

Kendall County

COMBINED Supplemental Claims Listing

02/21/18      9:32:00 AM

**FOREST PRESERVE EXPENDITURE**

161 110117	KATYDIDIT FLOWERS	FEB 7 2018	FLOWERS-FUNERALS	02/27/18	27020006200	OFFICE SUPPLIES & POSTAGE	124.00	bantrim
							124.00*	
162 021835	BREEZE-COURIER	1/31/18	LEGAL PUBL-FEB 15 20	02/27/18	27020006209	LEGAL PUBLICATIONS	28.00	bantrim
							28.00*	

**Total FOREST PRESERVE EXPENDITURE**

**152.00\***

**ELLIS HOUSE**

163 130506	MENARDS	5978	ELLIS-SUPPLIES	02/27/18	27021007080	GROUND & MAINT - ELLIS H	62.69	bantrim
164 130506	MENARDS	6437	ELLIS-CLEAN SUPPLIES	02/27/18	27021007080	GROUND & MAINT - ELLIS H	36.95	bantrim
							99.64*	

**Total ELLIS HOUSE**

**99.64\***

**ELLIS BARN**

165 101297	JOHN DEERE FINANCIAL	02/21/18	EL SUPPLIES	02/27/18	27021017080	GROUND & MAINT - ELLIS B	78.95	** bantrim
							78.95*	

**Total ELLIS BARN**

**78.95\***

**ELLIS GROUNDS**

166 130506	MENARDS	7119	ELLIS SUPPLIES	02/27/18	27021027080	GROUND & MAINT - ELLIS G	30.77	bantrim
							30.77*	

**Total ELLIS GROUNDS**

**30.77\***

**ELLIS CAMPS**

167 070782	ANGELA GINGERICH	FEB 6 2018	EL-PURCHASE HORSE	02/27/18	27021107083	HORSES ACQUISITION & TACK	187.50	** bantrim
							187.50*	

**Total ELLIS CAMPS**

**187.50\***

168 101297

JOHN DEERE FINANCIAL

02/21/18

EL WOOD SHAVINGS

02/27/18

27021117082

ANIMAL CARE & SUPPLIES -

26.34

\*\* bantrim

169 070782

ANGELA GINGERICH

FEB 6 2018

EL-PURCHASE HORSE

02/27/18

27021117083

HORSES ACQ & TACK - ELLIS

375.00

\*\* bantrim

**ELLIS RIDING LESSONS**

**Total ELLIS RIDING LESSONS**

**401.34\***

170 070782

ANGELA GINGERICH

FEB 6 2018

EL-PURCHASE HORSE

02/27/18

27021127083

HORSES ACQ & TACK - ELLIS

187.50

\*\* bantrim

**ELLIS BIRTHDAY PARTIES**

**Total ELLIS BIRTHDAY PARTIES**

**187.50\***

171 110565

KENDALL PRINTING

2499

EL BRIDAL EXPO

02/27/18

27021207081

PROMO/PUBLICITY - ELLIS W

65.80

bantrim

**HOOPER**

**Total ELLIS WEDDINGS**

**65.80\***

172 140937

NICOR

2/9/18:SHOP

HOOPER SHOP

02/27/18

27022006860

HOOPER - GAS

41.20

bantrim

173 140937

NICOR

2/9/18:ML

MEADOWHAWK

02/27/18

27022006860

HOOPER - GAS

27.69

bantrim

174 140937

NICOR

2/9/18:ROOK

HOOPER ROOKERY

02/27/18

27022006860

HOOPER - GAS

126.51

bantrim

175 140937

NICOR

2/9/18:KING

KINGFISHER

02/27/18

27022006860

HOOPER - GAS

132.49

bantrim

176 140937

NICOR

2/9/18:HOUSE

HOOPER HOUSE

02/27/18

27022006860

HOOPER - GAS

64.70

bantrim

177 140937

NICOR

2/9/18:MAINT

HOOPER MAINT BLDG

02/27/18

27022006860

HOOPER - GAS

123.51

bantrim

178 140937

NICOR

2/9/18:BLAZING

BLAZING STAR

02/27/18

27022006860

HOOPER - GAS

109.72

bantrim

179 031510

COMMONWEALTH EDISON

2/2/18:MULT

HOOPER MULTIPLE

02/27/18

27022006861

HOOPER - ELECTRIC

1,388.62

bantrim

180 031510

COMMONWEALTH EDISON

2/2/18:BATH

HOOPER BATHHOUSE

02/27/18

27022006861

HOOPER - ELECTRIC

434.36

bantrim

181 031510

COMMONWEALTH EDISON

2/2/18:HOUSE

HOOPER HOUSE

02/27/18

27022006861

HOOPER - ELECTRIC

87.98

bantrim

182 130506

MENARDS

6313

HOOPER-ICE MELT

02/27/18

27022006865

HOOPER - GROUNDS MAINTENA

480.11

bantrim

183 061588

JAMES FOX - TROOP 41

17-00332

BUNKHOUSE SECDEP RET

02/27/18

27022007088

HOOPER SECURITY DEPOSIT R

100.00

bantrim

184 192175

CHUCK SUTCLIFF

17-00296

ML SEC DEP RETURN

02/27/18

27022007088

HOOPER SECURITY DEPOSIT R

68.75

bantrim

**HOOPER**

**3,185.64\***

185 042185

DU-TEK INC

1004017

HOOPER SNOWFLOW REPA

02/27/18

27025006216

EQUIP - GROUNDS & NATURAL

10.00

bantrim

frmPrtClaim      Kendall County

COMBINED Supplemental Claims Listing      02/21/18      9:32:00 AM      Page 011

Vendor#	Name	Invoice #	Description	Date	Budget #	Account Description	Dist Amount
186 190563	SERVICE SANITATION, INC	02/9/18	PORTABLE RESTROOM	02/27/18	27025006847	REFUSE PICKUP - GROUNDS &	65.00 65.00*
187 140937	NICOR	2/7/18:MILLSOUT	MILLBROOK SOUTH	02/27/18	27025006848	GAS - GROUNDS & NATURAL R	90.43
188 140937	NICOR	2/8/18:HARRIS	HARRIS	02/27/18	27025006848	GAS - GROUNDS & NATURAL R	253.84 344.27*
Total GROUNDS & NATURAL RESOURCES							419.27*

bantrim

bantrim  
bantrim

frmPrtClaim

Kendall County

COMBINED Supplemental Claims Listing

02/21/18

9:32:00 AM

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Vendor# Name

Invoice #

Description

Date

Budget #

Account Description

Dist Amount

COURTHOUSE RENOVATIONS

216 111998

SUSAN KRITZBERG

18-00039

COURTROOM SECDEP RTN

02/27/18

85020006650 EXPENDITURES

100.00  
100.00\*

bantrim

Total COURTHOUSE RENOVATIONS

100.00\*

Total Claims

\$4,908.41



**KENDALL COUNTY FOREST PRESERVE DISTRICT  
COMMISSION MEETING MINUTES**

**FEBRUARY 20, 2018**

**I. Call to Order**

President Gilmour called the meeting to order at 9:00 am in the Kendall County Board Room.

**II. Pledge of Allegiance**

All present recited the Pledge of Allegiance.

**III. Invocation**

Commissioner Prochaska offered an invocation for the meeting.

**IV. Roll Call**

X	Cullick	X	Gryder
X	Davidson	X	Hendrix
X	Flowers	X	Kellogg
X	Gilmour	X	Prochaska
	Giles	X	Purcell (Entered the meeting at 9:07 am)

Commissioners Cullick, Davidson, Giles, Gryder, Hendrix, Kellogg, Prochaska, and Gilmour all were present. Commissioner Purcell entered the meeting at 9:07 am.

**V. Approval of Agenda**

Commissioner Prochaska made a motion to approve the Commission meeting agenda as presented. Seconded by Commissioner Hendrix. Aye, all. Opposed, none.

**VI. Citizens to Be Heard**

No public comments were offered by citizens present at the meeting.

**VII. Approval of Claims in an Amount Not-to-Exceed \$36,217.44**

Commissioner Cullick made a motion to approve claims in an amount not-to-exceed \$36,217.44. Seconded by Commissioner Hendrix.

Motion: Commissioner Cullick					
Second: Commissioner Gryder					
<b>Roll call</b>					
<b>Aye</b>	<b>Opposed</b>	<b>Commissioner</b>	<b>Aye</b>	<b>Opposed</b>	<b>Commissioner</b>
X		Cullick	X		Gryder
X		Davidson	X		Hendrix
X		Flowers	X		Kellogg
		Giles	X		Prochaska
X		Gilmour			Purcell
Motion unanimously approved.					

### **VIII. Approval of Minutes**

- **Kendall County Forest Preserve District Commission Meeting Minutes of February 6, 2018**
- **Kendall County Forest Preserve District Operations Committee Meeting of February 7, 2018**
- **Kendall County Forest Preserve District Finance Committee Meeting of February 14, 2018**
- **Kendall County Forest Preserve District Committee of the Whole Meeting of February 14, 2018**

Commissioner Cullick made a motion to approve the Commission meeting minutes of February 6, 2018; the Operations Committee meeting for February 7, 2018; the Finance Committee meeting February 14, 2018, and the Committee of the Whole meeting minutes for February 14, 2018.

Seconded by Commissioner Flowers. Aye, all. Opposed, none.

### **IX. Operations Committee Report**

Commissioner Flowers reported that the Operations Committee reviewed the public program fee changes.

The Operations Committee also reviewed the year-to-date rental contracts for Meadowhawk Lodge. Commissioner Flowers reported that Meadowhawk Lodge rental contracts are ahead of prior year bookings.

The Operations Committee reviewed the special use permit for the Shoop Scoot 5k Run at Baker Woods Forest Preserve.

### **X. Finance Committee Report**

Commissioner Cullick reported that the Finance Committee reviewed claims which included the Harris Shop boiler replacement, Hoover fuel delivery, and culvert pipe replacement at Harris.

The Finance Committee reviewed the Top Notch events rental proposal for the Ellis tent, and the proposed promotional discount of \$500.00 for 2018 Special Event rentals at Ellis House and Equestrian Center.

## **OLD BUSINESS**

### **XI. 2018 IDNR-FHA Regional Trails Program – Public Hearing Results and Comments**

Director Guritz reported on the FHA-Regional Trails Program required public hearing held on February 15, 2018. During the hearing, the Fox River Bluffs trail maps, access road configuration, parking lot, and future trails were discussed with public hearing participants.

The Recreational Trails Program grant provides a maximum of \$200,000, with a required match of 20%, or \$50,000.

The Committee of the Whole reviewed the draft ordinance, which included updated costs for initial site improvement projects. The resolution was redrafted based on projected costs to include a District grant request of \$177,179 with a required 20% match of \$44,299.

Commissioner Davidson asked what occurs if the grant is not received. Director Guritz reported that that trail would not be constructed.

Commissioner Davidson asked whether the District had anticipated the required match in the FY18 budget. Director Guritz reported that the \$44,299 will need to be included in the FY19 capital fund appropriations because the grant will not be rewarded until half way through FY19. There are sufficient appropriations in the capital fund's FY18 appropriations as well.

Commissioner Purcell entered the meeting at 9:07 am.

Commissioner Purcell asked how long of a time lapse there will be from when the District receives the grant and when it appropriates the funds to complete the project. Director Guritz responded that the grant is reimbursable, and the District will need to anticipate expending funds to complete the project in fall 2019 following notification of award anticipated in June of 2019.

Commissioner Purcell asked Director Guritz to elaborate on any concerns expressed by the public during the hearing. Director Guritz reported the only concern discussed was related to insuring proper drainage from adjoining lands to the south through the preserve's south-west corner, noting that the entry drive will need to be constructed to allow water to continue to follow through the existing drainage swale, with possible trail concrete spillways retrofitted to reduce trail erosion following the initial installation.

Commissioner Davidson asked if the grant agreement and trail construction contract will be first reviewed by a committee. Director Guritz reported that the grant agreement, if awarded, along with subsequent project bid documents will be submitted to the State's Attorney's Office for review prior to presenting these to District Committees and Commission for approval.

**XII. Resolution #18-02-001: A Resolution Authorizing Participation in the 2018 IDNR-FHA Regional Trails Program, Including a Request of \$177,179.00 of Grant Funding Representing 80% of the Total Estimated Project Costs of \$221,474.00, including Payment of the Required \$300.00 Application Fee, for the Proposed Construction of a 1.05 Mile Multi-Purpose Trail Loop and Spur, and ADA Parking Stall Improvements at Fox River Bluffs Forest Preserve.**

President Gilmour recited resolution #18-02-001.

Commissioner Gryder motioned to approve resolution #18-02-001 authorizing participation in the 2018 IDNR-FHA Regional Trails Program, including submission of a request for \$177,179.00 of grant funding representing 80% of the total estimated project costs of \$221,474.00, including payment of the required \$300.00 application fee, for the proposed construction of a 1.05 mile multi-purpose trail loop and spur, and ADA parking stall improvements at Fox River Bluffs Forest Preserve.

Seconded by Commissioner Flowers.

Commissioner Purcell asked if the finances for resolution #18-02-001 will be funded by capital expenditures.

Director Guritz responded the project would be funded from the District's capital fund.

Motion: Commissioner Gryder

Second: Commissioner Flowers

**Roll call: Resolution #18-02-001**

<b>Aye</b>	<b>Opposed</b>	<b>Commissioner</b>	<b>Aye</b>	<b>Opposed</b>	<b>Commissioner</b>
X		Cullick	X		Gryder
X		Davidson	X		Hendrix
X		Flowers	X		Kellogg
		Giles	X		Prochaska
X		Gilmour	X		Purcell

Motion unanimously approved.

## **NEW BUSINESS**

**XIII. MOTION: Approval of a Letter of Intent to Purchase 132.49± Acres of Property known as "Little Rock Creek Forest Preserve – Maramech Addition" from The Conservation Foundation, Naperville, Illinois for an Amount Not-To-Exceed \$4,906.04 Per Acre, Representing a Total Extended Land Value and Cost of \$650,000.00, which Sum Represents 50% of the \$1,300,000.00 Certified Fair Market Valuation of the Property, with the Remaining 50% of the Certified Fair Market Valuation of \$650,000.00 to be Donated to the Kendall County Forest Preserve District by The Conservation Foundation**

Commissioner Gryder made a motion to approve the letter of intent to purchase 132.49± acres of property known as "Little Rock Creek Forest Preserve-Maramech Addition" from The Conservation Foundation of Naperville, Illinois for an amount not-to-exceed \$4,906.04 per acre, representing a total extended land value and cost of \$650,000.00, which sum represents 50% of the \$1.3M certified fair market valuation of the property, with the remaining 50% of the certified fair market valuation of \$650,000.00 to be donated to the Kendall County Forest Preserve District by The Conservation Foundation.

Seconded by Commissioner Hendrix.

Director Guritz noted that the \$650,000 that the Kendall County Forest Preserve District will initially transfer at closing is fully reimbursable by the Illinois Department of Natural Resources Land and Water Conservation Fund - Open Space Land Acquisition and Development grant award.

Director Guritz thanked Brook McDonald, President and CEO of the Conservation Foundation for their support of the land purchase agreement.

Brook McDonald thanked the Forest Preserve District for their partnership.

Director Guritz noted the formal notification has been received from the IDNR approving the grant forms attached to the District's Letter of Intent. The Letter of Intent and Purchase Ordinance will be brought forward to the Commission meeting on March 6, 2018. All documents have been reviewed by The Conservation Foundation's attorney as well as Assistant State's Attorney Lisa Coffey.

Commissioner Kellogg commented that the motion is supported, but stated that Pickerill-Pigott and Henneberry Forest Preserves should be opened before improvements are made within the Little Rock Creek Forest Preserve.

Commissioner Purcell questioned when the Kendall County Forest Preserve District would be reimbursed for the \$650,000.00 initially expended on the Little Rock Creek Forest Preserve acquisition.

Director Guritz stated that reimbursement is anticipated within 2-3 months following submission of the final billing statement.

Motion: Commissioner Gryder					
Second: Commissioner Hendrix					
<b>Roll call: Approval of Letter of Intent to Purchase</b>					
<b>Aye</b>	<b>Opposed</b>	<b>Commissioner</b>	<b>Aye</b>	<b>Opposed</b>	<b>Commissioner</b>
X		Cullick	X		Gryder
X		Davidson	X		Hendrix
X		Flowers	X		Kellogg
		Giles	X		Prochaska
X		Gilmour	X		Purcell
Motion unanimously approved.					

**XIV. Motion: Approval of a Proposal from Chamlin & Associates, Inc. for the Completion of Legal Descriptions for Those Portions of District-Owned Property at Maramech Forest Preserve Located within the Rights-of-Way of Fox River Drive and Griswold Springs Road in the Amount of \$880.00**

Commissioner Cullick made a motion to approve the proposal from Chamlin & Associates Inc. for the completion of legal descriptions for those portions of District-owned property at Maramech Forest Preserve located within the rights-of-way of Fox River Drive and Griswold Springs Road.

Seconded by Commissioner Hendrix.

President Gilmour noted that the cost had been reduced.

Director Guritz stated that the development of an exhibit was removed. Only the legal descriptions are needed, with the cost reduced to \$880.00.

Commissioner Davidson asked why the completion of the legal descriptions had not been completed at an earlier date by the surveyors.

Director Guritz stated that the District's legal descriptions in the District's files covered the whole property. Because Fox River Drive, Griswold Springs Road, and the Burr Oak Road rights-of-way will be exempted from the conservation covenants separate legal descriptions are needed to describe the exemptions.

Motion: Commissioner Cullick

Second: Commissioner Hendrix

**Roll call: Completion of Legal Descriptions**

<b>Aye</b>	<b>Opposed</b>	<b>Commissioner</b>	<b>Aye</b>	<b>Opposed</b>	<b>Commissioner</b>
X		Cullick	X		Gryder
X		Davidson	X		Hendrix
X		Flowers	X		Kellogg
		Giles	X		Prochaska
X		Gilmour	X		Purcell

Motion unanimously approved.

**XV. Motion: Approval of the Kendall County Forest Preserve District's Spring Public Program Fees and Charges**

Commissioner Hendrix made a motion to approve the Kendall County Forest Preserve District's spring public program fees and charges. Seconded by Commissioner Flowers.

Director Guritz reported that the fees and charges were reviewed at Committee of the Whole meeting.

Director Guritz noted that the District's spring public programs primarily target younger audiences; however the Forest Preserve District is meeting with Waubensee Community College to discuss development of programs based on interests of young and older active adults as part of the Pickerill-Pigott Forest Preserve master plan discussions.

Motion: Commissioner Hendrix

Second: Commissioner Flowers

**Roll call: Spring Public Program Fees and Charges**

<b>Aye</b>	<b>Opposed</b>	<b>Commissioner</b>	<b>Aye</b>	<b>Opposed</b>	<b>Commissioner</b>
X		Cullick	X		Gryder
X		Davidson	X		Hendrix
X		Flowers	X		Kellogg
		Giles	X		Prochaska
X		Gilmour	X		Purcell

Motion unanimously approved.



**XVI. MOTION: Approval a Promotional Discount of \$500.00 for 2018 Special Event Rentals at Ellis House and Equestrian Center, Subject to Date Availability and Presentation of a Promotional Tracking Code, for Events Contracted During the Promotion Period Beginning February 21, 2018 and Ending July 30, 2018**

Commissioner Hendrix motioned to approve the promotional discount of \$500.00 for 2018 special event rentals at Ellis House and Equestrian Center, subject to date availability and presentation of a promotional tracking code. Seconded by Commissioner Cullick.

Commissioner Prochaska asked what the total cost for a special event rental would be with this promotion.

Director Guritz remarked that prices vary by day of the week, with charges after the discount of \$3,300 for Saturday events, and \$3,100 for Friday and Sunday events.

Commissioner Hendrix remarked that this promotion will help book rentals that are open and otherwise not generating revenue.

Commissioner Purcell asked if the special events rentals at Ellis House and Equestrian Center have surpassed the breakeven point for revenues after costs.

Director Guritz responded that there are currently 9 events scheduled at Ellis House and Equestrian Center, with 5-events included in the FY18 budget representing the break-even point for the program.

Commissioner Davidson noted that the cost of maintenance should be included in the future budget estimates within the Ellis rental cost centers.

Commissioner Hendrix questioned if the Ellis House and Equestrian Center current rentals will exceed the breakeven point for operations.

Director Guritz responded that Ellis House and Equestrian Center carries maintenance cost as a part of Baker Woods Forest Preserve. The costs for maintenance of grounds, including public use areas and trails at Baker Woods Forest Preserve, are not covered by the revenue generated from the special event rentals. The direct maintenance costs of the programs and special event rentals are covered by the revenue generated by the programs, with net revenue gains helping to offset the overall maintenance costs for the full operation of Ellis House and Equestrian Center, which includes those costs for maintaining Baker Woods Forest Preserve.



