






GREEN GARDEN TOWNSHIP
Monday, April 13th, 2026 - 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 3-9-26 Board meeting, as submitted
5. Motion to Approve the Township Financial Report, as submitted
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 Board voting.
 - a. Solar Facilities Update: Mr. Jeff Becker, Watershed Committee
 - b. Town Hall Renovation Project: Bids
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. Veterans Planning Celebration: Honoring our Veterans

 - b. 2027 Proposed Budget Discussion
8. Reports
 - a. Road Commissioner's Report 
 - b. Assessor's Report
 - c. Collector's Report
 - d. Trustees' Reports
 - e. Supervisor's Report
9. Public Comments (2-minute limit) 
10. Meeting Adjourned

OFFICIAL PROCEEDINGS OF GREEN GARDEN TOWNSHIP BOARD
April 13, 2026, REGULAR BOARD MEETING MINUTES

1. Meeting called to order at 7:00p.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, sign in sheet, and assessor report are attached.

2. Opening Prayer by Pastor Dave Feddes.

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

4. Motion to Approve the Minutes from the last board meeting, as submitted. Approval of Minutes from March 2026 regular monthly 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 Dietz. 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.

Motion:

Supervisor Christofilos asks for a motion to approve the Fiscal year end March 31st Township Financial Report. Motion made by Trustee Dietz, seconded by Trustee Olszewski. 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. Solar Facilities Update: Mr. Jeff Becker (on behalf of his brother Tom who is not feeling well) with the Watershed Committee – At the PCC Joliet hearing on Monday and Tuesday Maech 30th and 31st voted 4 to 2 against approving the solar enterprise, and thanked those that came out and those that came out and spoke, thanked Supervisor Christofilos, and Supervisor’s from Manhattan and Wilton Township for their speaking also against Earthrise. Mr. Becker spoke on the court rulings on the six farms the judges put through due to the Illinois Legislature taking away the right to object the issues, saying the issues do not matter anymore. The important thing right now is the application being incomplete because it’s the only thing right not to fight the case on. Will County law 155 9245 Section 2 states, “all applications for special use permit approval must include the following information (2) Preliminary site plan identifying the following: (b) Physical features including but not limited to roads, floodplain(s) (if applicable), wetland(s) (if applicable), existing and proposed building(s), solar panels and equipment (number, location, and spacing of solar panels/arrays), proposed locations of underground or overhead electric lines and utility poles, landscaping, and fencing.” The problem is they did not do that, they submitted a concept site plan with an estimated number of panels, when attorney Steve Becker, who represents residents with abutting properties, tried to object and seek cross examination from the States Attorney who was representing Land Use, refused to allow it, when attorney Becker said “we have the right to cross examination” the States Attorney said no you don’t in an SUP. The problem is the Illinois Supreme Court, the Illinois Statue of solar law, and Will County rules says we do. They wanted to present evidence showing the application incomplete,

so now they have filed a lawsuit for a temporary injunction and temporary restraining order to be heard tomorrow in court at 9am in Will County that will determine if the Thursday hearing happens. They received 71 pages from the attorney for Earthrise, they are not being sued in the lawsuit, the States Attorney is for denying the ability to do the cross examination. Jeff explained why the water issues matter, Steve fought a subdivision years ago that was going to put houses through the Waters of the US which is not allowed, Steve was allowed to object and cross examine. The engineer said there are no Waters of the US, Beckers called in the Army Core of Engineers who said there were Waters of the US, resulting in changing their plans because you cannot cross Waters of the US. The properties proposed for Earthrise are farm wetlands, flood plains, and Waters of the US. That is why there is an "estimated" number of panels, as opposed to the exact number they need to have for every single property, they have not gone to the Army Core or the IDNR. The same water issue came up for the Peotone School district trying to build a sports center on a flood plain, spending \$700,000 on the plan that had to be thrown away because the Army Core said you cannot build on a flood plain and water issues. The same issue is here, water issues that Earthrise has not addressed making the application incomplete and asking anyone who speaks at the meetings to say, "the application is incomplete." They also recently found out there was a short haired owl, which is an endangered species, in Manhattan which they are trying to locate as that is another violation. Jeff mentioned if the judge does not grant the temporary restraining order the next meeting will be Thursday at 9:30 at the Clarion Hotel in Joliet before the Will County Board; Jeff updated on Erinwood, US Solar changed from 60 acres to 90 acres, thanked Trustee Olszewski, Linda, and Melissa for going out on a Saturday, talking to residents and getting another 52 signatures on top of the 11 they had they will use to file a petition objecting to this solar project adjacent to Erinwood. The PCC hearing for this is in Joliet at the Will County Office building on May 5th at 5:30pm

