

OFFICIAL PROCEEDINGS OF GREEN GARDEN TOWNSHIP BOARD
November 18, 2025, SPECIAL TOWNSHIP BOARD MEETING MINUTES

1. Meeting called to order at 7:03p.m. by Supervisor Christofilos with the Pledge of Allegiance. The meeting agenda and guest sign-in sheet are attached.

2. Roll Call by Clerk Kraft: Present were Supervisor Christofilos, Trustees Dietz, Olszewski, Shepherd, Striggow, and Clerk Kraft.

3. Discussion and Potential Action to approve a motion approving a special town meeting of electors and finding is necessary for the best interests of the township that we hold such a special town meeting on the 4th day of December 2025 at 7 p.m. at Southern Charm venues, 23504 S. Harlem Avenue, Frankfort, IL for the electors to discuss and vote on the New Town Hall Building Project and for the agenda to be as follows: (1) call to order; (2) pledge of allegiance; (3) selection of a moderator; (4) Presentation by Township Supervisor regarding purpose of meeting and new Town Hall Building Project; (5) Twenty-minute Discussion and Questions by Electors; (6) Vote by Electors And; (7) Adjournment. Registration will begin at 6:30pm, it's a meeting of electors, residents may attend but will be asked to sit on one side, only registered electors of Green Garden Township may vote.

Motion:

Supervisor Christofilos asks for a motion approving a special town meeting of electors and finding is necessary for the best interests of the township that we hold such a special town meeting on the 4th day of December 2025 at 7 p.m. at Southern Charm venues, 23504 S. Harlem Avenue, Frankfort, IL for the electors to discuss and vote on the New Town Hall Building Project and for the agenda to be as follows: (1) call to order; (2) pledge of allegiance; (3) selection of a moderator; (4) Presentation by Township Supervisor regarding purpose of meeting and new Town Hall Building Project; (5) Twenty-minute Discussion and Questions by Electors; (6) Vote by Electors And; (7) Adjournment. Motion made by Trustee Olszewski and seconded by Trustee Striggow.

Board Discussion: *Trustee Shepherd voiced concerns with #5 in the agenda, wanted to expand it so no one gets cut off, change to 40 minute discussion with 2 minute limit each electorate, the board discussed time change, when ballots can be cast, people leaving, collection/counting of ballots, public comment outbursts, and Supervisor Christofilos read the motion again, shortened, the motion to approve a special town meeting of electors on the fourth day of December 2025 at 7pm at Southern Charm Venues, 23504 South Harlem Avenue. The agenda will be as follows (1) call to order; (2) pledge of allegiance; (3) selection of moderator; (4) Presentation by Township Supervisor regarding the purpose of the meeting and the New Town Hall building project; (5) Forty minute discussion and questions by the electors, electors limited to two minutes of comment; (6) Vote by Electors and (7) Adjournment. Trustee Olszewski amended her motion to this new one, seconded by Trustee Striggow.

Public Comments (1-minute limit.)

*Cesar Nava suggests posting information about the New Town Hall project in advance to allow voters to make informed decisions if allowing voting earlier. *Supervisor Christofilos agrees and has no problem posting the presentation prior to the meeting. *Trustee Shepherd asked if they should specify voting early and at what point. *Supervisor Christofilos said no, a lot of people already know. *Jim Hilliard speaks against the motion line #4 an amendment for the renovation committee to have equal time to speak so the electors have a choice with the grant money, the renovation, the new building, or nothing at all. *Trustee Olszewski asked why at the last meeting the trustees were not given that information that they have so they

