

GREENE BARN

RECOMMENDATION



GREENE BARN AD HOC COMMITTEE

Rachel Jenness, Chair - Diane Sellinger, Britney Toussaint, Jim Hill, Troy Cooper
Wayne Zaininger, Staff Liaison

"Start with the end in mind."

October 8, 2019

Presented to the Board of Commissioners
Forest Preserve District of DuPage County

*Daniel Hebreard, President. District Commissioners Marsha Murphy, Jeff Reddick,
Linda Painter, Tim Whelan, Mary Lou Wehrli, and Al Murphy*

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PURPOSE: Greene Barn Open for Public Use

EXECUTIVE SUMMARY

This recommendation by the Greene Barn Ad Hoc Committee provides a commitment to public use of the Greene Barn as a gathering space. The phased plan emphasizes the efficient and effective investment of District appropriations while allowing vigorous external revenue streams.

In an effort to prioritize investment, reduce financial risk while maximizing financial gain, and increase portfolio performance District wide, the committee finds it reasonable and desirable to open the Greene Barn to public use. Limited occupancy of the barn will continue. Ongoing public occupancy of the barn will occur over the next 5 years.

INTRODUCTION

Facility Management Principles

The Forest Preserve District of DuPage County's diverse asset portfolio contains many cultural resources, as well as several potential cultural resources. As with any asset owned, operated or leased, a mission driven level of service needs to be identified to appropriately budget for sustainable investment over time. Whether a cultural resource or industry standard asset, the sustainability of an asset portfolio is dependent on a comprehensive asset management plan, to assure mission goals and District resources are applied efficiently and effectively across the portfolio.

Greene Farm Barn Management Objectives

Responsible management of assets takes the life cycle of asset components into consideration when assessing the asset as a whole. When critical system components are not replaced at the end of their useful life the deferred maintenance calculation and the associated risk exponentially increase, as the asset remains on the landscape. In an effort to capitalize on the 10-Year Management Plan, appropriations for Greene Barn public use will provide projectable investment requirements, increased revenue and public enjoyment, a reduction of risk to the District, and an increase in performance of the asset portfolio District Wide.

SCOPE

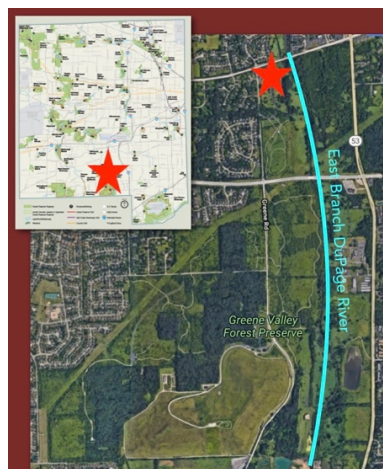
"The Scope of Greene Barn Ad Hoc Committee is for the purpose of recommending the best public use for the Greene Barn complex in alignment with the District's mission, and in support of the 2018 Master Plan goals and objectives. The recommendation shall identify partnerships, funding sources, and potential revenues, and shall also include an analysis of costs for development, operations, and maintenance."

HISTORY

Stone tools and cord-marked pottery found in the farm fields evidence the presence of aboriginal people on what is now the Greene Valley Forest Preserve. Academic research determines Potawatomi Indians lived here prior to settlement.

1835, William Briggs Greene acquired 200-acres of present-day Greene Valley Forest Preserve from Daniel Moon Greene, his uncle. When surveyors mapped the land in 1840, they reported how they "left Brill's wheat field and entered hazel and red oak brush and scattering timber." This and other descriptions of the land and life, preserved in three books written by W.B. Greene, offer an idea of how the area once looked as well as a glimpse into the evolving local community.

In 1926, the Forest Preserve District of DuPage County first purchased land for what was to become the 1,388-acre Greene Valley Forest Preserve. Native son and philanthropist W.B. Greene guided the assemblage and capped it by donating his family's 10-acre farmstead; including the historic Oak Cottage and the 14,000-square foot largest barn in DuPage County. It was his hope that a public use could be found.



RECOMMENDATION

The Vision

The best public use of the Greene Barn is to create a unique multi-functional gathering space within a natural, historical setting that helps community members pursue individual growth and personal relationships through exploration and shared experiences at the Greene Barn in the Greene Valley Forest Preserve.

- 1. Provide social, educational and recreational opportunities, indoor and outdoor at the Greene Barn Gathering Space, for people of all abilities and ages.*
- 2. Restore, protect, preserve and enjoy the flora, fauna and scenic beauty surrounding the Greene Barn Gathering Space.*
- 3. Provide connections between the Greene Barn Gathering Space and adjacent open spaces and other recreational amenities.*
- 4. Six Guiding Principles: Stewardship, Sustainability, Innovation, Empowerment, Diversity & Inclusion, Community Engagement*
- 5. Explore and share the history and architectural features of the Greene Barn.*
- 6. Operate and maintain the Greene Barn Gathering Space remaining revenue neutral or positive.*

GOAL 1

Provide social, educational and recreational opportunities for the pleasure of people of all abilities and ages.

