

DCN: 3010



CITY OF HIGHLAND PARK

HIGHLAND PARK, ILLINOIS 60035 • (847) 432-0800

OFFICE OF CITY MANAGER

June 20, 2005

2005 Defense Base Closure and Realignment Commission
ATTN: Chairman Anthony Principi
2521 S. Clark St., Ste. 600
Arlington, VA 22202



RE: Fort Sheridan, Illinois

06232005

Dear Chairman Principi:

On behalf of the City of Highland Park, Illinois, I am writing to request an opportunity for representatives of the City to meet with the appropriate staff of the 2005 Defense Base Closure and Realignment Commission.

The City of Highland Park is adjacent to property that comprises the former Fort Sheridan U.S. Army base. As you may know, Fort Sheridan was closed as a result of decisions made during the 1988 round of base realignments and closures. However, a portion of the base closure property was claimed by the U.S. Navy to provide housing for personnel attached to Great Lakes Naval Training Center and another portion was retained by the U.S. Army Reserve for certain facilities and operations.

Pursuant to 10 U.S.C. 2914(b)(2), which provides an opportunity for a local government in the vicinity of a military installation to provide notice that it favors the closure or realignment of such a facility, and to have this view considered, the City of Highland Park wrote to the Secretary of Defense to express its views in *favor* of the closure or realignment of the U.S. Army Reserve facility at the former Fort Sheridan. A copy of this letter is attached.

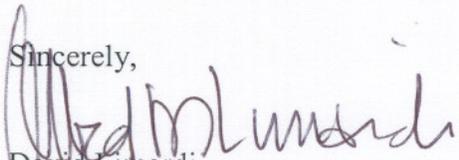
In his submission to the Commission, the Secretary did recommend that the headquarters of the 244th Aviation Brigade at Fort Sheridan be relocated to Fort Dix, New Jersey. This recommendation involves the relocation of a total of 34 personnel and, according to information the Department has provided to the Commission, the recommendation affects 299,000 square feet of facility. However, it is our understanding that the Army is not proposing to dispose of any real property at Fort Sheridan as a consequence of this recommendation.

The City would like to meet with the Commission staff to discuss our initial recommendation to the Secretary regarding realignment of the Army Reserve property at

Fort Sheridan as well as the potential for the Army to dispose of real property at the facility in connection with the proposed relocation of the 244th Aviation Brigade.

We appreciate your consideration of this request and look forward to an opportunity to meet.

Sincerely,



David Limardi
City Manager

Attach: Letter to Secretary of Defense dated 04/28/05

CC: Mayor Donofrio, City of Highwood

City of Highland Park

Michael D. Belsky
Mayor

City of Highwood

John P. Sirotti
Mayor

April 28, 2005

Sent Via: Facsimile and U.S.P.S.

Honorable Donald Rumsfeld
Secretary of Defense
United States Department of Defense
1000 Defense Pentagon
Washington, D.C. 20301-1000
Facsimile No: 703-697-9080

Dear Mr. Secretary:

On behalf of the Cities of Highland Park and Highwood, Illinois, we are writing respectfully to request that you recommend the closure and/or realignment of the southern enclave of the United States Army Reserve facility at the Fort Sheridan installation in Illinois.

As you work to develop your recommendations for the realignment and closure of military facilities, we hope that you will agree with the assessment of the Cities of Highland Park and Highwood, as well as a Task Force of numerous adjacent local governmental entities and officials, that the closure and/or realignment of the southern enclave of the Army Reserve facility will allow for the best possible community and education support for the military families housed at Fort Sheridan and therefore be in the best interests of our Armed Forces.

As you know, 10 U.S.C. Section 2914(b)(2) provides an opportunity for a local government in the vicinity of a military installation to notify the Department of Defense that it favors the closure or realignment of the facility, and to have this view considered by the Department as it formulates its base realignment and closure recommendations to the Base Realignment and Closure Commission. By this letter, and pursuant to Section 2914(b)(2), the Cities of Highland Park and Highwood notifies the Department of Defense that the Cities strongly favor the closure or realignment of the southern enclave of the Fort Sheridan Army Reserve facility as described in this letter, and the Cities request that the Department of Defense include this proposal as part of its upcoming recommendations.

Fort Sheridan was closed as a result of decisions made during the 1988 round of base realignments and closures. Nevertheless, a portion of the base closure property was claimed by the U.S. Navy to provide housing for personnel attached to Great Lakes Naval Training Center. Another portion of Fort Sheridan was retained by the U.S. Army Reserve for certain, limited facilities and operations. This Army Reserve property is bifurcated into two parcels – a northern enclave and a southern enclave. The southern enclave is approximately 90.5 acres and is shown on the aerial photograph attached to this letter as Attachment A.

