



HIGHWOOD BOCCE CLUB
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Proposed Relocation to 541 Bank Lane

Update to Membership - July 12, 2015

Background



- The City of Highwood has a comprehensive Land Use Development Framework/Plan that focuses on short and long-term development opportunities in the downtown district. This plan includes an objective to "open up the Metra station area and make it a more inviting place in Downtown Highwood".
- To further explore the development options for the Metra station area including the property leased by the HBC, the City entered into an agreement that gave the Gart Partners exclusive rights to the planning for development that includes this property.
- Phase 1 of the Gart Partners plan is a proposed mixed-use (combination of commercial and residential units) development. The proposed plan would fall within the following boundaries: from and including the Bocce Court on the North West corner, Teddy O'Briens on the North East, The Curry Hut in the South East and the Highwood Train Station on the South West.
- The Highwood Bocce Club has a 50 year lease agreement with the City of Highwood for the property it resides on that began in 2009.
- The City of Highwood would like to relocate the HBC to 541 Bank Lane and has worked with our Relocation Proposal Committee on a plan for a new facility at that location

Committee Members



Discovery Committee

- Dale Galassie
- Jack Grandi
- Pal Picchietti

Relocation Proposal Committee

- Angelo Biondi
- Larry Divito
- Jack Grandi
- Tom Holleman (*chair*)
- Marzio Piagentini
- Emilio Santi
- Michael Teich

Key Considerations



- We are not voting today
- This development may not happen for many reasons independent of the HBC and if it does not proceed, the HBC will remain where it is with no changes to our current lease with the City.
- The plans for the new facility are not final and it is expected many changes will still be made to the internal layout in order to optimize them for the Club's needs.
- Once we do vote, if the majority of the voting membership votes Yes (to relocate)
 - It is a preliminary approval only. The HBC board will continue to monitor the progress throughout the process and will have many opportunities to cease any relocation plans if quality, schedule, or other requirements are not met by the City or Gart Partners.
 - Gart Partners will cover the full construction costs of the new facility, estimated at \$2.8 Million.
 - We will not move out of our current building until the new building is ready and operational.

