



# AGENDA MEMORANDUM

**DATE:** March 26, 2026

**TO:** Forest Preserve District Planning & Utilization Committee

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

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

**PURPOSE:**

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

**BACKGROUND:**

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

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

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

Project Category	Itemized Work	Estimated Cost
Foundation	Sealing and waterproofing	\$18,000
Interior Repairs	Minor drywall repair, door repair	\$500
<b>Total</b>		<b>\$18,500</b>

Near-term (1-3 year) costs:

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

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

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

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

**FINANCIAL IMPACT:**

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

**RECOMMENDATION:**

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

**ATTACHMENTS:**

*None.*