

OFFICIAL PROCEEDINGS OF GREEN GARDEN TOWNSHIP BOARD
August 11, 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 Pastor Mike Shepherd.
3. **Roll Call** by Clerk Kraft: Present were Supervisor Christofilos, Trustees Dietz, Shepherd, Striggow, Assessor Bushong, Road Commissioner Hilliard, and Clerk Kraft. Trustee Boxer was absent.
4. **Motion to Approve the Minutes from the last board meeting and workshop meeting, as submitted.** Approval of Minutes from July 2025 regular monthly meeting and June workshop 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 Striggow. 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 Dietz. No further discussion, All in favor with Aye, motion unanimously carried.

6. **Reports** – Supervisor Christofilos explained Green Garden has two County board members who represent the township, Dan Butler and Sherry Newquist, and that if the County has anything up for discussion about Green Garden that they would bring it before the township.
 - a. **Will County Board Representative Report** – Sherry Newquist reported on solar farm issues, ongoing litigations, state requirements, budgeting, and loss of grant monies in various county services. Trustee Dietz asked how she voted in the past for solar. Newquist responded she had voted for some and voted against others and voted no on most recent Green Garden solar farm. Newquist said its situational depending on placement and long-range planning. Assessor Bushong asked about direct funding differences between solar farms and negotiations with each town. Newquist said it varies, and solar farms look for proximity to certain Com Ed equipment to feed directly into the grid in which Will County is loaded with, that is the reason for so many applications, and villages are good at negotiating concessions.
 - b. **Highway Commissioners Report** Road Commissioner Jim Hilliard: *Past:* Finished up paving for the year, sections of Steger, Stuenkel, 104th, were paved; wanted to do roads intersecting with 45, a lot of damage, State is going to be doing work, and will rip up and would have to re-do so scrapped project leaving about \$45,000 for other projects, Dralle Road box culvert finished up with help from Spiess Construction saving money on labor; ditches mowed twice this year with one last in October; summer help going back to school and did a great job: *Presently:* Calcium chloride on roads; Pauling Road west of 45

ripped up with serious problems found, and built up; driveway culverts; ditching projects; working on \$25,000 grant/paperwork: **Future:** Sheer Road bridge, contracts close, Spring 2026 completion; attended IMRF and Road Commissioner meetings, met Harry Benton, Wheaton new Road Commissioner and 97th District State Representative and he is looking for ideas for wording for legislation for solar; August 26th from 3-6 is I-57 access meeting for adding ramp between Manhattan-Monee and Peotone Road.

c. Assessor's Report – Assessor Bushong's report is attached. Supervisor Christofilos asked how many assessment requests she is currently receiving right now, Bushong said it varies, maybe 40-50 behind; Trustee Shepherd asked how many on staff, Bushong said she only has summer help and Helene is only year round staff member; Trustee Dietz asked if everyone is having same issue, not just her, she said absolutely, difference being most have ample staff, everyone gets inquires this time of year.

d. Trustee's Reports

* **Trustee Monroe Striggow** reported on TOIRMA insurance and working on updating everything; working on obtaining information on Veterans in Green Garden to better service their needs; working with cemetery group.

* **Trustee Wesley Shepherd** reported on IT services and wants to table until he has more information and time to investigate it further.

* **Trustee Ralph Dietz** had nothing to report.

e. Supervisor's Report – Held off for sake of time and thanked the board, Assessor, Road Commissioner, and Clerk for their help and working well together.

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* – Supervisor Christofilos explained the process of public comments on agenda items.

a. Approval of Belinda Olszewski as Township Administrative Assistant and FOIA Officer – Supervisor Christofilos explained Trustee Boxer is on medical leave of absence, Boxer is the FOIA officer and spoke with Belinda in which Belinda agreed to be the FOIA officer while Boxer is on leave, Belinda is volunteering, not paid. One requirement is the FOIA officer must be an official or employee of township, hence title for employment and at no cost to the township. Belinda Olszewski explained her position and involvement with the township. Donna Simonsen asked if the position is temporary until Boxer returns, Olszewski said it was temporary.