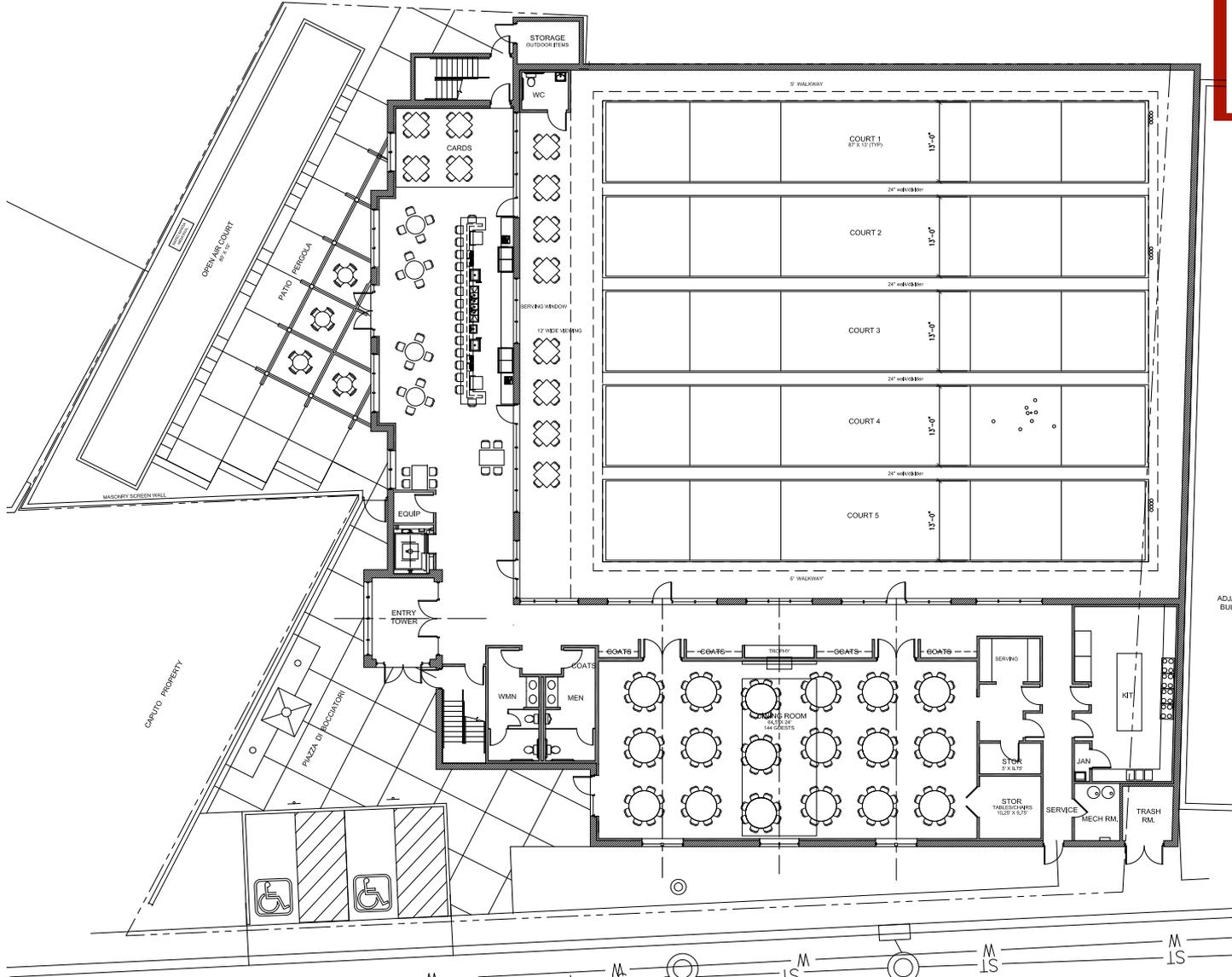
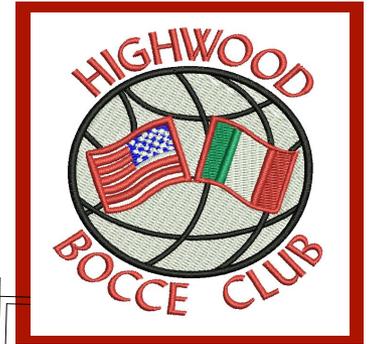
Communication Plan



- Review relocation proposal at the 7/12 General Membership Meeting
- **Post all proposal materials** cited above immediately before or after 7/12 General Membership Meeting
- By 7/18 send out **newsletter** to membership including all proposal information. Send via US mail to all members. In addition send via email to all members with recorded email address.
- Hold **additional membership forums** to review plans and answer any questions. Forums to be held at the HBC on:
 - 8/2 @ 3PM
 - 8/16 @ 3PM
- **Membership vote to be held on 8/23 from 3-7 PM.** Members can come in to vote anytime between 3-7 PM. Ballots will be provided in English and Italian. Votes will be counted after 7 PM and communicated to the membership via email and posted at the Club later that evening.

