

Agenda
Village of Glen Ellyn
Village Board Workshop
Monday, June 28, 2010
6:30 P.M.
Galligan Board Room
Glen Ellyn Civic Center

1. Call to Order

2. Glen Ellyn Historical Society Debt Request – Finance Director Batek
(Pages 2 – 58)
 - a. Finance Commission Recommendation
 - b. Glen Ellyn Historical Society Recommendation
 - c. Board questions for all
 - d. Public comment for all
 - e. Board Deliberation/Preferences
 - f. Next Steps – Finance Director Batek

3. Hill Avenue Bridge Discussion – Village Manager Jones
(Pages 59 – 92)

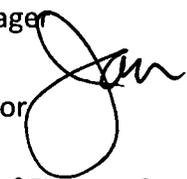
4. Other items?

5. Adjournment

MEMORANDUM

DATE: June 22, 2010

TO: Steve Jones, Village Manager

FROM: Jon Batek, Finance Director 

RE: Village Board Discussion of Finance Commission Recommendation
Related to the Request of the Glen Ellyn Historical Society

We have placed on the June 28th Village Board Workshop Agenda, presentation and discussion of the Finance Commission's review and recommendations with respect to the request of the Glen Ellyn Historical Society that the Village waive the remaining unpaid principal balance pertaining to properties acquired for the future development of a History Park at the Stacy's Corners intersection.

Attached are a number of relevant background materials for the Village Board's review and consideration as we seek their direction with respect to the pending request.

Attachment A Finance Commission's recommendation with respect to the Historical Society's request.

Attachment B Historical Society's response to the recommendations of the Finance Commission and their own recommendations to the Village Board concerning the future of the Glen Ellyn History Park.

Attachment C A number of financial projections, including 1) The Historical Society's projected History Park development costs to completion in 7 years assuming the Village were to waive all outstanding land acquisition costs, 2) The Village's projected costs of maintaining the History Park as proposed over the next 7 years, and 3) a 7 year projection of the Historical Society's operating cost structure incorporating the built-out History Park.

Attachment D A summary of the Village's investment in preserving its history over the last 6 year period.

Attachment E Minutes of all Finance Commission meetings when the Historical Society proposal was discussed.

Attachment F The original Historical Society request dated September 22, 2009.

Attachment G Letters received from Lee Marks, Chairman of the Historic Preservation Commission related to the Historical Society request.

I have been asked to provide some background information and summary of the Finance Commission's recommendations. Chairman Parker, as well as representatives from the Historical Society will be on hand to contribute to the discussion.

May 18, 2010

Board of Trustees
Village of Glen Ellyn
535 Duane Street
Glen Ellyn, IL 60137

Attn: Mr. Mark Pfefferman
Village President

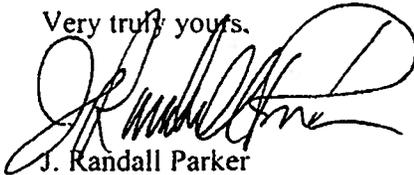
Dear Mr. President and Village Board Members:

As you are aware, over the past six months the Finance Commission has been meeting with members of the Glen Ellyn Historical Society with the goal of making a recommendation to the Village Board regarding the GEHS's request for debt forgiveness. Attached is our recommendation and selected supporting documents.

On a related matter, the GEHS and the Village have been in periodic discussions about a reduction in the interest rate charged on debt owed to the Village by the GEHS. The Finance Commission has not analyzed or opined on this issue.

If you have questions or require clarification, please contact me.

Very truly yours,

A handwritten signature in black ink, appearing to read "J. Randall Parker". The signature is stylized with a large, looping initial "J" and a long, sweeping underline.