Public Comments on above matter only: *Supervisor Christofilos commented that we prefer the Thursday meeting to be cancelled and asked about the legal document stating legal case management set for July 27th. Jeff said yes and if it does not there will be testimony on that day, but they may also have to start the process from the beginning, and the date is always initially set.;*Another resident asked if they would still vote on the Stuenkel Road, Kuse ones on Thursday. Jeff said yes, those votes are still set, the big issue is not being listened to, the Illinois law, and losing the right/ability to control our land use, the constitutional issues saying no we don't.;*Cesar Nova asked to have the names of those on the board for solar to get them on the ballot and vote them out. *Supervisor Christofilos pointed out Gary Lincoln's speech at the meeting asking "if anyone wanted to buy his house,?"

b. Town Hall Renovation Project: Bids – Supervisor Christofilos said there were eight bidders on record with only two giving bids, both above budget, they were asked to revise their bids with suggestions for revising the scope of work to lower the bid, called value engineering. Graefen Construction's original bid was \$618,000, Reed Construction's original bid was \$545,028, both above the \$530,217 grant money balance. The revised bids are Graefen \$573,201 and Reed \$502,556. The township is responsible for builder's risk insurance, TOIRA does that and does not charge us for that, permit cost, right now at \$6,900, the architectural fee from TRIA for \$26,350, septic design \$1,430. So, the total with Graefen and the township costs is \$608,881, and Reed and the township is \$537,236, both bids have a \$30,000 adjustment in them, meaning fudge money. The scope of work is as follows, replace the septic system, paved ADA parking space, replace stone in parking lot for septic, raise vestibule floor to be level, refinish wood flooring has been eliminated, add six outlets to back of community room is eliminated, expand bathrooms with new fixtures, raise back area floor to be level, remodel kitchen with new flooring, ceiling, lights, replace kitchen cabinets and sink eliminated, relocate the rear egress door, upgrade electrical system and add second panel, replace existing HVAC unit, replace water heater, add a water softener, provide stairs and a landing at the new rear door location and replace old wiring in the barn. *Trustee Dietz said it seemed like a lot of money to spend on this building being that you won't see anything, it's going to look like the same old place; *Trustee Olszewski said it will be ADA compliant and is disappointed the floors won't be done or walls painted, no new kitchen and would like to hear from residents if they are good with this, its few improvements and very expensive; *Supervisor Christofilos said the \$30,000 allowance if not used could be used to supplement the SOW to possibly include the floor or painting, possibly the kitchen. The first desire of the board was the new town hall but the

financial risk with the timeline left with the renovation, also what was previously expended will not be recouped. The motion on the table will be contingent upon Accenture/Will County emailing stating they agree with us moving forward and in line with the grant money application. Trustee Olszewski asked if they do not receive an email agreeing we will not move forward? Supervisor Christofilos said the award is contingent upon that.

Public Comments on above matter only: *Bill Wagner wanted to say while not a lot of physical changes in this room, what's important is the infrastructure be ADA compliant which is extremely expensive, fixing this room is a decorating issue and not rehab issue; *Robert Scepkowski, a veteran, said there are other ways to raise money or get donations; *Anthony Cantone commented that Reed Construction is a very reputable company, responsible bidder that will do a great job and suggested getting some guys together from the community and he would gladly volunteer.

Motion:

Supervisor Christofilos asks for a motion to award the Town Hall Renovation project with the revised Scope of Work to Reed Construction for the bid price of \$502,556. This award is contingent upon Accenture/Will County's written approval stating the price and scope are acceptable and satisfy the terms of the grant Motion made by Trustee Dietz seconded by Trustee Olszewski Roll Call Vote taken – 3 – AYE (Trustee Dietz, Trustee Olszewski, Supervisor Christofilos), - 0 – NAY - 1 – Absent (Trustee's Shepherd and Striggow), motion passed unanimously.

