



DATE: June 5, 2023

MEMO TO: Jessica Vealitzek, Chair
Operations Committee

Paras Parekh, Chair
Planning Committee

Gina Roberts, Chair
Finance 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 Fiscal Year 2024 and Amending the Fiscal Year 2023 Budget and CIP.

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: Under the District’s budget process, including its Annual Budget Policies, the 10-year CIP is reviewed by the Operations, Planning, and Finance Committees and is then submitted to the full Board of Commissioners for review and approval. The approved CIP then serves as a guide for capital improvement projects included in the District’s annual budget.

Part I below summarizes staff’s proposed 2024 adjustments to projects that are included within the 2023 CIP, including reductions for completed projects.

Part II below summarizes staff’s proposed amendments to the 2023 Budget and CIP that are necessary because of higher than expected bids and current economic conditions which increased the actual costs of certain capital projects. Specifically, staff recommends that the 2023 Budget and CIP be amended to include the new funding requested below for the Lakewood Grounds Maintenance Building and the Duck Farm Dog Exercise Area Accessibility Improvements.

I. Recommended FY 2024 CIP Adjustments (vs. 2023 CIP):

Reductions in CIP amounts are in parentheses, and increases in CIP amounts are identified with a “+” sign:

- 1) Duck Farm Munn Road Access – (\$66,532.04). As part of IDOT’s road improvements to IL Route 132, the existing entrance to the Off-leash Dog Area was relocated to align with the

existing traffic signal at Munn Road. The project was substantially completed in 2020 and the project budget can be partially reduced while holding approximately \$25,322.22 until final closeout is received from IDOT. This change will not impact annual operating costs.

- 2) Middlefork Savanna Trail Connection - (\$32,392.04). This project involved a cooperative relationship with the City of Lake Forest, Lake Forest Openlands and private donors to construct a bridge over the Metra Railway allowing for the safe extension of a trail to Townline Community Park and the larger effort to connect Middlefork Savanna Forest Preserve and the Middlefork Trail and Greenway to the Des Plaines River Trail at MacArthur Woods Forest Preserve. The project was completed in the fall of 2017 and was closed out by IDOT with a budget surplus. The project budget can be reduced and closed out. This change will not impact annual operating costs.
- 3) Fort Sheridan Public Access Improvements - (\$94,230.97). The 2015 Master Plan for Fort Sheridan Forest Preserve included accessibility improvements to the existing Hutchinson trail, a new birding loop trail, a new entrance drive, a new parking lot, two overlooks and a new restroom. With the installation of an accessible picnic table platform and additional tree planting in the fall of 2022, the project has been fully completed. Due to favorable bidding in 2016-2019 and good project management, the project budget can be reduced and closed out. This change will not impact annual operating costs.
- 4) Lyons Woods Trail Connection – (\$184,984.56). In 2010, a master plan was approved for Waukegan Savanna Forest Preserve that included a regional trail connecting Lyons Woods and Waukegan Savanna Forest Preserves to the Des Plaines River Trail. The District partnered with the City of Waukegan, Waukegan Park District and Waukegan Township to complete a 2.5-mile section of trail between Lyons Woods and Green Bay Road. The project was funded in part by a grant through the Transportation Alternatives Program. The project was completed and open to the public in 2018 and the District recently received final billing and closeout documents from IDOT. Due to favorable bidding in 2017 and good project management, the project budget can be reduced and closed out. This change will not impact annual operating costs.
- 5) Lakewood Forest Preserve - +\$309,190.00. 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. Due to current economic conditions and recent bidding results, the Taylor Lake Shelter and the additional family shelter, originally part of the Phase I improvements, could not be constructed with the available CIP funding. Staff would like to apply for an IDNR Park and Recreation Facility Construction (PARC) grant for completion of the two shelters which could fund up to 75% of the total construction costs. Additional funding is needed to cover the cost of the local share/match for this grant opportunity. It is recommended that the revenue source for the additional funding occur through a transfer from the pavement replacement fund. A reduction in the annual operating costs is expected with the completion of the master plan improvements.
- 6) Millennium Trail – McDonald Woods to Route 45 – (\$83,082.24). As part of the planned Millennium trail extension connecting McDonald Woods, Raven Glen and Ethel’s Woods Forest Preserves, the District partnered with IDOT and the Village of Lindenhurst to

incorporate a shared-use path within the Millburn bypass and Il Route 45 improvement project. The project was substantially completed in 2021 and the project budget can be partially reduced while holding approximately \$15,554.92 until final closeout is received from IDOT. This change will not impact annual operating costs.

