

**OFFICIAL PROCEEDINGS OF GREEN GARDEN TOWNSHIP BOARD**  
**November 10, 2025, REGULAR BOARD MEETING MINUTES**

**1. Meeting called to order** at 7:01p.m. by Supervisor Christofilos to transact business that comes before the board. The meeting agenda, and guest sign-in sheet are attached. Supervisor Christofilos asked Resident and Veteran Buddy Schultz to say a few encouraging words regarding veterans with Veteran's Day tomorrow, Tuesday, November 11, 2025. Resident and Veteran Buddy Schultz shared a personal story about his cousin, a veteran, and emphasizes the importance of recognizing veterans' sacrifices. Buddy recounts the hardships faced by a veteran who was exposed to napalm in Vietnam. Any veterans in attendance were asked to stand and applauded and thanked for their service. Supervisor Christofilos asked to stand for the Pledge of Allegiance.

**2. Opening Prayer** by Pastor Dave Feddes, a veteran's son, leads opening prayer expressing gratitude for veterans, township, shared his recent health challenges, and expressed gratitude for his recovery.

**3. Roll Call** by Clerk Kraft: Present were Supervisor Christofilos, Trustees Dietz, Olszewski, Shepherd, Striggow, Assessor Bushong, Road Commissioner Hilliard, and Clerk Kraft.

**4. Motion to Approve the Minutes from the last board meeting and workshop meeting, as submitted.** Approval of Minutes from October 2025 regular monthly meeting and October 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 Olszewski, 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. Supervisor Christofilos noted making good changes to the financial report making it clear and concise.

**Motion:**

Supervisor Christofilos asks for a motion to approve the Township Financial Report. Motion made by Trustee Dietz, seconded by Trustee Shepherd. No further discussion, All in favor with Aye, motion unanimously carried.

**6. Unfinished Business: Old Business – Discussion and Potential Action on the Following Items: Public Comments (1-minute limit) on the agenda item only, prior to the Board voting.**

**a. Plan Commission Land Use Update:** Mark Sarkisian provided an update on the future land use plan, mentioning the need for another open house to gather input. They are targeting the open house for December 1<sup>st</sup> at the firehouse on Route 45 from 4:30 – 6:30, the Plan Commission meeting will follow the open house to finalize the plan. Supervisor Christofilos thanked Mark and his team for all they have done. NO further comments.

**b. Solar Facilities and Agritourism Presentation: Thomas Becker Watershed Committee –** Supervisor Christofilos thanked Mr. Becker and his team for all they are doing on behalf of the township and appreciation for keeping everyone up to date on the solar facilities. Upper Forked Creek Watershed Committee Chairman Thomas Becker discussed the proposed 5400-acre solar facility and its potential impact on the community and three townships; outlined legal challenges, development of legal defense fund and litigation against state and county laws favoring solar facilities; He suggests the idea of self-governance and incorporation to protect the community from industrialization; Becker proposes the development of a community center to support agritourism and local farming to bring the community together. NO further comments.

**c. Town Hall Project and Grant Update** – Supervisor Christofilos shared updates from Will County Executive Jennifer Bertino, who extended the timeline for the town hall project to October 30, 2026 and to change the scope of work; The board discussed the possibility of changing the scope of work to focus on the exterior building only; Supervisor Christofilos outlined the timeline below, italics are conversations had in reference to each line item; The board considers the pros and cons for the New Town Hall project versus the renovation of the Old Town Hall.

