



LAKE COUNTY FOREST PRESERVES
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Preservation, Restoration, Education and Recreation

DATE: May 6, 2019

MEMO TO: Jessica Vealitzek, Chair
Operations Committee

Terry Wilke, Chair
Finance Committee

FROM: John E. Nelson, Director
Operations and Infrastructure

FOR INFORMATION ONLY: Update on District building inventory.

STRATEGIC DIRECTION SUPPORTED: Organizational Sustainability

FINANCIAL DATA: Not applicable

BACKGROUND: During Winter 2018-19, staff removed six (6) buildings, totaling approximately 15,401 square feet (sf):

- Almond Marsh Forest Preserve, Former Planning Office – 5,585 sf
- Dutch Gap Forest Preserve, Crawford Road House – 1,532 sf
- Dutch Gap Forest Preserve, Crawford Road Garage – 1,234 sf
- Dutch Gap Forest Preserve, Crawford Road Storage – 1,390 sf
- Independence Grove Forest Preserve, River Road House – 1,890 sf
- Prairie Stream Forest Preserve, Bath Property House – 3,770 sf

Past Ten Year Review

In 2009, the District owned 176 buildings totaling approximately 553,337 sf. Since then the District:

- Constructed 7 new buildings and one major building addition totaling approximately 107,265 sf
- Acquired 119 buildings totaling approximately 365,070 sf
- Removed 169 buildings totaling approximately 443,281 sf

The District currently owns 133 buildings totaling approximately 582,391 sf

For the purposes of this analysis, the building size in square feet (sf) is based on the area of each building's planimetric footprint on the landscape according to the County's geographic information systems (GIS) database. So, for example, the General Offices building has its area listed as 31,635 sf, not approximately 120,000 sf based on four floors of approximately 30,000 sf of usable space per floor.

Previous Committee Direction

During the June 2015, August/September 2015, and November/December 2015 committee cycles, the District's standing committees considered and issued policy direction regarding the status of the District's buildings. Pursuant to that direction, the District's current inventory of 133 buildings, have the following status:

- Forever – 40 (259,916 sf). These structures the District is committed to keeping for the long term. Funds will be budgeted for replacements, repairs and upgrades accordingly. Funds from the CIP should be reserved for these identified expenses.
- Maintain – 37 (99,738 sf). These structures are currently in use and serve a District purpose. Continued basic funding for maintenance will be budgeted.
- To Be Evaluated – 8 (15,389 sf). These structures are currently in use and their long-term status is pending upon a determination of future needs.
- In Use – To Be Removed – 33 (147,048 sf). These structures are currently being used and will be removed when the current function ceases or if significant repairs are needed.
- Awaiting Removal – 15 (60,300 sf). These structures are vacant and unused, and will be salvaged, recycled and removed as soon as practical.

A list of buildings and status may be found on the following pages.

REVIEW BY OTHERS: Executive Director, Chief Operations Officer, Director of Facilities, Director of Finance.

Forever Buildings (40 – 259,916sf):

