

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

1. **Meeting called to order** at 6:01p.m. by Clerk Kraft. The meeting agenda, petition calling for the meeting, resolution, Assessor office location considerations and guest sign-in sheet are attached.
2. **Pledge of Allegiance** - Clerk Kraft led with the Pledge of Allegiance.
3. **Introductory Remarks regarding the Purpose of the Meeting** - Clerk Kraft asked Supervisor Christofilos to take on this agenda item. Supervisor Christofilos explained the purpose of the meeting to discuss and possible action to approve the township Assessor lease/resolution located at 10808 W Monee Manhattan Road. Christofilos explained the electors are the only ones who can approve a lease on behalf of the township and/or purchase, sell property for the township. The Assessor's office has been at 10808 W Monee Manhattan Road for approximately three years at the amount of \$1,050 per month. Christofilos read the resolution, which is attached to these minutes. The purpose of the meeting is to approve this resolution which allows the township to enter the lease, the township attorney representing the township not the landlord, prepared a 10-page lease, copies were available to the residents. Christofilos explained the two items of most interest were the term of the lease and the price, the price is \$1,050 per month and commencement beginning July 15, 2025, automatically renewing for a year on July 1, 2026, providing the lessee may terminate this lease on July 1, 2026, without penalty, upon a 60-day written notice. Christofilos explained the reasoning for the termination clause, reminding everyone that the township **MUST** provide the Assessor adequate space, if next year the new town hall building is ready the lease can be terminated. Christofilos asked if there were any questions or explanations; *Resident Bill Wagner questioned paying the \$1,050 a month, corporate powers of the board not needing to call this meeting to the electors; *Christofilos explained the current attorney whose firm wrote the TOI book, to have this meeting, also with Trustee Striggow being the landlord to the building there is no conflict of interest and Striggow will not be voting on the matter.
4. **Selection of Moderator** – Resident Joseph Copeland elected that Supervisor Christofilos be the moderator, Clerk Kraft asked if anyone opposed, hearing none, Kraft called Supervisor Christofilos the moderator of the meeting moving forward.
5. **Discussion and possible action to approve the Township Assessor's Office lease of property at 10808 W Monee Manhattan Rd., Monee, IL 60449 and resolution regarding same** – Supervisor Christofilos explained the process being different from a board meeting that electors may speak as many times as they like and then opened it up for discussion. *Resident Mike Kavanagh questioned the 60 day notice and commitments; *Resident Barb Rizzo asked if the Assessor office had permanent hours at the location, how often are meetings with residents, is it a good idea to get involved in a lease with a building that is for sale, and questioned on the fact sheet "Inability to efficiently work in clean, safe office environment a can result in unjustified property values and unjustified appeal results which would **directly impact the township revenue** (income)." Sounding like a threat and not going to do her job unless getting what she wants and is offended. *Assessor Bushong said hours are by appointment, meets quite often varying on season and township flows, and her intention was not that but if it gets voted down there is nowhere for the assessor's office to go having huge implications. Supervisor Christofilos said the legal lease would sell with the rental stipulation in it; *Resident Linda Owens asked how many people are staffed at the assessor's office, Assessor Bushong said 1-part-time and 3-field staff. There was discussion over whose budget the money comes out of and Bushong said it comes out of the township budget; the assessor has no control over the lease or the negotiations of it, Supervisor Christofilos and Trustee

