



Lake County Forest Preserves

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DATE: May 24, 2021

MEMO TO: Jessica Vealitzek, Chair
Operations Committee

Julie Simpson, Chair
Finance Committee

Terry Wilke, Chair
Planning Committee

FROM: Alex Ty Kovach
Executive Director

Agenda Item# 10.2

RECOMMENDATION: Recommend Approval of an Ordinance Approving the 10-year Capital Improvement Plan (CIP) for the 2022 fiscal year budget and amending the Budget and CIP for the 2021 fiscal year.

STRATEGIC DIRECTIONS SUPPORTED: Public Access and Connections; Conservation; Leadership; Organizational Sustainability; Communication, Education and Outreach.

FINANCIAL DATA: As noted in Background (below) and on attached spreadsheet.

BACKGROUND: As part of the annual budget process, staff is requesting that all three Committees, at the May 24th Joint Committee meeting, review, provide comments on and recommend approval of the 10-year CIP for fiscal year 2022 and the list of potential unfunded capital improvement projects. Under the District's budget process, the Board approves an updated 10-year CIP, prior to its review and approval of the District's overall budget. In addition, to take advantage of the current grant cycle, staff recommends that the Budget and CIP for fiscal year 2021 be amended to include funding for the Ryerson Education Improvements in the current fiscal year.

The staff-recommended adjustments to the 2022 CIP (compared to the 2021 CIP) fall into two categories: 1) adjustments to existing funded projects on the CIP, and 2) new projects recommended to be funded or added to the CIP.

Adjustments to existing funded projects on the CIP are as follows. Reductions in CIP amounts are in parentheses, and increases in CIP amounts are identified with a "+" sign:

- 1) Ethel's Woods-Public Access Improvements - (\$110,971). This project, required as part of a land acquisition grant from the Open Lands Trust Fund, included a new 20-car parking lot, a one-mile trail and four scenic overlooks. This project was completed in October 2019 and the budget can be reduced because of favorable bid pricing and good construction management. This change will not impact annual operating costs.

- 2) Rollins Savanna-Gurnee Trail Connection - (\$40,659). The District partnered with the Village of Gurnee to provide a needed trail connection linking the existing Village bike path and several large residential areas to Rollins Savanna Forest Preserve and the Millennium Trail. This project was completed in June 2020 and the budget can be reduced because of favorable bid pricing and good project management. This change will not impact annual operating costs.
- 3) Waukegan Savanna-Dog Exercise Area - (\$24,432). This project, part of the phase I improvements of the Waukegan Savanna Master Plan, fulfilled a need for an off-leash dog area in the northeast part of the County. The project was a result of extensive research and public participation. This new area addresses many of the challenges experienced with the District's other dog areas and boasts fully accessible entrances and concrete walkways to all of the key elements. This project was completed in September 2019 and the budget can be reduced because of favorable bid pricing and good project management. This change will not impact annual operating costs.
- 4) Millennium Trail-Grass Lake Road Tunnel - (\$20,716). In 2013, the District entered into an Intergovernmental Agreement with the Village of Lindenhurst, Lake Villa Township and Lindenhurst Park District to complete a pedestrian and bicycle underpass and trail connection under Grass Lake Road to safely link Oak Ridge Park and residential areas to McDonald Woods Forest Preserve. This improvement was completed in August 2015 and recently closed out by IDOT identifying a budget surplus. The project budget can be reduced and closed. This change will not impact annual operating costs.
- 5) Buffalo Creek-MWRD Reservoir Expansion - (\$87,309). In 2016, the District entered into an Intergovernmental Agreement with the Metropolitan Water Reclamation District of Greater Chicago allowing for the expansion of the existing reservoir and completion of the District's planned public access improvements. The improvements included the completion of a ¾-mile trail loop including four bridges, rerouting 1/2-mile of existing trail out of flood prone areas, replacement of two existing bridges and a 29 car expansion of the existing parking lot. The project was completed in 2019 and the budget can be reduced and closed. This change will not impact annual operating costs.
- 6) Lakewood Master Plan-Phase I - +\$436,079. In January, 2020, the Board approved a comprehensive Master Plan for Lakewood Forest Preserve that identified significant improvements to the trails, picnic areas, roads, parking, utilities and other site work that will help to lower the long term operating costs of the Preserve. The Board approved a budget and authorized implementation of Phase I of the Master Plan improvements. The budget included funding from IDNR's Open Space Land Acquisition (OSLAD) grant program. Because of the State of Illinois budget cuts, IDNR has suspended the OSLAD program for the immediate future. Additional funding is needed to replace the OSLAD funding source and complete the Phase I improvements within the Board-approved budget. This change will not impact annual operating costs.
- 7) Lakewood-Grounds Maintenance Building Replacement - +\$1,000,000. In January, 2020, the Board approved a comprehensive Master Plan for Lakewood Forest Preserve that identified significant improvements that will help to lower the long term operating costs of the Preserve, including the construction of a new grounds maintenance facility. The project is currently funded at \$2,404,400 in the 2021 CIP. After further refinement of the building design and a more accurate cost projection, additional funding is needed. It is anticipated that the new grounds

