

OFFICIAL PROCEEDINGS OF GREEN GARDEN TOWNSHIP BOARD
July 14, 2025, REGULAR BOARD MEETING MINUTES

1. **Meeting called to order** at 7p.m. by Supervisor Christofilos to transact business that comes before the board. The meeting agenda, guest sign-in sheet, and resolutions are attached. Supervisor Christofilos led with the Pledge of Allegiance.
2. **Opening Prayer** by Youth Pastor Christian Shepherd.
3. **Roll Call** by Clerk Kraft: Present were Supervisor Christofilos, Trustees Boxer, Dietz, Shepherd, Striggow, Assessor Bushong, and Clerk Kraft. Road Commissioner Hilliard absent.
4. **Motion to Approve the Minutes from the last board meeting, as submitted.** Approval of Minutes from June 2025 regular monthly meeting prepared by Clerk Kraft.

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 Boxer. No further discussion, All in favor with Aye, motion unanimously carried.

5. **Motion to Approve the Township Financial report,** as reviewed by the Trustees prior to the meeting start time.

Motion:

Supervisor Christofilos asks for a motion to approve the Township Financial Report. Motion made by Trustee Shepherd, seconded by Trustee Striggow. No further discussion, All in favor with Aye, motion unanimously carried.

6. Reports

- a. **Will County Board Representative Report** - Dan Butler reported on solar facilities coming out and that the fight continues in Green Garden and throughout Country. He also reported on the transportation plan and if concerns to reach out to him.
- b. **Plan Commission's Report** - Mark Sarkisian reported there have been no new cases and updated on the Land Use Project. He read a short paragraph from the project team "team has been working on the vision statement, which is part of our task to A and B, draft for future use plan, content has been drafted and it's starting to move through their internal quality process. Next steps are to deliver a refined draft to the planning commission in the next week or so, schedule a walk through to a deliverable plan, from there the plan commission should have time to review and provide comments back to the team, bringing to step three which would be the revised and final future land use plan. The project team will deliver a revised future land use plan based on Plan Commission comments which will be presented to the community through an open house before it goes to adoption process."
- c. **Highway Commissioners Report** Road Commissioner Jim Hilliard absent.
- d. **Assessor's Report** - Assessor Jane Bushong reported June was spent closing 2025 assessment books, completing field work on new construction, reminded everyone that any properties with assessment value

changes made between January 1 and June 14 will be mailed an assessment change notice in August, next week is annual County Supervisor of Assessments Board of Review meeting going over new rules for appeals and such along with providing the multiplier factor that is applied to each residential property throughout the township that is reflected in the 2025 tax bill payable in spring of 2026, this is not an increase applied by the assessor its applied based on the Illinois sales study ratios for the township. When sales go up a certain plateau must be met and if not met, they apply a factor and she will be able to report the exact figure next month; Will County Board of Review appeals opens the second week in August, if you feel over assessed find similar comparable properties and then contact the assessor office. Trustee Boxer questioned new home construction, when they start paying taxes, who tracks this, and efficiency from summer to winter. Bushong responded they would be prorated based on when they take occupancy, Will County notifies of permits, but they have to track monthly, they have to physically go to Frankfort monthly, they do not provide permit information, confident in knowledge of new construction, field work is not done in the worst/dangerous months, during that time doing the clerical work.

e. Trustee's Reports

- * **Trustee Sarah Boxer** reported on the FOIA requests received, transparency, availability of financials, following government guidelines, township insurance coverages; Will Ride and connecting with the residents.
- * **Trustee Ralph Dietz** reported on the transition of the board; The Clark project; The solar project on Lagrange Road.
- * **Trustee Wesley Shepherd** reported on changes to the website making it user friendly; RWK penetration testing for cybersecurity, email servers, cloud storage, computers owned by the township, and them coming to the July 28th workshop meeting.
- * **Trustee Monroe Striggow** reported on overseeing the Cemetery Committee, heading up the Veterans Committee, Insurance, and bringing everything current; The pipelines along the road effecting the current town hall; The Clark project not having a plan.

f. Supervisor's Report – Supervisor Christofilos thanked the board for their efforts, encouraged residents to go to website to see what each Trustee oversees.

