

**KENDALL COUNTY FOREST PRESERVE DISTRICT
FINANCE COMMITTEE MEETING
AGENDA**

THURSDAY, FEBRUARY 27, 2025

4:00 P.M.

KENDALL COUNTY HISTORIC COURTHOUSE – SECOND FLOOR COURTROOM, YORKVILLE IL 60560

- I. Call to Order
- II. Roll Call: Seth Wormley (Chairman), Jason Peterson (Vice-Chair), Brian DeBolt, Matt Kellogg, and Brooke Shanley
- III. Approval of Agenda
- IV. Public Comments
- V. Approval of the Appointment of Jason Peterson as Vice Chair of the Finance Committee of the Kendall County Forest Preserve District
- VI. Motion to Forward Claims to Commission for Approval
- VII. Review of Preliminary Financial Statements for the Period Ending January 31, 2025
- VIII. **OLD BUSINESS**
 - A. Ohio Valley Acquisition LLC – TC Energy Proposed Easement Agreement Updates
- IX. **NEW BUSINESS**
 - A. Upland Design – Hoover-Fox River Bluffs Trail Configuration - Feasibility Study
 - B. SB 1449 and HB 2393 Informational Guide Discussion and Legislative Updates
 - C. Hoover Grounds Coordinator and Resident Lease Agreement Renewal
 - D. Mack & Associates FY25 Audit Updates
- X. **OTHER ITEMS OF BUSINESS**
 - No items posted for consideration.*
- XI. Executive Session
- XII. Adjournment

(1) Requires affirmative vote of the majority of Committee members present (min. 2) for passage. (KCFPD Rules of Order Section III.C.2)

Kendall County Historic Courthouse - Second Floor Courtroom - 109 W. Ridge Street - Yorkville, Illinois 60560
If special accommodations or arrangements are needed to attend this District meeting, please contact the
Administration Office at 630-553-4025 a minimum of 24-hours prior to the meeting time.

Claims Listing

2/26/2025 10:29:50 AM

Department	Vendor #	Vendor Name	Invoice #	Invoice Description	GL Account	Description	Invoice Amount
Ellis Grounds	1323	MENARDS	17981	Ice melt, batteries, WD-40, waterproof tape	19001162 68580	Grounds and Maintenance	\$62.20
						Sub-Total	\$62.20
					Ellis Grounds	Total	\$62.20
Ellis House	4762	WATCH COMMUNICATIONS	1405336022825	Ellis Internet Services	19001160 62270	Utilities	\$113.89
						Sub-Total	\$113.89
					Ellis House	Total	\$113.89
Environmental Education School	2779	KIMBERLY ADAMS	Feb2025Reimbursement for dissection activity		19001176 63030	Program Supplies	\$21.65
						Sub-Total	\$21.65
					Environmental Education School	Total	\$21.65
Forest Preserve Director	1199	KLUBER, INC.	9391	Subat Professional Services	190411 62150	Contractual Services	\$17,009.43
						Sub-Total	\$17,009.43
	67	AMEREN ILLINOIS	2786444006022825	Millbrook S Electric	190011 63510	Electric	\$44.86
						Sub-Total	\$44.86

Forest Preserve Director	575	FOREST FOUNDATION OF KENDALL COUNTY	022825	John Shaw Donation Pass Through	1900111 68500	Project Fund Expenses	\$100.00
						<i>Sub-Total</i>	\$100.00
					Forest Preserve Director	Total	\$17,154.29
Grounds and Natural Resources	3485	DUTEK HOSE CENTER	1025795	Replacement equipment	19001183 62160	Equipment	\$112.00
						<i>Sub-Total</i>	\$112.00
	3380	AMAZON CAPITAL SERVICES	1JWX-Q1QJ- HTCF	Staff uniforms	19001183 62400	Uniforms / Clothing	\$31.99
	3380	AMAZON CAPITAL SERVICES	1PPN-KCMX- GLYP	Staff uniforms	19001183 62400	Uniforms / Clothing	\$291.52
						<i>Sub-Total</i>	\$323.51
	1452	NICOR	85662610121022 825	Nicor Millbrook S	19001183 63090	Natural Gas	\$152.95
	1452	NICOR	87946110001022 825	Nicor Harris	19001183 63090	Natural Gas	\$384.96
						<i>Sub-Total</i>	\$537.91
	1323	MENARDS	18142	Welding materials, hardware, brush set	19001183 63110	Shop Supplies	\$54.15
	1877	WALDEN'S LOCK SERVICE	24469	Keys for facilities, gates	19001183 63110	Shop Supplies	\$127.60
						<i>Sub-Total</i>	\$181.75

Grounds and Natural Resources	1323	MENARDS	17728	Jack, hardware	19001183	68530	Preserve Improvements	\$10.50
							Sub-Total	\$10.50
					Grounds and Natural Resources		Total	\$1,165.67
Hoover	3245	TAMMI SCHLEINING	24-00356	Blazing Star Sec Dep Refund, overpayment of fees	19001171	63040	Security Deposit Refund	\$200.00
	5215	DANIEL REST	24-00365	Kingfisher and Moonseed Sec Dep Refund	19001171	63040	Security Deposit Refund	\$200.00
	5216	JESSICA GEINOSKY	133	MHL Sec Dep Refund	19001171	63040	Security Deposit Refund	\$195.00
	5217	YANELI NAREZ PALMA	24-00369	MHL Sec Dep Refund	19001171	63040	Security Deposit Refund	\$250.00
	5218	KRISTIN KULLING	24-00330	MHL Sec Dep Refund	19001171	63040	Security Deposit Refund	\$317.50
	5220	SANDWICH CUB SCOUT	146	Kingfisher Sec Dep Refund	19001171	63040	Security Deposit Refund	\$100.00
	5221	BRIAN MOROWCZYNSKI	144	Moonseed Sec Dep Refund	19001171	63040	Security Deposit Refund	\$100.00
							Sub-Total	\$1,362.50
	1452	NICOR	22827083027022 825	Nicor Hoover Shop	19001171	63090	Natural Gas	\$57.28
	1452	NICOR	23336698297022 825	Nicor Rookery	19001171	63090	Natural Gas	\$231.44

Hoover	1452	NICOR	24614203628022 825	Nicor Blazing Star	19001171	63090	Natural Gas	\$148.60
	1452	NICOR	30831034894022 825	Nicor Kingfisher	19001171	63090	Natural Gas	\$201.73
	1452	NICOR	50980197128022 825	Nicor Meadowhawk Lodge	19001171	63090	Natural Gas	\$61.11
	1452	NICOR	72389374124022 825	Nicor Hoover Residence	19001171	63090	Natural Gas	\$119.02
	1452	NICOR	88551401149022 825	Nicor Hoover Maintenance	19001171	63090	Natural Gas	\$192.37
							Sub-Total	\$1,011.55
	3380	AMAZON CAPITAL SERVICES	1KPV-C3C7-FF9P	Toilet Cartridge	19001171	63120	Building Maintenance	\$43.88
							Sub-Total	\$43.88
Pickerill - Pigott	1323	MENARDS	17686	Ice melt	19001171	68580	Grounds and Maintenance	\$77.94
							Sub-Total	\$77.94
							Total	\$2,495.87
						Hoover		
	5219	LAUREN YOUNG	24-00382	Pickerill Sec Dep Refund	19001184	63040	Security Deposit Refund	\$170.00
	5222	ALYSSA ROGERS	187	Pickerill Sec Dep Refund	19001184	63040	Security Deposit Refund	\$170.00
	5223	JAMIE BROWN	170	Pickerill Sec Dep Refund	19001184	63040	Security Deposit Refund	\$210.00
							Sub-Total	\$550.00

Pickerill - Pigott

4631	GRNE NELNET HOLDCO 2023 LLC	CI-000434471	Pickerill Solar	19001184 63100	Electric	\$124.49
					<i>Sub-Total</i>	\$124.49
				Pickerill - Pigott	Total	\$674.49
					Grand Total	\$21,688.06

Kendall County



YEAR-TO-DATE BUDGET REPORT

FOR 2025 02

ACCOUNTS FOR:	1900	Forest Preserve	ORIGINAL APPROP	REVISED BUDGET	YTD ACTUAL	MTD ACTUAL	ENCUMBRANCES	AVAILABLE BUDGET	PCT USE/COL
190011 Forest Preserve									
190011 41010		Current Property Tax	-799,269	-799,269	.00	.00	.00	-799,269.00	.0%*
190011 41350		Interest Income	-17,532	-17,532	-664.14	.00	.00	-16,101.46	8.2%*
190011 42250		Revenue	-149,058	-149,058	.00	.00	.00	-149,058.00	.0%*
190011 42860		Donations	-5,000	-5,000	.00	.00	.00	-2,000.00	60.0%*
190011 42930		Farm License Revenue	-134,000	-134,000	-12,879.15	.00	.00	-121,120.85	9.6%*
190011 42940		Credit Card Fee	-6,000	-6,000	-1,667.66	.00	.00	-4,332.34	27.8%*
190011 51090		Salaries - Per Diem	5,500	5,500	.00	.00	.00	5,500.00	.0%*
190011 51390		Salaries - Full Time	200,721	200,721	30,883.76	23,162.82	.00	169,837.24	15.4%
190011 51470		Salaries - Stipends	6,120	6,120	941.52	706.14	.00	5,178.48	15.4%
190011 61160		Transf. to IMRF Fund	13,322	13,322	882.58	.00	.00	12,439.42	6.6%
190011 61170		Transf. to SSI Fund	15,825	15,825	1,160.10	.00	.00	14,664.90	7.3%
190011 61230		Transf. to Healthcare	53,286	53,286	3,942.18	.00	.00	49,343.82	7.4%
190011 62000		Office Supplies	7,000	7,000	2,123.56	1,355.17	.00	4,876.44	30.3%
190011 62030		Dues	500	500	500.00	.00	.00	500.00	100.0%
190011 62040		Conferences	11,940	11,940	3,502.00	754.00	.00	8,438.00	29.3%
190011 62090		Legal Publications	1,000	1,000	127.10	.00	.00	872.90	12.7%
190011 62150		Contractual Services	156,394	156,394	591.78	239.17	.00	155,802.22	.4%
190011 63510		Electric	3,135	3,135	598.63	352.34	.00	2,536.37	19.1%
190011 65490		Auditing & Accounting	12,500	12,500	.00	.00	.00	12,500.00	.0%
190011 68000		Liability Insurance P	87,596	87,596	21,262.00	10,631.00	.00	66,334.00	24.3%
190011 68340		Farm Lease Contract	1	1	.00	.00	.00	1.00	.0%
190011 68430		Marketing / Publicity	1,200	1,200	496.79	.00	.00	703.21	41.4%
190011 68440		Newsletter	450	450	.00	.00	.00	450.00	.0%
190011 68500		Project Fund Expenses	5,000	5,000	3,000.00	.00	.00	2,000.00	60.0%
190011 68540		Contributions	2,600	2,600	.00	.00	.00	2,600.00	.0%
190011 68560		Credit Card Fee	6,000	6,000	2,420.15	1,405.49	.00	3,579.85	40.3%
TOTAL Forest Preserve			-520,769	-520,769	53,454.80	36,586.51	.00	-574,223.80	-10.3%
19001160 Ellis House									
19001160 51390		Salaries - Full Tim	11,275	11,275	1,734.64	1,300.98	.00	9,540.36	15.4%
19001160 62000		Office Supplies	600	600	216.48	171.98	.00	383.52	36.1%
19001160 62270		Utilities	6,350	6,350	3,030.05	2,916.16	.00	3,319.95	47.7%
19001160 63050		Employer Contr. SSI	1,589	1,589	115.26	.00	.00	1,473.74	7.3%
19001160 68580		Grounds and Mainten	4,250	4,250	1,607.71	1,304.41	.00	2,642.29	37.8%
TOTAL Ellis House			24,064	24,064	6,704.14	5,693.53	.00	17,359.86	27.9%
19001161 Ellis Barn									

