

OFFICIAL PROCEEDINGS OF GREEN GARDEN TOWNSHIP BOARD
June 9, 2025, REGULAR BOARD MEETING MINUTES

1. **Meeting called to order** at 7:02 p.m. by Supervisor Christofilos to transact business that comes before the board. The meeting agenda, guest sign-in sheet, and Green Garden Board information are attached. Supervisor Christofilos led with the Pledge of Allegiance.
2. **Roll Call** by Clerk Kraft: Present were Supervisor Christofilos, Trustees Dietz, Shepherd, Striggow, Assessor Bushong, Road Commissioner Hilliard, Clerk Kraft.
3. **Introduction of the Township Board and Officials** -Supervisor Christofilos introduces the Township Board, Officials and duties they are charged with. The attached form has the organizational structure and who oversees what along with contact information. Each Trustee will oversee community services, have a chairperson who is interviewed and approved by the board, and the chairperson will be responsible for getting the committee going, volunteers needed. Trustees will not be on the committee's but serve as the contact.
4. **Discussion and Potential Action to approve Sarah Boxer to fill Trustee Vacancy** – Supervisor Christofilos explained how the vacancy came to be and the statue to appoint a fourth Trustee. There were four qualified interviews, Sarah brings unique qualities and experiences that will benefit the Township. Supervisor Christofilos explained before the board votes on a matter they will allow residents 1 minutes to speak specifically on the voting matter. With that he asked if any residents had a public comment regarding the approval of Sarah Boxer.

Motion:

Supervisor Christofilos asks for a motion to approve Sarah Boxer to fill the Green Garden Trustee vacancy. Trustee Striggow makes the motion, seconded by Trustee Shepherd. No further discussion, All in favor with Aye, motion unanimously carried.

5. **Administer Oath of Office to Sarah Boxer** – Clerk Kraft administered the Oath of Office.

6. **Motion to Approve the Minutes from the last board meeting, as submitted.** Approval of Minutes from May 2025 regular monthly meeting prepared by Clerk Kraft, with notes provided from former Trustee Newton and audio recording provided by Road Commissioner Hilliard.

Motion:

Supervisor Christofilos asks for a motion to approve the minutes from the last board meeting as submitted. Motion made by Trustee Dietz seconded by Trustee Shepherd. No further discussion, 4 – Aye (Supervisor Christofilos, Trustee Boxer, Trustee Dietz, Trustee Shepherd) 1 – Nay (Trustee Striggow) Motion carries 4 to 1.

7. **Motion to Approve the Township Financial report**, as reviewed by the Trustees prior to the meeting start time. *Resident Belinda Olszewski asked if the financial reports would be posted on the website, Supervisor Christofilos said yes, they would be. Trustee Striggow asked for a timeline on posting the financials.

Motion:

Supervisor Christofilos asks for a motion to approve the Township Financial report, motion made by Trustee Shepherd, seconded by Trustee Dietz. No further discussion, 4 – Aye (Supervisor Christofilos, Trustee Dietz, Trustee Shepherd, Trustee Striggow) 1 – Nay (Trustee Boxer) Motion carries 4 to 1.

8. New Business

a. Approve Public Comment Policy Overview - Supervisor Christofilos explained public comments on any voting agenda item is 1 minute and public comments on any topic is 2 minutes and that public comments will be last agenda to allow residents to hear meeting discussions. *Trustee Boxer looks forward to hearing the public comments, Supervisor Christofilos let residents know they can also email contact@greengardentownship.com with any comments. *Resident and Plan Committee member Karen Murdock thinks it should be 2 minutes on voting agenda items and at least 3 minutes on public comments. *Supervisor Christofilos said they would take note of that, discuss at future meeting. *Trustee Striggow asked if it could be discussed at the next meeting. *Resident Sharon Ledbetter seconded what Murdock said.

