



DATE: June 1, 2026

MEMO TO: Paul Frank, Chair
Planning Committee

Sara Knizhnik, Chair
Operations Committee

Gina Roberts, Chair
Finance Committee

FROM: John E. Nelson
Chief Operations Officer

RECOMMENDATION: Recommend Approval of a Resolution Approving the 10-Year Capital Improvement Plan for Fiscal Year 2027 (2027 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: As part of the annual budget process, staff is requesting that all three Standing Committees review the draft 2027 CIP. A draft will then be submitted to the full Board of Commissioners for review and approval. The approved 2027 CIP will then serve as a guide for capital improvement projects included in the District's annual budget. The proposed 2027 CIP is attached to the attached Resolution.

The staff-recommended updates to the 2027 CIP (compared to the 2026 CIP) fall into two categories:

- 1) adjustments to existing funded projects on the CIP, and
- 2) a new project recommended to be funded and added to the CIP.

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

- 1) Lake Carina – Bridge and DPR Tail Connection: +\$600,000.00. This project includes improving the mowed trail loop around the lake to a gravel trail; improving accessibility to site features, including the bathroom, fishing pier, and canoe/kayak launch; and constructing a multi-use trail bridge over the Des Plaines River (DPR) to connect to the DPR Trail. The project was awarded a \$600,000 Open Space Lands Acquisition and Development (OSLAD) grant in January 2026. Following award of the grant, it is expected that the project will be divided into two phases. The first phase will utilize the OSLAD grant funding to replace the bathroom, improve the boat launch and its access and improve portions of the mowed trail. The second phase of the project will include the bridge over the DPR and connection to the regional DPR Trail.

- 2) Oriole Grove – Master Plan Improvements: \$0 NO NET CHANGE. This project includes implementation of the approved master plan for the preserve including full restoration of the site and construction of new trails. The CIP is adjusted to move \$300,000 of the allotted funds for the project up to FY2027 to perform initial clearing and restoration work at the site that will better facilitate planning, design and construction of the hydrologic restoration and trail improvements in future years.
- 3) Gander Mountain – Woodland Habitat Restoration: \$0 NO NET CHANGE. The anticipated cost of this project has not changed; however, the use of newly secured grant funds will allow reallocation of bond funds to other CIP projects. The CIP previously allocated \$1,360,000 for this project, which includes significant restoration of the habitat at Gander Mountain. Congressman Brad Schneider secured a \$1 million federal grant for the project, and the grant agreement is pending execution. When the grant agreement is finalized, \$1,000,000 in District bond funds will be made available for reallocation to other CIP projects.
- 4) Grainger Woods Restoration: +\$500,000.00. This project primarily involves restoration of the open areas at Grainger Woods used as part of the stable concessionaire’s license that expires in March 2027. The project was originally programmed to cost \$500,000 and planned to be funded by a \$500,000 donation from the Grainger Foundation. Recently, separate grant funding in the amount of \$716,395.41 was awarded by the Lake County Stormwater Management Commission (LCSMC) for the work. The LCSMC grant along with an additional allocation of \$283,604.59 of bond proceeds will provide an increased project budget of \$1 million total for this work, and will allow the donation from the Grainger Foundation to be directed to the endowment for the preserve.
- 5) Ray Lake Hydro Restoration: +\$10,000.00. The District has received a Watershed Management Board (WMB) grant from the LCSMC to supplement the funding available for this project.

The following project is recommended to be added to the 2027 CIP:

- 1) Lake County Greenway Corridor – Facilitating Land Transfers and Preplanning: +\$1,000,000. The District has entered into a grant agreement with the State for up to \$1 million in funding to facilitate transfer to the District of land parcels no longer needed by the State for the once-proposed Route 53 extension.

Staff is also requesting that the Committees review the attached list of potential unfunded capital improvement projects.

REVIEW BY OTHERS: Executive Director, Director of Finance, Director of Planning, Director of Facilities, Director of Natural Resources, Director of Community Engagement and Partnerships, Manager of Board Operations and Corporate Counsel.