Kendall County



YEAR-TO-DATE BUDGET REPORT

FOR 2025 02

ACCOUNTS FOR:		ORIGINAL APPROP	REVISED BUDGET	YTD ACTUAL	MTD ACTUAL	ENCUMBRANCES	AVAILABLE BUDGET	PCT USE/COL
1900	Forest Preserve							
19001161	51390 Salaries - Full Tim	11,275	11,275	1,734.64	1,300.98	.00	9,540.36	15.4%
19001161	62270 Utilities	6,350	6,350	578.44	.00	.00	5,771.56	9.1%
19001161	63050 Employer Contr. SSI	1,589	1,589	115.26	.00	.00	1,473.74	7.3%
19001161	68580 Grounds and Mainten	3,200	3,200	.00	.00	.00	3,200.00	.0%
TOTAL Ellis Barn		22,414	22,414	2,428.34	1,300.98	.00	19,985.66	10.8%
19001162 Ellis Grounds								
19001162	42250 Revenue	-32,000	-32,000	.00	.00	.00	-32,000.00	.0%*
19001162	51390 Salaries - Full Tim	22,551	22,551	3,469.32	2,601.99	.00	19,081.68	15.4%
19001162	63050 Employer Contr. SSI	3,178	3,178	230.54	.00	.00	2,947.46	7.3%
19001162	68580 Grounds and Mainten	6,400	6,400	949.58	520.03	.00	5,450.42	14.8%
TOTAL Ellis Grounds		129	129	4,649.44	3,122.02	.00	-4,520.44	3604.2%
19001163 Ellis Camps								
19001163	42250 Revenue	-13,750	-13,750	.00	.00	.00	-13,750.00	.0%*
19001163	51160 Salaries - Part Tim	6,201	6,201	677.25	453.21	.00	5,523.75	10.9%
19001163	63030 Program Supplies	450	450	.00	.00	.00	450.00	.0%
19001163	63040 Security Deposit Re	1	1	.00	.00	.00	1.00	.0%
19001163	63050 Employer Contr. SSI	743	743	32.12	.00	.00	710.88	4.3%
TOTAL Ellis Camps		-6,355	-6,355	709.37	453.21	.00	-7,064.37	-11.2%
19001164 Ellis Riding Lessons								
19001164	42250 Revenue	-63,800	-63,800	-9,564.50	-4,703.00	.00	-54,235.50	15.0%*
19001164	42860 Donations	-1	-1	.00	.00	.00	-1.00	.0%*
19001164	51160 Salaries - Part Tim	53,151	53,151	5,835.69	3,915.09	.00	47,315.31	11.0%
19001164	63000 Animal Care & Suppl	12,000	12,000	2,594.28	1,053.23	.00	9,405.72	21.6%
19001164	63010 Horse Acquisition &	1	1	.00	.00	.00	1.00	.0%
19001164	63020 Vet & Farrier	9,000	9,000	.00	.00	.00	9,000.00	.0%
19001164	63040 Security Deposit Re	1	1	.00	.00	.00	1.00	.0%
19001164	63050 Employer Contr. SSI	6,365	6,365	366.70	.00	.00	5,998.30	5.8%
TOTAL Ellis Riding Lessons		16,717	16,717	-767.83	265.32	.00	17,484.83	-4.6%

Kendall County



YEAR-TO-DATE BUDGET REPORT

FOR 2025 02

ACCOUNTS FOR:		ORIGINAL APPROP	REVISED BUDGET	YTD ACTUAL	MTD ACTUAL	ENCUMBRANCES	AVAILABLE BUDGET	PCT USE/COL
1900	Forest Preserve							
19001165 Ellis Birthday Parties								
19001165	42250 Revenue	-6,000	-6,000	-1,476.00	-786.00	.00	-4,524.00	24.6%*
19001165	51160 Salaries - Part Tim	4,429	4,429	483.84	323.78	.00	3,945.16	10.9%
19001165	63030 Program Supplies	450	450	103.47	103.47	.00	346.53	23.0%
19001165	63050 Employer Contr. SSI	530	530	57.14	.00	.00	472.86	10.8%
TOTAL Ellis Birthday Parties		-591	-591	-831.55	-358.75	.00	240.55	140.7%
19001166 Ellis Public Programs								
19001166	42250 Revenue	-3,000	-3,000	.00	.00	.00	-3,000.00	.0%*
19001166	51160 Salaries - Part Tim	1,772	1,772	193.54	129.51	.00	1,578.46	10.9%
19001166	63040 Security Deposit Re	1	1	.00	.00	.00	1.00	.0%
19001166	63050 Employer Contr. SSI	212	212	9.24	.00	.00	202.76	4.4%
19001166	68570 Volunteer Expense	150	150	.00	.00	.00	150.00	.0%
TOTAL Ellis Public Programs		-865	-865	202.78	129.51	.00	-1,067.78	-23.4%
19001167 Ellis Sunrise Center								
19001167	42250 Revenue	-13,760	-13,760	-3,629.00	-1,200.00	.00	-10,131.00	26.4%*
19001167	51160 Salaries - Part Tim	23,782	23,782	2,515.82	1,683.55	.00	21,266.18	10.6%
19001167	63000 Animal Care & Suppl	2,500	2,500	.00	.00	.00	2,500.00	.0%
19001167	63020 Vet & Farrier	1	1	.00	.00	.00	1.00	.0%
19001167	63050 Employer Contr. SSI	2,815	2,815	157.61	.00	.00	2,657.39	5.6%
TOTAL Ellis Sunrise Center		15,338	15,338	-955.57	483.55	.00	16,293.57	-6.2%
19001168 Ellis Weddings								
19001168	42250 Revenue	-4,500	-4,500	-150.00	-150.00	.00	-4,350.00	3.3%*
19001168	43450 Security Deposit Re	-5,000	-5,000	.00	.00	.00	-5,000.00	.0%*
19001168	51160 Salaries - Part Tim	383	383	37.14	25.40	.00	345.86	9.7%
19001168	63040 Security Deposit Re	5,000	5,000	.00	.00	.00	5,000.00	.0%
19001168	63050 Employer Contr. SSI	29	29	.00	.00	.00	29.00	.0%

Kendall County



YEAR-TO-DATE BUDGET REPORT

FOR 2025 02

ACCOUNTS FOR:	ORIGINAL APPROP	REVISED BUDGET	YTD ACTUAL	MTD ACTUAL	ENCUMBRANCES	AVAILABLE BUDGET	PCT USE/COL
1900 Forest Preserve							
19001168 63070 Refuse Pickup	1,200	1,200	182.31	74.58	.00	1,017.69	15.2%
TOTAL Ellis Weddings	-2,888	-2,888	69.45	-50.02	.00	-2,957.45	-2.4%
19001169 Ellis Other Rentals							
19001169 42250 Revenue	-3,400	-3,400	-300.00	-300.00	.00	-3,100.00	8.8%*
19001169 43450 Security Deposit Re	-1,000	-1,000	-320.00	-320.00	.00	-680.00	32.0%*
19001169 51160 Salaries - Part Tim	383	383	37.16	25.41	.00	345.84	9.7%
19001169 63040 Security Deposit Re	1,000	1,000	.00	.00	.00	1,000.00	.0%
19001169 63050 Employer Contr. SSI	29	29	.00	.00	.00	29.00	.0%
TOTAL Ellis Other Rentals	-2,988	-2,988	-582.84	-594.59	.00	-2,405.16	19.5%
19001171 Hoover							
19001171 42250 Revenue	-9,000	-9,000	-1,100.00	-550.00	.00	-7,900.00	12.2%*
19001171 51160 Salaries - Part Tim	20,938	20,938	2,170.86	1,665.37	.00	18,767.14	10.4%
19001171 51390 Salaries - Full Tim	41,800	41,800	6,430.76	4,823.07	.00	35,369.24	15.4%
19001171 62270 Utilities	4,000	4,000	420.00	135.00	.00	3,580.00	10.5%
19001171 63040 Security Deposit Re	13,500	13,500	3,192.50	1,690.00	.00	10,307.50	23.6%
19001171 63050 Employer Contr. SSI	8,654	8,654	533.70	.00	.00	8,120.30	6.2%
19001171 63060 ER Contr Health/Den	13,259	13,259	489.70	.00	.00	12,769.30	3.7%
19001171 63090 Natural Gas	9,500	9,500	1,774.06	990.19	.00	7,725.94	18.7%
19001171 63100 Electric	20,000	20,000	4,646.91	2,564.32	.00	15,353.09	23.2%
19001171 63110 Shop Supplies	4,000	4,000	802.20	752.23	.00	3,197.80	20.1%
19001171 63120 Building Maintenan	8,000	8,000	198.66	44.94	.00	7,801.34	2.5%
19001171 66500 Miscellaneous Expen	1,000	1,000	257.55	.00	.00	742.45	25.8%
19001171 68580 Grounds and Mainten	4,000	4,000	298.98	273.00	.00	3,701.02	7.5%
TOTAL Hoover	139,651	139,651	20,115.88	12,388.12	.00	119,535.12	14.4%
19001172 Hoover Bunkhouse							
19001172 42250 Revenue	-36,000	-36,000	-10,255.00	-3,480.00	.00	-25,745.00	28.5%*
19001172 43450 Security Deposit Re	-6,000	-6,000	-1,400.00	-600.00	.00	-4,600.00	23.3%*
19001172 51160 Salaries - Part Tim	10,469	10,469	1,085.44	832.69	.00	9,383.56	10.4%
19001172 51390 Salaries - Full Tim	20,900	20,900	3,215.40	2,411.55	.00	17,684.60	15.4%