7. New Business – Discussion and Potential Action on the Following Items: *Public Comments (1-minute) on the agenda item only, prior to the Board voting.*

a. Discussion on a revision to the Resolution: “A Green Garden Township Board Resolution for the Determination and Disposition of the Capital Fund”

Supervisor Christofilos read Resolution 2025-05 and explains the amount in the capital fund, the new resolution adds new construction, purchase, and or renovation of the town hall, Christofilos asked if there was any discussion. Mark Sarkisian asked what the difference was between the new and old and asked if he could read the old one. Christofilos said the difference was the new one took out the first four paragraphs, (both resolutions are in the minutes to review) and Christofilos read it. Resident Bill Wagner questioned it not being for joint town hall/park facility, Christofilos said they were avoiding restrictions in the original resolution, Wagner stated park property was purchased with park donation funds, and they cannot be used to build a town hall, Christofilos said they will do their due diligence on the options moving forward. Resident Mike Flanagan would like to see a cap on this money, being taxed \$100,000 this year for future

debt, would like when it hits a million to be capped and if more needed in the future to address it then. Resident Barbara Rizzo asked if it could be tabled, Wagner asked for a plan before changing anything, Christofilos said it is not a restriction and opens other opportunities. Bushong asked why the resolution was changed the last time and Wagner said, “it was not changed it was the board was lax in creating a resolution to articulate the intent of the fund.” Wagner addressed the \$100,000 in the budget, saying only what’s leftover will move to the Capital Fund. Flanagan said to protect our money, instead of saving give back to the residents, Christofilos said we are getting the town hall next year. A resident questioning removing language that said in the future and replaced with expansive potential, Christofilos said not quite, no intention to purchase property and explained how the instrument would work and explained the Capital Fund is for town hall. Christofilos explained even though the language is in there to purchase, it’s not what the residents wanted, nor the board. NO further comments.

Motion:

Supervisor Christofilos asks for a motion to approve the revision to the previous Resolution 2025-003: “A Green Garden Township Board Resolution for the Determination and Disposition of the Capital Fund 2025-. Trustee Dietz makes the motion, seconded by Trustee Shepherd. Roll Call Vote taken - 5 – Aye (Trustee’s Dietz, Shepherd, Boxer, Striggow and Supervisor Christofilos), motion unanimously passed.

b. Discussion on the June 26th Special Town Hall Meeting for the Board to pursue a Town Hall Option for Township consideration.

Supervisor Christofilos explained the resident town hall meeting, that each Trustee will be asked what their option preference is and why, discussion and then vote. Christofilos explained the vote is for the board to pursue a specific option based on the resident meeting and opinion of the Trustees, the intention for the vote is to get moving to not lose the grant money of \$500,000 that needs completion by December 31, 2026; Trustee Dietz is for option 3, moving town hall to the 43 acres down the road; Trustee Striggow is for option 3, but also open to option 2; Trustee Boxer is between option 2 and 3 and believes the grant money should be used to environmentally restore the damage at the current town hall but to be environmentally responsible would start with option 1, move to option 2, then 3; Trustee Shepherd is for option 3 contingent on using the grant money towards it. Supervisor Christofilos gave the results of the surveys: Option 1 to renovate current town hall – 32; Option 2 moving existing town hall to the 43 acres – 12; Option 3 build a new town hall on the 43 acres – 55; Option 4 purchase existing building - 4; Option 5 use school across the street - 1; Option 6 build on road district land – 1; Supervisor Christofilos explained his reasoning for not going for option 1, liking option 2 but in favor of option 3. He explained the grant money process and options for moving forward with option 3 for County approval to benefit the community with a positive outcome. He went over the process with the company that works with the County, and they are working together to move the process forward. Christofilos and Boxer continued to discuss the environmental impacts and restoration of the current town hall. Christofilos discussed the \$100,000 the township is already committed, * Trustee Boxer questioned elector notification for option 1 being restoration; *Dan Butler expressed concerns over timeline for a new building, suggested finishing current renovation project and in two years building another building; *Resident Mike Flanagan said its gambling with the money; *Supervisor Christofilos explained what comes with the \$500,000; *Resident Mike Shepherd commented on best stewardship for the future, township growth, previous boards plan to build new; Plan Chair Mark Sarkisian looking for clarification about the grant money and where and what it would be used towards, option 1 or 3; Resident Janet Schaver does not want the generous offer from the Blue Demons be passed up; Supervisor Christofilos said he met with Blue Demons, its not mutually exclusive and does not go with the grant money and would be entertained later; Trustee Shepherd mentioned not wasting money moving the Capital Fund is designated for it; Resident Mike Kavanagh asked about performance bonds, Trustee Boxer explained the process, Kavanagh asked about the future of