Preserve Name	Building	Area (sf)
Captain Daniel Wright Woods Forest Preserve	Stevenson House	3,172
Captain Daniel Wright Woods Forest Preserve	Stevenson Service	4,071
Countryside Golf Club	Maintenance Shop	11,054
Edward L. Ryerson Conservation Area	Welcome Center	5,989
Fourth Lake Forest Preserve	Operations & Public Safety Facility	83,286
Fourth Lake Forest Preserve	Storage Bins	3,981
Fourth Lake Forest Preserve	Fuel Island	2,644
Fox River Forest Preserve	Storage Building A (North)	14,753
Fox River Forest Preserve	Storage Building B (South)	20,717
Fox River Forest Preserve	Bathroom	1,563
Fox River Forest Preserve	Marina Guest Services Building	2,049
Greenbelt Forest Preserve	Greenbelt Cultural Center	20,246
Greenbelt Forest Preserve	Maintenance Shop	2,674
Greenbelt Forest Preserve	Storage Bins	375
Half Day Forest Preserve	Maintenance Shop	2,748
Half Day Forest Preserve	Storage Bins	303
Hastings Lake Forest Preserve	3-Season Shelter	2,520
Hastings Lake Forest Preserve	Bathroom Building	1,131
Independence Grove Forest Preserve	Visitor Center	20,614
Independence Grove Forest Preserve	Beachhouse	5,176
Independence Grove Forest Preserve	Boathouse	1,597
Independence Grove Forest Preserve	South Bay Bathroom	999
Independence Grove Forest Preserve	North Bay Bathroom	1,139
Independence Grove Forest Preserve	Gatehouse	382
Independence Grove Forest Preserve	Maintenance Shop	3,924
Independence Grove Forest Preserve	Storage Bins	1,060
Independence Grove Forest Preserve	Storage Building	6,013
Rollins Savanna Forest Preserve	Bathroom Building	882
Rollins Savanna Forest Preserve	Greenhouse	2,181
Rollins Savanna Forest Preserve	Seed Building	2,930
Rollins Savanna Forest Preserve	Storage Bins	870
ThunderHawk Golf Club	Clubhouse	13,245
ThunderHawk Golf Club	Maintenance Shop	9,253
ThunderHawk Golf Club	Storage Bins 1	581
ThunderHawk Golf Club	Storage Bins 2	661
ThunderHawk Golf Club	Storage Bins 3	660
ThunderHawk Golf Club	8 th Hole Bathroom Building	625
ThunderHawk Golf Club	15 th Hole Bathroom Building	625
Van Patten Woods Forest Preserve	Maintenance Shop	2,762
Van Patten Woods Forest Preserve	Storage Bins	461

Maintain Buildings (37 – 99,738sf):

Preserve Name	Building	Area (sf)
Almond Marsh Forest Preserve	Deer Barn	2,245
Atkinson Stormwater Facility	Pumphouse	164
Brae Loch Golf Club	Clubhouse	7,826
Brae Loch Golf Club	Maintenance Shop	2,208
Brae Loch Golf Club	Cart Storage Building	3,915
Brae Loch Golf Club	Starter Shack	651
Countryside Golf Club	Clubhouse	4,341
Duffy Stormwater Facility	Pumphouse	456
Edward L. Ryerson Conservation Area	Main Barn	4,655
Edward L. Ryerson Conservation Area	North Shed	3,531
Edward L. Ryerson Conservation Area	Pig Barn – Constructed	650
Fox River Forest Preserve	Gatehouse	319
Fox River Forest Preserve	Launch Office	218
General Offices	General Offices	31,635
Heron Creek Forest Preserve	Maintenance Shop	1,838
Lakewood Forest Preserve	Duplex	2,468
McDonald Woods Forest Preserve	Bonner Farm Residence	1,357
McDonald Woods Forest Preserve	Bonner Farm Resident Shed	132
McDonald Woods Forest Preserve	Bonner Main Barn	5,742
McDonald Woods Forest Preserve	Bonner Silos	304
McDonald Woods Forest Preserve	Bonner Granary	1,192
McDonald Woods Forest Preserve	Bonner Gambrel Hay Barn	1,829
McDonald Woods Forest Preserve	Bonner Carpenters Shop	1,066
McDonald Woods Forest Preserve	Bonner Milk House	169
McDonald Woods Forest Preserve	Bonner Hog House	222
McDonald Woods Forest Preserve	Bonner Chicken Coop	433
McDonald Woods Forest Preserve	Bonner West House	684
McDonald Woods Forest Preserve	Bonner Outhouse	10
McDonald Woods Forest Preserve	Bonner Storage Shed	144
McDonald Woods Forest Preserve	Bonner Barn-Raising Shed	50
Nippersink Forest Preserve	Wellhouse	608
Old School Forest Preserve	Maintenance Shop	1,878
Old School Forest Preserve	Storage Bins	370
Pine Dunes Forest Preserve	McClure House/Barn	15,821
Rollins Savanna Forest Preserve	Storage Shed	73
Rollins Savanna Forest Preserve	Entry Kiosk	40
Van Patten Woods Forest Preserve	Model Airplane Storage Building	494

Buildings To Be Evaluated (8 – 15,389sf):