Kendall County



YEAR-TO-DATE BUDGET REPORT

FOR 2025 02

ACCOUNTS FOR:	1900	ORIGINAL APPROP	REVISED BUDGET	YTD ACTUAL	MTD ACTUAL	ENCUMBRANCES	AVAILABLE BUDGET	PCT USE/COL
19001172 63050 Employer Contr. SSI	4,327	4,327	266.85	.00	.00	.00	4,060.15	6.2%
19001172 63060 ER Contr Health/Den	6,630	6,630	244.85	.00	.00	.00	6,385.15	3.7%
TOTAL Hoover Bunkhouse	326	326	-6,842.46	-835.76	.00	.00	7,168.46-2098.9%	
19001173 Hoover Campsite								
19001173 42250 Revenue	-7,000	-7,000	-230.00	-230.00	.00	.00	-6,770.00	3.3%*
19001173 51160 Salaries - Part Tim	5,234	5,234	542.73	416.35	.00	.00	4,691.27	10.4%
19001173 51390 Salaries - Full Tim	10,450	10,450	1,607.68	1,205.76	.00	.00	8,842.32	15.4%
19001173 63050 Employer Contr. SSI	2,164	2,164	133.43	.00	.00	.00	2,030.57	6.2%
19001173 63060 ER Contr Health/Den	3,315	3,315	122.43	.00	.00	.00	3,192.57	3.7%
TOTAL Hoover Campsite	14,163	14,163	2,176.27	1,392.11	.00	.00	11,986.73	15.4%
19001174 Hoover Meadowhawk Lodge								
19001174 42250 Revenue	-44,600	-44,600	-7,424.00	-4,150.00	.00	.00	-37,176.00	16.6%*
19001174 43450 Security Deposit Re	-8,200	-8,200	-2,545.00	-1,790.00	.00	.00	-5,655.00	31.0%*
19001174 51160 Salaries - Part Tim	9,584	9,584	970.13	708.57	.00	.00	8,613.87	10.1%
19001174 51390 Salaries - Full Tim	10,450	10,450	1,607.68	1,205.76	.00	.00	8,842.32	15.4%
19001174 63050 Employer Contr. SSI	2,497	2,497	133.43	.00	.00	.00	2,363.57	5.3%
19001174 63060 ER Contr Health/Den	3,315	3,315	122.43	.00	.00	.00	3,192.57	3.7%
TOTAL Hoover Meadowhawk Lodge	-26,954	-26,954	-7,135.33	-4,025.67	.00	.00	-19,818.67	26.5%
19001176 Environmental Education School								
19001176 42250 Revenue	-20,000	-20,000	-550.00	-275.00	.00	.00	-19,450.00	2.8%*
19001176 51160 Salaries - Part Tim	12,485	12,485	1,982.30	1,459.67	.00	.00	10,502.70	15.9%
19001176 51390 Salaries - Full Tim	1	1	.00	.00	.00	.00	1.00	.0%
19001176 63030 Program Supplies	700	700	.00	.00	.00	.00	700.00	.0%
19001176 63040 Security Deposit Re	1	1	.00	.00	.00	.00	1.00	.0%
19001176 63050 Employer Contr. SSI	1,866	1,866	81.95	.00	.00	.00	1,784.05	4.4%
TOTAL Environmental Education Sch	-4,947	-4,947	1,514.25	1,184.67	.00	.00	-6,461.25	-30.6%
19001177 Environmental Education Camps								
19001177 42250 Revenue	-42,500	-42,500	-1,870.00	-220.00	.00	.00	-40,630.00	4.4%*

Kendall County



YEAR-TO-DATE BUDGET REPORT

FOR 2025 02

ACCOUNTS FOR:	ORIGINAL APPROP	REVISED BUDGET	YTD ACTUAL	MTD ACTUAL	ENCUMBRANCES	AVAILABLE BUDGET	PCT USE/COL
1900 Forest Preserve							
19001177 51160 Salaries - Part Tim	33,965	33,965	3,964.65	2,919.39	.00	30,000.35	11.7%
19001177 51390 Salaries - Full Tim	7,479	7,479	1,150.52	862.89	.00	6,328.48	15.4%
19001177 63030 Program Supplies	1,500	1,500	.00	.00	.00	1,500.00	.0%
19001177 63040 Security Deposit Re	500	500	.00	.00	.00	500.00	.0%
19001177 63050 Employer Contr. SSI	3,732	3,732	174.72	.00	.00	3,557.28	4.7%
TOTAL Environmental Education Cam	4,676	4,676	3,419.89	3,562.28	.00	1,256.11	73.1%
19001178 Environmental Educ. Natrl Beg.							
19001178 42250 Revenue	-160,000	-160,000	-62,202.50	-61,752.50	.00	-97,797.50	38.9%*
19001178 42860 Donations	-1,500	-1,500	.00	.00	.00	-1,500.00	.0%*
19001178 51160 Salaries - Part Tim	87,560	87,560	13,049.25	9,286.00	.00	74,510.75	14.9%
19001178 51390 Salaries - Full Tim	55,199	55,199	8,491.52	6,368.64	.00	46,707.48	15.4%
19001178 63030 Program Supplies	4,000	4,000	351.96	245.85	.00	3,648.04	8.8%
19001178 63040 Security Deposit Re	2,200	2,200	.00	.00	.00	2,200.00	.0%
19001178 63050 Employer Contr. SSI	18,513	18,513	1,579.63	.00	.00	16,933.37	8.5%
TOTAL Environmental Educ. Natrl B	5,972	5,972	-38,730.14	-45,852.01	.00	44,702.14	-648.5%
19001179 Environ. Educ. Other Pblic Prq							
19001179 42250 Revenue	-20,000	-20,000	-2,202.00	-2,034.00	.00	-17,798.00	11.0%*
19001179 51160 Salaries - Part Tim	8,987	8,987	1,427.27	1,050.98	.00	7,559.73	15.9%
19001179 51390 Salaries - Full Tim	1	1	.00	.00	.00	1.00	.0%
19001179 63030 Program Supplies	750	750	84.95	84.95	.00	665.05	11.3%
19001179 63040 Security Deposit Re	500	500	.00	.00	.00	500.00	.0%
19001179 63050 Employer Contr. SSI	1,344	1,344	70.94	.00	.00	1,273.06	5.3%
TOTAL Environ. Educ. Other Pblic P	-8,418	-8,418	-618.84	-898.07	.00	-7,799.16	7.4%
19001180 Environ. Educ. Laws of Nature							
19001180 51160 Salaries - Part Tim	3,495	3,495	555.05	408.71	.00	2,939.95	15.9%
19001180 63030 Program Supplies	600	600	6.99	6.99	.00	593.01	1.2%
19001180 63050 Employer Contr. SSI	522	522	19.82	.00	.00	502.18	3.8%
TOTAL Environ. Educ. Laws of Natu	4,617	4,617	581.86	415.70	.00	4,035.14	12.6%
19001183 Grounds and Natural Resources							

Kendall County



YEAR-TO-DATE BUDGET REPORT

FOR 2025 02

ACCOUNTS FOR:	1900	Forest Preserve	ORIGINAL APPROP	REVISED BUDGET	YTD ACTUAL	MTD ACTUAL	ENCUMBRANCES	AVAILABLE BUDGET	PCT USE/COL
19001183 42250 Revenue	-35,000	-35,000	-125.00	.00	.00	.00	.00	-34,875.00	.4%*
19001183 42860 Donations	-2,500	-2,500	.00	.00	.00	.00	.00	-2,500.00	.0%*
19001183 42900 Picnic Fees and She	-8,000	-8,000	-915.00	-790.00	.00	.00	.00	-7,085.00	11.4%*
19001183 51160 Salaries - Part Tim	49,370	49,370	4,126.87	3,096.87	.00	.00	.00	45,243.13	8.4%
19001183 51390 Salaries - Full Tim	168,179	168,179	25,873.60	19,405.20	.00	.00	.00	142,305.40	15.4%
19001183 62160 Equipment	22,640	22,640	1,229.90	276.48	.00	.00	.00	21,410.10	5.4%
19001183 62180 Gasoline / Fuel / O	20,500	20,500	1,571.07	820.92	.00	.00	.00	18,928.93	7.7%
19001183 62400 Uniforms / Clothing	2,250	2,250	.00	.00	.00	.00	.00	2,250.00	.0%
19001183 63040 Security Deposit Re	160	160	.00	.00	.00	.00	.00	160.00	.0%
19001183 63050 Employer Contr. SSI	29,691	29,691	1,662.89	.00	.00	.00	.00	28,028.11	5.6%
19001183 63060 ER Contr Health/Den	39,777	39,777	2,757.54	.00	.00	.00	.00	37,019.46	6.9%
19001183 63070 Refuse Pickup	8,500	8,500	2,459.72	675.10	.00	.00	.00	6,040.28	28.9%
19001183 63090 Natural Gas	4,500	4,500	1,980.94	1,627.51	.00	.00	.00	2,872.49	44.0%
19001183 63110 Shop Supplies	9,000	9,000	379.03	79.51	.00	.00	.00	8,220.97	4.2%
19001183 63540 Telephones	8,000	8,000	1,376.94	793.40	.00	.00	.00	6,623.06	17.2%
19001183 68530 Preserve Improvemen	10,274	10,274	646.46	.00	.00	.00	.00	9,627.54	6.3%
TOTAL Grounds and Natural Resourc	327,341	327,341	43,024.96	25,984.99	.00	.00	.00	284,316.04	13.1%
19001184 Pickerill - Pigott	-14,000	-14,000	-2,746.00	-1,786.00	.00	.00	.00	-11,254.00	19.6%*
19001184 42250 Revenue	-500	-500	.00	.00	.00	.00	.00	-500.00	.0%*
19001184 42900 Picnic Fees and She	-5,000	-5,000	-1,265.00	-815.00	.00	.00	.00	-3,735.00	25.3%*
19001184 43450 Security Deposit Re	4,350	4,350	427.40	292.22	.00	.00	.00	3,922.60	9.8%
19001184 51160 Salaries - Part Tim	5,000	5,000	500.00	220.00	.00	.00	.00	4,500.00	10.0%
19001184 63040 Security Deposit Re	333	333	.00	.00	.00	.00	.00	333.00	.0%
19001184 63050 Employer Contr. SSI	9,185	9,185	822.99	600.83	.00	.00	.00	8,362.01	9.0%
19001184 63100 Electric	-632	-632	-2,260.61	-1,487.95	.00	.00	.00	1,628.61	357.7%
TOTAL Pickerill - Pigott	1	1	80,326.26	38,859.68	.00	.00	.00	-80,325.26	*****%
TOTAL Forest Preserve	-1,676,870	-1,676,870	-129,246.35	-87,951.12	.00	.00	.00	-1,547,623.65	
TOTAL REVENUES	1,676,871	1,676,871	209,572.61	126,810.80	.00	.00	.00	1,467,298.39	
TOTAL EXPENSES									
PRIOR FUND BALANCE				719,698.24					
CHANGE IN FUND BALANCE - NET OF REVENUES/EXPENSES				-80,326.26					
REVISED FUND BALANCE				639,371.98					