UNFUNDED CAPITAL IMPROVEMENT PROJECTS (CIP)
JOINT COMMITTEE MEETING
 June 1, 2026 – Redline Version

The following is a list of potential unfunded projects to consider for possible future inclusion into the 10-year CIP.

This list was originally developed during the FY 2015/2016 budget discussions, and was last updated in 2025.

ADDITIONAL PUBLIC ACCESS & HABITAT RESTORATION PROJECTS TO CONSIDER:

DESCRIPTION	ESTIMATED PROJECT COSTS w/o Funding Assistance \$	POTENTIAL GRANT FUNDING \$	ANNUAL OPERATING COSTS \$
Ray Lake-Fort Hill Trail Extension	650,000	325,000	10,900
Middlefork Trail and Greenway (Scope Reduction)	1,550,000	979,000	19,800
Chain O’ Lakes Bike Path-Bluebird Meadow	1,650,000	1,050,000	13,500
Southern Des Plaines River Complex			
1. <i>Woodland Amphibian Reintroduction</i>	55,000	0	1,650
2. <i>Woodland Habitat Restoration Phase III Assessment</i>	120,000	55,000	3,300
3. <i>Cahokia Flatwoods Restoration</i>	696,000	350,000	22,000
North Central Grassland Ecosystem Complex			
1. <i>Wadsworth Savanna Restoration</i>	759,000	100,000	8,800
2. <i>Van Patten Restoration</i>	791,500	250,000	8,800
3. <i>Pine Dunes Wetland Restoration</i>	247,500	225,000	5,500
4. <i>Prairie Stream Grassland Restoration</i>	532,400	240,000	16,500
Van Patten Woods-Equestrian & Public Parking	300,000	200,000	2,500
Fourth Lake Habitat Restoration	509,000	250,000	10,000
Fox River Addition (north of Roberts Road)	1,200,000	400,000	50,000
Grand Illinois Trail-Singing Hills to McHenry County	TBD		TBD
Mill Creek Master Plan	TBD		TBD
Ryerson Bridge Connection-Linking Ryerson to DPR Trail	1,500,000	400,000	1,500
Heron Creek Phase II-Trail Addition	650,000	325,000	5,400
Independence Grove Playground Shade Structure	40,000	0	Minimal Impacts
District-wide Accessibility Improvements	6,166,526		TBD
Lakewood – Phase II Master Plan Improvements	3,850,000	400,000	Maintenance Reduction
Ryerson – Phase II Environmental Education Facility	3,000,000	400,000	Minimal Impacts
Wright Woods – Flooding & Public Access Improvements	TBD		TBD
Cuba Marsh – Trail Connection and alignment with LCDOT 20240 Plan	TBD		TBD
Lake County Greenway Corridor	TBD		TBD
Gander Mountain Public Access	TBD		TBD
TOTALS	24,266,926 24,226,926	5,949,000	

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

**A RESOLUTION APPROVING THE
TEN-YEAR CAPITAL IMPROVEMENT PLAN FOR FISCAL YEAR 2027**

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 reviewing and recommending budgets to the District’s Board of Commissioners; and

WHEREAS, the District’s Standing Committees have reviewed and recommended approval of the 10-Year Capital Improvement Plan for Fiscal Year 2027 attached hereto (the “2027 CIP”), which includes a list of planned capital improvement projects (the “CIP Projects”); and

WHEREAS, the CIP Projects further the District’s strategic directions, including public access and connections, conservation, leadership, organizational sustainability, communication, education and outreach; and

WHEREAS, the 2027 CIP will provide an important and useful planning guide for the preparation and approval of the District’s annual budget ordinance;

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 a part of this Resolution by this reference.

Section 2: Approval of 2027 CIP. The 2027 CIP is hereby approved in the form attached hereto. The Board of Commissioners, Standing Committees, and staff shall use the 2027 CIP as a planning guide for the preparation and approval of the District’s annual budget ordinance.

Section 3: 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 _____, 2026.

AYES:

NAYS:

APPROVED this _____ day of _____, 2026.