maintenance facility will achieve net-zero energy performance providing a pathway of energy efficient design for future District infrastructure initiatives.

- 8) Special Future Land Acquisition Funds - +\$300,000. Additional funding for land acquisition opportunities of strategic importance. This new funding will be added to the existing CIP item under the Ongoing Capital Improvements category
- 9) Future Grant Matching Funds - +\$55,000. Additional funding is needed to serve as a local share match should future grant opportunities surface for potential capital improvement projects and land acquisition opportunities. This new funding will be added to the existing CIP item under the Ongoing Capital Improvements category.

Project recommended to be funded or added to the 2022 CIP:

- 1) Adlai E. Stevenson Home Site-Master Plan - +\$100,000. The District acquired the 40-acre Adlai E. Stevenson II estate through a donation from the Edison Dick family in 1974. In 2014, the Stevenson Home was designated a National Historic Landmark and the estate was designated an Illinois Historic Site and listed on the National Register of Historic Places. Currently, the former Adlai E. Stevenson Home and associated buildings are over 80 years old and have reached a point where a decision is needed on whether to continue to operate the site as is or to explore alternative opportunities for memorializing Adlai E. Stevenson II and his contribution to the State of Illinois and the country. Additional funding is needed to prepare a preliminary master plan that will identify a full range of ideas and opportunities for the future use of the former estate.

As stated above, staff also recommends that the Budget and CIP for fiscal year 2021 be amended:

- 1) Ryerson Education Improvements - +\$2,000,000. Edward L. Ryerson Conservation Area has been a center of environmental education programming and public engagement for the District since the area became a forest preserve in 1972. Many of the existing educational programming structures are nearing the end of their useful life and are not compliant with current accessibility codes for new construction. In 2020, the Preservation Foundation secured a private donation in the amount of \$200,000.00 to fund the development of a master plan for a portion of Ryerson focusing on environmental education needs. As the planning process concludes, and to take advantage of grant and donation opportunities that may develop, it has become apparent that additional funding is needed to serve as District matching dollars for seeking grants. Staff had originally anticipated needing \$2,000,000 in FY2022 for this match. In order to take advantage of the current grant cycle, it is recommended that the FY2021 Budget and CIP be amended to include this funding in the current fiscal year. The \$2,000,000 matching funds will be drawn from the Special Projects and Easements Fund in the amount of \$1,414,000 and from the Capital Facilities Improvement Fund in the amount of \$586,000. It is anticipated that the new environmental education facility will achieve net-zero or net-positive energy performance, setting the example for energy efficient design within the region and for future District infrastructure projects.

REVIEW BY OTHERS: Chief Operations Officer, Director of Finance, Director of Planning and Land Preservation, Director of Natural Resources, Corporate Counsel.

STATE OF ILLINOIS)
) SS
COUNTY OF LAKE)

**BOARD OF COMMISSIONERS
LAKE COUNTY FOREST PRESERVE DISTRICT
REGULAR JUNE MEETING
JUNE 8, 2021**

MISTER PRESIDENT AND MEMBERS OF THE BOARD OF COMMISSIONERS:

Your **OPERATIONS COMMITTEE, PLANNING COMMITTEE** and **FINANCE COMMITTEE** present herewith “An Ordinance Approving the 10-Year Capital Improvement Plan for the 2022 Fiscal Year Budget and Amending the Budget and Capital Improvement Plan for Fiscal Year 2021,” and request its approval.

