



Ft. Sheridan Project History

1989 to Present

**April 12, 2011 Board of
Commissioners Meeting**



Base Closure 1989-1993

1989

- January 1 989, Fort Sheridan closing officially announced
- As one era ends, a new one begins.





1990-1992

May 1991 - Congressman Porter leads reuse plan

- Open space & outdoor recreation
- Housing & economic development

Forest Preserve expresses interest

- 1990 & 1991 Resolutions of interest & \$10 million offer
- 1992 Forest Preserve Concept Plan
 - 18-hole golf course included



Joint Planning Committee 1993-1995

1993

- Base closes
- Joint Planning Committee (JPC) formed
 - Comprised of two elected officials from each governing body of Lake County, Lake Forest, Highland Park & Highwood. (Later becomes Joint Planning Commission)
 - Mission: to plan Fort Sheridan reuse.
- Forest Preserve referendum allocates \$1.75 million for Fort access & restoration



1994

- Forest Preserve leases golf course for \$1 per year. Golf course opens for public play.
- Lands-to-Parks application submitted to U.S. Department of Interior National Park Service.





1994

- Joint Planning Committee Concept Plan adopted
 - Includes signature 18-hole golf course concept by Robert Trent Jones II Golf Course Architects
 - Clubhouse located on bluff
- Army concurs with JPC Concept Plan





1995

President signs federal land transfer legislation

- District must protect & enhance open space in accordance with Fort Sheridan JPC Concept Plan
- Cemetery must be maintained
- Endangered or threatened species must be protected





Land Transfer 1996-2000

October 1997

- Four ordinances passed
 - Finalizing Fort agreements with Local Redevelopment Authority, Highwood and Highland Park.
 - Memorandum of Understanding with Army
 - Forest Preserve agreement with Catholic Charities
 - Clean-up agreement with Town of Fort Sheridan Company



1999

Forest Preserve Referendum

- \$3.75 million for restoration, roads, parking, trails and other facilities along Lake Michigan

The total amount allocated to Ft. Sheridan from the 1993 and 1999 referendums was \$5.5 million.

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Lake County Forest Preserves

www.LCFPD.org



Phase I: 1999



Phase II: 2000



Phase III: 2001



Final deed received: 2002





Deed Restriction

Deeds contained the following restriction:

“the Property shall be a golf course and recreational open space in perpetuity and not devoted to another use, all in accordance with the Fort Sheridan Joint Planning Commission Concept Plan, dated September 30, 1994”



Fort Sheridan acquisition timeline summary

1989 – Fort closure announced

1992 – Forest Preserve Concept Plan/purchase offer

1994 – JPC Concept Plan approved

1995 – Federal legislation passed

1997 – Land transfer agreements

2002 – Forest Preserve receives final deed



Detailed Planning & Bidding 2002-2004

2001

Board approves natural resource & environmental engineering contracts

2002

Golf Course architect hired



2003

April: Forest Preserve Master Plan approved

- Reconstruct 18-hole golf course
- Public access roads
- Parking
- Three miles of trails
- Restore ravines & lakeshore
- Improve storm water drainage & erosion problems
- Build multipurpose visitors center with clubhouse, nature & history exhibits, classrooms, public meeting space & food service





2003 - 2004

- Board approves demolition & filling of Nike missile silos
- Golf Course closed October 1, 2003, end of season
 - Anticipated reconstruction start in 2004
 - Course condition worsening while awaiting reconstruction
 - Irrigation system greens only & very old equipment.
 - Clubhouse had no sewer or septic. Ongoing holding tank disposal costs.
 - Course net revenues declining

2004

- Additional military ordnance cleared



2004

- Bids received for golf course construction
 - Budget was \$14,469,000
 - Bids came in at \$19,592,300
- Bids were \$5.1 million over budget

2004

- Additional military ordnance cleared



2004

- Bids rejected November 12
 - Committees voting on measure: Finance & Administrative; Development, Restoration & Planning; & Revenue Facilities in joint session.
 - Longstanding policy of the Forest Preserve Board to not pay golf course construction & operating costs with tax dollars
 - Staff directed to revise golf course renovation plan; investigate implementing public access improvements & ravine restoration.



