

Vendor #      Name      Invoice #      Description      Date      Budget #      Account Description      Dist Amount

**FOREST PRESERVE EXPENDITURE**

189 092020      ILLINOIS STATE POLICE SERVICES      178558      IL ST POLICE BKGRND      09/28/17      27020006200      OFFICE SUPPLIES & POSTAGE      50.00      dguritz

190 111514      KONICA MINOLTA BUSINESS SOLUTI      9003854372      8/13-9/12/17 MNTHLY      09/28/17      27020006200      OFFICE SUPPLIES & POSTAGE      98.42      \*\* ghaug

191 030794      CHAMPION ENERGY, LLC.      08/29/17      HARRIS SHOP      09/28/17      27020006351      ELECTRIC      33.66      dguritz

192 031510      COMMONWEALTH EDISON      91417      COMED - RT 52      09/28/17      27020006351      ELECTRIC      20.98      dguritz

**Total FOREST PRESERVE EXPENDITURE      203.06\***

**ELLIS HOUSE**

193 101297      JOHN DEERE FINANCIAL      090117      RURAL KING - MOSQ. C      09/28/17      27021007080      GROUNDS & MAINT - ELLIS H      59.92      dguritz

**Total ELLIS HOUSE      59.92\***

**ELLIS BARN**

194 030794      CHAMPION ENERGY, LLC.      08/29/17      ELLIS HEC      09/28/17      27021017076      UTILITIES - ELLIS BARN      297.98      dguritz

195 031510      COMMONWEALTH EDISON      91417-ELLIS      COMED - ELLIS HEC      09/28/17      27021017076      UTILITIES - ELLIS BARN      180.77      dguritz

196 130506      MENARDS      91409      ELLIS-MISC. HARDWARE      09/28/17      27021017080      GROUNDS & MAINT - ELLIS B      38.02      dguritz

**Total ELLIS BARN      516.77\***

**ELLIS GROUNDS**

197 200857      TIM WALLACE LANDSCAPE SUPPLY C      7-7-17      HARDWOOD MULCH      09/28/17      27021027080      GROUNDS & MAINT - ELLIS G      220.00      dguritz

**220.00\***

COMBINED Claims Listing

09/25/17

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fempctClaim Kendall County

Vendor # Name

Invoice #

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Date

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Dist Amount

ELLIS BIRTHDAY PARTIES

198 101300 JOHN RYAN HORSESHOEING 91317 FARRIER SERVICES 09/28/17 27021127084 VET & FERRIER - ELLIS B-D 170.00 dguritz

Total ELLIS BIRTHDAY PARTIES 170.00\*

ELLIS WEDDINGS

199 160242 JEFFERY PARIS 92117-ESECDEP ELLIS - PARIS WEDDIN 09/28/17 27021207088 ELLIS SECURITY DEPOSIT RE 1,000.00 dguritz

Total ELLIS WEDDINGS 1,000.00\*

HOOVER

200 140937 NICOR 91117 NICOR - KINGFISHER 09/28/17 27022006860 HOOVER - GAS 35.25 dguritz  
 201 140937 NICOR 91117MHL NICOR - MH LODGE 09/28/17 27022006860 HOOVER - GAS 29.19 dguritz  
 202 140937 NICOR 91117MS NICOR - MOONSEED 09/28/17 27022006860 HOOVER - GAS 32.67 dguritz  
 203 140937 NICOR 91117-BSTR NICOR - BLAZING STAR 09/28/17 27022006860 HOOVER - GAS 34.19 dguritz  
 204 140937 NICOR 91117ROO NICOR - ROOKERY 09/28/17 27022006860 HOOVER - GAS 34.19 dguritz  
 205 140937 NICOR 91117HRSHP NICOR - HVR SHOP 09/28/17 27022006860 HOOVER - GAS 40.89 dguritz  
 206 140937 NICOR 91117HMB NICOR - HVR MNT BLDG 09/28/17 27022006860 HOOVER - GAS 30.82 dguritz  
 207 140937 NICOR 91117HVR-RES NICOR - HOOVER RESID 09/28/17 27022006860 HOOVER - GAS 24.53 dguritz

Total HOOVER 261.73\*

208 030794 CHAMPION ENERGY, LLC. 08/29/17 HVR - MULTIPLE 09/28/17 27022006861 HOOVER - ELECTRIC 354.31 dguritz  
 209 030794 CHAMPION ENERGY, LLC. 08/29/17 HVR - RESIDENCE 09/28/17 27022006861 HOOVER - ELECTRIC 25.43 dguritz  
 210 031510 COMMONWEALTH EDISON 9/1/17 H-MULTI 09/28/17 27022006861 HOOVER - ELECTRIC 556.59 dguritz

Total HOOVER 936.33\*

ENV ED NATURAL BEGINNINGS

211 130506 MENARDS 90728 - 9/6/17 NB - POTTING SOIL 09/28/17 27023036849 ENV EDUC - NATURAL BEGINN 23.97 dguritz

Total ENV ED NATURAL BEGINNINGS 23.97\*

GROUNDS & NATURAL RESOURCES

212 071220 GJOVIK FORD, INC FOCSS352929 F-250 FULL BREAKS, B 09/28/17 27025006216 EQUIP - GROUNDS & NATURAL 2,930.76 dguritz

Total GROUNDS & NATURAL RESOURCES 2,930.76\*

213 030540 CENTRAL LIMESTONE CO INC 10719 CA-6 SUBAT & YOUNG 09/28/17 27025006837 PRESERVE IMPROV - GR & NA 23.98 dguritz

Total GROUNDS & NATURAL RESOURCES 23.98\*

214 011359 AMEREN IP 91117MSFP AMEREN GAS - MS FP 09/28/17 27025006848 GAS - GROUNDS & NATURAL R 43.59 dguritz

Total GROUNDS & NATURAL RESOURCES 43.59 dguritz

215 140937 NICOR 91117HARRIS NICOR - HARRIS SHOP 09/28/17 27025006848 GAS - GROUNDS & NATURAL R 39.34 dguritz

Total GROUNDS & NATURAL RESOURCES 82.93\*

fmpPctClaim

Kendall County

COMBINED Claims Listing

09/25/17

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Vendor# Name

216 130506 MENARDS

Invoice # Description

91307-9/12/17 HND SOAP & GRASS SEE

Date Budget #

09/28/17 27025007089 SUPPLIES - SHOP

Account Description Dist Amount

30.86

30.86\* dquiritz

Total GROUNDS & NATURAL RESOURCES

3,068.53\*

fmpPctClaim Kendall County

COMBINED Claims Listing

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FP BOND PROCEEDS 2007

285 080151 HAMPTON, LENZINI & RENWICK INC 20171706  
286 190560 GRAINCO FS 78007814

HLR ENG BRIDGE PERMI  
HOOVER ONSITE FUEL T

09/28/17 95020006850  
09/28/17 95020006850

PROJECT FUND EXPENSES  
PROJECT FUND EXPENSES

3,077.50  
1,771.00  
4,848.50\*

dgnuritz  
dgnuritz

Total FP BOND PROCEEDS 2007

4,848.50\*

GRAND TOTAL

\$11,308.81



**Annual Operating Budget  
For the Fiscal Year  
2017-2018**



**Kendall County, Illinois  
Forest Preserve District**

Kendall County Forest Preserve District  
Annual  
Operating Budget

Fiscal Year  
2017-2018

December 1, 2017 - November 30, 2018

ADOPTED November xx, 2017

2017 FOREST PRESERVE COMMISSION

Judy Gilmour, President & Finance Committee Member

Matthew Prochaska, Vice President

Lynn Cullick, Finance Committee Chair

Robert Davidson, Finance Committee Member

Scott Gryder, Finance Committee Member

Matthew Kellogg, Finance Committee Member

Elizabeth E. Flowers

Tony Giles

Audra Hendrix

John P. Purcell

David Guritz

Director, Kendall County Forest Preserve District

Jill Ferko

County Treasurer

Wipfli LLP, Auditor

**FOREST PRESERVE FY18 BUDGET  
TABLE OF CONTENTS**

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***Operating Fund***

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1-6	Fund 270 - Forest Preserve General Fund
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***Capital Funds***

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7	Fund 280 - KCFP Endowment Fund
8	Fund 290 - 2009 Capital Projects Fund
9	Fund 950 - 2007 Capital Projects Fund

***Debt Service Funds***

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10	Fund 310 - 2009 Debt Service Fund
11	Fund 320 - 2003/12 Debt Service Fund
13	Fund 960 - 2007/2015/2016/2017 Debt Service Fund

