



# AGENDA MEMORANDUM

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**DATE:** April 24, 2025

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

**FROM:** Patrick Chess, Director of Natural Resources  
Benjamin Haberthur, Executive Director

**SUBJECT:** Presentation and Approval of Renewal of a License Agreement and Third Amendment with All Grass Farms at the Brunner Family Forest Preserve

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## **PURPOSE:**

The purpose of this memorandum is to provide the Committee with information to consider the approval of a second renewal of the license agreement with All Grass Farms for the use of portions of Brunner Family Forest Preserve for regenerative farming.

## **BACKGROUND:**

In February 2015, the District entered into a license agreement with All Grass Farms (formerly Barrington Natural Farms). The original license stipulates that the primary purpose of the operation will be for an organic farm operation, including livestock, dairy operation, vegetable and fruit crops, and a farmer's market.

This license was amended in 2016 to include specified organic vegetable production areas and again in 2020 to extend the term an additional five (5) years to December 31, 2024. The original terms called for the potential of four (4), five-year renewals for a total term period of 25 years.

The proposed amended renewal provides for a term extension of another three (3) years and records additional requirements for the licensee to remain in compliance with District's standards and expectations. The additional requirements are detailed in the attached license, summarized as follows:

- Additional base rent of \$25,340/year for use of the buildings for a total annual rent of \$57,340.
- Reduction in the District's share of received gross revenue from 5% to 1%; with the District contributing that 1% toward capital improvements into the preserve in an amount equivalent to the 1% revenue share received.
- Revenue share payments due on a monthly basis.
- Any late payments will cause a reversion to the previously amended contract terms (pre-2025).
- Addition of insurance requirements for sub-licensees.
- Additional requirements for permit/sale of raw milk.
- Defined buffers for land use surrounding wells and creeks.

**FINANCIAL IMPACT:**

The financial terms of this second renewal change significantly from the original 2015 license agreement. The base rent includes the same \$200 per acre fee for land rent but now includes an additional \$25,340 per year fee for use of the buildings. This will increase District rent revenue from \$32,000 each year to \$57,340.

The original license also included a 5% fee on the gross sales of the farm market. That percentage has been reduced to 1% in this renewal. This 1% gross revenue fee, all gross revenue reports from prior months, and the first installment of the land rent will be due by June 15, 2025 payment deadline.

**RECOMMENDATION:**

Staff recommends the Committee approve the license agreement with All Grass Farms for the use of portions of Brunner Family Forest Preserve for regenerative farming.

**ATTACHMENTS:**      *All Grass Farms Boundary Map*  
                              *License Agreement*  
                              *2025 Reporting Form*  
                              *Restricted Areas Map*