Objectives

- Create opportunities that allow for outdoor exploration.
- Offer multi-generational engaging games, activities, experiences.
- Schedule classes, lectures, meetings, presentations that inform and inspire.
- Furnish seating that encourages communication, conversation, relaxation.
- Provide concessions that enhance all experiences and opportunities.
- Provide flexible, designated spaces for various sizes and types of events.
- Manage community wide special events.

GOAL 2

Restore, protect, preserve and enjoy the flora, fauna and scenic beauty surrounding the Greene Barn Gathering Space.

Objectives

- Build habitats for relocation of bats.
- Plant, cultivate vegetation that facilitates a beautiful, healthy ecosystem.
- Practice and enforce a light human footprint in the evolution of the Greene Barn Gathering Space.
- Educate visitors about on-going conservation at the Gathering Space.

GOAL 3

Provide connections between the Greene Barn Gathering Space and adjacent open spaces and other recreational amenities.

Objectives

- Connect new trails to the current trail system, Greene Barn Gathering Space, Greene Road, parking lot, and river.
- Foster the relationship between the barn and the river by fluidly connecting the two locations.

GOAL 4

Develop the Greene Barn Gathering Space aligned with the District's six guiding principles: Stewardship, Sustainability, Community Engagement, Innovation, Empowerment, and Diversity & Inclusion.

Objectives

- Install solar panels.
- Thermally insulate the building.
- Install operable, insulated, thermal-break windows, with Low-e coating.
- Install high-efficiency HVAC system and natural convection cooling.
- Install rain water harvesting.
- Install daylight harvesting.
- Install electric vehicle charging station.
- Use energy efficient and sustainable materials.
- Use high recycled-content construction materials.
- Re-use existing materials located in the Greene Valley Forest Preserve
- Educate visitors about how and why the Greene Barn Gathering Space is ecologically and environmentally aware.

GOAL 5

Explore and celebrate the history and architectural features of the Greene Barn.

Objectives

- Exhibit historical data/facts about the Greene Family and farm around the Greene Barn Gathering Space.
- Signage identifying architectural features of the Greene Barn.
- Develop a speaker series related to historical and contemporary farms.
- Name various items/spaces around the complex to memorialize/honor the history of the property.

GOAL 6

Operate and Maintain the Greene Barn Gathering Space remaining revenue neutral or positive.

Objectives

- Offset maintenance and operational costs by establishing competitive fees for space rental and participation in events.
- Regulate visitor use patterns by raising fees when overcrowded, or by lowering fees during non-peak hours to increase participation at those times.
- Negotiate partnerships.
- Develop non-tax dollar funding alternatives.
- Ensure non-user taxpayers that actual users are paying a higher percentage of operational costs.
- Utilize the Greene Gathering Space's distinctive, historical venue for special events.



IN ALIGNMENT WITH THE DISTRICT'S MISSION

"The mission of the Forest Preserve District of DuPage County 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."



IN SUPPORT OF THE DISTRICT'S MASTER PLAN GOALS AND OBJECTIVES

Goal 1: Preserve, protect and restore open spaces		Green e Barn Plan
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	X
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	X
Objective 1.2	Promote the recovery of threatened and endangered species	X
Tactic 1.2a	Continue to propagate threatened and endangered species, partnering with organizations where appropriate	X
Tactic 1.2b	Provide the public with information on threatened and endangered species and related recovery programs and integrate that information into educational programs	X
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	X
Tactic 1.3c	Pursue partnerships that create stewardship sites suitable for long-term management by volunteers	X
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	X
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	
Tactic 1.4c	Formulate a new acquisition strategy	

Goal 2: Help people cultivate a lifelong enthusiasm for nature by offering meaningful, first-rate outdoor recreation and learning experiences		Green e Barn Plan
Objective 2.1	Improve the preserve experience by modernizing amenities	X
Tactic 2.1a	Develop a plan that identifies new and refurbished amenities and ones to be removed	X
Tactic 2.1b	Provide new amenities for convenience or comfort	X
Objective 2.2	Create trail links that connect key recreational sites and regional trails to major residential, commercial and institutional areas	X
Tactic 2.2a	Develop an overarching vision for the Forest Preserve District's trail system	X
Tactic 2.2b	Create a trail plan that identifies and prioritizes opportunities for trail connections, partnerships and funding	X
Objective 2.3	Complement and expand existing recreational offerings with increasing participation rates and more social interaction	X
Tactic 2.3a	Increase and improve places for water-based activities, where appropriate	X
Tactic 2.3b	Improve existing campgrounds	
Tactic 2.3c	Develop agreements with other organizations to deliver recreational programs to an expanded audience	X
Tactic 2.3d	Use nontraditional buildings as centers for educational nature programs and for expanded, more diverse recreational activities	X
Tactic 2.3e	Develop a special needs recreational plan	X
Objective 2.4	Enhance and promote unstructured nature exploration	X
Tactic 2.4a	Develop web content and signs to support the value of unstructured outdoor play	X
Tactic 2.4b	Explore options for creating designated nature play spaces in the preserves	X
Tactic 2.4c	Promote the forest preserve system as a destination for nature play	X