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. Veterans Planning Celebration: Honoring our Veterans – Supervisor Christofilos said they are moving forward incorporating community events, the first one is the Veteran's planning celebration that Trustee Olszewski is organizing. *Trustee Olszewski said Trustee Striggow has been asking for four years for a celebration in November for all Green Garden Veterans. He has been working for years to find a list of all the Veterans in our township, Trustee Olszewski has been in contact with Will County Veterans who are going to give her a list. It's in the planning stages thanks to Trustee Striggow pushing so hard, we have a few volunteers and hope to get more

b. 2027 Proposed Budget Discussion – Supervisor Christofilos they are not voting on or discussing in detail tonight the proposed budget due to some trustees having questions that will be gathered and discussed prior to voting. The trustees have a draft copy and report the levy extension is \$301,400 which is what was asked for. *Trustee Dietz asked if the \$301 was 5% and thought we ask for 5 and usually get 2.9ish. Supervisor Christofilos said it was what we asked for and that in the past that was about right and believes the assessors new construction came through and factored in.

8. Reports

a. Road Commissioners Report Road Commissioner Jim Hilliard: Handed the board highway commissioners report with financials, liabilities, and statues of equipment over \$200 for the year. *Past/Presently:* attended a meeting at Will County to get an idea what we thought the town or county wanted or needed to work with them. He said there may be more building going on in our area; attended a meeting for Sheer Road bridge, D Construction was awarded the contract; six inches of rain the past 30 days, week points in the street that emerged, cleaning ditches and culverts, shoulder stone; meeting with a representative to go over the bid writing since he does it himself; does not have final extensions back for fiscal year budget but will plug in numbers when he gets them. He did get 5% or 4.97%; Answered question from last month's meeting about what he is doing with the money he saved from hauling stone, he puts it into paving and tar and chip roads, also why is he not using an outside contractor for 88th Avenue, he has intentions to use an outside contractor. *Trustee Olszewski thanked Hilliard for the list of equipment and conditions and asked if the MFT fund is what is needed for tomorrow, what roads will

paved and is there a way to let residents know what roads are being paved. * Hilliard explained the MFT funds are used for bridge and had to be submitted last month that carry a 5% engineering fee and will let the board know of the projects. **Future:** Sheer Road bridge.

b. Assessor's Report – Assessor Bushong gave statistics, 2025 exemptions 21,009 of those, 477 senior citizens qualified for senior exemptions, 125 seniors qualified for low-income senior freezes, 38 disabled veteran exemptions, 32 standard disability exemptions, and 1,415 taxpayers who qualified for general homestead exemptions. At the end of 2025 there were 1,484 residents living in their homes, not renting, total number of parcels is 2,344, number of farm parcels with and without buildings is 756, approximate number of farm acres is less than 18,000, 2025 assessed value of more than \$295 million, about \$226 million of that is directly received due to residential properties, about \$61 million from farm properties, and a very small amount from commercial and industrial. The townships total assessed values increased from \$267 million to around \$295 million in one year with the certainty to exceed \$300 million in assessed values in 2026, about double to 2013. At the end of February there were 29 new residential home permits and 50 additional accessory structure permits. Field checks started up and will beef up in May/June, they will be in marked vehicles and shirts. Tax bills come out the 1st or 2nd week of May. Supervisor Christofilos for a copy of the report, Jane said the clerk puts it in the minutes but would get him a copy for posting, the report is attached to the minutes.

c. Collector's Report – Collector Michael Flanagan nothing to report

d. Trustee's Reports

* **Trustee Dietz** – Harry Marwil with US Solar wanted to thank the residents who came to his open house, he was truly appreciative of everyone's willingness to engage, ask thoughtful questions and share their perspectives. He submitted his application for solar farm ZC-26-017. On March 13th he and his wife were headed North on Harlem and encountered a tractor trailer unloading a huge excavator on the Nieland property and on the way back the excavator was way down on the property. He heard they sold to a developer, so he researched and there are no permits or anything. He also noticed someone working North on Harlem attempting to build a pole barn or similar and checked into it with no permits, code enforcement came out.