- 7) Habitat Restoration Projects – (\$23,478.06). There were nine different site specific habitat restoration projects that were completed during the year and have been removed from the CIP.

II. Recommended Amendments to the Fiscal Year 2023 CIP:

- 1) Lakewood Grounds Maintenance Building Replacement - +\$2,500,000. 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 Master Plan also included the construction of a new net-zero maintenance facility that would replace the existing maintenance building that was nearing the end of its useful life and no longer serves current needs. Due to current economic conditions and recent bidding results, additional funding is needed to complete the new building as authorized by the Board. It is recommended that the fund balance be reduced for the general fund and cost savings from existing completed projects be used to increase the project budget by \$2,500,000. It is anticipated that the new maintenance facility will achieve net-zero energy performance, setting the example for energy efficient design within the region and for future District infrastructure projects. When complete, this project will result in an overall reduction in the annual operating costs.
- 2) Duck Farm Dog Exercise Area Accessibility - +\$25,000.00. In 2018, an evaluation was completed of all District facilities, preserves, programs and communications to determine the necessary improvements required to enhance compliance with the Americans with Disabilities Act and the Illinois Accessibility Code. Consistent with this evaluation, accessibility improvements are recommended, including a new entrance gate system, fencing, and accessible surfacing to the drinking fountain, restroom and seating area. Due to current economic conditions and recent bidding results, additional funding is needed to complete these improvements. This change will not impact annual operating costs.

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

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

**AN ORDINANCE APPROVING THE 10-YEAR CAPITAL IMPROVEMENT PLAN
(CIP) FOR THE FISCAL YEAR 2024 BUDGET AND AMENDING THE
FISCAL YEAR 2023 BUDGET AND CIP**

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 recommend approval of the prioritized 10-Year Capital Improvement Plan attached hereto (the “2024 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 2024 CIP will provide an important and useful planning guide for the preparation and approval of the District’s annual budget ordinance;

WHEREAS, on June 14, 2022, the District’s Board of Commissioners (the “Board”), by resolution, approved the District’s 10-Year Capital Improvement Plan for the 2023 Fiscal Year Budget (the “2023 CIP”) and, on October 11, 2022, the Board, by ordinance, approved the District’s 2023 Fiscal Year Budget, incorporating the 2023 CIP (the “2023 Budget”); and

WHEREAS, it is in the best interest of the District to amend the 2023 Budget and the 2023 CIP to authorize, in fiscal year 2023, .the expenditure of (i) an additional amount not to exceed \$2,500,000.00 for the construction of the Grounds Maintenance Building Replacement at Lakewood Forest Preserve and (ii) an additional amount not to exceed \$25,000.00 for the construction of the Dog Exercise Accessibility Improvements at Duck Farm Forest Preserve;

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 2024 CIP. The 2024 CIP is hereby approved in the form attached hereto. The Board, Standing Committees, and staff shall use the 2024 CIP as a planning guide for the preparation and approval of the District’s annual budget ordinance.

