



# Lake County Forest Preserves

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**DATE:** February 28, 2022

**MEMO TO:** Jessica Vealitzek, Chair  
Operations Committee

Terry Wilke, Chair  
Planning Committee

**FROM:** Randall L. Seebach  
Director of Planning and Land Preservation

**REQUEST:** Recommend approval of a Resolution soliciting offers to purchase the Cramer and Borland Cabins at the Edward L. Ryerson Conservation Area.

**STRATEGIC DIRECTION SUPPORTED:** Organizational Sustainability

**FINANCIAL DATA:** At this time, there is no financial impact.

**BACKGROUND:** In 1996, a portion of the Edward L. Ryerson Conservation Area (“Ryerson”) was placed on the National Register of Historic Places for its social and architectural significance from 1923 to 1945. There were 10 existing buildings, including four cabins, that were designated as contributing to the time period of significance. For over 30 years, two of the contributing cabins, known as the Cramer and Borland cabins (the “Classroom Cabins”), have been used as classrooms for environmental education programming.

At its March 2021 meeting, the Operations Committee reviewed a list of existing District buildings identified for removal, which included all five of the existing cabins at Ryerson, and it was the consensus of the Committee to proceed with the removals as listed. The Classroom Cabins have reached the end of their useful life, are not compliant with accessibility codes, and are not properly sized to meet the District’s current programming needs. In addition, their waste water system is undersized based on current and projected future use.

In May 2021 and again in June 2021, the Planning Committee reviewed and provided favorable comments regarding a proposed site plan and schematic building design for a new environmental education facility at Ryerson, the construction of which will require the removal of the Classroom Cabins and the placement of the new facility at the same location as the Classroom Cabins. Construction of Phase I for the new facility is scheduled to start in June 2022.

District staff recently discussed the plans for the new education facility and the removal of the Classroom Cabins with the Illinois Historic Preservation Agency (IHPA). The IHPA stated that the removal of the Classroom Cabins would be considered an adverse effect and requested that the District look into alternatives to the full removal; alternatives include the potential relocation of the Classroom Cabins to another location at Ryerson or the potential sale of the Classroom Cabins to another entity that would relocate them offsite and maintain their historical integrity. Inclusion of a building on the National Register of Historic Places does not, by itself, prevent the building’s owner from demolishing the building. However, according to the Illinois Department of Natural Resources (IDNR), the

demolition of the Classroom Cabins will likely impact the District's ability to secure future IDNR grants for Phase II of the new education facility.

At their January 31, 2022, meetings, the Operations and Planning Committees authorized staff to explore options for the relocation of the Classroom Cabins. Accordingly, staff (i) sought quotes for relocating the Classroom Cabins to an on-site location and (ii) investigated the level of interest amongst third parties in purchasing or otherwise acquiring the Classroom Cabins and moving them off-site.

Staff has received two quotes from building movers, ranging in costs from \$102,000.00 to \$130,000.00, to relocate the Classroom Cabins to another location at Ryerson. Staff also solicited Statement of Interests (SOI) from parties that may be interested in acquiring and relocating the Classroom Cabins to an offsite location, at their expense. There were a total of 425 email notifications sent out, 53 downloads occurred and two statements of interest were received in response to the SOI solicitation.

Because of the initial interest received in acquiring the cabins, staff is recommending approval of the attached resolution authorizing the solicitation of formal and binding offers to purchase the Classroom Cabins. The attached resolution follows the Downstate Forest Preserve District Act, which dictates the process for, and the conditions applicable to, a forest preserve district's sale of existing structures that will be removed from its land. If offers are received, staff will bring forward at the April Board meeting a recommendation to (i) accept the offer that is in the District's best interest or (ii) reject all offers and either (a) move the Classroom Cabins to a different location within Ryerson or (b) proceed with demolition of the Classroom Cabins.

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

STATE OF ILLINOIS     )  
  ) SS  
COUNTY OF LAKE     )

**BOARD OF COMMISSIONERS  
LAKE COUNTY FOREST PRESERVE DISTRICT  
REGULAR MARCH MEETING  
MARCH 8, 2022**

**MISTER PRESIDENT AND MEMBERS OF THE BOARD OF COMMISSIONERS:**

Your **OPERATIONS COMMITTEE** and **PLANNING COMMITTEE** present herewith "A Resolution Soliciting Offers to Purchase the Cramer and Borland Cabins at the Edward L. Ryerson Conservation Area" and requests its approval.

