

Greene Valley Forest Preserve Master Plan

# Oak Cottage & Greene Barn

*Enhancements to Stantec Consulting Services Master Plan*



presented to the  
Forest Preserve District of DuPage County  
by  
Friends of the Greene Barn and Oak Cottage

April 11, 2023

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### Resolution 16-232

... WHEREAS, the District defines rehabilitation as improving “...the utility or function of a historic structure through the repair or alteration to make possible a compatible, contemporary, or adaptive reuse while preserving those portions or features that define its significance”; and

WHEREAS the Board of Commissioners has determined that it is reasonable, necessary and desirable to implement the rehabilitation of the Greene Farm Barn. ...

# Oak Cottage and Greene Barn

*Response to Final Stantec Master Plan*

*For the Greene Valley Forest Preserve*

Include Public's Recommendation: Adaptive Re-Use

Appoint a Greene Valley Heritage Center Ad Hoc Committee

Conduct a Structural Condition Analysis of Oak Cottage

Issue a Request for Expressions of Interest

Conduct a Feasibility Study

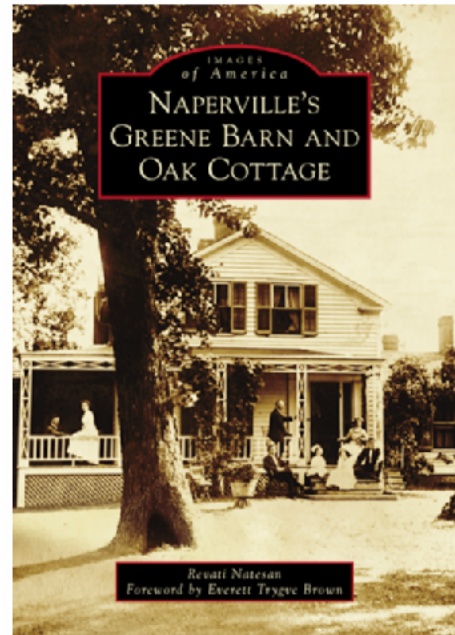
## Previous Commission Action

- PS: 01/12/1971 – The Board authorizes the purchase of the Greene Homestead.
- C: 09/15/1998 – Ordinance #98-385 authorizing the commitment of the FPDDC to maintain, in perpetuity, the Greene Farm House and Barn for the scenic pleasure of the citizens of DuPage County.
- C: 12/05/2005 – Ordinance #05-330 allocates \$323,000 in 2005A Bond Funds for repair of the house and barn.
- C: 05/03/2011 – Resolution #11-162 authorizing a construction contract for stabilization of the barn. (\$1.2M)
- C: 02/03/2015 – The Board approves Ordinance #15-014 establishing a Policy for the Management of Historical and Cultural Resources for the FPDDC.
- C: 07/05/2016 - The Board received “Greene Farm Barn 10-Year Management Plan 2016-2026.”
- C: 1/15/2019 – The Board approved Resolution #19-007 Authorizing the Appointment of Members of the Greene Barn Ad Hoc Committee.
- PS: 10/08/2019 - The Board received the Greene Barn Ad Hoc Committee recommendation presentation.
- C: 1/18/2022 – The Board approved Contract #22-008 with Stantec for the final phases of master planning work for individual preserves.



# Preservation Support

- Hundreds of Thousands of hours from volunteer citizens and professionals since 1971.
- Positive and professional support from District staff.
- 700+ petition signatures supporting adaptive re-use of Oak Cottage and Greene Barn interior and exterior.
- Naperville Heritage Society 1971 recognition with a plaque identifying Oak Cottage as historically and architecturally significant.
- Book published 2022 ~ “Naperville’s Greene Barn and Oak Cottage” by Revati Natesan
- Special Events ~ Sunday in the Country at the Greene Farm 1980s, Rooted Acoustic Barn Raising 5.5K & Dash 2019-2022
- Publicity ~ Daily Herald, Naperville Sun, NCTV17, social media



## Other Highlights

- Greene Family Forest Preserve Endowment Fund established 1971
  - *Community Foundation of the Fox River Valley*
- Greene Valley Forest Preserve Fund established 2020
  - *Friends of the Forest Preserve District of DuPage County*
- Friends of the Greene Barn and Oak Cottage Fund established 2021
  - *Community Foundation of the Fox River Valley*
- [www.TheGreeneBarn.org](http://www.TheGreeneBarn.org) established
- Naperville Preservation, LLC action
- Landmarks Illinois action



Naperville Preservation, Inc.



