



1996 S. Kirk Road, Suite 320, Geneva, Illinois 60134

Bill Lenert, President
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September 3rd, 2025

Dear President Wojnicki,

It is my pleasure to contact you in my capacity as President of the Forest Preserve District of Kane County Board. I am writing to share the Forest Preserve District's intent with respect to various properties included within and/or adjacent to the Planned Unit Development (PUD) currently proposed by Shodeen, Inc. commonly known as "LaFox of Campton Hills."

Consensus was reached at the District's Land Acquisition Committee meeting on August 28, 2025 to purchase approximately 340 acres from Shodeen. This authorization to purchase is conditioned upon the District securing clear title to the property-which includes the adoption, prior to closing, of a formal intergovernmental agreement with the Village that the District's property will be subject to County Zoning as administered by the County (or alternatively, that the District can disconnect its property from the corporate limits of the Village); that the District would be subject to the County's planning requirements for District operations; and that the District property will not be subject to the CCRs of the approved PUD. A resolution has been drafted and will be presented to the District's Executive Committee on Thursday, September 4, 2025.

The acreage to be purchased is set forth on the attached map as Parcels A, B1, B2, & D. The price is \$28,000 per acre, for a total purchase price of approximately \$9,529,296.00. Additionally, Shodeen, Inc. will be donating an additional 75+/- acres to the District (which is Parcel Con the attached Map). Final acreage of the donation will be determined by agreement on the width of the setback from residential buildings.

As an integral part of this acquisition, the District is the principle buyer for a coalition of conservation buyers that have helped bring this deal to fruition. This includes The Conservation Fund, Campton Township Open Space, and Garfield Farm Museum. Following acquisition, the District and Campton Township Open Space (as evidenced by their signature below) intend to exchange 67 +/- acre parcels with each other in order to facilitate the mission of each unit of government.

The District is also acquiring some property with the intent to resell a portion of the Property to these organizations or others with similar missions of land conservation as the District. The District will be working with Shodeen to properly structure such transactions through the use of option agreements with those entities.

To preserve and restore the nature of Kane County



Celebrating 100 Years
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This acquisition and the related transactions constitute one of the most significant undertakings to protect open space in the District's history. Indeed, the timing of this deal would make it the first large acquisition of our second century of conservation.

Sincerely,

Bill Lenert, Kane County Forest Preserve District President

APPROVED AS TO FORM AND SUBSTANCE CONCERNING
THE POSSIBLE EXCHANGE OF PARCELS

John Kuper, Supervisor Campton Township Parks & Open Space