Shepherd verified the township is responsible for the payment of the lease; *Resident Karen Playtek raised concerns over paying for another space when the township already pays for the current space, has been using over 50 years, hearing it's so terrible; *Resident Joseph Copeland addressed Playteks comment that this is not an office building nor adhered to International fire codes for office buildings and would not pass an office building fire inspection, the liability is great; *Resident Bill Wagner stated the money was granted so it could become on office; *Trustee Shepherd thanked Trustee Dietz for utilizing some of the grant money to put in AC units, Wagner asked they didn't use the grant money to put in central air conditioning like in the engineering, Supervisor Christofilos said because of the permit process; *Resident Kelly Rozek asked when the board was notified of the grant money, Supervisor Christofilos asked Wagner to address this, Wagner said its been awhile and Rozek asked what's taking so long to use. Supervisor Christofilos said it takes time, the previous board voted to renovate the building, the current board and others didn't think it was a good plan and wanted something different. Rozek asked if the other people were new board members, Supervisor Christofilos said some yes but many residents also, Rozek asked why they ditched the previous approved plan; *Resident Dean Christofilos gave his personal opinion about the Monee Manhattan Road expansion, the building being 37 feet from road, pulling out on a major road is a safety concern, with traffic light vehicles will be moving at 50mph, personally would not want to sit in an office that close to a road; *Resident Jim Schaver commented his garage being off 45 and a truck coming through; *Resident Ron Christensen who lives within sight of the townhall intersection, last night, July 13, 2025, counted cars coming through the intersection, at 6:30pm 90 cars came through the intersection in 10 minutes, he decided to do again tonight, July 14, 2026 at 5:05pm and 187 cars come through the intersection in 10 minutes; Supervisor Christofilos said it was an unbelievable statistic; *Resident Ray Garritano asks if he can make the motion

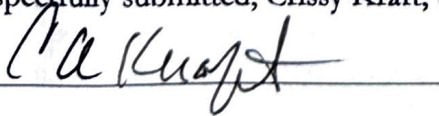
Motion:

Supervisor Christofilos asks for a motion to approve the township Assessor's Office Lease for property at 10808 West Monee Manhattan Road, Monee, IL 60449 and the resolution regarding the same. Motion made by resident Ray Garritano, seconded by resident Joe Copeland. No further discussion, Clerk Kraft did a count by show of hands, 35 – Aye and 6 - Nay, motion carried.

6. Public Comments (2-minute limit.) Supervisor Christofilos reiterated now having an assessor's lease for one year that automatically renews, the township board could terminate after July next year, we need the office but in case the new building is done, whichever option it may be. Thanked everyone for coming and invited everyone to stay for the board meeting at 7pm.

7. Meeting adjourned at 6:38p.m. Supervisor Christofilos asks for a motion to adjourn. Motion by Trustee Shepherd and seconded by resident Janet Playtek. All in favor with Aye, motion unanimously carried.

Respectfully submitted, Crissy Kraft, Clerk for Green Garden Township





Approved by Board of Trustees: 8/11/2025

GREEN GARDEN TOWNSHIP

Monday, July 14th, 2025 - Meeting starts at 6:00 p.m.

Special Meeting of the ELECTORS

Meeting Agenda

1. Call meeting to order
2. Pledge of Allegiance 
3. Introductory Remarks regarding the Purpose of Meeting
4. Selection of Moderator
5. Discussion and possible action to approve the Township Assessor's Office lease of property at 10808 W Monee Manhattan Rd, Monee, IL 60449 and resolution regarding same.
6. Public Comment
7. Adjournment 

PETITION CALLING FOR A SPECIAL TOWNSHIP MEETING OF ELECTORS

Pursuant to 60 ILCS 1/35-5 and 60 ILCS 1/30-50, the undersigned, constituting at least 15 registered voters of the Green Garden Township, Will County, Illinois, hereby petition the Township Clerk of Green Garden Township, Will County, Illinois that a special meeting of the electors of Green Garden Township is necessary for the interests of the Township. The purpose of the meeting will be to consider and act upon the approval of a lease agreement for the Township Assessor's office for property located at 10808 W Monee Manhattan Rd, Monee, IL 60449. We hereby request that the Township Clerk perform all notice and publication requirements pursuant to 60 ILCS 1/35-10 and to hold a Special Township Meeting of Electors, which shall convene at 6:00 p.m. on Monday, July 14th, 2025, at Green Garden Township Town Hall 25506 S. Center Road, Monee, IL 60449. The Agenda for the Special Township Meeting shall be: (1) Call to Order; (2) Pledge of Allegiance; (3) Introductory Remarks regarding the Purpose of Meeting; (4) Selection of Moderator; (5) Discussion and possible action to approve the Township Assessor's Office lease of property at 10808 W Monee Manhattan Rd, Monee, IL 60449 and resolution regarding same; (6) Public Comment and (7) Adjournment.