Kendall County



YEAR-TO-DATE BUDGET REPORT

FOR 2025 02

ACCOUNTS FOR:		ORIGINAL	REVISED	YTD	MTD	ENCUMBRANCES	AVAILABLE	PCT
1903	FP Debt Service 2015/2016/2017	APPROP	BUDGET	ACTUAL	ACTUAL		BUDGET	USE/COL
190311 FP Debt Service 2015/2016/2017								
190311 41010	Current Property Tax	-5,940,513	-5,940,513	.00	.00	.00	-5,940,513.00	.0%*
190311 41350	Interest Income	-66,500	-66,500	-12,073.37	-1,528.92	.00	-54,426.63	18.2%*
190311 61420	Trnsf. to FP Capital	66,500	66,500	.00	.00	.00	66,500.00	.0%
190311 66500	Miscellaneous Expense	1,000	1,000	.00	.00	.00	1,000.00	.0%
190311 68640	Fiscal Agent Fee	2,000	2,000	.00	.00	.00	2,000.00	.0%
190311 68710	Dbt srv 2015 Interest	350,430	350,430	175,530.00	.00	.00	174,900.00	50.1%
190311 68720	Dbt srv 2015 Principa	45,000	45,000	45,000.00	.00	.00	0.00	100.0%
190311 68730	Dbt srv 2016 Interest	187,450	187,450	137,093.75	.00	.00	50,356.25	73.1%
190311 68740	Dbt srv 2016 Principa	5,040,000	5,040,000	5,040,000.00	.00	.00	.00	100.0%
TOTAL FP Debt Service 2015/2016/2		-314,633	-314,633	5,385,550.38	-1,528.92	.00	-5,700,183.38	-1711.7%
TOTAL FP Debt Service 2015/2016/2		-314,633	-314,633	5,385,550.38	-1,528.92	.00	-5,700,183.38	-1711.7%
TOTAL REVENUES		-6,007,013	-6,007,013	-12,073.37	-1,528.92	.00	-5,994,939.63	
TOTAL EXPENSES		5,692,380	5,692,380	5,397,623.75	.00	.00	294,756.25	
PRIOR FUND BALANCE					6,310,248.14			
CHANGE IN FUND BALANCE - NET OF REVENUES/EXPENSES					-5,385,550.38			
REVISED FUND BALANCE					924,697.76			

Kendall County



YEAR-TO-DATE BUDGET REPORT

FOR 2025 02

ACCOUNTS FOR:		ORIGINAL APPROP	REVISED BUDGET	YTD ACTUAL	MTD ACTUAL	ENCUMBRANCES	AVAILABLE BUDGET	PCT USE/COL
1904	KCFPD Endowment Fund							
190411	KCFPD Endowment Fund							
190411 41350	Interest Income	-8,000	-8,000	-3,410.88	238.09	.00	-4,589.12	42.6%*
190411 41720	Donations - Hughes Es	-160,000	-160,000	.00	.00	.00	-160,000.00	.0%*
190411 42970	Grant Award	-300,000	-300,000	.00	.00	.00	-300,000.00	.0%*
190411 61390	Trans to Rolling Gran	300,000	300,000	.00	.00	.00	300,000.00	.0%
190411 62150	Contractual Services	77,404	77,404	5,506.42	1,154.02	.00	71,897.58	7.1%
190411 70330	Construction	790,216	790,216	49,027.50	49,027.50	.00	741,188.50	6.2%
TOTAL	KCFPD Endowment Fund	699,620	699,620	51,123.04	50,419.61	.00	648,496.96	7.3%
TOTAL	KCFPD Endowment Fund	699,620	699,620	51,123.04	50,419.61	.00	648,496.96	7.3%
TOTAL REVENUES		-468,000	-468,000	-3,410.88	238.09	.00	-464,589.12	
TOTAL EXPENSES		1,167,620	1,167,620	54,533.92	50,181.52	.00	1,113,086.08	
PRIOR FUND BALANCE					917,530.71			
CHANGE IN FUND BALANCE					-51,123.04			
REVISED FUND BALANCE					866,407.67			

Kendall County



YEAR-TO-DATE BUDGET REPORT

FOR 2025 02

ACCOUNTS FOR:		ORIGINAL	REVISED	YTD	MTD	ENCUMBRANCES	AVAILABLE	PCT
1905	KCFPD Project Fund #1	APPROP	BUDGET	ACTUAL	ACTUAL		BUDGET	USE/COL
190511 KCFPD Project Fund #1								
190511 40500	Trn fr KCFPD Rolling	-504,842	-504,842	.00	.00	.00	-504,842.00	.0%*
190511 42970	Grant Award	-504,842	-504,842	.00	.00	.00	-504,842.00	.0%*
190511 43880	Kendall County Escrow	-336,562	-336,562	.00	.00	.00	-336,562.00	.0%*
190511 70060	Consultants	107,520	107,520	.00	.00	.00	107,520.00	.0%
190511 70330	Construction	733,884	733,884	.00	.00	.00	733,884.00	.0%
TOTAL KCFPD Project Fund #1		-504,842	-504,842	.00	.00	.00	-504,842.00	.0%
TOTAL KCFPD Project Fund #1		-504,842	-504,842	.00	.00	.00	-504,842.00	.0%
TOTAL REVENUES		-1,346,246	-1,346,246	.00	.00	.00	-1,346,246.00	
TOTAL EXPENSES		841,404	841,404	.00	.00	.00	841,404.00	
PRIOR FUND BALANCE					.00			
CHANGE IN FUND BALANCE - NET OF REVENUES/EXPENSES					.00			
REVISED FUND BALANCE					.00			

Kendall County



YEAR-TO-DATE BUDGET REPORT

FOR 2025 02

ACCOUNTS FOR:		ORIGINAL APPROP	REVISED BUDGET	YTD ACTUAL	MTD ACTUAL	ENCUMBRANCES	AVAILABLE BUDGET	PCT USE/COL
1907	Forest Preserve Capital Exp.							
190711 Forest Preserve Capital Exp.								
190711 40510	Transf. frm 2012/16/1	-66,500	-66,500	.00	.00	.00	-66,500.00	.00%
190711 41350	Interest Income	-23,000	-23,000	117.19	.00	.00	-21,317.36	7.33%
190711 42490	Other Revenue	-188,714	-188,714	.00	.00	.00	-188,714.00	.00%
190711 61360	Transf to KCFPD PF#1	50,000	50,000	.00	.00	.00	50,000.00	.00%
190711 62160	Equipment	200,000	200,000	.00	.00	.00	200,000.00	.00%
190711 66500	Miscellaneous Expense	30,000	30,000	375.00	375.00	.00	29,625.00	1.3%
190711 68500	Project Fund Expenses	80,000	80,000	2,702.68	1,792.00	.00	77,297.32	3.4%
TOTAL Forest Preserve Capital Exp		81,786	81,786	1,395.04	2,284.19	.00	80,390.96	1.7%
TOTAL Forest Preserve Capital Exp		81,786	81,786	1,395.04	2,284.19	.00	80,390.96	1.7%
TOTAL REVENUES		-278,214	-278,214	-1,682.64	117.19	.00	-276,531.36	
TOTAL EXPENSES		360,000	360,000	3,077.68	2,167.00	.00	356,922.32	
PRIOR FUND BALANCE					452,853.81			
CHANGE IN FUND BALANCE - NET OF REVENUES/EXPENSES					-1,395.04			
REVISED FUND BALANCE					451,458.77			

Kendall County



YEAR-TO-DATE BUDGET REPORT

FOR 2025 02

ACCOUNTS FOR:	1908	KCFPD Project Fund #2	ORIGINAL APPROP	REVISED BUDGET	YTD ACTUAL	MTD ACTUAL	ENCUMBRANCES	AVAILABLE BUDGET	PCT USE/COL
190811 KCFPD Project Fund #2									
190811 40380	Trnsfr. fr Capital Fu	-50,000	-50,000	.00	.00	.00	.00	-50,000.00	.0%*
190811 41350	Interest Income	0	0	-386.14	-192.41	.00	.00	386.14	100.0%
190811 42970	Grant Award	-200,000	-200,000	.00	.00	.00	.00	-200,000.00	.0%*
190811 43920	Revenue-Kendall Co TA	-189,000	-189,000	.00	.00	.00	.00	-189,000.00	.0%*
190811 61390	Trans to Rolling Gran	200,000	200,000	.00	.00	.00	.00	200,000.00	.0%
190811 70330	Construction	386,704	386,704	.00	.00	.00	.00	386,704.00	.0%
190811 70650	Professional Services	28,260	28,260	.00	.00	.00	.00	28,260.00	.0%
TOTAL KCFPD Project Fund #2		175,964	175,964	-386.14	-192.41	.00	.00	176,350.14	-.2%
TOTAL KCFPD Project Fund #2		175,964	175,964	-386.14	-192.41	.00	.00	176,350.14	-.2%
TOTAL REVENUES		-439,000	-439,000	-386.14	-192.41	.00	.00	-438,613.86	
TOTAL EXPENSES		614,964	614,964	.00	.00	.00	.00	614,964.00	
PRIOR FUND BALANCE					176,158.67				
CHANGE IN FUND BALANCE - NET OF REVENUES/EXPENSES					386.14				
REVISED FUND BALANCE					176,544.81				