Motion:

Supervisor Christofilos asked for a motion to approve the public comment policy overview. Trustee Boxer makes the motion, seconded by Trustee Striggow. No further discussion, All in favor with Aye, motion carries unanimously.

b. Approve Boards Missions & Values -Supervisor Christofilos explained they manage all financial affairs, administer community services, assess value of properties, maintain Green Garden Township roads, and official recorder of records. Mission is to make responsible decisions for best interest of residents while managing affairs of the township, with integrity, transparency, respect and professionalism.

Motion:

Supervisor Christofilos asks for a motion to approve the Boards Missions & Values. Trustee Boxer makes the motion, seconded by Trustee Shepherd. No further discussion, All in favor with Aye, motion carries unanimously.

c. Approve scheduled Workshop Board meeting every 4th Monday of the month at 4 p.m. –

Supervisor Christofilos explained it's an official board meeting, the purpose of the meeting, explained OMA regulations and can be cancelled. *Assessor Bushong asked if it needed to be posted in the paper one time, Supervisor Christofilos said Clerk Kraft put in paper. *Resident Belinda Olszewski asked if there would be action items, Supervisor Christofilos said they don't necessarily want to vote but they can, the intention is to discuss items. *A resident asked if information could be posted on Facebook not only the Vedette, but Supervisor Christofilos explained a new Facebook page [FaceBook.com/GreenGardenTownshipBoard](https://www.facebook.com/GreenGardenTownshipBoard) – for informational purposes only, no commenting. *Resident Karen Platek asked why at 4p.m. *Supervisor Christofilos explained not taking up another night. *Will County Board member Dan Butler recommended doing a meeting of the whole where items are discussed and not voted on unless posting there would be a voting item. *Discussion continued about regulations and compliance. *Discussion about whether it would be all 4th Monday's non-voting and will be discussed and voted on in July.

Motion:

Supervisor Christofilos asks to amend the motion to have the workshop board meeting on June 23rd at 4 p.m. be a NO vote meeting. Trustee Boxer makes the motion, seconded by Trustee Dietz. No further discussion, All in favor with Aye, motion carries unanimously.

d. Motion approving a Special Town Meeting of electors – Supervisor Christofilos read a letter as advised from the township attorney. The board members are looking forward to the meeting and hear from residents. *Supervisor Christofilos explained the purpose of the meeting. *Assessor Bushong asked if for residents or electors, Christofilos said yes residents, open to ideas, will come to vote in the future. *Resident Mike Flanagan asked if there could be a hard stop to be respectful of people's time, and future meetings, if necessary, Christofilos said absolutely. *Plan Committee chair and resident Mark Sarkisian asked what electors means, if there would be a vote, why calling them electors, and if grant money is used to fix town hall does not mean the other options are off the table. *Christofilos said he spoke with people directly related with grant money and know options of grant money. *Discussion on nominations for moderator, resident Olszewski asked "electors being registered voters only?" *Resident Mike Flanagan said the electors called for this meeting at the annual meeting therefore the electors call this meeting, a continuation of the annual meeting.

Motion:

Supervisor Christofilos asked for a motion to approve a special town meeting of electors on the 26th day of June 2025 at 7 p.m. at Jackson Creek Church. Trustee Striggow makes the motion, seconded by Trustee Shepherd, no further discussion, All in favor with Aye, motion carries unanimously.