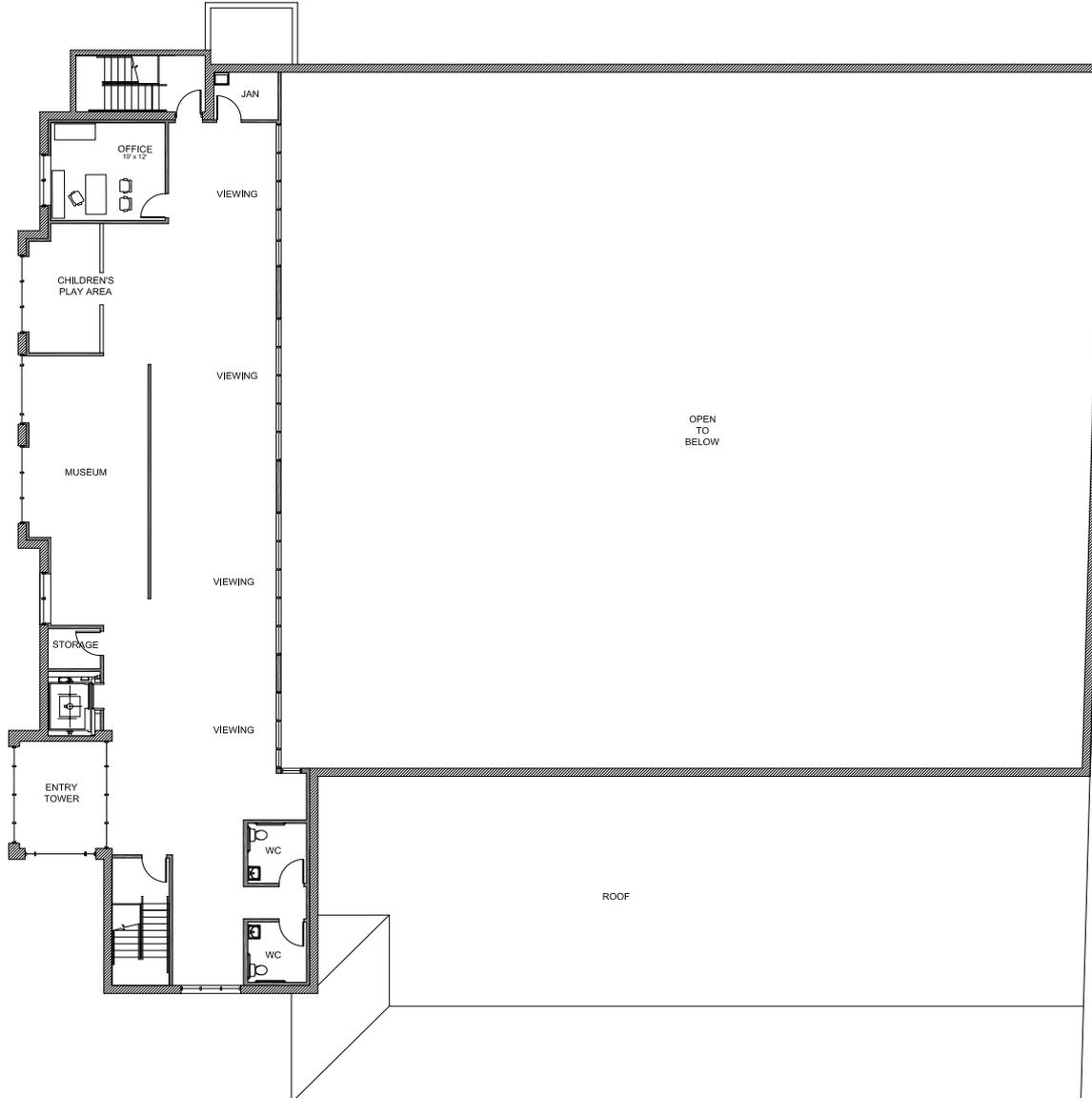
First Floor Plan

(preliminary only)



Second Floor Plan

(preliminary only)



Exterior Elevation

(preliminary only)



NORTH ELEVATION

SCALE: NONE



WEST ELEVATION

SCALE: NONE

Interior Views

(preliminary only)

HIGHWOOD BOCCE CLUB

531 BANK LANE, HIGHWOOD, IL



PRELIMINARY SCHEMATIC DESIGN.
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DATE: 7-8-15
JOB NUMBER: 15-017



GLEASON ARCHITECTS, P.C.

709 Heartland Drive, Unit A, Sugar Grove, Illinois
Phone: 630-466-8740 Fax: 630-466-8700

Pros of Proposal



- Entirely new facility
- Floor plan designed exactly how we want it
- Option to purchase property
 - actual purchase price would be nominal (\$1)
 - Club would assume full property tax payment, estimated at an additional \$20,000 above what the Club pays in rent and taxes today. This is approximately \$50 per member, assuming 400 members. Some or all of this cost would need to be passed along to the membership through increased membership dues and/or costs.
 - Could also explore with the City a lease with option to purchase
- 1 additional indoor bocce court
- International size courts
- More overall square footage

Cons of Proposal



- Parking will be more limited, restrictive
- Inferior Location
 - 1 block further away from Metra and downtown
 - Less visible to public
- More limited outdoor space including 1 less outdoor court
- Risk of requiring more staff/volunteer hours to run the Club due to additional court and greater square footage

Option to Purchase



CITY of HIGHWOOD
Incorporated 1887



June 25, 2015

Sent via e-mail: tomho@yahoo.com

Dear Mr. Holleman:

As requested, this letter is to confirm our discussion on the ownership of the property currently occupied by our Public Works facility, which is contemplated as the potential future home of the Highwood Bocce Club. You are presenting the concept to the Club at an upcoming meeting and needed verification of our position so the Club could evaluate their options. Though the entire deal would need to be approved by the City Council, it is our intent during these discussions that the Bocce Club would either be sold the property for a nominal sum (such as \$1) or provided a lease on the property similar in duration and terms to the lease on the existing property.