Signature of Voter (Do not PRINT unless you printed your name on the signature line of your voter registration card)	Residential Address of Voter	City or Village	County, State
1 <i>Reinhold Schulz</i>	25001 S. 88 th Ave	Frankfort	Will County, IL
2 <i>Jill Mroyet</i>	8630 W Blackthorne way	Frankfort	Will County, IL
3 <i>Jay Mroyet</i>	8630 Blackthorne Way	Frankfort	Will County, IL
4 <i>Reinhold Schulz</i>	8630 Blackthorne Way	Frankfort	Will County, IL
5 <i>Ronald H. Tice Jr</i>	8700 W. Blackthorne Way	Frankfort	Will County, IL
6 <i>Terese Hall</i>	8436 W. Bruns Rd	Monee	Will County, IL
7 <i>Michelle Hall</i>	8436 W. Bruns Rd	Monee	Will County, IL
8 <i>Michelle Hall</i>	8436 W. Bruns Rd	Monee	Will County, IL
9 <i>Berlene Schulz</i>	25001 S. 88 th Ave	Frankfort	Will County, IL
10 <i>Bonnie Martin</i>	25212 S. 88 th Ave	Frankfort	Will County, IL
11 <i>Thomas Bush</i>	7600 W. Monee-Manhattan	Monee	Will County, IL
12 <i>Jeffrey Becker</i>	7600 W. Monee-Manhattan Rd	Monee	Will County, IL
13 <i>Josh Zylter</i>	25111 S. 88 th Ave	Frankfort	Will County, IL
14 <i>Alex Chappell</i>	25625 Bristol Ln	Monee	Will County, IL
15 <i>Ydesia Christofides</i>	25625 Bristol Ln	Monee	Will County, IL

16.

6-20-25

17.

**GREEN GARDEN TOWNSHIP
RESOLUTION NO. 2025-004**

**A RESOLUTION OF THE ELECTORS OF GREEN GARDEN TOWNSHIP
AUTHORIZING A LEASE AGREEMENT**

WHEREAS, Green Garden Township is a unit of local government operating under the laws of the State of Illinois; and

WHEREAS, Section 1/30-50(a) of the Illinois Township Code, 60 ILCS 1/30-50(a), authorizes the electors of the township to make all orders for the purchase of the township's corporate property, including real property, that may be deemed conducive to the interests of its inhabitants; and

WHEREAS, Green Garden Township, by its electors at a special meeting of electors, finds that it is in the best interests of Green Garden Township to lease property at the address of 10808 W Monee Manhattan Rd, Monee, Illinois for use by the Township Assessor.

NOW, THEREFORE, BE IT RESOLVED by the electors of Green Garden Township, Will County, Illinois at a special meeting of electors held on Monday, July 14, 2025, as follows:

Section 1. The electors hereby approve the Township to enter into the lease agreement attached hereto as Exhibit A. The Supervisor, Township Clerk and Township Attorney are directed to take all actions necessary to enter into the attached lease agreement.

Section 2. If any section, paragraph, clause, or provision of this resolution shall be held invalid, the validity thereof shall not affect any of the other provisions of this resolution.

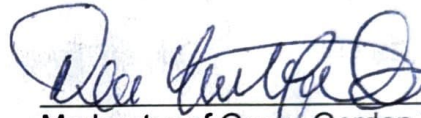
Section 3. All resolutions in conflict herewith are hereby repealed to the extent of such conflict.

Section 4. This resolution shall be in full force and effect from after its passage and approval as provided by law.

ADOPTED by a vote of 35 to 6 by the electors of Green Garden Township on July 14, 2025.