## Kendall County Forest Preserve District Operating Fund

ACCOUNT & DESCRIPTION	ACTUAL 2016	BUDGET 2017	Est. Year End 11/30/2017	BUDGET 2018	% CHANGE IN BUDGET
<b>Beginning Balance (est.)</b>	<b>249,695</b>	<b>324,587</b>	<b>317,671</b>	<b>354,672</b>	<b>9.3%</b>
<b>REVENUE</b>					
270-1-000-1100 Current Tax	542,849	552,815	553,701	575,333	4.1%
270-1-000-1135 Interest Income	196	170	215	170	0.0%
270-1-000-1305 Bond Interest		-			
270-1-000-1325 Other Income	5,505	2,000	4,278	8,000	300.0%
270-1-000-1335 Donations - Administration	445	500	1,590	500	0.0%
270-1-100-1335 Donations - Ellis House					
270-1-110-1335 Donations - Ellis Center Camps		-			
270-1-111-1335 Donations - Ellis Equestrian Center	467	2,000		500	-75.0%
270-1-200-1335 Donations - Hoover	90				
270-1-300-1335 Donations - Environmental Education		500		500	0.0%
270-1-303-1335 Donations - Env. Educ. Natural Beginnings	950	2,000	4,879	2,000	0.0%
270-1-400-1335 Donations - Natural Area Volunteers		2,000	2,425	2,000	0.0%
270-1-500-1500 Picnic & Shelter Rental - Grounds & Natural Resources	6,530	6,200	5,055	6,200	0.0%
270-1-500-1503 Preserve Improvements - Grants	940	1,000		3,500	
270-1-000-1506 Public Programs Support Grants					
270-1-300-1507 Environmental Education Revenue					
270-1-301-1507 Env. Educ. - School Programs	29,504	35,960	26,699	33,000	-8.2%
270-1-302-1507 Env. Educ. - Camps	18,760	39,118	23,060	33,000	-15.6%
270-1-303-1507 Env. Educ. - Natural Beginnings	74,796	83,460	68,489	79,646	-4.6%
270-1-304-1507 Env. Educ. - Other Public Programs	1,575	4,000	3,473	6,000	50.0%
270-1-305-1507 Env. Educ. - Laws of Nature					
270-1-306-1507 Env. Educ. - Other Revenue					
270-1-200-1513 Hoover Revenue	245	2,000			
270-1-200-1513 Hoover Revenue (Yorkville Athletic Assoc. License)		2,000	2,000	2,250	
270-1-200-1513 Hoover Revenue (Residence Lease)		3,000	3,863	3,000	
270-1-201-1513 Hoover Bunkhouse Rental Rev	35,138	33,525	35,637	33,525	0.0%
270-1-202-1513 Hoover Campsite Rental Rev	6,150	4,500	4,970	4,500	0.0%
270-1-203-1513 Hoover Meadowhawk Rental Rev	12,294	10,500	10,906	10,500	0.0%
270-1-000-1514 Farm License Revenue	192,838	161,030	152,255	151,030	-6.2%
270-1-000-1518 Security Deposits					
270-1-100-1517 Security Deposit Rev - Ellis		-			
270-1-120-1517 Security Deposit Rev - Ellis Weddings	17,125	15,000	10,460	15,000	0.0%
270-1-121-1517 Security Deposit Rev - Ellis Other Rentals	1,375	600	2,485	600	
270-1-200-1518 Security Deposit Rev - Hoover					
270-1-201-1518 Security Deposit Rev - Hoover Bunkhouse	1,900	1,500	3,900	4,000	166.7%
270-1-202-1518 Security Deposit Rev - Hoover Campsite					
270-1-203-1518 Security Deposit Rev - Hoover Meadowhawk	5,724	5,000	7,412	6,500	30.0%
270-1-000-1519 Credit Card Revenue - All Preserves	1,463	3,300	1,818	3,300	
270-1-100-1519 Credit Card Revenue - Ellis		-			
270-1-200-1519 Credit Card Revenue - Hoover	40	-			
270-1-100-1570 Ellis Center House	1,969	-			
270-1-101-1570 Ellis Center Barn					
270-1-102-1570 Ellis Center Grounds		-			
270-1-110-1570 Ellis Center Camps	5,660	13,000	3,673	9,897	-23.9%
270-1-111-1570 Ellis Center Riding Lessons	33,378	24,905	23,975	25,130	0.9%
270-1-112-1570 Ellis Center Birthday Parties	9,619	9,500	6,085	9,500	0.0%
270-1-113-1570 Ellis Center Public Programs	166	2,100	2,578	2,520	20.0%
270-1-114-1570 Sunrise Center North License Agreement	1,600	19,200	19,200	24,600	28.1%
270-1-120-1570 Ellis Center Weddings	57,176	43,200	59,212	22,000	-49.1%
270-1-121-1570 Ellis Center Other Rentals	5,192	4,500	2,582	4,500	0.0%
270-1-130-1570 Ellis Center 5K Event	3,592	4,000	2,842	4,000	0.0%
<b>Total Revenue</b>	<b>1,080,314</b>	<b>1,094,083</b>	<b>1,049,717</b>	<b>1,086,701</b>	<b>-0.7%</b>

## Kendall County Forest Preserve District Operating Fund

ACCOUNT & DESCRIPTION	ACTUAL 2016	BUDGET 2017	Est. Year End 11/30/2017	BUDGET 2018	% CHANGE IN BUDGET	
<b>PERSONNEL</b>						
270-2-000-6101	Salary - Full Time Administration	123,789	126,330	125,310	131,806	4.3%
270-2-000-6102	Salary - Part Time Administration	4,842	4,000	1,623	6,200	55.0%
270-2-400-6101	Salary - Full Time Natural Area Volunteers		-			
270-2-500-6101	Salary - Full Time Grounds & Natural Resources	133,068	138,372	138,124	147,536	6.6%
270-2-500-6102	Salary - Part Time Grounds & Natural Resources	9,928	23,616	17,799	33,196	40.6%
<b>Salary Part Time: Env. Education</b>						
270-2-301-6128	Env. Educ. PT Salary - School Programs Expense	31,906	35,925	38,291	29,000	-19.3%
270-2-302-6128	Env. Educ. PT Salary - Camps Expense	16,689	26,075	17,228	26,600	2.0%
270-2-303-6128	Env. Educ. PT Salary - Natural Beginnings Expense	45,955	53,293	56,996	54,927	3.1%
270-2-304-6128	Env. Educ. PT Salary - Other Public Programs Expense	4,080	3,500	4,940	5,500	57.1%
270-2-305-6128	Env. Educ. PT Salary - Laws of Nature	1,656	1,750	1,456	1,750	0.0%
270-2-306-6128	Env. Educ. PT Salary - Other Expense	40		47		
<b>Salary Part Time - Ellis</b>						
270-2-100-6122	Salary PT - Ellis House	9,756	7,962	10,234	8,033	0.9%
270-2-101-6122	Salary PT - Ellis Barn	6,005	7,963	6,628	8,033	0.9%
270-2-102-6122	Salary PT - Ellis Grounds	12,048	15,925	16,036	16,066	0.9%
270-2-110-6122	Salary PT - Ellis Center Camps Expense	3,512	8,000	1,997	5,612	-29.9%
270-2-111-6122	Salary PT - Ellis Center Riding Lessons Expense	21,518	16,000	24,567	18,580	16.1%
270-2-112-6122	Salary PT - Ellis Center Birthday Parties Expense	4,268	6,456	2,350	3,816	-40.9%
270-2-113-6122	Salary PT - Ellis Center Public Programs Expense		1,890	966	1,190	-37.0%
270-2-114-6122	Salary PT - Ellis Sunrise License Agreement		6,864	10,386	14,456	110.6%
270-2-120-6122	Salary PT - Ellis Center Weddings Expense	17,136	11,197	17,992	8,158	-27.1%
270-2-121-6122	Salary PT - Ellis Center Other Rentals Expense	95	2,000			
270-2-130-6122	Salary PT - Ellis Center 5K Event Expense					
<b>Salary Full Time: Hoover</b>						
270-2-200-6126	Salary FT - Hoover Grounds	16,498	23,738	21,052	25,144	5.9%
270-2-201-6126	Salary FT - Hoover Bunkhouse	8,249	11,869	12,900	12,572	5.9%
270-2-202-6126	Salary FT - Hoover Campsite	4,124	5,935	6,450	6,286	5.9%
270-2-203-6126	Salary FT - Hoover Meadowhawk	4,125	5,935	6,450	6,286	5.9%
<b>Salary Part Time: Hoover</b>						
270-2-200-6127	Salary PT - Hoover Grounds	11,731	18,734	17,027	19,058	1.7%
270-2-201-6127	Salary PT - Hoover Bunkhouse	5,691	9,367	8,515	9,529	1.7%
270-2-202-6127	Salary PT - Hoover Campsite	2,711	4,684	4,258	4,764	1.7%
270-2-203-6127	Salary PT - Hoover Meadowhawk	2,893	4,684	4,247	4,764	1.7%
270-2-000-6115	Board Per Diem	4,410	4,000	3,133	3,200	-20.0%
<b>Total Personnel</b>		<b>506,723</b>	<b>586,064</b>	<b>577,003</b>	<b>612,062</b>	<b>4.4%</b>

## Kendall County Forest Preserve District Operating Fund

ACCOUNT & DESCRIPTION	ACTUAL 2016	BUDGET 2017	Est. Year End 11/30/2017	BUDGET 2018	% CHANGE IN BUDGET	
<b>EMPLOYEE BENEFITS</b>						
270-2-000-6300	IMRF/SS Expense - Administration (\$113k)	22,501	23,930	23,886	24,413	2.0%
270-2-200-6300	IMRF/SS Expense - Hoover Grounds	4,951	7,942	6,516	7,611	-4.2%
270-2-201-6300	IMRF/SS Expense - Hoover Bunkhouse	2,400	3,971	3,703	3,805	-4.2%
270-2-202-6300	IMRF/SS Expense - Hoover Campsite	1,192	1,986	1,693	1,902	-4.2%
270-2-203-6300	IMRF/SS Expense - Hoover Meadowhawk	1,220	1,986	1,879	1,902	-4.2%
270-2-300-6300	IMRF/SS Fund Expense - Env. Education					
270-2-301-6300	IMRF/SS Fund Expense - Env. Education School Programs	4,229	5,124	4,548	4,146	-19.1%
270-2-302-6300	IMRF/SS Fund Expense - Env. Education Camps	1,800	3,719	1,893	3,500	-5.9%
270-2-303-6300	IMRF/SS Fund Expense - Env. Education Natural Beginnings	7,443	8,667	9,055	8,490	-2.0%
270-2-304-6300	IMRF/SS Fund Expense - Env. Education Other Public Programs	635	500	639	722	44.4%
270-2-305-6300	IMRF/SS Fund Expense - Env. Education Laws of Nature	207	250	225	222	-11.2%
270-2-306-6300	IMRF/SS Fund Expense - Env. Education Other Expenses	6	10	4	10	0.0%
270-2-400-6300	<b>IMRF/SS Expense - Natural Area Volunteers</b>					
270-2-500-6300	<b>IMRF/SS Expense - Grounds &amp; Nat. Resources</b>	24,652	29,230	28,446	30,536	4.5%
270-2-100-6301	IMRF & SS Expense - Ellis House	1,632	1,330	1,714	1,308	-1.7%
270-2-101-6301	IMRF & SS Expense - Ellis Barn	920	1,330	1,157	1,308	-1.7%
270-2-102-6301	IMRF & SS Expense - Ellis Grounds	1,928	2,660	2,555	2,616	-1.7%
270-2-110-6301	IMRF & SS Expense - Ellis Center Camps Expense	461	1,164	239	430	-63.1%
270-2-111-6301	IMRF & SS Expense - Ellis Center Riding Lessons Expense	3,550	2,327	3,521	1,422	-38.9%
270-2-112-6301	IMRF & SS Expense - Ellis Center Birthday Parties Expense	807	1,164	399	292	-74.9%
270-2-113-6301	IMRF & SS Expense - Ellis Center Public Programs Expense			129	91	
270-2-114-6301	IMRF & SS Expense - Sunrise Center North		1,284	1,636	1,106	-13.9%
270-2-120-6301	IMRF & SS Expense - Ellis Center Weddings Expense	2,967	2,000	3,087	624	-68.8%
270-2-121-6301	IMRF & SS Expense - Ellis Center Other Rentals Expense	18	200			-100.0%
270-2-130-6301	IMRF & SS Expense - Ellis Center 5K Event Expense	65	67		67	0.0%
270-2-000-6839	<b>Medical Insurance - Administration</b>	17,633	19,775	18,872	33,887	71.4%
	<b>Medical Insurance - Hoover</b>					
270-2-200-6839	Medical Insurance - Hoover Grounds	9,607	5,117	4,842	5,805	13.4%
270-2-201-6839	Medical Insurance - Hoover Bunkhouse	4,803	2,559	2,421	2,902	13.4%
270-2-202-6839	Medical Insurance - Hoover Campsite	2,402	1,279	1,211	1,451	13.4%
270-2-203-6839	Medical Insurance - Hoover Meadowhawk	2,726	1,279	1,211	1,451	13.4%
270-2-400-6839	<b>Medical Insurance - Natural Area Volunteers</b>		-			
270-2-500-6839	<b>Medical Insurance - Grounds &amp; Nat. Resources</b>	28,063	39,348	29,620	35,216	25.5%
270-2-000-6838	Transfer to KC General Liability Insurance	42,316	42,079	42,079	42,079	-0.6%
270-2-000-6838	Insurance Claim Deductible Repayment to KC	64,155	5,000		5,000	-92.2%
270-2-000-6859	Insurance Deductible		10,000		10,000	
<b>Total Employee Benefits</b>		<b>255,285</b>	<b>227,277</b>	<b>197,181</b>	<b>234,314</b>	<b>3.1%</b>

