

The last public meeting for the potential redevelopment of the Giesche, Village and St Petronille parking lots was held on 2-11-2015. Opus Group proposed to build a 5 story building that will house 7,040 sq. ft. of ground floor retail space and approximately 125 upper floor rental apartments. The parking for the residential portion of this building would be on the Main Street public lot, the Glenwood Avenue permit lot as well as on the Giesche property, itself.

St. Petronille, at one time, owned the parking lot adjacent to the Giesche. Sometime in the 1980's we deeded that parking lot to the Village for the sum of \$10.00 with a permanent easement that would allow us to continue using that parking area as an access to and from Main Street.

Over a year ago, Opus developed a plan for redevelopment calling for excavation of approximately about 5 to 6 ft. of the Village parking lot which effectively blocked St. Petronille's access to Main Street and negated our permanent easement. St. Petronille relies heavily on this access not only for mass attendance, but for drop-off and pick-up access for the school and religious education children.

Based upon the potential harm and deprivation of rights to St. Petronille, St. Petronille and the Diocese of Joliet agreed to sit at the table with Opus and the Village to determine a more palatable solution. Different options were discussed and one of the proposals included using the St Petronille parking lot as part of the redevelopment plan. The St. Petronille lot would be leveled to alleviate the hill at the southwest corner of the lot and a two or three tier parking structure would be built over St. Petronille's existing lot and the Village permit lot. Access to the second level would be where the old priest's house was located. The concept was to make sure that safety for the students and parishioners of St. Petronille was first and foremost in our mind.

The benefits for St. Petronille are:

- a. Ground level parking on Glenwood Av. eliminating the inclined ramps.
- b. Covered parking for snow and rain conditions
- c. Increased drop off and pickup access points
- d. Additional parking on the upper decks
- e. No expense to demolish and develop Hillside residence for parking
- f. No expense to repair leaning retaining wall on North end of our lot
- g. No recurring maintenance costs for the parking lot or its lighting
- h. Retention of access to and from Main Street
- i. Retention of property ownership of the parking lot area
- j. Guaranteed parking in our own lot, particularly at busy church/school times (once commercial and residential buildings are built, the unauthorized use of our parking lot will increase)

The conditions for use of St. Petronille land were:

- a. The Diocese would retain ownership of the property
- b. St. Petronille would retain 98 parking spaces on the ground level
- c. St. Petronille would not contribute any money to the project
- d. The Village would be responsible for the maintenance and administration of the parking structure
- e. The Village would have a long term lease on the structure
- f. Any additional parking spaces would be available to the public and could not be sold/reserved for individual or other group usage
- g. St Petronille would not pay maintenance fees.

At this time, we are awaiting word from the Village/Opus Group on whether or not the redevelopment will proceed. If it should, St. Petronille/Diocese of Joliet will be at the table making sure that we obtain the rights and privileges our property ownership deserves.

Building & Grounds Committee.