Section 3: Amendment of 2023 CIP. The 2023 CIP is hereby amended by:

- (i) for the “Lakewood Grounds Maintenance Building Replacement” project (a) at page 213 of the 2023 Budget, amending the project line under “Public Access/Misc. Projects”

called "Lakewood Grounds Maintenance Building Replacement", to add \$2,500,000.00 to the line under column titled "Other Funds" and (b) at page 215 of the 2023 Budget, to add \$2,500,000.00 to the same project line under line item "General & Other Funds", under the section titled "Source of Funds", in the column titled "New Funding 2023" and

(ii) for the "Duck Farm Dog Exercise Area Accessibility" project (a) at page 213 of the 2023 Budget, amending the project line under "Public Access/Misc. projects" called "Duck Farm Dog Exercise Area Accessibility", to add \$25,000.00 to the line under column titled "General Fund" and (b) at page 215 of the 2023 Budget, to add \$25,000.00 to the same project line under line item "General & Other Funds", under section titled "Source of Funds", in column titled "New Funding 2023".

The Executive Director or his designee is hereby authorized and directed to make any further amendments to the 2023 CIP necessary or appropriate to reflect the amendments provided in this Section 3.

Section 4: Amendment of 2023 Budget. The Executive Director or his designee is hereby authorized and directed to make any further amendments to the 2023 Budget necessary or appropriate to reflect the amendments and transfers 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 _____, 2023

AYES:

NAYS:

APPROVED this ____ day of _____, 2023

Angelo D. Kyle, President
Lake County Forest Preserve District

ATTEST:

Julie Gragnani, Secretary
Lake County Forest Preserve District

Exhibit No. _____

Lake County Forest Preserve District
Ten- Year Capital Improvement Plan

Project No.	DRAFT 2024	ESTIMATED Project Total	Grant/Donation/ Inter Gov/ Endowment/Funding	Budget 2023	Estimated 2023	Ten Year Funding Requirement											Total Current Funding		
						FY 2024				FY 2025	FY 2026	FY 2027	FY 2028	FY 2029	FY 2030	FY 2031		FY 2032	FY 2033
						Carry Forward	New Funding	Budget 2024											
Source of Funds																			
	Development Levy Funds					\$3,872,970	\$200,732	\$4,073,702	\$137,732	\$137,732	\$139,952	\$490,910	\$301,261	\$401,136	\$803,484	\$425,732	\$420,000		
	Development Bond Funds					3,270,626	0	3,270,626	0	0	0	0	0	0	0	0	0		
	Limited Bonds					0	0	0	0	0	0	0	0	0	0	0	0		
	Interest Income on Bond Funds					0	0	0	0	0	0	0	0	0	0	0	0		
	General & Other Funds					6,156,153	2,100,000	8,256,153	1,500,000	1,538,940	1,577,700	1,319,900	1,555,000	903,000	551,090	981,991	1,043,739		
	IDOT Easement / Tree Fees					0	0	0	0	0	0	0	0	0	0	0	0		
	Preservation Foundation & Donations					0	0	0	0	0	500,000	0	0	600,000	600,000	600,000	600,000		
	Grants					1,889,471	0	1,889,471	0	0	0	0	0	0	0	0	0		
Ongoing Capital Improvements																			
60004	Habitat Restoration			829,910	599,910	230,000	400,000	630,000	400,000	400,000	400,000	436,365	436,365	436,365	436,365	436,365	436,365	\$4,448,190	
60010	Preserve Tree Planting (includes IDOT funding)PLP		910,000	354,352	50,000	304,352	82,387	386,739	50,000	50,000	50,000	54,545	54,545	54,545	54,545	54,545	54,545	\$864,009	
60008	District-wide Reforestation NR			176,303	129,303	47,000	100,000	147,000	100,000	100,000	100,000	109,090	109,090	109,090	109,090	109,090	109,090	\$1,101,540	
60009	Repair Existing Roads/Parking			1,614,417	349,990	1,264,427	500,000	1,764,427	530,000	561,800	595,500	631,230	669,104	709,250	751,805	796,913	844,728	\$7,854,757	
60022	Facility and Infrastructure Improvements			1,567,872	700,000	867,872	350,000	1,217,872	357,000	364,140	371,420	378,848	386,425	394,153	402,037	410,077	418,279	\$4,700,251	
60030	District-wide Accessibility Improvements			243,257	200,000	43,257	200,732	243,989	200,732	200,732	200,732	200,732	200,732	200,732	200,732	200,732	200,732	\$2,050,578	
GM00X	Future Grant Matching Funds			65,609	-	65,609	-	65,609	-	-	-	-	-	-	-	-	-	\$65,609	
LA00X	Special Future Land Acquisition Funds			420,000	-	420,000	-	420,000	-	-	-	-	-	-	-	-	-	\$420,000	
Sub-Total				5,271,720	2,029,203	3,242,517	1,633,119	4,875,636	1,637,732	1,676,672	1,717,652	1,810,810	1,856,261	1,904,135	1,954,574	2,007,723	2,063,739		
Public Access/Misc. Projects																			
62611	Adlai E. Stevenson Home Site - Master Plan	\$1,200,000	1,100,000	1,200,000	80,000	1,120,000	-	1,120,000	-	-	-	-	-	-	-	-	-	\$1,120,000	
64710	Buffalo Creek - MWRD Reservoir Expansion	3,500,000	3,500,000	24,478	14,353	10,125	-	10,125	-	-	-	-	-	-	-	-	-	\$10,125	
	Countryside Net-Zero Electric Golf Car Storage Facility	1,400,000		-	-	-	1,400,000	1,400,000	-	-	-	-	-	-	-	-	-	\$1,400,000	
60025	Duck Farm Dog Exercise Area Accessibility	220,000		269,772	244,772	25,000	-	25,000	-	-	-	-	-	-	-	-	-	\$25,000	
60301	Duck Farm Munn Road Access	100,000		91,854	25,322	-	-	-	-	-	-	-	-	-	-	-	-	\$0	
61815	Dunn HVAC	212,153	161,100	167,393	167,393	-	-	-	-	-	-	-	-	-	-	-	-	\$0	
60420	Fort Sheridan Preserve	2,949,668		98,571	3,239	-	-	-	-	-	-	-	-	-	-	-	-	\$0	
64301	Heron Creek - IL Route 22 Connection	20,000		20,000	-	20,000	-	20,000	-	-	-	-	-	-	-	-	-	\$20,000	
	Lake County Destination	TBD		-	-	-	-	-	-	-	-	-	-	-	-	-	-	\$0	
61020	Lakewood Forest Preserve	6,366,490		5,647,070	4,500,000	1,147,070	309,190	1,456,260	-	-	-	-	-	-	-	-	-	\$1,456,260	
