

GREEN GARDEN TOWNSHIP

February 10, 2025, REGULAR BOARD MEETING MINUTES

1. Meeting called to order at 7:00 p.m. by Supervisor Murday with Pledge of Allegiance.
2. Roll Call by Clerk Kraft: Present were Supervisor Murday, Trustees Dietz, Kovar, Wagner, Assessor Bushong, Road Commissioner Hilliard and Clerk Kraft. Trustee Newton was absent.
3. Approval of Minutes from January 2024 regular monthly meeting prepared by Clerk Kraft. Supervisor Murday entertained a motion to approve the January minutes, motion made by Trustee Kovar and seconded by Trustee Dietz. All in favor with Aye, motion unanimously carried.
4. 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 Dietz. All in favor with Aye, motion unanimously carried.
5. Public Comments – *Monroe Striggow read a statement asking to have the record show the newly elected township nominees, supervisor and trustees' request the current board put on hold township building renovation plans and future plan proposals. They also request the current board restrain from signing any contracts that would obligate or commit the township to any projects that are proposed without community input. They want future land use proposal plans put on hold to implement wishes of electorate and Green Garden resident participation in decision making process.
*Buddy Schultz questioned Road Commissioner Hilliard about the flagpole down at the garage, Hilliard said he would address in his report.
6. Planning Commission -Mark Sarkisian said they are working with Houseal Lavigne, HLA, to review existing, out of date Comprehensive Plan to create a land use plan to support and direct future growth and development of the community. The Comprehensive Plan has proven beneficial to fight off solar farms, with support from Will County in large part due to the Comprehensive Plan, it's evident it needs to be updated and strengthened for future use. There is currently a paragraph where to have industrial/commercial growth but not using the term land use making it potentially vulnerable. There was a kickoff meeting with the committee and HLA in January reviewing existing plan/documents agreeing on the goals and scope of the project to support the Comprehensive Plan with specific land use plan. It would outline community wants and needs related to future growth and development. The plan is to get resident input via a survey, a focus group with 10-15 residents, and hold an open house providing every resident the opportunity to review and contribute thoughts and ideas. Lauren Picuch clarified issuing the survey appropriately, publish in the Vedette, mailers to go out, have on the website, and host an open house for resident input. Supervisor Murday thanked the Plan Commission for their support and involvement and let residents know that the current board does not intend to stop working or moving forward with things that benefit the electorate.
7. Road Commissioner's Report - Commissioner Hilliard addressed 88th Avenue from Bruns Road to Pauling Road speed limit of 55mph, a speed study was conducted, the County Board voted on it and it is now officially 50mph; fixing trucks, salting roads, trimming trees; met with engineering for Sheer Road bridge, will be a five beam bridge, had plans for residents to view, there are 22 bridges; got bridge report back, most bridges are in good condition, said past Road Commissioner did very good job with the bridges. *Presently:* Servicing plow trucks, hauling salt, trucking stone to gravel roads, pothole repair. *Future:* Sheer Road construction, box culvert east of Center Road poor shape, planning 2025 road construction; addressed Mr. Schultz and thinks the pole was fabricated from scrap and the light maybe from a truck, will fix once the weather breaks.
8. Assessor's Report - Assessor Bushong advised residents to review their property assessment values and building information on the Will County Supervisor of Assessments website. If there are any errors or questions, contact her before May when the first tax bills go out so she can make changes as later is more difficult. There are 39 new home construction sites plus many accessory structures ready for complete field checks in 2025 will many closer to completion and is looking for qualified field technicians. Bushong

discussed the importance of timely field work and the process of entering new construction into the database and is working on reviewing recent sales and equalizing assessments in different areas. She highlights township growth, replacing farmland with new residential homes, an increasing number of property owners over 65, and the impact of high home values on township revenue. Home values increasing due to high quality custom homes, high prices, low inventory, high home sale values, due to certain taxing body increases she expects a county applied increase to all township assessed values to be announced this summer, reach out with any questions.

9. Trustee's Report - *Trustee Dietz reported on two open property complaints, one involving wanting horses and goats and the other having a container on the property, weather plays a factor as to why they are both still open.

*Trustee Kovar had nothing to report.

*Trustee Wagner recapped the last meeting minutes, the township owns the building; meetings should be streamed; there's about 3900 square feet of parking, removing the garage increase's parking by 6200 square feet, streaming will also cut down on parking issues; issues over question and answer, the board is available to meet with in person or by phone; building down the street being the answer, township does not own property across from Monroe's building which is not for sale; discussed eminent domain and condemnation and how renovation with grant money would increase the value making it a smarter thing to do than moving the building, the building and grant money are ours, walking away makes no sense; discussed Roger Bettenhausen no longer being on the ballot and how the seat will be filled, Wagner said the people voted at the Caucus and the next person in line should be on the ballot, Dean Christofilos said they would prefer to appoint somebody, they continued to discuss how to fill the position, getting on the ballot, the time limit, and the committee's responsibility; Supervisor Murday suggested seeking guidance from the attorney representing the Republican Party to resolve the vacancy issue being it's more a party issue than township business. Murday said Wagner's point of "let the people decide" that was what the incoming board constantly said, if they have the ability to do that, they should consider it. Wagner asked Christofilos to pass on to Republican Committee Chairs the strong desire to take the next in line, as they were not at the meeting. Trustee Dietz asked about the buildings appraisal value.

10. Supervisor's Report - Supervisor Murday reported receiving a phone call from Veterans Assistance Commission of Will County serving the needs of military veterans and their families asking their information to be posted on our website; A developer reached out about a potential data center on the West side of LaGrange Road, south of Stuenkel. The one-story building is massive, and Murday told them he was not sure how people would respond to the size. He emphasized the need for vigilance and community input; He touched base on the pending solar farm cases, there have been no decisions, it could take years and will keep on top of them; Lastly asked Trustee Wagner to start process of looking at budgets.

11. New Business - Nothing to report

12. Old Business - Nothing to report

13. Meeting adjourned at 7:39p.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, March 10, 2025, at 7:00 p.m.

Respectfully submitted, Crissy Kraft, Clerk for Green Garden Township