

OFFICIAL PROCEEDINGS OF GREEN GARDEN TOWNSHIP BOARD
August 25, 2025, WORKSHOP BOARD MEETING MINUTES

1. **Meeting called to order** at 4:02 p.m. by Supervisor Christofilos to transact business that comes before the board. The meeting agenda and guest sign-in sheet are attached. Supervisor Christofilos led with the Pledge of Allegiance.

2. **Roll Call** by Clerk Kraft: Present were Supervisor Christofilos, Trustees Dietz, Shepherd, Striggow, and Clerk Kraft. Trustee Boxer was absent.

3. Unfinished Business – Old Business:

a. **Plan Commission Committee Report: Comprehensive Plan Update** – Plan Committee Chairman Mark Sarkisian presented the board with a final draft of the Comprehensive Plan prepared by Houseal Lavigne in conjunction with the Plan Committee, community input, and zoning laws. The Comprehensive Plan is over 30 pages with the Land Use Plan currently 10 pages, 5 double sided, including the map. Sarkisian does not want anyone thinking they changed the Comprehensive Plan, they extracted a Land Use Plan from it, there was never a Land Use Plan in the Comprehensive Plan. Trustee Shepherd asked next steps, Sarkisian said it would be getting the boards input, Trustee Dietz asked if the Plan Commission should vote on first and then come back to the board for a vote and Sarkisian agreed. Sarkisian said next steps would be to adopt and file with Will County, the discussed the time frames in which the document should be reviewed/revisited. *Resident Jim Ross questioned if anyone seen the post/article from Monee about protecting themselves, updating a comprehensive plan and if the township is protecting itself from data centers. Sarkisian said he had not heard or seen the post and that data centers don't fit in the townships comprehensive plan. The board and Plan Committee will review the drafted plan and discuss at next meeting, Assessor Bushong asked if the plan would be posted on the website or Facebook, saying it would be controversial if not. The board and committee don't feel posting a draft publicly is effective. After much discussion they decided to have the Plan Commission present the draft to the public at the October Plan Commission meeting and then present to the board their findings/decisions.

b. **Town Hall: Grant update** – Supervisor Christofilos reported the grant money to move to option 3 was denied due to feasibility, and timing issues, with concerns the project would not be done on time. The decision was a disappointment, but they do plan on appealing it. A Will County official gave their opinion to the director, who's responsible to decide on behalf of the county, questioning whether it could get done in a timely fashion, that influenced the director.

c. **Town Hall: Pre Application Permit Meeting with Will County** – Trustee Dietz discussed who attended the meeting, site plan of the 30-acre park donation, 6 acres with 2 PIN's and lease, and the 7.14 acres which is 90% flood plain. They assured them they could get the permit in two months. Supervisor Christofilos said he had a phone call scheduled with the director tomorrow to update on today's meeting and the meeting with the highway commission and that the director would be willing to go back to the Will County Executive Office to see what could be done. Trustee Dietz said nothing would need to be done with map amendments, the 6-acres is zoned E-2 and can put a community center there, the 7.14 is zoned E-2, and the 30-acres is zoned R-3. They discussed the timeline for permits with a max 3 months, timing for the building, the highway departments permitting, and discussions with Kelly Rozek offering to reach out to the director. Trustee Striggow addressed the meeting with the highway department, those in attendance, traffic study to determine if a turn lane is needed, and the process would take two months. Supervisor Christofilos mentioned Will County Board having to vote on entry into the property, they need

to give permission to enter from the County highway into town hall. Christofilos discussed if the decision is overturned, if it stays rejected, where and how to use the grant money, invoices received, and future options. Trustee Dietz asked about paying the outstanding invoices, timelines for using the grant monies, and who pays past invoices.

d. Cyber Security: RWK proposal – Trustee Shepherd said he is looking into other options, asked Jeff from RWK IT Services to start it off, Assessor Bushong presented a handout to the board and Jeff handed out a report. Jeff went over the findings of the report for the protection of the township and components of pricing. Up front pricing is \$9,000 with two monthly options, \$994.77 or \$760.77, with on demand services at \$200 an hour. He discussed specific risks as of now, passwords can be broken, lacking backup protection, website pathway has vulnerabilities, no email protection, firewall at the Assessor's office, and supply chain risks which can be overcome with some effort. Trustee Shepherd was looking for clarification of what the \$9000 consisted of, was brushed off, and is looking to get quotes from other IT companies. Trustee Shepherd asked Assessor Bushong about the comparison handout, Bushong raised concerns if the right company is not hired that has experience with PAMS program and intricacies with it. She is concerned with current open issues she's having and asked if she could get them fixed while waiting on a contract. Trustee Shepherd asked what her issues were, Bushong said a variety, internet connection issues, using some personal Microsoft accounts, need to upgrade to Windows 11, need standardization with passwords, needs shared secure access to files in the cloud to share with employees, PC security, and backup solutions. Supervisor Christofilos asked Assessor Bushong to give Jeff a list of what's needed, Jeff said he had done work there in the past few weeks, but more work is needed. Supervisor Christofilos also said he understands the needs of the Assessor's office and importance of security. The board discussed scheduling, timing, and computers still not in their possession