Kendall County



YEAR-TO-DATE BUDGET REPORT

FOR 2025 02

ACCOUNTS FOR:		ORIGINAL	REVISED	YTD	MTD	ENCUMBRANCES	AVAILABLE	PCT
1910	FP Land Cash	APPROP	BUDGET	ACTUAL	ACTUAL		BUDGET	USE/COL
191011 FP Land Cash								
191011 40330	Transf. fr FP Land Ca	-80,000	-80,000	.00	.00	.00	-80,000.00	.00%
191011 41350	Interest Income	-8,000	-8,000	-1,129.20	78.64	.00	-6,870.80	14.11%
191011 42970	Grant Award	-150,000	-150,000	.00	.00	.00	-150,000.00	.00%
191011 67410	Land Acquisition	539,406	539,406	.00	.00	.00	539,406.00	.00%
TOTAL FP Land Cash		301,406	301,406	-1,129.20	78.64	.00	302,535.20	-.4%
TOTAL FP Land Cash		301,406	301,406	-1,129.20	78.64	.00	302,535.20	-.4%
TOTAL REVENUES		-238,000	-238,000	-1,129.20	78.64	.00	-236,870.80	
TOTAL EXPENSES		539,406	539,406	.00	.00	.00	539,406.00	
PRIOR FUND BALANCE					303,294.11			
CHANGE IN FUND BALANCE - NET OF REVENUES/EXPENSES					1,129.20			
REVISED FUND BALANCE					304,423.31			

Kendall County



YEAR-TO-DATE BUDGET REPORT

FOR 2025 02

ACCOUNTS FOR:		ORIGINAL APPROP	REVISED BUDGET	YTD ACTUAL	MTD ACTUAL	ENCUMBRANCES	AVAILABLE BUDGET	PCT USE/COL
1911	FP Liability Insurance Fund							
191111	FP Liability Insurance Fund							
191111 41350	Interest Income	-2,000	-2,000	-166.42	11.59	.00	-1,833.58	8.3%*
191111 68990	Claims	25,000	25,000	.00	.00	.00	25,000.00	.0%
	TOTAL FP Liability Insurance Fund	23,000	23,000	-166.42	11.59	.00	23,166.42	-.7%
	TOTAL FP Liability Insurance Fund	23,000	23,000	-166.42	11.59	.00	23,166.42	-.7%
	TOTAL REVENUES	-2,000	-2,000	-166.42	11.59	.00	-1,833.58	
	TOTAL EXPENSES	25,000	25,000	.00	.00	.00	25,000.00	
	PRIOR FUND BALANCE				44,699.25			
	CHANGE IN FUND BALANCE - NET OF REVENUES/EXPENSES				166.42			
	REVISED FUND BALANCE				44,865.67			

YEAR-TO-DATE BUDGET REPORT

FOR 2025 02

ACCOUNTS FOR:		1913	KCFP Grant Funded Proj Reserve	ORIGINAL APPROP	REVISED BUDGET	YTD ACTUAL	MTD ACTUAL	ENCUMBRANCES	AVAILABLE BUDGET	PCT USE/COL
191311 KCFP Grant Funded Proj Reserve										
191311 40370	Trn fr KCFPD PF #1 19			-200,000	-200,000	.00	.00	.00	-200,000.00	.0%*
191311 40570	Trn from Endowment 19			-300,000	-300,000	.00	.00	.00	-300,000.00	.0%*
191311 41350	Interest Income			-4,000	-4,000	-1,253.92	87.33	.00	-2,746.08	31.3%*
191311 61360	Transf to KCFPD PF#1			504,842	504,842	.00	.00	.00	504,842.00	.0%
TOTAL KCFP Grant Funded Proj Rese				842	842	-1,253.92	87.33	.00	2,095.92	-148.9%
TOTAL KCFP Grant Funded Proj Rese				842	842	-1,253.92	87.33	.00	2,095.92	-148.9%
TOTAL REVENUES				-504,000	-504,000	-1,253.92	87.33	.00	-502,746.08	
TOTAL EXPENSES				504,842	504,842	.00	.00	.00	504,842.00	
PRIOR FUND BALANCE							336,791.88			
CHANGE IN FUND BALANCE - NET OF REVENUES/EXPENSES							1,253.92			
REVISED FUND BALANCE							338,045.80			

Kendall County



YEAR-TO-DATE BUDGET REPORT

FOR 2025 02

ACCOUNTS FOR:		ORIGINAL APPROP	REVISED BUDGET	YTD ACTUAL	MTD ACTUAL	ENCUMBRANCES	AVAILABLE BUDGET	PCT USE/COL
1915	FP Debt Service 2021							
191511	FP Debt Service 2021							
191511 41010	Current Property Tax	-81,544	-81,544	.00	.00	.00	-81,544.00	.00%
191511 41350	Interest Income	-700	-700	-8.24	-1.04	.00	-691.76	1.2%*
191511 66500	Miscellaneous Expense	475	475	.00	.00	.00	475.00	.0%
191511 68640	Fiscal Agent Fee	1,100	1,100	.00	.00	.00	1,100.00	.0%
191511 68790	Dbt Srv 2021 Interest	32,044	32,044	16,271.88	.00	.00	15,772.12	50.8%
191511 68800	Dbt Srv 2021 Principa	50,000	50,000	50,000.00	.00	.00	.00	100.0%
	TOTAL FP Debt Service 2021	1,375	1,375	66,263.64	-1.04	.00	-64,888.64	4819.2%
	TOTAL FP Debt Service 2021	1,375	1,375	66,263.64	-1.04	.00	-64,888.64	4819.2%
	TOTAL REVENUES	-82,244	-82,244	-8.24	-1.04	.00	-82,235.76	
	TOTAL EXPENSES	83,619	83,619	66,271.88	.00	.00	17,347.12	
	PRIOR FUND BALANCE				66,894.76			
	CHANGE IN FUND BAL - NET OF REVENUES/EXPENSES				-66,263.64			
	REVISED FUND BALANCE				631.12			

Kendall County



YEAR-TO-DATE BUDGET REPORT

FOR 2025 02

	ORIGINAL APPROP	REVISED BUDGET	YTD ACTUAL	MTD ACTUAL	ENCUMBRANCES	AVAILABLE BUDGET	PCT USE/COL
GRAND TOTAL	464,519	464,519	5,581,722.68	90,018.67	.00	-5,117,203.68	1201.6%

** END OF REPORT - Generated by Latreese Caldwell **



February 26, 2025

David Guritz & Antoinette White
Kendall County Forest Preserve District
11285 Fox Road
Yorkville, IL 60560

RE: Fox River to Hoover Trail Alignment

Dear Dave and Antoinette,

As the Fox River to Hoover Forest Preserve trail construction documents are being prepared, our team found that a portion of the trail requires steep slopes and a potential wall with guardrail. This area is the section traveling through Hoover on the east side of the Eldamain Road bridge.

There is a potential solution to reduce the need for this by changing the trail alignment. To determine if this will work, an additional topographic survey, trail redesign, and update of disturbance calculations for this area will be needed. Attached is an additional authorization for this work. Upon completion, the potential new alignment will be shared with KCFPD for review and comments. Additionally, the cost estimate for the new trail alignment will be updated for a cost comparison.

Feel free to contact me with any questions.

Sincerely,

A handwritten signature in cursive script, reading "Michelle Kelly".

Michelle Kelly, PLA, CPSI
Principal Landscape Architect
mkelly@uplandDesign.com

**ADDITIONAL WORK AUTHORIZATION #1****February 26, 2025****Project: Fox River Bluffs to Hoover Forest Preserve Trail Development (RTP) # 1323****Owner: Kendall County Forest Preserve District**

The following, once signed, becomes part of the professional services contract listed above.

Additional Service Description: Feasibility Study for Trail Alignment Alternative	Fee
Additional Topographic Survey for Alternative Trail Alignment	\$2,500
Trail Design, Engineering, Update Disturbance Calculations to ensure we remain under the USF&WS impact threshold, and Cost Estimate for Alternative Trail Alignment	\$6,377
Original Contract Amount	\$37,000
Previous Additional Services	\$0
Current Additional Services	\$8,877
Total Amount	\$45,877

AUTHORIZATION:**Kendall County Forest Preserve District (Owner)****Upland Design, Ltd (The Firm)**

Signature: _____

Title _____

Date: _____

A handwritten signature in cursive script, appearing to read "Michelle A. Kelly".

Michelle A. Kelly, PLA, ASLA
President

Kendall County

FOREST PRESERVE DISTRICT

PROPOSED FOREST PRESERVE RETAIL TAX AMENDMENT - FACT SHEET AND INFORMATIONAL GUIDE



In February 2025, the Honorable Senator and Assistant Majority Leader Linda Holmes (D-42ND) and the Honorable Representative Stephanie Kifowit (D-84TH) sponsored [SB1449](#) and [HB2393](#), to amend the Downstate Forest Preserve Act (170 ILCS 805/) and the State Finance Act (30 ILCS 105/) to enable forest preserves to extend a sales tax of up to 1% by voter approved referendum.

The County and Forest Preserve have requested support of this measure to increase funding for forest preserve operations and capital projects and to **decrease the property tax burden on Kendall County residents.**

This measure which provides a revenue stream other than property taxes has received broad support from The Conservation Foundation, Prairie State Conservation Coalition, and other county forest preserve districts.