## Kendall County Forest Preserve District Operating Fund

ACCOUNT & DESCRIPTION	ACTUAL 2016	BUDGET 2017	Est. Year End 11/30/2017	BUDGET 2018	% CHANGE IN BUDGET
<b><u>CONTRACTUAL</u></b>					
270-2-000-6151 Contractual Recorder					
270-2-000-6203 Dues/Memberships	1,590	1,600	2,020	1,000	-37.5%
270-2-000-6204 Conferences	1,677	2,000	966	2,000	0.0%
270-2-500-6207 Telephone - Grounds & Natural Resources	11,040	10,890	11,046	10,890	0.0%
270-2-000-6209 Legal Publications	80	400	483	400	0.0%
270-2-000-6215 Contractual Services (RecPro Software)	1,500	3,550	1,500	1,500	-57.7%
270-2-000-6549 Audit	7,500	7,500	7,500	7,500	0.0%
270-2-500-6847 Refuse Pickup - Grounds & Natural Resources	8,058	7,750	8,163	7,750	0.0%
270-2-000-6834 Farm Lease Contract Expense	683	500		500	0.0%
270-2-120-7078 Refuse Pickup - Ellis	1,604	1,700	1,292	1,300	-23.5%
270-2-000-7079 Environmental Education Presenters		1,600	1,600	1,600	0.0%
270-2-110-7084 Veterinarian & Farrier - Ellis Camps	1,148	1,375	-	1,000	-27.3%
270-2-111-7084 Veterinarian & Farrier - Ellis Riding Lessons	2,877	2,750	1,529	2,400	-12.7%
270-2-112-7084 Veterinarian & Farrier - Ellis Birthday Parties	1,148	1,375	190	1,000	-27.3%
270-2-113-7084 Veterinarian & Farrier - Ellis Public Programs		-			
270-2-100-7085 Memberships - Ellis House					
270-2-101-7085 Memberships - Ellis Barn					
270-2-102-7085 Memberships - Ellis Grounds					
270-2-120-7089 Event Tent Lease - Ellis Weddings	17,400	17,400	15,255	15,255	-12.3%
270-2-000-7090 Credit Card Fee	1	3,300	2,646	3,300	0.0%
<b>Total Contractual</b>	<b>56,305</b>	<b>63,690</b>	<b>54,191</b>	<b>57,395</b>	<b>-9.9%</b>

## Kendall County Forest Preserve District Operating Fund

ACCOUNT & DESCRIPTION	ACTUAL 2016	BUDGET 2017	Est. Year End 11/30/2017	BUDGET 2018	% CHANGE IN BUDGET
<b>COMMODITIES</b>					
270-2-000-6200 Office Supplies & Postage	8,283	12,000	9,926	10,500	-12.5%
270-2-500-6217 Fuel - Gas & Oil	13,055	17,500	12,162	13,500	-22.9%
270-2-000-6240 Uniforms	177	75			
270-2-500-6240 Uniforms	1,631	1,500	1,396	1,500	0.0%
270-2-000-6351 Electric	2,660	2,700	3,151	4,000	48.1%
270-2-400-6835 Natural Area Volunteer Supplies	72	500	634	500	0.0%
270-2-000-6843 Promotion/Publicity	3,904	6,000	7,584	6,000	0.0%
270-2-000-6844 Newsletter	192	400	-	400	0.0%
270-2-500-6848 Gas - Grounds & Natural Resources	2,139	2,500	2,140	2,000	-20.0%
270-2-300-6849 Environmental Education					
270-2-301-6849 Env. Educ. - School Programs Expense	366	950	366	400	-57.9%
270-2-302-6849 Env. Educ. - Camps Expense	4,437	3,000	4,437	2,000	-33.3%
270-2-303-6849 Env. Educ. - Natural Beginnings Expense	3,213	4,000	3,323	4,000	0.0%
270-2-304-6849 Env. Educ. - Other Public Programs Expense	620	700	620	500	-28.6%
270-2-305-6849 Env. Educ. - Laws of Nature Expense	815	750	816	700	-6.7%
270-2-306-6849 Env. Educ. - Other Expense (Contractual Instr.)	1,250	-			
270-2-400-6856 Natural Area Mgt Supplies					
<b>Utilities &amp; Maintenance - Hoover</b>					
270-2-200-6860 Hoover - Gas	4,067	5,000	4,067	5,000	0.0%
270-2-200-6861 Hoover - Electric	16,366	18,000	16,366	18,000	0.0%
270-2-200-6862 Hoover - Other Utilities	4,748	6,500	6,746	6,500	0.0%
270-2-200-6863 Hoover - Shop Supplies	817	1,100	2,142	1,100	0.0%
270-2-200-6864 Hoover - Building Maintenance	12,859	9,800	12,859	9,800	0.0%
270-2-200-6865 Hoover - Grounds Maintenance	3,383	4,500	6,764	4,500	0.0%
270-2-200-6866 Hoover - Other Expenses	2,042	3,000	2,726	3,000	0.0%
<b>Utilities - Ellis</b>					
270-2-100-7076 Utilities - Ellis House	9,679	7,650	9,679	6,000	-21.6%
270-2-101-7076 Utilities - Ellis Barn	3,697	7,650	3,084	6,000	-21.6%
270-2-102-7076 Utilities - Ellis Grounds					
270-2-100-7077 Office Supplies & Postage - Ellis House	1,408	1,300	929	1,000	-23.1%
270-2-100-7079 Volunteer Expense - Ellis					
270-2-113-7079 Volunteer Expense - Ellis Public Programs	168	800	244	300	-62.5%
<b>Promotion/Publicity - Ellis</b>					
270-2-110-7081 Promotion/Publicity - Ellis Camps		500		250	-50.0%
270-2-111-7081 Promotion/Publicity - Ellis Riding Lessons		1,000	200	500	-50.0%
270-2-112-7081 Promotion/Publicity - Ellis Birthday Parties		1,000	851	500	-50.0%
270-2-113-7081 Promotion/Publicity - Ellis Public Programs					
270-2-120-7081 Promotion/Publicity - Ellis Weddings	3,190	2,000	3,190	2,000	0.0%
270-2-121-7081 Promotion/Publicity - Ellis Other Rentals					
270-2-130-7081 Promotion/Publicity - Ellis Sk		500		500	0.0%
<b>Animal Care &amp; Supplies - Ellis</b>					
270-2-110-7082 Animal Care & Supplies - Ellis Camps	771	700		350	-50.0%
270-2-111-7082 Animal Care & Supplies - Ellis Riding Lessons	5,502	700	5,254	600	-14.3%
270-2-112-7082 Animal Care & Supplies - Ellis Birthday Parties	851	1,050	-	650	-38.1%
270-2-113-7082 Animal Care & Supplies - Ellis Public Programs					
270-2-114-7082 Animal Care & Supplies - Sunrise Center North		4,800	625	3,400	-29.2%
<b>Horses Acquisition &amp; Tack - Ellis</b>					
270-2-110-7083 Horses Acquisition & Tack - Ellis Camps		40	-	40	0.0%
270-2-111-7083 Horses Acquisition & Tack - Ellis Riding Lessons	1,800	40	-	40	0.0%
270-2-112-7083 Horses Acquisition & Tack - Ellis Birthday Parties		80	-	80	0.0%
270-2-113-7083 Horses Acquisition & Tack - Ellis Public Programs			-		
<b>Uniforms - Ellis</b>					
270-2-110-7086 Uniforms - Ellis Camps	120	75	-	50	-33.3%
270-2-111-7086 Uniforms - Ellis Riding Lessons	60	75	-	50	-33.3%
270-2-112-7086 Uniforms - Ellis Birthday Parties		75	-	50	-33.3%
270-2-113-7086 Uniforms - Ellis Public Programs		-	-		