OPERATIONS COMMITTEE:

Date: 5/24/2021 Roll Call Vote: Ayes: 4 Nays: 3
 Voice Vote Majority Ayes; Nays: _____

FINANCE COMMITTEE:

Date: 5/24/2021 Roll Call Vote: Ayes: 4 Nays: 1
 Voice Vote Majority Ayes; Nays: _____

PLANNING COMMITTEE:

Date: 5/24/2021 Roll Call Vote: Ayes: 5 Nays: 1
 Voice Vote Majority Ayes; Nays: _____

**LAKE COUNTY FOREST PRESERVE DISTRICT
LAKE COUNTY, ILLINOIS**

**AN ORDINANCE APPROVING THE 10-YEAR CAPITAL IMPROVEMENT PLAN FOR
THE 2022 FISCAL YEAR BUDGET AND AMENDING THE BUDGET AND
CAPITAL IMPROVEMENT PLAN FOR FISCAL YEAR 2021**

WHEREAS, pursuant to the Rules of Order and Operational Procedures of the Lake County Forest Preserve District (the "District"), the District's Finance Committee is responsible for recommending budget and appropriations ordinances to the District's Board of Commissioners; and

WHEREAS, the District's Standing Committees have reviewed and recommends approval of the prioritized 10-Year Capital Improvement Plan attached hereto (the "2022 CIP"), which includes a list of capital improvement projects (the "CIP Projects"); and

WHEREAS, the CIP Projects meet the criteria for public access and connections, conservation, leadership, organizational sustainability, communication, education and outreach; and

WHEREAS, the 2022 CIP will provide an important and useful planning guide for the preparation and approval of the District's annual budget ordinance;

WHEREAS, on June 9, 2020, the District's Board of Commissioners ("Board"), by resolution, approved the District's 10-Year Capital Improvement Plan for the 2021 Fiscal Year Budget (the "2021 CIP") and on October 13, 2020, the Board, by ordinance, approved the District's 2021 Fiscal Year Budget, incorporating the 2021 CIP (the "2021 Budget"); and

WHEREAS, it is in the best interest of the District to amend the 2021 Budget and the 2021 CIP to authorize, in fiscal year 2021, the expenditure of an amount not to exceed \$2,000,000.00 for continued development of a master plan for, and to provide matching funds for potential grants for, Edward L. Ryerson Conservation Area Education Improvements; and

NOW, THEREFORE, BE IT ORDAINED by the Board of Commissioners of the Lake County Forest Preserve District, Lake County, Illinois **THAT**:

Section 1: Recitals. The recitals set forth above are incorporated as a part of this Ordinance by this reference.

Section 2: Approval of 2022 CIP. The 2022 CIP is hereby approved in the form attached hereto. The Board of Commissioners, Standing Committees, and staff shall use the 2022 CIP as a planning guide for the preparation and approval of the District's annual budget ordinance.

Section 3: Amendment of 2021 CIP. The CIP is hereby amended by: (i) at page 206 of the 2021 Budget, amending the project line under "Public Access/Misc. Projects" called "E.L. Ryerson Education Classroom" to read "Ryerson Education Improvements" (ii) at page 206 of the 2021 Budget, adding \$2,000,000.00 to the same project line under the column titled "Other Funds", (iii) at page 208 of the 2021 Budget, adding \$2,000,000.00 to the "General & Other Fund" line item, under the section titled "Source of Funds," in the column titled "New Funding 2021" and (iv) at page 208 of the 2021 Budget, adding \$2,000,000.00 to the same project line under the column titled "New Funding 2021". The

Executive Director or his designee is hereby authorized and directed to make any further amendments to the 2021 CIP necessary or appropriate to reflect the amendment provided for in this Section 3.

Section 4: Amendment of 2021 Budget. The Executive Director or his designee is hereby authorized and directed to make any further amendments to the 2021 Budget necessary or appropriate to reflect the amendment provided for in Section 3 of this Ordinance.

Section 5: Effective Date. This Ordinance shall be in full force and effect from and after its passage and approval in the manner provided by law.

PASSED this ____ day of _____, 2021

AYES:

NAYS:

APPROVED this ____ day of _____, 2021

Angelo D. Kyle, President
Lake County Forest Preserve District

ATTEST:

Julie Gragnani, Secretary
Lake County Forest Preserve District

Exhibit No. _____

