

OFFICIAL PROCEEDINGS OF GREEN GARDEN TOWNSHIP BOARD
September 22, 2025, WORKSHOP BOARD MEETING MINUTES

1. **Meeting called to order** at 4:01 p.m. by Supervisor Christofilos to transact business that comes before the board. The meeting agenda, timeline as discussed by Supervisor Christofilos, 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, and Clerk Kraft. Trustee Striggow was absent.

3. **Unfinished Business – Old Business:**

a. **Land Use Plan Discussion: Board and Plan Commission** – Supervisor Christofilos mentioned first on agenda is land use plan noting the absence of the plan commission, noted reading through the plan/report, jotting down ideas to talk about and tabling in hopes a member would join the meeting. Supervisor Christofilos would like to see solar farms/data centers off LaGrange Road North of Manhattan Monee Road, Trustee Dietz mentioned solar comes out of A1 (with special use permit) and not industrial. The board discussed the land use draft and their thoughts on it. The board discussed putting a special designation area in the land use plan where solar can be placed; taking townhomes and duplexes out of the land use plan; minimum one acre parcels; change moderately sized individual lots to minimum 2-1/2 acres; take out neighborhood scale commercial uses; consider adding “with a flavor of neighborhood residential living” to the vision statement; They will put in writing for the plan commission so they can present to the residents.

No further discussion

b. **Grant and Town Hall update** – Supervisor Christofilos explained the grant denial and then approval from the County, with timelines going from December 31, 2026, to October 31, 2026, and now being July 31, 2026, and the frustration associated with the changes. Will County denied the original grant deadline of October 31 with concerns about getting it done in time and then reduced the time by three months to July 31. The concerns are with not getting the project done by the deadline, paying out by fiscal year end, and having time to reallocate the grant money to someone else. He went through the timeline, paperwork is attached to the minutes, going forward is risky and if not completed could lose grant money leaving the township with 100% of the cost. Trustee Shepherd does not feel confident in completing the project by the July 31st deadline, did think December 31st was possible and would feel more confident if they extended the date with a certain percentage of the project done completed. He said it felt more like a gamble and being rushed, leaning more towards doing it right even if it meant saving up for another year or two, and looking into future grant money for the new building. Trustee Dietz does not think the old board could do it and stalled the project which stuck the new board with \$105,000 bill, leaving their problems the new boards problems. He thinks they should step away from the old building, stay here for another year or so and start the plan for another building, look into new grants, there is a separate \$58,000 grant for the septic of the current building so put that in, use the \$98,000 left in the town hall renovation fund to update bathrooms, heating system, mold in hallway, and make ADA complaint. Trustee Dietz is against the new town hall building right now, it's to quick, to many federal guidelines. Supervisor Christofilos said the reasoning is if they get audited and don't follow federal procurement guidelines it jeopardizes the grant. They discussed who is for what and what to do moving forward, this meeting in non-voting the timeline constraints for the grant, when the grant was obtained, later part of 2023 and not having done much with it since then. Supervisor Christofilos asked if they want to create a committee to

make the current building ADA compliant to utilize until the community is prepared to build a new town hall, Trustee Dietz said yes. Trustee Shepherd asked if they were under obligation for ADA or run risk of being sued or if grandfathered in. Supervisor Christofilos said there will be no grant money so anything they do will come out of township funds and suggested forming a committee to see what can be done with the current building to make it ADA compliant. Trustee Shepherd suggested using another building that is ADA compliant until they figure it out and not throw money at the current building. Supervisor Christofilos said next meeting what procedure they were going to take would be on the agenda to vote on, suggested bringing someone from the County out to see what needs to be done to make the building compliant and believes a committee should be formed to find answers to all the questions and concerns.

No further discussion

c. Cyber Security: ICT – Supervisor Christofilos said he gets numerous phone calls on his personal cell, they are going to get an 815 number for the township that will direct calls to appropriate offices for about \$300 a year, he will investigate it further. ICT means Information Communication Technology that has to do with the 815 number. Trustee Shepherd reported on the following: the Assessor's firewall expired and she renewed it; trying to figure the best way to move forward with IT services; pricing versus what services they would want, unlimited access or limited; switching over to Microsoft 365, get help with migration; put IT services into next year's budget; Supervisor Christofilos asked if the firewall protects the Assessor from cyberattacks, Trustee Shepherd said yes from the internet, Assessor Bushong said RWK initiated the firewall and it's only partial protection from unknowns coming in but there are still vulnerabilities; Supervisor Christofilos asked Trustee Shepherd to make a decision and bring to the October meeting; Trustee Shepherd suggested doing the minimum until next year's budget, migrate to Microsoft 365 with professional help, budget correctly next year for professional IT company, Unique Computing Solutions is \$900 a month for unlimited support, not including subscriptions; The board discussed RWK pricing, migration, and future solutions.