Motion: Commissioner Hendrix

Second: Commissioner Cullick

**Roll call: Ellis House and Equestrian Center \$500.00 Promotional Discount**

<b>Aye</b>	<b>Opposed</b>	<b>Commissioner</b>	<b>Aye</b>	<b>Opposed</b>	<b>Commissioner</b>
X		Cullick	X		Gryder
	X	Davidson	X		Hendrix
X		Flowers	X		Kellogg
		Giles	X		Prochaska
X		Gilmour	X		Purcell

Motion carried by a vote of 8:1.

**XVII. MOTION: Approval of a Request from the Forest Foundation of Kendall County, Pursuant to Satisfying Two \$5,500.00 Illinois Clean Energy Community Foundation Amenities and Events Grant Application Submission Requirements, to Allow the Forest Foundation of Kendall County to Complete Grant-Funded Improvements and to Host Special Events at Hoover Forest Preserve and Fox River Bluffs Forest Preserve**

Commissioner Cullick made a motion to approve a request from the Forest Foundation of Kendall County, pursuant to satisfying two \$5,500.00 Illinois Clean Energy Community Foundation Amenities and Events Grant application submission requirements, and allow the Forest Foundation of Kendall County to complete grant-funded improvements and host special events at Hoover Forest Preserve and Fox River Bluffs Forest Preserve. Seconded by Commissioner Gryder.

Commissioner Purcell asked Director Guritz to go over the program details.

Director Guritz reported that this motion is to allow the Forest Foundation to apply for two Amenities and Events grants through the Illinois Clean Energy Community Foundation. The two grants are reimbursable to the Forest Foundation, with the Forest Foundation reimbursed directly by ICECF. For the Fox River Bluffs grant, \$5,000.00 would help fund the preserve drive entrance sign and required donor agency acknowledgement signage. The remaining \$500.00 will be used to offset costs associated with a public opening event.

The second grant for Hoover Forest Preserve will fund a second-phase improvement at the Hoover Nature Play Space, and support the 2019 Winter Fest event currently under discussion for development as part of the Community Restoration Challenge Grant program application.

Commission Davidson asked why this motion was on the agenda without going through Committee of the Whole.

Director Guritz responded that do to timing issues with the grant application deadline, and scheduling of the Forest Foundation's recent meeting, President Gilmour decided to place the motion on the agenda for consideration.

Director Guritz noted that the costs that would be covered by these grants would otherwise be the responsibility of the Kendall County Forest Preserve District. Donor signage is required because of previous grants accepted. The Forest Foundation was encouraged and invited to apply by the Illinois Clean Energy Community Foundation to apply, with the ICECF extending land acquisition grants for the purchase of both Hoover Forest Preserve and Fox River Bluffs Forest Preserve.

Commissioner Purcell asked who would have the final approval of any signs.

Director Guritz responded that the Forest Foundation of Kendall County and District staff will work collectively on the donor signage.

Motion: Commissioner Cullick					
Second: Commissioner Gryder					
<b>Roll call: Forest Foundation Grant Application Request</b>					
<b>Aye</b>	<b>Opposed</b>	<b>Commissioner</b>	<b>Aye</b>	<b>Opposed</b>	<b>Commissioner</b>
X		Cullick	X		Gryder
X		Davidson	X		Hendrix
X		Flowers	X		Kellogg
		Giles	X		Prochaska
X		Gilmour	X		Purcell
Motion unanimously approved.					

**XVIII. MOTION: Approval of a Proposal from Scott Kobal of Wheaton, Illinois for Completion of Floristic Quality Inventories at Henneberry Forest Preserve and Reservation Woods, and Plants of Concern Locating at Maramech Forest Preserve, for an Amount Not-to-Exceed \$2,500.00**

Commissioner Prochaska made a motion to approve the proposal from Scott Kobal of Wheaton, Illinois for completion of floristic quality inventories at Henneberry Forest Preserve and Reservation Woods, and plants of concern locating at Maramech Forest Preserve, for an amount not-to-exceed \$2,500.00. Seconded by Commissioner Flowers.

Commissioner Gryder questioned if this proposal was related to the summer intern's project.

Director Guritz remarked that the projected is directly connected. A floristic quality study has not been completed for Henneberry Forest Preserve. \$2,000.00 of the proposal cost will be offset by an individual donor's contribution to the Forest Foundation.

Commissioner Hendrix asked about the time estimate for completing the floristic quality inventories.

Director Guritz responded that Scott Kobal will come out several times during the growing season from April to July to inventory plant species at all sites, which includes assistance with relocating plants of concern populations to support ongoing District monitoring and management efforts.

President Gilmour asked Director Guritz to explain the advantages to the District to have a floristic quality study.

Director Guritz responded that floristic quality inventories are needed in many cases to secure outside funding for restoration projects and wildlife conservation projects. The studies provide an important baseline documenting preserve habitat types and quality.

Motion: Commissioner Cullick					
Second: Commissioner Gryder					
<b>Roll call: Scott Kobal Floristic Quality Inventories</b>					
<b>Aye</b>	<b>Opposed</b>	<b>Commissioner</b>	<b>Aye</b>	<b>Opposed</b>	<b>Commissioner</b>
X		Cullick	X		Gryder
X		Davidson	X		Hendrix
X		Flowers	X		Kellogg
		Giles	X		Prochaska
X		Gilmour	X		Purcell
Motion unanimously approved.					

## **XIX. Executive Session**

None.

## **XX. Other Items of Business**

Commissioner Purcell asked Director Guritz to comment on tick monitoring for Lyme disease.

Director Guritz responded that Lyme disease is known to be increasing in Kendall County, with Maramech Forest Preserve found to have the highest number of ticks carrying the bacteria that causes Lyme disease from Kendall County Health Department monitoring efforts. The District is partnering with the Kendall County Health Department to expand tick collection efforts through the iTick partnership which provides free testing of ticks collected from preserve areas. This will allow Kendall County Forest Preserve District to know where Lyme disease is occurring to help inform management strategies to reduce populations and preserve visitor education efforts.

Commissioner Gryder questioned what a citizen should look for if they have a possible tick bite.

Director Guritz responded that when a tick imbeds, the bacteria spreads within the first 24 hours causing a red target-shaped rash to appear on the surface of the skin. However a rash does not always present. Rapid tick assays can be used to confirm whether individual ticks are carriers.

Health Department Executive Director, Dr. Aamal Tokars noted that the sampling underway is for deer ticks. These are smaller than dog ticks, and might not be detected. If symptoms present, individuals should always follow-up with their primary doctor.

Commissioner Flowers noted that Lyme disease is a very serious health risk and questioned what symptoms should be watched for.

Dr. Tokars remarked that symptoms are vague, such as headaches and flu symptoms. If a citizen is near an area where ticks are present then a tick body check should be performed when conducting activities near or within these areas.

Commissioner Kellogg noted that the Health Department has a video presentation on ticks and suggested it be linked to the Kendall County Forest Preserve District website.

Commissioner Flowers remarked that the chronic wasting disease has been documented as well, and questioned if the Kendall County Forest Preserve District will be doing any testing for the disease.

Director Guritz remarked that chronic wasting disease is not an immediate human health concern, but is expanding in terms of both incident rate and range within the deer population in Kendall County as part of the IDNR's ongoing monitoring and management activities. The IDNR also has begun to perform testing on deer harvested by local hunters at mandatory check stations, which is increasing the data collected within Kendall County as part of the study.

## **XXI. Citizens to Be Heard**

None.

## **XXII. Adjournment**

Commissioner Prochaska made a motion to adjourn. Seconded by Commissioner Flowers. Aye, all. Opposed, none. Meeting adjourned at 9:55 am.

Respectfully submitted,

David Guritz  
Director, Kendall County Forest Preserve District

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

**MARCH 1, 2018**

**I. Call to Order**

Finance Committee Chair Cullick called the Finance Committee meeting to order at 6:05 pm in the Kendall County Board Room.

**II. Roll Call**

Commissioners Davidson, Gryder, and Cullick all were present.

Commissioners Gilmour entered the meeting at 6:16 pm.

**III. Approval of Agenda**

Commissioner Gryder made a motion to approve the agenda as presented. Seconded by Commissioner Davidson. Aye, all. Opposed, none.

**IV. Citizens to be Heard**

No public comments were offered by those in attendance.

**V. Motion to Forward Claims to Commission for an Amount Not-to-Exceed \$4,908.41.**

Commissioner Gryder made a motion to forward claims to Commission in the amount of \$4,908.41. Seconded by Commissioner Davidson.

The Finance Committee reviewed the claims list.

Commissioner Davidson inquired into Claim #216 for Susan Kritzberg. Director Guritz reported that the claim is for the return of a security deposit for rental of the Kendall County Historic Courthouse. The GL code indicates that the claim will be paid out of a Kendall County cost center. The District deposits all historic courthouse rental fees into a Kendall County revenue account as well.

Commissioner Gryder asked ACA Caldwell to work with the Kendall County Treasurer's Office in order to establish a Pickerill-Pigott cost center to track preserve expenditures in the current fiscal year.

Commissioner Davidson asked whether an individual from the Veteran's Affairs Commission had contacted him to discuss potential use of the Pickerill estate home. Director Guritz

responded that he had not been contacted, but was working to schedule interviews with internal candidates at this time.

Finance Chair Cullick called the question. All, aye. Opposed, none. Motion unanimously approved.

## **VI. Review of Financial Statements and Cost Center Income Statements through February 28, 2018**

Assistant County Administrator Latreese Caldwell presented the cost center income statements through February 28, 2018.

ACA Caldwell presented the District's combined cost centers summary reports.

ACA reported that District revenues are ahead of the last fiscal year's year-to-date receipts by \$17K for the Administration cost center, \$14K for the Environmental Education Cost Center, and \$6.5K for Ellis House and Equestrian Center, with total revenues collected representing 9.3% of the total budget versus 5.3% reported for FY17.

ACA Caldwell reported that under the Categories report, the District is ahead of the prior year for Rental Revenue (27% versus 20.7% in FY17); Program Revenue is ahead of the prior year by \$17K year-to-date at 27% of the total budget for the year.

Director Guritz reported that the Farm License Revenue posted in the current year on a cash-basis will be accrued back to the prior fiscal year in the FY18 audit.

ACA Caldwell reported that in the Administration combined cost center report, salary expenses are down \$2,500 over the previous year.

Director Guritz and ACA Caldwell discussed benefit costs, noting that the Administration cost center is carrying the health insurance costs for three full time individuals in FY18.

Commissioner Gilmour entered the meeting at 7:16 pm.

ACA Caldwell presented a combined cost center report for Ellis House and Equestrian Center, reporting on a \$2,900 increase in lesson program and birthday party revenues over the prior year.

Commissioner Gryder observed that efforts to pay closer attention to the Ellis House and Equestrian Center programs is having an added benefit of improved performance. ACA Caldwell stated that Ellis House and Equestrian Center program expenses met budget projections in the prior year, noting that the Ellis House and Equestrian Center is no longer as significant a drain on the District's resources. Director Guritz reported that the Ellis House and Equestrian Center staff team are doing a much better job tracking budget and expenses, and supporting expanded marketing efforts to increase program enrollments,

citing an example of staff participation in a recent social media training to continue to build a larger footprint and customer base for the center.

Director Guritz also reported that joint marketing efforts with Environmental Education for summer camp programming is also beginning to show positive results for both divisions.

ACA Caldwell reported that personnel costs are also down by approximately \$1,300 over last year, which is contributing to the positive budget gains.

ACA Caldwell reported that Hoover Forest Preserve rental revenues including security deposits are significantly ahead in the current year. Environmental Education revenues are also ahead of last year by \$14K, with lower combined expenditures totaling \$3K over the prior year.

Director Guritz credited the gains to Environmental Education Manager Emily Dombrowski, reporting that Manager Dombrowski is tracking program performance carefully while working to increase overall participation in school, camps and public programs. Summer Camps and Natural Beginnings are significantly ahead of last year.

ACA Caldwell reported that overall, the District is \$34,000 ahead of the prior year-to-date's net revenues over expense figures, adding that the District posts an overall deficit until tax levy collections begin posting in June of each year.

The Finance Committee reviewed the draft FY17 Statement of Revenues, Expenditures and Changes in Fund Balances received from WIPFLI CPAs, which will be presented and discussed at the Committee of the Whole meeting in March. The report is positive, showing an overall net gain to the operating fund balance of \$12,427.

## **VII. Review of Draft Ordinance #18-03-001 Approving the Purchase of Approximately 132.49 +/- Acres of Land Known as the "Little Rock Creek – Maramech Addition"**

Director Guritz presented the draft ordinance, purchase contract, and agenda posting for the proposed acquisition of the Little Rock Creek Forest Preserve.

Director Guritz reported that The Conservation Foundation's Board of Directors have approved and signed-off on the District's Letter of Intent and required LWCF/OSLAD grant forms, with the District assuming the closing costs for the proposed acquisition within the purchase contract.

Director Guritz reported that this will be the final acquisition from the 2007 referendum bonds. The Finance Committee discussed the District's acquisition history. Overall, the District has increased in size to just under 3,000 total acres, increasing preserve holdings by 2,500 acres since 2005, which is more in line with surrounding counties in terms of acres conserved per 1,000 residents.



Commissioner Gilmour asked what the previous offers were for the Stevenson property. Director Guritz stated that a previous offer placed land value around \$26,000 per acre, but included the adjacent farm fields which carried a higher value in 2007.

Overall, the proposed acquisition is just over \$9,800 per acre on average for the full 132.5 acres.

Commissioner Davidson asked whether any farmland was included within the acquisition footprint. Director Guritz stated that there are three small farm field areas, with one of the fields fallow. Director Guritz reported that he has requested assignment of any current farm field lease agreements to the District.

The Finance Committee reviewed the ordinance and purchase contract, including discussion of the calculated maximum closing costs based on the fee quote extended by the Chicago Title Company. Director Guritz reported that the actual closing costs will be less than \$6,168 based on the tax credit the District will receive at closing.

Director Guritz reported that The Conservation Foundation's support for the acquisition includes a \$500,000 Illinois Clean Energy Community Foundation grant, plus contributions of approximately \$300,000 out of their land acquisition fund to satisfy the court-ordered contract amount plus associated costs incurred to support the acquisition.

Commissioner Gryder stated that the Owner's Policy and Escrow Fees in the initial fee quote appeared high, and requested that ASA Coffey review the costs and provide insights into the charges. Commissioner Gryder suggested that the Owner's Policy coverage should be around \$1,750, with Escrow Fees between \$800 to \$1,000.

Commissioner Gryder made a motion to forward Ordinance #18-03-001 and purchase contract to Commission for approval. Seconded by Commissioner Cullick. Aye, all. Opposed, none.

#### **VIII. Ellis House and Equestrian Center – Proposed Promotional Discount Proposal for 2018 Events**

Director Guritz presented updates on the Ellis House Bridal Expo, follow-up communications to Expo participants, and current and planned marketing efforts to promote the promotional discount for 2018 events.

#### **IX. Capital Fund Discussions – Equipment Trade-in and Replacements (Mowers and Computers)**

Director Guritz presented a proposal from Dekane Equipment of Big Rock, Illinois for the purchase of a new zero-turn mower for Hoover Forest Preserve, less for proposed trade-in



DRAFT FOR COMMISSION APPROVAL: 03-6-18

of the 2008 John Deere Z-trak series 997 zero-turn mower (\$4,250) and 1994 Kubota Utility Tractor (\$1,250). Costs to the District after the trade-in deducts would be \$7,900.00.

Director Guritz also reported on efforts to replace District computers with support from Kendall County Technology Services.

The Finance Committee discussed the proposal.

Director Guritz reported that costs for maintaining the current zero-turn mower at Hoover are increasing, with several issues encountered in the past year. The Kubota tractor is not operational.

Commissioner Gryder made a motion to forward the Dekane Equipment proposal to the Committee of the Whole for discussion. Seconded by Commissioner Cullick. Aye, all. Opposed, none.

**X. Little Rock Creek Forest Preserve – Potential Assignment of The Conservation Foundation’s ICECF Amenities and Events Grant for Initial Fall ’18 Project Work**

Director Guritz reported that The Conservation Foundation and Illinois Clean Energy Community Foundation have approached the District to determine interest in reassignment of an existing ICECF Amenities and Events grant to Little Rock Creek Forest Preserve to complete trailhead signage and/or initial site public access improvements. The Conservation Foundation will continue to serve as the grant’s fiscal agent. As part of the reassignment, Commission will need approval of a motion to support the completion of the improvement(s) and authorization to allow The Conservation Foundation to host an initial event later this fall. The proposed reassignment would not require any District matching funding, and will directly offset a portion of the District’s required costs for initial public access and funding agency acknowledgements.

Commissioner Gryder made a motion to forward the topic for discussion to the Committee of the Whole. Seconded by Commissioner Cullick. Aye, all. Opposed, none.

Director Guritz presented a draft three-year capital fund plan for the District’s capital and land-cash fund assets. Director Guritz reported that now is the time to get a handle on remaining assets and remaining priority projects, with the goal of leveraging outside grant funding to stretch the remaining capital resources to complete the priority projects, and fund the District’s capital needs beyond the three-year timeframe.

Director Guritz presented an overview of capital fund revenues and priority project expenditures for the year. Director Guritz reported on grant administration costs, noting that the District’s grants consultant has continued to support District grant application efforts, and has supported this important function for over 20 years.

Director Guritz stated that the leveraging of outside funding to extend District capital resources is the highest priority for the District to accomplish over the next three years.

The Finance Committee discussed the report, which included an initial \$300,000 allocation to support master plan improvements at Pickerill-Pigott Forest Preserve. Commissioner Gryder asked about changes in the capital priorities for the District. Director Guritz stated that resources allocated for cropland conversion and public access improvements at Millbrook South have been reallocated until such time that the District is able to afford the costs for conversion and public access improvements, noting that the State is first requiring completion of a Phase II archaeological survey for the preserve before considering future public access proposals for site development.

Commissioner Davidson reported on efforts to negotiate Henneberry Forest Preserve access, which may include donation of open space parcels and improved farmland (access drive) to the District, as well as a transfer of a portion of Kendall County trail improvement bond funds for future improvements.

#### **XI. Pickerill-Pigott Tax Abatement Intergovernmental Agreement**

The Finance Committee discussed the proposed template for intergovernmental agreements with the various taxing bodies on the Pickerill-Pigott life estate parcel to request a refund of current year prorated taxes to the District to support planned improvements in the preserve.

Commissioner Gryder made a motion to forward the proposed intergovernmental agreements requesting a refund of the prorated tax bill to the respective taxing bodies to the Committee of the Whole for discussion. Seconded by Commissioner Gilmour. Aye, all. Opposed, none.

#### **XII. Executive Session**

None.

#### **XIII. Other Items of Business**

Commissioner Gryder inquired about a potential easement at Pickerill-Pigott Forest Preserve to extend an adjoining property owner an access easement along the entry drive to the preserve.

Director Guritz responded that this potential request was discussed at a previous meeting, noting that the individual that may request the access easement is not the current property owner, but did approach the District to determine whether Commission would consider the easement in exchange for funding the completion of the Pickerill-Pigott access drive.

Director Guritz stated that a similar arrangement is in place at Ellis House and Equestrian Center.

The Finance Committee discussed the improvements that would be needed in order to manage preserve traffic into the preserve, including management of the preserve entry gates.

#### **XIV. Citizens to be Heard**

No public comments were offered by those in attendance.

#### **XV. Adjournment**

Commissioner Davidson made a motion to adjourn. Seconded by Commissioner Kellogg. Aye, all. Opposed, none. Meeting adjourned at 7:26 pm.

Respectfully submitted,

David Guritz  
Executive Director, Kendall County Forest Preserve District

To: Kendall County Forest Preserve District Finance Committee

From: David Guritz, Director

RE: Ordinance #18-03-001 – Authorization Ordinance and Purchase Contract for Little Rock Creek Forest Preserve - Maramech Addition

Date: March 6, 2018

During the Finance Committee meeting on March 1, 2018, the Committee reviewed the proposed acquisition ordinance and purchase contract, as well as the fully executed Letter of Intent and signed grant forms received from The Conservation Foundation.

The Finance Committee approved a motion to forward the proposed ordinance and purchase contract for consideration by the Board of Commissioners.

Separately, the Finance Committee requested a review of the proposed closing costs. Attached to this cover memo, please find a revised initial fee quote from Chicago Title Company, LLC requested by and received from ASA Lisa Coffey based on her follow-up request. It should be noted that the reduced cost quote includes all title charges for both owner and seller, and does not factor in the prorated tax bill credit that will be paid to the District by The Conservation Foundation at closing.

The District will work with the Kendall County Treasurer's Office to complete the wire transfer of \$650,000 plus closing costs at closing. Closing is anticipated within 30-days following approval of the ordinance and purchase contract.