If you have any questions or need additional information please let me know.

Respectfully,

Scott Coren
CITY OF HIGHWOOD
City Manager

"...the Bocce Club would either be sold the property for a nominal sum (such as \$1) or provided a lease on the property similar in duration and terms to the lease on the existing property."

Ownership of Current Building



- The HBC has retained the services of attorney Joe Morrison from Morrison and Morrison, one of the leading eminent domain law firms in the Chicago Metropolitan area.
- We requested a legal review of our lease with the City of Highwood. One of the questions we asked for is an opinion on if the HBC owned the current building.



*Therefore, I believe that the language of the Lease makes it clear that **the building, improvements, and fixtures should be considered to be owned by the City of Highwood.** Any rights of the Bocce Club in the building and fixtures, including the right to occupy, use and maintain the building will cease upon termination of the Lease.*

- Joseph T. Morrison, Attorney at Law

Parking and Traffic Calming



From Scott Coren – City Manager, City of Highwood

Parking

- There are 39 parking spots across the street from the 541 Bank Lane property
- “The City of Highwood investigated the possibility of providing ownership of the spaces to the Bocce Club. In order for the City to do this they would need to vacate the public land, which it can only do by proving it had no value. This would be a very difficult thing to prove and because we do not think we will legally be able to do so we cannot commit to giving these spaces to the membership. The City will commit to working with the membership to develop a parking plan that could include permits or restrictions on the hours so as to insure sufficient parking is available for the members and patrons of the building.”

Traffic Calming

- “The City of Highwood is happy to work with the Bocce Club membership on traffic calming on Bank Lane to ensure safe passage for pedestrians from the parking area to the club. Options we can investigate are lighting, signage, cross walks and potentially speed bumps.”

If We Choose to NOT Relocate



- If we stay at our current location, the City has to make a decision to either:
 1. Do nothing, canceling the plans for the currently proposed development and allowing us to stay where we are for the immediate future. The City might pursue other development plans for the same area of land in the future.
 2. Build around us, resulting in
 - reduced access to the building
 - more restrictive parking
 - restricted and unattractive views of the development from the Club
 - more likely possibility the City would not renew our lease once it expires
 3. Exercise eminent domain and attempt to take our property without our consent.
 - We would fight this legally and if the City was successful they would have to pay “just compensation” largely based upon the value of our lease.
 - Note - It’s debatable how viable of an option this really is for the City, and they have already verbally told us they would not pursue this path.

The Vote

(on 8/23 from 3-7PM)



Below is the wording to be used for the vote to be taken **on 8/23 from 3-7 PM.**

I understand regardless of what my vote is, the following holds true.

- *This development may not happen for many reasons independent of the HBC and that if it does not proceed, the HBC will remain where it is with no changes to our current lease with the City.*
- *These plans are not final and it is expected many changes will still be made to the internal layout in order to optimize them for the Club's needs.*
- *If the majority of the voting membership votes Yes (to relocate)*
 - *It is a preliminary approval only. The HBC board will continue to monitor the progress throughout the process and will have many opportunities to cease any relocation plans if quality, schedule, or other requirements are not met by the City or Gart Partners.*
 - *We will not move out of our current building until the new building is ready and operational.*
 - *The City has confirmed that the Club will be given the option to EITHER purchase the new property outright OR lease the property with a contract similar to the one we have today. This same purchase option will not be given with our current property.*
 - *Although the HBC Board will not be required to call additional membership votes on this matter, they will do so for any decisions that significantly change what the membership has agreed to as part of this vote. This includes but is not limited to any decision to purchase or lease the property of the new facility.*

Vote Options:

- **Yes** - *I support the plans for the new building and am in favor of relocating.*
- **No** - *I vote to not relocate.*