APPROVED this 14th day of July, 2025.

GREEN GARDEN TOWNSHIP



Moderator of Green Garden Township
Special Meeting of Electors

ATTEST: 
Township Clerk

Assessor Office LOCATION considerations

Don't believe misleading information! -

If there were other viable locations available for this office, the prior Township administration would not have paid and renewed the lease for the last 3 years!

FACTS -- Current 220sf Assessor office space at 10808 Monee Manhattan Rd **IS currently:**

1. **ADA compliant** – ADA and paved parking, Wheel chair accessibility, ADA bathrooms, etc.
2. **HVAC** (both heating & air works) functionality which is necessary for employees, computer equipment, supplies, etc.
3. **Safety** – No mold, No radon, No asbestos concerns. Healthy environment for employee and residents
4. **Safety** – Commercial fire safety inspection approval annually.
5. **Security** – Only designated personnel can access the building with codes and keys. All others are buzzed in.
6. **Security** – Required 24-hour access for Assessor or IT company who must be able to access and service computers at any hour or day.
7. **Security** – Assessor inner office door separately locks. By Statute, the Assessor is solely responsible for all property record information within the Township. This information can not be randomly accessible to others.
8. **Local, convenient location** for residents, especially Seniors and residents with disabilities who need to regularly meet with the Assessor office staff for exemption paperwork or assessment value reviews. Without local access to the Assessor's office, Seniors or residents with disabilities will have to travel to Joliet for the same services.

FACT – IF this lease is not approved, the **Assessor/Staff/All computers and supplies will have to move out of the current space almost immediately**. This will cost a huge amount of time and especially funding (moving costs, down time, IT costs, Internet and phone setup costs, staffing costs, etc.,)

FACT - There are **no other locations within Green Garden Township currently available which can immediately meet the needs or requirements of the Assessor's office**.

FACT - **Illinois LAW** states – The township board shall provide the office and storage space, equipment, office supplies, deputies and clerical and stenographic personnel, and other items as are necessary for the efficient operation of this office. **35 ILCS 200/2-80**

FACT - Inability to efficiently work in clean, safe office environment can result in unjustified property values and unjustified appeal results which would **directly impact the township revenue (income)**.

FACT - Board of Review Appeals begins soon. Each resident who has received a Change of Assessment Notice will have those delivered via mail the first week in August. This typically results in an abundance of inquiries of the assessor's office. **IF there is no office, assessment services will suffer resulting in lack of assessment services for Green Garden township residents**.

FACT - The **ONLY viable choice at this time is to allow the lease** (as it has been since 2022) **to continue until the Trustees have time to work out another option**.

Considering **Safety and Liability issues**,
Should Green Garden Township employees, officials and residents occupy or assemble in
the old Town Hall based on its current condition??

Green Garden Town Hall **professional testing results** were reported by Pekron Consulting and provided to
the Green Garden Township Trustees in January, 2024.

Pekron Consulting – January, 2024 report

- **HIGH levels of mold** were found in that building.
 - According to the EPA, when high levels of mold are found, it is obvious there is a moisture issue which will continue to get worse. This cannot be cleaned yet needs to be removed (remediation).
 - NO remediation for the high mold has been attempted nor completed in the more than 18 months since that report was produced. Nor any answers from Pekron Consulting on whether it is safe to continue to have residents meet in this building.
- **Lead chip paint testing** was completed with one result stating 3.7% wt.
 - EPA states 0.5% by weight is the threshold – any paint containing lead at or above this consideration is considered “lead-based paint” and subject to EPA regulations.
- **NO Lead Dust testing** was performed.
- Only **visual testing for Asbestos** was provided.
 - The report clearly stated “EPA states - Positive identification of asbestos in a material or product can **ONLY** be determined through laboratory analysis.
- **NO Radon, NOR Carbon Monoxide** testing was performed.
- **NO testing for a potential fuel tank** was performed.

