

GREEN GARDEN TOWNSHIP

Monday, December 8th, 2025 - Meeting starts at 7:00 p.m.

Board Meeting Agenda

1. Call meeting to order with Pledge of Allegiance 
2. Opening Prayer
3. Roll Call 
4. Motion to Approve the Minutes from the last Board and Workshop meetings, as submitted
5. Motion to Approve the Township Financial Report
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 Plan
 - b. Solar Facilities Update: Thomas Becker Watershed Committee
 - c. Town Hall Project and Grant Update
7. New 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. Annual Township Tax Levy Ordinance # 25-005
 - b. Annual Township Tax Levy Ordinance # RB-2025-02
 - c. Vote on 2026 Calendar's for Township, Township Workshops, and Plan Commission
8. Reports
 - a. Road Commissioner's Report 
 - b. Assessor's Report
 - c. Trustees' Reports
 - d. Supervisor's Report
9. Public Comments (2-minute limit) 
10. Meeting Adjourned

**OFFICIAL PROCEEDINGS OF GREEN GARDEN TOWNSHIP BOARD
December 8, 2025, REGULAR BOARD MEETING MINUTES**

1. **Meeting called to order** at 7:00 p.m. by Supervisor Christofilos to transact business that comes before the board. Supervisor Christofilos called the meeting to order with the Pledge of Allegiance. The agenda and sign in sheet are attached.

2. **Opening Prayer** by Pastor Mike Shepherd

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

4. **Motion to Approve the Minutes from the last board meeting and workshop meeting, as submitted.** Approval of Minutes from November 2025 regular monthly meeting, November workshop meeting and two special meetings 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 Dietz seconded by Trustee Shepherd. 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 Shepherd, seconded by Trustee Dietz. 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 Plan:** Supervisor Christofilos thanked Mark and his team for all they have done. Mark Sarkisian thanked the board for their support and explained the year-long process of gathering community input in creating the future land use plan that builds upon the comprehensive plan. Mark highlights the plan's goals, including preserving farmland and residential areas while identifying areas for industrial and commercial projects. Supervisor Christofilos asked the board if they had any questions. Supervisor Christofilos asked where on the map does it say solar is acceptable? Mark said they went off what was already there putting it mostly of 45 and Manhattan Monee Rd. Mark discussed the confusion between the 2002 and 2017 versions of the comprehensive plan and made a motion and approved to recommend the board formally adopt the 2017 version of the comprehensive plan. Trustee Dietz questioned industrial when solar is putting on A-1 with SUP's. Trustee Olszewski read from the land use map pointing out the importance of it. Supervisor Christofilos wanted it to say industrial not commercial and they questioned changing it. Trustee Shepherd asked if it distinguishes how far from the road they can go? Mark said there is nothing that gives depth from the road but maybe do add. They discussed adding commercial/industrial and questioned if solar is industrial or commercial. Resident Tom Becker explained that solar is listed in legislation as being industrial one, two, or three, even though called commercial it's actually I-1, I-2, or I-3 and that it would be good to distinguish in the plan. Trustee Olszewski read the following from the future land use map focusing on the word commercial.

Solar Facilities and State Regulation

Green Garden Township does not view large-scale solar facilities as a desirable use. Community members expressed concerns regarding the potential impacts of commercial solar facilities on farmland, scenic views, and the Township's overall rural character. Public Act 102-1123 limits the ability of counties and townships to prohibit or

restrict commercial wind and solar energy projects. This plan provides guidance on the preferred siting, design, and location of any future solar facilities within the Township.