4. New Business – Discussion on the following Items:

a. IDOT Meeting Will County Fair Grounds: Tuesday August 26th 3pm – 6pm – Trustee Striggow said it is an open house meeting regarding IDOT proposing another interchange on I-57 at either Eagle Lake or Offner Road where they will present plans in conjunction with the State's 2040 Transportation Plan. Clerk Kraft agreed to put the information on the Facebook township page and watch page.

b. Town Hall Renovation: Invoices from Tria Architecture & Harbour Contractors -

c. Accounting QuickBooks Program – The initial accounting program was from former Trustee Wagner, which served the township well, but it stopped working and cannot be opened. The township purchased QuickBooks for around \$1,300. Melissa is working on transferring the information over. *Resident Mike Flanagan questioned having everything up to July, and if someone FOIA'd all the information up until August, could they get it, Supervisor Christofilos said all the data is there, and they could present it if asked. Trustee Dietz asked if Supervisor Christofilos had a report on GWA, he said yes, and they could easily get a two-month extension. The current engagement letter is for \$9,500 for the GWA audit for this year, with neighboring townships all in the same realm.

d. Township Equipment Update – Supervisor Christofilos said documents were presented with equipment purchased for the township with COVID grants, listing everything and who received it. Supervisor Christofilos reached out to the previous Supervisor and he agreed to meet to drop it off. Assessor Bushong suggested to FOIA the previous Trustees asking if they have any equipment, Supervisor Christofilos said he reached out to every previous board member and asked them what they had. The board discussed who had what equipment and how to access them. Clerk Kraft let the board know that, in

working with previous Supervisor Murday who was a tremendous help, was able to get the SAMS application renewal submitted to continue to receive grant monies.

5. Public Comments (2-minute limit) - * Resident Jim Ross asked Trustee Striggow about the I-57 interchange and if it was going to happen or are they trying to figure out a location, Striggow believes there is something in the works and does not have any more information other than what was in the paper.

*Assessor Bushong commented she's been told consistently for the last two years that it's a direct line to Elwood. They discussed the Stuenkel Road exit and possible future plans. *Assessor Bushong has concerns about timing with Accenture and looking at the same timing issues with the current building, and safety concerns if renovating current the building. Supervisor Christofilos said they are looking into options.

*Assessor Bushong asked about Monroe's building or PIC that would be move in ready, Supervisor Christofilos said they are working with Anna for the grant and options that are available, looking to the future, and to do what's best for the township without throwing away \$100,000. Supervisor Christofilos addressed Mike Flanagan's comment that the board only wants to hear the voice of the people in those two minutes being offensive, is not the case, and wanted on record why he reacted like the way he did and apologized. Christofilos said we are still learning but also need to keep order, this being a non-voting open meeting, helping the board be more efficient, eliminating numerous calls between the board, and able to make better informed decisions for the regular board meetings.

6. Meeting adjourned at 5:50p.m. Supervisor Christofilos asks for a motion to adjourn. Motion by Trustee Shepherd and seconded by Trustee Striggow. All in favor with Aye, motion unanimously carried. The next Board meeting to be held on Monday, September 22, 2025, at 4:00 p.m.

Respectfully submitted, Crissy Kraft, Clerk for Green Garden Township

CA Kraft

Approved by Board of Trustees:

Sept 8, 2025

GREEN GARDEN TOWNSHIP

Monday, August 25th, 2025 - Meeting starts at 4:00 p.m.

Workshop Board Meeting Agenda

Non-Vote Meeting

1. Call meeting to order with Pledge of Allegiance 🇺🇸
2. Roll Call 🗨️
3. Unfinished Business: Old Business 📅
 - a. Plan Commission Committee Report: Comprehensive Plan Update
 - b. Town Hall: Grant update
 - c. Town Hall: Pre Application Permit Meeting with Will County
 - d. Cyber Security: RWK proposal
4. New Business – Discussion on the Following Items:
 - a. IDOT Meeting Will County Fair Grounds: Tuesday August 26th 3pm – 6pm
 - b. Town Hall Renovation: Invoices from Tria Architecture & Harbour Contractors
 - c. Accounting: QuickBooks Program
 - d. Township Equipment Update
5. Public Comments (2-minute limit.)
6. Meeting Adjourned 🕒

Green Garden Township Workshop Board Meeting
4:00 p.m.

August 25, 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. Jim ROSS | |
| 2. LINDA ROSS | |
| 3. NANCY TARWATER | |
| 4. Michael Franagan | |
| 5. Mark SARKISIAN | |
| 6. | |
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