Approval of the ordinance and purchase contract authorizes completion of the "Little Rock Creek – Maramech Addition" 132 +/- acre acquisition project. The District's initial capital outlay is fully reimbursable by the Land and Water Conservation Fund – Open Space Land Acquisition and Development grant.

The Conservation Foundation is providing the required 50% match for the acquisition of the property. Their match includes a \$500,000 grant received from the Illinois Clean Energy Community Foundation, private donations, and additional grant fund support from the Forest Foundation of Kendall County.

Reimbursement is anticipated within 2-3 months following submission of the District's final billing statement.

**Recommendation:**

Consider a motion to approve Ordinance #18-03-001 authorizing the purchase of approximately 132.49 +/- acres of property known as "Little Rock Creek Forest Preserve – Maramech Addition" for an amount not-to-exceed \$650,000, plus closing costs in an amount not-to-exceed \$6,168.00.



# CHICAGO TITLE COMPANY

## INITIAL FEE QUOTE

Chicago Title Company, LLC  
2000 West Galena, Suite 105  
Aurora, IL 60506  
Phone: (630)892-3775 Fax: (630)892-9241

Lisa A. Coffey  
3408 Orchard Road  
Oswego, IL 60543

<b>Order Number:</b>	17SA3286354AU	<b>Invoice Date:</b>	March 5, 2018
<b>Delivered:</b>		<b>Invoice Number:</b>	17SA3286354AU
<b>Buyer/Borrower(s):</b>	Kendall County Forest Preserve	<b>Seller(s):</b>	The Conservation Foundation
<b>Title Officer:</b>	L		

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**Property Description:**

Burr Oak Road, Millhurst Road, Griswold Springs Road and Fox River Drive, Plano, Plano, IL 60545

**Policies Applied For:** ALTA Owner's Policy 2006 1,500,000.00

Description	Seller Charge	Buyer Charge
Owner's Policy (Coverage \$1,500,000.00) (ALTA Owner's Policy 2006)	0.00	2,875.00
Escrow Fees	0.00	1,300.00
CPL Fee to Seller	0.00	50.00
CPL Fee to Buyer	0.00	25.00
Wire Fee to Buyer	0.00	40.00
Commitment Update Fee	0.00	125.00
Policy Update Fee	0.00	125.00
Additional PIN Charge	0.00	200.00
State of Illinois Policy Registration Fee	0.00	3.00
<b>TOTALS:</b>	<b>0.00</b>	<b>4,743.00</b>
<b>GRAND TOTAL:</b>		<b>4,743.00</b>

**Invoice Notes:** This is a preliminary invoice based on current information and may change prior to closing.

**KENDALL COUNTY FOREST PRESERVE DISTRICT  
KENDALL COUNTY, ILLINOIS**

**ORDINANCE# 18-03-001**

**AN ORDINANCE TO PURCHASE APPROXIMATELY 132.49± ACRES OF PROPERTY KNOWN AS "LITTLE ROCK CREEK FOREST PRESERVE - MARAMECH ADDITION" FROM THE CONSERVATION FOUNDATION, NAPERVILLE, ILLINOIS FOR AN AMOUNT NOT-TO-EXCEED \$4,906.04 PER ACRE, REPRESENTING A TOTAL EXTENDED LAND VALUE AND COST OF \$650,000.00, WHICH SUM REPRESENTS 50% OF THE \$1,300,000.00 CERTIFIED FAIR MARKET VALUATION OF THE PROPERTY, WITH THE REMAINING 50% OF THE CERTIFIED FAIR MARKET VALUATION OF \$650,000.00 TO BE DONATED TO THE KENDALL COUNTY FOREST PRESERVE DISTRICT BY THE CONSERVATION FOUNDATION, PLUS CLOSING COSTS**

WHEREAS, the Kendall County Forest Preserve District (hereinafter the "District") is a body politic and corporate and municipal corporation organized and existing under the Downstate Forest Preserve District Act, 70 ILCS 805/0.001 et seq. as amended (hereinafter the "Act"); and

WHEREAS, the mission of the Kendall County Forest Preserve District is to acquire and hold lands containing natural forests, and lands capable of being restored to a natural condition, for the purpose of protecting and preserving the flora, fauna, and scenic beauties within Kendall County for the education, pleasure, and recreation of the public; and

WHEREAS, the President and Board of Commissioners of the Kendall County Forest Preserve District have the authority to acquire by lease, purchase, condemnation, gift, grant, or devise, lands necessary and desirable for Forest Preserve purposes; and

WHEREAS, the Kendall County Forest Preserve District (the 'District') has conducted a study of certain lands located in Little Rock Township known as the "Little Rock Creek - Maramech Addition" within the corporate limits of the District which are suitable for forest preserve purposes as described in Exhibit A attached hereto; and

WHEREAS, on September 19, 2017, the Kendall County Forest Preserve District's Board of Commissioners approved a Land and Water Conservation Fund - Open Space Land Acquisition and Development grant agreement (Grant Agreement #17-00992) with the State of Illinois - Illinois Department of Natural Resources to reimburse the District for fifty percent of the land value up to \$746,000.00; and

WHEREAS, the District and State of Illinois - Illinois Department of Natural Resources have reviewed and certified the fair market valuation information for the 132.49 acres, more or less; and

WHEREAS, in accordance with the District's grant agreement with the Illinois Department of Natural Resources, the Land and Water Conservation Fund will contribute up to fifty percent of the total land value up to \$746,000.00, with a required 1:1 grant match; and

WHEREAS, The Conservation Foundation has honored its commitment to donate the remaining fifty percent of the land value, thereby providing the required matching funds to satisfy the LWCF-OSLAD grant agreement matching requirement, to the Kendall County Forest Preserve District; and

WHEREAS, the State of Illinois - Illinois Department of Natural Resources have confirmed that The Conservation Foundation's donation to the District shall constitute and fulfill Kendall County Forest Preserve District's grant agreement matching funds requirement; and

WHEREAS, the District's Board of Commissioners approved a letter of intent extending an offer for a fee simple purchase of the "Little Rock Creek - Maramech Addition" property at its February 20, 2018 Commission meeting; and

WHEREAS, The Conservation Foundation has signed the District's letter of intent and required forms accepting the District's offer of intention to purchase the "Little Rock Creek - Maramech Addition" property; and

WHEREAS, the purchase contract entitled "Agreement for Purchase of Real Estate Commonly Known as the "Stevenson Property" has been successfully negotiated and incorporated into this Ordinance as Exhibit A; and

WHEREAS, the District has complied with all statutory and grant agreement procedures required for the acquisition of the Property.

NOW, THEREFORE, BE IT ORDAINED by the Board of Commissioners of the Kendall County Forest Preserve District, Kendall County, Illinois that:

1. The recitals set forth above are incorporated as part of this Ordinance by this reference.
2. The "Little Rock Creek - Maramech Addition" property is privately owned as described within the attached Exhibit A purchase contract, and lies wholly within the limits of the District.
3. The "Little Rock Creek - Maramech Addition" property is suitable to be used, occupied and developed for forest preserve purposes, and it is necessary and desirable that this land be acquired by the District for



\$4,906.04 per surveyed acre, representing 50% of the average certified fair market value per acre for the property, with an extended land value and cost of \$650,000.00, plus the closing costs for an amount not-to-exceed \$6,168.00.

4. The Kendall County Forest Preserve District's President, Vice-President, Secretary, and Treasurer, Office of the Kendall County State's Attorney and the Kendall County Forest Preserve District Executive Director are hereby authorized and directed to execute and attest to all documents, on behalf of the District, which are necessary to complete such transactions provided that the documents have first been approved by the Office of the Kendall County State's Attorney.
5. Should any provision of this Ordinance is held to be invalid by a court of competent jurisdiction, that provision shall be stricken from this Ordinance, and the remaining provisions shall continue in full force and effect to the fullest extent possible.
6. This Ordinance shall be in full force and effect from and after its passage and approval in the manner provided by law.

PASSED this 6TH day of March, 2018

Ayes:

Nays:

APPROVED this 6TH day of March, 2018

APPROVED: \_\_\_\_\_  
Judy Gilmour, President

ATTEST: \_\_\_\_\_  
Elizabeth Flowers, Secretary



**Exhibit A**

**AGREEMENT FOR PURCHASE AND DONATION OF REAL ESTATE**  
**COMMONLY KNOWN AS THE "STEVENSON PROPERTY"**

This AGREEMENT FOR PURCHASE AND DONATION OF REAL ESTATE COMMONLY KNOWN AS THE "STEVENSON PROPERTY" ("Agreement") is hereby entered into by and between THE CONSERVATION FOUNDATION, an Illinois not-for-profit corporation, 10S404 Knoch Knolls Road, Naperville, Illinois 60565 ("TCF") and the KENDALL COUNTY FOREST PRESERVE DISTRICT, a body corporate and politic, 110 West Madison Street, Yorkville, Illinois 60560 ("District"), in accordance with the following recitals, terms and conditions:

**RECITALS**

WHEREAS, the real estate subject to this Agreement is commonly referred to between the parties as the "Stevenson Property," and consists of approximately 132.5 acres as legally described and depicted on **Exhibit A** attached hereto and incorporated herein; and

WHEREAS, the District and TCF have the common goal of preserving and protecting the natural resources on the Stevenson Property in conjunction with their efforts to preserve and protect the high quality, pristine, wooded character of the real estate and the approximate 1.3 miles of Little Rock Creek running through the real estate, and to also add onto the adjacent Maramech Forest Preserve owned by the District, and to this end have agreed to enter into a transaction whereby the Stevenson Property will be initially purchased by TCF from the current Owners, and thereafter immediately donated in fee simple to the District, as TCF is and has been, committed to assisting and facilitating governmental entities such as the District in their acquisition and preservation of real estate; and

WHEREAS, TCF has executed an agreement with the current Owners providing for the initial purchase of the Stevenson Property at a total purchase price of One Million Four Hundred Twenty Thousand Nine Hundred Three Dollars and Twenty-Five Cents (\$1,420,903.25); and

WHEREAS, the District has obtained appraisals of the Stevenson Property dated November 15, 2017 prepared by Kenneth F. Polach, MAI, SRA of the Polach Appraisal Group, Inc. valuing the Stevenson Property at One Million Three Hundred Thousand Dollars (\$1,300,000) (the "Polach Appraisals"); and

WHEREAS, in accordance with the Polach Appraisals the District has agreed to pay fifty percent (50%) of the appraised value, or Six Hundred Fifty Thousand Dollars (\$650,000), from a LWCF grant the District obtained through the Illinois Department of Natural Resources in order to assist TCF's purchase of the Stevenson Property, with the balance of the purchase price being funded by a Five Hundred Thousand Dollar (\$500,000) Illinois Clean Energy grant obtained by TCF plus additional private TCF funds, which funds shall also be used to cover all closing and title costs, survey costs, environmental due diligence costs, attorney fees and staff expenses incurred by TCF for its initial acquisition of the Stevenson Property from the Owners; and

WHEREAS, it is expressly understood that after TCF's acquisition of the Stevenson Property it will be immediately thereafter conveyed and donated from TCF to the District via a Special Warranty Deed of Donation in its "as is, where as" condition, with the District indemnifying and holding harmless TCF from any and all environmental or other liabilities associated with TCF's brief ownership of the Stevenson Property.

NOW, THEREFORE, in consideration of the mutual covenants contained herein and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged by TCF and the District, TCF and the District agree as follows:

1. The District and TCF hereby adopt the foregoing Recitals and affirm that the construction of this Agreement shall be guided thereby.
2. The District agrees to pay the sum of Six Hundred Fifty Thousand Dollars (\$650,000) toward TCF's purchase of the Stevenson Property from the current Owners with said payment being made by the District at the closing on TCF's acquisition of the Stevenson Property.
3. Immediately upon TCF's closing on the Stevenson Property, TCF shall execute and deliver to the District a recordable Special Warranty Deed of Donation and any and all other documents required by the title company, so as to convey and donate the Stevenson Property to the District in fee simple, subject only to the following:
  - a. General real estate taxes, if any, for the year 2017 and subsequent years.
  - b. Special assessments not yet due and payable as of the date of closing; building, building line and use or occupancy restrictions; conditions and covenants of record as identified on the July 2, 2017 commitment for title insurance issued by Chicago Title Insurance Company (Commitment No. 17SA3286354AU) obtained by the District.
  - c. Zoning laws and ordinances, drainage ditches, feeders, laterals and drain tile, pipe or other conduit.
4. TCF shall credit and give the District the entire amount of the real estate tax proration TCF received from the current Owners for the 2017 and 2018 real estate taxes up through the date of Closing which was based on 105% of the last ascertainable tax bill.
5. TCF agrees to consult the District in scheduling the closing in order to ensure ample time for the District's proceeds to be made available. Full and exclusive possession of the Stevenson Property shall be tendered by TCF to the District at closing. The parties agree that the Closing shall take place at Chicago Title Insurance Company (Yorkville Office).
6. The District shall pay for any and all closing and title charges associated with TCF's conveyance and donation of the Stevenson Property to the District.

7. After closing on the conveyance to the District from TCF, the District shall timely install a stone monument and plaque honoring Ben T. Stevenson which shall be placed near the trail off of the existing parking lot located at the southern end of the Property off of Burr Oak Road.

8. The District acknowledges and agrees that it is acquiring the Stevenson Property from TCF in its "as is, where as" condition with no representations or warranties being made by TCF nor relied upon by the District. The District agrees to indemnify, hold harmless and defend TCF from any and all claims, damages and liabilities, environmental or otherwise, associated with TCF's brief ownership of the Stevenson Property.

9. All notices herein required shall be in writing and shall be deemed given if either (i) personally delivered; (ii) sent by registered or certified United States mail, postage prepaid, return receipt requested; or (iii) sent by a nationally recognized overnight courier service. Notices shall be served on the parties as follows:

TCF:

The Conservation Foundation  
10S404 Knoch Knolls Road  
Naperville, Illinois 60565

cc: Rachel K. Robert  
Day Robert & Morrison, P.C.  
300 East 5<sup>th</sup> Avenue  
Suite 365  
Naperville, Illinois 60563

DISTRICT:

Kendall County Forest Preserve District  
110 West Madison Street  
Yorkville, Illinois 60560

cc: Lisa A. Coffey  
Law Office of Lisa A. Coffey, P.C.  
3408 Orchard Road  
Oswego, Illinois 60543

10. This Agreement is subject to the approval of the District's Board of Commissioners and TCF's Board of Trustees.

11. This Agreement contains the entire agreement between the parties hereto. All negotiations between the parties are merged in this Agreement, and there are no understandings or agreements other than those incorporated in this Agreement.

12. No addition to, or modification of, this Agreement shall be effective unless fully set forth in writing and signed by both TCF and the District. The invalidity or unenforceability of any provision or provisions of this Agreement shall not render any other provision or provisions invalid or unenforceable.

13. This Agreement shall be construed in accordance with the laws of the State of Illinois, with Kendall County being the proper and exclusive venue. In any action to enforce any of the terms of this Agreement, the prevailing party shall be entitled to receive its reasonable attorney fees and costs.

14. This Agreement may be executed in any number of identical counterparts, any or all of which may contain the signature of less than all of the parties, and all of which shall be construed together as a single instrument.

15. Time is of the essence of this Agreement.

**[SIGNATURES TO THIS AGREEMENT APPEAR ON THE NEXT PAGE]**

THE CONSERVATION FOUNDATION,  
an Illinois Not-For-Profit Corporation

BY: \_\_\_\_\_

ITS: \_\_\_\_\_

\_\_\_\_\_  
DATE

KENDALL COUNTY FOREST PRESERVE DISTRICT,  
a body corporate and politic,

BY: \_\_\_\_\_

ITS: \_\_\_\_\_

ATTEST: \_\_\_\_\_

ITS: \_\_\_\_\_

\_\_\_\_\_  
DATE

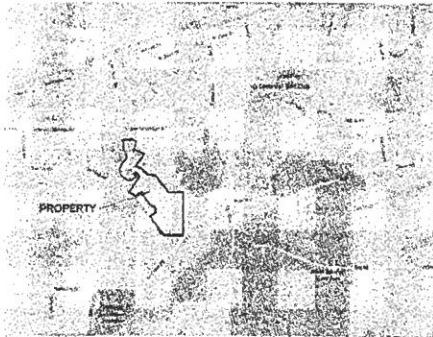
**EXHIBIT A**  
**Legal Description and Depiction**

THAT PART OF SECTION 33, TOWNSHIP 37 NORTH, RANGE 6 EAST OF THE THIRD PRINCIPAL MERIDIAN BEING DESCRIBED BY COMMENCING AT THE SOUTHEAST CORNER OF SAID SECTION 33 FOR THE POINT OF BEGINNING: THENCE SOUTH 89 DEGREES 59 MINUTES 58 SECONDS WEST ALONG THE SOUTH LINE OF SAID SECTION, A DISTANCE OF 952.0 FEET TO THE CENTER LINE EXTENDED SOUTHERLY OF A PUBLIC ROAD RUNNING NORTHWESTERLY THROUGH SAID QUARTER SECTION KNOWN AS BURR OAK ROAD; THENCE NORTH 36 DEGREES 48 MINUTES 49 SECONDS WEST ALONG SAID CENTER LINE, A DISTANCE OF 1145.81 FEET (REC. 1145.20 FEET); THENCE NORTH 53 DEGREES 14 MINUTES 28 SECONDS EAST, A DISTANCE OF 369.80 FEET; THENCE NORTH 36 DEGREES 03 MINUTES 52 SECONDS WEST, A DISTANCE OF 120.00 FEET; THENCE NORTH 53 DEGREES 01 MINUTES 57 SECONDS EAST, A DISTANCE OF 83.48 FEET (REC. 85.00 FEET); THENCE NORTH 36 DEGREES 50 MINUTES 11 SECONDS WEST, A DISTANCE OF 168.00 FEET; THENCE NORTH 72 DEGREES 09 MINUTES 59 SECONDS WEST, A DISTANCE OF 230.70 FEET (REC. 233.95 FEET); THENCE NORTH 36 DEGREES 39 MINUTES 37 SECONDS WEST, A DISTANCE OF 370.54 FEET (REC. 372.00 FEET); THENCE NORTH 28 DEGREES 57 MINUTES 56 SECONDS WEST, A DISTANCE OF 389.38 FEET (REC. 389.39 FEET); THENCE SOUTH 53 DEGREES 12 MINUTES 00 SECONDS WEST, A DISTANCE OF 375.47 FEET (REC. 375.75 FEET) TO THE CENTER LINE OF SAID BURR OAK ROAD; THENCE NORTH 57 DEGREES 58 MINUTES 05 SECONDS WEST ALONG SAID CENTER LINE, A DISTANCE OF 360.25 FEET TO A POINT LOCATED 1946.16 FEET, AS MEASURED ALONG SAID CENTER LINE, FROM THE SOUTHEAST CORNER OF DEER RIDGE P.U.D. ACCORDING TO THE SUBDIVISION PLAT RECORDED AS DOCUMENT #2001-1549; THENCE NORTH 32 DEGREES 42 MINUTES 59 SECONDS EAST, A DISTANCE OF 922.80 FEET TO A POINT IN THE CENTER OF LITTLE ROCK CREEK; THENCE NORTH 34 DEGREES 17 MINUTES 13 SECONDS WEST ALONG SAID CREEK, A DISTANCE OF 68.55 FEET; THENCE NORTH 48 DEGREES 14 MINUTES 23 SECONDS WEST ALONG SAID CREEK, A DISTANCE OF 227.44 FEET; THENCE SOUTH 57 DEGREES 00 MINUTES 22 SECONDS WEST ALONG SAID CREEK, A DISTANCE OF 53.78 FEET; THENCE SOUTH 18 DEGREES 06 MINUTES 58 SECONDS WEST ALONG SAID CREEK, A DISTANCE OF 57.38 FEET; THENCE SOUTH 52 DEGREES 46 MINUTES 45 SECONDS EAST ALONG SAID CREEK, A DISTANCE OF 43.96 FEET; THENCE SOUTH 39 DEGREES 04 MINUTES 14 SECONDS EAST ALONG SAID CREEK, A DISTANCE OF 80.65 FEET; THENCE SOUTH 02 DEGREES 53 MINUTES 11 SECONDS EAST ALONG SAID CREEK, A DISTANCE OF 40.11 FEET; THENCE SOUTH 34 DEGREES 08 MINUTES 56 SECONDS WEST ALONG SAID CREEK, A DISTANCE OF 67.60 FEET; THENCE SOUTH 55 DEGREES 09 MINUTES 51 SECONDS WEST ALONG SAID CREEK, A DISTANCE OF 208.38 FEET; THENCE SOUTH 83 DEGREES 13 MINUTES 28 SECONDS WEST ALONG SAID CREEK, A DISTANCE OF 117.54 FEET; THENCE NORTH 66 DEGREES 22 MINUTES 14 SECONDS WEST ALONG SAID CREEK, A DISTANCE OF 242.19 FEET; THENCE NORTH 48 DEGREES 35 MINUTES 22 SECONDS WEST ALONG SAID CREEK, A DISTANCE OF 221.89 FEET; THENCE NORTH 14 DEGREES 13 MINUTES 24 SECONDS WEST ALONG SAID CREEK, A DISTANCE OF 343.35 FEET; THENCE NORTH 28 DEGREES 24 MINUTES 03 SECONDS EAST ALONG SAID CREEK, A DISTANCE OF 403.33 FEET; THENCE