## Kendall County Forest Preserve District Operating Fund

ACCOUNT & DESCRIPTION	ACTUAL 2016	BUDGET 2017	Est. Year End 11/30/2017	BUDGET 2018	% CHANGE IN BUDGET
270-2-120-7086 Uniforms - Ellis Weddings		75	-	50	-33.3%
<b>Program Supplies - Ellis</b>					
270-2-110-7087 Program Supplies - Ellis Camps	16	600	478	600	0.0%
270-2-112-7087 Program Supplies - Ellis Birthday Parties	426	1,200	327	700	-41.7%
270-2-113-7087 Program Supplies - Ellis Public Programs					
270-2-130-7087 Program Supplies - Ellis 5K	1,349	1,500	134	500	-66.7%
270-2-500-7089 Supplies - Shop	3,128	5,500	2,818	5,000	-9.1%
<b>Total Commodities</b>	<b>119,259</b>	<b>139,385</b>	<b>126,036</b>	<b>123,110</b>	<b>-11.7%</b>
<b>OTHER</b>					
270-2-000-3913 Contingency		11,253	-	10,000	-11.1%
270-2-000-6216 Equipment - Administration			130		
270-2-500-6216 Equipment - Grounds & Natural Resources	12,863	12,000	6,637	12,000	0.0%
270-2-000-6853 Preserve Improvements	5,820	1,200	1,906	1,200	0.0%
270-2-500-6837 Preserve Improvements - Grounds & Natural Resources	4,426	5,500	5,721	5,500	0.0%
270-2-500-6853 Preserve Improvements - Grounds & Natural Resources	1,200				
270-2-000-6854 Contributions	500				
270-2-500-6856 Natural Areas Management Supplies					
<b>Grounds &amp; Maintenance Equipment - Ellis</b>					
270-2-100-7080 Grounds & Maint. - Ellis House	9,569	8,000	6,189	5,500	-31.3%
270-2-101-7080 Grounds & Maint. - Ellis Barn	1,648	2,000	2,756	2,000	0.0%
270-2-102-7080 Grounds & Maint. - Ellis Grounds	6,219	2,320	7,354	5,500	137.1%
270-2-000-7088 Security Deposit Refunds	756		-		
270-2-120-7088 Security Deposit Refunds - Ellis Weddings	18,425	15,000	10,460	3,000	-80.0%
270-2-121-7088 Security Deposit Refunds - Ellis House		600	2,485	600	0.0%
270-2-200-7088 Security Deposit Refunds - Hoover	8,800	6,500	11,312	6,500	0.0%
270-2-000-7090 Credit Card Fee Expense	4,439		-		
270-2-100-7090 Credit Card Fee Expense - Ellis					
270-2-110-7090 Credit Card Fee Expense - Ellis Camps					
270-2-111-7090 Credit Card Fee Expense - Ellis Riding Lessons					
270-2-112-7090 Credit Card Fee Expense - Ellis Birthday Parties	100				
270-2-113-7090 Credit Card Fee Expense - Ellis Public Programs					
270-2-120-7090 Credit Card Fee Expense - Ellis Weddings	1				
270-2-121-7090 Credit Card Fee Expense - Ellis Other Rentals					
270-2-130-7090 Credit Card Fee Expense - Ellis 5k					
270-2-200-7090 Hoover Credit Card Fee Expense					
<b>Total Other</b>	<b>74,766</b>	<b>64,373</b>	<b>54,950</b>	<b>51,800</b>	<b>-19.5%</b>
<b>Total Expenditures</b>	<b>1,012,338</b>	<b>1,080,789</b>	<b>1,009,361</b>	<b>1,078,681</b>	<b>-0.2%</b>
<b>Operating Surplus / (Deficit)</b>	<b>67,976</b>	<b>13,294</b>	<b>40,356</b>	<b>8,020</b>	<b>-39.7%</b>
<b>Ending Balance</b>	<b>317,671</b>	<b>337,881</b>	<b>358,027</b>	<b>362,692</b>	<b>7.3%</b>

<b>Beginning Balance</b>	249,695	324,587	317,671	354,672	9.3%
<b>Total Revenue</b>	1,080,314	1,094,083	1,049,717	1,086,701	-0.7%
Total Personnel	506,723	586,064	577,003	612,062	4.4%
Total Employee Benefits	255,285	227,277	197,181	234,314	3.1%
Total Contractual	56,305	63,690	54,191	57,395	-9.9%
Total Commodities	119,259	139,385	126,036	123,110	-11.7%
Total Other	74,766	64,373	54,950	51,800	-19.5%
<b>Total Expenditure</b>	<b>1,012,338</b>	<b>1,080,789</b>	<b>1,009,361</b>	<b>1,078,681</b>	<b>-0.2%</b>
<b>Surplus / (Deficit)</b>	<b>67,976</b>	<b>13,294</b>	<b>40,356</b>	<b>8,020</b>	<b>-39.7%</b>
<b>Ending Balance</b>	<b>317,671</b>	<b>337,881</b>	<b>358,027</b>	<b>362,692</b>	<b>7.3%</b>

# KCFP Endowment Fund

ACCOUNT & DESCRIPTION	ACTUAL 2015	ACTUAL 2016	BUDGET 2017	8/31/2017 YTD 2017	BUDGET 2017	% CHANGE IN BUDGET
<b>Beginning Balance</b>	841,825	842,469	842,469	842,469	842,469	0.0%
REVENUE						
280-1-000-1135 Interest Income						
280-1-000-1320 Project Fund Revenue - Subat FP	644					
Total Revenue	644	0	0	0	0	
EXPENDITURE						
280-2-000-6850 Project Fund Expense - Subat FP				0		
Total Expenditure	0	0	0	0	0	
<b>Revenue over/(under) Expenditure</b>	644	0	0	0	0	
<b>Ending Balance</b>	842,469	842,469	842,469	842,469	842,469	

## Forest Preserve Capital Projects - Series 2009

ACCOUNT & DESCRIPTION	ACTUAL 2015	ACTUAL 2016	BUDGET 2017	8/31/2017 YTD 2017	BUDGET 2018	% CHANGE IN BUDGET
<b>Beginning Balance</b>	19,573	19,586	19,594	19,596	19,603	0.0%
<b>REVENUE</b>						
290-1-000-1135 Interest Income	13	10		7		
290-1-000-1325 2009 Bond Proceeds						
290-1-000-1515 Project Fund Deposit		1,552		0		
Total Revenue	13	1,562	0	7	0	
<b>EXPENDITURE</b>						
290-2-000-6850 Project Fund Expense		1,552	19,594	0	19,603	
Total Expenditure	0	1,552	19,594	0	19,603	0.0%
<b>Revenue over/(under) Expenditure</b>	13	10	(19,594)	7	(19,603)	
<b>TRANSFERS IN</b>						
290-2-000-6300 Transfers In						
Total Transfers In	0	0	0	0	0	
<b>TRANSFERS OUT</b>						
Transfers Out						
Total Transfers Out	0	0	0	0	0	
<b>Ending Balance</b>	19,586	19,596	0	19,603	(0)	

# Forest Preserve Capital Projects - Series 2007

ACCOUNT & DESCRIPTION	ACTUAL 2015	ACTUAL 2016	BUDGET 2017	8/31/2017 YTD 2017	BUDGET 2018	% CHANGE IN BUDGET
<b>Beginning Balance</b>	2,646,645	1,008,685	948,948	1,691,966	1,611,252	69.8%
<b>REVENUE</b>						
950-1-000-1135 Interest Income	1,422	494	500	554	600	
950-1-000-1515 Land Acquisition Grant - OSLAD		750,000	1,500,000		748,250	
950-1-000-1515 Land Acquisition Grant - ICECF		2,000				
950-1-000-1515 Land Acquisition Grant - Grand Victoria	600,000					
950-1-000-1515 Land Acquisition Grant - TCF			750,000			
950-1-000-1515 Project Fund Deposit		14,205		16,040		
950-1-000-1515 Project Fund Deposit - FEMA			28,515	28,516		
950-1-000-1515 Project Fund Deposit - Pollinator Grant NFWF			15,000			
950-1-000-1515 Project Fund Deposit - Maramech Restoration F&W			5,000	5,000	5,000	
950-1-000-1515 Route 30 - IDOT Land Purchase			15,000			
950-1-000-1515 Trail Improvement Escrow Account			23,177		23,177	
950-1-000-1515 Donations			50,000		50,000	
Total Revenue	601,422	766,699	2,387,192	50,110	827,027	-65.4%
<b>EXPENDITURE</b>						
950-2-000-6101 Salaries	24,913	506				
950-2-400-6855 Natural Areas Management		2,496	60,000		15,000	
950-2-400-6856 Natural Areas Supplies			5,000		5,000	
95-02-000-6850 Equipment Replacement Contingency			50,000	5,435	61,950	
950-2-000-6850 Land Acquisition			1,500,000	1,528	798,250	
950-2-000-6850 Preserve Improvements		23,145	80,800	112,020	134,199	
950-2-000-6850 Building Improvements		31,398	62,000	3,745	69,000	
950-2-000-6850 Cropland Conversion		9,149	270,000	15	17,950	
950-2-000-6850 Project Fund Expense	2,349,192	16,724	389,000	8,082	499,334	
Total Expenditure	2,374,104	83,418	2,416,800	130,824	1,600,683	-33.8%
<b>Revenue over/(under) Expenditure</b>	(1,772,682)	683,281	(29,608)	(80,714)	(773,656)	
<b>TRANSFERS IN</b>						
950-1-000-1305 Transfers In - Land Acquisition	421,886					
Total Transfers In	421,886	0	0	0	0	
<b>TRANSFERS OUT</b>						
950-2-000-6300 Transfers Out - FP Operating	287,164		50,000			
Total Transfers Out	287,164	0	50,000	0	0	
<b>Ending Balance</b>	1,008,685	1,691,966	869,340	1,611,252	837,596	96.3%

## Forest Preserve Debt Service Fund - Series 2009

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<u>ACCOUNT &amp; DESCRIPTION</u>	<u>ACTUAL 2015</u>	<u>ACTUAL 2016</u>
<b>Beginning Balance</b>	1,552	1,552
REVENUE		
310-1-000-1100 Current Tax		
310-1-000-1135 Interest Income		
	<hr/>	
Total Revenue	0	0
EXPENDITURE		
310-2-000-6650 Other Expenses		1,552
310-2-000-6865 Debt Service - Interest		
310-2-000-6870 Debt Service - Principal		
	<hr/>	
Total Expenditure	0	1,552
<b>Revenue over/(under) Expenditure</b>	0	(1,552)
<b>Ending Balance</b>	<u>1,552</u>	<u>0</u>

## Forest Preserve Debt Service Fund - Series 2003/2012

ACCOUNT & DESCRIPTION	ACTUAL 2015	ACTUAL 2016	BUDGET 2017	8/31/2017 YTD 2017	BUDGET 2018	% CHANGE IN BUDGET
<b>Beginning Balance</b>	881,488	866,887	878,770	883,431	720,181	-18.0%
<b>REVENUE</b>						
320-1-000-1100 Current Tax	352,539	391,081	397,800	223,878	402,900	
320-1-000-1135 Interest Income	666	663	500	397	500	
Total Revenue	353,204	391,744	398,300	224,276	403,400	1.3%
<b>EXPENDITURE</b>						
320-2-000-6650 Other Expenditure						
320-2-000-6865 Debt Service - Interest 2003	4,505	38,625				
320-2-000-6870 Debt Service - Principal 2003	265,000					
320-2-000-6875 Debt Service - Interest 2012	83,300	41,575	72,525	72,525	62,850	
320-2-000-6880 Debt Service - Principal 2012	15,000	295,000	315,000	315,000	330,000	
Total Expenditure	367,805	375,200	387,525	387,525	392,850	1.4%
<b>Revenue over/(under) Expenditure</b>	(14,601)	16,544	10,775	(163,249)	10,550	
<b>Ending Balance</b>	866,887	883,431	889,545	720,181	730,731	-17.9%

## Forest Preserve Debt Service 2003/2012

**\$2,925,000 G. O. Bonds, Refunding Bonds  
Forest Preserve, Series 2012**

Date of Issuance      October 4, 2012  
Date of Maturity      July 15, 2023  
Payable                  July 1 & July 15