Goal 3: Improve preserves to increase access, use, efficiency and productivity		Green e Barn Plan
Objective 3.1	Improve education centers and recreational sites	X
Tactic 3.1a	Evaluate existing plans for education centers and recreational sites to capitalize on opportunities and remedy deficiencies	X
Tactic 3.1b	Create a comprehensive identification, regulatory, wayfinding and interpretive sign plan	X
Tactic 3.1c	Develop a vision and plan to renew exhibits at the education centers	X
Objective 3.2	Evaluate and invest in maintenance and operations buildings as well as infrastructure	X
Tactic 3.2a	Make structures more energy efficient	X
Tactic 3.2b	Improve program support buildings and structures to increase efficiencies	X
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	X
Tactic 3.3a	Update ADA Transition Plan and identify priorities, schedules and required resources	
Tactic 3.3b	Provide amenities for people with special needs	X
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		Green e Barn Plan
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 re-tool 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 re-purpose surplus ones	
Tactic 4.2c	Re-evaluate 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	Re-evaluate, 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	X
Tactic 4.3a	Increase STEM program presence within local and regional learning	X
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	X
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	X
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	X
Tactic 4.4b	Re-evaluate and propose changes to the Policy for the Management of Historical and Cultural Resources to define a decision-making process	X
Tactic 4.4c	Identify and evaluate structures over 50 years old and develop an end-use goal for each	X

Goal 5: Foster community engagement and increase awareness of the Forest Preserve District		Green e Barn Plan
Objective 5.1	Engage and seek continual feedback from the public and internal and external stakeholders	X
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	X
Tactic 5.1b	Expand and evolve use of social media	X
Tactic 5.1c	Explore and implement new technologies to enhance audience insights and communicate with visitors	X
Tactic 5.1d	Annually share the progress of the master plan with internal and external stakeholders	X
Tactic 5.1e	Increase dialog between the Forest Preserve District and the public about on successes, initiatives, ongoing projects and public safety	X
Tactic 5.1f	Give greater weight to projects that affect the public most when considering major changes or expenditures	X
Tactic 5.1g	Host meetings with key communicator groups to cultivate relationships	X
Tactic 5.1h	Increase the presence and visibility of staff at Forest Preserve District and community events and in professional organizations	X
Objective 5.2	Evaluate marketing strategies and promote consistent branding	X
Tactic 5.2a	Evaluate the cost, use and effectiveness of printed materials	X
Tactic 5.2b	Employ creative marketing campaigns and methods	X
Tactic 5.2c	Use web analytics to reorganize website content based on viewership and evaluate new ways to present printed content online	X
Tactic 5.2d	Conduct communication surveys for all stakeholders	X
Tactic 5.2e	Promote and package fee-based, instructor-led experiences	X
Tactic 5.2f	Explore ways to engage culturally diverse audiences	X

Goal 6: Use effective and innovative methods to execute the master plan while continuing on sound financial footing		Green e Barn Plan
Objective 6.1	Develop a long-term financial plan consistent with funding availability and financial projections to implement the master plan	X
Tactic 6.1a	Seek alternative sources of revenue	X
Tactic 6.1b	Continue responsible spending	X
Tactic 6.1c	Update the Capital Improvement Plan	
Tactic 6.1d	Establish a dedicated fund for building and infrastructure maintenance	X
Tactic 6.1e	Annually re-assess 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	X
Objective 6.2	Formulate short-term financial plans that incrementally implement master plan goals	X
Tactic 6.2a	Create and approve three-year budgets that take master plan priorities into consideration	X
Objective 6.3	Monitor the implementation of master plan goals	X
Tactic 6.3a	Revisit plan goals regularly to remain focused on priority projects	X
Tactic 6.3b	Recognizing the dynamic nature of outside funding opportunities, reprioritize master plan initiatives as needed	X
Tactic 6.3c	Use a tracking mechanism to measure performance against approved goals and regularly update commissioners and senior staff	

IDENTIFY PARTNERSHIPS

Outreach

FPDDC Archives/Research

Previous Committee Members
FPDDC Master Plan
FPDDC Master Plan Analysis
FPDDC Visitor Guide
FPDDC “The Conservationist”
FPDDC Mtg. Minutes, Landfill \$
Teng & Assoc. 2010 Renovation
Report
2017 Open House at Greene Barn
2019 High school architectural contest
Community Foundation of Fox River Valley