**Build New Town Hall or Renovate Old Town Hall**

Timeline                      October 31 2026  
Scope of Work.              Permission to Revise

Will County Executive Jennifer Bertino: Either Option. Let her know by December 5<sup>th</sup>

**Build New Town Hall**

**Revised Scope of Work:**                      **Erect the exterior Building** (Grant money. Phase 1)

Concrete Piers & Floor, Well & Septic, rough Plumbing and Electric, Landscape, Parking Lot

**Hurdles/Challenges**

- 1.        6 Acres vs. 7.14 Acres (purchased with Park Funds?) *Supervisor Christofilos said the 6 acres could have been purchased with Park funds; Trustee Dietz said the zoning was E-2, Christofilos said zoning said they could build one it whether park funds or not, yet not confirmed, Trustee Shepherd asked about a land swap, unsure if needed*
- 2.        Confirm with County Land Use that we can Permit Exterior Building only. *Supervisor Christofilos said 2 phase/permits, one the outside, one the inside*  
We would build out interior without the Grant and timeline.
- 3.        Turn Lane (very costly): Traffic Study needed for Highway Department. *Supervisor Christofilos said a traffic study is needed, very costly*
- 4.        Manufacturing of the Building: Do we have enough time: Cleary Bld. said 12 weeks. *Supervisor Christofilos said one company is 20 weeks out and the other is 12 weeks, everything ready externally and inside ready for drywall, 3 bids are needed.*
- 5.        ComEd bringing electric to site: takes weeks, months. *Supervisor Christofilos said it could take months or weeks to get electric to the site, cannot apply until permit is in place.*
- 6.        Money in Budget to pay as we go: Capital Fund to Town Fund. *Supervisor Christofilos commended the previous board for putting money into Capital Fund, attorney said it could be funded through Capital Fund. Trustee Dietz said it has to be in the fund to budget and spend it.*
- 7.        Fire Suppression System: need when 3,000 or more SF Cost: \$50,000. *Supervisor Christofilos got clarification from Frankfort Fire District, if building is 3000 sq. ft. or more need fire suppression system, \$30,000 to 40,000 for 4000 sq. ft. building, \$5,000 for alarms and possibly larger tank, the board discussed the money, regulations, and scope of work.*

**Immediate Next Steps:**

- 1.        Check Deeds (6 and 7.14 acre) parcels. Check with Attorney to change if needed.
- 2 & 3.    Contact Civil Engineer Brian:  
            Pre-app County meeting: Permit for Exterior Build  
            Schedule Traffic Study to determine if Turn Lane is needed.
- 4.        Contact Post Frame Builders for Price & Production Schedules.
- 5.        Contact ComEd: find out when we can apply and their timeline.
- 6.        Post and Schedule Meeting of the Electors: for December 4th (most post by Nov. 17th).

Vote: Approval of New Town Hall Building Project.

Vote: Transfer money from Capital Fund to Town Fund.

**Renovate Old Town Hall** *Supervisor Christofilos said last month it was voted down but was asked to let a formed committee look into options in which they submitted report.*

### Advantages

1. With SOW revised, easier project to complete. *Trustee Shepherd reads the line item, Supervisor Christofilos said no longer a million-dollar project and new timeline, Trustee Shepherd said the original estimate was closer to a million, they got it down but will still be over the 3 grant money amount, needs to be ADA compliant, the board does not want to spend money out of pocket on old building renovation.*
2. With SOW revised, will only use \$558,000 of Grant money – no out of pocket. *Trustee Shepherd said the board does not want to spend money out of pocket on old building renovation.*
3. Will use the \$132,000 of money the Township has spent on the project. *Trustee Striggow reads the line item, pointing out the \$132,000 was spent on fees, no work.*

