



DATE: March 1, 2021

MEMO TO: Jessica Vealitzek, Chair
Operations Committee

FROM: John E. Nelson, Director
Operations and Infrastructure

REQUEST: Updated policy direction requested with respect to the classification of District buildings.

STRATEGIC DIRECTION SUPPORTED: Organizational Sustainability

FINANCIAL DATA: There are no financial impacts at this time.

BACKGROUND:

Previous Committee Direction

During the June 2015, September 2015, and 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 inventory of 156 buildings at that time, totaling approximately 705,983 square feet, were classified as follows:

- “Forever” – 40 buildings (259,916 sf). The District is committed to keeping these buildings for the long term. Funds will be budgeted and included in the District's Capital Improvement Plan for replacements, repairs and upgrades accordingly.
- Maintain – 37 buildings (99,738 sf). These buildings are currently in use and serve a District purpose. Continued basic funding for maintenance will be budgeted.
- To Be Evaluated – 8 buildings (15,389 sf). These buildings are currently in use, but their long-term status depends upon whether future needs for the buildings will exist.
- In Use – To Be Removed – 42 buildings (196,839 sf). These buildings are currently being used, but will be removed when the current function ceases or if significant repairs are needed.
- Awaiting Removal – 29 buildings (134,101 sf). These buildings are vacant and unused, and will be salvaged, recycled and removed as soon as practical.

For information, the term “building” is generally defined as a structure that has four walls and includes electric, plumbing and/or HVAC systems, or structures that provide support to other “buildings” (e.g. material storage bins or sheds). The list of “buildings” does not include numerous other structures that the District owns and maintains, including but not limited to picnic shelters, comfort stations, and kiosks. Also, for information, the area of a building is the planimetric size of the building (i.e. the building footprint as observed from above), not the

useable floor space of the building (e.g. the General Offices is noted as 31,635 square feet, but has three stories and a basement for over 100,000 sf of floor space).

Building Inventory Update

Since the end of 2015, the inventory of District buildings has changed as follows:

- Added nineteen (19) buildings totaling 17,067 sf through acquisitions of land upon which existing buildings are located, including:
Lakewood – Stuckmann (2), Ray Lake – Cuneo (2), Ray Lake – White (6), and Ray Lake - Dearlove (9).
- Removed thirty-seven (37) buildings totaling 166,438 sf.
- Identified one (1) non-District building (i.e., a building on District property operated and maintained by another governmental agency under an intergovernmental agreement) measuring 10,730 sf that was not included in the previous discussions.

Therefore, there are currently 139 buildings totaling 573,219 sf.

Recommended Updates to Building Classifications

Since the Committees last provided direction in 2015, the District has made a few significant decisions regarding the disposition of District buildings that supersede the original policy direction and need to be tracked. Also, based on other changes in building use and/or building conditions since 2015, other updates to the overall policy direction are warranted. Following is a list of recommended updates to the overall policy direction.

1. The following buildings are no longer in use, and are re-categorized to “Awaiting Removal”
 - a. Prairie Stream – Bath Storage Building
 - b. Ray Lake – Diebold farm buildings (5)
2. Based on the current license with the Brushwood Center at Ryerson Woods, the three Brushwood buildings at Ryerson are re-categorized from “To Be Evaluated” to “Maintain”
3. As part of the Lakewood Master Plan discussion and approval process, the following classifications were essentially established for the five buildings at Lakewood that were “To Be Evaluated” and one other.
 - a. Shelter E Bathroom – “Forever”
 - b. Bat Pavilion – “Maintain”
 - c. Barn/Silos – “Maintain”
 - d. Valve Houses (2) – “In Use – To Be Removed”
 - e. Duplex (Temporary Housing) - “In Use – To Be Removed”
4. Based on current and planned investments in facilities supporting grounds maintenance operations, the following updates are suggested:
 - a. Heron Creek – Garage – “In Use – To Be Removed”
 - b. Old School Maintenance Shop and Material Storage Bins – “Forever”