FPDDC Site Visits

Danada House
St. James Farm
Mayslake Peabody Estate
Maple Meadows Golf Club
Preserve at Oak Meadows
Willowbrook Wildlife Fndtn.
Mallard Lake Forest Preserve
Waterfall Glen Forest Preserve
Greene Valley Dog Park
Greene Valley Picnic Pavilion
Greene Valley Landfill Lookout
Graue Mill Museum
Sensory Garden

Homeowner Associations

The Woods of Hobson Greene
Seven Bridges Estates
Kimberwick residents

FPDDC Personnel/Interviews

President Daniel Hebreard
FPDDC Commissioners
Anamari Dorgan
Wayne Zaninger
Kevin Horsfall
Jay Johnson
Andrea Hoyt
Willowbrook Wildlife Fndtn.
Kline Creek Farm
Maple Meadows Golf Club
Preserve at Oak Meadows

FPDDC Partner Interactions

Danada House
St. James Farm
Tinkergarten
Riverside Theater Learning Center
Friends of the DuPage Forest Preserve

For Profit Businesses

Arranmore Events
Allegory Restaurant
Belgio’s Catering
Seven Bridges Golf Club
Hardware Restaurant
Home Depot (Team Depot Proj.)
Home Depot (Team Depot)
Will County Food Truck Fridays
Anderson’s Bookstore

Not-for-Profits

Hobson School
Arranmore Arts
Edward-Elmhurst Fitness

Outreach

Arts Organization Outreach

DuPage Art League

Naperville Arts League

Arranmore Arts

Naperville School of Perf. Arts

Old Town School of Folk Music

Fox Valley Folklore Society

Chicago Weaving Company

Stitchers Garden

Morton Arboretum (theater walks)

Education Outreach

The Hobson School

The Avery Coonley School

Suburban Catholic Schools

Naperville School District 203/204

Woodridge School District 68

Lisle School District 202

Real Estate Consultants

Oxbo Partners, Boston

SVP Commercial Real Estate

Lendlease Corporation

Fujikawa Johnson Gobel Architects

Hitchcock Design Group

Social Service Outreach

Girl Scouts of Greater

Chicago & NW Indiana

A Special Place

Guitars for Vets

Recovery Foundation

Turning Point

SEASPAR

Artful Impact

WDSRA

SCARCE

Senior Org. Outreach

King-Bruwaert House

Villa St. Benedict

Cedarhurst

Woodridge, Bolingbrook &

Lisle Senior Centers

Other Barn Properties

Fermilab Kuhn Barn

Barns of Rose Hill (VA)

Two Central IL barn venues

Indiana wedding barn venue

Manhattan, IL Park District

The Barn of Barrington

The Barn Rest., Burbank

Multi-Generational Use

WHY A MULTI-USE INTERGENERATIONAL GATHERING SPACE?

- Tremendous interest in the Greene barn from for-profit, not-for-profit, those who desire recreation, art and history experiences in nature including social service organizations, community clubs and schools.
- Expressed interest for usage daily, weekly, monthly or annually.
- Innovative programming along with the unique outdoor amenities will literally draw people of all ages “into the woods” in new ways.
- **Why Multi-Use?** Even brief interactions with nature has a long lasting positive impact on your emotional state, provides significant mood boosts, decreases depression, reduces diabetic tendencies, improves mortality and attention functioning in younger and older adults.
- **Why Intergenerational?** Communication across generations stimulates socialization and the emotional health of each age group, reinforcing cooperation and a sense of community for both young and old, teaches oral history letting seniors contribute to the future and motivates youth to take charge of their life.

Open Houses

OPEN HOUSE OUTREACH AT GREENE BARN

- June 2018:** **FPDDC Open House Event with Commissioner Wehrli**
- May 2019:** **Ad-Hoc Committee Sponsored:**
Naperville Art League
Girl Scouts/Greene Valley
Fox Valley Folklore Society
- July 2019:** **Ad-Hoc Committee Sponsored:**
Allegory Restaurant
Seven Bridges Golf Club
Belgio's Catering
Hobson School
Arranmore Arts, Arranmore Events
Edward-Elmhurst Fitness/Woodridge
- August 2019:** **Local Citizen/Barn Activist Sponsored Event:**

1st Inaugural Rooted Acoustic Barn Raising 5K
with 177 runners and over 225 participants
with 28 sponsors (including 6 on-site vendors)
- September 2019:** **Volunteer Professional Advisors**

PROGRAMS

Connecting People with Nature

Benefits: Social, Recreational & Physical, Educational, Arts & Entertainment.

