

OFFICIAL PROCEEDINGS OF GREEN GARDEN TOWNSHIP BOARD
November 24, 2025, WORKSHOP BOARD MEETING MINUTES

1. Meeting called to order at 4:04 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, Olszewski, Shepherd, and Clerk Kraft. Trustee Striggow was absent.

3. Business – Discussion on the Following Items:

a. Town Hall Project – Supervisor Christofilos initiates the meeting by discussing the town hall project renovation, outlines the four assurances (two of which they are hoping the County will go along with, they expect them to) from Will County needed for the project to move forward.

Green Garden Township Board will move forward with the renovation with the following assurances from Will County:

- The first assurance involves funding reimbursement as the township incurs contractor costs. Supervisor Christofilos emphasizes the funding and reimbursement concerns, and importance of the county reverting to the original reimbursement process to avoid financial strain on the township. Supervisor Christofilos explains the typical process of invoice submission and reimbursement by the county. The township currently has \$81,000 in its account, which is insufficient if full payment is required upfront, only good for smaller invoices. The township has until December 5th to decide on which option, *Supervisor Christofilos will let County know the option is renovation of the current town hall.
- The second assurance is the need for reimbursement for the \$132,000 already incurred by the township, \$22,000 has been reimbursed, leaving \$110,000. Jennifer from Will County indicated that the \$110,000 not yet reimbursed would be lost if the new town hall project is chosen. *Supervisor Christofilos plans to talk with Jennifer to see if the engineering costs incurred would affect if new engineering costs are needed, concerned about potential additional architectural fees if a new architect is hired. *Trustee Olszewski reads the next two assurances.
- The third assurance is general contractor waiting for their payment until we get ours from County.
- The fourth assurance is general contractor guarantee, assuring on time competition of October 1, 2026. *Supervisor Christofilos explains it's pretty common practice for a general contractor to wait for payment which the township would payout when received reimbursement from the county. *Supervisor Christofilos would like contractors commit to completion by October 1, 2026, with a 30-day buffer for final inspections/occupancy.

Management of the Renovation Project

Supervisor Christofilos outlines the board is responsible for the renovation project, therefore will oversee every aspect of the project. They have created a management team that will oversee/work the project. **Dean** will oversee the project along with the entire board, post progress reports for the township website when available, and work with TRIA. **Belinda** will communicate with Accenture/County, make sure Federal guidelines are being met and ensure detailed invoices are submitted by contractors She will also be the direct contact person for the general contractor.

Ralph will oversee the day-to-day work by the general contractor and subs.

Scope of Work (SOW) and Additional Requirements

*Trustee Shephard has concerns with the architect requesting an additional \$20,000 for a new SOW.

The board discusses the scope of work for the renovation project, working with Accenture to recover the \$132,000 to put towards architecture, and TRIA having all documents with changes to SOW going down. *Resident Gary Lincoln suggested hiring a project manager instead of putting liability on the board, Supervisor Christofilos said that is what the general contractor hired would be. *Trustee Shepherd questioned what the general contractor would be doing, Supervisor Christofilos said he is the contact person that oversees day to day activity. *Resident Bill Wagner commented hiring a GC for the township is no different than a homeowner, they report back, they should have a relationship with County for permits and would like to see locally hired. *Supervisor Christofilos said TRIA does the permit process, create a bid process, advertise it, present it, and get it to the GC hands, Wagner said he would just like to see the project done as expedient and as cost effective as possible. Supervisor Christofilos would like to have some decisions ready to be voted on at the December 8th meeting to keep the process moving as it takes weeks for approvals.

1. ADA compliant restrooms

Enlarge and renovate the two restrooms to be fully accessible as originally designed.(TRIA)

2. Raise the floor in the kitchen and back corridor to match the Community Room floor elevation.(TRIA) There is an elevation problem for ADA compliance to get out back door.

3. Relocate the back door to the West side of the building.(TRIA) so restrooms are ADA compliant.

4. Kitchen is to remain the same size and the wall framing is to remain with new gypsum board(old fashioned word for drywall), ceiling and lighting to remain as is.

5. Upgrade HVAC and add A/C. Revise the HVAC revisions to utilize the existing ductwork in the Community Room and where possible units to be place on first floor level or in existing attic.

6. Design as accessible ramp from the new back door down to grade.

7. Septic System: if needed, will be completed on a design-build basis separately from this proposal. Supervisor Christofilos said this is a challenge area because it is needed and not sure if in the TRIA proposal, the next 3 items were added by the board and not on TRIA proposal.

8. ADA parking spaces.

9. Front entrance: ADA access into the town hall.

10. New wood floors. Supervisor Christofilos said new or refinished to make look nice.

Supervisor Christofilos said this is not set in stone and asked if residents had any suggestions.