### Debt Service Schedule

Date		Principal	Interest	Debt Service	
1/1/2013	<b>2003 Bonds</b>	235,000	12,453	<b>247,453</b>	
7/1/2013			8,693	<b>8,693</b>	
1/1/2014		250,000	8,692	<b>258,692</b>	
7/1/2014			4,505	<b>4,505</b>	
1/1/2015		265,000	4,505	<b>269,505</b>	
<b>2003 Total</b>		<b>750,000</b>	<b>38,848</b>	<b>788,848</b>	
1/1/2013	<b>2012 Bonds</b>	25,000	20,360	<b>45,360</b>	
7/1/2013			41,875	<b>41,875</b>	
1/1/2014		15,000	41,875	<b>56,875</b>	
7/1/2014			41,725	<b>41,725</b>	
1/1/2015		15,000	41,725	<b>56,725</b>	
7/1/2015			41,575	<b>41,575</b>	
1/1/2016		295,000	41,575	<b>336,575</b>	
7/1/2016			38,625	<b>38,625</b>	
1/1/2017		315,000	38,625	<b>353,625</b>	
7/1/2017			33,900	<b>33,900</b>	
1/1/2018			330,000	33,900	<b>363,900</b>
7/1/2018				28,950	<b>28,950</b>
1/1/2019			345,000	28,950	<b>373,950</b>
7/1/2019				23,775	<b>23,775</b>
1/1/2020			365,000	23,775	<b>388,775</b>
7/1/2020				18,300	<b>18,300</b>
1/1/2021			385,000	18,300	<b>403,300</b>
7/1/2021			12,525	<b>12,525</b>	
1/1/2022		405,000	12,525	<b>417,525</b>	
7/1/2022			6,450	<b>6,450</b>	
1/1/2023		430,000	6,450	<b>436,450</b>	
7/1/2023					
<b>2012 Total</b>		<b>2,925,000</b>	<b>595,760</b>	<b>3,520,760</b>	
<b>Totals</b>		<b>3,675,000</b>	<b>634,608</b>	<b>4,309,608</b>	

## Forest Preserve Debt Service Fund - Series 2007/2015/2016/2017

ACCOUNT & DESCRIPTION	ACTUAL 2015	ACTUAL 2016	BUDGET 2017	8/31/2017 YTD 2017	BUDGET 2018	% CHANGE IN BUDGET
<b>Beginning Balance</b>	2,809,040	3,520,001	3,252,372	3,678,868	2,392,965	-26.4%
<b>REVENUE</b>						
960-1-000-1100 Current Tax	3,708,769	3,769,358	4,031,990	2,263,657	4,028,823	
960-1-000-1135 Interest Income	967	846	500	392	500	
960-1-000-1621 Refunding Bond Issue		234,019				
960-1-000-1622 Refunding Cost of Issuance		3,691				
<b>Total Revenue</b>	3,709,736	4,007,914	4,032,490	2,264,049	4,029,323	-0.1%
<b>EXPENDITURE</b>						
960-2-000-6650 Other Expenditure						
960-2-000-6865 Debt Service - Interest 2007	1,998,775	1,714,675	1,174,638	658,944	52,500	
960-2-000-6870 Debt Service - Principal 2007	1,000,000	1,500,000	1,700,000	1,700,000	2,100,000	
960-2-000-6875 Debt Service - Interest 2015		409,371	358,355	358,355	357,676	
960-2-000-6880 Debt Service - Principal 2015		225,000	40,000	40,000	40,000	
960-2-000-6885 Debt Service - Interest 2016			340,639	340,639	305,788	
960-2-000-6890 Debt Service - Principal 2016			280,000	280,000	90,000	
960-2-000-6895 Debt Service - Interest 2017				172,015	945,100	
960-2-000-6900 Debt Service - Principal 2017					380,000	
<b>Total Expenditure</b>	2,998,775	3,849,046	3,893,631	3,549,953	4,271,064	9.7%
<b>Revenue over/(under) Expenditure</b>	710,961	158,868	138,859	(1,285,904)	(241,742)	-274.1%
<b>Ending Balance</b>	3,520,001	3,678,868	3,391,231	2,392,965	2,151,223	-36.6%



## Forest Preserve Debt Service Refunding Series 2007/2015/2016/2017

**\$45,000,000 G.O. Bonds, Series 2007**  
 July 15, 2007  
 January 1, 2027  
 January 1 & July 1

**\$9,360,000 G.O. Bonds, Series 2015**  
 July 1, 2015  
 January 1, 2027  
 January 1 & July 1

**\$9,270,000 G.O. Bonds, Series 2016**  
 May 1, 2016  
 January 1, 2026  
 January 1 & July 1

**\$19,130,000 G.O. Bonds, Series 2017**  
 April 26, 2017  
 January 1, 2024  
 January 1 & July 1

### Debt Service Schedule

Date	Original 2007 Bond Issue			2007 Bond Not Refunded			2015 Bond Refunding			2016 Bond Refunding			2017 Bond Refunding		
	Principal	Interest	Debt Service	Principal	Interest	Debt Service	Principal	Interest	Debt Service	Principal	Interest	Debt Service	Principal	Interest	Debt Service
1/1/2008		1,245,267	1,245,267												
7/1/2008		1,143,613	1,143,613		1,245,349	1,245,349									
1/1/2009		1,143,613	1,143,613		1,143,688	1,143,688									
7/1/2009		1,143,613	1,143,613		1,143,688	1,143,688									
1/1/2010		1,143,613	1,143,613		1,143,688	1,143,688									
7/1/2010		1,143,613	1,143,613		1,143,688	1,143,688									
1/1/2011		1,143,613	1,143,613		1,143,688	1,143,688									
7/1/2011		1,143,613	1,143,613		1,143,688	1,143,688									
1/1/2012	100,000	1,143,613	1,243,613	100,000	1,143,688	1,243,688									
7/1/2012		1,141,488	1,243,613		1,143,688	1,243,688									
1/1/2013	300,000	1,141,488	1,441,488	300,000	1,141,563	1,441,563									
7/1/2013		1,135,188	1,441,488		1,135,188	1,441,563									
1/1/2014	500,000	1,135,188	1,635,188	500,000	1,135,188	1,635,188									
7/1/2014		1,124,563	1,635,188		1,124,563	1,635,188									
1/1/2015	1,000,000	1,124,563	2,124,563	1,000,000	1,124,563	2,124,563									
7/1/2015		1,102,063	2,124,563		874,213	2,124,563									
1/1/2016	1,500,000	1,102,063	2,602,063	1,500,000	874,213	2,374,213	225,000	230,024	455,024						
7/1/2016		1,068,313	2,602,063		606,444	2,374,213		179,348	179,348						
1/1/2017	1,700,000	1,068,313	2,768,313	1,700,000	606,444	2,306,444	40,000	179,348	219,348						
7/1/2017		1,030,063	2,768,313		52,500	2,306,444		40,000	179,348						
1/1/2018	2,100,000	1,030,063	3,130,063	2,100,000	52,500	2,152,500	40,000	179,008	219,008						
7/1/2018		977,563	3,130,063		52,500	2,152,500		178,668	178,668						
1/1/2019	2,500,000	977,563	3,477,563	2,500,000	52,500	2,152,500	45,000	178,668	223,668						
7/1/2019		915,063	3,477,563		606,444	2,152,500		178,285	178,285						
1/1/2020	2,750,000	915,063	3,665,063	2,750,000	606,444	2,152,500	45,000	177,768	223,285						
7/1/2020		846,313	3,665,063		606,444	2,152,500		177,768	223,285						
1/1/2021	3,000,000	846,313	3,846,313	3,000,000	606,444	2,152,500	45,000	177,250	222,768						
7/1/2021		771,313	3,846,313		52,500	2,152,500		177,250	222,768						
1/1/2022	3,500,000	771,313	4,271,313	3,500,000	52,500	2,152,500	40,000	176,790	217,250						
7/1/2022		683,813	4,271,313		52,500	2,152,500		176,790	217,250						
1/1/2023	4,000,000	683,813	4,683,813	4,000,000	52,500	2,152,500	45,000	176,160	216,790						
7/1/2023		578,813	4,683,813		52,500	2,152,500		175,530	216,160						
1/1/2024	5,000,000	578,813	5,578,813	5,000,000	52,500	2,152,500	45,000	174,900	215,530						
7/1/2024		447,563	5,578,813		52,500	2,152,500		174,900	215,530						
1/1/2025	5,100,000	447,563	5,547,563	5,100,000	52,500	2,152,500	45,000	174,900	215,530						
7/1/2025		313,688	5,547,563		52,500	2,152,500		174,900	215,530						
1/1/2026	5,600,000	313,688	5,913,688	5,600,000	166,688	2,152,500	2,375,000	174,900	254,900						
7/1/2026		166,688	5,913,688		166,688	2,152,500		127,400	127,400						
1/1/2027	6,350,000	166,688	6,516,688	6,350,000	166,688	2,152,500	6,370,000	127,400	6,497,400						
<b>Totals</b>	<b>45,000,000</b>	<b>34,999,142</b>	<b>79,999,142</b>	<b>7,200,000</b>	<b>20,263,786</b>	<b>27,463,786</b>	<b>9,360,000</b>	<b>4,032,234</b>	<b>13,392,234</b>	<b>9,270,000</b>	<b>2,633,257</b>	<b>11,903,257</b>	<b>19,130,000</b>	<b>4,268,615</b>	<b>23,398,615</b>

	Principal	Interest	Total
2007 Bond Issue	\$ 45,000,000	\$ 34,999,142	\$ 79,999,142
2007 Not Refunded	-7,200,000	-20,263,786	-27,463,786
2015 Refunding Bonds	9,360,000	-4,032,234	5,327,766
2016 Refunding Bonds	-9,270,000	-2,633,257	-11,903,257
2017 Refunding Bonds	-19,130,000	-4,268,615	-23,398,615
<b>Total</b>	<b>\$ -40,000</b>	<b>\$ 3,801,250</b>	<b>\$ 3,841,250</b>

**KENDALL COUNTY FOREST PRESERVE DISTRICT  
JOB DESCRIPTION**

**CLASS TITLE:** Pickerill-Pigott Resident - Grounds Maintenance Worker

**WAGE CATEGORY:** FLSA Non-Exempt

**REPORTS TO:** Executive Director and Superintendent of Grounds and Resources

**EFFECTIVE DATE:** November 21, 2017

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**SUMMARY:**

Responsible for performing a variety of grounds maintenance and program support duties at Pickerill-Pigott Forest Preserve ("Pickerill-Pigott") and other assigned forest preserve locations. This position reports to the Executive Director and Superintendent of Grounds and Resources. The individual holding this position shall live on-site at Pickerill-Pigott Forest Preserve.