**OPERATIONS COMMITTEE:**

Date: 2/28/2022    Roll Call Vote: Ayes: 6 Nays: 0  
 Voice Vote Majority Ayes; Nays: \_\_\_\_\_

**PLANNING COMMITTEE:**

Date: 2/28/2022    Roll Call Vote: Ayes: 8 Nays: 0  
 Voice Vote Majority Ayes; Nays: \_\_\_\_\_

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

**A RESOLUTION SOLICITING OFFERS TO PURCHASE THE CRAMER AND BORLAND  
CABINS AT THE EDWARD L. RYERSON CONSERVATION AREA**

**WHEREAS**, the Lake County Forest Preserve District (the “District”) owns two cabins at the Edward L. Ryerson Conservation Area (the “Preserve”), commonly known as the Cramer and Borland cabins (collectively, the “Cabins”); and

**WHEREAS**, the Cabins are listed on the National Register of Historic Places; and

**WHEREAS**, the District’s Board of Commissioners (the “Board”) hereby finds that: (i) the Cabins existed on the Preserve prior to the District’s acquisition of the Preserve and (ii) the Cabins are not necessary or are not useful to or for the best interest of the District; and

**WHEREAS**, the District desires to sell or otherwise convey the Cabins, so that a future owner may continue to maintain them in their historic condition; and

**WHEREAS**, Section 6 of the Downstate Forest Preserve District Act (70 ILCS 805/6), authorizes the District to sell structures located on land owned by the District, if the conditions of Section 6 are satisfied, including if the Board finds that the structures are not necessary or are not useful to or for the best interest of the District; and

**WHEREAS**, additional pertinent information concerning the Cabins may be found in the District’s “Request for Statement of Interest #22012 Sale and Relocation of the Cramer and Borland Cabins” (the “SOI Request”) attached hereto as Exhibit A (in the event of a conflict between the SOI Request and this Resolution, this Resolution shall control); and

**WHEREAS**, it is in the best interest of the District to (i) solicit offers for the purchase of the Cabins, (ii) identify the conditions under which the District would sell or otherwise convey the Cabins, and (iii) direct staff to conduct the sale of the Cabins, all as provided herein;

**NOW, THEREFORE, BE IT RESOLVED** 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 part of this Resolution by this reference.

**Section 2: Solicitation and Conditions of Offers to Purchase Cabins.** The District hereby solicits offers from third parties (“Buyers”) to purchase or otherwise acquire the Cabins. Any such purchase or acquisition will be subject to the following requirements:

- (i) Each Buyer who desires to acquire the Cabins shall execute an offer to purchase or otherwise acquire the Cabins in a form prepared by the Executive Director (an “Offer”).
- (ii) Each Offer must be submitted to the District not later than March 23, 2022 and will be irrevocable until April 13, 2022.

- (iii) In its Offer, each Buyer must
  - (a) agree, at the Buyer's sole cost and at no cost to the District (1) to completely remove the Cabins from the Preserve on or before July 1, 2022, (2) to remove the Cabins from their present location on or before May 20, 2022, so that the District may use such location for construction of a new educational facility, and (3) to commence such removal on or before May 2, 2022; Buyer need not remove the Cabins' existing concrete foundation/slab or stand-alone utility improvements associated with the Cabins,
  - (b) identify the price (if any) that it agrees to pay for the Cabins,
  - (c) identify its long-term intended use of the Cabins, which must include their continued preservation for a period of time, and whether the Buyer's long-term intended use of the Cabins is consistent with their current listing on the National Register of Historic Places,
  - (d) explain why its Offer, including its intended use, is in the best interests of the District,
  - (e) agree that the District's sale or conveyance of the Cabins is "as is", and
  - (f) agree to (1) indemnify and defend the District from any claim against the District for damage to person or property arising out of Buyer's removal of the Cabins and (2) provide insurance acceptable to the District.
- (iv) Each Buyer and each Offer will be subject to other conditions included in the Publication (defined below) by the Executive Director.
- (v) The Offers will be reviewed by District staff and presented to the Board at its April 12, 2022, meeting.
- (vi) An Offer will be deemed to be accepted by the District, only if it is expressly accepted by a resolution or ordinance of the Board (separate from this Resolution) approved at a public Board meeting.