NORTH 54 DEGREES 06 MINUTES 26 SECONDS EAST ALONG SAID CREEK, A DISTANCE OF 108.41 FEET; THENCE NORTH 19 DEGREES 30 MINUTES 57 SECONDS EAST ALONG SAID CREEK, A DISTANCE OF 193.72 FEET; THENCE NORTH 16 DEGREES 16 MINUTES 49 SECONDS WEST ALONG SAID CREEK, A DISTANCE OF 235.75 FEET; THENCE NORTH 46 DEGREES 45 MINUTES 58 SECONDS WEST ALONG SAID CREEK, A DISTANCE OF 129.10 FEET TO A POINT ON THE EAST LINE OF LOT 6 OF THE BLUFFS P.U.D. ACCORDING TO THE PLAT THEREOF RECORDED AS DOCUMENT #2000-00949, SAID POINT BEING LOCATED 199.71 FEET NORTH OF THE SOUTHEAST CORNER OF SAID LOT 6; THENCE NORTH 02 DEGREES 14 MINUTES 09 SECONDS WEST ALONG SAID EAST LINE OF LOT 6, A DISTANCE OF 487.86 FEET TO THE NORTHEAST CORNER OF SAID LOT 6 IN THE BLUFFS P.U.D.; THENCE NORTH 87 DEGREES 46 MINUTES 04 SECONDS EAST, A DISTANCE OF 481.25 FEET; THENCE SOUTH 61 DEGREES 49 MINUTES 01 SECONDS EAST, A DISTANCE OF 158.74 FEET; THENCE SOUTH 12 DEGREES 43 MINUTES 02 SECONDS WEST, A DISTANCE OF 415.70 FEET; THENCE SOUTH 67 DEGREES 10 MINUTES 27 SECONDS EAST, A DISTANCE OF 557.13 FEET; THENCE SOUTH 35 DEGREES 40 MINUTES 57 SECONDS WEST, A DISTANCE OF 722.50 FEET; THENCE SOUTH 63 DEGREES 09 MINUTES 24 SECONDS EAST, A DISTANCE OF 333.25 FEET; THENCE SOUTH 47 DEGREES 06 MINUTES 25 SECONDS EAST, A DISTANCE OF 400.05 FEET; THENCE SOUTH 83 DEGREES 12 MINUTES 34 SECONDS EAST, A DISTANCE OF 400.01 FEET; THENCE SOUTH 36 DEGREES 55 MINUTES 23 SECONDS EAST, A DISTANCE OF 1029.22 FEET TO A LINE DRAWN PARALLEL WITH AND 2100 FEET NORTHERLY OF THE SOUTH LINE OF SAID SECTION 33; THENCE NORTH 89 DEGREES 59 MINUTES 58 SECONDS EAST ALONG SAID LINE AS MONUMENTED, A DISTANCE OF 740.90 FEET TO THE EAST LINE OF SAID SECTION 33; THENCE SOUTH 00 DEGREES 52 MINUTES 28 SECONDS EAST, A DISTANCE OF 2100.09 FEET TO THE POINT OF BEGINNING ALL IN THE TOWNSHIP OF LITTLE ROCK, KENDALL COUNTY, ILLINOIS.

GENERAL NOTES:  
1) THERE IS NO EVIDENCE OF RECENT EXCAVATIONS LOCATED ON THE PROPERTY.  
2) MUCH OF THIS PROPERTY IS LOCATED WITHIN A FLOOD HAZARD AREA ACCORDING TO THE FIRM  
3) PROXIMITY WITH AN EFFECTIVE DATE FEBRUARY 4, 2008  
4) THE PROPERTY HEREON DESCRIBED HAS MANY TREE BURNED AND STANDS FOR HUNTING  
THROUGHOUT.  
5) UTILITIES, ROADS AND STRUCTURES SHOWN ON THIS SURVEY ARE THOSE VISIBLE WHILE  
PERFORMING THE SURVEY. THERE COULD BE MORE FENCES AND STRUCTURES EXISTING THAT WE  
WERE UNABLE TO FIND AND LOCATE IN THIS OPEN DEVELOPMENT.  
6) THE BASIS OF MEASURED BEARINGS IS GPS TOTAL STATION.  
7) THERE ARE NO OTHER ADJACENT PROPERTIES LOCATED ON THIS PROPERTY.  
7) THERE ARE: COANAWINGWETLANDS OPEN POLS LOCATED ON THE SOUTH SIDE OF THE ROAD SERVING  
ALL PROPERTIES IN THE AREA.



### LOCATION MAP

**ASSISTANT SECRETARY**

STATE OF ILLINOIS )  
100

COUNTY OF KENDALL )

TO THE ESTATE OF BENT STEVENSON, DECEASED, TALLWOOD, INC., KENDAL COUNTY FOREST PRESERVE DISTRICT, THE CONSERVATION FOUNDATION, CHICAGO TITLE INSURANCE COMPANY AND THEIR RESPECTIVE SUCCESSORS AND ASSIGNS

THIS IS TO CERTIFY THAT THIS SURVEY (THIS MAP OR PLAN AND THE SURVEY ON WHICH IT IS BASED) WERE MADE IN ACCORDANCE WITH THE 2018 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALLOWING B-LAND TITLE SURVEYS. JOINTLY LEASOLD BY AND ADOPTED BY ALTA AND HEPL, AND BY U.S. ITEMS 1, 2, 4, 6, 8 AND 11 HEREIN OF TABLE THEREOF. THE FIELD WORK WAS COMPLETED ON THE 12TH DAY OF OCTOBER, 2017.

THE UNDERSIGNED HAS RECEIVED AND EXAMINED A COPY OF CHICAGO TITLE INSURANCE COMPANY'S COMMITMENT NO. 8770261844, DATED AUGUST 26, 2017 AND THE LOCATION OF ANY MATTER SHOWN THEREON, TO THE EXTENT IT CAN BE LOCATED, HAS BEEN SHOWN ON THIS SURVEY.

WITNESSED UNDER MY HAND AND SEAL, AT PLANO, ILLINOIS, THIS 23rd DAY OF OCTOBER, 2017 A.D.

RONALD J. BAKER  
ILLINOIS PROFESSIONAL LAND SURVEYOR #2357  
EXPIRATION DATE: 11-30-2018

**rbac** **RB & ASSOCIATES**  
CONSULTING, INC.  
4 W. MAIN STREET  
PLANO, IL 60145  
(800) 553-7452  
DESIGN PHASE 9  
101-004-678  
www.rb-associates.com

DWG # 2017-16228-132 (JAL/TAI)

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# KENDALL COUNTY FOREST PRESERVE DISTRICT

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HISTORIC KENDALL COUNTY COURTHOUSE    110 WEST MADISON STREET    YORKVILLE, IL 60560

February 20, 2018

Rachel K. Robert  
Day Robert & Morrison, P.C.  
300 East 5th Avenue  
Suite 365  
Naperville, Illinois 60563

Re:    Project #17-00992: Little Rock Creek – Maramech Addition (the "Property")  
Kendall County, Illinois

Property Index Numbers 01-33-400-006 (84.45-acres) (Full Parcel)  
01-33-100-040 and 01-33-200-004 (48.0376-acres) (Partial acquisition of two  
parcels)

Dear Ms. Robert:

The purpose of this Letter of Intent is to outline the basis upon which the Kendall County Forest Preserve District ("Purchaser") is prepared to purchase the above-referenced property from the owner and record title holder ("Seller").

The principal terms of the transaction, and the principal conditions to closing, are as follows:

1.    **The Property:**

132.49 +/- acres

1. Property Index Numbers 01-33-400-006 (Full - 84.45-acres)
2. 01-33-100-040 (portion) and 01-33-200-004 (portion)  
(48.0376 combined acres representing partial acquisition of two parcels)

2.    **Interest to be Conveyed:**

One hundred percent fee simple interest.

3.    **Purchase Price:**

The certified fair market value for the Property is \$1,300,000. The purchase price for the Property is fifty percent of the average total land value of \$9,812.24 per surveyed acre, or \$650,000.00.

4. **Title/Survey:**

Seller will convey title by Special Warranty Deed subject to (1) real property taxes and assessments not then due and payable, (2) applicable zoning ordinances and regulations, (3) easements, covenants and conditions of record, approved by Purchaser in its reasonable discretion. Title shall be evidenced by a commitment issued by Chicago Title Insurance Company, a nationally recognized title company ("Title Company") selected by Purchaser and reasonably satisfactory to Seller. Copies of all restrictions, easements and other matters of record affecting title to the Property, as well as a current boundary survey of the Property certified to Purchaser, will be provided to Seller at least ten (10) days prior to expiration of Purchaser's due diligence period. The premium for a basic boundary title insurance policy with extended coverage and the cost of the survey will be paid by Purchaser; Purchaser shall pay for any further endorsements Purchaser may require.

5. **Purchase and Sale Agreement:**

The final draft of a sale agreement has been prepared for presentation to the Board of Commissioners of the Kendall County Forest Preserve District for its consideration on March 6, 2018 at 6:00 pm. Presentation to the Board of Commissioners for consideration for approval is contingent upon the District's receipt of signed original copies of this Letter of Intent, the Statement of Just Compensation Form, the Waiver of Rights to Just Compensation Form, the enclosed Voluntary Transaction Form by the District. The Effective Date shall be the date the Purchase and Sale Agreement is fully executed by both parties.

6. **Condition of Property:**

Purchaser shall accept the Property (including without limitation the land, and building located thereon) in its "as is" condition without representation or warranty. If, by the end of such due diligence period as is provided by the Purchase and Sale Agreement, Purchaser is not willing to accept the Property in its "as is" condition, Purchaser's sole remedy shall be to terminate the Purchase and Sale Agreement by written notice to Seller.

7. **Due Diligence:**

(a) Purchaser shall at its expense commence due diligence (including without limitation undertaking such Phase I environmental assessment as Purchaser may require) immediately following the Effective Date. Seller will cooperate to the extent reasonably required in making all requested information available to Purchaser. Based on the results of this due diligence investigation, Purchaser may terminate the Purchase and Sale Agreement at any time within forty-five (45) days following the Effective Date by giving written notice to Seller prior thereto.

(b) Seller shall allow Purchaser access to the Property without charge and at all reasonable times following the Effective Date for the purpose of Purchaser's reasonable investigation and testing of the same. All such investigation and testing shall be performed by companies approved in writing by Seller, such approval not to be

unreasonably withheld. Purchaser shall pay all costs and expenses of such investigation and testing and shall indemnify and hold Seller and the Property harmless from and against all costs and liabilities relating to Purchaser's activities. Purchaser shall further repair and restore any damage to the Property caused by or occurring during Purchaser's testing and return the Property to substantially the same condition as existed prior to such entry. Prior to entry upon the Property, Purchaser shall deliver to Seller a certificate of insurance satisfactory to Seller evidencing adequate liability insurance coverage.

8. **Prorations:**

Real estate taxes (to be reprorated on the basis of 105 percent of the most recent ascertainable tax bill, and to be reprorated after closing) and all other sums normally prorated in connection with the conveyance of real property in Kendall County, Illinois shall be prorated effective as of the date of closing.

9. **Brokers:**

Purchaser and Seller represent and warrant to each other that they have dealt with no real estate broker or agent in connection with this transaction and that no broker or agent is entitled to any commission on a transaction resulting from this Letter of Intent.

10. **Closing Date:**

The sale will be closed on the first business day that is sixty (60) calendar days following the Effective Date, or such earlier date as to which the parties may agree in writing, in Yorkville, Illinois, at the offices of the Chicago Title Insurance Company.

11. **Board of Commissioners Approval:**

The Purchase and Sale Agreement shall be subject to and conditioned upon written approval thereof by the Board of Commissioners of Purchaser, such approval to be obtained no later than sixty (60) days following full execution and delivery by Seller and Purchaser of the Purchase and Sale Agreement.

The transaction contemplated herein is subject to the negotiation, approval and execution of a mutually-satisfactory Purchase and Sale Agreement and all other documents necessary and appropriate to accomplish the transactions contemplated herein. Until a Purchase and Sale Agreement is executed, neither party shall have any legal duty or obligation to the other, it being expressly understood that either party may discontinue negotiations and cancel this Letter of Intent at any time. This Letter of Intent shall be governed by the laws of the State of Illinois.

A duplicate original of this letter, duly executed by Seller, shall be delivered to Purchaser to the attention of David Guritz, Forest Preserve Director, 110 West Madison Street, Yorkville, Illinois 60560, by 4:30 P.M. Central Standard Time, Thursday, March 1, 2018; otherwise, at Purchaser's option, this letter shall be deemed withdrawn by Purchaser.

Sincerely,

By: 

Acknowledged and Agreed to:

Seller(s): The Conservation Foundation

By:   
Daniel P. Lobbes

By: \_\_\_\_\_

Title: Dir. of Land Preservation

Title: \_\_\_\_\_

Date: 2/28/18

Date: \_\_\_\_\_



**STATEMENT OF JUST COMPENSATION  
SUMMARY OF PROPERTY ACQUISITION AND OFFER TO PURCHASE**

PROJECT NAME: Project #17-00992: Little Rock Creek Acquisition-  
Mamech Addition County: Kendall County, Illinois  
Parcel # 01-33-400-006 (84.45-acres) (Full Parcel)  
01-33-100-040 and 01-33-200-004 (48.0376-acres) (Partial acquisition of both parcels)  
OWNER(S) OF REAL PROPERTY: The Conservation Foundation 10S404 Knoch Knolls Road  
Naperville, Illinois 60565

LOCATION OF PROPERTY: Kendall County, Illinois - Little Rock Township

In compliance with Sec. 301 of the federal Relocation Assistance & Real Property Acquisition Policies Act (P.L. 91-646, 49 CFR 24) and/or the Illinois Displaced Persons Relocation Act (310 ILCS 40 et seq.), the following summary has been prepared to fully inform you, the seller, of the details of the acquisition of (a portion of) your property for purposes. *The legal description of the parcel to be acquired is attached hereto.*

**1. Existing Property:**

Total Size/Area: 293.00-acres (acres/sq. ft.) more or less.

Highest and Best Use as appraised: \$ Agricultural Use

**Certified Market Value of Entire Property\*** \$775,000.00 (full parcel) + 2,925,000.00 (partial parcels)

Certified Market Value of Entire Property is based upon a State-approved appraisal and is not less than the appraiser's opinion of certified market value which was determined after a personal inspection of your property, at which time you or your representative were given the opportunity to accompany the appraiser. The appraisal takes into consideration the location of your property, its highest and best use, current land sales of properties similar to your property and other indicators of values as may be necessary, i.e.:

**\$775,000.00 Proposed full parcel acquisition - 84.45 acres 01-33-400-006**

\$2,925,000.00 consists of 208.55 total acres and includes full parcel numbers 01-33-100-040:

01-33-200-004; 01-34-100-001, and 01-27-300-003 - 48.0376-acres proposed partial parcel acquisition

2. **Land to be Acquired:**

Estate or Interest to be acquired:

Total Land Areas to be acquired:	132.4876 total acres	(acres/sq. ft.)
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3. **Major Improvements and All Fixtures to be acquired:**

4. Compensation for Property Acquired: \$ 9,812.24 per acre per acres/sq.ft.

Certified Market Value, including all improvements, as part of the Whole Property: \$ 1,300,000.00

Damage to the remaining property as a result of the acquisition:

Total compensation for the property acquired: \$ 1,300,000.00

5. **Other Consideration:**

( \_\_\_\_\_ )

**S**

( )

§

**Total Other Consideration:**

§

**6. Total Just Compensation for Entire Acquisition:**

**\$ 1,300,000.00**

(includes all interests in the land required for the proposed public project, and damage to the remaining property, if any)

Any increase or decrease in the market valuation caused by the public improvement or project for which property is to be acquired, or by the likelihood that the property would be acquired for such improvement or project, other than that due to physical deterioration within the reasonable control of the owner, has been disregarded in making the determination of just compensation.

**STATEMENT OF JUST COMPENSATION**  
**SUMMARY OF PROPERTY ACQUISITION AND OFFER TO PURCHASE**  
(continued)

Project #17-00992: Little Rock Creek Acquisition-  
PROJECT NAME: Maramech Addition County: Kendall County, Illinois  
Parcel # 01-33-400-006 (84.45-acres) (Full Parcel)  
01-33-100-040 and 01-33-200-004 (48.0376-acres) (Partial acquisition of both parcels)

You may wish to retain and remove some, or all, of the improvements included in the acquisition. If so, the following owner-retention values have been established for the improvements listed above in Item 3, and the total of the owner-retention values for the improvements retained will be deducted from the total compensation.

<u>IMPROVEMENT</u>	<u>OWNER-RETENTION VALUE</u>
None.	\$
	\$
	\$

NOTE: Any agreement to retain such improvements does not convey with it a permit to move the improvements on, or over any State highway. It is suggested that you contact the Illinois Dept. of Transportation district office nearest you for information regarding application for a permit if one is needed.

On behalf of the Kendall County Forest Preserve District I hereby offer the property  
determined as the Certified market value by  
owner the total sum of \$1,300,000.00 (One-million three hundred thousand dollars)  
independent appraisal, for the property described on the attached instrument(s), free and clear of all claims  
of other parties, liens, taxes and encumbrances.

PRESENTED BY: Judy Gilmour, President  
(Chief Elected Official)

Judy Gilmour  
(Signature)

DATE: February 20, 2018

**STATEMENT OF OWNER**

I have read the preceding summary describing how this appraised value was established and was offered the stated value of \$ \$1,300,000.00. I further state that:

- There are no persons living on the property.
- There are no businesses being conducted on the property by others.
- The following persons are living or conducting business on the property (including owner if in occupancy). Give name and address:

The Conservation Foundation will donate 50% of the stated certified fair market value to the  
Kendall County Forest Preserve District. The land value of the donation per the stated certified  
fair market value is \$650,000.00.

Signed: Daniel P. Lobbes The Conservation Foundation

Address: Daniel P. Lobbes, Director of Land  
Preservation, 108404 Knoch Knolls Road, Naperville, Illinois 60565

Please note that the signing of this statement by the owner (or representative) DOES NOT constitute an acceptance of the herein stated offer to purchase.



Waiver of Rights to Just Compensation

PROJECT NAME: Project #17-00992: Little Rock Creek - Maramech Addition

Parcel #: Full parcel (88.45 acres) 01-33-400-006; Partial parcels (48.0376 acres) 01-33-100-040, 01-33-200-004,  
County: 01-34-100-001 and 01-27-300-003

Kendall County, Illinois

I, Brook McDonald, President and CEO of The Conservation Foundation  
(Seller / Grantor), have been informed of all my rights and benefits  
under the federal "*Uniform Relocation Assistance and Real Properties Acquisition Policy Act of 1970*", as  
amended, and/or the Illinois Displaced Persons Relocation Act and have been provided with a "Statement of  
Just Compensation" and a written "Offer to Purchase" on the subject property for the appraised value of  
\$ 1,300,000.00 (amount). Of my own choice, I have elected to accept an amount

less than the specified appraised Certified market value for the following reason(s):

The Conservation Foundation will donate 50% of the certified fair market value for the  
Little Rock Forest Preserve. The Conservation Foundation has received matching-grant  
funding and private donations to support this acquisition project.

Daniel P. Lobbes

(Signature of Seller/Grantor)  
Daniel P. Lobbes, Director of Land Preservation  
The Conservation Foundation

2/28/18

(Date)

**CERTIFICATION  
OF  
VOLUNTARY TRANSACTION INVOLVING LAND SALE**

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This is to confirm and certify that I/We the seller(s) has freely offered and agreed to sell the land described on the attached to the Kendall County Forest Preserve District at a mutually acceptable and negotiated price of \$ 650,000.00. No action was taken on the part of the Kendall County Forest Preserve District to in any way force this sale and I/We the seller(s) understood and were advised by the Kendall County Forest Preserve District that eminent domain proceedings would not be pursued if we (the buyer and seller) failed to reach an amicable negotiated purchase price for said property.

It is further acknowledged that the herein stated negotiated purchase price is not based upon value established through an independent appraisal reviewed and approved by the Illinois Department of Natural Resources for the said property.