The Army Reserve facility at the southern enclave includes the headquarters for the 244th Aviation Brigade, the 85th Division (Training and Support), and the Chicago Recruiting Battalion of the U.S. Army Recruiting Command. A substantial and important communications center occupies the southernmost portion of the southern enclave. The City understands and appreciates that it may be prohibitively expensive to close or realign the communications center. At the same time, the City also understands that the other operations located on the southern enclave of the Army Reserve facility can be relocated without any adverse impact on military missions. Further, given the value of the property, its closure or realignment would likely generate a positive return on investment.

Accordingly, the City's proposed closure and/or realignment of the southern enclave calls for the consolidation and relocation of the activities on the southern enclave to a location other than Fort Sheridan or onto the approximately 20-acre southernmost portion of the southern enclave that includes the current location of the communications facility. The City's proposal would not require any relocation of the existing communications facility. A aerial photograph showing the proposed consolidation and realignment of the southern enclave is attached to this letter as Attachment B.

In evaluating this important matter, the Department of Defense is requested to consider carefully and fully its ability to allow the use of a significant portion of the Army Reserve property in conjunction with a pending proposal by the United States Navy to undertake a public private venture (PPV) that affects the adjacent Navy-occupied property. Under the proposed PPV, a portion of the Navy property would be divested and new housing would be constructed on the remainder of the property. This new PPV housing presently calls for a total of 284 new military housing residential units. While the realignment process would not be intended to increase the number of military housing units developed, the additional land generated by realignment would serve the educational, recreational, and financial objectives of both the military and the communities.

In an effort to identify, address, and mitigate the substantial impacts expected as a result of the increase in military personnel at Fort Sheridan, the communities surrounding Fort Sheridan formed the Highland Park/Highwood – Fort Sheridan Community Task Force. The purpose of the Task Force is to collectively examine the anticipated impacts of the PPV development on the communities and provide recommendations on how to alleviate, or eliminate altogether, the potential adverse impacts of the new PPV housing.

On March 16, 2005, the Task Force issued a White Paper concerning the anticipated PPV impacts. The Task Force concluded, after numerous meetings and a thorough and careful review, that the resulting increase in occupancy levels as a result of the PPV will necessitate the construction of a new public elementary school to serve the children of the Navy families. On April 13, 2005, the Navy selected a private developer to participate in exclusive negotiations for the proposed Fort Sheridan PPV. A map showing the anticipated location of the proposed PPV housing development, along with the proposed Army Reserve consolidation described above, is attached to this letter as Exhibit C.

The timing of the PPV process and the Base Closure process provide the Department and the Cities with a unique opportunity to allow the PPV development to move forward with the least possible negative impacts, and at the same time secure for the Department additional revenues and the consolidated property necessary to maintain the critical communications facility at Fort Sheridan in its present location.

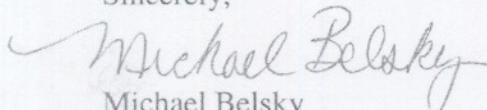
Significantly, the proposed realignment of the southern enclave of the Army Reserve property would make available to the community, including its military personnel, a school site within the boundaries of the local school district. The local communities have determined that this school site is necessary to serve the anticipated Navy personnel associated with the planned PPV. Under this plan, the quality educational facilities and instruction that would be provided to the Navy families occupying the adjacent property would advance military quality of life and military value objectives consistent with the criteria guiding the base closure and realignment process. For this reason as well, any proposal to consolidate any of the northern enclave's Army Reserve operations to the southern enclave should be rejected to the extent that such relocation would prevent the consolidation of the southern enclave and the use of the realigned and/or closed portion of the southern enclave to address the additional needs created by the planned PPV development.

Accordingly, the Cities of Highland Park and Highwood recommend and request that the southern enclave of the U.S. Army Reserve facility occupying a portion of the former Fort Sheridan facility be either closed or realigned by consolidating necessary activities at the southern end and relocating other activities elsewhere, as shown on Attachment C.

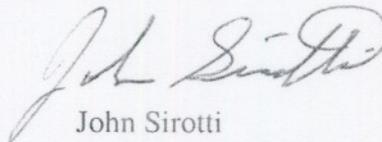
Finally, in the event that the proposed Navy PPV development at Fort Sheridan does not occur, the continued use of the Navy-occupied property should be reevaluated. It is the Cities' view that if the PPV does not receive funding, or if it is determined that it would be more cost effective to relocate Navy housing closer to the Great Lake Naval Training Center, then under either of those circumstances the Department of Defense and/or the Base Closure Commission is requested to consider closure of the entire Navy-occupied property at Fort Sheridan. The City of Highland Park and City of Highwood would support such a closure recommendation.

