

GREEN GARDEN TOWNSHIP

May 12, 2025, REGULAR BOARD MEETING MINUTES

1. Meeting called to order at 7:03 p.m. by Supervisor Murday with Pledge of Allegiance.
2. Roll Call by Supervisor Murday: Present were Supervisor Murday, Trustees Dietz, Kovar, Newton, Wagner, Assessor Bushong, Road Commissioner Hilliard, Clerk Kraft was absent.
3. Approval of Minutes from April 2025 regular monthly meeting prepared by Clerk Kraft, Supervisor Murday asked if any additions or corrections, hearing none, Supervisor Murday entertained a motion to approve the April minutes. Motion made by Trustee Dietz seconded by Trustee Kovar. 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 explained he would be amending the financial report by adding two items to get board approval. The property tax first installments and insurance premiums have a June 1 due date. There are three parcels taxed, first is \$165.40, second is \$905.06, and third is \$205.04. Additionally, the TOIRMA insurance premium came in for \$10,209 for the road district and \$8,697 for the township. All these bills will be paid with current bills to help with the incoming new board so there are no timing issues. Supervisor Murday entertained a motion to approve/accept the Township Financial report, motion made by Trustee Wagner, seconded by Trustee Newton. All in favor with Aye, motion unanimously carried.
5. Public Comments – Supervisor Murday explained the two minute limit and anyone there for the land use matter that this is their time to speak out as after public comments the meeting is for the board and elected officials.
 - * Monroe Striggow questioned the insurance he has not yet received, Supervisor Murday said insurance send directly to him and would look into it tomorrow.
 - * Dean Christofilos wanted to go on record appreciating cooperation from Supervisor Murday with the transition, and that he has been super cooperative. Christofilos thanked the entire board for all they have done the past four years.
6. Planning Commission – Mark Sarkisian commented on the meeting Monday, May 5th, all five committee members were present, over 50 residents attended, two items on the agenda, 1st a proposed map amendment on two 40-acre parcels on the NE corner of Dralle and 88th going from A-1 to E-2. The 2nd item is a proposed 23-acre solar farm at Possibility Place Nursery; they had the review and at the end did not take a vote because one resident claiming to be a lawyer said they could not hear the case since there was no application. He reminded everyone of the open house on May 19th across the street, it has been posted on the website, Facebook, in the Vedette and post cards went out in the mail. Supervisor Murday thanked Mark and the Plan Commission members in attendance for their work with the consultant company for updating the comprehensive plan. Murday asked residents to continue supporting the plan commission and urged Sarkisian to get people involved, more the better. The land use plan needs updating and this is the opportunity for residents to say they had input; it is the only weapon in the arsenal to combat unwanted growth. Supervisor Murday explained not knowing any legal issues for the plan committee to not go forward and could not find any statues to preclude that. Murday told Sarkisian to table it, that is why it is not before the board this evening, the trustees are to vote on the recommendation of the plan commission and since there is no recommendation made there is nothing on the agenda. Trustee Newton asked who the attorney was for, Possibility Place attorney? It was not for the nursery; it was for against the process. Trustee Dietz said they didn't get all the information, there was no application, no drain tile study, or Eco stat study, so they said there was no due process. Supervisor Murday explained the process and how they don't need to come before the board but ask they do so residents can hear the plans. Sarkisian said he was unsure if it were legal to proceed, sees Murday's point, that they get approval from us and then change their plans at County, in their defense Sarkisian told them the plan committee is advisory, not binding, with years of building relationships with County to urge applicants to come before Green Garden first. Sarkisian said they took a vote on the Map Amendment that was unanimous 5 – 0 in

favor of the Map Amendment. Greg Clark explained the reasoning for Map Amendment from A-1 to E-2 along the North side of Erinwood, looking to do some 5-acre parcels along 88th Avenue and a development on the rear portion, some neighbors have interest in buying some of the property, so there is no design at this point and time. Trustee Wagner asked why 5-acres, Clark said subdivisions become expensive, so strictly monetary. Supervisor Murday asked how many proposed 5-acres lots, Clark said six with covenants and restrictions, sometimes people do not understand the rules, the County has rules, an example is shooting, you cannot shoot within 300 feet of another neighbor, accessory dwellings, square footage, and review of home standards are some examples. Supervisor Murday asked if there were any other questions, hearing none, Supervisor Murday asked for a motion to adopt the recommendation of the Plan Commission to grant Map Amendment from A-1 to E-2. Trustee Dietz makes the motion, seconded by Trustee Kovar, all in favor with Aye, motion carries unanimously.