LANDMARKS  
ILLINOIS

Friends of the



Forest Preserve District  
of DuPage County

COMMUNITY FOUNDATION  
OF THE FOX RIVER VALLEY



# Oak Cottage & Greene Barn



*Note: Signatures attracted in last 10-months*

**700 have signed. Let's get to 1,000!**

**At 1,000 signatures, this petition is more likely to be featured in recommendations!**

Mary Lou Wehrli signed this petition

**Sign this petition**

[https://www.change.org/p/oak-cottage-greene-barn?recruiter=1268345249&recruited\\_by\\_id=56d02270-e77a-11ec-9d01-29f215084989&utm\\_source=share\\_petition&utm\\_medium=copylink&utm\\_campaign=petition\\_dashboard](https://www.change.org/p/oak-cottage-greene-barn?recruiter=1268345249&recruited_by_id=56d02270-e77a-11ec-9d01-29f215084989&utm_source=share_petition&utm_medium=copylink&utm_campaign=petition_dashboard)

Purpose: Support adaptive re-use of the 1850s historic Oak Cottage and 14,000-square foot Greene Barn in the Greene Valley Forest Preserve, Naperville, Illinois. The Forest Preserve District of DuPage County is considering demolishing Oak Cottage and not allowing public access to the barn. The barn benefitted from a \$1.2M stabilization in 2012. A proposed updated Master Plan of the entire 1,388-acre Greene Valley Forest Preserve is currently underway and recommending demolition and exclusion to manage the cultural assets of Oak Cottage and Greene Barn. Your voice matters. Please consider signing this petition.

Cultural heritage is highly valued in DuPage County and beyond. It is embedded in the vision of the District: "Our Vision: The Forest Preserve District of DuPage County is a nationally recognized conservation agency that envisions a community in which all citizens share a connection with nature and an appreciation for cultural history." [dupageforest.org](http://dupageforest.org)

In 1971, W.B. Greene donated the 10-acre farmstead and 2 buildings, and established an [endowment](#) fund for their care. He shared his hopes that the family homestead, its [stories](#) and public access would inform and contribute to the education, enjoyment and prosperity of future generations. [TheGreeneBarn.org](http://TheGreeneBarn.org) Glaciers, aboriginal peoples, rivers, timber and stone, settlers, agricultural bounty, community, and contemporary trails and forest preserves all contribute to the essence of this special place along the East Branch of the DuPage River. Removal or denying access to significant historic structures limits inclusion and understanding of the past, lessens connections to nature, and dims inspiration for a shared future.

[Elected Commissioners](#) (7) to the Forest Preserve District of DuPage County will decide. They want to hear from the public, AKA their constituents, and are guided by staff and Master Plan consultant Stantec whose [process encourages public involvement and comment](#).

This petition, presented by citizen advocates, seeks to expand specific public sentiment regarding the importance of public access to the interior and exterior of Oak Cottage and Greene Barn. Signing this petition indicates you are in favor of adaptive re-use of Oak Cottage and Greene Barn within the context of the mission of the District.

Thank you for your consideration.

# Approved Strategic Plan 2014

## Vision Statement

The Forest Preserve District of DuPage County is a nationally recognized conservation agency that envisions a community in which all citizens share a connection with nature and an appreciation for cultural history.

### Organizational Goal 4

**Natural & Cultural Stewardship:** The District will continue to maintain and improve upon its legacy as responsible stewards of DuPage County's natural and cultural resources, through effective resource management, responsible and strategic acquisition, proactive maintenance and appropriate allocation of financial and human resources.

#### Priority 3

**Develop a Cultural Resource Plan** for the District that will identify priority initiatives, areas of focus and long-term investment, based on financial resources and intended use of cultural and historical assets.

# Approved Master Plan 2019

## Need for a Master Plan

The Forest Preserve District completed its last master plan in 1992. Since then the agency acquired 3,300 additional acres; completed major natural resource restoration projects; improved its five nature and cultural centers and added a sixth; renovated two golf courses; and added new trails, parking lots, shelters, and other amenities. After 27 years the Forest Preserve District needed an updated master plan to address this changed environment

### Goals, Objectives and Tactics

From extensive research the Forest Preserve District identified key priorities to guide it over the next five years: protect and restore natural resources; provide and improve nature experiences and outdoor recreation; maintain and improve trails; and invest in existing mission-aligned facilities.

# Executive Summary

This is a response to the Forest Preserve District of DuPage County's Friday afternoon, April 7, 2023 posting of Stantec Consulting Services final Greene Valley Forest Preserve Master Plan. Observations and comments are intended to enlighten and complement the proposed new Master Plan. Political will is critical.

Oak Cottage and Greene Barn are highly valued cultural assets situated since the 1840s and 1870s respectively at the corner of Hobson and Greene Roads, now the north end of the 1,388-acre GVFP. This response amplifies mission aligned opportunities for the 10-acres which were donated to the District by W.B. "Bill" Greene.