NO further comments.

Motion:

Supervisor Christofilos asks for a motion to approve Approval of Belinda Olszewski as Township Administrative Assistant and FOIA Officer. Trustee Striggow makes the motion, seconded by Trustee Shepherd. All in favor with Aye, motion unanimously passed.

b. Approval of Resolution No. 2025-005: "A RESOLUTION REGARDING THE TRANSFER OF APPROPRIATION IN THE TOWN FUND (2025-2026). Transfer the budget line-item expense "Assessors Office Rent" for \$12,600 to "Contractual Services," and transfer \$12,600 from the "Town Hall Improvements" expense line-item to the Assessors Expense line-item "Staff." – Supervisor Christofilos explains moving the first part so it's in the right place, the lease is not with the Assessor but with the

Township. Moving the 2nd part because the Assessor's office has requested additional funds for staff, only about two months funding before it runs out, so to fund properly it needs to move from town fund line item to Assessor's budget. It is not an increase in Assessor's salary; Trustee Striggow had been advised to be present but abstain from voting due to his interest that the office is in his building; Trustee Shepherd added the township is responsible for providing the Assessor with an office and why monies should come out of township budget; Ashley Stachniak asked if this is a reoccurring transfer each year or will be moved to Assessor budget line item, Supervisor Christofilos said it's hard to say, if money is needed for staff it would stay, it depends; Bill Wagner talked on why the rental is where it was; Helene Seltzer addressed staff issue, Assessor's office is responsible for getting the money for the township, hence need for assessing properties correctly, and every four years needs reassessment. It's a tremendous amount of work; Trustee Dietz asked what percentage gets done, Bushong said large percentage, Green Garden has one of highest EAV's, when not equalized effectively it gets spread out across everyone, Dietz asked how many households, Bushong said 1500/1600, she said she could run him a report, equalizing is important for multiplier and appeals.

NO further comments.

Motion:

Supervisor Christofilos asks for a motion to approve Approval of Resolution No. 2025-005: "A RESOLUTION REGARDING THE TRANSFER OF APPROPRIATION IN THE TOWN FUND (2025-2026). Transfer the budget line-item expense "Assessors Office Rent" for \$12,600 to "Contractual Services," and transfer \$12,600 from the "Town Hall Improvements" expense line-item to the Assessors Expense line-item "Staff." Trustee Dietz makes the motion, seconded by Trustee Shepherd. Roll Call Vote taken - 3 – Aye (Trustee Dietz, Trustee Shepherd, Supervisor Christofilos), 1 -Present but abstained (Trustee Striggow), motion carries 3 to 1 abstained.

c. Service contract with RWK IT Services to protect Township owned computers from cyber-attacks, including email and information saved to the cloud.

NO further comments.

Motion:

Trustee Striggow makes a motion to table this until next month, seconded by Trustee Shepherd. All in favor with Aye, motion unanimously passed.

8. Old Business

a. Town Hall Update - Supervisor Christofilos updated Option 3, building new town hall, paperwork to transfer grant money to option 3 from option 1 has been submitted, awaiting approval to move forward; doing as much preliminary work as can without spending money; have two estimates for new building and will get one more, met with two architects; met with civil engineer, have preliminary meeting with Will County on August 21st ; will hire a project manager to help with project; Bill Wagner asked why compelled to combine grant money with capital fund, Supervisor Christofilos said the funds combined are \$1.2 million with preliminary estimate of \$750,000 for the option 3, just the building not the other options (walking path, park, etc.) due to time constraints; Barb Rizzo expressed concerns about not making the deadline, comprehensive plan for the property, and no topographical survey or plans in place. Supervisor Christofilos said he could get a topographical survey very quickly and the building would be in the right spot, and any comprehensive plan would go around the building that would be on the North side of the six acres and all things are being taken into consideration, noting it also comes before the electorates for a vote. There is a preliminary timeline available; Heidi Christofilos appreciates what Barb said and asked if