**Section 3. Conduct of Sale.** The Executive Director, or his designee, is hereby authorized and directed to conduct the sale of the Cabins by:

- (i) First, obtaining a written MAI-certified appraisal of the Cabins (the "Appraisal"),
- (ii) causing the Appraisal to be placed on file with the District so that it is available for public inspection,
- (iii) following the placement of the Appraisal on file, directing the Board Secretary to cause (a) this Resolution and (b) any other conditions that will be applicable to the Offers or Buyers that the Executive Director determines are in the District's best interests and are not inconsistent with this Resolution (collectively, the "Publication") to be published within seven days after its passage in a newspaper published within the District,

- (iv) identifying in the Publication the due date for Offers, and
- (v) causing District staff to review and assess the Offers, and to recommend that the District either (a) accept the Offer (if any) that is in the best interests of the District or (b) reject all Offers and (1) move the Cabins to a different location on-site or (2) proceed to demolish the Cabins.

**Section 4: Effective Date.** This Resolution shall be in full force and effect from and after its passage and approval in the manner provided by law.

PASSED this \_\_\_\_\_ day of \_\_\_\_\_, 2022.

AYES:

NAYS:

APPROVED this \_\_\_\_\_ day of \_\_\_\_\_, 2022.

\_\_\_\_\_  
Angelo D. Kyle, President  
Lake County Forest Preserve District

ATTEST:

\_\_\_\_\_  
Julie Gragnani, Secretary  
Lake County Forest Preserve District

Exhibit No. \_\_\_\_\_



**REQUEST FOR  
STATEMENT OF INTEREST #22012  
SALE AND RELOCATION OF THE CRAMER AND BORLAND CABINS  
EDWARD L. RYERSON CONSERVATION AREA**

REQUEST FOR  
STATEMENT OF INTEREST #22012  
SALE AND RELOCATION OF THE CRAMER AND BORLAND CABINS  
EDWARD L. RYERSON CONSERVATION AREA

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## **Agency Background**

The Lake County Forest Preserve District (District) is located in northeast Illinois, between the Chicago and Milwaukee metropolitan areas. Since its founding in 1958, the guiding elements of the District's mission remain focused on preservation, restoration, education and recreation. Acknowledged as a regional and national leader, the District protects approximately 31,000 acres of natural land and is the second largest Forest Preserve District in Illinois. The Lake County Forest Preserve District is committed to open government and transparency, and the District board's conservative fiscal policies have allowed the District to maintain fiscal stability and achieve an AAA bond rating from Standard & Poor's and Moody's. The District is governed by a 21-member board and managed by the Executive Director.

## **Overview of Project**

The Lake County Forest Preserve District intends to divest itself of two one-story log cabins formerly used for the District's environmental education programs. The cabins, known as the Cramer and Borland Cabins, are located at the Edward L. Ryerson Conservation Area, 21950 North Riverwoods Road, Riverwoods, IL 60015. The Cramer Cabin is approximately 1,400 SF and the adjacent Borland Cabin is approximately 800 SF and they are situated near the main preserve entrance drive (see Attachment A). The Cramer Cabin is set on a concrete slab and the Borland Cabin is set on a concrete foundation with a crawl space.

## **Project Background**

The Cramer Cabin, built in the early 1940's, was moved from its original on-site location, intact, to the current location in the 1970's. The Borland Cabin was disassembled on its original on-site location and moved to the current location by District staff in the mid 1980's. The District intends to build a new Education Facility at the current location of the Cabins. Construction of this new facility is currently scheduled to begin in June 2022.

## **Project Purpose**

The cabins are listed on the, National Register of Historic Places for their social and architectural significance and any change in status falls under the review of the Illinois Department of Natural Resources, Illinois Historic Preservation Agency (IHPA). Since the cabins cannot remain in their present location, IHPA has requested that the District look for a suitable owner who can relocate, use and maintain the cabin's historical integrity. The District is under no obligation to keep and maintain the cabins due to the listed status, however, the District prefers to find a suitable alternate location through the sale of the cabins to continue preservation of the structures.