## FIRST

Appoint a Greene Valley Heritage Center Ad Hoc Committee

*Call it what you will, the goal is to recommend adaptive re-use for Oak Cottage, Greene Barn and 10-acre landscape in alignment with the District's mission. Recommendation to reflect support of the 2019 Master Plan goals and objectives, and complement the 2023 Greene Valley Forest Preserve Master Plan. The recommendation could identify partnerships, funding sources, and potential revenues, and shall also include an analysis of costs for development, operations, and maintenance.*

## SECOND

Conduct a Structural Condition Analysis of Oak Cottage

*There are foundation and grant funding resources possible. Can be done concurrent to ad hoc work.*

## THIRD

Issue a Request for Expressions of Interest

*See examples from Cook County Forest Preserves.*

This response is to highlight long extant public support for adaptive re-use of Oak Cottage and Greene Barn. Since the 1980s meetings asking for public comment have consistently attracted 20-30 participants. Each reaffirmed commitment to structural stewardship. In the last 10-months over 700 people have signed an online petition supporting adaptive re-use of Oak Cottage and Greene Barn.

A Master Plan is a living, breathing document. It is anticipated moving forward there will be respectful and inclusive attention to the public response to this new GVFP Master Plan. The 21st-century cries out for unique places to gather, connect with nature, nurture positive mental health, and build human relationships.

Further discussions, investment, policies and actions will create preservation and adaptive re-use of Oak Cottage and Greene Barn authorizing interior and exterior public access. There must be political will.



Stantec Consulting Services has offered an exciting wake-up call in its final Greene Valley Forest Preserve Master Plan. Cultural heritage is presented as under-valued and erased in spite of strong public support and guidance from previously board approved Strategic and Master Plans. A draft of perceived curiosities in the Stantec master plan are included.

Oak Cottage and Greene Barn are ready to join other District cultural assets - Danada House, Danada Model Farm, Kline Creek Farm, St. James Farm, Mayslake Peabody Mansion, Graue Mill and Museum, Graue House, Baker House, Fuller House among others receiving thoughtful Operations and Maintenance and Programming investment. The District is a leader in preservation and adaptive re-use of cultural heritage assets in DuPage County.

Prosperity is paid forward. Prosperity is grounded in the generosity of its people ~ individuals and thousands of voters who passed multiple referenda entrusting the Forest Preserve District of DuPage County to deliver acquisition and development of its assets. W.B. “Bill” Greene, Brooks McCormick, and Doug Mains are just a few of the generous individuals who have left lasting legacies of land, historic buildings, and resources to future generations. There will be more.

DuPage County residents, businesses, and environments will continue to thrive with appropriate use and stewardship of its cultural assets. With a board approved Master Plan for Oak Cottage and Greene Barn donations and grants can be actively pursued. Volunteers are chomping at the bit to pay it forward empowering, educating and inspiring future generations.

Past expenditures, human and capital, benefiting Oak Cottage and the Greene Barn have set the stage for completion ~ total public access. It’s time to take the next steps:

Appoint a Greene Valley Heritage Center Ad Hoc Committee

Conduct a Structural Condition Analysis of Oak Cottage

Issue a Request for Expressions of Interest

Conduct a Feasibility Study



W.B. “Bill” Greene in Oak Cottage

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The history of a family is  
a history of a community  
and of a nation.

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# GVFP Master Plan Details

## Implementation Priorities

*Concurrence with Stantec priorities, includes additional comments*

- P. 48 Note 2019 Master Plan Applicable Tasks that support adaptive re-use of Oak Cottage and Greene Barn. (See pages 10-13)
- P. 49 “Shift the priority order of projects as things change.”
- P. 49 “Modify projects and/or add new projects as things change and opportunities present themselves.”
- P. 50 “Suggestions for operational improvements” Volunteers, school clubs, residents and outside user groups will be strongly attracted to Oak Cottage and Greene Barn as a gathering place empowering action.
- P. 50 Change last bullet to read: Continue to work towards improving structures in the preserve to reduce maintenance costs and increase public engagement.
- P. 50 “Additional staff to maintain and operate improvements may be warranted.”
- P. 50 “FPDDC should evaluate maintenance and operational policies ...”
- P. 50 “Implementation of new facilities and improvements may require new policies be instated.”
- P. 52 “Explore installation of EV charging stations ...”
- P. 52 “... solar panels ...” Perfect for south barn roof.
- P. 53 “PARTNERSHIP & FUNDING  
Partnerships and Coordination  
In the case of this master planning effort, volunteerism should be viewed as both a unique and valuable partnership between Greene Valley and its surrounding community, as it is a critical support piece for the preserve. Volunteers are vital to deliver Greene Valley’s programming, assist with maintenance, and promote community outreach. **(Volunteers, school clubs, residents and outside user groups will be strongly attracted to Oak Cottage and Greene Barn as a gathering place empowering action.)**  
The District should also focus on the growth and development of existing partnerships, and together with the others, identify any potential new partnerships. Cost-sharing opportunities should be discussed for any applicable recommendations, along with the implementation of any new programming elements related to the educational components of the plan.”
- P. 53 Potential Funding Sources should include foundations and private donors.
- P. 53 “The board should establish a budget that aligns with the proposed implementation of the proposed master plan.”
- P. 53 “The budget should include: maintenance of existing, proposed improvements, expanded operations, design, engineering, permitting and construction of all proposed improvements.”
- P. 54 “Leaders should remain committed to a systematic and incremental approach to implementation of proposed improvements.” And other improvements.

