

STATUS:

There has been much discussion about the Opus mixed-use development of the Giesche property and its effect on St Petronille. All of Opus's plans, at this time, are simply conceptual proposals. The plans submitted to the Village of Glen Ellyn on May 18, 2015 were merely presented by Opus for pre-approval to determine whether or not Opus is allowed to begin the formal Village process for approval. To date, no application and no formal plans have been submitted to the Village by Opus. It is likely that once an application and formal plans are submitted, the Village approval process will take at least 8-12 months. Included in this time period would be traffic safety studies, environmental contamination investigations, water management studies, etc., all of which will have substantial Parish input. If the Proposal includes a potential parking garage on Diocese land, this time period would also include contractual negotiation with the Parish/Diocese related to a ground lease and all aspects of the garage structure. Thereafter, assuming signed contracts, construction of the parking garage would take approximately 5 months – principally during non-school summer months – and the Village would identify alternate parking for the Parish as part of the construction planning. Construction of the residential/commercial structure would take approximately one year as a separate structure from the garage.

BACKGROUND:

The Buildings and Grounds Committee of the Parish became aware of the Opus redevelopment project in early 2014 after reading an agenda for a Village Board meeting that was going to discuss one version of a potential proposal to build apartments above commercial retail and an adjacent parking deck. Upon review, the Buildings and Grounds Committee identified two main concerns:

- (1) a ramp to the second tier parking deck replaced the Village permit parking and ingress and egress would occur almost directly across from St. Petronille's west parking lot, adjacent to the Parish offices and school;
- (2) a wall was built at the eastern end of the St. Petronille east parking lot which blocked our access to and from Main Street and negated our easement to Main Street.

This version of Opus's plan called for them to excavate the Village parking lot to ground level which meant that St Petronille's property was approximately 5 feet higher. In order to meet the new level, St Petronille would be required to excavate our lot five feet to maintain our Main Street easement and our access. Other options discussed by the Buildings and Grounds Committee were to build a ramp down to their level, thereby losing parking spaces or we could complete a total restoration and bring our lot to Glenwood street level.

On May 19, 2015, Opus appeared before the Village Board and estimated that it would need to spend \$750,000 to take a proposal through the Village approval process. The goal of that meeting was for the Village Board to provide Opus with a general "thumbs up/thumbs down" and "conditions to approval" for their Proposal so that Opus would not

spend time and funds on the formal Village process if the Board was not in favor of the proposal or Village conditions would make the project economically undesirable for Opus. Opus also asked for the Board to comment on whether it should alternatively proceed as an independent development which would include an underground garage on its own parcel of land and remove itself from the parking garage structure on St. Petronille/Diocese property.

CONSIDERATIONS:

Recognizing that the Main Street access point has been and is an integral part of our Parish's parking plans by insuring we have east and west entry and exit, we determined that the loss of our easement and access would result in undue delay when entering or exiting the parking lot as well as the loss of a property right that we have had since 1982. We engaged the Village of Glen Ellyn in dialog regarding our easement and apprised them of our concerns.

We were asked if St Petronille would consider a joint venture which would consist of the use of St. Petronille land. After discussing this extensively with our pastor, the Parish Council and the Diocese of Joliet, our conditions to engage in a joint venture included the following:

1. The Diocese of Joliet/St Petronille retains ownership of its property;
2. Diocese/St Petronille will not contribute toward the building or funding of the structure;
3. All maintenance, policing, enforcement & administration would be the responsibility of the Village at no cost to St. Petronille/Diocese;
4. Diocese/St Petronille retains our original 98 parking spaces at ground level;
and
5. Parking spaces above our property on upper decks are not to be leased, but would be available to the community so that, as Christians, we can share our attributes.

The Village and Opus agreed, in concept, to St. Petronille/Diocese's main requests. There were various meetings between the three parties to the joint venture over the summer of 2014 wherein safety concerns, security concerns, and monetary issues were discussed. No written agreements have been reached at this point. This is merely a conceptual agreement. There are still hours of work to be completed before an actual written agreement can be reached. The Parish intends to gather all concerns from the parishioners prior to reaching a written agreement on a joint venture.

Based upon Opus's recent presentation to the Village Board, it appears that Opus's option to proceed with an underground garage with its mixed-use development and not engage in the joint venture, is still a viable option for Opus. The Buildings and Grounds Committee does not believe that such a development would be in the Parish's best interest, in that it would raise/exacerbate multiple safety, traffic, congestion, storm-water runoff, and financial concerns without the full benefit of being able to control impacts to our land. Opus' two development options are mutually exclusive from an investigation, planning and development prospective.

Even without a parking structure on Diocese/St. Petronille land, there will be an impact to St. Petronille Parish and School. Traffic flow, environmental issues and staging of construction will affect us as a neighbor. These issues will have to be worked out. Additionally, if no parking garage on St. Petronille/Diocese property is included in Opus's plan, the Diocese and St. Petronille Parish, particularly, will have to deal with rebuilding retaining walls, razing the old Hillside residence and leveling the area according to Village Code, lighting, maintenance and enforcement of the parking area. Any development by Opus will bring at least 2-3 times the amount of people to the area and our parking lot will be a welcomed site for parking regardless of the signage that have prohibiting non-parish use.

The main advantages for the Diocese/St Petronille are that we obtain the following, at no cost to the Parish or Diocese:

1. Elimination of the dangerously sloping parking lot;
2. Covered parking eliminating snow removal and black ice during the thaw/freeze season;
3. Retention of ground level parking as well as additional parking available on upper levels when required;
4. Elimination of our annual maintenance cost to operate the parking lot. See attachments.
5. Razing and annexation of the Hillside property (old priest residence) to the plat at no cost to the Parish;
6. Elimination of the cost of replacement of the north retention wall in the parking lot;
7. Optional pickup/drop-off on 2nd level of the parking deck in addition to all present pick-up/drop-off locations points;
8. New and improved ground level parking at no cost to the Parish;
9. No cost for remediation of contaminated soil, if any;
10. No cost to contain storm-water issues, if any;
11. Retention of our Main Street access and our legal easement; and
12. Sharing our space with community.

Concerns about child safety in the proposed parking lot will be addressed with the School and Faith Formation as plans are finalized. Present thoughts include options to:

1. Provide older students as guards under the direct supervision of adults on site during drop-off and pick-up
2. Prohibiting drop-off and pick-up to occur in the parking deck, requiring parents to park their vehicles and cross the street to escort their children to and from vehicles. Every effort will be made to insure the safety of the children and the elderly.

We will continue to update the decision-makers in Parish leadership.

Respectfully submitted,
The Buildings and Grounds Committee of St. Petronille Parish



Estimated Annual Cost To Operate Church Parking Lot

Average Annual Snow Removal	\$ 27,600
Annual Accrual to Repave in 2026	\$ 14,000
Annual Accrual to Reseal & Re-strip (5 Years)	\$ 1,000
Annual Light Bulb Replacement	\$ 500
Annual Electrical Cost (Lighting)	\$ 440
Annual Landscaping Costs	\$ 420
TOTAL	\$ 43,960

Estimated Necessary Repairs

North Retaining Wall Replacement	\$ 75,000
New Lighting	\$ 25,000
Demo Hillside House	\$ 15,000
Landscape Hillside Lot	\$ 7,500
TOTAL	\$ 122,500

Proposed Parking Lot



Cost to Build Structure \$ 00.00

Annual Maintenance Cost \$ 00.00