* **Trustee Olszewski** – Nothing to report

* **Trustee Shepherd** – Not in attendance

* **Trustee Striggow** – Not in attendance

e. Supervisor's Report - Nothing further to report

9. Public Comments – *Buddy Schultz said public comments should be abolished, does no good and nothing happens with it; *Supervisor Christofilos said they are helpful and want to hear what residents have to say; *Cesar Nova said to look into Claude AI to help with bids, templates, and doing a clickable hyperlink as the township website can be difficult to navigate. He also suggested year to year comparables. Supervisor Christofilos said we need to be sure, as the assessor always says, our security is intact; *Gary Lincoln questioned getting someone to run against Sherry Newquist, who does not represent us, Trustee Olszewski stated she is up for re-election and someone mentioned there is a third candidate; *Bill Wagner said the Farmer's Weekly said long awaited ruling Braun ordered the county to approve all special use permits for the solar farm applications that had been denied by the board,

and said it sounds like extortion. Supervisor Christofilos reminded everyone of the Annual Meeting, tomorrow, and asked how we would know about the Thursday meeting; *Jeff Becker said he would contact the clerk to immediately post to website and Facebook pages, he explained the restraining order would stop it where they cannot vote and an injunction would allow the meeting to go forward and could make like the other meetings never happened.

10. Meeting adjourned at 8:22p.m. Supervisor Christofilos asks for a motion to adjourn. Motion by Trustee Dietz and seconded by Trustee Olszewski . All in favor with Aye, motion unanimously carried. The next Board meeting to be held on Monday, May 11, 2026, at 7:00 p.m.

Respectfully submitted, Crissy Kraft, Clerk for Green Garden Township

Crissy Kraft

Approved by Board of Trustees: 5/11/26



Green Garden Township Regular Board Meeting

7:00 p.m.

April 13, 2026

By checking the Public Comment box, you agree to abide by the Green Garden Township public comment policy on the last page of this packet

GUEST SIGN - IN - SHEET

Please check here if you have a Public Comment

Print Legibly - (NOT SIGNATURE) First & Last Name

1. Jim Ross
2. Linda Ross
3. Michael Franagan
4. Gary & Carol Lincoln
5. Pat Arkuly
6. Robert & Dianne Scepkowski
7. Jim Tuma
8. Karen & Tony Cantone
9. Jim Michalewicz
10. Nancy Tarwater
11. Cesar Nara
12. Mark & Debbie Zeller
13. Michael Wisco
14. SHEILA KRYOSHED
15. Kyle Cantone
16.
17.
18.
19.
20.

Assessor report Green Garden Township meeting April 13, 2026

A few statistics not previously shared at our township meetings:

Total number of exemptions in 2025: 2109

- Of that we had 477 Senior Citizens who qualified for the Senior exemption
- We had 125 seniors who qualified for a low-income senior freeze
- We had 38 disabled veteran exemptions plus 32 standard disability exemptions
- And we had 1415 taxpayers who qualified for the general homestead exemption.

As of the end of 2025.....

- Number of GGT residents living in their homes (owner occupied parcels) = 1484
- Number of parcels total = 2344
- Number of farm parcels (both with and without buildings) = 756
- Approximate # of farm acres – less than 18 thousand
- Out of Green Garden Township's annual 2025 AV of more than \$295 million, about \$226 million of that is directly received from residential properties.
- And about \$61 million from farm properties plus a very small amount from commercial and industrial.

The Township's **total assessed values increased from around 267 million to over 295 million**. The Assessor's office will certainly exceed valuing 300 million in assessed value in 2026. That is roughly double the amount of assessed value since 2013.

For 2026, as of the end of February, we already have 29 newly constructed residential homes which will need to be fully field checked and assessed with probably another 2-3 being added each month.

Additionally, so far in 2026, we have many existing properties which require full field checks and almost 50 additional accessory structures (pole buildings, detached garages, room additions, in ground pools, etc.).

Field checks for new construction for 2026 have begun yet due to weather conditions, it is anticipated that we will accomplish more in the field in May, June and July.

Thank you!

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Thank you!