## HIGH PRIORITY

- P. 61 “Perform a study on the Oak Cottage to document the structure’s history and condition.”  
*Task: Perform a structural analysis of Oak Cottage.*
- P. 61 “Identify a purpose and a means to utilize and maintain the existing Oak Cottage.”  
*Task: Appoint an Oak Cottage and Greene Barn Heritage Center Ad Hoc Committee.*
- P. 61 “Issue a request for third-party statements of interest.”  
*Task: Issue a Request for Expressions of Interest in Adaptive Re-Use of Oak Cottage and Greene Barn in the Greene Valley Forest Preserve.*
- P. 61 “Greene Barn Exterior Maintenance”  
*Task: “varies - ongoing” Expand to include Interior Maintenance.*

## LOW PRIORITY

- P. 56 “Interpretive Sign at Greene Barn.” And at Oak Cottage
- P. 57 “Greene Farmstead Trail Connection Improvement” postpone until Oak Cottage and Greene Barn Heritage Center Ad Hoc Committee report.
- P. 57 “Greene Farm Barn Outdoor Patio” postpone until Oak Cottage and Greene Barn Heritage Center Ad Hoc Committee report.



## Other Considerations

### Public Interest

#### *Continue Public / Private Partnership*

The Forest Preserve District of DuPage County continues to constructively and professionally work with organizations and citizens to celebrate Oak Cottage and Greene Barn.

Periodic opening of the barn for Special Events including fundraisers.

Picnic tables, holiday wreath and lights hung, photo-ops, programming supported.

# Approved Mission, Goals & Tactics

## Mission

*Mandated by the Illinois Downstate Forest Preserve Act*

The Forest Preserve District of DuPage County's mission is "to acquire and hold lands containing forests, prairies, wetlands and associated plant communities or lands capable of being restored to such natural conditions for the purpose of protecting and preserving the flora, fauna and scenic beauty for the education, pleasure and recreation of its citizens."

### Goal 1

Preserve, protect and restore open spaces

- Objective 1.1 Allocate additional resources to maintain existing high-quality natural areas and create new ones
  - Tactic 1.1a Focus on priority projects that will have the greatest positive effects on natural areas
  - Tactic 1.1b Use volunteer support to restore natural areas
  - Tactic 1.1c Focus law enforcement training and responsibilities on protecting high-quality natural areas
  - Tactic 1.1d Continue to reduce mowed turf areas by converting them into natural ones
- Objective 1.2 Promote the recovery of threatened and endangered species
  - Tactic 1.2a Continue to propagate threatened and endangered species, partnering with organizations where appropriate
  - Tactic 1.2b Provide the public with information on threatened and endangered species and related recovery programs and integrate that information into educational programs
  - Tactic 1.2c Increase efforts to find and record threatened and endangered species in new locations
  - Tactic 1.2d Maximize existing and pursue additional laboratory space available for the species recovery program
- Objective 1.3 Collaborate with other organizations to further countywide restoration of natural areas
  - Tactic 1.3a Pursue partnerships and agreements with government agencies, advocacy groups and other organizations to restore natural areas and promote the importance of restoration efforts
  - Tactic 1.3b Pursue management partnerships with organizations that neighbor the forest preserves
  - Tactic 1.3c Pursue partnerships that create stewardship sites suitable for long-term management by volunteers
  - Tactic 1.3d Communicate with landowners adjacent to the forest preserves to promote the fact that flora, fauna and hydrologic systems do not have boundaries
- Objective 1.4 Focus future potential land-acquisition efforts on high-quality natural areas from willing sellers
  - Tactic 1.4a Identify and characterize all public land and privately held natural areas
  - Tactic 1.4b Create a new framework for evaluation

### Goal 2

Help people cultivate a lifelong enthusiasm for nature by offering meaningful, first-rate outdoor recreation and learning experiences