e. Action on solar farm proposed development from Cultivate Power/Zaroka Solar - Supervisor Christofilos explained the process of decision making on solar farms from the township to the County, Roberts Rules of Order favoring positive motions/approve when calling motion with votes to come later. *Trustee Boxer has concerns about the neighborhood, impacts on neighborhood and Beckers property values Assessor Bushong, for the record said Zaroka stated at the plan meeting there is no effect on property values, Bushong gave her card to Emily Carroll and asked for the data in which has not yet been received. *Bushong stated there are no hard facts, only speculations on how it affects property values, logically it would affect the sale of homes, and approving would set precedence that any owner could put one in their backyard. *Trustee Striggow explained the positive motion and yes or no vote at the end. *Trustee Dietz explained the problems, Comprehensive Plan keeping solar out of residential, non-beneficial, and litigations. *Supervisor Christofilos commented on detailed report prepared by a resident, proximity to homes/neighborhoods, and not in the comprehensive plan. *Trustee Boxer studied water contamination and antibiotic-resistant bacteria while at Governor's State of peoples and communities' septic fields and sewage lines underground in this area and south side of Chicago and is concerned with water contamination. Having studied the water knows there are water problems and bringing in this type of infrastructure to residential areas is not something she is comfortable with. *Resident Karen Murdoch stated everyone needs to fight, fight in numbers, show up to say we don't want this. *Representative from Zaroka Solar, Emily Carroll spoke on partnership with local family, design changes, site setbacks, wildlife fencing, and compliance with Will County standards. *Resident Cynthia Zeilstra asked if anyone looked into the health concerns, cannot be more than ¾ miles of a residence, solar farms take all the nutrients out and kills the land. *Resident and owner of Possibility Place Nursery Tristan Shaw explained the process of growing plants on the property for habitat and air quality and will continue to do so. *Resident Janet Schaver has concerns with them selling zoning permits down the line and the technology in some of these solar panels could be turned off. *Resident Sharon Ledbetter piggybacked off Murdock, only a handful of

people show up, everyone needs to show up, not ok with Springfield having final say, reach out to local representatives, Assessor Bushong stated DeLuca and Joyce are opposed to using farmland. *Resident Dorothy Cieczczak from Waterford Subdivision had concerns about the fire department not being able to support it and asked Emily Carroll why since knowing the opposition would they not consider withdrawing their application. Supervisor Christofilos said last comment and the new policy would be to limit how many people can talk and it came with great opposition from the crowd. *Resident Sue Panozzo voiced concerns that everyone is on well water, the effects of hail, the panels breaking, what will happen to our drinking water. *Resident Tom Becker had petitions from Waterford and Tuscany Hills subdivision with 100% opposition to proposed solar facility, stressed concerns over environmental reality, and putting drinking water at risk. *Resident Jeff Becker whose farm is right next to proposed solar facility, was told their property would have a buffer when in fact their property is the buffer which would cause them to lose some of their land and concerns as to why put a solar facility in most densely populated area over an aquifer. *Resident Steve Becker used FOIA to get the application, Will County Land Use refused to turn over engineering plans, they then filed FOIA appeal with Illinois Attorney General which found it to be a valid appeal forcing County to send them information. Some documents released by the County contradicted what they were told by Carroll of it being a small solar farm of 26 or 33 acres, that the application requests the entire 80 acres showing this to be phase one of a larger possibly 12-megawatt solar farm they are trying to hide. *Resident Ken Siegers President of Canterbury Lakes Phase 5 gave petitions of 33 signatures opposing. *Resident of Palomino Trace also had a petition opposing proposed solar farm and proximity to closest lot. *Attorney Mark Gershon who represents the developer addressed attorney Becker stating it would be unconscionable if they were told 20 or 30 and was 80 acres, they are required to submit for 80-acre farm, they are submitting for a 5-megawatt farm, nothing larger can go there. Second a survey was submitted to County by one of most noted appraisers in the State showing 70 assessors in townships that have solar farms that reported no adverse impact on property values. *Assessor Bushong asked for a copy of the report in which Gershon said he would get to her. *Resident Brett Raehsler asked why solar keeps coming to Green Garden when the township keeps turning them down, the health risks, what happens to decommissioned solar panels, how much money they get in grants, Carroll said there is no grant money. *Will County Board member Dan Butler said there is a statute in Illinois allowing more lenient placement of solar facilities but the County votes on whether someone gets a SUP, one of the lead democrats asked state lobbyist if there was a way they could take the responsibility of voting for SUPs for solar facilities. He said solar farms come out here because it's just on the outskirts of heavily urban areas where there are lots of power lines and he recommends keeping up the fight as they will also.

Motion:

Supervisor Christofilos asks for a motion to approve the solar farm proposed development from Cultivate/Zaroka Solar at 7548 W. Manhattan-Monee Rd., Monee, IL 60449. Trustee Dietz makes the motion, seconded by Trustee Striggow, no further discussion. 5 – NAY (Trustee's Dietz, Striggow, Shepherd, Boxer and Supervisor Christofilos), motion unanimously denied.