David P. Lobbes

seller(s) or authorized agent

Daniel P. Lobbes, Director of Land Preservation  
printed/typed name The Conservation Foundation

10S404 Knoch Knolls Road  
address

Naperville, Illinois 60565  
city, state & zip code

2/28/18

date

To: Kendall County Forest Preserve District Finance Committee

From: David Guritz, Director

RE: Resolution #18-03-002 Authorizing District Participation in the  
2018 ComEd-Openlands Green Region Program

Date: March 6, 2018

Recently, the District received notification that the 2018 ComEd-Openlands Green Region program will again accept proposals from agencies previously funded through the program.

District staff members have discussed the eligibility requirements with the Green Region grant program staff, and have determined that the Forest Foundation of Kendall County's Community Restoration Challenge Grant funding, if awarded, would fulfill the 50% matching requirement for a \$10,000 Green Region grant. This will potentially increase the total restoration project funding available for the Hoover Restoration Challenge Grant project to \$38,000.

ComEd-Openlands Green Region Funding would provide seed, perennials, trees, and shrubs to enhance pollinator habitat at Hoover Forest Preserve within core prairie and oak-woodland bluff areas within the preserve.

If the Forest Foundation of Kendall County's ICECF grant proposal is not funded, the District would be required to fulfill the \$10,000 required match to support the restoration project, which is currently proposed for completion without a need for matching District funding.

Recommendation:

Consider a motion to approve Resolution #18-03-002 authorizing District participation in the 2018 ComEd-Openlands Green Region Program for the restoration of core prairie areas to enhance pollinator habitat at Hoover Forest Preserve.

**RESOLUTION NO. 18-03-002**

**KENDALL COUNTY FOREST PRESERVE DISTRICT  
KENDALL COUNTY, ILLINOIS**

**A RESOLUTION AUTHORIZING PARTICIPATION IN THE  
2018 ComEd-OPENLANDS GREEN REGION PROGRAM  
FOR THE RESTORATION OF CORE PRAIRIE AREAS TO ENHANCE  
POLLINATOR HABITAT AT HOOVER FOREST PRESERVE**

**WHEREAS**, the Kendall County Forest Preserve District (hereinafter the "District") is a body politic and corporate and municipal corporation organized and existing under the Downstate Forest Preserve District Act, 70 ILCS 805/0.001 et seq. as amended (hereinafter the "Act"); and

**WHEREAS**, the mission of the District is to acquire and hold lands containing natural forests, and lands capable of being restored to a natural condition, for the purpose of protecting and preserving the flora, fauna, and scenic beauties within Kendall County for the education, pleasure, and recreation of the public; and

**WHEREAS**, the Forest Foundation of Kendall County's Community Stewardship Challenge Grant under consideration for funding by the Illinois Clean Energy Community Foundation will begin in June 2018; and

**WHEREAS**, Hoover Forest Preserve is the location for the Forest Foundation of Kendall County's core prairie and oak woodland bluffs habitat enhancement project (hereinafter collectively referred to as "the Project"); and

**WHEREAS**, the Board of Commissioners has approved and authorized the Forest Foundation of Kendall County's request to complete the proposed Community Stewardship Challenge grant initiative if awarded funding from the Illinois Clean Energy Community Foundation; and

**WHEREAS**, the District desires to support the completion of the restoration and habitat enhancement of the core prairie and oak woodland bluffs at Hoover Forest Preserve, with the stated goal of improving habitat for the conservation of Monarch butterflies and other beneficial pollinator species in Kendall County, Illinois; and

**WHEREAS**, the District is seeking an additional \$10,000.00 grant to support this Project through the 2018 ComEd Green Region Grant Program; and

**WHEREAS**, the Forest Foundation of Kendall County's expenditures to complete the Community Stewardship Challenge Grant Project may be applied to meet the ComEd Green Region Program grant matching requirements; and

**WHEREAS**, alternatively, the District is committed to extending the required \$10,000.00 in required direct matching funding to support the Project should the Forest Foundation of Kendall County fail to receive the award of funding to complete the Project; and

**WHEREAS**, the District has received and understands the 2018 ComEd Green Region Program Guidelines.

**NOW THEREFORE, BE IT RESOLVED** by the President and Board of Commissioners of the Kendall County Forest Preserve District as follows:

1. The above recitals are hereby incorporated by reference as if set forth fully herein; and
2. The Board of Commissioners of the Kendall County Forest Preserve District hereby approves the Project and authorizes the Kendall County Forest Preserve District to submit an application to the ComEd Green Region Program in the amount of \$10,000.00 for fiscal year 2017-2018; and
3. The Board of Commissioners of the Kendall County Forest Preserve District hereby commits to the expenditure of matching funds in the amount of \$10,000.00, only if needed to fulfill the matching grant requirement for the Project's success; and
4. The President and Director for the District are hereby authorized to execute and file applications and any amendments to the application, if necessary, on behalf of the District with ComEd for the 2018 ComEd Green Region Grant.
5. The President and Executive Director for the District are also hereby authorized to furnish such additional information, assurances, certifications and amendments as ComEd may require in connection with the District's application for the 2018 ComEd Green Region grant application; and
6. The Secretary of the District is hereby directed to transmit certified copies of this Ordinance to the Executive Director for the District for inclusion and submission as part of the grant application materials.

Passed and approved by the President and Board of Commissioners of the Kendall County Forest Preserve District this 6<sup>TH</sup> day of March, 2017.

Approved:

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Judy Gilmour, President

Attest:

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Elizabeth Flowers, Secretary

## The ComEd Green Region Program

### 2018 PROGRAM GUIDELINES

#### Purpose

The Chicago metropolitan region is rich in diversity – both in our diverse landscapes that include native prairies, wetlands, woodlands, and a vast network of streams and rivers, as well as in the 10 million people who call this region home.

Recognizing that open space in our communities is crucial to the quality of our lives, ComEd has committed to supporting municipalities, townships, counties, park districts, conservation districts and forest preserve districts in northern Illinois with their ongoing efforts to protect or improve public spaces for the benefit of all. ComEd designed the ComEd Green Region Program to assist local communities in these efforts by providing funding for some expenses towards these goals.

**Underlying the program is ComEd's endorsement of deliberate planning for open space protection as a means to encourage the wisest use of scarce resources.**

#### Key Dates

Grant Cycle Opens: January 19, 2018, 9:00 a.m. Central Time  
Application Deadline: March 16, 2018, 5:00 p.m. Central Time

#### 2018 Special Program Focus: Pollinator Conservation

Pollinator species – such as bees, butterflies, bats, and birds – play important roles in the reproduction of flowering plants, including crops that people depend on for food. In Illinois alone, more than 2,500 species of bees, butterflies, and moths contribute to this vital ecological service. Yet over the past few decades, threats posed by habitat loss, disease, parasites, climate change, and environmental contaminants have all contributed to the global decline of many pollinator species.

ComEd recognizes the importance of the many programs, partnerships, and individual actions that residents of Illinois are taking to conserve pollinators, support their habitat, and protect pollinator-dependent plants and food crops. As a response to this growing awareness, in 2017 ComEd piloted the first ever special program focus on pollinator conservation in the Green Region Program. The response was overwhelmingly positive and many exciting new pollinator projects were funded.



*Tiger swallowtail butterfly, Midewin National Tallgrass Prairie, Joliet. Photo courtesy of Openlands.*

**Building upon this momentum, ComEd has decided to designate 2018 as the second year for this special focus on pollinator conservation.**

Special consideration will be given to project applications that show a demonstrable benefit for pollinator conservation. Depending on the volume of applications received, this may be accomplished by designating a special pool of funding within the 2018 grant cycle that will be applied specifically to pollinator-focused projects. The Green Region Program Administrators and ComEd reserve the right to modify this approach. Examples of demonstrable benefits for pollinator conservation include, but are not limited to, projects that:

- 1) Establish or enhance pollinator habitat
- 2) Incorporate interpretation components, such as educational site signage, that inform the public about pollinators and pollinator conservation

Please note that 2018 grant cycle applications are not required to have a pollinator focus. However, all applicants are encouraged to consider how pollinators might be supported by their particular project. Eligible applications for projects that meet regular Program Guidelines will still be accepted for consideration, regardless of whether they focus on pollinator conservation.



*Monarch butterfly, Hackmatack National Wildlife Refuge, McHenry County. Photo courtesy of DJ Glisson.*

For more information, visit [www.openlands.org/planning/greenregion/focus](http://www.openlands.org/planning/greenregion/focus).

### Eligible Applicants

Eligible Applicants are municipalities, townships, counties, park districts, conservation districts and forest preserve districts within ComEd's service territory in the following counties: Boone, Bureau, Carroll, Cook, DeKalb, DuPage, Ford, Grundy, Henry, Iroquois, Jo Daviess, Kane, Kankakee, Kendall, Lake, LaSalle, Lee, Livingston, Marshall, McHenry, Ogle, Rock Island, Stephenson, Whiteside, Will, Winnebago and Woodford.

**Before applying, please check ComEd's service territory map to ensure your proposed project is located within the service territory boundaries.** ComEd is unable to fund projects that are located outside the service territory boundaries or in a special exception area. For more information about special exception areas, please contact [greenregion@openlands.org](mailto:greenregion@openlands.org).

Past grantees are eligible to reapply only if they have fully completed their grant requirements, including, but not limited to, submitting their final grant report. Preference will be given to projects that have not previously received funding.

**Non-profit organizations and all other units of government not listed above (such as schools, school districts, and housing authorities) are not eligible to apply, but are strongly encouraged to partner on joint projects with an Eligible Applicant.** Please see the Program FAQ's for answers to some common questions about eligibility.



Eligible Applicants must be in good standing with ComEd related to provision of utilities.

### Eligible Activities

Priority is given to projects that a) demonstrate significant impact on the surrounding community by increasing the public's access to open space and encouraging their engagement with the project; and b) demonstrate active partnerships. Additional preference may be given to projects that support a special focus area that has been designated for the particular grant cycle. Eligible activities include:

- **Developing or updating open space plans.** Expenses may include consultant fees, costs associated with obtaining public input (hall rental, advertising, etc.), and publication costs.
- **Improving applicant-owned open spaces, including planning costs.** Funds may be used for habitat improvements such as installing or improving natural areas such as prairies, woodlands, wetlands, associated buffers, and other native natural communities. **The plans also may include the installation of capital improvements for passive recreation**, such as trails, boardwalks, kiosks, and observation platforms. Parking lots are not eligible for funding. Expenses related to capital improvements may include consultant fees for landscape architects, park designers, botanists, restoration specialists, engineers, etc.
- **Acquisition (by purchase or donation) of parcels of land to be used for open space.** Expenses may include land cost, legal or consultant fees, survey, environmental assessments, appraisals, etc.
- **Acquisition (by purchase or donation) of conservation easements** (also known as "development rights") on parcels of land to be used for open space. Eligible expenses include legal costs to purchase development rights, consultant fees, survey, environmental assessments, appraisals, etc.

### Ineligible Expenses

- **Staff time and ancillary expenses for applicant's employees or interns, for any aspect of the project.** To avoid your application being marked as ineligible, please clearly describe any contractor expenses involved in your project, both in the application form and your budget attachments, to show these are not staff or intern expenses.
- **Relocation of owner or tenant, condemnation, or building repair or demolition.**
- **Expenses not directly related to the use of land for open space and/or passive recreation.** For example, construction of a parking lot or a public works garage on municipal parkland would not be considered an eligible expense.
- **Active recreation amenities** such as ball fields, golf courses, tennis courts, playgrounds, swimming pools, etc.
- **Any activities that are required in connection with regulatory compliance.**



### Grant Amounts and Timing

- Grants will be for amounts up to \$10,000 and may be used to pay for **up to 50% of eligible activities**.
- The grantee must have either secured a source of matching funds or have submitted a pending application for such funds. Matching funds must be in cash. **In-kind services cannot be submitted as match.** The status of all matching funds, whether secured or pending, must be indicated on both the application form and in the required budget attachments.
- Grants will be awarded once per year.
- The online application system will close at 5:00 p.m. Central Time on March 16, 2018. **Incomplete or late applications will not be considered.**
- Applicants awarded funds for their projects will be expected to fully expend the grant award within 18 months of its receipt. A final grant report is due within two months of the full expenditure of funds.
- Retroactive reimbursement for costs accrued between the application deadline and the grant award may be allowed on a case-by-case basis. All requests for such reimbursement must be made in writing to [greenregion@openlands.org](mailto:greenregion@openlands.org). It is not guaranteed that such requests will be approved.
- Awards are made based on the project presented in the application. Any major changes to the scope of a project must first be approved by ComEd to avoid forfeiting the grant award. Contact [greenregion@openlands.org](mailto:greenregion@openlands.org) if you anticipate there will be a major change to your project scope.
- A project that has already received an award is still eligible for funding the following year, provided the new project application is submitted by an Eligible Applicant.

### Grant Conditions

- The facility or property where the project is located must be open to the general public on a regular basis.
- If grant funds are used for acquisition of an interest in land, the applicant must demonstrate that a restrictive covenant, deed restriction, or similar instrument will be recorded against the property, stating that the property must be held in perpetuity for open space purposes. If the property is diverted from open space use, the grant recipient shall return all Green Region funds received to ComEd.
- **Within two months of the final expenditure of grant funds, the applicant will submit a final report summarizing the work accomplished with the grant.** Accompanying the final

report will be photographs or other documentation of the project. The report must also include an explanation of accounting justifying the use of the grant funds, such as documentation of invoices, cancelled checks, recorded deeds, settlement sheets, etc., as necessary for the particular project.

- During the grant period, award recipients will agree to participate in press conferences or events, to be quoted in ComEd literature describing the ComEd Green Region Program, and to identify ComEd as a funder in any materials produced to explain or promote the funded project.
- Recipients will agree to acknowledge the use of ComEd Green Region Program funds for the project, either through signage for capital projects or written acknowledgement in documents. Contact [greenregion@openlands.org](mailto:greenregion@openlands.org) for more information about signage options.

### Applications

Applications are accepted on-line via <http://openlands.submittable.com/submit>. You will be asked to create a free profile to begin the submission process. For additional information regarding the submission process, please refer to the [Program FAQ's](#). Upon submission of your application, you will receive a receipt confirming that your application has been successfully submitted.

The online application is the primary method for submitting an application. If for some reason you are unable to submit your application online, please contact the Green Region Program Administrator at [greenregion@openlands.org](mailto:greenregion@openlands.org).

### Advisory Committee

Completed and eligible applications will be reviewed and ranked by a geographically-diverse advisory committee composed of county government officials and members of the region's non-profit land conservation community. Final decisions on award recipients and amounts are at the discretion of ComEd.

### Time for Decisions

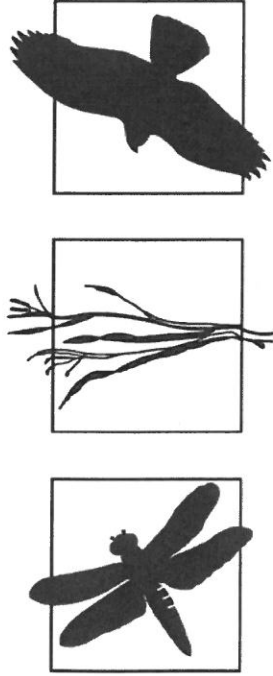
Decisions on grant awards will be announced between late June and early July. All communication regarding your application, including notification of awards and distribution of grant funds, will be directed to the contact person listed on your application. To avoid delays in receiving your notification of award or other important correspondence, **please contact [greenregion@openlands.org](mailto:greenregion@openlands.org) right away if your contact person, address, or other important information changes after you submit your application.**

### Administrator

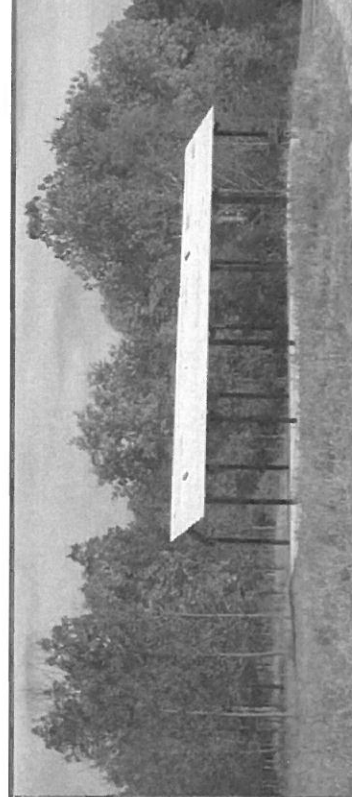
The administrator of the ComEd Green Region Program is Openlands, a non-profit conservation land trust protecting open space in the greater Chicago region for 55 years.

**We encourage you to review all available information for the 2018 grant cycle at [www.openlands.org/greenregion](http://www.openlands.org/greenregion) before starting your application.** If you are unable to locate an

answer to your question on the website, please reach out to the Green Region Administrator at [greenregion@openlands.org](mailto:greenregion@openlands.org).



**KENDALL COUNTY  
FOREST PRESERVE DISTRICT**



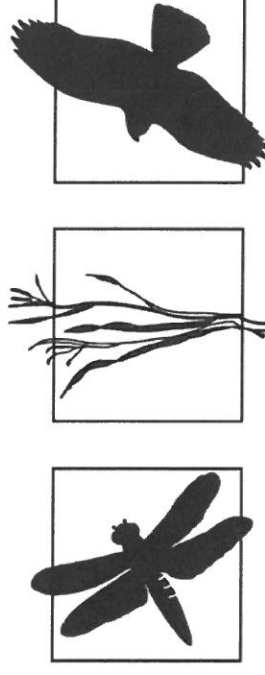
# Pickerell-Pigott Forest Preserve Master Planning

Kendall County Forest Preserve

## **Pickerell-Pigott Forest Preserve**

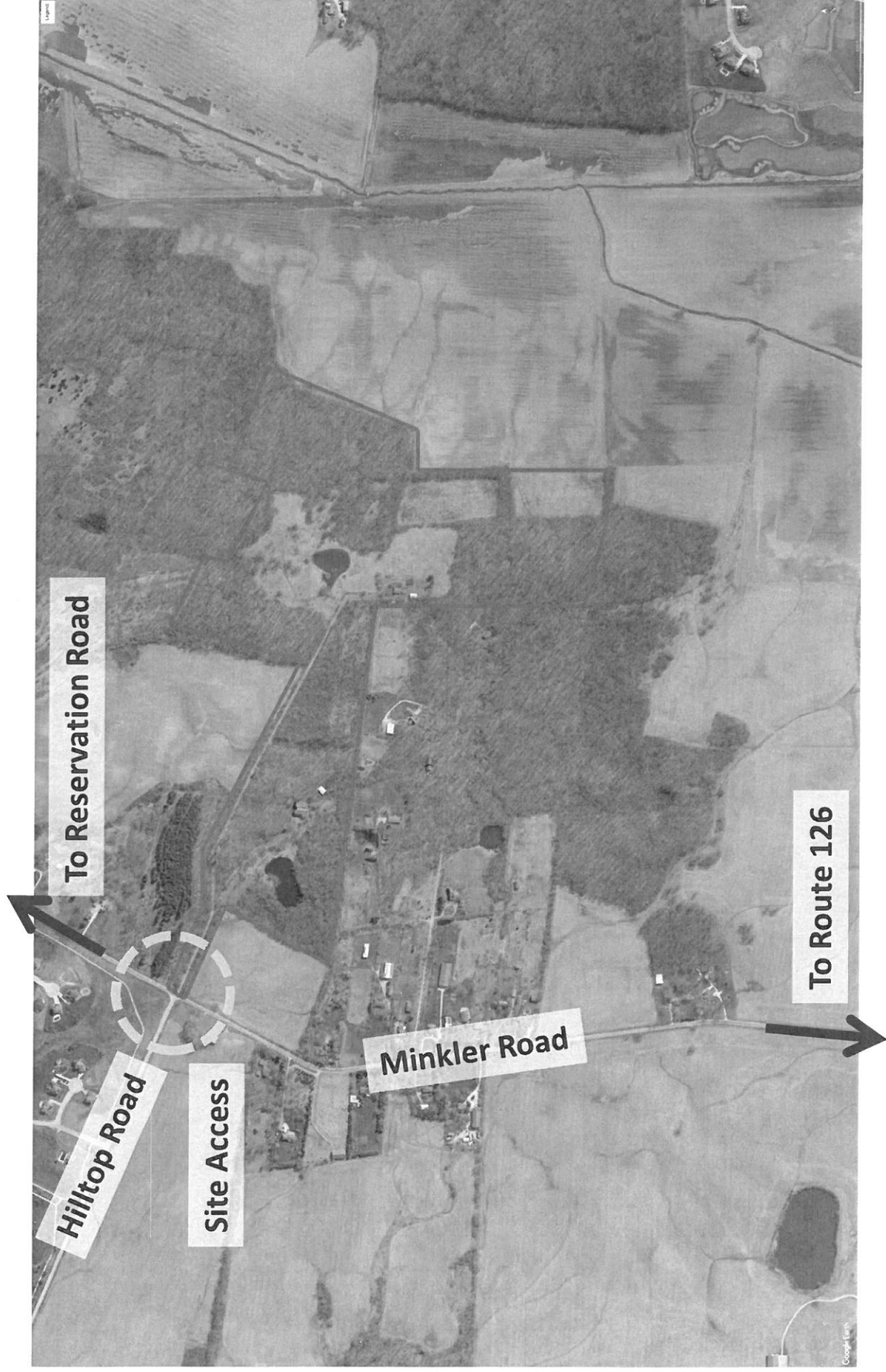
# **Planning Process**

- Board Meeting Input– March 6, 2018
- Concept Planning and Review
- Public Meeting #1 – March 20, 2018
- Master Plan Creation
- Public Meeting #2 – April 17, 2018
- Phasing Plan
- Board Meeting Presentation- TBD



