1996 S. Kirk Rd. Suite 320
Geneva, IL 60134

Kane County

Forest Preserve District, Planning and Utilization Committee

Agenda

President Bill Lenert, Chair Cherryl Strathmann, Vice-Chair Deborah Allan, Alex Arroyo, Mavis Bates, Chris Kious, Myrna Molina, Ted Penesis

Thursday, March 26, 2026 **9:30 AM** **3rd Floor Board Room**

I. Call To Order
Remote Attendance Approval

II. Approval of Minutes from February 26, 2026

III. Public Comment (Each Speaker is limited to three minutes)

IV. Bids and Proposals

V. New or Unfinished Business

TMP-26-430 Presentation and Discussion of Demolition of Two (2) Residential Structures at Burnidge and Dick Young Forest Preserves

VI. Closed Session to Discuss Land Acquisition, License Agreements, Potential Litigation and Personnel

VII. Communications

VIII. Chairman's Comments

IX. Adjournment
Adjournment until: Thursday, April 30, 2026 at 9:30 a.m. in person at the Forest Preserve District Administration Offices 1996 S. Kirk Road, Suite 320 Geneva, Illinois and via zoom
https://zoom.us/j/6302325980? pwd=aURTSGJoRlVJNDRCcHJXd3dvaVVrUT09
Meeting ID: 630 232 5980 Password: 24680 The Request to Speak Form on the Districts' website must still be completed for guests to speak at the meeting.

STATE OF ILLINOIS)
SS.
COUNTY OF KANE)

PRESENTATION/DISCUSSION NO. TMP-26-430

PRESENTATION AND DISCUSSION OF DEMOLITION OF TWO (2) RESIDENTIAL STRUCTURES AT BURNIDGE AND DICK YOUNG FOREST PRESERVES

AGENDA MEMORANDUM

DATE: March 26, 2026

TO: Forest Preserve District Planning & Utilization Committee

FROM: Jeremy Jensen, Director of Operations
Benjamin Haberthur, Executive Director

SUBJECT: Presentation and Approval of Structure Demolition at Burnidge Forest Preserve

PURPOSE:
The purpose of this memorandum is to provide the Committee with information to approve the demolition of a structure at Burnidge Forest Preserve in Elgin.

BACKGROUND:
Staff recently conducted an evaluation of the residential structure located within the Burnidge Forest Preserve, pursuant to the District Owned Housing Program Policy (approved April 2024). This structure has been vacant since December 2025, due to the significant structural costs required to ensure reasonable living conditions.

Staff residence inspections are conducted twice annually by the District's Facility Maintenance Supervisor. Inspections are also conducted at the time a residence is vacated. The inspection assesses exterior (siding and fascia, windows, roof, gutters, downspouts, foundation) and interior conditions (plaster/drywall, windows, plumbing, electrical, and furnace). Interior paint and flooring are not considered during the structural and safety assessment. Structures are evaluated for both immediate costs and projected costs within the next 5-year period.

The Trades department's evaluation of the Burnidge residence determined estimated costs for immediate needs as follows:

Project Category	Itemized Work	Estimated Cost
Foundation	Sealing and waterproofing	$18,000
Interior Repairs	Minor drywall repair, door repair	$500
Total		**$18,500**

Near-term (1-3 year) costs:

Project Category	Itemized Work	Estimated Cost
Foundation	Tuckpointing and stabilization	$20,000 - $40,000
Roofing	Full roof replacement	$20,000 - $24,000
Windows	Material for window replacements	$18,000 - $20,000
Total		**$58,000 - $84,000**

Total structural and other improvement costs would be $76,500-$102,500 within 1-3 years.

Each year, $45,000 is budgeted under Rental Properties Maintenance, which is covered by revenue received from the District Housing Program and used for general maintenance of the associated properties throughout the year. A rotating replacement schedule is used to cover larger expenses, such as roofs and windows, and so funds are available for emergency repairs to furnaces, utilities, and other necessities; and to ensure security and safety of the residences.

The needed investment to ensure safety and habitability of this structure far exceeds the annual amount collected across the entire District Housing Program. Staff are recommending the demolition of the structure; it is currently vacant.