7. Road Commissioner's Report - Commissioner Hilliard reported, *Past*: Spring was rough this year and the roads did not do well, pot hole repairs with total patcher, major repairs at 104th from Steger to Kuse and Pauling Road from Scheer going East about ½ mile, 10" tile that let loose on side of road; *Presently*: mowing ditches, ditch work, culverts, Sheer Road put off due to Com Ed, purchase four parcels for easements; *Future*: Dralle Box culvert being replaced between Center and 104th and taxable revenue was a little over 1% gain, in 2023 a lot of money carried over to 2024 partly for subdivision resurfacing except last year there was so much road construction, connecting roads to Route 45, and a section of Stuenkel Road. Hilliard thanked the board, Supervisor Murday for leaving the place better than he found it, Trustee Wagner for his 25 years of service to the township, having previously being Supervisor, the backbone, Hilliard and Murday had to take over their positions with very little to go on and Wagner helped tremendously and Hilliard thanked him for that.

8. Assessor's Report - Assessor Bushong reported tax notices being received this week, if not received can download from the Will County Treasurer's website, over 200 inquiries over the last week and a half from residents due to tax bills and the assessor does not have the staff to assist there may be a considerable wait for each to be addressed but will get to each eventually and asked for patience. The tax bill is for the 2024 tax year which is payable in 2025, she can look at it but no corrections can be made, that would have had to have been done in last year's appeals; exemption questions can also be answered by Will County SOA office, there are also exemption events coming up also available on their website; in 2024 there were 88 field checks performed by assessor staff requiring measurements, drawings, photos, reports for each, additional 36 site field checks, no measurements but were required of them by Will County Board of Review.

9. Trustee's Report - *Trustee Dietz reported Mather Farm at 24224 88th Avenue, poured concrete, put in curbs, putting in sod, County is not concerned he's only on 5-acres, has quails, goats, wants horses, build a barn, has many buildings, has homesteads exemption, workers wait out by gate until he arrives to open, tax bills mailed to address in Palos Park. Supervisor Murday asked if there are any indications of slaughtering, Trustee Dietz said maybe the quail from what he has heard. The County has been notified but with gates closed cannot go in.

*Trustee Kovar had nothing to report.

*Trustee Newton commented on her shock at the Caucus, Kovar was nominated for Trustee and was not there, Murday questioned his being able to run not being there, Ashley Stachniak, who was running for school board stood up and yelled Don is lying again, Newton feels if Murday were not present, being nominated, they would have said that's ok we can still run him, he's not here but that's ok, the roof would have gone off in opposition. Newton thinks the rules need to be looked into, there was a friend of Newton's at the Caucus from Manteno that voted at the Green Garden Caucus, current board members at the Caucus were screaming telling Don and Bill to shut up. Newton wished the woman running for school board was at tonight's meeting, she has only attended a few meetings in the eight years Newton has been on the board and that night she knew everything, she even counted the votes, "she counted the votes and we never knew the outcome of the votes, we never got to hear the votes, that's really bothered me cause if

the shoe was on the other foot, the place would have erupted if Don wasn't there and was allowed to be voted on, same for Bill, that was bothersome, you've got to follow the rules, not just because you don't like somebody." There were way too many people there, security should have been there, it got out of control, and no one did a thing about it. Newton then spoke about the renovation, purchasing of Monroe's building, saying it is a beautiful office, cool, view and everything is nice but has lots of offices and think of the money to make it a community center, and the utilities cost. The only one who would utilize the space would be Jane and she does not utilize it now, Jane asked why she would say that and Newton asked how many hours a week she is there, Jane responded when she needs to be there, it has all the equipment, all things to dial into and remote access into, Newton said so if her car is there, she's there, Jane said her car does not have to be there for her to be there. Newton continued what's the utilities cost, property cost, upkeep, that the building is offices where you cannot hold a meeting like this. Grant money was to make the current building better, this is the townships history of Green Garden, there is no need for a bigger building now, there is money for the future when it is needed. Bills have been paid from County, contracts signed, studies done, bills paid, what happens to all this, it can be costly to the township eliminating the town hall renovation. Trustee Newton asked when the swearing in of the new board is, Dean Christofilos responded the 19th, Newton asked if it was at town hall, if it's an open meeting, posted, Christofilos said yes it would be posted.

*Trustee Wagner believes the current board is leaving the township in the best financial place since he's been here with almost 1 million dollars in the capital fund to build a shared community center on the 7.14-acre property adjacent to the park, a new building is within reach and spending the capital fund money elsewhere he does not believe is smart. The need now is the current building and supports what Trustee Newton said, the current board put a lot into the future of the township and would hate to see what the board has done go to waste and hopes the new board can see it that way. Hopes they can see building for the future, future families, sports, kids, parks, etc. without borrowing money. They don't throw money away and hope to see it stay that way.