9. Reports

a. Plan Commission's Report by Mark Sarkisian spoke on the Comprehensive Plan needing to be specific/strengthened, County voting against Pritzker law resulting in lawsuits in part because of good show of residents and the mentioning of the Comprehensive plan repeatedly. Mentioned sending over 1400 mailers to residents with only 200 surveys being taken, had an open house with only 70 residents in attendance, asked to please take the survey so they have residents input, the plan is to take out of the current Comprehensive Plan and make a Land Use Plan that would be a living document to deal with

changes, and Supervisor Christofilos said another mailing would be going out about the re-scheduled Town Hall Meeting and will have a line about the Land Use Survey also.

b. Highway Commissioners Report by Road Commissioner Jim Hilliard thanked the new incoming board and welcomed them. Had an inspection resulting in spending about \$2000 to bring current; had bid openings today for major projects, paving, tar & chip, this year \$300,000 (far less than last year) for paving projects, box culvert with a grant for \$25,000, Sheer Road bridge is \$1.8 million with another grant received, dust storm (haboob) a lot of trees down, and the State is doing shoulder work on Route 45. *Nina Dema asked about the pothole on Center and Steger Road, Hilliard said it was a County Road and mentioned being 68.63 miles of Roads and 22 bridges in Green Garden with Road District only having two full time employees. *Resident Sue Panozzo thanked the Hilliard and his crew for being awesome and helping quickly with her culvert. *Resident Ron Gress told residents to drive down Offner Road between Center and 88th being one of the narrowest roads having to drive off the road to pass another car. *Resident Kaitie Stoub emailed Hilliard 640 days prior about the road in which she was told it was on the top of his list. Hilliard said the road was scheduled last year to be widened, they fixed a collapsed culvert on Offner, he fights for the residents, does everything he can do with the money he has.

c. Assessor's Report by Assessor Jane Bushong congratulated the new board; 2025 Township assessment cycle closes this week meaning assessor cannot make changes to 2025 assessment values after June 13th, any exceptions after the 13th go through the Board of Review assessment process. The appeal process opens in August; January through June assessment cycle added additional \$7 million in assessed value to Green Garden tax roll; field work began in May as on June 1st roughly 50 pending new home construction sites that need to be put in the database.

d. Trustee's Reports

- * **Trustee Sarah Boxer** nothing to report
- * **Trustee Ralph Dietz** nothing to report
- * **Trustee Wesley Shepherd** nothing to report
- * **Trustee Monroe Striggow** nothing to report

e. Supervisor's Report – Supervisor Christofilos thanked everyone for coming.

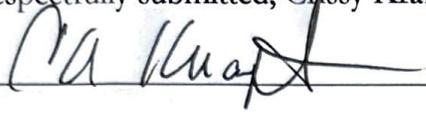
10. Old Business – NO old business

11. Public Comments - *Jeanette Sadecki lives on Offner Road and says it's hard to pass tractors/grain trucks without slipping into the ditch. *Resident Tim Stoub said the last year 300 trucks were moving clay and stone up and down Offner Road, now the road is impassable. Resident Peter Cieczczak commented on liking the mission and values statements but thinks its missing safety as part of it. *Trustee Boxer asked Hilliard the formal process if sees a semi-truck going down the road. Hilliard said he is not enforcement, and residents would need to contact Will County non-emergency. *Resident Heidi Christofilos thanked the community for coming out to Union Cemetery Memorial weekend. The Will County Historical Society deemed Union Cemetery an A+ for treatment and respect of Veterans in Green Garden and thanked Josh Sneed for helping put a light on flag at cemetery. Clean-up day at Union Cemetery is June 28 from 9 to

*Resident Michelle Sprecher spoke on the stop light proposed for the intersection, an accident in Palos, the dangers of the intersection for the business, town hall, and school; stay on top of the fight, it's not safe for children at PIC, the conversations carried on between many people in attendance.