Programs – just a few ideas

Animal Care Experiences
In and Out: Oaks
Make a Snake Ornament
Nuts for Nature
East Branch Nature Walk
Wildlife Encounters
Archery
Cast-Iron Cooking
Family History Making
Snowshoes
Holiday Art & Craft Market
Kayaking
Forest Hikes
Dog Training
Fresh Air Friday
Food Truck Rodeo
Mindfulness Under the Oaks
Thanksgiving Gratitude Walk
Farm to Table
Honeybees & Cheese
Farmer is the Man
Farm Talk Series
Firepit Ghost Stories
Timber Frame Connections
Tractor Drawn Rides
Theater and More
Exhibits
Block Printing Holiday Cards
Collage & Mixed Media Studio
Exploring Watercolor
Family Photography
Music at the Greene Barn
Make a Difference Day
Random Acts of Kindness
Volunteer Restoration Day
The Greenes of the East Branch

What's the Buzz About Bees?
Birdwatching
Bonfire
Book Club
Bread Making
Calligraphy
Canning
Chess
Cooking in the Wild
Crafternoon Tea
Dairy Farming
Energy Lessons
Entomologist Walk
Family Game Night
Foraging
Ice Cream Social
Jam Session
Jazz Festival
Karaoke
Macrame
Meditation Labyrinth
Movie Night
Outdoor Art
Photography Class
Poetry Slam
Pop-Up Art Gallery
Rock Climbing
S'mores n Songs
Scavenger Hunt
Sewing Class
Species Study
Star Gazing
Story Corps
Sustainability
Walking Clubs
Yoga

Hobson School

Founded by a group of parents in 1964, Hobson School has been providing a play-based education of the highest quality for young children and creating a supportive community in which children, families and educators flourish.

Hobson School is a cooperative preschool with a desire to offer their children the best possible preschool education in which the families can play an active role. Childhood is a time to experience the boundless joy and wonder of the natural world and it is critical to healthy growth and development.

Children engage in outdoor nature play every day, year-round, in Hobson's wooded setting adjacent to Goodrich Woods Forest Preserve. Hobson's outdoor classroom is rich with opportunities for nature-based learning which extends to the indoor classroom as well.

Arranmore

The mission of Arranmore is to deliver unique performance and educational experiences designed to awaken the creative spirit and inspire community. Arranmore is a full-service production organization that can facilitate anything from workshops to one-of-a-kind events where Arts can enhance whatever setting it's brought into.

The Event side of the company has produced small, intimate concerts and large music-fest style concerts, as well as weddings and other celebrations, in an outdoor setting, since 2008. The not-for-profit Art side of the organization is the producing entity for walking plays at the Morton Arboretum and also brings performances, classes and workshops to schools, libraries, and other unique settings, such as Mayslake Peabody Estate and Naper Settlement.

We are looking forward to bringing our experienced, diverse and creative skill set to the environment at The Greene Barn, so that people can experience the beautiful, historic space in exciting and interactive ways.

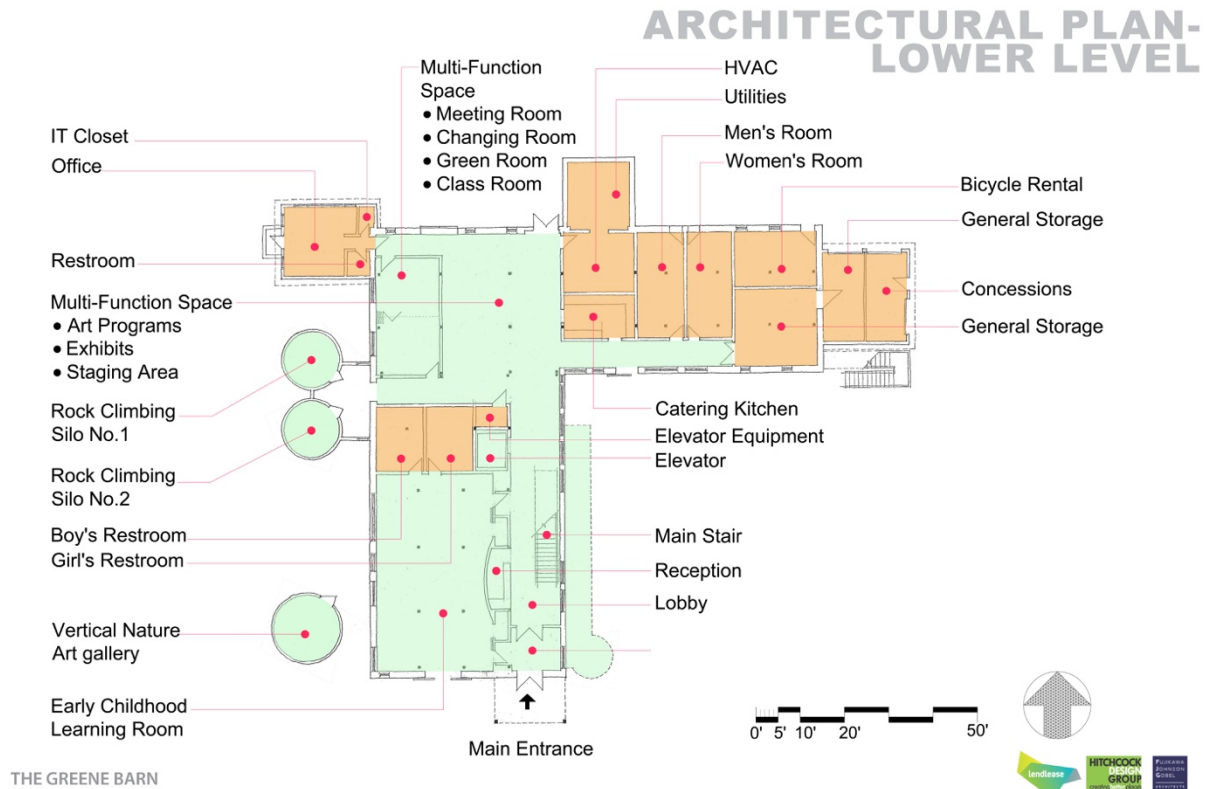
Greene Barn Complex Gathering Space in the Greene Valley Forest Preserve