**KENDALL COUNTY**  
FOREST PRESERVE DISTRICT

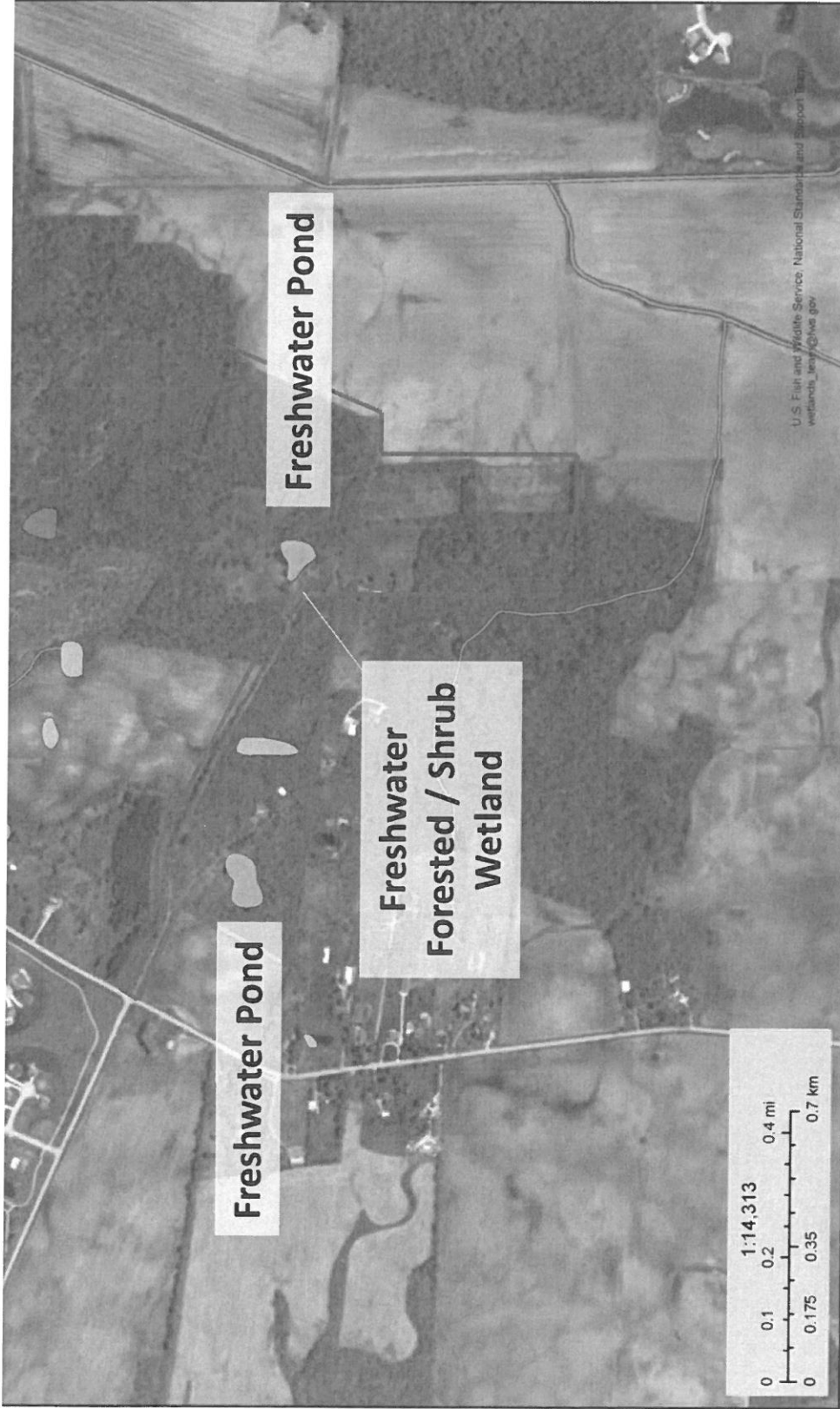




**Site Analysis – Location Map**



**Site Analysis – 1998 Aerial**



March 5, 2018

### Wetlands

- ☐ Estuarine and Marine Deepwater
- ☐ Estuarine and Marine Wetland

- ☐ Freshwater Emergent Wetland
- ☐ Freshwater Forested/Shrub Wetland
- ☐ Freshwater Pond

- ☐ Lake
- ☐ Other
- ☐ Riverine

This map is for general reference only. The US Fish and Wildlife Service is not responsible for the accuracy or currentness of the base data shown on this map. All wetlands related data should be used in accordance with the layer metadata found on the Wetlands Mapper web site.

National Wetlands Inventory (NWI)  
This page was produced by the NWI mapper.

## Site Analysis - Wetlands



# National Flood Hazard Layer FIRMette



## Legend

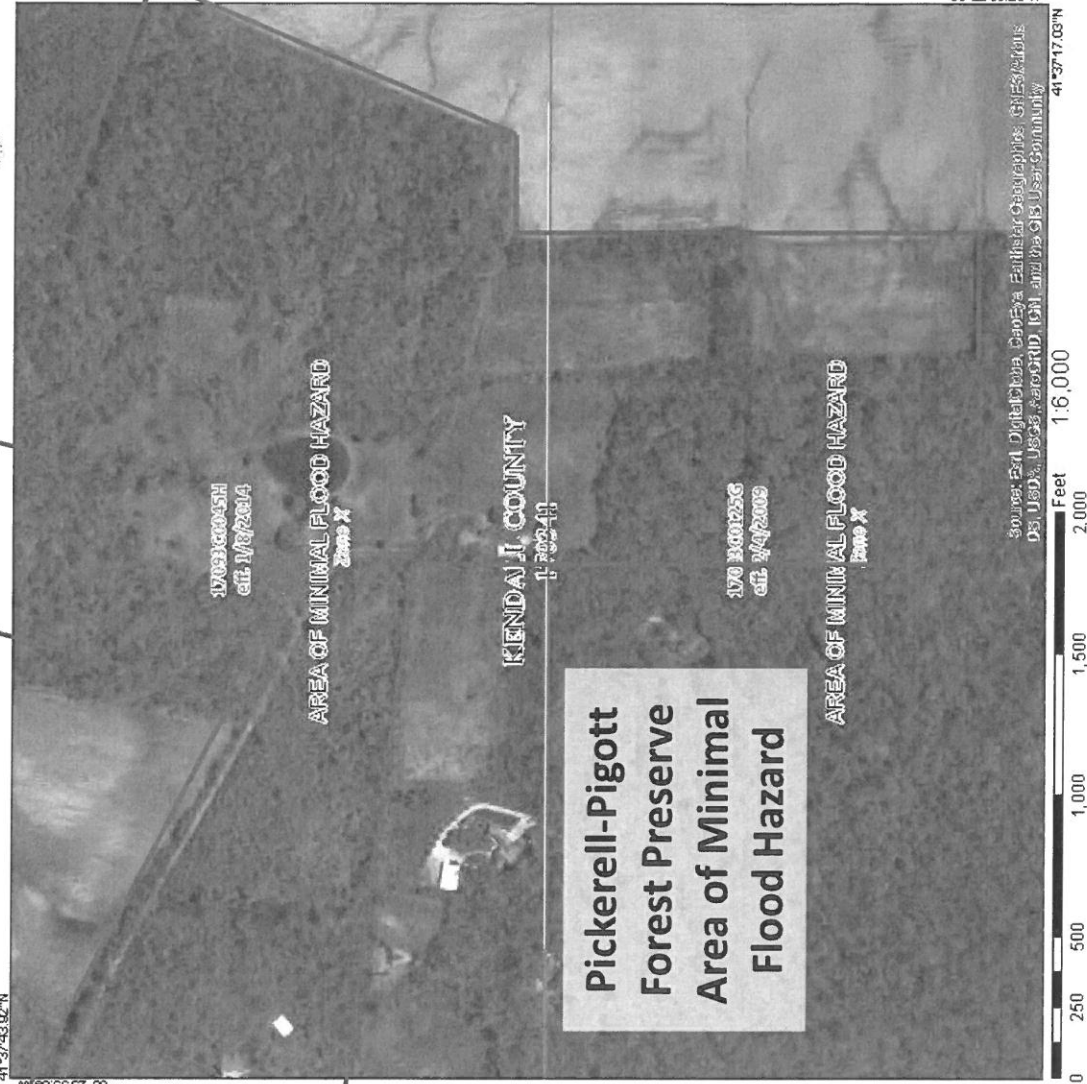
SEE FIRM REPORT FOR DETAILED LEGEND AND INDEX MAP FOR FIRM PANEL LOCATION

<b>SPECIAL FLOOD HAZARD AREAS</b>	<p>Without Base Flood Elevation (BFE) Zone X, A99</p> <p>With BFE or Depth Regulatory Floodway Zone AE, AO, AH, VE, AR</p> <p>0.2% Annual Chance Flood Hazard Areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile Zone X</p> <p>Future Conditions 1% Annual Chance Flood Hazard Zone X</p> <p>Areas with Reduced Flood Risk due to Levees See Notes Zone X</p> <p>Area with Flood Risk due to Levees Zone X</p>
<b>OTHER AREAS OF FLOOD HAZARD</b>	<p>Area of Minimal Flood Hazard Zone A</p> <p>Effective Limits</p> <p>Area of Undetermined Flood Hazard Zone B</p>
<b>OTHER AREAS</b>	<p>Channel, Culvert, or Storm Sewer Levee, Dike, or Floodwall</p>
<b>GENERAL STRUCTURES</b>	<p>Cross Sections with 1% Annual Chance Water Surface Elevation</p> <p>Coastal Transient</p> <p>Base Flood Elevation Line (BFE)</p> <p>Limit of Study</p> <p>Jurisdiction Boundary</p> <p>Coastal Transient Baseline</p> <p>Profile Baseline</p> <p>Hydrographic Feature</p>
<b>OTHER FEATURES</b>	<p>Digital Data Available</p> <p>No Digital Data Available</p> <p>Unmapped</p>

This map complies with FEMA's standards for the use of digital flood maps if it is not void as described below. The base map shown complies with FEMA's base map accuracy standards.

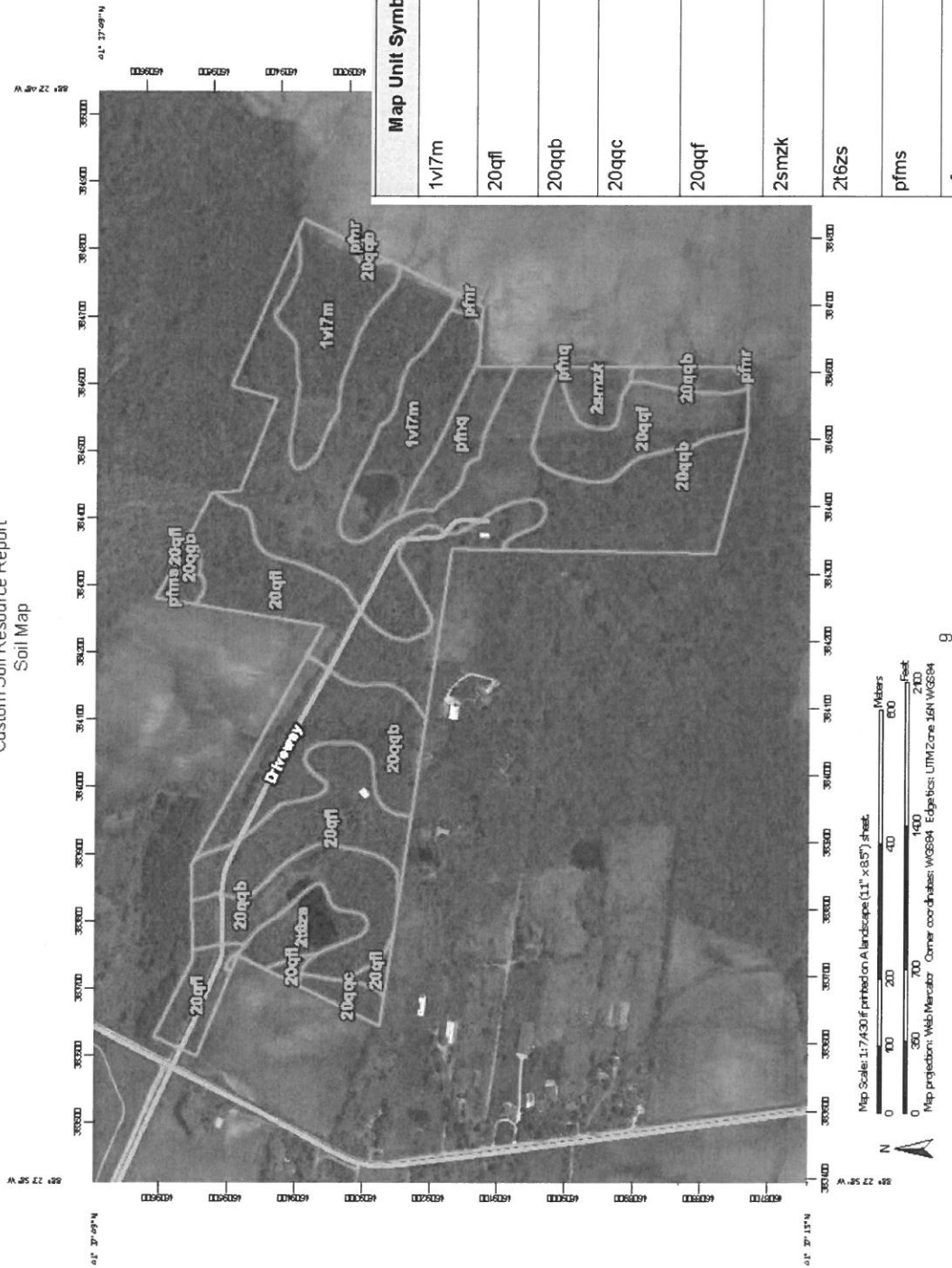
The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This map was reported on 3/5/2015 at 12:04:03 PM and does not reflect changes or amendments subsequent to this date and time. The NFHL and effective information may change or become superseded by new data over time.

This map image is void if the one or more of the following map elements do not appear: base map imagery, flood zone labels, legend, scale bar, map creation date, community identifiers, FIRM panel number, and FIRM effective date. Map images for unmapped and unmodernized areas cannot be used for regulatory purposes.



## Site Analysis - Floodplain

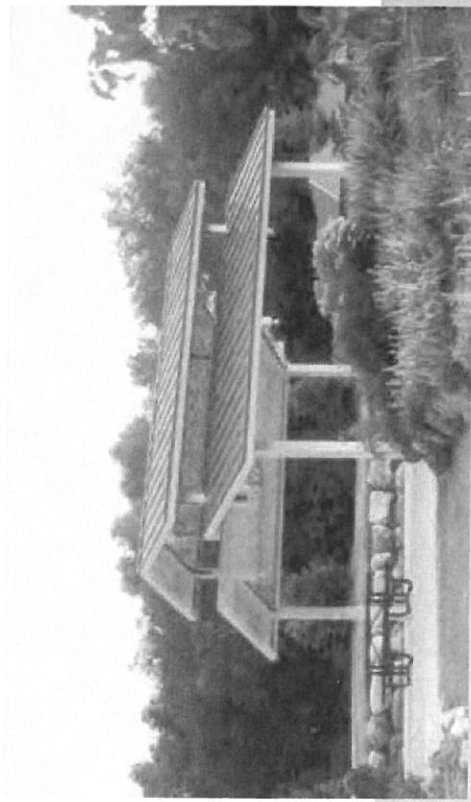
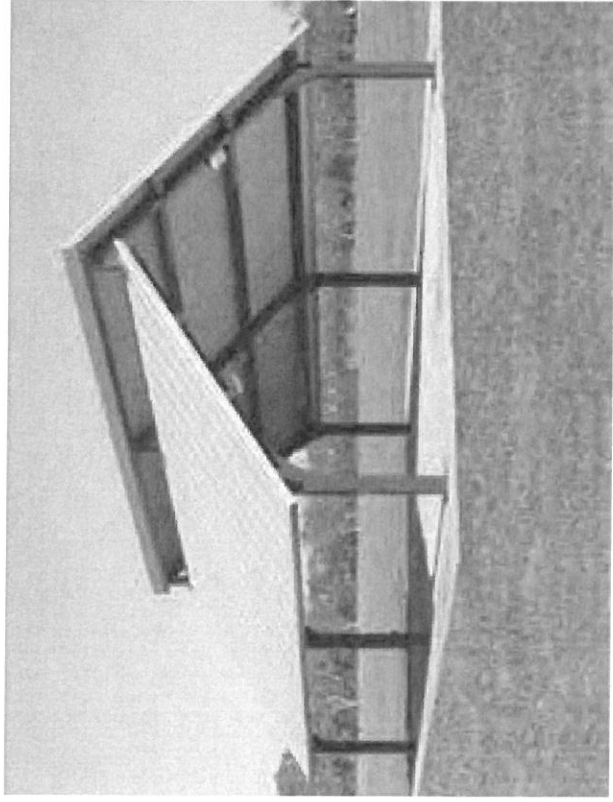
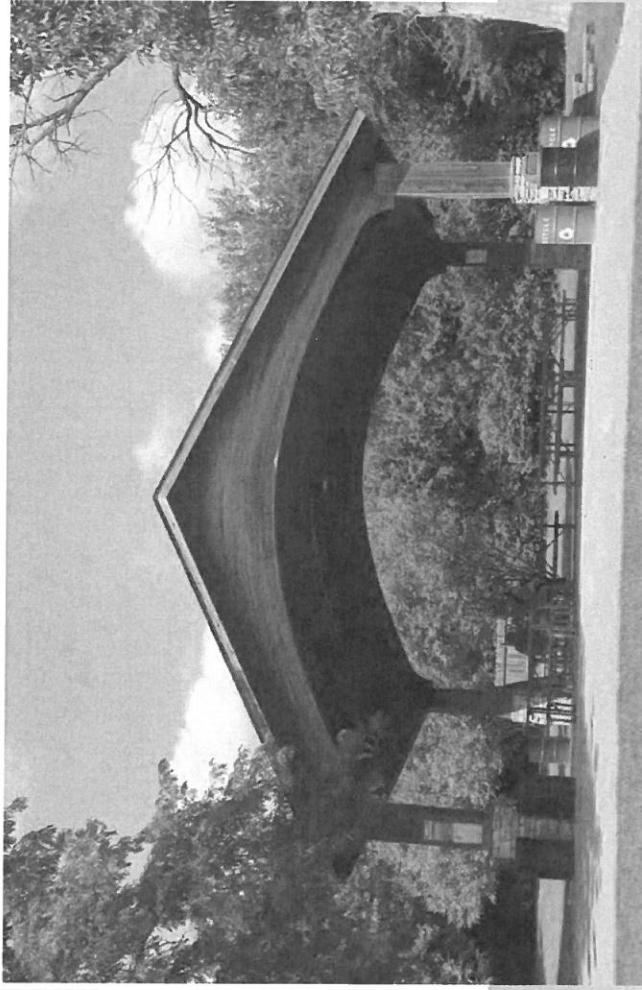
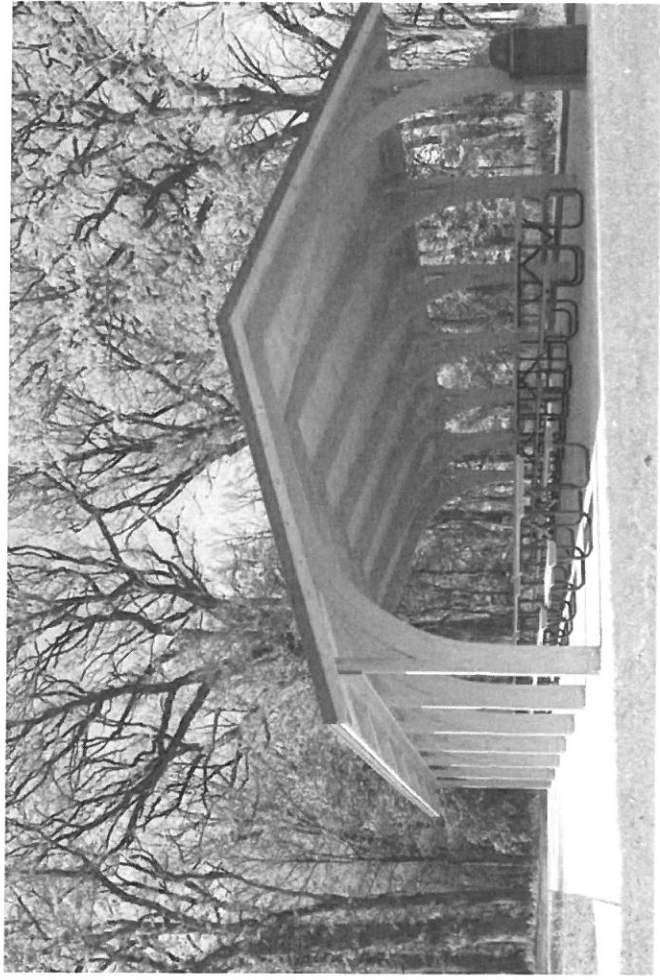
Custom Soil Resource Report  
Soil Map