Jessica Vealitzek, 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.	PROPOSED 2027 CIP	ESTIMATED Project Total	Grant/Donation/ Inter Gov/ Endowment/Funding	Budget 2026	Estimated 2026	Ten Year Funding Requirement											Total Current Funding			
						FY 2027					FY 2028	FY 2029	FY 2030	FY 2031	FY 2032	FY 2033		FY 2034	FY 2035	FY 2036
						Carry Forward	New Funding	Budget 2027												
	Source of Funds		*-State **Federal			\$1,511,611	\$139,952	\$1,651,563	\$490,910	\$301,261	\$401,136	\$689,061	-	-	\$700,000	\$700,000	\$700,000			
	Development Levy Funds					10,686,659	8,450,000	19,136,659	10,123,000	15,725,000	9,205,000	21,570,000	5,050,000	3,350,000	2,857,000	-	-			
	Development Bond Funds					-	-	-	-	-	-	-	-	-	-	-	-			
	Limited Bonds					-	-	-	-	-	-	-	-	-	-	-	-			
	Interest Income on Bond Funds					-	-	-	-	-	-	-	-	-	-	-	-			
	General & Other Funds					5,696,010	1,420,099	7,116,109	1,319,900	1,555,000	903,000	665,513	1,407,723	1,463,740	822,789	885,047	950,699			
	IDOT Easement / Tree Fees					-	-	-	-	-	-	-	-	-	-	-	-			
	Preservation Foundation & Donations					-	-	-	-	-	-	-	-	-	-	-	-			
	Grants					-	2,326,395	2,326,395	-	-	600,000	600,000	600,000	600,000	600,000	600,000	600,000			
	Ongoing Capital Improvements																			
60004	Habitat Restoration			765,579	369,950	395,629	400,000	795,629	436,365	436,365	436,365	436,365	436,365	436,365	436,365	436,365	436,365	\$4,722,914		
60010	Preserve Tree Planting (includes IDOT funding) PLP			200,020	5,675	194,345	50,000	244,345	54,545	54,545	54,545	54,545	54,545	54,545	54,545	54,545	54,545	\$735,250		
60008	District-wide Reforestation Natural Resources			169,287	86,740	82,547	100,000	182,547	109,090	109,090	109,090	109,090	109,090	109,090	109,090	109,090	109,090	\$1,164,357		
60009	Repair Existing Roads/Parking			1,531,294	19,210	1,512,084	595,500	2,107,584	631,230	669,104	709,250	751,805	796,913	844,728	895,412	949,136	1,006,085	\$9,361,247		
60022	Facility and Infrastructure Improvements			808,620	302,052	506,568	371,420	877,988	378,848	386,425	394,154	402,037	410,078	418,279	426,645	435,178	443,881	\$4,573,514		
60030	District-wide Accessibility Improvements			802,657	10,000	792,657	200,732	993,389	200,732	200,732	200,732	200,732	200,732	200,732	200,732	200,732	200,732	\$2,799,978		
GM00X	Future Grant Matching Funds			-	-	-	-	-	-	-	-	-	-	-	-	-	-	\$0		
LA00X	Special Future Land Acquisition Funds			208,204	-	208,204	-	208,204	-	-	-	-	-	-	-	-	-	\$208,204		
	Public Access/Misc. Projects	Sub-Total		4,485,661	793,627	3,692,034	1,717,652	5,409,686	1,810,810	1,856,261	1,904,136	1,954,574	2,007,724	2,063,740	2,122,789	2,185,047	2,250,698			
62611	Adlai E. Stevenson Home Site - Master Plan	\$1,200,000	1,100,000	224,409	196,623	27,786	-	27,786	-	-	-	-	-	-	-	-	-	\$27,786		
64710	Buffalo Creek - MWRD Reservoir Expansion	3,500,000	3,500,000	21,317	-	21,317	-	21,317	-	-	-	-	-	-	-	-	-	\$21,317		