Public Comments and Additional Suggestions *Resident Gary Lincoln questioned new wood floors and liking the current floor, refinish as opposed to replace. *Assessor Bushong asked if anything can be done for safety reasons with the road, they discussed the possibility of installing concrete bollards. *Plan Chair Mark Sarkisian offered his services to help meeting people, he was part of the initial renovation project getting bids and meeting contractors, the electric is good here, repurpose stove relay for HVAC and also would like to see a flagpole with light. Trustee Shepherd asked about unforeseen issues. The board considers the need for additional electrical outlets and safety measures for the road. *Resident Jennifer Mueller mentioned previously being in charge of renting town hall, and that people appreciated the kitchenette, *Gary Mueller added to the comment saying people wished there were more outlets in the kitchen. Plan Chair Mark Sarkisian updated on the Future Land Use Plan, two meetings next Monday, December 1, 2025, first an open house for the Land Use project from 4:30-6:30pm at the Frankfort Fire District Station 3 on LaGrange Road, second one for regular GG P/Z Committee meeting at 7pm, same day, at town hall. *Assessor Bushong asked when the plan will be posted for review, they discussed the purpose of the open house is to see the draft, to answer questions so nothing is taken out of context. They agreed to post the draft after the open house to allow residents to view before the board votes. NO further discussion.

b. Levy – Supervisor Christofilos discusses the upcoming levy vote and if not asking for over 5% of the past year a public hearing is not required, it's a board vote, no need to advertise or post a hearing. The board is reviewing the township's budget and considers the impact of the Consumer Price Index (CPI) on the levy. Supervisor Christofilos asked Assessor Bushong is the assessed values of property as a whole in Green Garden were higher than the previous year, to help understand the levy. Assessor Bushong said they have been going up and the last board meeting she provided a breakdown of data on the township's assessed property values and tax increases for the last 20 years, steadily going up 9, 10, 11 percent some years. Supervisor Christofilos wanted the information from the Assessor on record. Supervisor Christofilos asked if we levied 3% or 5% but assessed values on all properties go up, theoretically, not necessarily do the taxes go up based on that levy? Assessor Bushong said in general, this is really a global statement, "as a rule of thumb, the AV goes up, in other words, we're bringing in more assessed value, a higher assessed value, the taxes should, but don't have to, go down, but again that is up to the taxing bodies, school districts can come in and ask for huge increase, regardless, in other words, to receive the same amount, if your trying to receive the exact same amount every year, if the EAV is going up, yes you're your percentage could come down, does that hopefully help?" Supervisor Christofilos asked if she knows the percentage it went up from last year, Assessor Bushong said went up over 9%, the last two years before up roughly 11%. There are many factors involved. Trustee Olszewski asked the Assessor asked how many new homes built this year, the Assessor said not off the top of her head, she would need to run numbers, asked the Trustee to send her an email. Supervisor Christofilos asked Trustee Olszewski what the levy pattern has been the past few years in which she gave the past two years, Christofilos said historically it was 7% resulting in the hearings being over 5%, the board is still going over the budget, moving some lines around and budgeting more for attorney fees, they will continue thoroughly looking it over.

c. Solar Facilities update: Earthrise applied for Permit at Will County – Trustee Dietz said he spoke with Tom over the phone and there is nothing new to update and don't want to put out a lot of information at this point. They put out their application and waiting on a FOIA request over 3,000 pages, Earthrise puts out benefits/money, this board is against solar sprawl, not against solar, against 5,000 acres of farmland being taken up by solar. Trustee Shephard talked with Tom, will be making a video to share online. The board discusses the application for a permanent solar farm by Earthrise Energy. Supervisor Christofilos emphasizes the board's opposition to the solar farm due to its impact on farmland. Trustee Shepherd suggests Tom and him creating a video to inform the community and encourage them to stay updated and sign petitions to share to social media that can be shared by anyone. Another resident asks about a future newsletter, the board considers the possibility of a newsletter to keep residents informed about township activities and issues after the turn of the year.

4. Public Comments (2-minute limit) - *Resident Mike Flanagan mentioned what is going on with the County budget and suggests a 0% levy increase, stop taxing residents, and citing the township's current financial surplus. Supervisor Christofilos explains the importance of the capital fund for future town hall projects and the need to maintain it. No further discussion

6. Meeting adjourned at 5:25p.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. The next Board workshop meeting to be held on Monday, January 26, 2026, at 4:00 p.m.

Respectfully submitted, Crissy Kraft, Clerk for Green Garden Township

C A Kraft



Approved by Board of Trustees: December 8, 2025