If the proposed amendment is adopted by the Illinois State legislature, the Kendall County Forest Preserve District intends to put forward a ballot question asking voters to approve a 0.25 percent sales tax under the [Retailers' Occupation Tax Act](#). If the Downstate Forest Preserve Act and State Finance Act are amended, and if the residents of Kendall County approve the ballot measure, **all District property tax levies on all residences and businesses in Kendall County will be immediately eliminated.**

Many items including **food purchases from grocers are nontaxable within the Act.** New and used **farm machinery and equipment** including tractors, harvesters, sprayers, planters, seeders, and spreaders, precision farming equipment, electrical power generation equipment, and farm chemicals **are also nontaxable.**

Voter approval of this measure would generate one penny for every four dollars spent on qualifying purchases, or one dollar for every four hundred dollars spent on certain retail purchases in Kendall County. **This includes all non-resident purchases subject to the tax.**

Last year Kendall County taxpayers paid \$142.28 in total tax for District operations and long-term debt service on a \$300,000.00 fair market value home, or \$47.42 for every \$100,000.00 FMV. If these property taxes are replaced 100% by the proposed 0.25 percent retail sales tax, a resident homeowner or business would need to spend \$56,912.00 annually, or \$4,743.00 monthly on those goods and services taxable under the Retailers' Occupational Tax Act to incur a cost equal to the amount of property tax paid on a \$300,000.00 FMV home.

Kendall County farmland owners spend an additional \$31.23 for District property taxes on a \$23,944.00 average EAV farm parcel, or an additional \$1.30 in taxes for every \$1,000.00 EAV vacant farm parcel. At retail, a resident farm owner owning a vacant farm parcel with an EAV of \$23,944.00 would need to expend an additional \$12,492.00 on taxable goods and services annually, or \$1,041.00 monthly.

Forest preserve districts enhance the quality of life and quality of the environment by increasing public access to open space, restoring natural areas for wildlife, building important trail connections, improving water and air quality, reducing flooding, and connecting people to nature.

In 2003 and 2007, Kendall County's residents approved two referenda providing \$50 million to the Kendall County Forest Preserve District for open space acquisition, capital improvements and education. These funds purchased new forest preserve areas along the Fox River and the County's high-quality creeks and streams, established public access and preserve amenities for several new forest preserves, constructed multi-use facilities and trails, restored natural areas for wildlife, and supported public educational programming.



Estimated revenue from the proposed 0.25 percent sales tax would be \$4.1 million, exceeding current property tax collections for operations by \$3.3M. Increased funds are needed to retire the District's remaining bonded debt service, support grounds and facilities maintenance and operations, grow and sustain high-quality natural areas, establish public access to current and future forest preserves, and meet the open space needs for Kendall County's growing population, families and generations to come.

For more information about the Retailers' Occupation Tax Act, including a comprehensive list of nontaxable items, visit the [Illinois Department of Revenue](https://tax.illinois.gov/questionsandanswers/answer.139.html) website at <https://tax.illinois.gov/questionsandanswers/answer.139.html>.

For a detailed listing of [nontaxable items](#) under the Retailers' Occupation Tax Act, see Title 86: Revenue Chapter I: Department of Revenue Part 130 of the Retailers' Occupation Tax - Section 130.120 Nontaxable Transactions.



**Kendall County Forest Preserve District
Grounds Coordinator and Resident
Lease Agreement**

THIS AGREEMENT ("Lease Agreement") is made and entered into this XX day of March, 2025 by and between the Kendall County Forest Preserve District ("District"), a unit of local government, and Jon Kolka (referred to as "Employee-Tenant"), an individual currently residing at 11285 W. Fox Road, Yorkville, IL 60560 for and in consideration of the covenants and obligations contained herein and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the parties hereby agree as follows:

1. PURPOSE.

This Lease Agreement provides for the Tenants' possession and use of the Grounds Coordinator and Resident House, the surrounding fenced yard, the storage shed, and the empty water silo, located at Hoover Forest Preserve – 11285 W. Fox Road, Yorkville, Illinois, 60560 (hereinafter referred to as the "Residence"), an image of which is attached as Exhibit A, during the Employee-Tenant's employment as a Grounds Coordinator and Resident by the District. By signing this Lease Agreement, the parties affirm their agreement that Employee-Tenant is required to live at the Residence as a condition of his continued employment by the District as the Grounds Coordinator and Resident; the Residence is located on District property; and the Residence is provided for the convenience of the District by allowing the Employee-Tenant to promptly respond to District needs at Hoover Forest Preserve outside of regular business hours. Also, this Lease Agreement confirms the parties' understanding and agreement that the Employee-Tenants' possession and use of the Residence is part of the Employee-Tenant's total wage and benefits compensation package as Grounds Coordinator and Resident for the District. *Nothing in this Lease Agreement is intended to and/or does create a contract of employment, express or implied. Employee-Tenant's employment with the District is "at-will", which means Employee-Tenant's employment relationship may be terminated at any time, with or without cause.*

2. PROPERTY.

2.1 Leased Property. District owns certain real property and improvements consisting of the Residence. District desires to lease the Residence to Tenants upon the terms and conditions contained herein. Tenants desire to lease the Residence from District on the terms and conditions contained herein.

2.2 Personal Property. The District and Tenants each agree that any personal property, such as equipment, furniture, or other non-fixtured items, purchased by either the Tenants or the District, either prior to or during the term of this Lease Agreement shall remain the personal property of the party who furnished the funds to purchase the personal property. All personal property of the Tenants shall be removed from the Premise at the termination of this Lease Agreement, unless otherwise agreed to in writing by the parties. Tenants specifically waive any claim of damage against the District for any personal property damaged as a result of an act of nature, including, but not limited to lightning strikes and floods. District is not responsible for providing any personal property, equipment, furniture or other non-fixtured items to the Tenants.

3. TERM.

3.1 Term. The term of this Lease Agreement commences on **March XX, 2025** with both parties' execution of this Lease Agreement, and shall terminate immediately upon (a) the Employee-Tenant's separation of employment from the District, or (b) one (1) year from the Lease Agreement commencement date of **March XX, 2025** following both parties' execution of this Lease Agreement, whichever occurs first.

3.2 Upon termination of the Lease Agreement, Tenants shall immediately vacate the Residence and shall have seven (7) calendar days to remove all personal property from the Residence, unless otherwise authorized and agreed to in writing by both parties. All obligations outstanding at the time of termination shall survive the Lease Agreement.

3.3 Early Termination. Either party may terminate this Lease Agreement upon providing thirty (30) calendar days written notice to the other party. Except that both parties may agree, in writing, to terminate the Lease Agreement at any time and waive the thirty (30) days written notice.

4. RENT.

4.1 Rent. The rent for the Residence shall be five hundred eighty seven dollars and fifty-four cents (\$587.54) per week. This amount includes the cost of Utilities as discussed in section 12 of this Lease Agreement. The weekly rent payment shall be due and owing on the Saturday immediately following the conclusion of the weekly rental period. For purposes of this Agreement, a week shall be Saturday through Friday. The parties agree that only a single monthly rent payment of **five hundred dollars (\$500.00)** shall be due and owing from Tenants to the District in any month that Employee-Tenant is employed by the District. The balance of the weekly rent value shall be considered a part of the Employee-Tenant's total compensation package during his or her employment with the District as Grounds Coordinator and Resident. Weekends and holidays do not delay or excuse Tenants' obligation to timely pay rent.

4.2 Delinquent Rent. Rent is due no later than the first day of each month. If not paid by the due date, rent shall be considered overdue and delinquent. If Tenant fails to timely pay any monthly rent payment, Tenant will pay District a late charge of **\$25.00** per day until rent is paid in full. If the District receives the rent within two (2) calendar days of the Due Date, the District will waive the late charges for that month. Any waiver of late charges under this paragraph will not affect or diminish any other right or remedy the District may exercise for Tenants' failure to timely pay rent.

4.3. Returned Checks. In the event any payment by Tenant is returned for insufficient funds ("NSF") or if Tenant stops payment, Tenant will pay **\$25.00** to District for each such check, plus late charges, as described above, which will accrue until District has **received** payment. Furthermore, District may require in writing that Tenants pay all future Rent payments by cash, money order, or cashier's check.

4.4. Order in which funds are applied. The District will apply all funds received from Tenant first to any non-rent obligations of Tenant including late charges, returned check charges, charge-backs for repairs, and brokerage fees, then to rent, regardless of any notations on a check.

5. SECURITY DEPOSIT.

5.1 Amount. Tenant has deposited with the District the required sum of two-thousand five hundred dollars and no cents (\$2,500.00) as security for any damage caused to the Residence during the term hereof.

5.2 Refund. Upon termination of the Lease Agreement, all funds held by the District as security deposit may be applied to the payment of accrued rent and the amount of damages that the District has suffered by reason of the Tenants' noncompliance with the terms of this Lease Agreement or with any and all federal, State, or local laws, ordinances, rules, regulations, and orders affecting the cleanliness, use, occupancy and preservation of the Residence.

A. Deductions.

District may deduct reasonable charges from the security deposit for:

- (1) Unpaid or accelerated rent;
- (2) Late charges;
- (3) Unpaid utilities;
- (4) Costs of cleaning, deodorizing, and repairing the Residence and its contents for which Tenants are responsible;
- (5) Pet violation charges;
- (6) Replacing unreturned keys, garage door openers, or other security devices;
- (7) The removal of unauthorized locks or fixtures installed by Tenants;
- (8) Insufficient light bulbs;
- (9) Packing, removing, and storing abandoned property;
- (10) Removing abandoned or illegally parked vehicles;
- (11) Attorney fees and costs of court incurred in any proceeding against Tenants;
- (12) Any fee due for early removal of an authorized keybox; or
- (13) Other amounts Tenants are responsible to pay under this Lease Agreement.

- B. If deductions exceed the security deposit, Tenants will pay to District the excess within ten (10) calendar days after District makes written demand. The security deposit will be applied first to any non-rent items, including late charges, returned check charges, repairs, and brokerage fees, then to any unpaid rent.

6. USE OF RESIDENCE.

The Residence shall be used and occupied solely by Tenants and Tenants' immediate family. It shall be used exclusively as a private, single-family dwelling, and no part of the Residence shall be used at any time during the term of this Lease Agreement by Tenants or Tenants' immediate family for the purpose of carrying on any business (other than District business), profession, or trade of any kind, or for any purpose other than as a private, single-family dwelling. Tenants shall not allow any other person, other than Tenants' immediate family or transient relatives and friends who are guests of Tenants, to use or occupy the Residence without first obtaining District's written consent to such use or occupation. Tenants shall comply with any and all federal, State, and local laws, ordinances, rules, regulations, and orders affecting the cleanliness, use, occupancy and preservation of the Residence. Tenants understand and agree that all residents and visitors of the Residence shall comply with the District's General Use Ordinance while on District property.