61011	Lakewood-Grounds Maint. Building Replacement	2,525,000		5,839,428	2,600,000	3,239,428	-	3,239,428	-	-	-	-	-	-	-	-	-	\$3,239,428	
61010	Lakewood - Tree Planting	500,000	500,000	314,620	-	314,620	-	314,620	-	-	-	-	-	-	-	-	-	\$314,620	
63923	Millennium Trail - Ethel's Woods to Pine Dunes	TBD		1,095,785	200,000	895,785	-	895,785	-	-	-	-	-	-	-	-	-	\$895,785	
65503	Millennium Trail - McDonalds Woods to RTE 45	TBD		98,637	15,555	-	-	-	-	-	-	-	-	-	-	-	-	\$0	
63903	Millennium Trail - Rte 45 Tunnel and Trail	4,300,000	3,864,024	380,846	25,000	355,846	-	355,846	-	-	-	-	-	-	-	-	-	\$355,846	
	North-Central Preserve Connections	TBD		-	-	-	-	-	-	-	-	-	-	-	-	-	-	\$0	
62001	Ray Lake Trail Connection	300,000		275,000	50,000	225,000	-	225,000	-	-	-	-	-	-	-	-	-	\$225,000	
61410	Ryerson Education Improvements	5,720,350	2,962,866	2,082,284	2,082,284	-	-	-	-	-	-	-	-	-	-	-	-	\$0	
64811	Spring Bluff Wildlife Observation Area	600,000	263,700	-	-	-	-	-	-	-	-	-	-	-	-	-	-	\$0	
Sub-Total				17,605,738	9,927,918	7,352,874	1,709,190	9,062,064	-	-	-	-	-	-	-	-	-		
Habitat Restoration Projects																			
67012	Amphibian and Smooth Green Snake Reintroduction	36,000	36,000	28,017	28,017	-	-	-	-	-	-	-	-	-	-	-	-	\$0	
64104	Cuba Marsh Habitat Restoration	650,000		7,817	-	7,817	-	7,817	-	-	-	-	-	-	-	-	-	\$7,817	
65206	Dutch Gap ACOE 206 Restoration	15,000,000	10,000,000	1,412,672	100,000	1,312,672	-	1,312,672	-	-	-	-	-	-	-	-	-	\$1,312,672	
60406	Fort Sheridan - USACE GLFER Restoration	7,430,000	4,830,000	198,105	198,105	-	-	-	-	-	-	-	-	-	-	-	-	\$0	
65104	Grainger Woods Wetland Restoration	TBD	* TBD	115,500	90,000	25,500	-	25,500	-	-	-	-	-	-	-	-	-	\$25,500	
	Grainger Woods Restoration	500,000	500,000	-	-	-	-	-	-	-	500,000	-	-	-	-	-	-	\$500,000	
60620	Grant Woods - Long Lake Shore Stabilization	TBD		344,584	335,000	9,584	-	9,584	-	-	-	-	-	-	-	-	-	\$9,584	
60604	Grant Woods Restoration	970,413	970,413	185,114	121,000	64,114	-	64,114	-	-	-	-	-	-	-	-	-	\$64,114	
60607	Grant Woods - Creating Ecological and Climate Resiliency	350,135	350,135	31,122	31,122	-	-	-	-	-	-	-	-	-	-	-	-	\$0	
60701	Grassy Lake Improvements	55,000	0	55,152	30,730	24,422	-	24,422	-	-	-	-	-	-	-	-	-	\$24,422	
60804	Greenbelt Restoration Grant I	248,168	100,000	26,535	16,471	10,064	-	10,064	-	-	-	-	-	-	-	-	-	\$10,064	
60806	Greenbelt Restoration Grant II	200,000	100,000	200,000	195,750	4,250	-	4,250	-	-	-	-	-	-	-	-	-	\$4,250	
61005	Lakewood Habitat Restoration - Schreiber Bog	900,000		12,262	308	11,954	-	11,954	-	-	-	-	-	-	-	-	-	\$11,954	
61104/61110	Middlefork - Buckthorn Pilot Project	3,250,000	507,498	285,130	161,850	123,280	-	123,280	-	-	-	-	-	-	-	-	-	\$123,280	
	Oak Woodland and Ecological Complexes	TBD		-	-	-	-	-	-	-	-	-	-	-	-	-	-	\$0	
67510	Prairie Stream Habitat Restoration	1,400,000	* 1,400,000	1,700,000	-	1,700,000	-	1,700,000	-	-	-	-	-	-	-	-	-	\$1,700,000	
62504	Prairie Wolf - Mitigation Project	500,000	500,000	63,186	-	63,186	-	63,186	-	-	-	-	-	-	-	-	-	\$63,186	
62506	Prairie Wolf NFWF Hydrological Restoration	361,220	177,260	136,810	26,400	110,410	-	110,410	-	-	-	-	-	-	-	-	-	\$110,410	
56050	Spring Bluff - Connecting Wetlands	610,000	* 1,000,000	85,000	-	85,000	-	85,000	-	-	-	-	-	-	-	-	-	\$85,000	
Sub-Total				4,896,379	1,334,753	3,552,253	-	3,552,253	-	-	500,000	-	-	-	-	-	-		
		\$72,650,341	\$39,464,734	27,773,837	13,291,874	14,147,644	3,342,309	17,489,953	1,637,732	1,676,672	2,217,652	1,810,810	1,856,261	1,904,135	1,954,574	2,007,723	2,063,739	\$34,619,251	

* - Pending Grant, Donation or IGA

AVAILABLE FUNDS: (\$0) (\$0) (\$0) (\$0) (\$0) (\$0) \$0 \$0 \$0 \$0