- Objective 2.1 Improve the preserve experience by modernizing amenities
  - Tactic 2.1a Develop a plan that identifies new and refurbished amenities and ones to be removed
  - Tactic 2.1b Provide new amenities for convenience or comfort
- Objective 2.2 Create trail links that connect key recreational sites and regional trails to major residential, commercial and institutional areas
  - Tactic 2.2a Develop an overarching vision for the Forest Preserve District's trail system
  - Tactic 2.2b Create a trail plan that identifies and prioritizes opportunities for trail connections, partnerships and funding
- Objective 2.3 Complement and expand existing recreational offerings with increasing participation rates and more social interaction
  - Tactic 2.3a Increase and improve places for water-based activities, where appropriate
  - Tactic 2.3b Improve existing campgrounds
  - Tactic 2.3c Develop agreements with other organizations to deliver recreational programs to an expanded audience
  - Tactic 2.3d Use nontraditional buildings as centers for educational nature programs and for expanded, more diverse recreational activities
  - Tactic 2.3e Develop a special needs recreational plan
- Objective 2.4 Enhance and promote unstructured nature exploration
  - Tactic 2.4a Develop web content and signs to support the value of unstructured outdoor play
  - Tactic 2.4b Explore options for creating designated nature play spaces in the preserves
  - Tactic 2.4c Promote the forest preserve system as a destination for nature play

*2019 Master Plan approved Goals & Tactics aligned with preservation and use of Oak Cottage and Greene Barn.*



## Goal 3

Improve preserves to increase access, use, efficiency and productivity

- Objective 3.1 Improve education centers and recreational sites
  - Tactic 3.1a Evaluate existing plans for education centers and recreational sites to capitalize on opportunities and remedy deficiencies
  - Tactic 3.1b Create a comprehensive identification, regulatory, wayfinding and interpretive sign plan
  - Tactic 3.1c Develop a vision and plan to renew exhibits at the education centers
- Objective 3.2 Evaluate and invest in maintenance and operations buildings as well as infrastructure
  - Tactic 3.2a Make structures more energy efficient
  - Tactic 3.2b Improve program support buildings and structures to increase efficiencies
  - Tactic 3.2c Manage nonlandfill-related disturbed areas and regional infrastructure obligations (dams, storm sewers, detention basins, reservoirs, etc.)
- Objective 3.3 Modify forest preserve facilities to accommodate a diverse range of users
  - Tactic 3.3a Update ADA Transition Plan and identify priorities, schedules and required resources
  - Tactic 3.3b Provide amenities for people with special needs
- Objective 3.4 Maintain environmental protections at landfill sites and implement compatible uses for related open spaces when feasible
  - Tactic 3.4a Protect human health and the environment at the landfills by effectively managing leachate, landfill gases and cover systems
  - Tactic 3.4b Prepare long-term maintenance and end-use plans for each landfill
  - Tactic 3.4c Prepare a feasibility study of recreational opportunities for each site
  - Tactic 3.4d Complete required tasks for projects under regulatory oversight
  - Tactic 3.4e Provide annual reports for each landfill





## Goal 4

Refocus resources by reducing infrastructures and tasks not related to the mission

- Objective 4.1 Evaluate and eliminate infrastructures and buildings that do not actively support significant operations
  - Tactic 4.1a Inventory and evaluate all nonhistoric buildings and create an end-use plan for each
  - Tactic 4.1b Prepare annual reports on all Forest Preserve District-owned, -operated or -leased buildings and facilities
  - Tactic 4.1c Evaluate land holdings and identify ways to reduce nonmission-driven maintenance and operations at each
  - Tactic 4.1d Evaluate infrastructures and eliminate or retool surpluses to minimize maintenance and operations
- Objective 4.2 Reevaluate operations to increase efficiency and productivity and to reduce the maintenance of areas not critical to the mission
  - Tactic 4.2a Explore cooperative agreements to increase efficiency, productivity and reduce maintenance
  - Tactic 4.2b Increase or reconfigure deficient parking areas and remove or repurpose surplus ones
  - Tactic 4.2c Reevaluate standard design guidelines and modify to balance cost, benefits, aesthetics and energy efficiencies
  - Tactic 4.2d Continue using procedures and technologies to find or increase efficiencies that improve productivity
  - Tactic 4.2e Develop a long-term maintenance plan to address building and facility deficiencies that identifies priorities, schedules, funding strategies and needed resources
  - Tactic 4.2f Create a storage plan that consolidates items in storage and eliminates buildings where appropriate
  - Tactic 4.2g Reevaluate, modify and develop maintenance standards based on use, visibility and cost