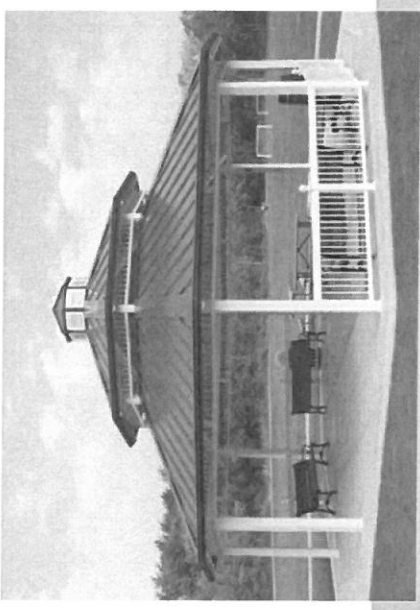
Map Unit Symbol	Map Unit Name
1v17m	Hennepin-Casco complex, 12 to 30 percent slopes
20qfl	Mayville silt loam, 2 to 5 percent slopes
20qqb	Strawn silt loam, 5 to 10 percent slopes, eroded
20qqc	Strawn clay loam, 5 to 10 percent slopes, severely eroded
20qqf	Strawn clay loam, 10 to 18 percent slopes, severely eroded
2smzk	Milford silty clay loam, 0 to 2 percent slopes
2t6zs	Elpaso silty clay loam, 0 to 2 percent slopes
pfms	Lisbon silt loam, 0 to 2 percent slopes
pfmq	Martinton silt loam, 0 to 2 percent slopes
pfmr	Martinton silt loam, 2 to 4 percent slopes

## Site Analysis - Soils

# Shelters

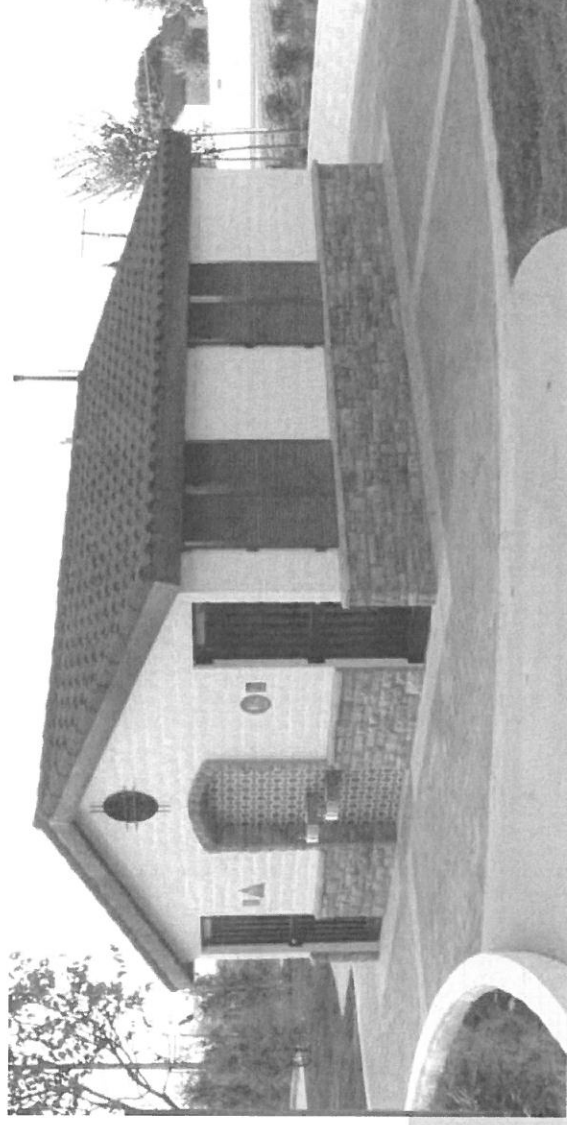
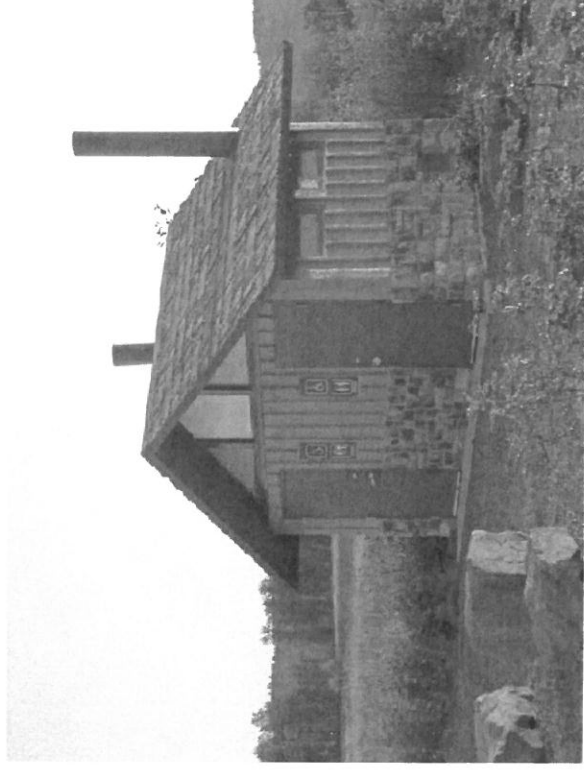
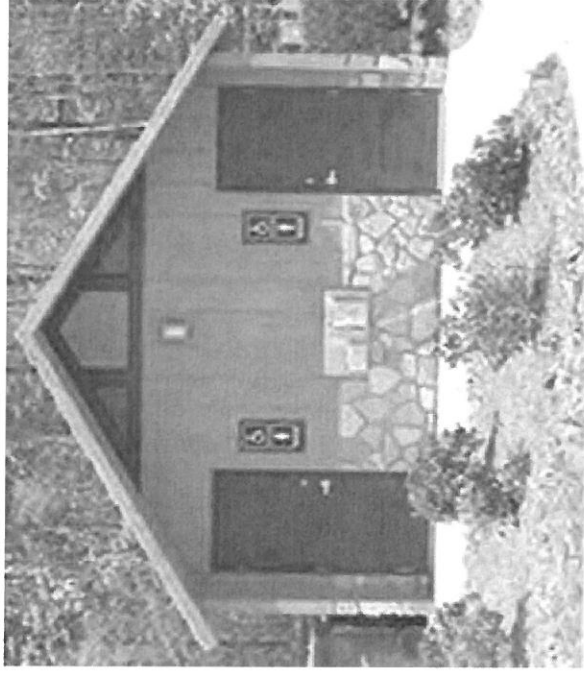


# Shelters

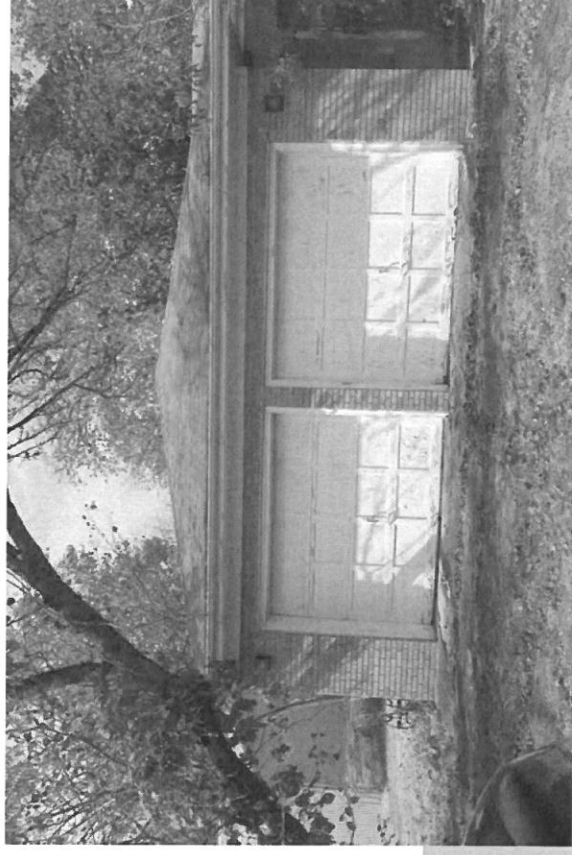
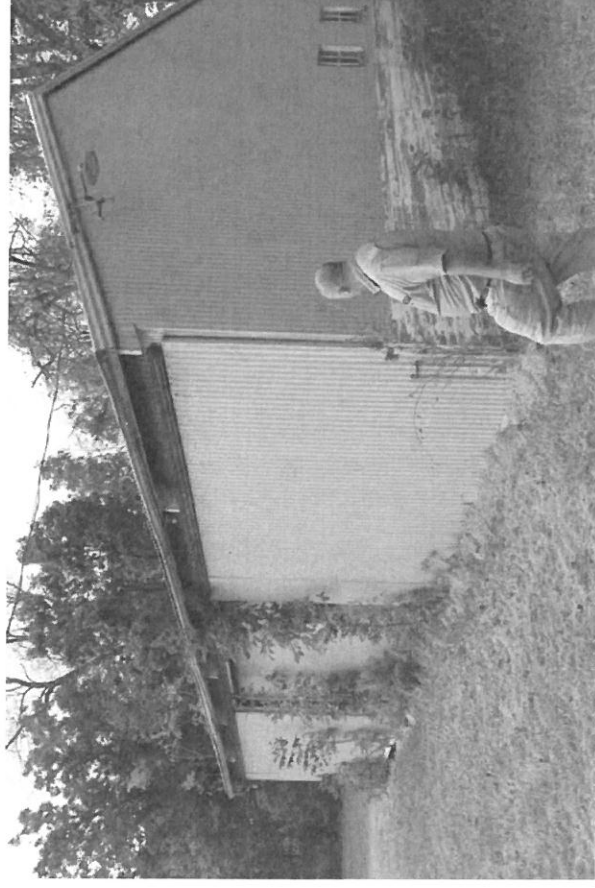




# Restroom Building



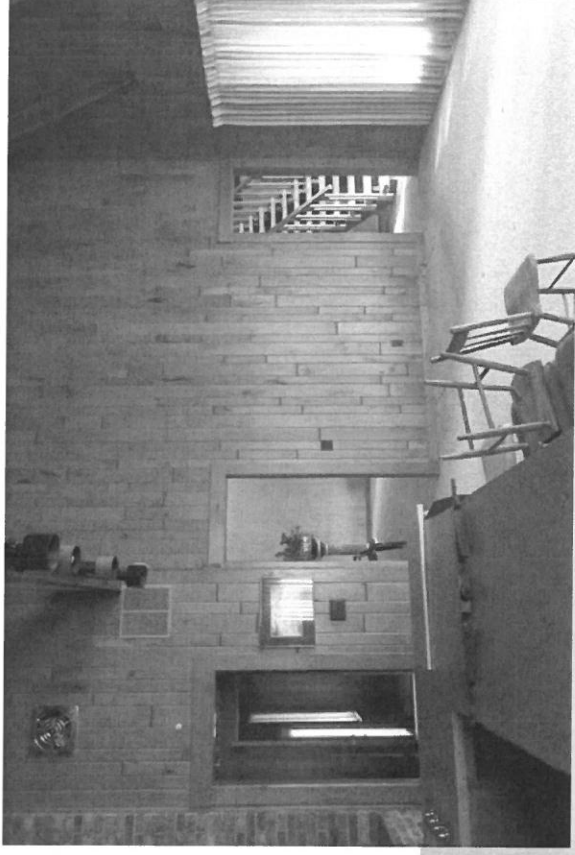
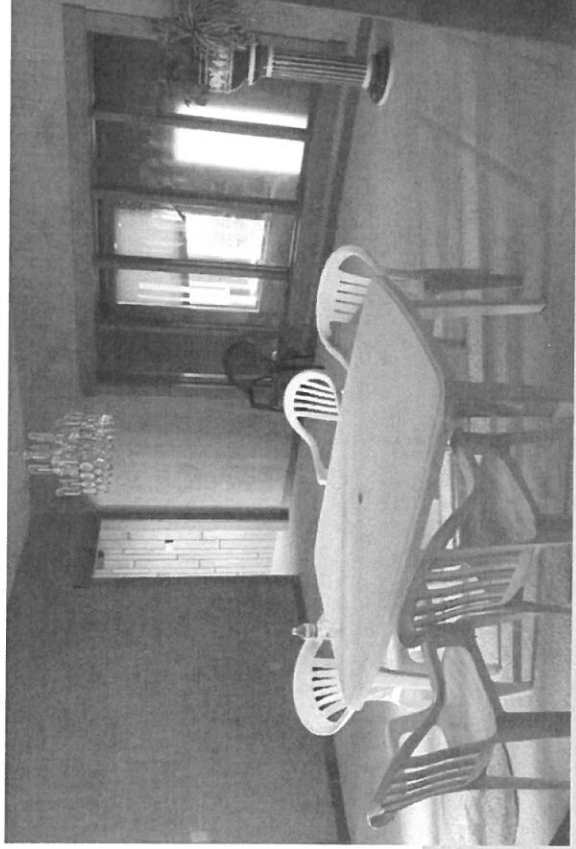
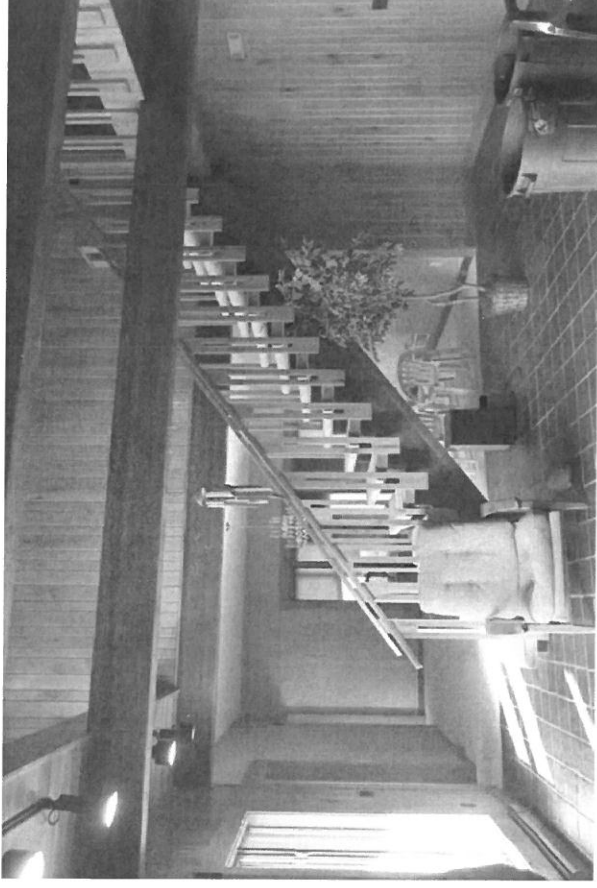
# Existing Buildings



# Existing Buildings

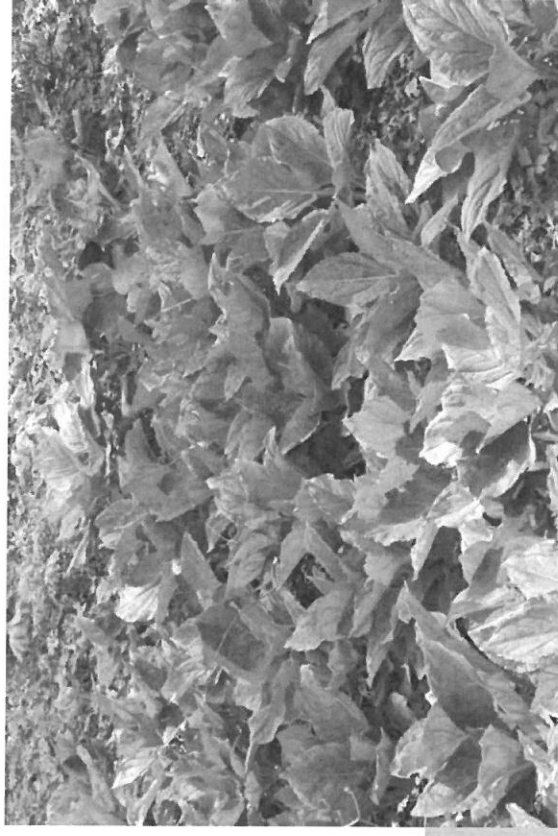
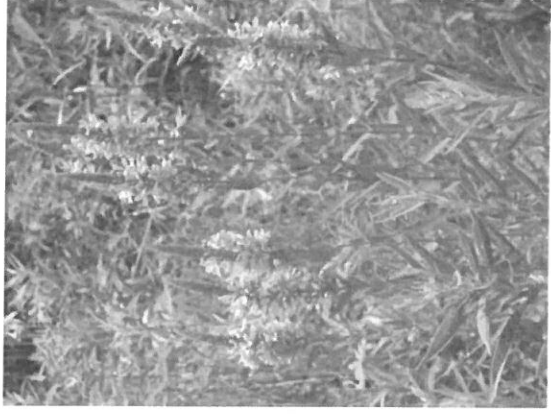
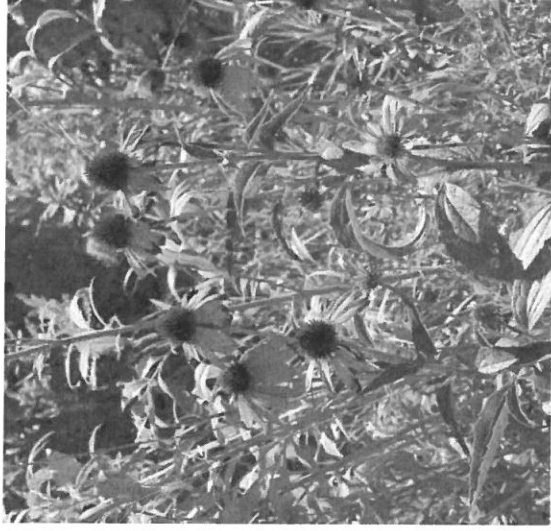
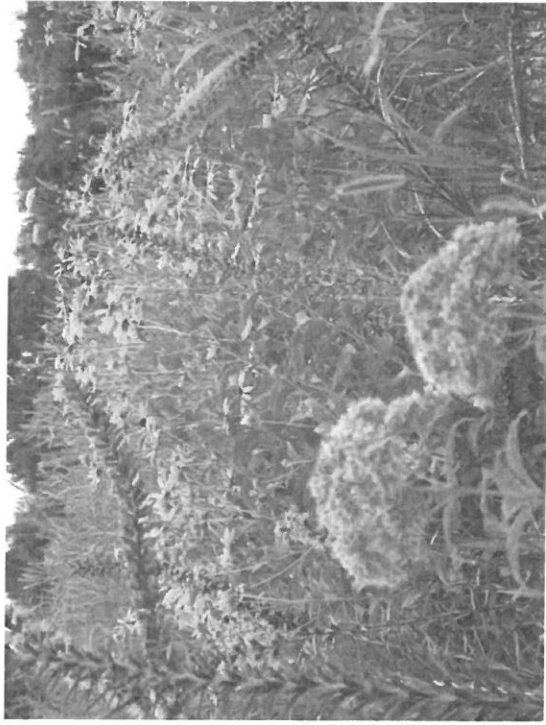