7. CONDITION OF RESIDENCE.

7.1 Original Condition. Tenants stipulate, represent, and warrant that Tenants have examined the Residence, and it is, at the time of execution of this Lease Agreement, in good order, in good repair, and in a safe, clean and habitable condition.

7.2 Surrender Condition. Upon termination of this Lease Agreement, Tenants shall surrender the Residence to District in good and broom-clean condition, excepting ordinary wear and tear. Tenants shall remove all of their personal property and any improvements installed by Tenants and required to be removed by the District. Tenants shall return all keys and property belonging to the District.

8. DEFAULTS & REMEDIES,

8.1 Tenants' Default. Tenants shall be in default in the event of any of the following: (a) if Tenants fails to perform any obligation to be performed by Tenants hereunder and such failure shall continue for thirty (30) calendar days after written notice by District; provided, however, if the nature of such default is such that the same cannot reasonably be cured within a thirty (30) calendar day period, then Tenants shall not be deemed to be in default if it shall commence such cure within such thirty (30) calendar day period, and, thereafter, rectify and cure such default with due diligence; or (b) if Tenants abandon or vacate the Residence or ceases to use the Residence for the stated purpose as set forth in this Lease Agreement.

8.2 Remedies in Default. In the event of a default by Tenants, District may pursue any remedies available to it at law or in equity, including injunction, at its option, without further notice or demand of any kind to Tenants or any other person. In the event of a default, the District may also immediately terminate this Lease Agreement and Tenants' right to possession of the Residence and recover possession of the Residence and remove all persons therefrom.

9. ASSIGNMENT AND SUB-LETTING.

Tenants shall not assign this Lease Agreement, or sub-let or grant any license to use the Residence or any part thereof without the District's prior written consent. An assignment, sub-letting, or license without the prior written consent of District or an assignment or sub-letting by operation of law shall be absolutely null and void and shall, at District's option, terminate this Lease Agreement.

10. ALTERATIONS AND IMPROVEMENTS.

Tenants shall make no structural repairs, alterations, or improvements of the Residence or construct any building or make any other improvements of the Residence without the prior written consent of District. Any and all alterations, changes, and/or improvements built, constructed, or placed on the Residence by Tenants shall, unless otherwise provided for by written agreement between District and Tenants, be at the Tenants' sole expense and shall become the sole property of the District and remain on the Residence at the termination of this Lease Agreement. At any time during the term of this Lease Agreement, the District shall have the authority to make modifications, alterations, repairs, and improvements as it deems necessary and upon reasonable notice to Tenants.

11. HAZARDOUS MATERIALS.

Tenants shall not keep at the Residence any item of a dangerous, flammable or explosive character that might unreasonably increase the danger of fire or explosion at the Residence or that might be considered hazardous or extra hazardous by any responsible insurance company.

12. UTILITIES.

12.1 Costs. District shall be responsible for arranging and paying for the following utility services: internet, electricity, gas, and telephone ("Utilities"). Tenants are responsible for all other desired services.

12.2 Failure, Stoppage, or Interruptions. District shall not be liable for, and Tenants shall not be entitled to, any damages, abatement, or reduction in rent value by reason of any interruption or failure in the supply of utilities, including, but not limited to interruptions or failures caused by lightning strikes and floods. No failure, stoppage, or interruption of any utility or service, including but not limited to lightning strikes and floods, shall be construed as an eviction of Tenants, nor shall it relieve Tenants from any obligation to perform any covenant or agreement under this Lease Agreement. In the event of any failure, stoppage, or interruption of utilities or services, District's shall use its reasonable efforts to attempt to restore all services promptly.

12.3 Installation of Equipment. Tenants agree that they shall not install any equipment that exceeds or overloads the capacity of the utility facilities serving the Residence, and that if equipment installed by Tenants requires additional utility facilities, installation of the same shall be at Tenants' expense, but only after District's written approval of same.

12.4 Compliance & Modifications. District shall be entitled to cooperate with the energy and water conservation efforts of governmental agencies or utility suppliers. District reserves the right from time to time to make modifications to the utility systems serving the Residence.

13. MAINTENANCE, REPAIR, AND RULES.

13.1 Maintenance Obligations. Tenants will, at their sole expense, keep and maintain the Residence and appurtenances in good and sanitary condition and repair during the term of this Lease Agreement and any renewal thereof. These obligations include, but are not limited to the following requirements:

- A. Not obstruct the driveways, sidewalks, courts, entry ways, stairs and/or halls, which shall be used for the purposes of ingress and egress only;
- B. Keep all windows, glass, window coverings, doors, locks and hardware in good, clean order and repair;
- C. Maintain the grounds and lawn area of the Residence, including regularly mowing the lawn.
- D. Not obstruct or cover the windows or doors;
- E. Not leave windows or doors in an open position during any inclement weather;
- F. Not hang any laundry, clothing, sheets, etc., from any window, rail, porch or balcony nor air or dry any of same within any yard area or space;
- G. Not cause or permit any locks or hooks to be placed upon any door or window without the prior written consent of District;

- H. Keep all air conditioning filters clean and free from dirt;
- I. Keep all lavatories, sinks, toilets, and all other water and plumbing apparatus in good order and repair and shall use same only for the purposes for which they were constructed. Tenants shall not allow any sweepings, rubbish, sand, rags, ashes or other substances to be thrown or deposited therein. Any damage to any such apparatus and the cost of clearing stopped plumbing resulting from misuse shall be borne by Tenants;
- J. Ensure Tenants' family and guests at all times maintain order in the Residence and at all places on the Residence, and shall not make or permit any loud or improper noises, or otherwise disturb other visitors and District users;
- K. Keep all radios, television sets, stereos, etc., turned down to a level of sound that does not annoy or interfere with other District users;
- L. Deposit all trash, garbage, rubbish or refuse in the locations provided at the Residence and not allow any trash, garbage, rubbish or refuse to be deposited or permitted to stand on the exterior of the Residence;
- M. Abide by and be bound by any and all rules and regulations affecting the Residence or Tenants which may be adopted or promulgated by the District's Board of Commissioners.

13.2 Mechanics Liens. Tenants shall keep the Residence free and clear of all encumbrances, mechanics liens, stop notices, demands, and claims arising from work done by or for Tenants or for persons claiming under Tenants, and Tenants shall defend District, its officers, directors, employee, and agents, including its past, present and future commissioners, elected officials, and agents, with counsel of District's choosing, indemnify and save District, its officers, directors, employee, and agents, including its past, present and future commissioners, elected officials, and agents, free and harmless from and against any claims arising from or relating to the same.

14. DAMAGE TO RESIDENCE.

In the event the Residence is destroyed or rendered wholly uninhabitable by fire, storm, earthquake, or other casualty not caused by the negligence of Tenants, the District may terminate this Lease Agreement from such time except for the purpose of enforcing rights that may have then accrued hereunder. Should a portion of the Residence thereby be rendered uninhabitable, the District shall have the option of either repairing such injured or damaged portion or terminating this Lease Agreement. In the event that District exercises its right to repair such uninhabitable portion, such part so injured shall be restored by District as speedily as practicable.

15. ACCESS BY DISTRICT.

District and District's agents shall have the right at all reasonable times, and by all reasonable means, without notice, during the term of this Lease Agreement to enter the Residence for the following purposes:

- A. Inspect the Property for condition;
- B. Make repairs;
- C. Show the Property to prospective Tenants, inspectors, fire marshals, appraisers, or insurance agents;
- D. Exercise a contractual or statutory lien;
- E. Leave written notice; or
- F. Seize nonexempt property after default.

However, absent emergency circumstances, District will make reasonable attempts to give Tenants at least three (3) hours-notice, prior to entering the Residence. If Tenant(s) fail to permit reasonable access under this Paragraph, Tenants will be in default.

16. RENTERS' INSURANCE

Tenants will maintain renters' insurance during all times the property is occupied under the terms of this Lease Agreement. Tenants will provide District with proof of renter's insurance within thirty (30) calendar days of the execution of this Lease Agreement. Tenants will promptly notify District of any modification or termination of Tenants' renter's insurance,

17. SUBORDINATION OF LEASE AGREEMENT.

This Lease Agreement and Tenants' interest hereunder are and shall be subordinate, junior, and inferior to any and all mortgages, liens, or encumbrances now or hereafter placed on the Residence by the District, all advances made under any such mortgages, liens, or encumbrances (including, but not limited to, future advances), the interest payable on such mortgages, liens or encumbrances and any and all renewals, extensions or modifications of such mortgages, liens or encumbrances.

18. ANIMALS.

THERE WILL BE NO ANIMALS PERMITTED AT THE RESIDENCE. Tenants shall not permit any animal, domesticated or maintained as pets, including mammals, reptiles, birds, fish, rodents, or insects on the property, even temporarily, except as otherwise agreed to by a separate written Pet Addendum to the Lease Agreement which is attached as exhibit B, and incorporated as if fully set forth herein. If Tenants violate the pet restrictions of this Lease Agreement, Tenants will pay to District a fee of \$10.00 per calendar day, per animal for each calendar day Tenants violate the animal restrictions. District may remove or cause to be removed any unauthorized animal and deliver it to appropriate local authorities by providing at least 24-hour written notice to Tenants of District's intention to remove the unauthorized animal. District will not be liable for any harm, injury, death, or sickness to any unauthorized animal or any person as a result of the unauthorized animal. Tenants agree to indemnify and hold harmless District, its officers, directors, employee, and agents, including its past, present and future commissioners, elected officials and agents, for any harm, injury, death, or sickness to any unauthorized animal or any person as a result of the unauthorized animal. Tenants are responsible and liable for any damage or required cleaning to the Residence caused by any unauthorized animal and for all costs District may incur in removing or causing any unauthorized animal to be removed.

19. WATERBEDS.

THERE WILL BE NO WATERBEDS, unless authorized by a separate written Waterbed Addendum to this Lease Agreement.

20. QUIET ENJOYMENT.

Tenants, upon payment of all of the sums referred to herein as being payable by Tenants and Tenants' performance of all Tenants' agreements contained herein and Tenants' observance of all rules and regulations, shall and may peacefully and quietly have, hold, and enjoy said Residence for the term hereof.