12. Meeting adjourned at 9:14 p.m. Supervisor Christofilos asks for a motion to adjourn. Motion by Trustee Boxer and seconded by Trustee Shepherd. All in favor with Aye, motion unanimously carried. The next Board meeting to be held on Monday, July 14, 2025, at 7:00 p.m.

Respectfully submitted, Crissy Kraft, Clerk for Green Garden Township



Approved by Board of Trustees: July 14, 2025

GREEN GARDEN TOWNSHIP

Monday, June 9, 2025 - Meeting starts at 7:00 p.m.
Board Meeting Agenda

1. Call meeting to order with Pledge of Allegiance 🇺🇸
2. Roll Call 📣
3. Introduction of the Township Board and Officials
4. Discussion and Potential Action to approve Sarah Boxer to fill Trustee Vacancy
5. Administer Oath of Office to Sarah Boxer
6. Motion to Approve the Minutes from the last board meeting, as submitted
7. Motion to Approve the Township Financial Report
8. New Business – Discussion and Potential Action on the Following Items:
 - a. Approve Public Comment Policy Overview
 - Public Comments on Voting Agenda Items (1-minute limit on voting item only)
 - Public Comments on any topic of concern to the Township (2-minute limit)
 - b. Approve Board's Mission & Values
 - c. Approve schedule for Workshop Board Meeting: every 4th Monday of the month at 4pm
 - d. Motion approving a special town meeting of electors and finding is necessary for the best interests of the township and that we hold such a special town meeting on the 26th day of June 2025 at 7 p.m. at Jackson Creek Church, 25800 S. Center Road for the electors to have an informational meeting to discuss options related to the Town Hall. Agenda to be as follows: (1) call to order; (2) pledge of allegiance); (3) selection of moderator; (4) establish compensation of moderator; (5) presentation by Supervisor regarding purpose of meeting and Town Hall options; (6) Discussion of options by electors and (7) adjournment.
 - e. Action on Solar Farm Proposed Development: Cultivate Power/Zaroka Solar – 7548 W. Monee-Manhattan Rd, Monee IL 60449
9. Reports
 - a. Planning Commission's Report
 - b. Highway Commissioner's Report 🚧
 - c. Assessor's Report
 - d. Trustees' Reports: Ralph Dietz; Wesley Shepherd; Monroe Striggow
 - e. Supervisor's Report
10. Old Business 📄
11. Public Comments (2-minute limit.)
12. Meeting Adjourned ⌚

What we do

We manage all financial affairs, administer community services, assess the value of properties, and maintain our roads within Green Garden Township.

Our Mission

To make responsible decisions for the best interest of our residents as we manage the affairs of Green Garden Township.

(Please add to the below copy. This is only an overview or start)

We will accomplish our mission through encouraging community input and involvement, and serving our community with integrity, transparency, respect, and professionalism. *(We will add to description. This is only the overview)*

Our Values

Integrity, Transparency, Respect, Professionalism

(Please add to the below copy. This is only an overview or start)

These values guide us to always look out for the best interest of our residents. We are committed to listening and respecting our residents, and encouraging dialogue with the community. We will form valuable resident committees and encourage volunteerism.

Whatever we do, our desire is to do it for the best interest of our residents, with complete integrity and honesty.

Our History *(see current on our website)*

WEBSITE DROP DOWN MENU:

Home	Elected Officials	Community Services	Community Input & Involvement	Meetings	Finances	Future Planning
What we do	Supervisor & Trustees	Seniors	Your Suggestions (Contact@GGT.com)	Scheduled Meetings	Budget	Township Building
Our Mission	Clerk	Dial-A-Ride	Face Book Information Page	Meeting Videos	Levy	Comprehensive Plan
Our Values	Assessor	Food Pantry	Newsletter	Minutes		Community Center
Our History	Road Commissioner	Meals On Wheels	Volunteer Committees	FOIA Request		Park & Walking Trail
		General Assistance	Cemetery			
		Veterans	Dial-A-Ride			
		Disabilities	Panning & Zoning			
		Youth				
		Disaster Relief				

“Making responsible decisions for the best interest of Green Garden residents”

Integrity • Transparency • Respect • Professionalism

Green Garden Township Regular Board Meeting

7:00 p.m.