We appreciate your consideration of the views of the Cities of Highland Park and Highwood.

Sincerely,



Michael Belsky
Mayor of Highland Park



John Sirotti
Mayor of Highwood

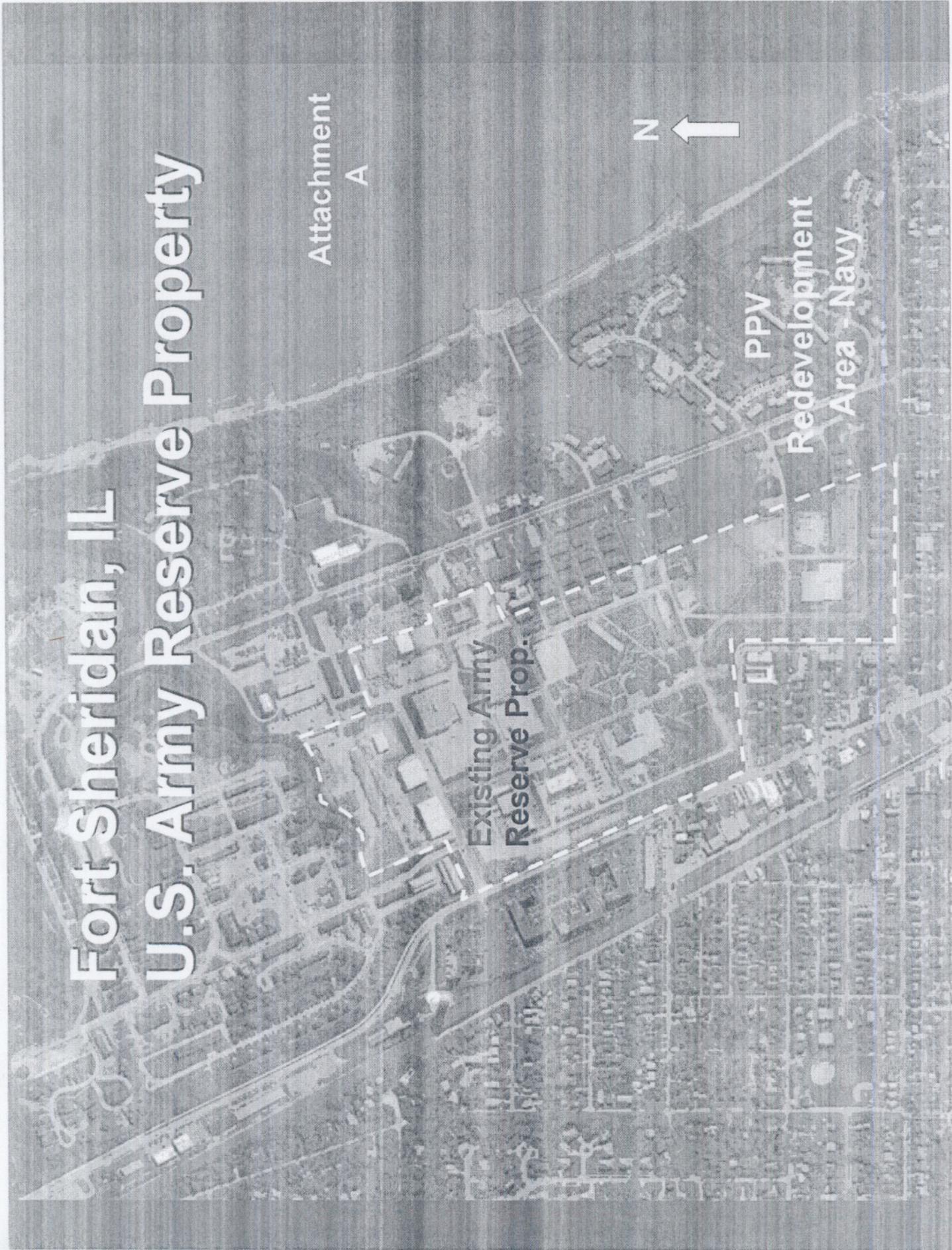
cc: Congressman Mark Kirk
Senator Richard Durbin
Senator Barack Obama

Fort Sheridan, IL U.S. Army Reserve Property

Attachment
A

Existing Army
Reserve Prop.

PPV
Redevelopment
Area - Navy



Fort Sheridan, IL U.S. Army Reserve Property

Attachment
B

Existing Army
Reserve Property

Consolidation
Area
Proposed



Fort Sheridan, IL U.S. Army Reserve Property

PPV

Attachment
C

Existing Army
Reserve Prop.

Consolidation
Area
Proposed

PPV
Redevelopment
Area - Navy