Preserve Name	Building	Area (sf)
Edward L. Ryerson Conservation Area	Brushwood House	6,178
Edward L. Ryerson Conservation Area	Brushwood East Shed	198
Edward L. Ryerson Conservation Area	Brushwood West Shed	198
Lakewood Forest Preserve	Barn & Silos	6,216
Lakewood Forest Preserve	Bat Pavilion	1,472
Lakewood Forest Preserve	Shelter E Bathroom	989
Lakewood Forest Preserve	Valvehouse - North	66
Lakewood Forest Preserve	Valvehouse - South	72

Buildings In Use – To Be Removed (33 – 147,048sf):

Preserve Name	Building	Area (sf)
Bluebird Meadow Forest Preserve	Schwanbeck Life Estate	1,580
Bluebird Meadow Forest Preserve	Schwanbeck Life Estate	1,109
Bluebird Meadow Forest Preserve	Schwanbeck Life Estate	1,393
Edward L. Ryerson Conservation Area	House	1,245
Edward L. Ryerson Conservation Area	Cramer (Program) Cabin	1,739
Edward L. Ryerson Conservation Area	Borland (Exhibit) Cabin	1,072
Grainger Woods Conservation Preserve	Townline Stables Office & Garage	4,109
Grainger Woods Conservation Preserve	Townline Stables Residence	1,422
Grainger Woods Conservation Preserve	Townline Stables Main Barn	25,926
Grainger Woods Conservation Preserve	Townline Stables Barn	4,104
Grainger Woods Conservation Preserve	Townline Stables Tiny Barn	565
Grainger Woods Conservation Preserve	Townline Stables Hay Storage	1,378
Grainger Woods Conservation Preserve	Townline Stables South Barn	2,313
Grant Woods Forest Preserve	Monaville Rd Residence	2,716
Hastings Lake Forest Preserve	Murphy House	969
Hastings Lake Forest Preserve	Murphy Garage	800
Hastings Lake Forest Preserve	Kral House	2,198
Hastings Lake Forest Preserve	Kral Garage	888
Lakewood Forest Preserve	Horse Barn	2,973
Lakewood Forest Preserve	Pumphouse	1,076
Lakewood Forest Preserve	Maintenance Shop	7,411
Pine Dunes Forest Preserve	McClure Caretaker House	3,014
Prairie Stream Forest Preserve	Bath Storage Building	12,602
Prairie Stream Forest Preserve	White Tower Farm Building A	6,838
Prairie Stream Forest Preserve	White Tower Farm Building B	19,811
Prairie Stream Forest Preserve	White Tower Farm Building C	3,719
Prairie Stream Forest Preserve	White Tower Farm Building D	25,738
Ray Lake Forest Preserve	Diebold Barn	3,805
Ray Lake Forest Preserve	Diebold Barn 2	1,663
Ray Lake Forest Preserve	Diebold Barn 3	953
Ray Lake Forest Preserve	Diebold Barn 4	1,099
Ray Lake Forest Preserve	Diebold Barn 5	417
Sedge Meadow Forest Preserve	Miller Garage (Water Trailkeepers)	403

Buildings Awaiting Removal (15 – 60,300sf):

Preserve Name	Building	Area (sf)
Captain Daniel Wright Woods Forest Preserve	Wright Woods Garage	988
Edward L. Ryerson Conservation Area	Smith River Cabin	481
Edward L. Ryerson Conservation Area	Albright Cabin	990
Edward L. Ryerson Conservation Area	Ryerson Cabin	1,045
Fourth Lake Forest Preserve	Scopelitti	2,479
Heron Creek Forest Preserve	Barn	3,121
Heron Creek Forest Preserve	Silo	162
Lakewood Forest Preserve	Gilmer Rd Silo	180
Lakewood Forest Preserve	Museum	19,475
Lakewood Forest Preserve	Archives	3,645
Nippersink Forest Preserve	Gerber 1	18,134
Nippersink Forest Preserve	Gerber 2	3,485
Nippersink Forest Preserve	Gerber 3	908
Nippersink Forest Preserve	Gerber 4	1,284
Singing Hills Forest Preserve	Singing Hills Barn	3,923