June 9, 2025

By checking the Public Comment box, you agree to abide by the Green Garden Township public comment policy on the Meeting Agenda

GUEST SIGN - IN - SHEET

Please check here if you have a Public Comment

Print Legibly - (NOT SIGNATURE) First & Last Name

- | Print Legibly - (NOT SIGNATURE) First & Last Name | Please check here if you have a Public Comment |
|---|--|
| 1. Barb Siegers | |
| 2. Diane Schultz | |
| 3. Don Bushove | |
| 4. Bob Schue | |
| 5. Glenna Rodeghepo | |
| 6. ED KEAWCZYK | |
| 7. Caroline Cierczak | |
| 8. Dorothy Cierczak | |
| 9. Bruno J. Remyka | |
| 10. Jeff Becker | X |
| 11. Tom Burt | X |
| 12. Pitts Cierczak | |
| 13. Steve Burt | X |
| 14. Josh Zutter | |
| 15. Doug BEADLEY | X |

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Please check here if you have a Public Comment

Print Legibly - (NOT SIGNATURE) First & Last Name

- | Print Legibly - (NOT SIGNATURE) First & Last Name | Please check here if you have a Public Comment |
|---|--|
| 16. Noah Helbetter | |
| 17. David Helbetter | |
| 18. KYLE CANTONIE | |
| 19. CURTIS RANALE | |
| 20. Jeannette Sadecki | |
| 21. Peter & Michelle Sprecher | |
| 22. Ronald Ronald Giese | <input checked="" type="checkbox"/> |
| 23. Karen Platek | <input checked="" type="checkbox"/> |
| 24. | |
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| 35. | |

Green Garden Township Regular Board Meeting

7:00 p.m.

June 9, 2025

By checking the Public Comment box, you agree to abide by the Green Garden Township public comment policy on the Meeting Agenda

GUEST SIGN - IN - SHEET

Print Legibly - (NOT SIGNATURE) First & Last Name

Please check here if you have a Public Comment

- | | |
|-----------------------------------|---|
| 1. Michael Flanagan | |
| 2. Rodney Christ + J | |
| 3. ROBERT WORKMAN | ✓ |
| 4. JANET SCHAWER | |
| 5. GARY + CAROL LINCOLN | |
| 6. Heidi Christophle | ✓ |
| 7. Katie Raehsler | ✓ |
| 8. Karen Murdock | ✓ |
| 9. Sue Panozzo | |
| 10. Cynthia Zeilstra | |
| 11. Therese Zeilstra | ✓ |
| 12. Jim Ross | |
| 13. LINDA Ross | |
| 14. RON CHRISTENSEN | |
| 15. Ken Robert Siegers | |

By checking the Public Comment box, you agree to abide by the Green Garden Township public comment policy on the Meeting Agenda

GUEST SIGN - IN - SHEET

Print Legibly - (NOT SIGNATURE) First & Last Name

Please check here if you have a Public Comment

- | | | |
|-----|-------------------------------|---|
| 16. | Tam Demma | |
| 17. | Nina Demma | |
| 18. | Denise Schubbe | |
| 19. | Clyde Schubbe | |
| 20. | Mike Kavanagh | |
| 21. | MARK SARKISIAN | |
| 22. | Nancy Tarwater | |
| 23. | Mark Jones II | |
| 24. | Bob Elite | |
| 25. | Chris Cameron | |
| 26. | D. Bent | X |
| 27. | Bob Brett Raehster | X |
| 28. | Janet Bender | |
| 29. | George Bender | |
| 30. | Katie Staub | X |
| 31. | Beulah Olywski | |
| 33. | L. Owens | |
| 34. | Melissa Spruner | |
| 35. | Sharon Ledbetter | |