J. Randall Parker
Chairman
Finance Commission
Village of Glen Ellyn

Village of Glen Ellyn

Finance Commission

Recommendation to the Village Board **Regarding the GE Historical Society and the Proposed History Park**

1. The original intent for cost sharing at the history park (private donations pay for land acquisition cost and park development; VoGE to provide support for on-going maintenance costs) should remain intact. We do not support the use of public money for land acquisition or development costs for a history park.
2. The GEHS has informed us that it does not have the ability to raise private donations to satisfy all financial obligations under existing agreements in a reasonable amount of time.
3. The Village shares responsibility for the current situation due to a lack of review/scrutiny of (a) prices paid for parcels of land and (b) the GEHS's ability to raise donations to pay for the land and for development of the park. Should the Village be unable to recoup all monies advanced for acquisition of land, the Village will be required to absorb the remaining shortfall.
4. The footprint/scope of the history park should be re-sized to meet the GEHS's fundraising to date and its ability to raise money in the near term.
 - a. In recognition of the GEHS's principal repayments of approximately \$283,000 to date, the existing parcel at 810 North Main Street should be subdivided and managed as follows:
 - i. A parcel that includes the west 50' of the property should be set aside for GEHS use and to provide a connection between the GEHS properties (Stacy's Tavern and 800 North Main Street).
 - ii. A parcel that includes the remainder of the property should be sold or contributed to a new commercial/other development as contemplated in the Village's Comprehensive Plan. This will allow the Village to:
 1. Recover some or all of the unpaid balance used to acquire the property;
 2. Return the parcel to the property tax rolls; and,
 3. Possibly/hopefully generate an on-going stream of sales taxes from the property.
 - b. The alternatives for the existing parcel at 820 North Main Street are:
 - i. If, in the near term, the GEHS is willing/able to repay the unpaid balance of the acquisition cost (land plus legal fees less grant = approximately \$486,000) and fund construction of the intended improvements, the Village should allow the GEHS to remain in control of this parcel.
 - ii. Otherwise, this parcel should be sold or contributed to a new commercial/other development as contemplated in the Village's Comprehensive Plan. Making this property available for commercial/other development could maximize the value of the parcel at 810 North Main Street and will allow the Village to:
 1. Recover some or all of the funds used to acquire the property;
 2. Return the parcel to the property tax rolls; and,
 3. Possibly/hopefully generate an on-going stream of sales taxes from the property.
 4. *Note:* If the parcel is sold/developed, the Village may need to repay the \$100,000 grant it received from the State of Illinois relating to this property.

- iii. The Village may wish to subdivide this parcel to reserve a portion of the property for the GEHS's use with the balance being sold/developed or the Village may wish to cause a developer to place signage/lighting/other improvements on the property that would be complementary to the GEHS properties and the goal of improving the "northern gateway to the Village."
 - c. The Village should partner with the owners of the parcel at 818 North Main Street to develop an enhanced strip of commercial property along this section of Main Street as contemplated in the Village's Comprehensive Plan.
 - i. The owners of 818 North Main Street would secure a new, attractive, efficient space for their business.
 - ii. The Village would maximize the value of 810 North Main Street and 820 North Main Street.
 - iii. Additional visitors/traffic would be generated for the GEHS retail store and history center at 800 North Main Street and for Stacy's Tavern.
- 5. A new agreement should be drafted to clarify and simplify the relationship between the Village and the GEHS.
 - a. The agreement should more closely resemble a typical commercial lease with clear delineation of responsibilities.
 - b. The Village should be certain to provide sufficient reserves on an annual basis to address the eventual capital improvement/replacement needs of the GEHS properties.
 - c. The Village should require regular periodic financial reporting by the GEHS in order to allow the Village Board and Village management to closely monitor the financial condition of the GEHS.

Attachments:

- Financial summary (one page)
- Plat map of subject area with parcels identified (one page)
- Page 80 from Glen Ellyn's Comprehensive Plan – 2001 (relevant passage noted) (one page)
- Minutes from relevant Finance Commission meetings
 - o December 11, 2009 (four pages)
 - o January 8, 2010 (three pages)
 - o February 12, 2010 (four pages)
 - o April 9, 2010 (three pages)
 - o May 13, 2010 - Draft (five pages)