the board could move forward in getting the comprehensive plan and survey for future use; Sherry Newquist mentioned Land Use having an extensive permit process with a checklist; Supervisor Christofilos said the Civil Engineer has extensive experience with Will County; Bill Wagner asked why not use the \$750,000 for the new town hall and grant monies to renovate the current building as originally designated and asking County to put up big walls to mitigate noise and safety from widening of road, Supervisor Christofilos said we will discuss further at the workshop meeting in two weeks; Jim Ross commented if putting a wall up where would cars line up, Supervisor Christofilos said there will be no more parking there, and to message the board with questions and would update website and Facebook page.

b. Community Service Committees Update – Supervisor Christofilos said many volunteers are needed, committees and Chair's names are on website and to contact Chair persons to volunteer; Trustee Shepherd said he could ask Chris to get a form on the website for volunteers to fill out; Assessor Bushong knows of many seniors that want to be part of volunteering but don't have access to Facebook or website and asked if there would be future newsletters.

9. Public Comments – *Resident Barb Rizzo asked for updated progress on Comprehensive Plan. Supervisor Christofilos said Mark could not make the meeting tonight, the committee does not have a full update yet and asked to be put on the agenda for the workshop meeting to give a complete update. Supervisor Christofilos said he would ask Mark to come to the next board meeting to update; Resident Ashley Stachniak circled back asking if the additional ramp off 57 is in addition to the one slated from House Bill 253 at Eagle Lake. Road Commissioner Hilliard said it's an informational meeting, the second one, a study and not sure of location of ramp; Resident Buddy Schultz expressed concerns over Road Commissioners reaction to residents at last board meeting, and concerns over other work done in the township; Resident Mike Kavanagh who works part time for the Road District and defended the Road Commissioner stating Jim does a fantastic job and the guys work hard; Trustee Striggow asked Ashley Stachniak, being a member of the school board, what the school board thinks or will happen with the intersection at Center Road going East. Ashley Stachniak discussed the concerns the school has with safety, kids playing at the playground, relocations of wells/septic's, turn lanes, and it being too close to the building, they are looking into all options.

NO further comments.

10. Meeting adjourned at 8:21p.m. Supervisor Christofilos asks for a motion to adjourn. Motion by Trustee Striggow and seconded by Trustee Shepherd. All in favor with Aye, motion unanimously carried. The next Board meeting to be held on Monday, September 8, 2025, at 7:00 p.m.

Respectfully submitted, Crissy Kraft, Clerk for Green Garden Township

CA Kraft

Approved by Board of Trustees: September 8, 2025

GREEN GARDEN TOWNSHIP

Monday, August 11th, 2025 - Meeting starts at 7:00 p.m.

Board Meeting Agenda

1. Call meeting to order with Pledge of Allegiance 🇺🇸
2. Opening Prayer
3. Roll Call 🗣️
4. Motion to Approve the Minutes from the last Board and Workshop meetings, as submitted
5. Motion to Approve the Township Financial Report
6. Reports
 - a. Will County Board Representative Report
 - b. Road Commissioner's Report 🗣️
 - c. Assessor's Report
 - d. Trustees' Reports
 - e. Supervisor's Report
7. New Business – Discussion and Potential Action on the Following Items:
There will be 1 minute Public Comments on the following agenda items, prior to the Board voting.
 - a. Approval of Belinda Olszewski as Township Administrative Assistant and FOIA Officer.
 - b. Approval of Resolution No. 2025-005: "A RESOLUTION REGARDING THE TRANSFER OF APPROPRIATION IN THE TOWN FUND (2025-2026).
Transfer the budget line-item expense "Assessors Office Rent" for \$12,600 to "Contractual Services," and transfer \$12,600 from the "Town Hall Improvements" expense line-item to the Assessors Expense line-item "Staff."
 - c. Service contract with RWK IT Services to protect Township owned computers from cyber-attacks, including email and information saved to the cloud.
8. Old Business 📅
 - a. Town Hall Update
 - b. Community Service Committees Update
9. Public Comments (2-minute limit)
10. Meeting Adjourned 🕒

Green Garden Township Regular Board Meeting

7:00 p.m.