**ESSENTIAL DUTIES AND RESPONSIBILITIES:**

The essential duties for this position shall include, but not be limited to, the following:

- Performs grounds and building maintenance and custodial services at Pickerill-Pigott and other assigned forest preserve locations including, but not limited to the following:
  - Performs a variety of horticultural tasks including, but not limited to, mowing, edging, aerating, trimming, fertilizing, weed control, seeding and maintenance of turf areas, tree and shrub trimming, planting, and pruning, removal of damaged sod, and installation of new sod.
  - Splits, loads, and hauls firewood.
  - Gathers, loads, and hauls refuse and vegetation from grounds and user areas.
  - Removes snow and ice from District roads/walks/trails, utilizing both snow plow and manual methods.
  - Regularly uses, maintains and repairs tools of the trade (both powered and non-powered equipment) including, but not limited to, welder, sandblaster, grinder, cutting torch, air sprayer, power washer, chainsaw, and other mechanical hand tools.
  - Hauls and moves materials, supplies, furnishings and machinery, as needed, for District and public use.
  - Safely and effectively operates, maintains and repairs District vehicles and equipment including, but not limited to, small dump trucks, snow blowers, salt spreaders, sod cutters, rototiller, chain saws, trimmers, sweepers, front end loaders, backhoes, and forklifts.
  - Repairs and maintains District trails by performing duties including, but not limited to removal of fallen trees and limbs; repairs any damage caused by erosion or other factors; and installs wood chips, limestone screenings and other trail surfaces.
  - Assists with general road repairs including, but not limited to, asphalt patching and gravel road maintenance.
  - Constructs, installs and repairs District facilities and structures, picnic shelters, bridges, fencing, bollards, posts, signage, seasonal equipment, and any other facilities and structures necessary for the District.
  - Repairs plumbing, electrical, HVAC, carpentry and paint, as needed, at District facilities and structures.
  - Inspects, maintains, and repairs District restrooms including daily cleaning and trash removal.
  - Provides assistance with pasture fence repair and replacement projects at Pickerill-Pigott.
  - Performs controlled burns, brush removal, seed collecting and other natural area management tasks.
  - Performs basic record-keeping duties such as collecting and maintaining receipts.
- Performs facility rental functions at Pickerill-Pigott including, but not limited to the following:
  - Prepares facilities for District uses by performing duties including, but not limited to, locking/unlocking facilities; and ensuring the facilities are clean and equipped as needed for all District functions.

- Assists with the coordination of the District's use of the residence at Pickerill-Pigott including but not limited to business meetings and preserve planning events.
- Assists with pre-event and post-event activities including trash receptacle staging and removal, trash cleanup, house cleaning, washroom supply stocking, and setup and take down of tables and chairs.
- Provides pre-scheduled tours of the Pickerill-Pigott House buildings and grounds to support planning efforts.
- Assists with event coordination with District support staff and volunteers.
- Assists with the communication of District policies.
- Enforces District policy guidelines for use of District facilities.
- Participates in emergency preparedness and response activities as needed.
- Communicates District rules and regulations to the public, staff and volunteers.
- Serves as the year-round on-site resident and Pickerill-Pigott and must be available to perform duties before, during and after the District's regular business hours as well as weekends.
- Performs other duties as required or assigned.

**SUPERVISORY RESPONSIBILITIES:**

- No supervisory responsibilities at this time.

**QUALIFICATIONS:**

To perform this job successfully, an individual must be able to perform all essential duties satisfactorily. The requirements listed below are representative of the knowledge, skill and/or ability required for the position.

**A. EDUCATION and/or EXPERIENCE:**

- High school diploma or general education degree (GED).
- A preferred minimum of two (2) years experience in a grounds and/or building maintenance or similar role, or equivalent combination of training and experience.
- Requires knowledge of grounds maintenance tools and equipment use.
- Completion of all assigned equipment and natural areas management training.

**B. LANGUAGE SKILLS:**

- Ability to read and interpret documents such as governmental regulations, material safety data sheets, equipment operating instructions, and procedure manuals.
- Ability to write routine reports and correspondence.
- Ability to speak effectively with the public and employees of the organization.
- Requires good knowledge of the English language, spelling and grammar.

**C. MATHEMATICAL SKILLS:**

- Ability to add, subtract, multiply and divide in all units of measure, using whole numbers, common fractions, and decimals.
- Ability to compute rate, ratio, and percent and to measure volumes.

**D. REASONING ABILITY:**

- Ability to apply common sense understanding to carry out instructions furnished in written, oral, or diagram form.
- Ability to deal with problems involving several concrete variables in standardized situations.

**E. CERTIFICATES, LICENSES, REGISTRATIONS:**

- A valid Illinois Drivers License and any other licenses/certifications necessary to operate District tools and equipment.
- A valid Illinois Pesticide Applicators License or, in the alternative, obtain a valid Illinois Pesticide Applicators License within the first ninety (90) days of employment.
- All other training, certificates and registrations required for the specific duties performed.

**PHYSICAL DEMANDS:**

- Employee must frequently sit, stand, bend, reach, and carry.
- Employee must be able to successfully operate all District tools and equipment required to perform assigned job duties.
- Employee must frequently be able to walk and possibly run on uneven ground and rough terrain.
- Employee must frequently lift and/or move up to 50 pounds, and occasionally up to 75 pounds.
- Employee must be able to use hands and fingers to handle, feel, and operate equipment.
- Employee must be able to reach, push and pull with hands and arms.
- Employee must be able to talk and hear in person and via use of telephone.
- Specific vision abilities required by this job include close vision, depth perception and distance vision.

**WORK ENVIRONMENT:**

- The noise level in the work environment is usually loud due to equipment operational noise.
- Employee must be able to perform all assigned job duties during normal business hours and after normal business hours, as required in the event of an emergency or special event.
- Employee will be required to work in both indoor and outdoor work areas and may be subjected to all weather elements.
- Employee may be exposed to various chemicals such as pesticides and fertilizers while performing assigned job duties.
- Employee will be required to operate a motor vehicle to travel to and from meetings, training, conferences, and the various District preserves and locations.

The above information is not intended to be all-inclusive and can be expanded or modified as necessary.

Kendall County Forest Preserve District

**KENDALL COUNTY FOREST PRESERVE DISTRICT  
JOB DESCRIPTION**

**CLASS TITLE:** Ellis Resident and Caretaker  
**WAGE CATEGORY:** FLSA Non-Exempt  
**REPORTS TO:** Executive Director and Ellis House and Equestrian Center Manager  
**EFFECTIVE DATE:** November 7, 2017

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**SUMMARY:**

Responsible for performing a variety of grounds maintenance and program support duties at Ellis House and Equestrian Center ("Ellis"). This position reports to the Executive Director and Ellis House and Equestrian Center Manager. The individual holding this position shall live on-site at Ellis.

**ESSENTIAL DUTIES AND RESPONSIBILITIES:**

The essential duties for this position shall include, but not be limited to, the following:

- Performs animal care duties including, but not limited to the following:
  - Assists with basic animal care including feeding and enclosure cleaning.
  - Performs basic horse care including handling, grooming, feeding and watering, pasture and feedlot turnout and stall turn-in, and cleaning of feedlot and stalls.
- Performs grounds and building maintenance and custodial services at Ellis including, but not limited to the following:
  - Performs a variety of horticultural tasks including, but not limited to manual weed control, tree and shrub trimming, planting, and pruning.
  - Gathers, loads, and hauls refuse and vegetation from grounds and user areas.
  - Removes snow and ice, and applies salt to District walkways utilizing manual methods.
  - Inspects, performs light cleaning, and reports maintenance issues and repair needs for the Ellis house.
- Performs facility rental functions at Ellis including, but not limited to the following:
  - Prepares special event facilities for reserved uses by performing duties including, but not limited to, locking/unlocking rental facilities; setting up for events and rental functions; and ensuring the facilities are clean and equipped as needed for all rental functions.
  - Assists with the coordination of the District's facility rentals program at Ellis including but not limited to weddings, conferences, parties, trade shows, business meetings and athletic events.
  - Supports coordination of contracted business services for facility rentals and program events including but not limited to catering firms, entertainers, decorators, and florists.
  - Assists with pre-event and post-event activities including trash receptacle staging and removal, trash cleanup, house cleaning, washroom supply stocking, and setup and take down of tables and chairs.
  - Assists with event coordination with District event support staff and volunteers.
  - Enforces District policy guidelines for use of District facilities.
- Participates in emergency preparedness and response activities as needed.
- Communicates District rules and regulations to the public, staff and volunteers.
- Serves as the year-round on-site resident and Ellis and must be available to perform duties before, during and after the District's regular business hours as well as weekends.
- Performs other duties as required or assigned.

**SUPERVISORY RESPONSIBILITIES:**

- No supervisory responsibilities at this time.

## DRAFT FOR FINANCE COMMITTEE REVIEW - 9-28-17

### QUALIFICATIONS:

To perform this job successfully, an individual must be able to perform all essential duties satisfactorily. The requirements listed below are representative of the knowledge, skill and/or ability required for the position.

#### A. EDUCATION and/or EXPERIENCE:

- High school diploma or general education degree (GED).
- A preferred minimum of two (2) years experience in a grounds and/or building custodial support or similar role, or equivalent combination of training and experience.
- Requires knowledge of grounds maintenance hand tools and use.

#### B. LANGUAGE SKILLS:

- Ability to read and interpret documents such as governmental regulations, material safety data sheets, equipment operating instructions, and procedure manuals.
- Ability to write routine reports and correspondence.
- Ability to speak effectively with the public, employees and volunteers including individuals of all ages and ability levels.
- Requires good knowledge of the English language, spelling and grammar.

#### C. MATHEMATICAL SKILLS:

- Ability to add, subtract, multiply and divide in all units of measure, using whole numbers, common fractions, and decimals.
- Ability to compute rate, ratio, and percent and to measure volumes.

#### D. REASONING ABILITY:

- Ability to apply common sense understanding to carry out instructions furnished in written, oral, or diagram form.
- Ability to deal with problems involving several concrete variables in standardized situations.

#### E. CERTIFICATES, LICENSES, REGISTRATIONS:

- A valid Driver's License.
- Current CPR/First Aid certification.
- All other training, certificates and registrations required for the specific duties performed.