5. The District recently acquired the Dearlove property at Ray Lake, which includes nine (9) buildings. Six of those buildings are vacant and should be identified as “Awaiting Removal”. Three of the buildings are licensed for use through 2025, and should be identified as “In Use – To Be Removed”.
6. A “Non-District Building” category is created for the following three buildings:
 - a. Almond Marsh – Lake County Public Works Building
 - b. Atkinson Stormwater Facility – Pumphouse
 - c. Duffy Stormwater Facility - Pumphouse

Assuming concurrence with the above recommendations, the District’s current inventory of 139 buildings will be classified as follows:

- “Forever” – 43 buildings (263,153 sf). The District is committed to keeping these structures for the long term. Funds will be budgeted and included in the CIP for replacements, repairs and upgrades accordingly.
- Maintain – 36 buildings (106,826 sf). These structures are currently in use and serve a District purpose. Continued basic funding for maintenance will be budgeted.
- In Use – To Be Removed – 34 buildings (135,087 sf). These structures are currently being used, but will be removed when the current function ceases or if significant repairs are needed.
- Awaiting Removal – 23 buildings (56,803 sf). These structures are vacant and unused, and will be salvaged, recycled and removed as soon as practical.
- Non-District Buildings – 3 buildings (11,350 sf). This new category is for buildings on District property operated and maintained by other governmental agencies in accordance with existing intergovernmental agreements.

A list of buildings by classification may be found on the following pages.

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

Forever Buildings (43 – 263,153 sf):

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	OPS 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
Lakewood Forest Preserve	Shelter E Bathroom	989
Old School Forest Preserve	Maintenance Shop	1,878
Old School Forest Preserve	Storage Bins	370
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	Bathroom Building 1	625
ThunderHawk Golf Club	Bathroom Building 2	625
Van Patten Woods Forest Preserve	Maintenance Shop	2,762
Van Patten Woods Forest Preserve	Storage Bins	461

Maintain Buildings (36 –106,826 sf):

Preserve Name	Building	Area (sf)
Almond Marsh Forest Preserve	Wildlife Management Building	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
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
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	Barn & Silos	6,216
Lakewood Forest Preserve	Bat Pavilion	1,472
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	Wildlife Science Building & Museum Storage	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 In Use – To Be Removed (34 – 135, 087 sf):

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
Heron Creek Forest Preserve	Maintenance Shop	1,838
Lakewood Forest Preserve	Horse Barn	2,973
Lakewood Forest Preserve	Pumphouse	1,076
Lakewood Forest Preserve	Maintenance Shop	7,411
Lakewood Forest Preserve	Valvehouse - North	66
Lakewood Forest Preserve	Valvehouse - South	72
Lakewood Forest Preserve	Duplex	2,468
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
Ray Lake Forest Preserve	Dearlove Main Cabin	1,796
Ray Lake Forest Preserve	Dearlove Pole Barn	1,438
Ray Lake Forest Preserve	Dearlove Carriage House	900
Sedge Meadow Forest Preserve	Miller Garage (Water Trailkeepers)	403

Buildings Awaiting Removal (23 – 56,803 sf):

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
Heron Creek Forest Preserve	Barn	3,121
Heron Creek Forest Preserve	Silo	162
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
Prairie Stream Forest Preserve	Bath Storage Building	12,602
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
Ray Lake Forest Preserve	Dearlove Metal Barn	800
Ray Lake Forest Preserve	Dearlove Garage	605
Ray Lake Forest Preserve	Dearlove Gazebo	214
Ray Lake Forest Preserve	Dearlove Storage Shed	59
Ray Lake Forest Preserve	Dearlove Pump House	45
Ray Lake Forest Preserve	Dearlove Shed	20
Singing Hills Forest Preserve	Singing Hills Barn	3,923

Non-District Buildings (3 – 11,350 sf):

Preserve Name	Building	Area (sf)
Almond Marsh Forest Preserve	Lake County Public Works Building	10,730
Atkinson Stormwater Facility	Pumphouse	164
Duffy Stormwater Facility	Pumphouse	456

Buildings To Be Evaluated (0 – 0 sf):

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