and the residents know ahead of time, Hilliard said that's the purpose of them being able to speak at Southern Charm, he does not. Have as much information as the committee. *Mark Sarkisian mentioned this all becoming convoluted, different views from the former administration on town hall, the grant money allocated for the current building and at some point, diverted to the new building, then lost the grant money, now got the grant money back on grounds of doing renovation and now going back to putting it towards the new building. Not just the committee but half attending meetings wanted to see the free money go to improve the current building. *Supervisor Christofilos wanted to clear up that from the very beginning the new administration asked the County to transfer the grant to the new town hall, the idea that the grant came back to the old building and now grabbing to take to the new building is not the case, the Wil County Executive, Jennifer, called and said the grant money is available for either option, scope of work changed from a million for the old building to \$558,000 but the same with the new building hence the two phases for the new building, depending on electors vote. *Trustee Shepherd stressed the survey showed what people wanted and not finishing the old building on time would make township liable for the money for an old building. *Resident Melissa Eager commented they requested the money be transferred to the new building yet asking for electoral votes for a decision they already made is really dishonest, believes the community needs the option to vote on both December 4th and requests they put a vote and opportunity for a presentation for 40 minutes or however much time he has so both sides can be heard and the community can vote for what they want. Melissa would like a motion to add a presentation for renovation and put the funds there. *Resident Heidi Christofilos been coming consistently for 4-1/2 years, thanked the new board for being transparent and recording meetings although tonight had issues, the previous board was asked for recordings and got shut down; previous board did not allow opportunity to speak before a vote; Belinda wrote a resolution many signed to know about what was happening, four of the previous board members voted it down to let the community know what was going on, basically spit on; the new board wants to listen, had a meeting of electorates and presented four options, sent documents to every person, about 200 attended with 70% said if grant could move with new building the community wanted to move forward with that. *Supervisor Christofilos discussed how we got to the point at now. *Resident Bill Wagner believes if the residents had known the June meeting was a vote people would have come out and he was not allowed to present his side for the renovation. Bill also thinks for the December 4th meeting, letting people vote early and leave is moronic, making uninformed decisions, there are two sides to the issue, renovate or build new. He submitted a petition for a meeting on the 24th to discuss the renovation which they decided not to do, and thinks people have the option to a special meeting or be put on the December 4th agenda. *Resident Michael Flanagan spoke on the motion, pointing out at the October meeting the current board was willing to give up the grant money, due to what happened at that meeting the board allowed a committee to be formed to pursue the renovation to see if it could be done. Because of the committees' efforts and connections made the scope could be changed, when the committee wanted to speak at the November meeting the answer was no, they were told to give it in writing and they would present it, the committee believes they should have had the opportunity to present it. Now it goes to the electorates, and they just ask that the residents of the township hear from both sides. *Resident Gary Lincoln does not understand the rush to build a new place, no one comes to the meetings except solar topics, what is wrong with this building, use the money here, Gary and Supervisor Christofilos discussed dates and deadlines, Gary asked the board to hear both options at the December meeting. *Trustee Olszewski asked the renovation committee for data, Flanagan and Olszewski discussed it openly. *Supervisor Christofilos said the board is very clear that the people want a presentation on the renovation and that the board would discuss after public comments. *Resident Carol Lincoln questioned how the board is getting notice to residents and is not in favor of the early vote, they should vote. *Supervisor Christofilos commented they would be sending notification of special meeting to all residents of Green Garden Township in the mail with the option of voting yes or no to the new town hall. *Resident Jennifer Mueller questioned moving the grant monies to the new building and how towns that have large taxpayer

expenditures put on the primary or general elections for the entire public to vote, why is the township not putting on a ballot to all electors. Jennifer also asked why not put grant money into the current building and put on a ballot for vote on new building. *Supervisor Christofilos commented there is money in the Capital Fund specifically for a new town hall/community center, transferring the grant money towards the new building giving \$400,000 grant money plus \$400,000 towns funds with no loans, the two phases are allowed to not run out of time for grant money. After much back and forth and many out of order comments it comes down to the December meeting and voting on what the community wants. *Resident Gary Mueller, previous township Supervisor for 8 years, questioned why the board will not consider adding a motion to add the second option to the December meeting. *Supervisor Christofilos commented when public comments are done the board will take into consideration what is being asked, have a discussion, and vote on the motion that is up and if needed will be changed. *Resident Karen Playtek would like both options available to vote on, does not like putting grant money towards the shell of a building, turning lane is expensive, does not believe the board knows what they are getting into and may end up being stuck in the current building with no ADA compliance. *Resident Mike Kavanagh hopes everyone can see in the parking lot now, Jim and Mike rewired the light and figured out it was a fuse, everyone applauded and thanked them. *Resident Carol Hilliard questioned if the community wants a Lester Building. *Resident Cesar Nava read a statement from his phone “The community deserves full transparency and responsible planning before any major project any major project moves forward, especially one funded by taxpayers, and knowing it’s partially a grant. At this time, critical information has not been effectively communicated and decisions that might impact taxpayers for years should never be advanced without open communication, accessible documentation, and meaningful opportunities for public review. Proceeding without transparency erodes trust and excludes the very people who will ultimately finance this project, which is us. Equally concerning is the speed at which this process proposal is being pushed, it appears the timeline is being driven by a desire to secure grant money rather than by carefully planning, community input, or long-term financial analysis. Grants should support well developed community vetted plans, not force rush decisions that skip essential steps, such as budgeting,(which has been asked for 4 or 5 times) impact studies, and evaluation of alternatives (this building) when planning is hurried, the likelihood of costly mistakes increases, and taxpayers are the ones left to shoulder the consequences(once again us). For these reasons, I urge the board to withhold approval of the community center proposal at this time, the project lacks transparency, thorough planning and clear justification should not move forward. Slowing the process down, ensuring decisions are thoughtful, accountable, and aligned with community needs will protect residents, safeguard public funds and uphold the trust that should exist between the board and the community it serves. You don’t buy a new car or new house without solid financial plan. Why should the community be expected to do it for a new town hall? Final statement, thank you for your commitment to responsible, transparent, and open government.” No further discussion.