# Existing Buildings





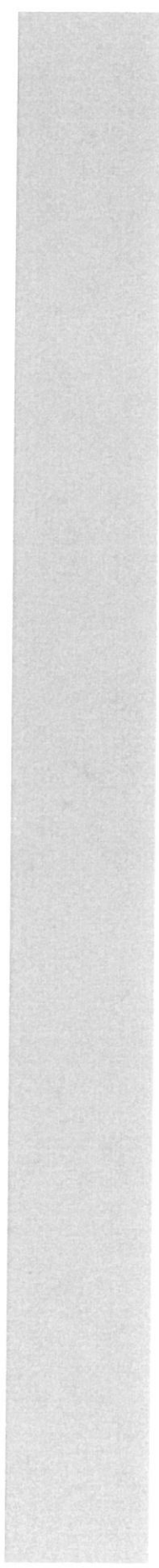
# Natural Area Restoration



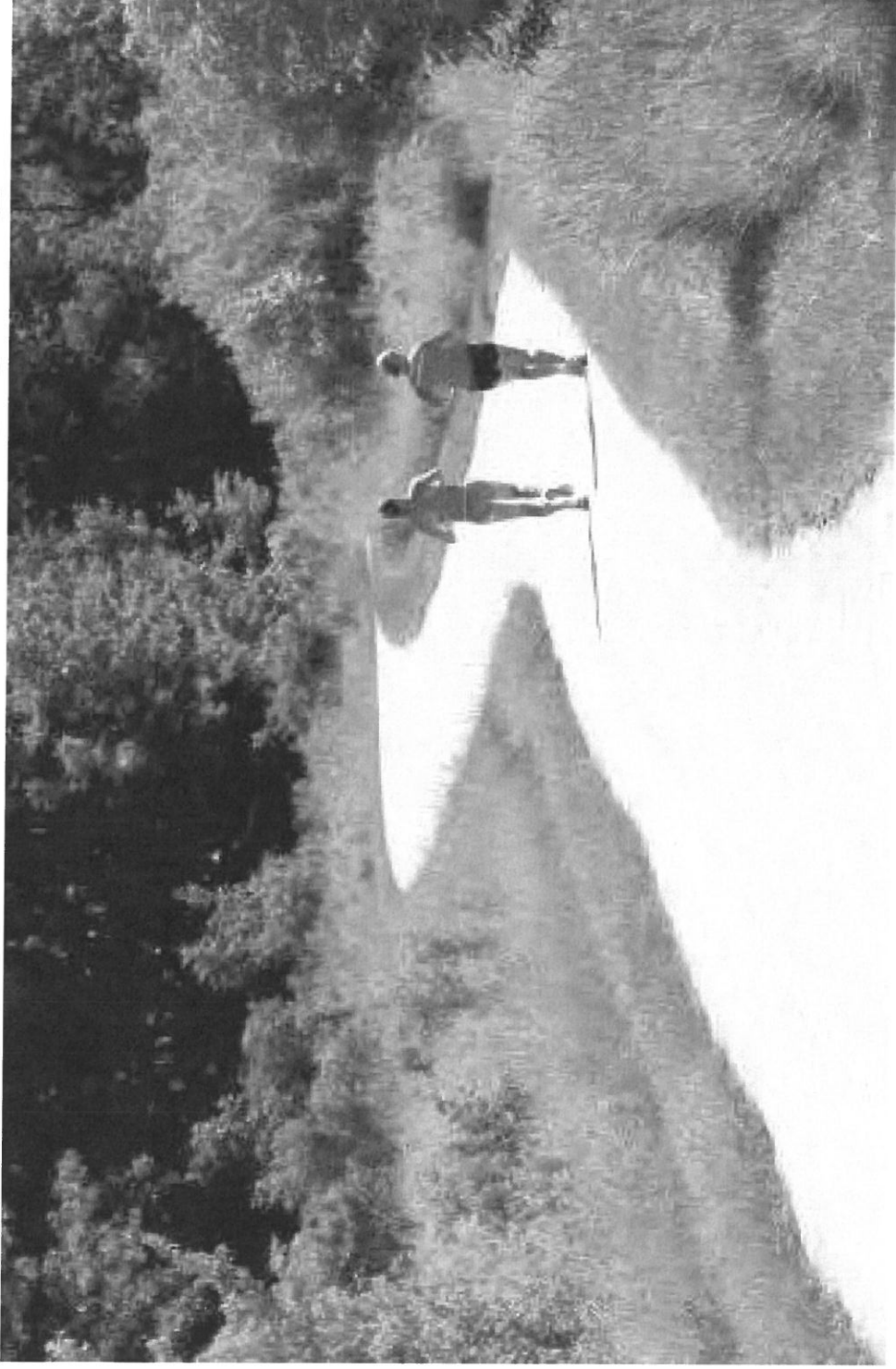
# Trails and Paths - Asphalt



# Trails and Paths - Concrete

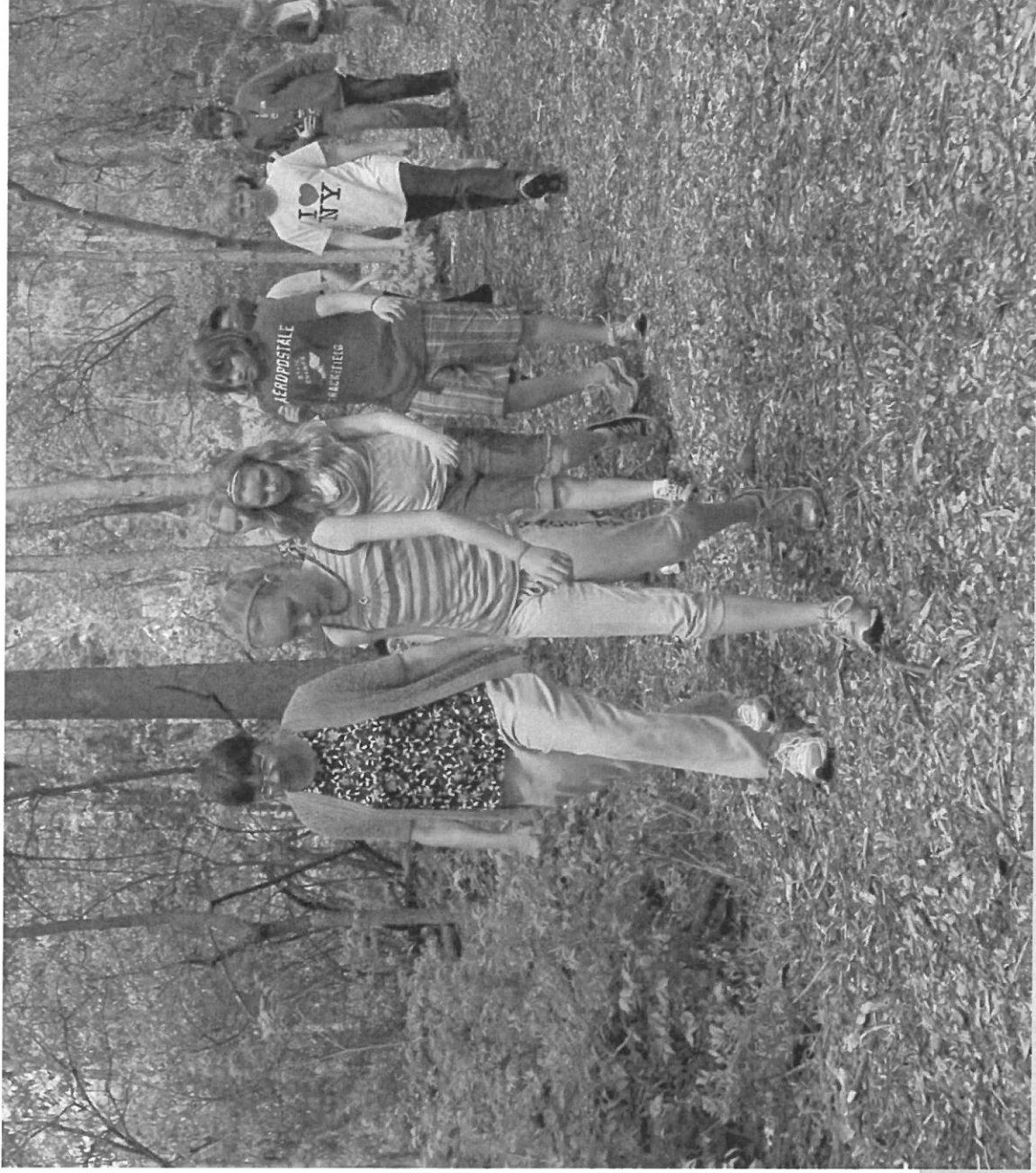


# Trails and Paths - Aggregate

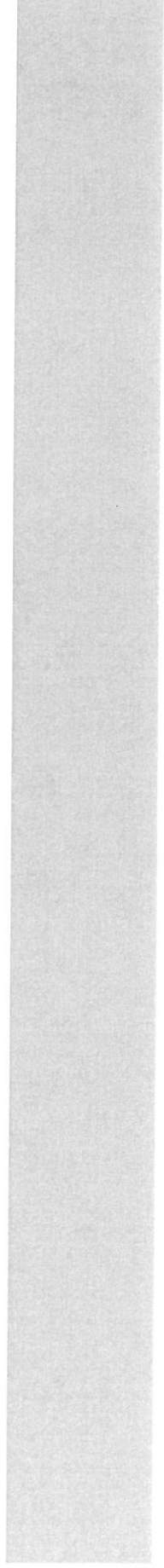
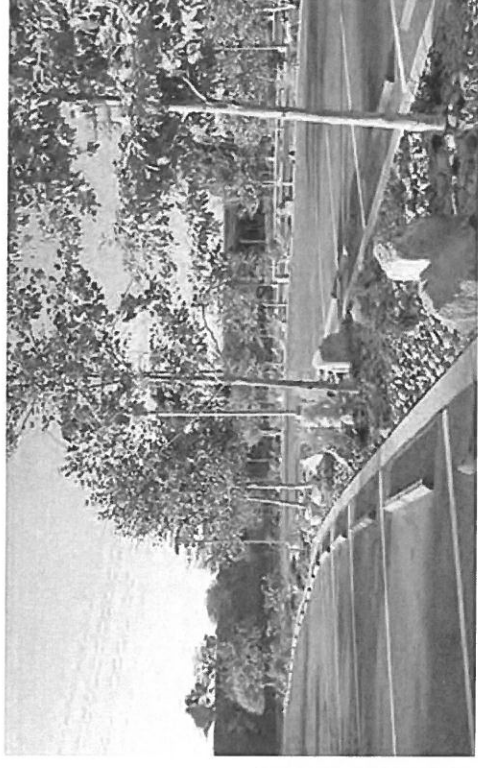
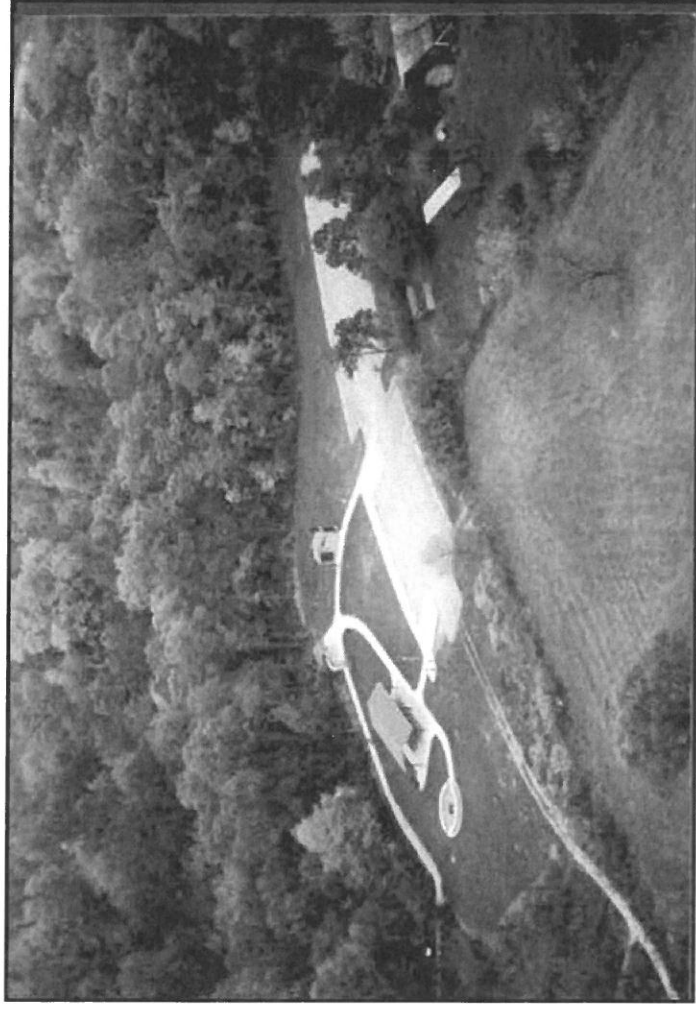




# Trails and Paths - Mulch



# Parking Lot

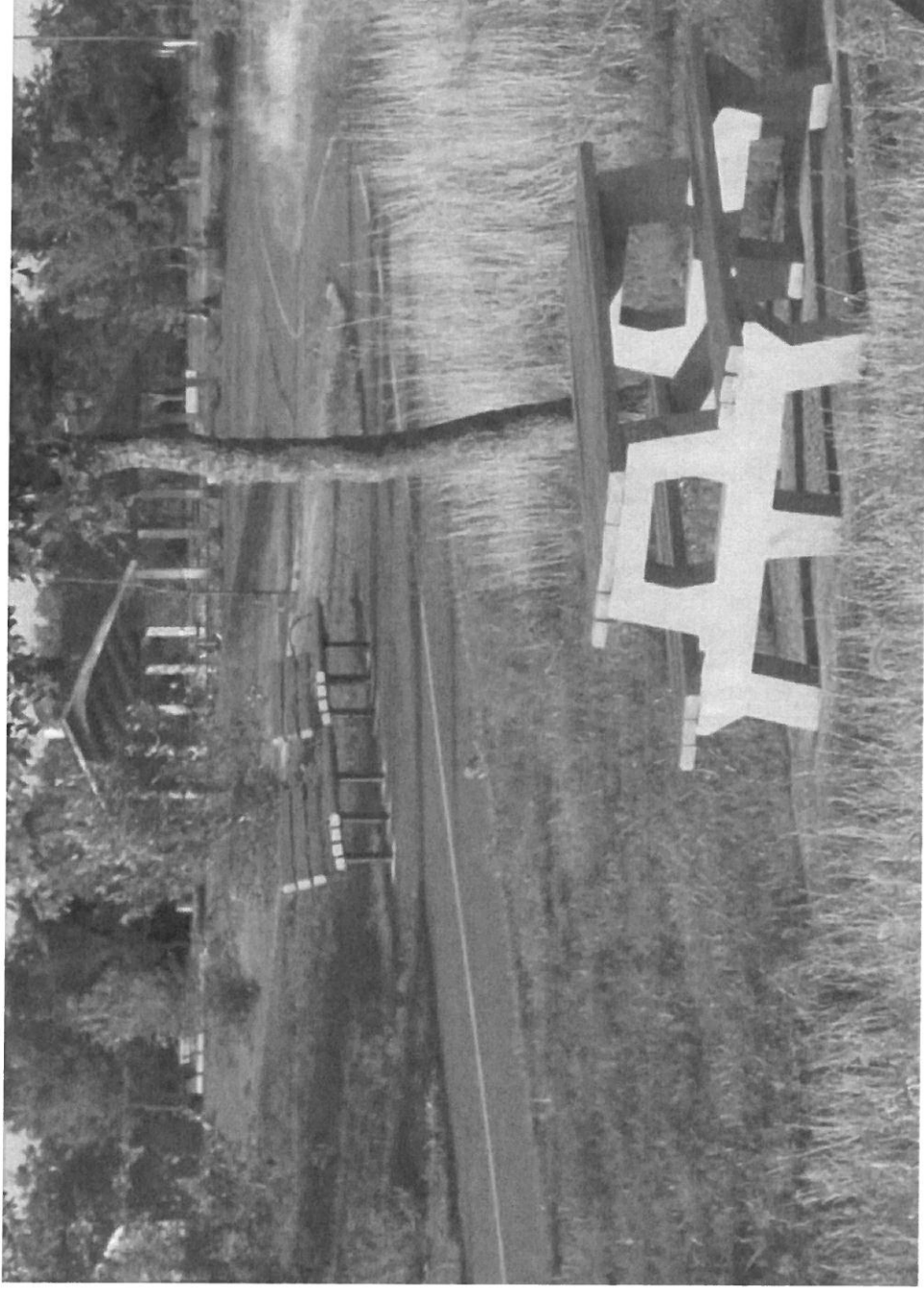


# Accessible Seating





# Picnic Pod



# Drinking Fountain



# Gathering Space



# Small Amphitheater and Fire Ring





# Lawn Amphitheater



# Outdoor Classroom



# Fishing





# Group Permit Camping



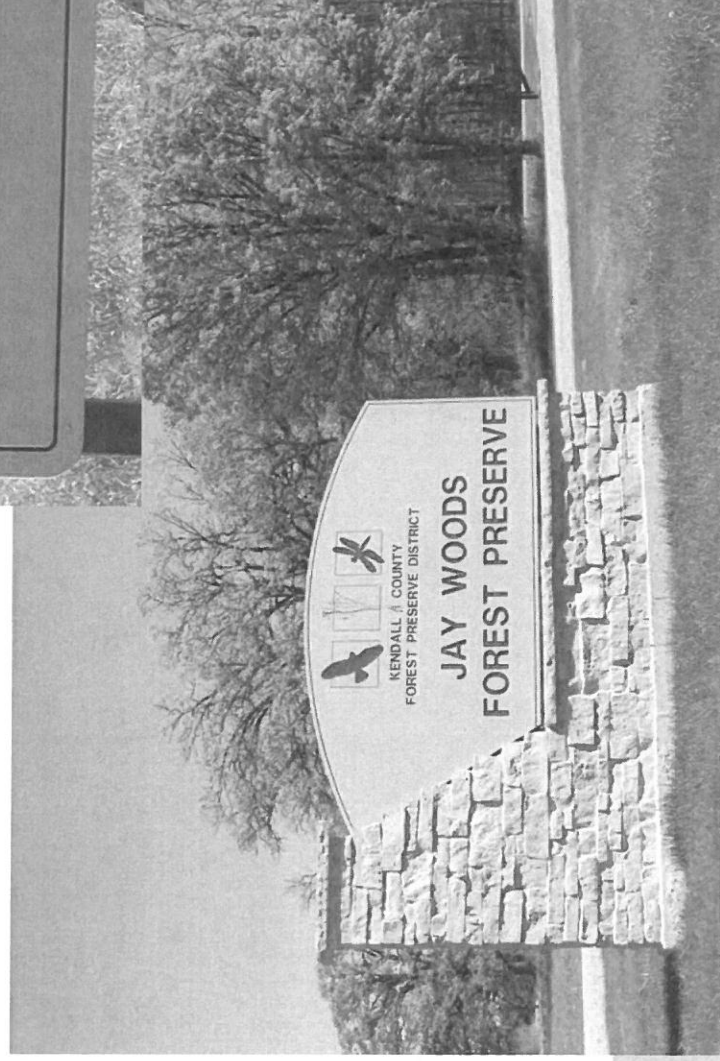
# Boardwalk



# Play Trail



# Signage – Entry Sign

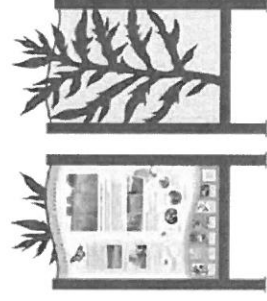




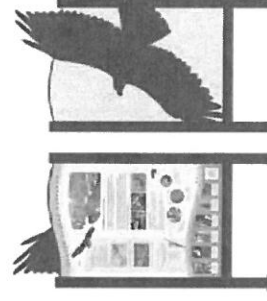
# Signage – Gateway



# Signage – Interpretive Sign



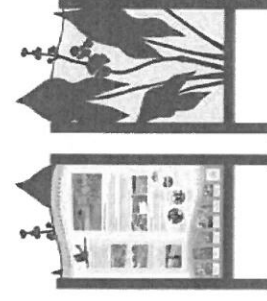
The interpretive sign is designed to be a large, rectangular sign.



The interpretive sign is designed to be a large, rectangular sign.



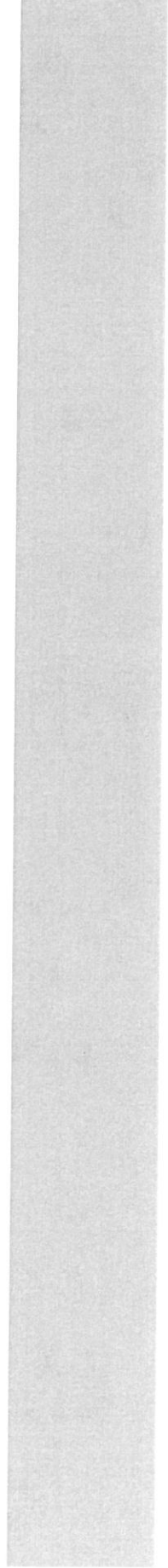
The interpretive sign is designed to be a large, rectangular sign.



The interpretive sign is designed to be a large, rectangular sign.



# Signage – Tree Identification



# Signage – Trail Markers