2004-2005

Golf Course funding & cost reduction options analyzed

- Golf course development & operation cost reduction alternatives explored
 - Bent grass versus fescue
 - Shorten course length
 - Reduce number of tee boxes
 - 18-hole versus 9-hole
 - Reduce irrigation system
- Financial scenarios & projections compared
 - High green fees required for self-support
 - Many cost reduction options adversely affect potential net revenues



Public Access & Restoration (2005-2008)

2005

October 26, 2005: Forest Preserve files lawsuit against Town of Fort Sheridan, LLC

- District sues developer of adjacent residential area for violating 1997 agreement with the District.
- Refused to remove dirt piles & complete demolition.



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2005

Trails & parking opened

- 1.3 miles asphalt trail from preserve entrance to lakeshore, includes educational trail along the historic parade ground.
- 0.75 miles shoreline access
- 0.3 miles wood chip trail
- Trail bridge over ravine
- New parking area & fencing





2005

Natural Areas Improved

- Hutchinson Ravine restoration nearly completed
- South Bluff began
 - Multi-year restoration effort





2006

Trailside exhibits installed & grand opening celebrated June 2006



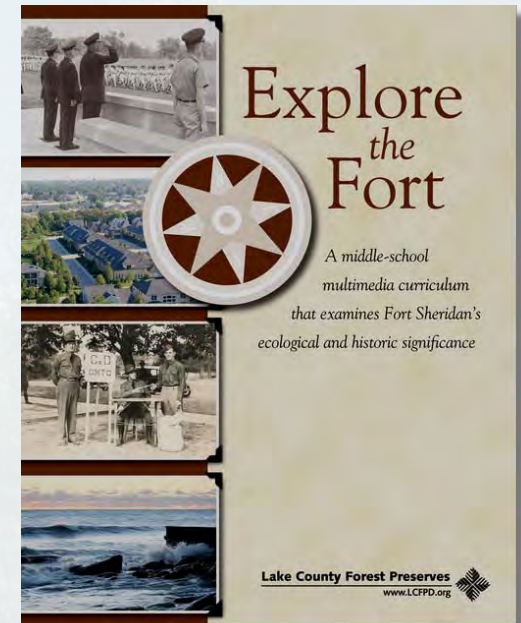


2006

Educational curriculum completed

- Developed with assistance of area teachers
- Winner of three national awards
- In-school activities
- Optional self-guided field trips
- Coordinated online lessons

www.ExploreTheFort.org





Military cemetery improvements

- New fencing
- New entrance
- Improved grounds





2007-2008 Lawsuit settled

- Remedial Action Plan
 - Prepared by Forest Preserve
 - Approved by Lake County Health Department & Illinois EPA.

August 8, 2008

- Lawsuit settled following 3-years' negotiations
 - Dirt piles processed & earthmoving completed
 - Grading designed to support a golf course or other public use.
 - Janes Ravine restoration begins.
 - Upland buffer restorations begins.



June 2009

- Forest Preserve Board considered re-bidding project:
 - Golf Course design originally bid in 2004.
 - A scaled down, valued engineered course.
 - Cost to prepare documents was \$250,000 per option

Board voted not to proceed with rebidding the golf course, instead, appoint a Advisory Committee.



2009-2010 Planning Advisory Committee

- Goal to provide recommendation about future use of the Preserve
 - Representatives include Highland Park, Lake Forest, Highwood, HOA, Lake Bluff Park District, Highland Park Park District and Forest Preserve.
 - Met 6 times over a 1 year period of time.
 - Examined wide range of uses, final recommendation includes both public open space and golf course.
 - Final report to be presented to Board of Commissioners in May, 2011.