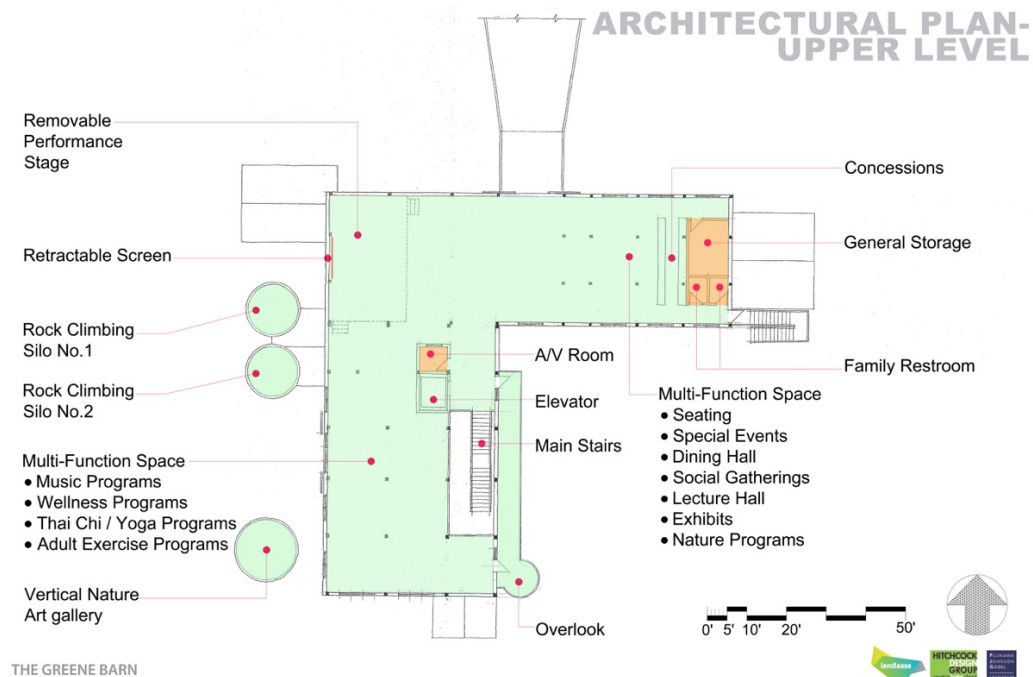
Neighbors
Oak Cottage
East Branch of the DuPage River
Native Plants
Greene Valley Forest Preserve Access
Landfill Overlook
12-Miles Trails
Model Craft Area
Forest
Utilities

Oak Savanna
Barn
Parking
Restrooms
Grass
Dog Park
Scout Camp
Picnic Shelters
Floodplain
History