- Objective 4.3 Refine programs to reflect the Forest Preserve District's mission, research in natural resources and expertise
  - Tactic 4.3a Increase STEM program presence within local and regional learning communities
  - Tactic 4.3b Eliminate or refocus programs also offered by neighboring agencies or groups
  - Tactic 4.3c Partner with local park districts and businesses to offer recreational and learning programs
  - Tactic 4.3d Evaluate programs at Willowbrook Wildlife Center to refocus them on the rehabilitation of conservative, rare or less-common species, not common, overpopulated or invasive ones
  - Tactic 4.3e Increase the number of nature-based programs at the golf preserves
- Objective 4.4 Evaluate and make recommendations for historic holdings
  - Tactic 4.4a For each historic holding, assess its value to the Forest Preserve District's mission; the effects of its projected revenues and maintenance and operations costs; and any interest it receives from support groups
  - Tactic 4.4b Reevaluate and propose changes to the Policy for the Management of Historical and Cultural Resources to define a decision-making process
  - Tactic 4.4c Identify and evaluate structures over 50 years old and develop an end-use goal for each



Oak Cottage interior

## Goal 5

Foster community engagement and increase awareness of the Forest Preserve District

- Objective 5.1 Engage and seek continual feedback from the public and internal and external stakeholders
  - Tactic 5.1a Foster community engagement by being a leader in the restoration of natural resources, protection of open space and preservation of native wildlife
  - Tactic 5.1b Expand and evolve use of social media
  - Tactic 5.1c Explore and implement new technologies to enhance audience insights and communicate with visitors
  - Tactic 5.1d Annually share the progress of the master plan with internal and external stakeholders
  - Tactic 5.1e Increase dialog between the Forest Preserve District and the public about on successes, initiatives, ongoing projects and public safety
  - Tactic 5.1f Give greater weight to projects that affect the public most when considering major changes or expenditures
  - Tactic 5.1g Host meetings with key communicator groups to cultivate relationships
  - Tactic 5.1h Increase the presence and visibility of staff at Forest Preserve District and community events and in professional organizations
- Objective 5.2 Evaluate marketing strategies and promote consistent branding
  - Tactic 5.2a Evaluate the cost, use and effectiveness of printed materials
  - Tactic 5.2b Employ creative marketing campaigns and methods
  - Tactic 5.2c Use web analytics to reorganize website content based on viewership and evaluate new ways to present printed content online
  - Tactic 5.2d Conduct communication surveys for all stakeholders
  - Tactic 5.2e Promote and package fee-based, instructor-led experiences
  - Tactic 5.2f Explore ways to engage culturally diverse audiences

## Goal 6

Use effective and innovative methods to execute the master plan while continuing on sound financial footing

- Objective 6.1 Develop a long-term financial plan consistent with funding availability and financial projections to implement the master plan
  - Tactic 6.1a Seek alternative sources of revenue
  - Tactic 6.1b Continue responsible spending
  - Tactic 6.1c Update the capital improvement plan
  - Tactic 6.1d Establish a dedicated fund for building and infrastructure maintenance
  - Tactic 6.1e Annually reassess the amount of funds needed to cover landfill maintenance and potential future liabilities
  - Tactic 6.1f Minimize the reliance on landfill interest earnings to subsidize the annual operating budget
  - Tactic 6.1g Utilize existing bond fund proceeds and consider reasonable and responsible issuance of new debt to fund major capital and natural resource management projects when appropriate to achieve objectives
  - Tactic 6.1h Develop strategies to use future golf operations profits and landfill interest earnings to supplement capital and natural resource management initiatives
  - Tactic 6.1i Consider cost recoveries and effects on the public, operations and maintenance when prioritizing projects
- Objective 6.2 Formulate short-term financial plans that incrementally implement master plan goals
  - Tactic 6.2a Create and approve three-year budgets that take master plan priorities into consideration
- Objective 6.3 Monitor the implementation of master plan goals
  - Tactic 6.3a Revisit plan goals regularly to remain focused on priority projects
  - Tactic 6.3b Recognizing the dynamic nature of outside funding opportunities, reprioritize master plan initiatives as needed
  - Tactic 6.3c Use a tracking mechanism to measure performance against approved goals and regularly update commissioners and senior staff



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# Stantec GVFP Master Plan Curiosities

## DRAFT

*A more thorough review is in progress. Limited here by time constraints.*

Stantec Consulting Services has offered an exciting wake-up call in its final Greene Valley Forest Preserve Master Plan. Inclusion and exclusion deserve study. Future preserve Master Plan updates can be better and will benefit from a closer look at the GVFP Master Plan.

Discovery & Analysis Phase did not include:

- the north parking lot closest to Oak Cottage and barn are closed in winter.
- the District website GVFP page did not include a photo of Oak Cottage
- Stantec preliminary public engagement GVFP images did not include Oak Cottage
- No District programming is offered at Oak Cottage or Greene Barn

Rather than conducting a statistically valid survey this Master Plan is MAI ~ Made As Instructed. Very few public participants given a county of almost 1,000,000 people.