August 11, 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. Sherry Neugust | |
| 2. Mike Karanagh | |
| 3. Rosemary Kavanagh | |
| 4. Brett Raehsler | <input checked="" type="checkbox"/> |
| 5. Katie Raehsler | |
| 6. RYSEAL STANDEK | |
| 7. Ashley Stachniak | |
| 8. Jeanne Graefen | |
| 9. KYLE CANTONE | |
| 10. Nancy Towler | |
| 11. MICHAEL SHEPHERD | |
| 12. LINDA WARDINSKI | |
| 13. | |
| 14. | |
| 15. | |

Green Garden Township Regular Board Meeting

7:00 p.m.

August 11, 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. Jim ROSS | |
| 2. LINDA ROSS | |
| 3. BEVERLY CHRISTENSEN | |
| 4. RON CHRISTENSEN | |
| 5. Karen Platek | |
| 6. Bar Schuy | |
| 7. L. OWENS | |
| 8. D SIMONSEN | ✓ |
| 9. J SMITH | |
| 10. K MURPHY | |
| 11. Don BUSTONG | |
| 12. Bar Schuy | ✓ |
| 13. Merdi Christensen | |
| 14. KAREN CANTONE | |
| 15. ANTHONY CANTONE | |

Assessor report Green Garden Township meeting August 11, 2025

First, I would like to introduce a new Green Garden Township Assessor dept office staff member, **Helene Seltzer**.

Helene just completed her CIAO (certified Illinois assessing office) certification. Helene has previously worked for the Manhattan Assessor's office and will certainly be a significant asset for our township especially during the appeal months ahead.

The Will County Supervisor of Assessments office and the Will County Board of Review recently held their **2025 Board of Review Annual Assembly**.

In attendance besides the BOR judges and SOA staff was Will County Executive, Jennifer Bertino-Tarrant;
Will County Clerk, Annette Parker;
Will County Recorder, Karen Stukel;
Will County Treasurer, Tim Brophy; as well as representatives from the State's Attorney office.

Board of Review Instructions and statistics were provided for each township. Green Garden Township did very well in completing all assessment tasks successfully.

No additional new construction nor corrections were made by the Supervisor of Assessments.

As mentioned last month, during the first week in August, the SOA applied a 6% increase multiplier to every residential property in Green Garden.

This will reflect on everyone's 2025 tax bill, payable in 2026.

This increase is to ensure that all properties within our township are assessed high enough to equal the current market values.

I am pleased that out of 24 Will County townships; there were only 5 other townships with lower multipliers from Green Garden Township
19 other townships in Will County received higher multipliers.

Please remember that there is a reason for assessment change listed on each Assessment Change Notice which was mailed out.

If you received more than a 6% increase, there is very likely a logical and valid explanation.

If you cannot figure that out by reading your change notice, please contact the Assessor's office for a complete explanation or consideration for an adjustment.

If we determine you are over assessed, we can make adjustments before you have to file a formal county Appeal through the board of review.

Please note that unless a resident contacts the Assessor's office, we cannot assist you! Assessor's do not discuss Assessment changes through Facebook as we only discuss those details with each individual owner or taxpayer.

Please also be patient with your requests. With over 4000 residents and very limited staff, the number of inquiries received at this time of year takes a great deal of time to complete properly.

Thank you!