60601	Chain O'Lakes Bike Path - Grant Woods Trail Realignment	875,000	-	-	-	-	-	-	75,000	800,000	-	-	-	-	-	-	-	\$875,000		
60204	Countryside Net-Zero Electric Golf Car Storage Facility	1,400,000	-	1,400,000	-	1,400,000	-	1,400,000	-	-	-	-	-	-	-	-	-	\$1,400,000		
60025	Duck Farm Dog Exercise Area Accessibility	220,000	-	305	-	305	-	305	-	-	-	-	-	-	-	-	-	\$305		
60401	Fort Sheridan - Phase II Master Plan Improvements	1,500,000	* **	100,000	-	100,000	-	100,000	-	1,400,000	-	-	-	-	-	-	-	\$1,500,000		
68001	General District - Canoe Launch Access Improvements	1,250,000	*	-	-	-	-	-	50,000	150,000	350,000	700,000	-	-	-	-	-	\$1,250,000		
68002	General District - Deferred Maintenance Projects	9,955,000		1,411,399	262,008	1,149,391	750,000	1,899,391	750,000	750,000	1,250,000	1,250,000	1,250,000	1,250,000	1,205,000	-	-	\$9,604,391		
68003	General District - Off-Leash Dog Area Access Improvements	2,300,000		-	-	-	-	-	-	-	230,000	2,070,000	-	-	-	-	-	\$2,300,000		
68004	General District - Solar and Energy Efficiency Opportunities	5,000,000		750,000	89,700	660,300	500,000	1,160,300	500,000	500,000	550,000	550,000	550,000	550,000	550,000	-	-	\$4,910,300		
61801	General Offices - Relocation Plan	75,000		56,674	1,424	55,250	-	55,250	-	-	-	-	-	-	-	-	-	\$55,250		
60803	Greenbelt - Master Plan Public Access Improvements	5,000,000	*	250,000	-	250,000	250,000	500,000	-	4,500,000	-	-	-	-	-	-	-	\$5,000,000		
64301	Heron Creek - IL Route 22 Connection	20,000		20,000	-	20,000	-	20,000	-	-	-	-	-	-	-	-	-	\$20,000		
60901	Independence Grove - Beach Area Repurposing	2,800,000		-	-	-	200,000	200,000	2,600,000	-	-	-	-	-	-	-	-	\$2,800,000		
63601	Lake Carina - Bridge & DPR Trail Connection	3,500,000	* **	300,000	214,267	85,733	1,200,000	1,285,733	-	-	-	2,000,000	-	-	-	-	-	\$3,285,733		
68301	Lake County Greenway Corridor-Facilitating Land Transfer & Preplanning	1,000,000	*	-	-	-	1,000,000	1,000,000	-	-	-	-	-	-	-	-	-	\$1,000,000		
64901	Lake Marie - Public Access & Restoration Improvements	3,150,000	* **	300,000	50,000	250,000	-	250,000	-	2,850,000	-	-	-	-	-	-	-	\$3,100,000		
61020	Lakewood Forest Preserve	6,366,490		311,622	42,840	268,782	-	268,782	-	-	-	-	-	-	-	-	-	\$268,782		
61001	Lakewood - Phase I Master Plan Improvements (incl. Milton Rd Trail)	5,400,000	*	3,984,960	1,887,822	2,097,138	1,850,000	3,947,138	-	-	-	-	-	-	-	-	-	\$3,947,138		
61011	Lakewood-Grounds Maint. Building Replacement	2,525,000		80,589	-	80,589	-	80,589	-	-	-	-	-	-	-	-	-	\$80,589		
61010	Lakewood - Tree Planting	500,000		19,702	19,702	-	-	-	-	-	-	-	-	-	-	-	-	\$0		
63923	Millennium Trail - Ethel's Woods to Pine Dunes	TBD	**	964,648	455,920	508,728	-	508,728	750,000	-	-	-	-	-	-	-	-	\$1,258,728		
67101	Millennium Trail - Kestrel Ridge to Nippersink	2,500,000	* **	100,000	20,000	80,000	-	80,000	-	-	200,000	2,200,000	-	-	-	-	-	\$2,480,000		