- Over 100 survey responses P. 6
- Nearly 15 (nearly? 14.5?) attendees at the in person engagement sessions P. 6

While there is substantial public support there is zero (0 out of 7) elected official support as reflected in Discovery & Analysis Commission interviews. However, there are

- 4 amicus letters from mission aligned organizations support preservation of Oak Cottage
- 700 signatures supporting adaptive re-use of Oak Cottage and Greene Barn

Stewardship of cultural resources is identified in the Vision and Goals of the 2014 Strategic Plan, yet not included in GVFP Master Plan.

Vision Statement P. 8 should rewrite last sentence: "... Natural and cultural resource assets contribute to Greene Valley's unique character"

Donor generosity and past board actions are ignored. See pages 1 & 2 above.

Volunteer Greene Barn Ad Hoc Committee dismissed without comment.

Greene Barn Ad Hoc Committee recommendation ignored. No longer present on District website

A market study was done for the barn as a revenue generating facility. It was never suggested the exclusive use of the barn be revenue generating. Return on Engagement and Friendraising would be stronger benefits. P. 3

Mission of the District mandated by the Illinois Downstate Forest Preserve Act is absent. P. 2



The 2014 Strategic Plan resource has been cherry picked to eliminate responsibilities to cultural heritage.

Cultural stewardship has been evaded and removed.

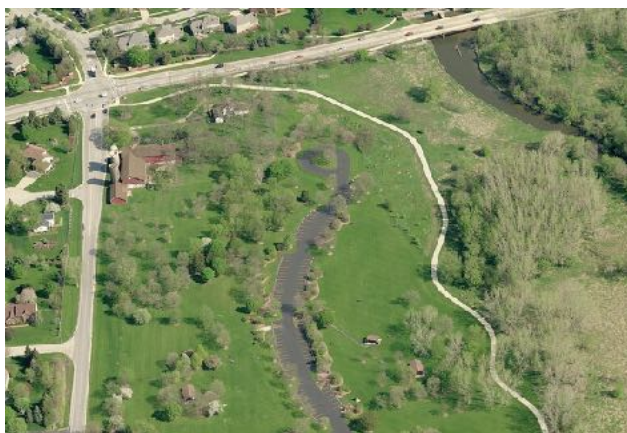
No mention of the extensive and diverse public support for preservation and public use of Oak Cottage and Greene Barn.

A Master Plan is an opportunity to look back for clarity, acknowledge present conditions, and envision an exciting and responsible future. A Master Plan can be guided by existing Strategic and Master Plans. Often a consulting firm is engaged to pull many diverse pieces together. A Master Plan should be guided by the people and strengthened by the voices of their elected representatives. All rely on dedicated, professional staff of the organization.

GVFP is the only preserve of the three studied (Blackwell and Waterfall Glen) with significant cultural assets on the landscape. Oak Cottage and Greene Barn have been given short shrift. Insulted by the worst human behavior ~ to be ignored. Do not let this happen to the other preserves with cultural assets. DuPage County values its cultural heritage. DuPage County residents, businesses, and environments will continue to thrive with appropriate use and stewardship of its cultural assets.

