



LAKE COUNTY FOREST PRESERVES
www.LCFPD.org

Preservation, Restoration, Education and Recreation

DATE: June 1, 2015

MEMO TO: Craig Taylor, Chair
Education, Cultural Resources and Public Affairs Committee

Bonnie Thomson Carter, Chair
Planning and Restoration Committee

S. Michael Rummel, Chair
Finance and Administrative Committee

FROM: Michael G. Tully
Chief Operations Officer

John E. Nelson
Director of Operations and Infrastructure

SUBJECT: Policy Direction Regarding the Disposition of District Buildings

RECOMMENDATION: Policy direction requested on whether to salvage, recycle and remove or repair and stabilize certain District owned buildings.

BACKGROUND: Staff has been reviewing and analyzing the use and condition of all District-owned buildings. The buildings listed on the attached spreadsheet are either unused or only have a short term identified use. No long term use or purpose for the listed buildings has been identified. Staff recommends approval to salvage, recycle and remove these buildings.

The buildings on this list fall in to five basic categories:

- Vacant/Unused - Recommend removal as soon as practical.
- Life Estates - Recommend removal when estate ends.
- Staff Residences - Recommend removal upon vacation or if significant repairs are needed.
- Licensed Facilities - Recommend removal at end of term.
- Function Phasing Out - Recommend removal when function ceases.

Removals would begin in late 2015, and then scheduled accordingly over the next several years.

REASON FOR RECOMMENDATION: Policy Direction is requested.

REVIEW BY OTHERS: Executive Director, Director of Facilities, Director of Finance

FINANCIAL DATA: Total cost to removal these buildings over the next five years is approximately \$250,000 - \$300,000. Total cost to repair and stabilize buildings over the next twenty years is greater than \$6,000,000.

PRESENTERS: Michael G. Tully
John E. Nelson

PRESERVE	BUILDING	CATEGORY	EST. COST OF REMOVAL	EST. COST OF REPAIRS (20YRS)	COST NOTE *	NOTES
Almond Marsh	Former Planning Office	Licensed Facility – Conserve Lake County	\$5,000.00	Unknown		Licensee responsible for all repairs and maintenance per license. License expires May 31, 2017, with extension possible.
Bluebird Meadow	House	Life Estate	\$10,000.00	\$65,000.00	1	Removal authorized as part of land acquisition.
	Storage Building	Life Estate - Incl. above	Incl. above	Incl. above	"	"
	Storage Building	Life Estate - Incl. above	Incl. above	Incl. above	"	"
	Storage Building	Life Estate - Incl. above	Incl. above	Incl. above	"	"
Dutch Gap	Horse Stable/Arena	Vacant/Unused	\$20,000.00	Unknown		Removal authorized as part of land acquisition.
Dutch Gap	Quonset Hut	Vacant/Unused	\$5,000.00	Unknown		Removal authorized as part of land acquisition.
Dutch Gap	House	Staff Residence	\$5,000.00	\$40,000.00	1	No future operational function identified.
	Garage	Staff Residence - Incl. above	Incl. above	Incl. above	"	"
	Barn	Staff Residence - Incl. above	Incl. above	Incl. above	"	"
Grainger Woods	House	Licensed Facility-Townline Stables	\$25,000.00	Unknown		Licensee responsible for all repairs and maintenance per license. License expires Dec. 31, 2021.
	Office, Apartments, Garage	Licensed Facility - Incl. above	Incl. above	Unknown		"
	Main Barn/Arena	Licensed Facility - Incl. above	Incl. above	Unknown		"
	Storage Barn	Licensed Facility - Incl. above	Incl. above	Unknown		"
	Stable	Licensed Facility - Incl. above	Incl. above	Unknown		"
	Stable	Licensed Facility - Incl. above	Incl. above	Unknown		"
	Stable/Hay Storage	Licensed Facility - Incl. above	Incl. above	Unknown		"
Grant Woods	House	Staff Residence	\$5,000.00	\$40,000.00	1	Only function is to open gates at Grant Woods. Can be accomplished more effectively by installing three sets of automatic gates (\$9,000).
Greenbelt	House	Vacant/Unused	\$5,000.00	\$30,000.00	1	Removal authorized as part of land acquisition.
Half Day	Ranger Station	Vacant/Unused	\$2,500.00	\$50,000.00	3	Function transferred to OPS Facility
Hastings Lake	House	Life Estate	\$5,000.00	\$35,000.00	1	Removal authorized as part of land acquisition.
	Garage	Life Estate - Incl. above	Incl. above	Incl. above	"	"
Hastings Lake	House	Life Estate	\$5,000.00	\$60,000.00	1	Removal authorized as part of land acquisition.
	Garage	Life Estate - Incl. above	Incl. above	Incl. above	"	"
Independence Grove	House	Staff Residence	\$5,000.00	\$55,000.00	1	Removal authorized as part of land acquisition. No operational function identified.
Lakewood	Lake County Discovery Museum	Function Phasing Out of Building	\$25,000.00	\$5,200,000.00	2	Authorized by Resolution of the Board in February, 2010 to “evaluate as part of Lakewood master plan, mothball or