### PHYSICAL DEMANDS:

- Employee must frequently sit, stand, bend, reach, and carry.
- Employee must be able to successfully operate all District tools and equipment required to perform assigned job duties.
- Employee must frequently be able to walk and possibly run on uneven ground and rough terrain.
- Employee must frequently lift and/or move up to 50 pounds, and occasionally up to 75 pounds.
- Employee must be able to use hands and fingers to handle, feel, and operate equipment.
- Employee must be able to reach, push and pull with hands and arms.
- Employee must be able to talk and hear in person and via use of telephone.
- Specific vision abilities required by this job include close vision, depth perception and distance vision.

### WORK ENVIRONMENT:

- The noise level in the work environment is usually low and occasionally moderate to loud due to rental events and equipment operational noise.
- Employee will be required to work in both indoor and outdoor work areas and may be subjected to all weather elements.
- Employee may be exposed to various chemicals such as pesticides and fertilizers while performing assigned job duties.

DRAFT FOR FINANCE COMMITTEE REVIEW - 9-28-17

- Employee will be required to travel to and from meetings and trainings at various District preserves and locations.
- Employee will be required to have frequent contact with animals, nature, volunteers and other members of the general public.
- Employee must be able to perform all assigned job duties during normal business hours and after normal business hours, as required in the event of an emergency or special event.
- Employee may be required to provide own transportation to travel to and from meetings and trainings, and various District preserves and locations.

The above information is not intended to be all-inclusive and can be expanded or modified as necessary.

Kendall County Forest Preserve District



**Kendall County Forest Preserve District  
Ellis House Caretaker  
Lease Agreement**

**THIS AGREEMENT** ("Lease Agreement") is made and entered into this 21ST day of November 2017, by and between the Kendall County Forest Preserve District ("District"), a unit of local government, ("Employee-Tenant") and Shannon Prette (referred to as "Tenant"), an individual currently residing at the Ellis House, 13986 McKanna Rd, Minooka, IL 60447, for and in consideration of the covenants and obligations contained herein and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the parties hereby agree as follows:

**1. PURPOSE.**

This Lease Agreement provides for the Tenants' possession and use of the Ellis House apartment and access to the Ellis House maintenance support areas including the first-level reception area and utility room, and the basement storage area, located at Baker Woods Forest Preserve – Ellis House and Equestrian Center 13986 McKanna Rd, Minooka, IL 60447 (hereinafter referred to as the "Residence"), an image of which is attached as Exhibit A, during the Employee-Tenant's employment as the Ellis House Caretaker by the District. By signing this Lease Agreement, the parties affirm their agreement that Employee-Tenant is required to live at the Residence as a condition of his continued employment by the District as the Ellis House Caretaker; the Residence is located on District property; and the Residence is provided for the convenience of the District by allowing Employee-Tenant to promptly respond to District needs at Ellis House and Equestrian Center outside of regular business hours. Also, this Lease Agreement confirms the parties' understanding and agreement that the Tenants' possession and use of the Residence is part of the Employee-Tenant's total wage and benefits compensation package as Ellis House Caretaker for the District. *Nothing in this Lease Agreement is intended to and/or does create a contract of employment, express or implied. Employee-Tenant's employment with the District is "at-will", which means Employee-Tenant's employment relationship may be terminated at any time, with or without cause.*

**2. PROPERTY.**

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

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



responsible for providing any personal property, equipment, furniture or other non-fixtured items to the Tenants.

**3. TERM.**

3.1 Term. The term of this Lease Agreement commences on the date of both parties' execution of this Lease Agreement and shall terminate immediately upon (a) the Employee-Tenant's separation of employment from the District; (b) the Employee-Tenant's reassignment to a different position at the District; or (c) one (1) year after the date of both parties' execution of this Lease Agreement, whichever occurs first.

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

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

**4. RENT.**

4.1 Rent. The rent for the Residence shall be four hundred sixty-four dollars and thirty-one cents (\$80.00) per week. This amount includes the cost of Utilities as discussed in section 12 of this Lease Agreement. The weekly rent payment shall be due and owing on the Saturday immediately following the conclusion of the weekly rental period. For purposes of this Agreement, a week shall be Saturday through Friday. The parties agree that only a single monthly rent payment of two hundred and fifty dollars (\$320.00) shall be due and owing from Tenants to the District in any month that Employee-Tenant is employed by the District. The balance of the weekly rent value shall be considered a part of the Employee-Tenant's total compensation package during his or her employment with the District as Ellis House Caretaker. Weekends and holidays do not delay or excuse Tenants' obligation to timely pay rent.

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

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

4.4. Order in which funds are applied. The District will apply all funds received from Tenant first to any non-rent obligations of Tenant including late charges, returned check

charges, charge-backs for repairs, and brokerage fees, then to rent, regardless of any notations on a check.

**5. SECURITY DEPOSIT.**

5.1 Amount. Tenant shall deposit with the District the sum of two-hundred fifty dollars and no cents (\$250.00), receipt of which is hereby acknowledged by the District, as security for any damage caused to the Residence during the term hereof.

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

A. Deductions.

District may deduct reasonable charges from the security deposit for:

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

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

**6. USE OF RESIDENCE.**

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

understand and agree that all residents and visitors of the Residence shall comply with the District's General Use Ordinance while on District property.

**7. CONDITION OF RESIDENCE.**

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

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

**8. DEFAULTS & REMEDIES,**

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

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

**9. ASSIGNMENT AND SUB-LETTING.**

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

**10. ALTERATIONS AND IMPROVEMENTS.**

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

**11. HAZARDOUS MATERIALS.**

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

**12. UTILITIES.**

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

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

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

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

**13. MAINTENANCE, REPAIR, AND RULES.**

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

- A. Not obstruct the driveways, sidewalks, courts, entry ways, stairs and/or halls, which shall be used for the purposes of ingress and egress only;
- B. Keep all windows, glass, window coverings, doors, locks and hardware in good, clean order and repair;
- C. Maintain the grounds and lawn area of the Residence, including regularly mowing the lawn.
- D. Not obstruct or cover the windows or doors;
- E. Not leave windows or doors in an open position during any inclement weather;

- F. Not hang any laundry, clothing, sheets, etc., from any window, rail, porch or balcony nor air or dry any of same within any yard area or space;
- G. Not cause or permit any locks or hooks to be placed upon any door or window without the prior written consent of District;
- H. Keep all air conditioning filters clean and free from dirt;
- I. Keep all lavatories, sinks, toilets, and all other water and plumbing apparatus in good order and repair and shall use same only for the purposes for which they were constructed. Tenants shall not allow any sweepings, rubbish, sand, rags, ashes or other substances to be thrown or deposited therein. Any damage to any such apparatus and the cost of clearing stopped plumbing resulting from misuse shall be borne by Tenants;
- J. Ensure Tenants' family and guests at all times maintain order in the Residence and at all places on the Residence, and shall not make or permit any loud or improper noises, or otherwise disturb other visitors and District users;
- K. Keep all radios, television sets, stereos, etc., turned down to a level of sound that does not annoy or interfere with other District users;
- L. Deposit all trash, garbage, rubbish or refuse in the locations provided at the Residence and not allow any trash, garbage, rubbish or refuse to be deposited or permitted to stand on the exterior of the Residence;
- M. Abide by and be bound by any and all rules and regulations affecting the Residence or Tenants which may be adopted or promulgated by the District's Board of Commissioners.

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

**14. DAMAGE TO RESIDENCE.**

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



**15. ACCESS BY DISTRICT.**

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

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

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

**16. RENTERS' INSURANCE**

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

**17. SUBORDINATION OF LEASE AGREEMENT.**

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

**18. ANIMALS.**

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

hold harmless District, its officers, directors, employee, and agents, including its past, present and future commissioners, elected officials and agents, for any harm, injury, death, or sickness to any unauthorized animal or any person as a result of the unauthorized animal. Tenants are responsible and liable for any damage or required cleaning to the Residence caused by any unauthorized animal and for all costs District may incur in removing or causing any unauthorized animal to be removed.

**19. WATERBEDS.**

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

**20. QUIET ENJOYMENT.**

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

**21. INDEMNIFICATION.**

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

**22. FORCE MAJEURE.**

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

**23. EXPENSES AND COSTS.**

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

**24. RECORDING OF LEASE AGREEMENT.**

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

**25. GOVERNING LAW.**

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

**26. SEVERABILITY.**

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

**27. BINDING EFFECT.**

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

**28. DESCRIPTIVE HEADINGS.**

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

**29. NON-WAIVER.**

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

**30. MODIFICATION.**

The parties hereby agree that this document contains the entire agreement between the parties and this Lease Agreement shall not be modified, changed, altered, or amended in any way except through a written amendment signed by all of the parties hereto. The parties further agree that the previous agreement dated December 2, 2015 is hereby rescinded in its entirety.

**31. NOTICE.**

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



**32. APPROVAL.**

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

**As to District this 21st day of November, 2017.**

DISTRICT:

Sign: \_\_\_\_\_  
Judy Gilmour, President

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

Attest: \_\_\_\_\_  
David Guritz

**As to Tenant, this 21st day of November, 2017.**

TENANT:

Sign: \_\_\_\_\_

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

Sign: \_\_\_\_\_

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

**EXHIBIT B**  
**Pet Addendum to Kendall County Forest Preserve District**  
**Ellis House Caretaker and Resident Apartment**  
**Lease Agreement**

**THIS Pet Addendum** ("Addendum") is incorporated as if fully set forth in the Kendall County Forest Preserve District Ellis House Caretaker Lease Agreement made and entered into on the 21st day of November 2017, by and between the Kendall County Forest Preserve District ("District"), a unit of local government, and Shannon Prette ("Employee-Tenant") referred to as "Tenant", an individual currently residing at 13986 McKanna Rd, Minooka, IL 60447 ("Lease Agreement"). For and in consideration of the covenants and obligations contained herein and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the parties hereby agree as follows:

**1. INCORPORATION.**

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

**2. PURPOSE.**

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

**3. PETS.**

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

Name: _____	Name: _____
Breed: _____	Breed: _____
Color: _____	Color: _____
Weight: _____	Weight: _____
Age: _____	Age: _____

**4. ADDITIONAL RENT.**

Rent Value. The Tenants shall pay an additional rent payment in the amount of zero dollars and no cents (\$0.00) per week in consideration for being permitted to keep the Pets at the Residence. This additional rent payment is to be paid on the 1st of every month and must cover all weeks that start within that month. Pursuant to the Lease Agreement, a week will be Saturday through Friday. The additional pet rent is subject to the rent terms identified in subsections 4.2, 4.3, and 4.4 the Lease Agreement.