Board Discussion: *Trustee Striggow agrees not to build something that looks like a barn, the post frame building would be decorative, had a brick building that nobody wanted, the money in the fund is tax free just sitting there, they need office space, over the years \$90,000 paid for offices in homes. *Trustee Dietz commented the biggest decision to make is whether or not to add renovation of the current building to the December meeting, and he believes they should do it. *Trustee Shepherd is sort of on the same boat but thinks one person should present both options, much objection from the residents and back and forth with the residents and the board, he is willing to agree to present both options with one person presenting. *Trustee Olszewski said without figures from the renovation committee it is hard to make a decision, with solar coming in thinks a community center is needed, and *Trustee Striggow would be in favor of both options being presented at the December meeting. *Supervisor Christofilos read the potential flyer that would go out to the electorates, one for the current motion and one that could be altered “We are encouraging Green Garden electors to attend this special township meeting to vote on one of two Will

County grant approved town hall options. Option one, Old Town Hall, renovate old town hall, Option two, New Town Hall, build a new town hall. We are all proud tow residents in our beautiful township and all desire the best for our community. At this meeting of electors, registered voters in Green Garden, we will present both options in detail, including advantages and disadvantages of each. Have a question and answer, discussion and cast our vote. This is an exciting time for our township, and we appreciate having an approved ARPA grant through Will County to apply grant money toward either option. So please prioritize this meeting and be a part of this important and exciting Town Hall decision. Your vote, along with others at this meeting will determine which option the township moves ahead with. For questions, please email contact@greengardentownship.com.” Supervisor Christofilos believes both options should be presented, this is a community decision and should encourage residents to come out and hear fair and balanced presentation and reserves the right as supervisor of the township to present both options with both sides equal time. Supervisor Christofilos read a second option mailer with only the new town hall option, and the board likes option one, they discussed what, why, and how’s of the options and what is best for the community, it was also suggested they all stand together united.

Motion:

Supervisor Christofilos asks for a motion to amend the first motion in favor of the new motion to approve a special town meeting of electors on the 4th day of December 2025 at 7 p.m. at Southern Charm venues, 23504 S. Harlem Avenue, Frankfort, IL for the electors to discuss and vote on moving forward with renovating the current town hall, with grant funds, or moving forward with building a new town hall, with grant funds and township funds and for the agenda to be as follows: (1) call to order; (2) pledge of allegiance; (3) selection of a moderator; (4) Presentation by Township Supervisor regarding purpose of meeting and Town Hall Building Projects; (5) Forty-minute Discussion and Questions by Electors with a two-minute limit; (6) Vote by Electors And; (7) Adjournment. Motion made by Trustee Olszewski, seconded by Trustee Striggow. Roll Call Vote taken – 5– AYE (Trustee Olszewski, Trustee Striggow, Trustee Dietz, Trustee Shepherd, Supervisor Christofilos), motion unanimously passed.

Discussion: The board discussed prioritizing the scope of work, staying united, and office space.

*Resident Gary Mueller asked to modify the motion to say, “supervisor reserves the right to present or designate.” *Trustee Dietz asked to name both items, new town hall building and renovation in the motion? *Supervisor Christofilos said yes “for the electors to discuss and vote on moving forward with the renovation of the current town hall or moving forward with building a new town hall.

4. Public Comments (2-minute limit) *Resident Barbara Rizzo commented not needing approval for renovation, only for new town hall. *Resident Karen Playtek does not agree with the Supervisor presenting both options, the board has been against the renovation, someone from the Plan Committee should present. *Jim Hilliard commented on being lucky to have the grants and not lose focus, it’s a blessing we get to figure out on having a nice building here or nice building down there.

5. Meeting adjourned at 8:50p.m. Supervisor Christofilos asks for a motion to adjourn. Motion by Trustee Olszewski and seconded by Trustee Shepherd. All in favor with Aye, motion unanimously carried.

Respectfully submitted, Crissy Kraft, Clerk for Green Garden Township

C A Kraft



Approved by Board of Trustees: December 8, 2025