PRESERVE	BUILDING	CATEGORY	EST. COST OF REMOVAL	EST. COST OF REPAIRS (20YRS)	COST NOTE *	NOTES
						remove if no use".
Lakewood	Curt Teich Archives Building	Function Phasing Out of Building	\$10,000.00	\$68,000.00 (Short-term repair costs only)	2	Authorized by Resolution of the Board in February, 2010 to "evaluate as part of Lakewood master plan, mothball or remove if no use".
Lakewood	Former Ranger Station/Sign Shop/Classroom	Vacant/Unused	\$5,000.00	\$50,000.00	3	Function moved to OPS facility. Authorized by Resolution of the Board in February, 2010 to "evaluate as part of Lakewood master plan, mothball or remove if no use".
Lakewood	House	Vacant/Unused	\$5,000.00	\$50,000.00	3	Former temporary housing unit. Function moved to a consolidated residential unit at Lakewood. Current condition very poor. In need of immediate repairs or prompt removal.
Nippersink	Auto Body Shop	Licensed Facility – Gerber Collision and Glass	\$20,000.00	\$200,000.00	1	License expires in 2016. No future operational function identified.
Pine Dunes	House	Staff Residence	\$5,000.00	\$50,000.00	1	Removal authorized as part of land acquisition. No operational function identified.
Pine Dunes	House	Vacant/Unused	\$10,000.00	\$35,000.00	1	Removal authorized as part of land acquisition.
	Storage Building	Vacant/Unused	Incl. above	Incl. above	"	"
	Storage Building	Vacant/Unused	Incl. above	Incl. above	"	"
	Storage Building	Vacant/Unused	Incl. above	Incl. above	"	"
Prairie Stream	Stable/Silo	Vacant/Unused	\$10,000.00	\$50,000.00	3	Removal authorized as part of land acquisition. No operational function identified.
Prairie Stream	House	Staff Residence	\$10,000.00	\$65,000.00	1	Removal authorized as part of land acquisition. Only function is to open gates at Raven Glen. Can be accomplished more effectively by installing two sets of automatic gates (\$6,000).
Ray Lake	House	Vacant/Unused	\$10,000.00	\$60,000.00	1	Removal authorized as part of land acquisition.
	Storage Building	Vacant/Unused	Incl. above	Incl. above	"	"
	Storage Building	Vacant/Unused	Incl. above	Incl. above	"	"
	Storage Building	Vacant/Unused	Incl. above	Incl. above	"	"
Ray Lake	House	Licensed facility – Acquired housing license	\$5,000.00	\$100,000.00	1	Removal authorized as part of land acquisition.
	Barn	Licensed facility – Acquired farming license	\$10,000.00	Incl. above	"	"
	Barn	Licensed facility – Acquired farming license incl. above	Incl. above	Incl. above	"	"

PRESERVE	BUILDING	CATEGORY	EST. COST OF REMOVAL	EST. COST OF REPAIRS (20YRS)	COST NOTE *	NOTES
	Barn	Licensed facility – Acquired farming license incl. above	Incl. above	Incl. above	"	"
	Barn	Licensed facility – Acquired farming license incl. above	Incl. above	Incl. above	"	"
	Barn	Licensed facility – Acquired farming license incl. above	Incl. above	Incl. above	"	"
Ryerson	Albright Cabin	Vacant/Unused	\$5,000.00	\$130,000.00	2	Building is "Non-Contributing" to site listing in the National Historic Register
	Smith Cabin	Function Phasing Out of Building	\$5,000.00	\$130,000.00	2	Building is "Contributing" to site listing in the National Historic Register. Building is located in the 100-yr floodway.
	Ryerson Cabin	Vacant/Unused	\$5,000.00	\$150,000.00	3	Building is "Contributing" to site listing in the National Historic Register. Building is located in the 100-yr floodway.
Singing Hills	House	Life Estate	\$10,000.00	\$60,000.00	1	
	Barn	Life Estate - Incl. above	Incl. above	Incl. above	"	
Van Patten Woods	Former Ranger Station	Vacant/Unused	\$2,500.00	\$50,000.00	3	Function moved to OPS facility.
Wright Woods	Former Maintenance Shop	Vacant/Unused	\$5,000.00	\$25,000.00	3	Function moved to Half Day.
Wright Woods	House	Staff Residence	\$5,000.00	Unknown		Only function is to open gate at Wright Woods. Can be accomplished more effectively by installing automatic gate (\$3,000)
	Garage	Staff Residence - Incl. above	Incl. above	Unknown		
	Storage Building	Staff Residence - Incl. above	Incl. above	Unknown		
Wright Woods	Stevenson Storage Building	Vacant/Unused	\$2,500.00	Unknown		West of Stevenson Exhibit Building. Building is "Non-Contributing" to site listing in the National Historic Register

Totals \$262,500.00 \$6,848,000.00

* Cost Note

1	Estimate based on 2014 Appraised Building Value or Area
2	Estimate based on Facilities Assessment
3	Staff Estimate