Supervisor Christofilos suggested leaving the word commercial out all together and at the end of the paragraph adding on I-1, I-2, and I-3 zoning. They board discussed the final wording on the matter with Mark, and they all agreed to cross out the word “commercial” and not add I-1, I-2, or I-3. Mark said before moving forward to add to the motion how deep off the corridor they should have to be. Supervisor Christofilos asked if there were any public comments. *Resident Joshua Sneed said if following statute while modifying the plan already voted on by the plan commission, “the definition of the statute specifically says commercial solar facility, commercial wind facility, so probably best just to leave the word commercial in the definition that were trying to match.” *Manhattan Resident Helene Seltzer, did not sign the sign in sheet, going through same issue commented on the word “design” “in the wording being important as they are getting pushback from Earthrise saying they only have to adhere to County restrictions so if Green Garden wants off the road or barriers, they should say it up front. *Mark Sarkisian said County has all the details for zoning/setbacks and Pritzker laws stripped us from doing that. *Manhattan Resident Andrea Baumhardt wanted to publicly thank Tom Becker for everything they have done and expressed admiration for all he’d doing for the community and for pushing back. *Resident Barbara Rizzo wanted to address Trustee Dietz’s comment on the applications being A-1 with Sup’s, can it be eliminated or forestalled, Supervisor Christofilos said Tom will address that next. *Assessor Bushong was under the impression this was an addendum to the comprehensive plan, thought it mentioned setbacks and knows it limits the industrial zoning, there was not all three industrial zonings allowed so they should be looking at the comprehensive plan first to make sure to not void something from that. *Supervisor Christofilos said he and Trustee Dietz discussed the 2017 comprehensive plan that contain numerous surveys and that they would combine the two. Bushong mentioned that it was stated to the public this was an addendum and not going to revise the comprehensive plan. *Will County Board member Dan Butler commented on the proposed plan being perfect, does not mean a lot, State statute dictates, the only power is the SUP that needs to be approved by the County board, some members are trying to eliminate it, the president is taking away subsidies but if applications are filed by year end the State gives them so many years to get the subsidies. He believes the Beckers are doing the best standing up as a community and fighting because the board takes into consideration the plan but ultimately state law dictates how far from the street, nearest structure, that is the battle. *Resident Tom Becker said it’s important to understand that solar and wind facilities are industrial, does not know if there is enough information for setbacks and should set that aside until there is enough information. *Resident Mike Kavanagh questioned if Earthrise wants SUP do they need to notify surrounding residences? *Resident Tom Becker said because it’s SUP on agriculture property they only need simple majority by County board, not allowing the privilege of notification, that is the problem, it’s a run around the map amendment. *Supervisor Christofilos goes over the options for amending the plan and approving it. NO further comments.

Motion:

Supervisor Christofilos asks for a motion to adopt the Plan Commission Land Use Map taking out the word “commercial”. Motion made by Trustee Olszewski with the change of taking out the “commercial”, seconded by Trustee Dietz. No further discussion, All in favor with Aye, motion unanimously carried.

b. Solar Facilities Update: Thomas Becker Watershed Committee – Upper Forked Creek Watershed Committee Chairman Thomas Becker updated the solar litigations status on December 2nd with good turnout in person and zoom, has been continued to January 26th, the township website will keep updated court case dates. Becker then discussed Earthrise 6000 acres of farmland with solar panels and solar batteries due to new legislation passed, the application has been filed ZC-25-129 being incomplete, they are missing required natural resource inventory reports on every property. The report provides scores on how valuable farmland is streams/wetlands, drainage districts, and hydric soil which make solar not suitable. They are also missing eco cap for the Department of Natural Resource study to determine other conservation issues. This is not a community-based project, there are 100 properties in this single zoning case with more than 2/3 of the signed lease agreements do not live in the township. There are three strategies started, first a signature petition drive that is on the township home page, Secondly is the online I petition and future website, <https://www.ipetitions.com/petition/save-will-county-farmland>, that goes directly to the case file for your objection, third will be a letter campaign, Earthrise is submitting letters of support, from businesses that don’t live in the area or going to profit or received a donation. We have an

opportunity to put our concerns in a letter of opposition to add to the staff report. Becker just learned the PJM is our power grid, it's the largest and oldest power grid in America going from the East coast to Northern Illinois, one of the initiatives offered this year from Washington was to have peaker plants move from part time to full time, this is important because we have a peaker plant here two miles to our West. Peaker plants are natural gas facilities that produce clean energy that run at peak/high demand times. Earthrise is going to use this to attach 6000 acres of solar panels to bring 600 megawatts of power and did not take the initiative to get full time power from the peaker plant. All that we had to do was take the plant from part time to full time to get the 600 megawatts of power leaving no reason for Earthrise to be here, simply upgrading the original 30 acres plant would give us the 600 megawatts of power Earthrise is proposing by consuming 6000 acres of farmland. PGM started the initiative this year and Earthrise did not take it, they will continue to update on the letter campaign, does not want people to worry during the holiday season, and wishing everyone a Merry Christmas and will see everyone in January. NO further comments.

c. Town Hall Project and Grant Update – Supervisor Christofilos shared they are moving forward with the renovation of the current town hall with the County confirming the grant amount of \$558,312, expended \$132,000 thus far, the County confirmed they will allow the board to present and reimburse previously incurred invoices as long as it meets the guidelines. Trustee Olszewski will be heading up the grant process having experience with grants, and the County has agreed to ongoing grant reimbursement.

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

a. Annual Township Tax Levy Ordinance # 25-005– Supervisor Christofilos asked the board if they have any questions or comments, the township is asking for 5% over last year, which is a couple percentages above the CPI of 2.9, it comes out to \$14,259.11.