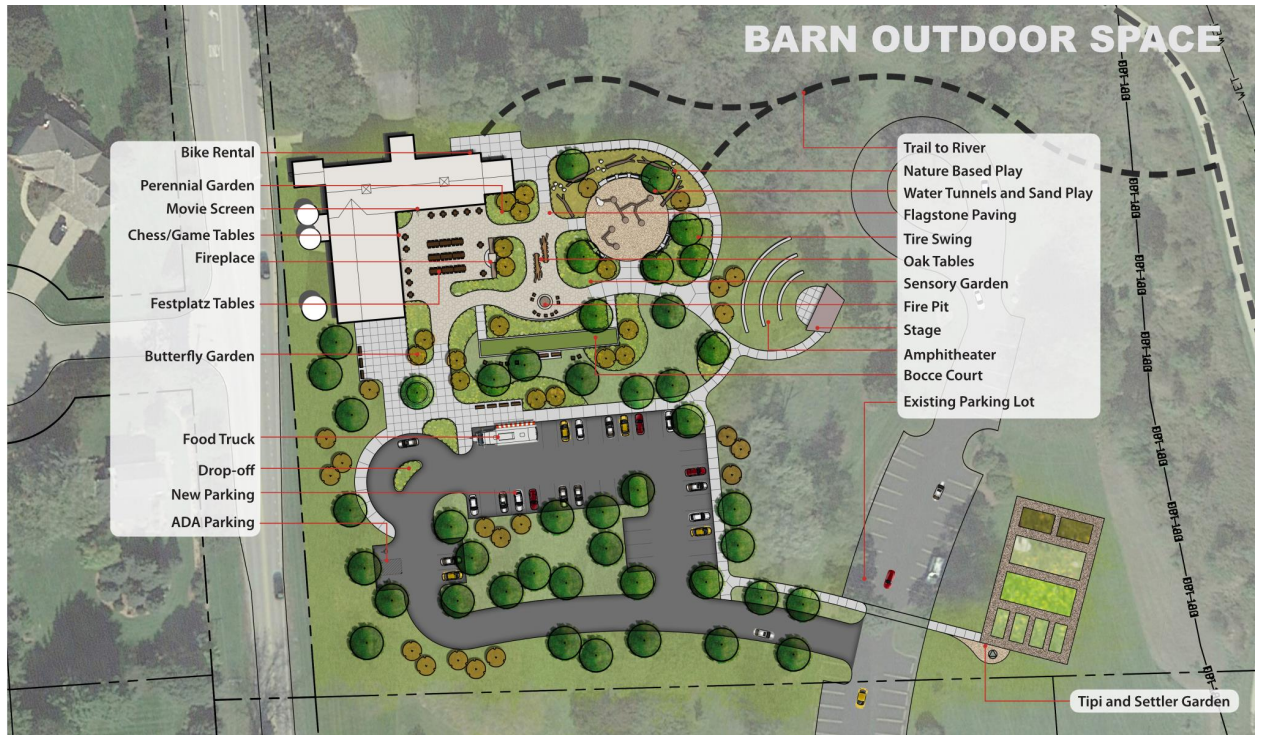
LOWER LEVEL



UPPER LEVEL



SITE



THE GREENE BARN



CALENDARS



IDENTIFY POTENTIAL REVENUE SOURCES

Site Specific

- Program Fees
- License Agreements
- Event Rentals
- Fundraisers
- Sponsorships
- Private Donations

AN ANALYSIS OF COSTS FOR DEVELOPMENT

In 2010 the board made the decision to stabilize this historic structure.

In 2016, the board approved a 10-Year Management Plan to maintain the Greene Farm Barn for the scenic pleasure of the citizens of DuPage County.

2005 Repairs \$323,000 (Barn & Oak Cottage)

2011 Stabilization \$1,100,000

2016 Rehabilitation \$26,400

2016 10-Year Operations & Maintenance \$370,400

The study performed by Teng & Associates in 2010, close on the heels of the financial recession, indicated it would cost approximately \$5M to make the barn suitable for the types of activities we are proposing.

That figure did not include the exterior amenities we've proposed. The estimate was done on the heels of the recession.

\$4.8M 2010 estimate by TENG & Associates

The District's operating and maintenance costs would increase significantly. We believe there are many organizations willing to pay for use of the barn, enough to make this a "revenue neutral" or positive proposition.

IMPLEMENTATION

Phasing Plan Rationale

The committee recognizes the challenges to breathing new life into the Greene Barn. Programs need to be identified and verified, building and site layouts need to be designed and integrated, funding sources need to be determined, partnerships need to be established, and District-wide integration of the work ahead spelled out.

The phasing plan is designed to increase public access and revenue potential at the Greene Barn by creating a structural environment that protects the asset from external forces such as animals and weather, and presents a phased construction process that allows expeditious approval for area-phased public access.

A phased approach can accommodate barn use and revenue generation in the near future and allow for other master plan elements to be fulfilled as funding becomes available.

Begin by bringing stakeholders together to determine the best way to open the barn for public use. Phase 1 is to identify the program and design of the structure, complete schematic design and cost estimates. Phase 2 will then concentrate on enclosing the barn and making the upper level open to the public. Phase 3 builds out the lower level, site and landscaping features. Phase 4 will accommodate an integrated Greene Valley Forest Preserve entry, parking and trail connections. Other elements of the plan, including Oak Cottage and restoration of the East Branch of the DuPage River, will then be implemented in the long term through Phase 4.

The following is a suggestion of possible key concepts and phasing.