### Dis-Advantages

1. Not our Future: use the remaining \$350,000 - \$400,000 on future New Town Hall.
2. Public Safety Concern:
3. A lot of work to focus on an old Building that will not bring much more value.
4. **Takes \$350-\$400,000 away from our future new Town Hall.** *Supervisor Christofilos said the future is down the road, would be taking money away from New Town Hall; \* Supervisor Christofilos said they pursued New Town Hall based on resident meeting and asked the board with the hurdles and challenges what they want to pursue.\* Resident Bill Wagner asked before making a decision like this don't you ask the audience, Supervisor Christofilos said not at this time, it's not a dialogue it's a conversation between the board, at public comments can give their opinions. Supervisor Christofilos stated "The board is interested in doing what is best, we were elected, we already made this decision to go to the New Town Hall, were not opposed to considering the Old Town Hall, that's what this discussion is about, it's an honest discussion but need to hear from the board of this township first." Trustee Striggow stated they decided together heading towards New Town Hall and with the changes is still in favor of moving forward with the New Town Hall. \*Trustee Olszewski stated majority opinions at the church meeting were for the New Town Hall and that it's important to move towards the future, 56 voted for it and with talking with people does not hear they want to save the town hall. \*Trustee Dietz is for the New Town Hall, does not think money should go into this building but thinks they should listen to what the committee they set up has to say, if up to him would vote no for both. After discussions with the board and residents he is in favor of the New Town Hall. \*Trustee Shepherd pointed out the main reason for running was to not spend grant money on this building, the meeting at the church confirmed their choice and he is in favor of the New Town Hall, either way is a risk. \*Supervisor Christofilos is in favor of the New Town Hall, with both options not a guarantee if spending township money would rather it go towards the future, if they need to circle back to renovation due to hurdles would do so; Asked the committee to give their findings that the project can be completed by July 31, 2026 and the SOW.*

### Committee's Findings on Renovation Feasibility

*Mike Flanagan and Bill Wagner from the committee present their findings, emphasizing the feasibility of renovating the Old Town Hall within the grant budget; They argue that the renovation would be a more cost-effective and timely solution compared to building a new town hall; The committee highlights the potential to recover the \$132,000 already spent on planning and permits; They stress the importance of using the grant money to improve the current building rather than taking on the risks and costs of a new construction project; Max discusses the financial risks associated with the New Town Hall project, emphasizing a guaranteed \$133,000 return if the town hall is built; Supervisor Christofilos explains the cost of the post-frame building, estimating it to be less than \$250,000 for a 4000 square foot building and outlines the timeline for the electorate meeting, if needed, to decide on the New Town Hall project for December 4<sup>th</sup>; Trustee Olszewski seeks clarification on the \$132,000 township payment and its reimbursement status if the New Town Hall is pursued; Supervisor Christofilos clarified that yes that money would not be reimbursed if the New Town Hall is pursued and asked the board which they feel is the better option;*

**Motion:**

Trustee Olszewski made a motion to move forward with the New Town Hall building project in light of Will County allowing us to revise the SOW to include only the installation of the building, well, septic, rough plumbing, electric, landscaping, parking lot, with the extended competition timeline by October 30<sup>th</sup>, this would need an approval vote by the electors on December 4, 2025. The electors would hear Bills side at his November meeting and electors here the other side in December, would like to proceed with that. NO further comments. Motion made by Trustee Olszewski, seconded by Trustee Striggow. . Roll Call Vote taken – 4 – AYE (Trustee Olszewski, Trustee Striggow, Trustee Shepherd, Supervisor Christofilos), - 1 – NAY (Trustee Dietz) motion passed.

**Public Comments on Motion above only:** \*Resident Mike Flanagan raises concerns about the risk level and the ability to answer all questions by December 4<sup>th</sup>; \*Resident Anthony Cantone expresses skepticism about the project's timeline and cost, comparing it to a dream; \*Resident Max questions the lack of a detailed plans, parking, and budget for the New Town Hall project; \*Resident Joshua Sneed suggests focusing on renovating the existing building to create economic opportunities for local businesses/residents and creating a community center; \*Resident Karen Playtek highlights the need to address larger community issues, such as solar projects and potential lawsuits, before investing in a new town hall; \*Resident Bill Wagner raised concerns on SOW deadline and the special meeting of electors for November 24<sup>th</sup>; \*Resident Cesar Nava raised concerns about generality of numbers and budgeting; \*Supervisor Christofilos said for the record “there is an overview plan on both the New Town Hall and Old Town Hall and also for the record, it is not a specific plan for either.” NO further discussion.

