

**Attention St. Petronille Community:**  
**IMPORTANT TIME SENSITIVE INFORMATION RELATED TO SAFETY**

**St. Petronille Parish and School Leadership** would like to take this opportunity to make you aware of the proposed real estate development adjacent to the St. Petronille church parking lot, on property owned and controlled by the Village of Glen Ellyn. We want to be sure everyone is informed about the proposed construction project and encourage those who want additional information to attend the upcoming Village of Glen Ellyn public hearings related to this matter, at which you may weigh in with any concerns or opinions you may have. Also, we want to provide details herein, of the scope of the project as we understand it, and some commentary and perceptions of our St. Petronille committees and leadership.

This is a significant construction project that is poised to impact our School, Church and Parish. The proposed real estate development will include a 5-story building with both apartment units (approx. 107) and 9,000 square feet of retail space, as well as indoor public and private parking. It will be situated immediately adjacent to the existing St. Petronille Church parking lot, in the old Geishe space and existing village parking area up to the Santa Fe restaurant (across the street from Blackberry Market and south of the Glen Ellyn Bible Church). There is no part of the development that will include any land belonging to St. Petronille or the Diocese. The developer and village officials have entered into a preliminary agreement to move forward with this project, with public hearings beginning as early as December 6th. If the project is approved, construction could start as early as summer 2019 and continue for 1 ½ years.

With this proposed development, the Village of Glen Ellyn recently approved the termination of an easement right that the Diocese of Joliet held allowing a means of ingress/egress from the church parking lot through the existing Village parking lot to Main Street. Assuming this project moves forward, that pathway will no longer be available. Because the Diocese of Joliet owns and is the ultimate decision maker on this church parking lot, Diocese Attorney, Maureen Harton was engaged to review all documentation related to the easement. After reviewing the easement agreement, Ms. Harton provided her legal opinion, both to the Village and St. Petronille, stating that the Village of Glen Ellyn has the right to terminate the easement. Please see Ms. Harton's letter to the Village of Glen Ellyn containing her opinion.

Despite the easement termination, St. Petronille has clearly communicated to Ms. Harton, Mark Franz (Village Manager), Staci Springer (Village Planning and Development Director) and Philip Norton (Village Police Chief) that safety is a top priority of St. Petronille Parish and School. With the loss of this point of ingress/egress between the church lot and Main Street, there will be more traffic flow in and around the church and school. In a meeting with Village of Glen Ellyn officials on November 6th, Village officials indicated that they recognize the concern and pledge to work with St. Petronille and The Diocese of Joliet to address the traffic flow issues and resulting safety concerns.

**We are especially focused on the impact this proposed development will have on the ingress and egress of automobile and pedestrian traffic in and around the current parking lots (church and school), the potential for increased traffic in and around the school and church once the development is complete, as well as the safety issues that will likely arise during the period of construction. Our goal is to work with the Village of Glen Ellyn and its developer, not against them, to satisfactorily address these issues. That said, it is imperative that our concerns are made clear and that our objective is met.**

As such, St. Petronille has assembled a group of its leadership, including parish staff, parish council, school board and parent organization executive board to begin working with the Village of Glen Ellyn to better understand the solutions that the Village of Glen Ellyn can provide. As of the writing of this letter, group members include Fr. Jim Dougherty (Pastor), Diane Makowski (Parish Business Manager), Maureen Aspell (Principal), Tricia Weis (Assistant Principal), Rich Schulz (School Board President & Commercial Real Estate Broker), Dan Bender (School Board Vice President), Renee McCarthy (School Board Member & Attorney), Lisa Mojica (Parish Council President), Tom McNally (Parish Council Member), Tim Barder (Parish Council Member), Maryann Segebarth (Parent Organization President), Amy Murphy (Parish Council Member), Robert VanWitzenburg (School Board Member), and Jason Fues (Parishioner & Civil Engineer). We will continue to update parish and school communities as we learn more. The liaisons for this committee are Lisa Mojica (for parishioners and parish staff) and Amy Murphy for (school families). To the extent you want to contact this group, please email Lisa ([mojica@ameritech.net](mailto:mojica@ameritech.net)) or Amy ([murphy.amy@sbcglobal.net](mailto:murphy.amy@sbcglobal.net)). Again, please look for the upcoming public hearings so you can attend and spread the word to anyone that may be impacted. You can access updates on the Village of Glen Ellyn's website and the following links provide more details about the proposed development:

***Developer Website Reflecting Renderings:***

<https://www.gspdevelopment.com/portfolio/apex-glen-ellyn/>

***Village Board November 12, 2018 Agenda Packet (See page 2 and pages 140-171):***

<http://glenellynvillageil.iqm2.com/Citizens/FileOpen.aspx?Type=1&ID=1446&Inline=True>

***Video of Village Board November 12, 2018 Meeting (See part starting at Minute 27):***

<http://glenellynvillageil.iqm2.com/Citizens/SplitView.aspx?Mode=Video&MeetingID=1464&Format=Agenda>