



## Board Summary Commission

### Agenda Item R-8

Motion To Enter into an Agreement with James Privitt for Relocation and Restoration of the Oak Cottage

### Department

Executive Office

### Meeting Date

December 16, 2025

### Staff Recommendation

Approve an agreement with James Privitt for relocation and restoration of Oak Cottage.

### Previous Commission Action

- C: 4/18/23 – The Board approved the Greene Valley Master Plan
- C: 6/4/24 – The Board approved a contract with WJE to perform a Cultural Resource Evaluation of Oak Cottage
- C: 3/15/25 – Board update of Cultural Resource Evaluation Report findings
- C: 6/3/25 – The Board authorizes issuing Requests for Statements of Interest for Oak Cottage
- P: 12/9/25 – Board update of responses to Requests for Statements of Interest for Oak Cottage

### Background

- The Greene Valley Master Plan called for a study to be performed of Oak Cottage, a circa 1850 farmhouse within Greene Valley, to document the structure's history and condition. Once the report was complete, the Master Plan called for issuing requests for statements of interest from third parties to identify a mission-aligned plan for use and maintenance of the structure.  
The study was completed in early 2025 and the results were presented to the Board. Staff have since developed a Request for Statements of Interest (RFSI) that sought third parties with expertise and capacity to develop and implement a reuse strategy for the building that aligns with the District's mission. Staff issued the RFSI in accordance with Board direction on June 15, 2025, and respondents had until October 16, 2025, to respond.
- Two responses were received. The first was from James Privitt, a private individual who proposes to relocate the home to a nearby piece of private property and restore the house as a single-family home. The other response was from Naperville Outdoor Alliance, who proposes to convert the house and nearby barn into a cultural center.
- Staff reviewed the responses against criteria outlined in the RFSI including proposed use, mission alignment and advancements, preservation of historic character, timeline, partners, commitment to feasibility study and business plan, funding sources and strategies, and anticipated future impact on District resources.
- Based on that evaluation, staff recommend moving forward by entering into an agreement with James Privitt to submit a proposal for complete project realization.

### Rationale

Entering into an agreement with James Privitt allows for the completion of due diligence needed to ensure the proposal to utilize and maintain Oak Cottage is viable.

**Impact**

- The District's Strategic Plan includes Goal 4, Priority 1, which states, "Evaluate Current Assets, Infrastructure and Environmental Footprint".
- The District's Master Plan includes Goal 4, which states, "Refocus resources by reducing infrastructure and tasks not related to the mission".