**Project Cost \$505,000 (Phase 1 Exterior Building SOW): Costs paid by Grant**

- \$250,000 4,000 SF Building (includes install, concrete floor, insulation, drywall ready)
- \$ 20,000 Civil Engineer
- \$ 15,000 Architect
- \$ 30,000 Septic
- \$ 25,000 Well
- \$ 5,000 Propane
- \$ 25,000 Detention Pond
- \$ 25,000 Parking Lot
- \$ 25,000 Landscape (including landscape berm)
- \$ 25,000 Rough Plumbing and Electric and Lighting
- \$ 10,000 American Flagpole and Signage
- \$ 50,000 Contingencies

NO further discussion.

**7. New Business - Discussion and Potential Action on the Following Items:**

**a. General Assistance: basic maintenance needs**

**Shelter, Utilities, Food, Clothing, Household Supplies, Personal Essentials, Laundry** – Supervisor Christofilos explains its statutory mandate and the Supervisor's authority to set limits. Supervisor Christofilos, for the record, proposes setting the limit for general assistance up to \$1,000 per month for eligible residents, not that a resident would get the entire \$1,000 but set for the monthly limit; Trustee Striggow questioned per resident and what items qualify, Supervisor Christofilos said there is a list to go by; Trustee Dietz asked what is was before and what other townships do; Supervisor Christofilos said he did not believe there was one prior and other townships about the same amount, he has had about 6 people inquire with one sending the application back, with the strictest of confidence. NO further comments.

**8. Reports**

**a. Road Commissioners Report** Road Commissioner Jim Hilliard: **Past:** Jetted most tiles in the township; Stuenkel Road speed limit signs posted; Grant check for Dralle Road box culvert came in for \$23,500: **Presently:**

Truck maintenance, aging fleet, so breakdowns; clearing out beaver dams; Golfview Drive had speed analysis qualifying for 25mph limit; **Future:** Sheer Road bridge, set to close on four properties/easements to get bridge in; Pauling Road is next bug project, 1/2 mile West of Route 45.

**b. Assessor’s Report** – Assessor Bushong had handouts available also noted it being available on the Green Garden Township Assessor Facebook page. With increasing assessed values, based on many different factors, have a lot of new construction, been very busy; addressed Mr. Wagner’s comment resenting him implying no one is in the office, has an employee there on a regular basis, keep appointments by appointment, he controlled assessed values of residents before and it’s not happening anymore, it is fair and equitable now.

**c. Trustee’s Reports**

\* **Trustee Dietz** nothing to report.

\* **Trustee Olszewski** nothing to report.

\* **Trustee Shepherd** provides a tech update, mentioning the purchase of new microphones, the use of a borrowed PA system for live streaming, the need to purchase a PA system for township around \$1,300 that can be used for all the township needs.

\* **Trustee Striggow** - reported on his efforts to support the Veterans with the help of others to get names, addresses, etc. of Green Garden resident Veteran’s to promote different events, looking for volunteers; also helps with the cemetery group.

**d. Supervisor’s Report** nothing to report.

**9. Public Comments** – \* Resident Bill Wagner apologized to Assessor Bushong, runs a good operation, he was making a point about not needing office space. \*Resident Karen Playtek reminded everyone the final judgement for solar lawsuits for Kuse and Stuenkel Roads is December 2<sup>nd</sup> in Joliet at 9am, the judge will give decisions on them at the same time. \*Resident Mike Kavanagh would like to see more community input for what they want to see in a New Town Hall before designed and built, Supervisor Christofilos appreciates the work of the renovation committee, does not want us against them, everyone has opinions, respect each other and do what’s best. \*Resident Linda Owens commented as long as we are in the current building can we get the light fixed out there so when its dark you know where your walking, Assessor Bushong agreed and said both sides. NO further comments.

**10. Meeting adjourned** at 9:09p.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, December 8, 2025, at 7:00 p.m.

Respectfully submitted, Crissy Kraft, Clerk for Green Garden Township

CA Kraft

Approved by Board of Trustees: December 8, 2025