FINANCIAL IMPACT:
Sufficient funds of $86,709.73 are available in Demolition and Stabilization of Structures, 03-21-24-7050. Staff would be responsible for the permitting, demolition, and site restoration. The disposal of material is not expected to exceed $15,000. The District would also perform lead and asbestos testing, which would cost approximately $1,500. If lead and/or asbestos tests are positive, additional remediation costs would be incurred. If there are additional costs due to lead or asbestos remediation, staff still expect the total cost to remain within the budgeted amount.

RECOMMENDATION:
Staff is recommending approval of the demolition of the residential structure at Burnidge Forest Preserve, based on the evaluation and projected costs associated with stabilizing and improving this structure to meet reasonable living conditions.

ATTACHMENTS:
None.

AGENDA MEMORANDUM

DATE: March 26, 2026

TO: Forest Preserve District Planning & Utilization Committee

FROM: Jeremy Jensen, Director of Operations
Benjamin Haberthur, Executive Director

SUBJECT: Presentation and Approval of Structure Demolition at Dick Young Forest Preserve

PURPOSE:
The purpose of this memorandum is to provide the Committee with information to approve the demolition of a structure at Dick Young Forest Preserve in Batavia.

BACKGROUND:
Staff recently conducted another evaluation of the residential structure, located within the Dick Young Forest Preserve, pursuant to the District Owned Housing Program Policy (approved April 2024). The structure has been vacant since August 2023, when staff determined there were significant structural and safety concerns.

Staff residence inspections are conducted twice annually by the District's Facility Maintenance Supervisor. Inspections are also conducted at the time a residence is vacated. The inspection assesses exterior (siding and fascia, windows, roof, gutters, downspouts, foundation) and interior conditions (plaster/drywall, windows, plumbing, electrical, and furnace). Interior paint and flooring are not considered during the structural and safety assessment. Structures are evaluated for both immediate costs and projected costs within the next 5-year period. After assessing this structure, it was determined that there would be significant costs within the next 3-year period.

The Trades department's evaluation of the Dick Young residence determined estimated costs for immediate needs as follows:

Project Category	Itemized Work	Estimated Cost
Roofing	Full roof replacement	$18,000
Plumbing	Water supply line replacement	$6,000
Electrical	Replace outdated wiring, outlets, and fixtures to code	$8,000
Interior Repairs	Drywall and plaster repair (existing and renovation-related)	$5,000
Foundation	Sealing and waterproofing	$15,000
Exterior	Siding/trim repair and painting	$20,000
Total		**$72,000**

Near-Term (1-3 year) Costs:

Project Category	Itemized Work	Estimated Cost
HVAC	Furnace replacement	$5,000 – $7,000
Windows	Material for window replacements	$18,000 - $20,000
Total		**$23,000 - $27,000**

Total structural and other improvement costs would be $95,000-$99,000 within 1-3 years.

Each year, $45,000 is budgeted under Rental Properties Maintenance, which is covered by revenue received from the District Housing Program and used for general maintenance of the associated properties throughout the year. We use a rotating replacement schedule to cover larger expenses, such as roofs and windows, and to make sure funds are available for emergency repairs to furnaces, utilities and other necessities; and to ensure security and safety of the residences.

The needed investment to ensure safety and habitability of this structure far exceeds the annual amount collected across the entire District Housing Program. Staff are recommending the demolition of the structure; it is currently vacant.

FINANCIAL IMPACT:
Sufficient funds of $86,709.73 are available in Demolition and Stabilization of Structures, 03-21-24-7050. Staff would be responsible for the permitting, demolition and site restoration. The disposal of material is not expected to exceed $15,000. The District would also perform lead and asbestos testing, which would cost approximately $1,500. If lead and/or asbestos tests are positive, additional remediation costs would be incurred. If there are additional costs due to lead or asbestos remediation, staff still expect the total cost to remain within the budgeted amount.

RECOMMENDATION:
Staff is recommending approval of the demolition of the residential structure at Dick Young Forest Preserve, based on the evaluation and projected costs associated with stabilizing and improving this structure to meet reasonable living conditions.

ATTACHMENTS:
None.