At the **February, 2024 township meeting** (as documented on the website), many questions were asked about whether the Town Hall was safe for residents to continue meet in and yet no one was able to confirm that answer. Supervisor Murday stated he would obtain that answer from Pekron Consulting yet no confirmation has been provided to the public stating this building is safe for all residents to assemble and hold meetings in. Therefore, unless someone has a written statement from Pekron Consulting confirming the health safety of this building, **additional extensive testing results are needed for public safety considerations.**

Additional serious health, safety and liability concerns

- **Fire code requirements** for commercial building have not been met: No sprinkler system, no CO2 detectors, no lighted exit signs (front & back), etc.
- **Bathrooms do not fully function** and when they do, there is **NO proper septic**. All matter pours into a holding tank which then eventually overflows or leaches into the neighboring farmland.
- **Unknown buried FUEL tank**. A company needs to be hired to test for this fuel tank.
 - NOTE: Per EPA: Workers near an unlocated UST (underground storage tank) can be exposed to toxic substances which pose serious health risks. Additionally, failure to report and remediate any UST can result in heavy fines, lawsuits and penalties from the EPA.
- The **electrical system** in this building is seriously SUB-STANDARD.
- The **HVAC** in this building is seriously sub-standard. No air conditioning and electrical will not currently support air conditioning. Also, unknown if it would be safe to blow around potentially contaminated air.
- At this time, this building has **NEVER qualified for any Will County Building Permits** due to the severe current sub-standard conditions.
- Township **Insurance provider inspection** of this building is pending approval.
- American Disabilities Act states that all government buildings must be **ADA compliant** for all residents.

Green Garden Township Special Electorate Meeting

6:00 p.m.

July 14, 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

- | Print Legibly - (NOT SIGNATURE) First & Last Name | Please check here if you have a Public Comment |
|---|--|
| 1. Jim Ross | |
| 2. Linda Ross | |
| 3. Michael Flanagan | |
| 4. DIANA MASSAT | |
| 5. Barbara Rizzo | |
| 6. Robert Colby | |
| 7. Robert Colby | |
| 8. Marjorie | |
| 9. JANET SCHAEFER | |
| 10. Janice | |
| 11. Raymond Maritano | |
| 12. [Signature] | |
| 13. Ron [Signature] | |
| 14. Jane [Signature] | |
| 15. L Owens | |

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GUEST SIGN - IN - SHEET

Please check here if you have a Public Comment

Print Legibly - (NOT SIGNATURE) First & Last Name

- 16. *Bernhard J. Smith*
- 17. Rosemary Kavanagh
- 18. Michael Kavanagh
- 19. DOROTHY GURDISH
- 20. *Mile Gurdish*
- 21. *Bonita L. Smith*
- 22. Karen Platek ✓
- 23. *Jerome W. Wapman*
- 24. Kelly Rozek ✓
- 25. Lawrence Rozek
- 26. *John Platek*
- 27. JOSEPH COPPELAND
- 28. NANCY TARWATER
- 29. BEVERLY CHRISTENSEN
- 30. POON CHRISTENSEN
- 31. *Nevel Peddick*
- 33. *J.P. [Signature]*
- 34. *Shae [Signature]*
- 35. *Jerry Wan*

Green Garden Township Special Electorate Meeting

6:00 p.m.

July 14, 2025

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GUEST SIGN - IN - SHEET

Print Legibly - (NOT SIGNATURE) First & Last Name

Please check here if you have a Public Comment

1. Bradley A. Achuy	
2. Rose Loeig	
3. Nancy Nonaboushi	
4. Matt Nonaboush	
5. Christian Shepherd	
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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

In Attendance - DID NOT SIGN ^{IN}

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. Wesley Shepherd | |
| 17. Sarah Boxer | |
| 18. Ralph Dietz | |
| 19. Monroe Striggow | |
| 20. Christina Kraft | |
| 21. Dean Christofilos | |
| 22. Karen Murdock | |
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