PHASE 1 – Program Confirmation / Schematic Design

Charrette – Program Alignments

Schematic Design

- Mutually agreed upon vision finalized
- Vision indicated on the drawings and specifications
- Potential phasing of the development defined and agreed
- Cost Estimates
- Detailed estimate based on current market pricing
- Agreement on scope, procurement method and timing

PHASE 2 – Construction I

Enclose existing barn

Insulate

Make rodent / vermin proof

Water, Sewer, and Electric

Install washrooms (indoor and outdoor)

Bike Rental area (revenue)

Elevator and permanent access to the upper floor (revenue)

Install HVAC, power and electric to build out upper floor

PHASE 3 – Construction II

Build out lower level

Site improvements

Landscaping

PHASE 4 – GVFP Site Improvements

New entrance road and south parking lot

Greene Barn trail connections to river, picnic shelters and existing trail

EXTERIOR

Develop exterior space in a phased manner based on priorities an advisory committee recommends most appropriate for optimum use by the community. Possibly use crushed limestone to expand parking to the north for Phase 2 above. An acceptable ADA path of access / egress can be located to the elevator from the north.

NOTE

A phased approach allows the barn to be used at the earliest opportunity, and develop a revenue stream. The key is to, "Start with the end in mind." By doing so a phased plan can be developed without having to do / redo other portions of the program. Plus, the cost estimate will be broken down by the agreed phasing so that future expenditures can be planned for.

IDENTIFY POTENTIAL FUNDING SOURCES

District Specific (Past and Future)

- Greene Family Forest Preserve Endowment Fund
- 2005A Bond Fund (Non-Referendum)
- 2006 Bond Fund (Referendum)
- General Fund
- Annual Fiscal Year Operating Fund
- Facilities Management
- Construction & Development Fund
- Greene Valley Landfill Expense Fund
- Capital Improvement, Repair, or Replacement Fund
- Grants
- Potential Grant Sources
 - National Fish and Wildlife Foundation
 - National Endowment for the Humanities
 - The National Trust for Historic Preservation
 - National Institute for Conservation
 - U.S. Fish and Wildlife Service
 - U.S. Environmental Protection Agency
 - Federal Highway Administration
 - Water Resources Development Act
 - National Park Service
 - Illinois Department of Natural Resources
 - Illinois Department of Transportation
 - Illinois Historic Preservation Agency
 - Illinois Humanities Council
 - Landmarks Illinois
 - OSLAD - Open Space, Land Acquisition & Development
 - DuPage River Salt Creek Work Group

- Endowment (existing relationship with Community Foundation of the Fox River Valley – Greene Family Forest Preserve Endowment Fund)
- Friends of the Forest Preserve District of DuPage County – existing Greene Valley Forest Preserve Fund
- Bonds
- Annual Budget

OPERATIONS & MAINTENANCE

Costs to be determined as process, program, and partnerships proceed.

THE NEED

For the Greene Barn to continue the momentum generated by public interest there is a need to integrate it into the District's planning.

Consider including the Greene Barn within the Master Plan Certified List

For the Greene Barn to begin the appropriate planning necessary for informed decision-making there is a need for professional consultant(s) to conduct Program Verification, Schematic Designs, and Cost Estimates.

Consider allocating funds for the Greene Barn in the CY2020 Budget

For the Greene Barn to build upon the substantial investments already made by the District and to maintain a connection to citizen support there is a need for continued structure.

Consider appointment of a Greene Barn Advisory Committee to maintain continuity and advocacy

For the Greene Barn to cultivate expanded relationships and to demonstrate its value in connecting people with nature there is a need for select, special, District supported events to occur in and around the barn.

Consider District support to volunteer and/or Friends special permit application to use the Greene Barn.

THANK YOU

Citizens are the largest landholders in DuPage County. The Forest Preserve District of DuPage County has been entrusted with the responsibility to care for the land, waters, assets, resources, and heritage through elected leadership, professional staff, and dedicated volunteers. Education and involvement of citizens fundamentally informs and improves the quality of life enjoyed in DuPage County. Many citizens have stepped up to donate their time, talent, treasure, and enthusiasm.

Commissioner Wehrli's presence and passion during this undertaking has been undeniable. It should be acknowledged that her diligence and faithfulness while championing the Greene Farmstead will one day allow the public to stand on the threshold of the barn doors and enjoy the gathering space for decades to come. Our committee is grateful for her steadfast support, encouragement and knowledge.

The Greene Barn Ad Hoc Committee has been able to attract an outstanding array of volunteers to assist in its work. We are forever grateful.

Resident Volunteers

John Morley, Lendlease
Tom Fujikawa, Fujikawa Johnson Gobel Architects
Geoff Roehll, Hitchcock Design Group
Herb Nadelhoffer
Peggy Frank
Roman & Cari Szczesniak
Helene Lamarre
Many Others

Forest Preserve District of DuPage County

ASSET #: 15-165-3590

ASSET NAME: Greene Farm Barn

ASSET PRESERVE: Greene Valley Forest Preserve

ASSET LOCATION: 23W171 Hobson Rd., Naperville IL United States of America

ASSET AGE: ~175 Years