## **Scope of Work**

The sale of the Cramer and Borland cabins includes all potential costs including, but not limited to: relocation fees paid to a licensed and insured structure moving contractor, any highway permits required, any tree trimming along the relocation route, all required temporary utility relocation and service disruption fees and any repairs, replacements or restoration of pavements, walkways or other District property, other public or private property that may be damaged by the relocation. Cabin relocation can be accomplished by one of two methods: (i) relocate the structures intact to an off-site location suitable for the continued preservation of the cabins in their current likeness or (ii) disassemble the structures and reassemble on an off-site location suitable for the continued preservation of the cabins in their current likeness. Sale of the Cabins for salvage or scrap is not an acceptable option to the District or the IHPA.

Removal of the existing concrete foundations, concrete slabs and standalone utility structures associated with the cabins will be completed by the District and are not a requirement of the purchaser.

### **Project Schedule**

Commence removal no later than May 2, 2022 and complete removal by May 20, 2022.

### **Statement of Interest**

Your proposal should include, but not be limited to, the following information:

1. Agency/Organization Name and Status: Government/Municipality, Non-Profit, Private, etc.
2. Contact Information of Primary Individual
3. Proposed Cabin Relocation Property and Address
4. Anticipated Reuse Plan for the Cabins
5. Anticipated Structure Moving Contractor
6. Statement of Confidence to Meet the District's Deadline of May 20, 2022

### **Pre-SOI submittal conference / cabin walkthrough**

Each prospective interested party may conduct an inspection of the cabins, the surrounding area, and all local conditions, including subsurface, underground, and other concealed conditions at 11:00 a.m. on February 10, 2022. The inspection is not mandatory.

### **Contact / Questions**

Please submit questions via email to [purchasingdept@LCFPD.org](mailto:purchasingdept@LCFPD.org). All questions shall be submitted by 11:00 a.m. on February 14, 2022.

### **Submittal Location**

Please submit Statements of Interest via email to [purchasingdept@LCFPD.org](mailto:purchasingdept@LCFPD.org).

