

Bensenville Park District
Board of Park Commissioners
Regular Meeting—Public Hearing Minutes
“Hubbard Property”
October 26, 2011
Deer Grove Leisure Center
1000 W. Wood Street
Bensenville, IL 60106

At 6:05 p.m. President Wassinger opened the Public Hearing for the planned acquisition and proposed future outdoor recreational uses of property located at 376 Tioga Trail commonly referred to as “Hubbard Property.” The following Commissioners were present: Wassinger, Earley, Anderson, Johnson, Crowe. Staff present included: Cherveney, Hoskin, Rhodes, Leider, Struck, Neumayer and Attorney Dickson. Students in Government Participants Stephanie Medina and Ellie Gonzales were also in attendance. The attached attendance sheet provides names and address (if provided) of public who were present.

Director Cherveney explained the public hearing process and requested those present for the hearing sign in to acknowledge their attendance (sign in sheet attached to official minutes). Director Cherveney addressed the Board and public with the following information:

Reason for Acquisition: In 1976, the Park District acquired 5 acres of land in part with federal grant funds through the Land and Water Conservation Act, which was combined with adjacent property and became known as Schuster Park. In 2007, the City of Chicago condemned the park through the O’Hare Modernization Program. Because the Park District acquired Schuster Park with LWCF assistance, it is required to replace the value of the land with like value. The requirement is known as “6F Property” in the Act. The Park District is acquiring this and other parcels as part of the “6F Property” replacement requirement. In compliance with IDNR requirements, a Public Hearing Notice was published in the local “Press” newspaper on 10/30/11. In addition, the Park District mailed the Public Hearing Notice to adjacent residents.

Property Overview: Approximately 7.6 acres of undeveloped open space, Ms. Lucille Hubbard is donating the property to the Park District. Ms. Hubbard granted a Conservation Easement over the property to the Corporation for Open Lands under the Real Property Conservation Rights Act. This easement limits and restricts development on the property to conservation activities only. The three parcels are vacant (except for two sheds) and termed as a “natural area restoration and interpretation zone” in the conservation easement documentation. It is limited in perpetuity as a natural area, allowing for future restoration and educational and interpretive activities for the benefit of the general public. Residential and other structures are not permitted to be constructed. The only construction permitted is the installation of signs marking trails and interpreting the property. The site is primarily woodland, with a small wetland in the easternmost part of the property.

Potential Outdoor Recreation Activities: Due to the restrictions of the conservation easement, outdoor recreation activities for the general public are limited to trail access use and native land, flora and fauna observation and interpretation. Trailhead parking and interpretive trails are the intended recreation development uses.

At this time Director Cherveney turned the Hearing over to President Wassinger. He acknowledged Lucille Hubbard thanking her for the generous donation and the legacy she is giving to future generations. He further explained that the donation consists of three parcels with a twenty foot easement for Park District access. He asked for any public comment at this time. The following residents asked to address the Board:

- Sharon Oddo, 5N062 Wood Dale Road, Wood Dale. Ms. Oddo thanked Ms. Hubbard and expressed that "there should be more people like this."
- Tom Earley, Commissioner, thanked Ms. Hubbard for her generosity. Ms. Hubbard responded, "Take care of it."
- Ken Anderson, Commissioner, said he is proud to be a resident of this area addressing Ms. Hubbard "God bless you for what you do."
- Rich Johnson, Commissioner, thanked Ms. Hubbard and told her that the District is good stewards of open space.
- Jan Crowe, Commissioner, "great what you did."
- Ellie Gonzales, Student Government participant, commented that it is "inspiring to see people like this."

With no further comments, President Wassinger closed the Public Hearing on the "Hubbard Property" at 6:22 p.m.