Motion:

Supervisor Christofilos asks for a motion to approve the Township Tax Levy Ordinance 25-005. Motion made by Trustee Olszewski, seconded by Trustee Dietz. Roll Call Vote taken – 4 – AYE (Trustee Olszewski, Trustee Dietz, Trustee Shepherd, Supervisor Christofilos), - 0 – NAY motion passed unanimously.

Public Comments on Motion above only: *Resident Mike Flanagan asks the board to consider if they really need the money or do the residents of the township. *Resident Joshua Sneed said year after year the board runs a surplus and should consider taking the 5% from savings instead of the residents. Supervisor Christofilos commented on the school district represents 60% of property tax bill whereas the township represents about 2% and that the budget needs more money to put towards line items in the budget. No further discussion.

b. Annual Road District Tax Levy Ordinance # RB-2025-02– Supervisor Christofilos asked the board if they have any questions or comments. Road Commissioner Hilliard explained everything costs more and they need to up some vehicles. NO further comments.

Motion:

Supervisor Christofilos asks for a motion to approve the Road District Tax Levy Ordinance RB-2025-02. Motion made by Trustee Dietz, seconded by Trustee Shepherd. Roll Call Vote taken – 4 – AYE (Trustee Dietz, Trustee Shepherd, Trustee Olszewski, Supervisor Christofilos), - 0 – NAY motion passed unanimously.

Public Comments on Motion above only: *Resident Buddy Schultz expressed his concerns with his road not being fixed in four years. *Resident Mike Kavanaugh commented on Schultz's comments not being true, they work on that road all the time and they do the best they can with all the roads in the township. Supervisor Christofilos thanked the road commissioner and his crew for all their hard work. No further discussion.

c. **Vote on 2026 Calendar's for Township, Township Workshops, and Plan Commission** – Supervisor Christofilos explains NO further comments.

Motion:

Supervisor Christofilos asks for a motion to approve the 2026 Calendar's for the Township, Township Workshops, and Plan Commission. Motion made by Trustee Olszewski, seconded by Trustee Dietz. No further discussion, All in favor with Aye, motion unanimously carried.

Public Comments on Motion above only: NO public comments. No further discussion.

8. Reports

a. **Road Commissioners Report** Road Commissioner Jim Hilliard: *Past:* Finished up dirt work in November; snow removal, 15-17 inches thus far, trucks went down, he thanked his guys, old trucks, 15 and 30 years old working on getting the fleet up to par: *Presently:* Truck maintenance; start cold patch when they get a chance; picking up new sign: *Future:* Sheer Road bridge, two grants from State, \$410,000 and \$819,000 will know more in January where it falls in the budget; Happy Holidays.

b. **Assessor's Report** – Assessor Bushong's report is below:

Assessor report Green Garden Township meeting December 8, 2025

There is a bill ready to be signed into law which **will change the Senior Citizen low income (or Freeze) exemption for the 2026 tax year.**

This bill will now allow Senior Citizens who have a total household income of less than \$75,000 to qualify for this valuable exemption.

If you believe you may qualify, please contact the Assessor's office, ideally before June, 2026 so we can confidentially review your information and hopefully help you to qualify.

Next and very important to all residents in Green Garden Township, I am proud to announce that the **Assessor's office has achieved a record number of new property which was added to the 2025 tax roll.**

We added almost 9 million in New Construction at 8,978,803.

This was based on 46 parcels with 65% of those valued over \$150,000 each.

This huge amount of New Property added to the 2025 tax roll is extremely important to each of our taxing bodies – The Township, the Road District, the schools, the fire district, etc.

New Property assessments ensure that when the township grows, it does not require more funds from each of the existing residents to maintain the same services.

Again, this huge increase is only attributable to the excessive hours and efforts spent tracking permits and new construction progress, extensive field work, obtaining all necessary building data, recording photos, creating drawings from measurements, creating new property record cards and finally appraising and submitting all new property assessment data.

Without this extensive effort on the part of the Assessor's office staff, each of our existing property owners would have an additional tax burden to share.

I have a *New Property assessment summary sheet* in the back of the room and is also available on the Green Garden Township Assessor Facebook page. This provides further information on Why the assessment of New Property is so important to Green Garden Township.

**Thank you all for your contributions to our community and fellow citizens.
I wish you all a safe and very Happy holiday season!**

c. Trustee's Reports

- * **Trustee Dietz** – Nothing to report
- * **Trustee Olszewski** – Nothing to report
- * **Trustee Shepherd** – Nothing to report
- * **Trustee Striggow** – Nothing to report

d. Supervisor's Report - Nothing to report, wished everyone a Merry Christmas and that the December workshop meeting is cancelled.