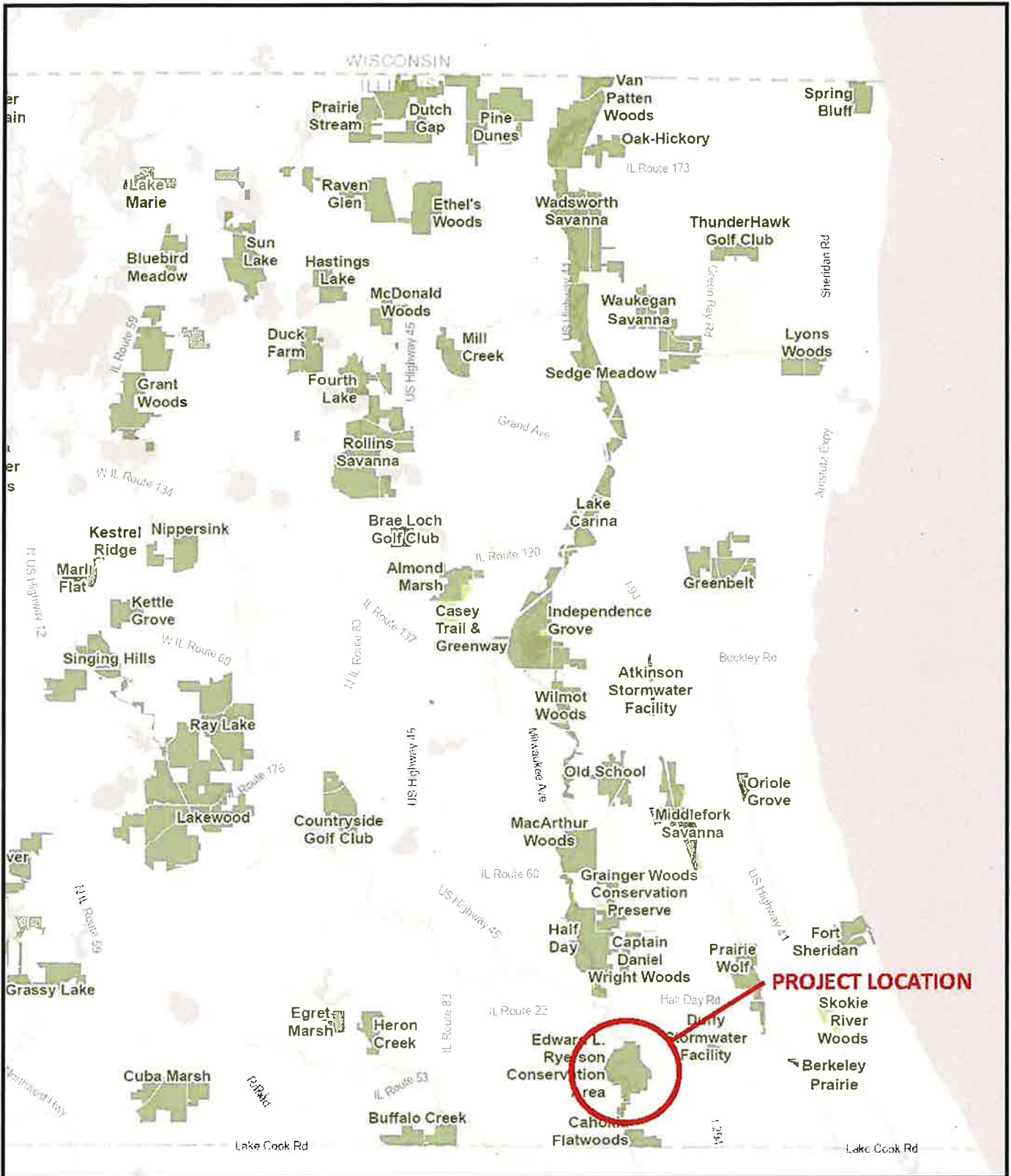
### **Submittal Date and Time**

February 18, 2022 by 2:00 p.m. local time

LAKE COUNTY FOREST PRESERVE DISTRICT  
STATEMENT OF INTEREST #22012  
SALE AND RELOCATION OF CRAMER AND BORLAND CABINS

**ATTACHMENT A – LOCATION MAP AND SITE BOUNDARY**

Exhibit A-1. Location Map



Statement of Interest #22012  
Sale and Relocation of the Cramer and Borland Cabins