10. Supervisor's Report – Supervisor Murday reported on the pending solar farm litigation, the oral argument transcript with Judges response was sent to Trustees and put on the GG website. The attorney for Will County thinks it's an uphill battle for the township; the judge looks at the letter of the law statue which may hurt the township. This is so new there is no legislative history or gray areas, there are no cases out there and may end up in the Illinois Supreme Court. It is set for status/decision towards the end of June or early July, the judge stated for the record he could have people come in at that point and tell them he needs more time. The County is all in to back up the township. Supervisor Murday explained the process for litigation/statues and how the law needs to be followed.

11. New Business – * Vote on Green Garden Township Budget & Appropriation Ordinance 2025-003 and asked if the Trustees had questions/comments/changes to the policy. Hearing none, Supervisor Murday entertained a motion to adopt The Green Garden Township Budget & Appropriation Ordinance 2025-003, Motion made by Trustee Wagner, seconded by Trustee Newton. Roll call vote taken: 3 Aye (Trustee Wagner, Trustee Newton, Supervisor Murday) 2 Nay (Trustee Dietz, Trustee Kovar). Motion carries 3 to 2.

*Vote on Green Garden Road District Budget & Appropriation Ordinance 2025-004 and asked if anyone had questions/comments/changes to the policy. Hearing none, Supervisor Murday entertained a motion to adopt The Green Garden Road District Budget & Appropriation Ordinance 2025-004, Motion made by Trustee Dietz, seconded by Trustee Kovar. Roll call vote taken: 5 Aye (Trustee Dietz, Trustee Kovar, Trustee Newton, Trustee Wagner, Supervisor Murday). Motion unanimously carried.

*Vote on Resolution for the Determination and Disposition of Capital Fund. Trustee Wagner explained the need for information to be in writing/resolution so there is a clear disposition of what the intent of the capital fund was. Supervisor Murday asked if the Trustees had any questions on the Resolution. Trustee Dietz said he sent Wagner things he thought were off on the resolution, the location of the 7.14-acres being skewed, states the property was bought in the Nolan administration but deed says Gary Mueller,

07/13/2016 four years before Nolan, Trustee Newton commented it started with Mueller finished with Nolan, Trustee Wagner stated Nolan pushed it. Supervisor Murday stated the purpose of the resolution to set the basis of why there is a capital fund and the process of his becoming Supervisor, with no playbook the current board in the past 4 years is put together resolutions to refer to. He learned the township had purchased property with park district funds, as well as purchased property with town funds to build a town hall down Center Road. Having meetings in the current building with no air in the summer, atrocious bathrooms, applied for grants at the advice of the Supervisor of Frankfort Township, introduced him to Ragan Freitag who helped apply for grants, one for \$58,000, one for \$500,000. Murday thought the residents of Green Garden would be so happy, and when hearing contrary views was hard to follow the logic, why walk away from an asset worth something. Murday said to renovate the building, use now, continue to save money to build a new town hall that prior town boards envisioned, it started years before Murday's involvement. The current town hall has history, with pictures showing farm equipment from the beginning of time, Murday thought why not make a museum. The future view was a new town hall, down the road and the old building a museum, although people have differing views make sure to relay on facts, not hearsay and encouraged the new board to do the same. Supervisor Murday asked if there were any other discussions in regard to the resolution. Hearing none, Supervisor Murday entertained a motion to approve the Resolution for the Determination and Disposition of Capital Fund. Motion made by Supervisor Murday, seconded by Trustee Wagner. Roll call vote taken: 3 Aye (Supervisor Murday, Trustee Wagner, Trustee Newton) 2 Nay (Trustee Dietz, Trustee Kovar) Motion carries 3 to 2.

12. Old Business – No Old Business – Supervisor Murday took the opportunity to let everyone know it was an honor and privilege to serve the residents of the township and believes leaving the township in a far better position than when he came in. There are now procedures in place, have accountants for audits, attorney for legal matters, and a website. Wanted to make special mention of Cherie and Bill, Cherie being Trustee for 8 years, her devotion to the best interest of the township is unparallel, Murday witnessed abuse shared about and to Cherie and her parents by residents of the township, and she remained committed to the township and thanked Cherie. Murday said Bill is the backbone of the township, and without Bill does not know where the township would be, helped Murday with numerous tasks. Bill's service to the township is unparallel and should be acknowledged for his knowledge and care of the township and thanked Bill. Wished the township nothing but the best, stated the renovation is important but to not lose the focus of the primary focus, what to do with the infiltration of people wanting to put data centers on 500 acres and putting up solar farms. Murday left with saying "make decisions based on facts."

13. Meeting adjourned at 7:48p.m. Supervisor Murday entertained a motion to adjourn. Motion by Trustee Wagner and seconded by Trustee Kovar. All in favor with Aye, motion unanimously carried. The next Board meeting to be held on Monday, June 9, 2025, at 7:00 p.m.

Respectfully submitted, Crissy Kraft, Clerk for Green Garden Township