9. Public Comments – *Resident Joshua Sneed wanted to wish everyone a Happy Hanukkah. *Resident Buddy Schultz questioned the road bond amount, North on 88th a guy running almost 400 loads on the road. *Resident Barbara Rizzo wanted to compliment the Jim on stellar roads compared to other townships, thanked the board for using the grant money, also mentioned a motion regarding renovation of town hall and renovation from October that should be cleared up at the next meeting. *Supervisor Christofilos mentioned that Mark Sarkisian, Chair of the Land Use Committee volunteered to help with the renovation process on a day-to-day basis. *Trustee Olszewski asked Dan Butler to explain the 0% percent increase for the Count. *Will County Board member Dan Butler explained the motion for the 0%, how critical services would not have been cut, most counties have 17% surplus reserves, Will County had 25% more than most, currently 35%, about 30 million extra cash in the surplus so instead of taxing the people take the 2.8 out and keep taxes the same. *Road Commissioner Hilliard presented the board with an envelope from/on behalf of Scott Bettenhausen. *Supervisor Christofilos, for the record, opened the envelope with three checks from the Scott Bettenhausen, each check was \$3,192. For the 40 acres he farms. NO further comments.

10. Meeting adjourned at 8:27p.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 meeting to be held on Monday, January 12, 2026, at 7:00 p.m.

Respectfully submitted, Crissy Kraft, Clerk for Green Garden Township

Crissy Kraft

Approved by Board of Trustees: January 12, 2026



Green Garden Township Regular Board Meeting

7:00 p.m.

December 8, 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 Franegan	<input checked="" type="checkbox"/>
2. Bud Schuch	<input type="checkbox"/>
3. Don Buchner	<input type="checkbox"/>
4. Barbara Rizzo	<input checked="" type="checkbox"/>
5. DIANA MASSAT	<input type="checkbox"/>
6. Mike Karanagh	<input checked="" type="checkbox"/>
7. MIKE SHARPERD	<input checked="" type="checkbox"/>
8. Debra Kuypers	<input type="checkbox"/>
9. Al Kuypers Sr.	<input type="checkbox"/>
10. Andrea Baumhart	<input checked="" type="checkbox"/>
11. Joshua Suedden	<input checked="" type="checkbox"/>
12. RAY GARRITANO	<input type="checkbox"/>
13. Maria Christopile	<input type="checkbox"/>
14. JEFF BECKER	<input checked="" type="checkbox"/>
15. Thom Park	<input checked="" type="checkbox"/>
16. Dan J Butler	<input checked="" type="checkbox"/>
17. MARK SARKISIAN	<input checked="" type="checkbox"/>
18. KAREN CANTONE	<input type="checkbox"/>
19. TONY CANTONE	<input type="checkbox"/>
20. NANCY TARWATER	<input type="checkbox"/>
KYLE CANTONE	<input type="checkbox"/>

Green Garden Township Public Comment Policy

Approved 4/14/2025

Public Act 96-1473 subsection 2.06(g) states; "Any person shall be permitted an opportunity to address public officials under the rules established and recorded by the public body".

PURPOSE: This policy outlines the Green Garden Township rules pertaining to "Public Comments" at any Green Garden Township open meeting including ALL board meetings, committee meetings, planning & zoning meetings, workshop meetings or other meetings which may be required.

1. Public Comments will be allowed only at the allotted time as designated on the meeting agenda. Members of the audience should state their comment or question during public comments to be noted for the record. However, if appropriate, the Supervisor/Chairman may allow other comments or questions during the meeting. Appropriate does NOT include interruption or disruption during agenda items, during bid openings, or during board member discussion.
2. Any person wishing to address the board MUST sign in on the meeting "Sign In" sheet and on the "Request for Public Comment" form. Public comments will be presented in the order as they appear on the "Request for Public Comment" form. No person signing in under an "alias" will be recognized.
3. Each person addressing the Board will be limited to 2 minutes. Public comments on any single agenda item or topic shall be limited to 5 minutes.
4. Abusive behavior and profanity will not be allowed. ANYONE engaging in such behavior will forfeit their right to speak and may be asked to leave.
5. Continued disruption of meetings that impedes the board from conducting government business as outlined on the agenda will not be tolerated. ANYONE engaging in this behavior may be asked to leave.

Please note that "public officials" are not required to engage in debate, be made available for abusive, threatening or harassing behavior or required to provide immediate answers to questions raised by the public.