He further explained the State statute effective December 2023 for wind and solar farms and the lack of control local governments have over the placement of them. The State laid out their requirements and townships or county cannot adopt more stringent requirements. Murday said the statute is silent as to comprehensive plans and is the only argument in place, arguing its contradictory to our comprehensive plan. There was an article on the city of Aurora annexing land proposed for a solar farm so that it would be bound by their comprehensive plan, showing importance of the comprehensive plan. Murday brings this up because the current proposal falls within the comprehensive plan and the importance of the approach to not lose credibility, maintain strength of the plan, and keep in mind while looking at this particular application. Jordan pointed out the where the site lays, falls within the comprehensive plan, nothing heard back from abutting land owners, the property is a 25 year lease term with possible extensions, and has an AIM agreement with Department of Agriculture to return to existing condition at the end of useful life. Trustee Wagner asked about the five poles along the roadway being moved and Belnap said no way to push them back. With no further questions Supervisor Murday asked for a motion for the approval of Turning Point Solar project consistent with what has been submitted to the township, asking that the township get what is submitted to the county so if anything is different there is an opportunity o raise objections or concerns for parcel numbers 18-13-17-100-007-0000 and 18-13-17-300-010-0000. Trustee Dietz makes the motion, seconded by Trustee Wagner, all in favor with Aye, motion carries unanimously. Supervisor Murday addressed the applicants stressing the entrustment of them with the property and land being its a community that prides itself on its rural character.

8. *Road Commissioner's Report* - presented by Commissioner Hilliard; *Past* - 8" drain tile on Pauling Road with two new inlets for future service, re-ditch Kuse Road , drain tile also jetted, Erinwood and Tuscan Hills both got pavement, storm sewer added and hammerhead bus turnaround added to Erinwood, raised a few sewers and repairs in Tuscan Hills, and cleaned out debris on Dralle Road bridge West of Harlem, one culvert replaced, two patched. *Presently* - 40 % of second round of mowing complete, widening 104th Road between Dralle and Stuenkel, West side complete, hauling in CA-16 stone for A-1 coating in August, and working on tar and chip patching. *Future* - Sheer Road bridge, replace box culvert on Dralle Road, paving projects on Pine Ridge and Oak River Drive, tar and chip overcoat 80th, 88th Avenue, and Bruns Road. Hilliard addressed Ms. Owen's public comment about the lighted stop signs. He has spoke with the county engineer who said there is no evidence they help, which Murday disagreed, asking if he gets funding for them if they would put them up and they agreed. Hilliard expressed his appreciation for Supervisor Murday helping with the water issues in the township, as it is a difficult task and thanked him.

9. *Assessor's Report* - Supervisor Murday noted new law July 1st expanding homestead exemption for Veterans with disabilities to World War 2 vets, Assessor signed the 2024 book for the Will

County Supervisor of Assessments which closes the township level of assessments for the 2024 tax year, installment bills have been mailed out, and that she managed over 225 resident inquiries and 52 miscellaneous inquiries. Supervisor Murday thanked Jane for her service.

10. *Trustee's Report* - *Trustee Dietz reported contact with the county about Jerusalem farms slaughtering animals, Mather farm on 88th North of Dralle on pre-app said would only be doing quail and doing building without permits, code enforcement is looking into it. Supervisor Murday explained Mark, Ralph and himself are working with land use and code enforcement with an itemized list of problem areas in the township, and will follow up on the list until there is resolution. *Trustee Kovar reported Will Ride not charging the township for services right now until the end of the year. Supervisor Murday attended a Will Ride Committee, entered into agreement with county making us a voting member of the committee. In the month of June our share would have been \$42 dollars. *Trustee Newton asked if we get a monthly statement from Will Ride, Supervisor Murday said he does get a statement which identifies the ride, not the user. *Trustee Wagner, a veterinarian, had an emergency call and had to leave.

11. *Supervisor's Report* - Supervisor Murday said the budget passed at last month's meeting was sent to accountant and they pointed out the beginning balance was two months old leaving a \$50,000 dollar shortfall. At the August meeting at 6:45p.m. there will be a budget hearing to talk about the change to cover the shortfall, money will be moved from the New Town Hall fund to cover the deficit. He also reported he and Jim met with an engineer from Will County and drove around looking at problematic areas/issues. He would like to have an analysis done since the Stormwater Committee has matching funds and the township has \$45,000 dollars allotted in the budget and try and get a handle on the flooding. With all the farmland drain tiles and new subdivisions there may have not been oversight so we need to find results. Addressing the solar lights on stop signs, he has seen people get T-boned and believes having solar flashing red lights can only help. He has been told our project request is too small so he is pursuing another form of funding. Town Hall renovation architects are meeting with the construction company to come up with a plan, getting additional funding or doing the project in two parts in case additional funding is not there. Murday addressed Dean about the meetings and the public comments, in which the meetings are run no different than other and not a Q & A and is available to talk with anyone who has questions by phone, text, or email.

12. *NO New Business*

13. *NO Old Business*

14. Meeting adjourned at 8:01 p.m. with a motion by Trustee Kovar and seconded by Trustee Dietz. All in favor with Aye, motion unanimously carried. The next Board meeting to be held on Monday, August 12, 2024, at 7:00 p.m.

Respectfully submitted, Crissy Kraft, Clerk for Green Garden Township