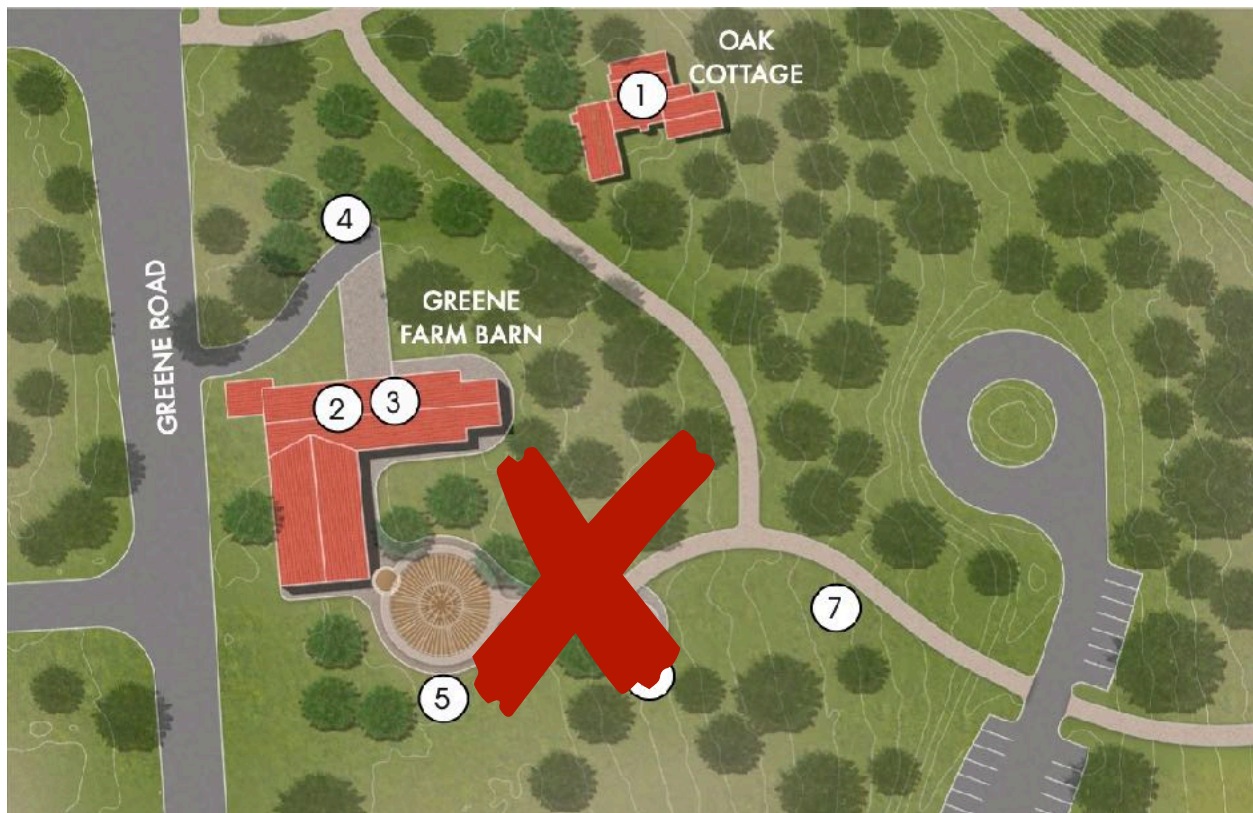
Prosperity is paid forward. Prosperity is grounded in the generosity of its people ~ individuals and thousands of voters who passed multiple referenda entrusting the Forest Preserve District of DuPage County to deliver. W.B. “Bill” Greene, Books McCormick, and Doug Mains are just a few of the generous individuals who have left lasting legacies of land, historic buildings, and resources to future generations.

Social gathering and nature improve mental health. Oak Cottage and Greene Barn are unique spaces awaiting public use. They sit in context next to each other along the East Branch of the DuPage River, fronting the Native American trail now Hobson Road.



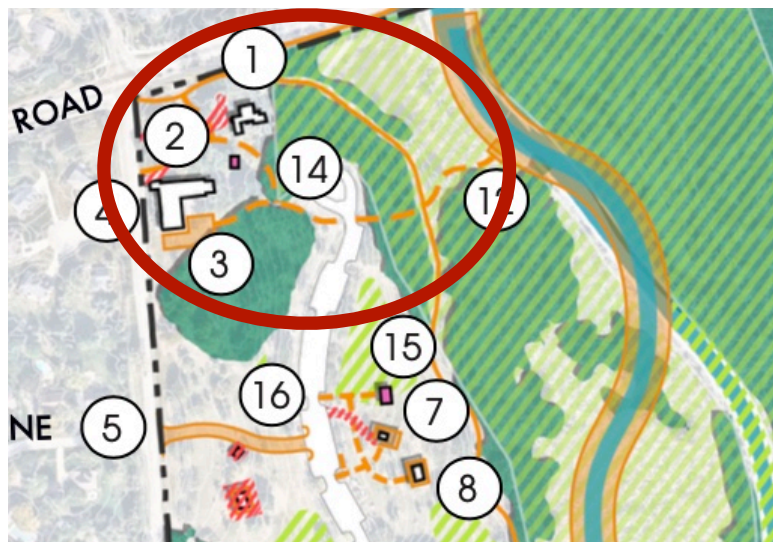
Past expenditures, human and capital, benefiting Oak Cottage and the Greene Barn have set the stage for completion ~ adaptive re-use inviting total public access complementing the natural and operational successes within the Greene Valley Forest Preserve.





P. 35 This image does not reflect actual tree locations. It can be so much better.

Authorize an Oak Cottage Greene Barn Heritage Center Ad Hoc Committee to explore adaptive re-use and inclusion of these 10-acres in GVFP Master Plan.



P. 20 The northern 10-acres donated by W.B. “Bill” Greene deserve special consideration. Do not remove the north gravel circular driveway at this time.

Authorize a structural analysis of Oak Cottage.

# Oak Cottage & Greene Barn



*The Crown Jewel of  
Greene Valley Forest Preserve*

*Thank you for your consideration.*

Friends of the Greene Barn and Oak Cottage

Contact: Mary Lou Wehrli 630-420-2282 [info@TheGreeneBarn.org](mailto:info@TheGreeneBarn.org)