21. INDEMNIFICATION.

District, its officers, directors, employee, and agents, including its past, present and future commissioners, elected officials and agents, shall not be liable for any damage or injury of or to the Tenants, the Tenants' family, guests, invitees, agents or employees, to any person entering the Residence, to the Residence itself, or to goods or equipment at the Residence. Tenants hereby agree to indemnify, defend and hold harmless District, its officers, directors, employee, and agents, including its past, present and future commissioners, elected officials and agents, from any and all claims or assertions of every kind and nature, including claims pertaining to tax liability or obligations. Any attorney representing the District, under this paragraph, shall be approved by the Kendall County State's Attorney, and shall be appointed a Special Assistant State's Attorney. The District's participation in its defense shall not remove District's duty to indemnify, defend, and hold the District harmless.

22. FORCE MAJEURE.

Neither party will be responsible to the other for damage, loss, injury, or interruption of work if the damage, loss, injury, or interruption of work is caused solely by conditions that are beyond the reasonable control of the parties, and without the intentional misconduct or negligence, of that party (hereinafter referred to as a "force majeure event"). To the extent not within the control of either party, such force majeure events include: acts of God, acts of any governmental authorities, fire, explosions or other casualties, vandalism, and riots or war. A party claiming a force majeure event ("the claiming party") shall promptly notify the other party in writing, describing the nature and estimated duration of the claiming party's inability to perform due to the force majeure event. The cause of such inability to perform will be remedied by the claiming party with all reasonable dispatch.

23. EXPENSES AND COSTS.

Should it become necessary for District to employ an attorney to enforce any of the conditions or covenants hereof, including the collection of rentals or gaining possession of the Residence, Tenants agree to pay all expenses and costs incurred by the District, including, but not limited to the District's reasonable attorneys' fees.

24. RECORDING OF LEASE AGREEMENT.

Tenants shall not record this Lease Agreement on the Public Records of any public office. In the event that Tenants shall record this Lease Agreement, this Lease Agreement shall, at District's option, terminate immediately and District shall be entitled to all rights and remedies that it has at law or in equity.

25. GOVERNING LAW.

This Lease Agreement shall be governed, construed, and interpreted by, through and under the Laws of the State of Illinois. The parties agree that the venue for any legal proceedings between them shall be the Circuit Court of Kendall County, Illinois, Twenty-Third Judicial Circuit, State of Illinois.

26. SEVERABILITY.

If any provision of this Lease Agreement or the application thereof shall, for any reason and to any extent, be invalid or unenforceable, neither the remainder of this Lease Agreement nor the application of the provision to other persons, entities or circumstances shall be affected thereby, but instead shall be enforced to the maximum extent permitted by law.

27. BINDING EFFECT.

The covenants, obligations and conditions herein contained shall be binding on and inure to the benefit of the heirs, legal representatives, and assigns of the parties hereto.

28. DESCRIPTIVE HEADINGS.

The descriptive headings used herein are for convenience of reference only and they are not intended to have any effect whatsoever in determining the rights or obligations of the District or Tenants.

29. NON-WAIVER.

No delay, indulgence, waiver, non-enforcement, election or non-election by District under this Lease Agreement will be deemed to be a waiver of any other breach by Tenants, nor shall it affect Tenants' duties, obligations, and liabilities hereunder.

30. MODIFICATION.

The parties hereby agree that this document contains the entire agreement between the parties and this Lease Agreement shall not be modified, changed, altered, or amended in any way except through a written amendment signed by all of the parties hereto.

31. NOTICE.

Any notice required or permitted to be given pursuant to this Lease Agreement shall be duly given if sent by fax, certified mail, or courier service and received. In the case of District, notice shall be given to David Guritz, Executive Advisor of the Kendall County Forest Preserve, 110 West Madison Street, Yorkville, Illinois, 60560, fax (630) 553-4023, with copy sent to: Kendall County State's Attorney, 807 John Street, Yorkville, Illinois, 60560, fax (630) 553-4204. And, in the case of Tenants, notice shall be given to Jon Kolka at the Residence.

32. APPROVAL.

This Lease Agreement is contingent on, and subject to approval by a majority of the Kendall County Forest Preserve District Board of Commissioners.

As to District this XX day of March, 2025.

DISTRICT:

Sign: _____
Brian DeBolt, President

Print: _____ Date: _____

Attest: _____
David Guritz, Executive Advisor

As to Tenant, this XX day of March, 2025.

TENANT:

Sign: _____
Jon Kolka, Grounds Coordinator and Resident

Print: _____ Date: _____

Attest: _____

**Exhibit A: Kendall County Forest Preserve District
Hoover Forest Preserve Residence
Grounds Coordinator and Resident Lease Agreement**



EXHIBIT B
Pet Addendum to Kendall County Forest Preserve District
Residence at Hoover Forest Preserve
Employee-Tenant Lease Agreement

THIS Pet Addendum ("Addendum") is incorporated as if fully set forth in the Kendall County Forest Preserve District – Hoover Forest Preserve Residence Lease Agreement ("Lease Agreement") made and entered into on the XX day of March, 2025, by and between the Kendall County Forest Preserve District ("District"), a unit of local government, and Jon Kolka ("Employee-Tenant"), an individual currently residing at 11285 W. Fox Road, Yorkville, IL 60560. For and in consideration of the covenants and obligations contained herein and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the parties hereby agree as follows:

1. INCORPORATION.

The Lease Agreement, and all of its terms are incorporated as if fully set forth herein. In the event of a conflict between the terms of this Pet Addendum and the Lease Agreement, the terms of the Lease Agreement shall prevail.

2. PURPOSE.

The purpose of this Addendum is to permit Tenants to keep three domestic house cats ("Pets"), currently owned by Tenants, at the Residence, as defined in the Lease Agreement. The scope of this permission is limited to the animals identified in this Addendum. This Addendum does not permit Tenants to allow any other pets or domesticated animals at the Residence.

3. PETS.

The pets that are the subject of this Addendum are described as follows:

Name: Boomer

Name: Tyfin

Breed: Labrador retriever

Breed: Ragdoll cat

Color: Black

Color: Mink coloring

Weight: 85 lbs

Weight: 12 lbs

Age: 9.5 years old

Age: 2 year old

4. ADDITIONAL RENT.

Rent Value. The Tenants shall pay an additional rent payment in the amount of fifty dollars and no cents (\$50.00) per month in consideration for being permitted to keep the Pets at the Residence. This additional rent payment is to be paid on the 1st of every month. Pursuant to the Lease Agreement, a week will be Saturday through Friday. The additional pet rent is subject to the rent terms identified in subsections 4.1, 4.2, 4.3, and 4.4 the Lease Agreement.

5. PET SECURITY DEPOSIT.

Tenants must also post an additional Pet Security Deposit in the amount of zero dollars and no cents (\$0.00). The Pet Security Deposit, intended to cover the costs of all cleaning and repairs required as a result of the Pets, is waived by the District. The Pet Security Deposit is subject to all of the terms of the Security Deposit identified in section five (5) of the Lease Agreement and is due upon execution of the Lease Agreement.

5. RULES AND MAINTENANCE.

Tenants agree to the following requirements:

- A. Tenants will keep their Pets under control at all times.
- B. Tenants will keep their Pets restrained, but not tethered, when they are outside of the Residence.
- C. Tenant will adhere to all federal, State, and local statutes, rules, regulations, orders, and ordinances pertaining to pet care and maintenance, including leash and licensing requirements.
- D. Tenants will not leave their Pets unattended for an unreasonable period of time.
- E. Tenants will promptly clean up after their Pets and dispose of their Pets' waste properly.
- F. Tenants will keep their Pets from being unnecessarily noisy or aggressive and causing any annoyance or discomfort to others and will promptly remedy any complaint once notified of the complaint by District.
- G. Tenants will provide their Pets with regular health care, including required inoculations.
- H. Tenants will provide the Pets with identification tags.
- I. Tenants will remove any offspring produced by the Pets within eight (8) weeks of birth, unless otherwise agreed to in writing by the District.

6. INDEMNIFICATION.

In addition to the indemnification provision in section twenty-one (21) of the Lease Agreement, District, its officers, directors, employee, and agents, including its past, present and future commissioners, elected officials and agents, shall not be liable for any damage or injury to any person or property caused by or relating to the Pets. Tenants hereby agree to indemnify, defend and hold harmless District, its officers, directors, employee, and agents, including its past, present and future commissioners, elected officials and agents, from any and all claims or assertions of every kind and nature caused by or relating to the Pets. Any attorney representing the District, under this paragraph, shall be approved by the Kendall County State's Attorney, and shall be appointed a Special Assistant State's Attorney. The District's participation in its defense shall not remove District's duty to indemnify, defend, and hold the District harmless.

7. REVOCATION.

District retains the right to revoke the permission granted in this Addendum by providing thirty (30) calendar days written notice to Tenants.

8. DEFAULT.

Failure to comply with the terms of this Addendum shall be considered a default of the Lease Agreement subject to the remedies identified in section eight (8) of the Lease Agreement.

As to District this XX day of March, 2025.

DISTRICT:

Sign: _____

Print: _____ Date: _____
Brian DeBolt, President

Attest: _____
Antoinette White, Acting Executive Director

As to Tenants, this XX day of March, 2025.

TENANTS:

Sign: _____

Print: _____ Date: _____
Jon Kolka

Sign: _____
Attest

Print: _____ Date: _____



Credit Memo

MEMBER:

Kendall County Forest Preserve District
Julia Granholm
110 W Madison Street
Yorkville, IL 60560

MEMBER NUMBER:

001000669

BALANCE DUE ON:

2/4/2025

INVOICE	DESCRIPTION	AMOUNT DUE
S-CR000299	ICRMT Workers' Compensation Audit Premium for Policy Number P4-1000669-2324-01	(\$5,383.00)
TOTAL DUE:		(\$5,383.00)

PLEASE NOTE, WE HAVE CHANGED OUR REMITTANCE ADDRESS. OUR NEW REMITTANCE ADDRESS IS P. O. BOX 8291, CAROL STREAM, IL 60197-8291. PLEASE CHANGE YOUR RECORDS ACCORDINGLY. THANK YOU.

Please make checks payable to Illinois Counties Risk Management Trust at P.O. Box 8291, Carol Stream, IL 60197-8291
For questions please call IPMG at 630-377-5845

Printed on: 2/5/2025