65503	Millennium Trail - McDonald Woods to Route 45	TBD		12,699	5,000	7,699	-	7,699	-	-	-	-	-	-	-	-	-	\$7,699		
65501	Millennium Trail - McDonald Woods to Raven Glen	500,000	* **	-	-	-	-	-	-	-	-	-	-	500,000	-	-	-	\$500,000		
63903	Millennium Trail - Route 45 Tunnel and Trail	4,300,000		245,473	245,473	0	-	0	-	-	-	-	-	-	-	-	-	\$0		
65401	Oriole Grove - Master Plan Improvements	4,400,000	*	-	-	-	300,000	300,000	-	200,000	3,900,000	-	-	-	-	-	-	\$4,400,000		
61701	Raven Glen - East West Connection	400,000		-	-	-	-	-	-	-	-	-	-	400,000	-	-	-	\$400,000		
61702	Raven Glen - Hastings Creek Trail Crossing	350,000		350,000	-	350,000	-	350,000	-	-	-	-	-	-	-	-	-	\$350,000		
62001	Ray Lake Trail Connection	300,000		151,769	7,200	144,569	-	144,569	-	-	-	-	-	-	-	-	-	\$144,569		
61301	Rollins Savanna - Millennium Trail Flooding Improvements	1,300,000		200,000	-	200,000	-	200,000	-	-	-	-	1,100,000	-	-	-	-	\$1,300,000		
61410	Ryerson Education Improvements	5,720,350		16,397	-	16,397	-	16,397	-	-	-	-	-	-	-	-	-	\$16,397		
61501	Singing Hills - Millennium Trail Flooding Improvements	250,000		-	-	-	50,000	50,000	200,000	-	-	-	-	-	-	-	-	\$250,000		
64601	Waukegan Savanna - Regional Trail (Green Bay Rd to Wadsworth Rd)	11,000,000	* **	-	-	-	400,000	400,000	-	-	-	10,600,000	-	-	-	-	-	\$11,000,000		
	Habitat Restoration Projects	Sub-Total		11,271,963	3,301,356	7,773,985	6,500,000	14,273,985	4,925,000	11,150,000	6,480,000	19,370,000	2,900,000	2,700,000	1,755,000	-	-			
67012	Amphibian and Smooth Green Snake Reintroduction	36,000		188	-	188	-	188	-	-	-	-	-	-	-	-	-	\$188		
62401	Captain Daniel Wright Woods - Hydro & Woodland Restoration	\$985,000	**	385,000	223,295	161,705	150,000	311,705	150,000	150,000	150,000	-	-	-	-	-	-	\$761,705		
64104	Cuba Marsh Habitat Restoration	650,000		12,818	-	12,818	-	12,818	-	-	-	-	-	-	-	-	-	\$12,818		
65206	Dutch Gap USACE 206 Restoration	15,000,000	10,000,000	1,123,574	817,375	306,199	250,000	556,199	230,000	-	-	-	-	-	-	-	-	\$786,199		
63901	Ethel's Woods - Restoration	468,000		-	-	-	-	-	168,000	-	150,000	75,000	75,000	-	-	-	-	\$468,000		
60406	Fort Sheridan - USACE GLFER Restoration	7,430,000		182,618	-	182,618	-	182,618	-	-	-	-	-	-	-	-	-	\$182,618		
66801	Gander Mountain - Woodland Habitat Restoration	1,360,000	**	860,000	-	860,000	250,000	1,110,000	125,000	75,000	25,000	25,000	-	-	-	-	-	\$1,360,000		
65104	Grainger Woods Wetland Restoration	135,000		106,480	-	106,480	-	106,480	-	-	-	-	-	-	-	-	-	\$106,480		
65199	Grainger Woods Restoration	1,000,000		-	-	-	1,000,000	1,000,000	-	-	-	-	-	-	-	-	-	\$1,000,000		
60604	Grant Woods Restoration	970,413		5,804	-	5,804	-	5,804	-	-	-	-	-	-	-	-	-	\$5,804		
60701	Grassy Lake Improvements	55,000		55,652	-	55,652	-	55,652	-	-	-	-	-	-	-	-	-	\$55,652		
60802	Greenbelt - Habitat Restoration	5,000,000	**	816,681	128,572	688,109	750,000	1,438,109	750,000	750,000	750,000	500,000	500,000	125,000	-	-	-	\$4,813		