**5. PET SECURITY DEPOSIT.**

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

**5. RULES AND MAINTENANCE.**

Tenants agree to the following requirements:

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

**6. INDEMNIFICATION.**

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

**7. REVOCATION.**

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

**8. DEFAULT.**

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

**As to District this 21st day of November, 2017.**

DISTRICT:

Sign: \_\_\_\_\_  
Judy Gilmour, President

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

Attest: \_\_\_\_\_  
David Guritz, Director

**As to Tenants, this 21st day of November, 2017.**

TENANTS:

Sign: \_\_\_\_\_

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

Sign: \_\_\_\_\_

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

APT: 1 BR - Cambridge Apts in Morris, IL



# Cambridge Apts, 1 BR

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Contact the community manager for more information!

(RLNE3275392)

### Facts and Features

 **Type**  
Apartment

 **Laundry**  
No Data

 **Heating**  
Forced air

 **Cooling**  
Other

 **Pets**  
No Data

 **Parking**  
No Data

### RENTAL FACTS

Posted: 26 days ago

### INTERIOR FEATURES

#### Bedrooms

Beds: 1

#### Heating and Cooling

Heating: Forced air

Cooling: Other

City, Zip, Neighborhood, Scho 

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**Apartment Amenities**

- Air Conditioning
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- Broadband Internet Access
- Cable or Satellite
- Carpet
- Ceiling Fan
- Garbage Disposal
- Hardwood Floor
- Internet Access
- Tile Floors
- Window Covering

**Beds**

Studio - 2 Beds

**Baths**

1 Bath

**Sq. Ft.**

300 - 1,000 sq. ft.

**Rent**

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**EQUAL HOUSING OPPORTUNITY** 

**Directions**

From I-55 exit US 30 (exit 257). Turn left on US 30 and proceed 3 miles. Right on Larkin, 1 mile to Glenwood. Left on Glenwood then right into our parking lot. Our office is located under the red awning.

**Kendall County Forest Preserve District  
Hoover Grounds Supervisor and Resident House  
Lease Agreement**

**THIS AGREEMENT** ("Lease Agreement") is made and entered into this 21ST day of November 2017, by and between the Kendall County Forest Preserve District ("District"), a unit of local government, ("Employee-Tenant") and Jay Teckenbrock (referred to as "Tenant"), an individual currently residing at the Hoover Forest Preserve Residence, 11285 W. Fox Road, Yorkville, IL 60560, for and in consideration of the covenants and obligations contained herein and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the parties hereby agree as follows:

**1. PURPOSE.**

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

**2. PROPERTY.**

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

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

responsible for providing any personal property, equipment, furniture or other non-fixture items to the Tenants.

**3. TERM.**

3.1 Term. The term of this Lease Agreement commences on the date of both parties' execution of this Lease Agreement and shall terminate immediately upon (a) the Employee-Tenant's separation of employment from the District; (b) the Employee-Tenant's reassignment to a different position at the District; or (c) three (3) years after the date of both parties' execution of this Lease Agreement, whichever occurs first.

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

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

**4. RENT.**

4.1 Rent. The rent for the Residence shall be four hundred sixty-four dollars and thirty-one cents (\$464.31) per week. This amount includes the cost of Utilities as discussed in section 12 of this Lease Agreement. The weekly rent payment shall be due and owing on the Saturday immediately following the conclusion of the weekly rental period. For purposes of this Agreement, a week shall be Saturday through Friday. The parties agree that only a single monthly rent payment of two hundred and fifty dollars (\$250.00) shall be due and owing from Tenants to the District in any month that Employee-Tenant is employed by the District. The balance of the weekly rent value shall be considered a part of the Employee-Tenant's total compensation package during his employment with the District as Grounds Supervisor and Resident. Weekends and holidays do not delay or excuse Tenants' obligation to timely pay rent.

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

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

4.4. Order in which funds are applied. The District will apply all funds received from Tenant first to any non-rent obligations of Tenant including late charges, returned check



charges, charge-backs for repairs, and brokerage fees, then to rent, regardless of any notations on a check.

**5. SECURITY DEPOSIT.**

5.1 Amount. Tenant has previously deposited with the District the sum of one-thousand dollars and no cents (\$1,000.00), receipt of which is hereby acknowledged by the District, as security for any damage caused to the Residence during the term hereof.

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

A. Deductions.

District may deduct reasonable charges from the security deposit for:

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

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

**6. USE OF RESIDENCE.**

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

understand and agree that all residents and visitors of the Residence shall comply with the District's General Use Ordinance while on District property.

**7. CONDITION OF RESIDENCE.**

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

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

**8. DEFAULTS & REMEDIES,**

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

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

**9. ASSIGNMENT AND SUB-LETTING.**

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

**10. ALTERATIONS AND IMPROVEMENTS.**

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

**11. HAZARDOUS MATERIALS.**

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

**12. UTILITIES.**

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

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

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

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

**13. MAINTENANCE, REPAIR, AND RULES.**

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

- A. Not obstruct the driveways, sidewalks, courts, entry ways, stairs and/or halls, which shall be used for the purposes of ingress and egress only;
- B. Keep all windows, glass, window coverings, doors, locks and hardware in good, clean order and repair;
- C. Maintain the grounds and lawn area of the Residence, including regularly mowing the lawn.
- D. Not obstruct or cover the windows or doors;
- E. Not leave windows or doors in an open position during any inclement weather;

- F. Not hang any laundry, clothing, sheets, etc., from any window, rail, porch or balcony nor air or dry any of same within any yard area or space;
- G. Not cause or permit any locks or hooks to be placed upon any door or window without the prior written consent of District;
- H. Keep all air conditioning filters clean and free from dirt;
- I. Keep all lavatories, sinks, toilets, and all other water and plumbing apparatus in good order and repair and shall use same only for the purposes for which they were constructed. Tenants shall not allow any sweepings, rubbish, sand, rags, ashes or other substances to be thrown or deposited therein. Any damage to any such apparatus and the cost of clearing stopped plumbing resulting from misuse shall be borne by Tenants;
- J. Ensure Tenants' family and guests at all times maintain order in the Residence and at all places on the Residence, and shall not make or permit any loud or improper noises, or otherwise disturb other visitors and District users;
- K. Keep all radios, television sets, stereos, etc., turned down to a level of sound that does not annoy or interfere with other District users;
- L. Deposit all trash, garbage, rubbish or refuse in the locations provided at the Residence and not allow any trash, garbage, rubbish or refuse to be deposited or permitted to stand on the exterior of the Residence;
- M. Abide by and be bound by any and all rules and regulations affecting the Residence or Tenants which may be adopted or promulgated by the District's Board of Commissioners.

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

**14. DAMAGE TO RESIDENCE.**

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

**15. ACCESS BY DISTRICT.**

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

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

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

**16. RENTERS' INSURANCE**

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

**17. SUBORDINATION OF LEASE AGREEMENT.**

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

**18. ANIMALS.**

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



hold harmless District, its officers, directors, employee, and agents, including its past, present and future commissioners, elected officials and agents, for any harm, injury, death, or sickness to any unauthorized animal or any person as a result of the unauthorized animal. Tenants are responsible and liable for any damage or required cleaning to the Residence caused by any unauthorized animal and for all costs District may incur in removing or causing any unauthorized animal to be removed.

**19. WATERBEDS.**

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

**20. QUIET ENJOYMENT.**

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

**21. INDEMNIFICATION.**

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

**22. FORCE MAJEURE.**

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

**23. EXPENSES AND COSTS.**

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

**24. RECORDING OF LEASE AGREEMENT.**

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

**25. GOVERNING LAW.**

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

**26. SEVERABILITY.**

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

**27. BINDING EFFECT.**

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

**28. DESCRIPTIVE HEADINGS.**

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

**29. NON-WAIVER.**

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

**30. MODIFICATION.**

The parties hereby agree that this document contains the entire agreement between the parties and this Lease Agreement shall not be modified, changed, altered, or amended in any way except through a written amendment signed by all of the parties hereto. The parties further agree that the previous agreement dated December 2, 2015 is hereby rescinded in its entirety.

**31. NOTICE.**

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

**32. APPROVAL.**

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

**As to District this 21st day of November, 2017.**

DISTRICT:

Sign: \_\_\_\_\_  
Judy Gilmour, President

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

Attest: \_\_\_\_\_  
David Guritz

**As to Tenant, this 21st day of November, 2017.**

TENANT:

Sign: \_\_\_\_\_

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

Sign: \_\_\_\_\_

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



**EXHIBIT B**  
**Pet Addendum to Kendall County Forest Preserve District**  
**Hoover Grounds Supervisor and Resident House**  
**Lease Agreement**

**THIS Pet Addendum** ("Addendum") is incorporated as if fully set forth in the Kendall County Forest Preserve District Hoover Grounds Supervisor and Resident House Lease Agreement made and entered into on the 21st day of November 2017, by and between the Kendall County Forest Preserve District ("District"), a unit of local government, Jay Teckenbrock ("Employee-Tenant") jointly referred to as "Tenants", individuals currently residing at 11285 W Fox Rd, Yorkville, IL 60560 ("Lease Agreement"). For and in consideration of the covenants and obligations contained herein and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the parties hereby agree as follows:

**1. INCORPORATION.**

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

**2. PURPOSE.**

The purpose of this Addendum is to permit Tenants to keep one dog ("Pet"), to be owned by Tenant(s) at the Residence, as defined in the Lease Agreement. The scope of this permission is limited to the animals identified in this Addendum. This Addendum does not permit Tenants to allow any other pets or domesticated animals at the Residence.

**3. PETS.**

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

Name: _____	Name: _____
Breed: _____	Breed: _____
Color: _____	Color: _____
Weight: _____	Weight: _____
Age: _____	Age: _____

**4. ADDITIONAL RENT.**

Rent Value. The Tenants shall pay an additional rent payment in the amount of zero dollars and no cents (\$0.00) per week in consideration for being permitted to keep the Pets at the Residence. This additional rent payment is to be paid on the 1st of every month and must cover all weeks that start within that month. Pursuant to the Lease Agreement, a week will be Saturday through Friday. The additional pet rent is subject to the rent terms identified in subsections 4.2, 4.3, and 4.4 the Lease Agreement.

**5. PET SECURITY DEPOSIT.**

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

**5. RULES AND MAINTENANCE.**

Tenants agree to the following requirements:

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

**6. INDEMNIFICATION.**

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

**7. REVOCATION.**

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

**8. DEFAULT.**

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

**As to District this 21st day of November, 2017.**

DISTRICT:

Sign: \_\_\_\_\_  
Judy Gilmour, President

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

Attest: \_\_\_\_\_  
David Guritz

**As to Tenants, this 21st day of November, 2017.**

TENANTS:

Sign: \_\_\_\_\_

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

Sign: \_\_\_\_\_

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