**GREEN GARDEN TOWNSHIP
RESOLUTION NO. 2025-005**

**A RESOLUTION REGARDING THE TRANSFER OF APPROPRIATION
IN THE TOWN FUND (2025-2026)**

WHEREAS there was adopted on the 12th day of August 2025, by the Board of Trustees of Green Garden Township, Will County, Illinois (the "Township") a Budget & Appropriation Ordinance for the fiscal year beginning April 1, 2025 and ending March 31, 2026.

WHEREAS it now appears that certain adjustments between appropriated line items in the TOWN FUND in said ordinance are desirable and necessary; and

WHEREAS Section 3 of the Illinois Municipal Budget Law, 50 ILCS 330/3, as amended, authorizes transfers between various line items within any fund in such Appropriation Ordinance not to exceed 10 percent of the total amount appropriated in such fund by said Ordinance.

NOW, THEREFORE, be it resolved by the Board of Trustees of Green Garden Township,
Will County, Illinois, as follows:

SECTION 1: All the recitals hereinbefore stated as contained in the preambles to this Resolution are full, true, and correct and hereby, by reference, incorporated and made part of this Resolution as legislative findings.

SECTION 2: That there is hereby transferred from the unexpended balance of the sum of Twelve Thousand, Six Hundred Dollars (\$12,600) from the following line-items in the TOWN FUND:

	<u>Transfer Out</u>	Original, Amended <u>Line-Item Budget</u>	Adjusted <u>Appropriation</u>
Assessor's Office Rent	\$12,600	\$12,600	\$0

Which transferred sum of Twelve Thousand, Six Hundred Dollars (\$12,600) is hereby added to the following line-item in the same fund:

	<u>Transfer In</u>	Original, Amended <u>Line-Item Budget</u>	Adjusted <u>Appropriation</u>
Contractual Services: Assessor's Office Rent	\$12,600	\$0	\$12,600

	<u>Transfer Out</u>	Original, Amended <u>Line-Item Budget</u>	Adjusted <u>Appropriation</u>
Town Hall Improvements	\$12,600	\$200,000	\$187,400

Which transferred sum of Twelve Thousand, Six Hundred Dollars (\$12,600) is hereby added to the following line-item in the same fund:

	<u>Transfer In</u>	<u>Original, Amended Line-Item Budget</u>	<u>Adjusted Appropriation</u>
Assessor Expenses: Staff	\$12,600	\$15,500	\$28,100

These transfers shall be in full force and effect from and after this date.

SECTION 3: If any section, paragraph, clause, or provision of this Resolution shall be held invalid, the invalidity thereof shall not affect any of the other provisions of this Resolution.

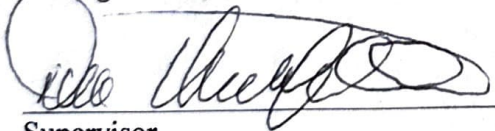
SECTION 4: All resolutions in conflict herewith are hereby repealed to the extent of such conflict.

SECTION 5: This Resolution and transfer shall be in full force and effect immediately upon its passage and approval by the Supervisor and Board of Trustees of Green Garden Township, Will County, State of Illinois due to the urgent nature of this matter.

PASSED by the Supervisor and Board of Trustees of Green Garden Township, Will County, Illinois this 12th day of August 2025, pursuant to a roll call vote, as follows:

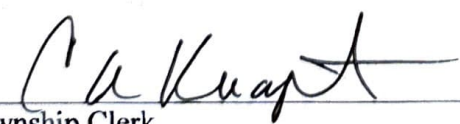
	YES	NO	ABSENT	PRESENT
Supervisor Dean Christofilos	✓			
Trustee Shepherd	✓			
Trustee Striggow				✓
Trustee Dietz	✓			
Trustee Boxer			✓	
TOTAL	3		1	1

APPROVED at a Regular Meeting of the Board of Trustees of the Green Garden Township, on August 12th, 2025.



 Supervisor

ATTEST:



 Township Clerk