No further discussion

4. New Business – Discussion on the Following Items:

a. Financial Reports: Professional, Integrity, Transparent – Supervisor Christofilos reported on the following.

1. Budget to Actual Report - Accountant Melissa transferred everything to QuickBooks and will have a very good budget to actual report with line items showing actual to date and remaining amounts.

2. Voucher Report – New format with beginning and ending balances and all checks/vouchers.

3. Invoices – They will now include all invoices for each month.

b. Other – Supervisor Christofilos noted the resignation of Trustee Boxer due to health issues, discussed the process for replacing her and the statue standpoint.

No further discussion

5. Public Comments (2-minute limit) - *Assessor Bushong asked if the opening for Trustee would be posted, Supervisor Christofilos said they would not be posting, statue does not require it, and they have a

few people in mind. *Trustee Dietz said it needed to be a republican *Resident Mike Flanagan said that it was Ralph's burden and that a comment like that is inappropriate and wanted on record that every month he has a comment directed at him, not professional. *Supervisor Christofilos discussed talking with someone who came to them for Trustee position, appointing someone who is involved, and was not sure about posting it. *Assessor Bushong asked if the township paid the \$26,000 for the 10-page comprehensive land plan, Supervisor Christofilos said not completely they pay as they are billed. Bushong had concerns over what is already in the comprehensive plan and what is in the new one. Supervisor Christofilos said he would like one document they could all stand behind. *Assessor Bushong asked if they have looked at other communities that have solar and that have comprehensive plans and if they have considered having one area centralized for solar, industrial, or commercial. Supervisor Christofilos said he is not sure and would talk to Mark but agreed they should be in a designated area. Bushong asked what the agreement says they are doing, and what the actual contract states. Supervisor Christofilos read the introduction of the plan. "The Future Land Use Map outlines a strategic framework for how land within Green Garden Township is intended to develop and be preserved over time. It assigns general land use categories to each parcel, reflecting the Township's long-term vision. As an extension of the Township's *Comprehensive Land Use Plan*, it offers guidance for development review, zoning amendments, and land use decisions." Bushong had concerns about what they paid for.

No further discussion

6. Meeting adjourned at 5:41p.m. Supervisor Christofilos asks for a motion to adjourn. Motion by Trustee Shepherd and seconded by Trustee Dietz. All in favor with Aye, motion unanimously carried. The next Board meeting to be held on Monday, October 27, 2025, at 4:00 p.m.

Respectfully submitted, Crissy Kraft, Clerk for Green Garden Township



Approved by Board of Trustees: October 13, 2025

GREEN GARDEN TOWNSHIP

Monday, September 22nd, 2025 - Meeting starts at 4:00 p.m.

Workshop Board Meeting Agenda

Non-Vote Meeting



1. Call meeting to order with the Pledge of Allegiance to the Flag
2. Roll Call
3. Unfinished Business: Old Business
 - a. Land Use Plan Discussion: Board and Plan Commission
 - b. Grant and Townhall update
 - c. Cyber Security: ICT
4. New Business – Discussion on the Following Items:
 - a. Financial Reports: Professional, Integrity, Transparent
 1. Budget to Actual Report
 2. Voucher Report
 3. Invoices
 - b. Other
5. Public Comments (2-minute limit.)
6. Meeting Adjourned

Green Garden Township Town Hall - Timeline (overview) 9-16-25

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Name	Owner	Status	Complete date
Bid Package - contractor awarded job	Board	Working on it	12/1/25
ORDER TH Post-Frame Building	Board		12/1/25
Will County Permit Preparation	Civil Engineer/Architect	Working on it	12/15/25
Will County Permit applied for	Board		12/15/25
Will County Permit APPROVED	Will County		3/15/25
INSTALL TH Post-Frame Building	Contractor/Mfg.	start 4-15-25	5/30/25
INSTALL Concrete Floor	Contractor	start 5-30-25	6/8/25
Septic, Propane, rough Plumbing, Elec.	Contractor	start 6-8-25	6/30/25
INSTALL Parking	Contractor	start 6-30-25	7/15/25
INSTALL INTERIOR Office, Bathrooms	Contractor	start 7-15-25	9/15/25
Project Completed		with 1 month delay	10/15/25

must by 10-31-25

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

September 21, 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 Franagan	
2. Heidi Chaza	
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