Lake County Forest Preserve District
Ten- Year Capital Improvement Plan

Project No.	PROPOSED 2027 CIP	ESTIMATED Project Total	Grant/Donation/ Inter Gov/ Endowment/Funding	Budget 2026	Estimated 2026	Ten Year Funding Requirement											Total Current Funding			
						FY 2027					FY 2028	FY 2029	FY 2030	FY 2031	FY 2032	FY 2033		FY 2034	FY 2035	FY 2036
						Carry Forward	New Funding	Budget 2027												
61002	Lakewood - Broberg Marsh Phase II	375,000	**	375,000	25,000	350,000	-	350,000	-	-	-	-	-	-	-	-	-	-	\$350,000	
61003	Lakewood - Ravine Restoration	500,000	* **	500,000	44,300	455,700	-	455,700	-	-	-	-	-	-	-	-	-	-	\$455,700	
61004	Lakewood - 1000-acre Woodland	4,600,000	* **	600,000	204,685	395,315	1,000,000	1,395,315	1,500,000	1,000,000	500,000	-	-	-	-	-	-	-	\$4,395,315	
61006	Lakewood - Wauconda Bog	300,000	**	300,000	-	300,000	-	300,000	-	-	-	-	-	-	-	-	-	-	\$300,000	
67201	MacArthur Woods - Hydro & Woodland Restoration	650,000	*	650,000	247,342	402,658	-	402,658	-	-	-	-	-	-	-	-	-	-	\$402,658	
61104/61110	Middlefork - Buckthorn Pilot Project	3,250,000		121,699	-	121,699	-	121,699	-	-	-	-	-	-	-	-	-	-	\$121,699	
	Oak Woodland and Ecological Complexes	TBD		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	\$0	
64404	Old School - Phase II Restoration	525,000	* **	-	-	-	-	-	225,000	50,000	100,000	50,000	50,000	50,000	50,000	-	-	-	\$525,000	
62504	Prairie Wolf - Mitigation Project	500,000		63,186	-	63,186	-	63,186	-	-	-	-	-	-	-	-	-	-	\$63,186	
62506	Prairie Wolf NFWF Hydrological Restoration	361,220		87,400	-	87,400	-	87,400	-	-	-	-	-	-	-	-	-	-	\$87,400	
62002	Ray Lake Hydro Restoration	5,510,000	**	289,025	224,250	64,775	1,510,000	1,574,775	500,000	500,000	500,000	1,000,000	1,000,000	200,000	-	-	-	-	\$5,274,775	
61504	Singing Hills/Kettle Grove Restoration	0		325	325	-	-	-	-	-	-	-	-	-	-	-	-	-	\$0	
61706	Raven Glen ACOE Restoration	11,000,000		812	-	812	-	812	-	-	-	-	-	-	-	-	-	-	\$812	
61401	Ryerson - Woodland Restoration	1,200,000	*	671,202	316,972	354,230	250,000	604,230	50,000	50,000	50,000	50,000	25,000	25,000	-	-	-	-	\$854,230	
64602	Waukegan Savanna - Full Restoration	4,400,000	* **	400,000	-	400,000	-	400,000	-	2,000,000	500,000	500,000	500,000	250,000	250,000	-	-	-	\$4,400,000	
	Sub-Total			7,619,171	2,232,116	5,387,055	5,160,000	10,547,055	5,198,000	4,575,000	2,725,000	2,200,000	2,150,000	650,000	250,000	-	-	-		
		\$156,369,473	\$43,887,557	23,376,795	6,327,098	16,853,074	13,377,652	30,230,726	11,933,810	17,581,261	11,109,136	23,524,574	7,057,724	5,413,740	4,127,789	2,185,047	2,250,698		\$115,414,504	