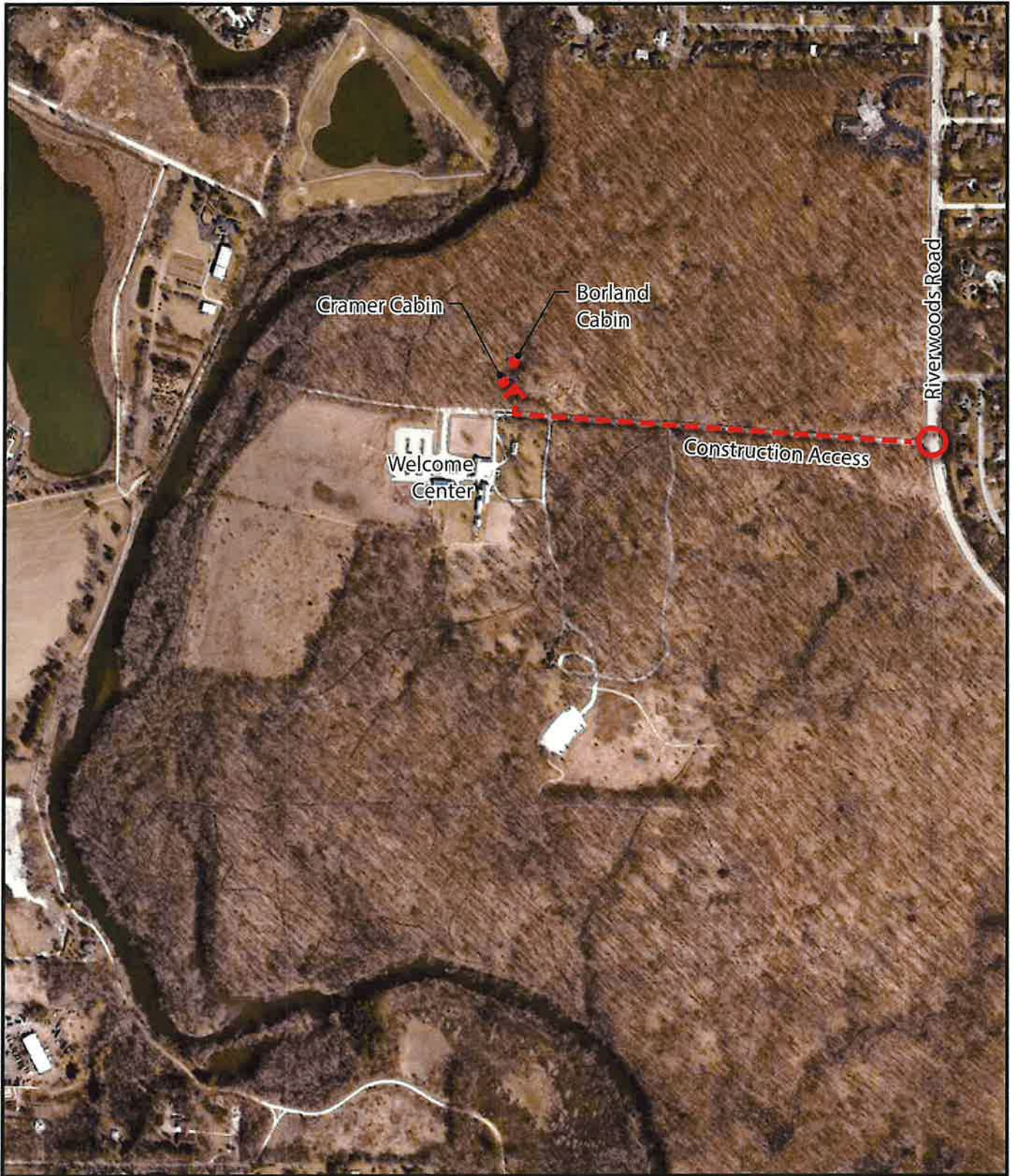
Edward L. Ryerson Conservation Area

February 7, 2022



Lake County  
Forest Preserves

Exhibit A-2. Construction Access Plan



Statement of Interest #22012  
Sale and Relocation of the Cramer and Borland Cabins



Edward L. Ryerson Conservation Area

February 7, 2022

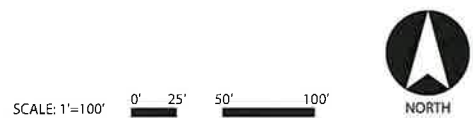


Lake County  
Forest Preserves

Exhibit A-3. Existing Site Plan



Statement of Interest #22012  
Sale and Relocation of the Cramer and Borland Cabins



Edward L. Ryerson Conservation Area

February 7, 2022



LAKE COUNTY FOREST PRESERVE DISTRICT  
STATEMENT OF INTEREST #22012  
SALE AND RELOCATION OF CRAMER AND BORLAND CABINS

ATTACHMENT B – CABIN PHOTOS



Plate 14.  
Looking northwest  
at the east  
elevation of  
Borland Cabin.



Plate 15.  
Looking  
southwest at the  
north elevation of  
Borland Cabin.





Plate 16.  
Looking southeast  
at the west  
elevation of  
Borland Cabin.



Plate 17.  
Looking northeast  
at the south  
elevation of  
Borland Cabin.



Plate 18.  
Interior photo of  
Borland Cabin.



Plate 19.  
Interior photo of  
Borland Cabin.



Plate 20.  
Interior photo of  
Borland Cabin.



Plate 21.  
Interior photo of  
Borland Cabin.



Plate 22.  
Looking west at  
east elevation of  
Cramer Cabin.



Plate 23.  
Looking west at  
east elevation of  
Cramer Cabin.



Plate 24.  
Looking south at  
north elevation of  
Cramer Cabin.



Plate 25.  
Looking east at  
west elevation of  
Cramer Cabin.



Plate 26.  
Looking north at  
south elevation of  
Cramer Cabin.



Plate 27.  
Interior photo of  
Cramer Cabin.



Plate 28.  
Interior photo of  
Cramer Cabin.



Plate 29.  
Interior photo of  
Cramer Cabin.



Plate 30.  
Interior photo of  
Cramer Cabin.



Plate 31.  
Interior photo of  
Cramer Cabin.