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<u>Current Status</u>	<u>810 N Main</u>	<u>820 N Main</u>	<u>Total</u>
Acquisition Price	1,200,000	586,053	1,786,053
Amount Paid To Date	282,735	100,000	382,735
Current Balance	917,265	486,053	1,403,318
<i>% of Acquisition Price</i>	<i>76%</i>	<i>83%</i>	<i>79%</i>

Alternative A - GEHS Keeps 820 Main St. - Village takes Back 810 Main

Cash/Note Received for 820 Main		486,053	486,053
Debt Written Off	917,265	-	917,265
Value Of Property Received	TBD	-	TBD
Economic Charge to Village	TBD	-	TBD

Alternative B - Village Takes Back 810 & 820 Main

If developed - repayment of grant		(100,000)	(100,000)
Cash/Note Received		-	-
Debt Written Off & Liability Created	917,265	586,053	1,503,318
Value Of Property Received	TBD	TBD	TBD
Economic Charge to Village	TBD	TBD	TBD

Note: Both alternatives assume that GEHS keeps the west 50' of 810 Main in recognition of the 24% of the acquisition price already paid.

Stacy's Tavern, the reconstructed Yalding House, and other indoor and outdoor facilities.

While the Historical Society's initial plans called for removal of most of the commercial buildings along Main Street, the possibility of including a small commercial component adjacent to the park should be considered, either within existing buildings or new construction. Commercial buildings should be designed to reflect the historic character of the park. The Village should also ensure that adequate, convenient and attractively designed off-street parking is provided to serve the new Historical Center.

As the Historical Center concept is refined during the next few years, consideration might be given to retaining small sites in the area to accommodate historic structures now located elsewhere in Glen Ellyn that might require relocation for various reasons in the future.

- **Site B** includes the northwest quadrant of the intersection. It currently includes a vacant gas station property and vacant land.

The Village should continue negotiations with Walgreen's for a new pharmacy and related convenience commercial uses at this site. The Walgreen's project should be viewed a major new focal point for Five Corners and it should demonstrate a strong new commitment to improvement and revitalization of this neighborhood service area.

The Village should work with Walgreen's to achieve distinctive, high-quality building construction and site design for this project. In particular, building

and site improvements should reflect the traditional scale and historic character that the Village wishes to promote in the Five Corners area.

- **Site C** encompasses the northeast quadrant of the intersection. It currently includes two auto repair shops, two office uses, the Montessori Academy and two single-family homes that front Main Street just south of Emerson Avenue.

Site C is a suitable location for convenience retail, service or office uses. While the site contains several sound and viable existing uses, it may also have potential for redevelopment in the future. Various properties might be redeveloped separately, or several parcels might be combined to accommodate larger-scale new development.

Good accessibility and visibility, a somewhat larger size, and extended frontage along Main Street should enhance the development potential of this site. However, the presence of several auto-related uses may require clean-up prior to new development.

Since this site occupies a prominent and highly visible location, all improvements and new developments should be characterized by high-quality design and construction. Landscaping, site and building improvements should be undertaken to enhance the appearance of any existing businesses to remain. Parking lots and storage areas should be upgraded and landscaped more attractively.

The small converted residential structure along the north side of

St. Charles Road just east of Main Street should eventually be removed.

In addition, a consolidated stormwater storage facility should be considered in or adjacent to Site C.

- **Site D** encompasses the southeast quadrant of the intersection. It currently includes a gas station, a dry cleaning establishment, and a small convenience center with a White Hen Pantry and two other commercial uses. In addition, a small vacant land parcel is located along the south side of St. Charles Road just east of the gas station.

Site D is a suitable location for convenience retail, service or office uses. While the site contains several viable existing uses, it may also have potential for redevelopment. Various properties might be redeveloped separately, or several parcels might be combined to accommodate larger-scale new development.

Since this site occupies a prominent and highly visible location, all improvements and new developments should be characterized by high-quality design and construction. Landscaping, site and building improvements should be undertaken to enhance the appearance of any existing businesses to remain. Parking lots and storage areas should be upgraded and landscaped more attractively.

The small vacant parcel along the south side of St. Charles Road should be designated for commercial use, which would allow for expansion of the existing business or create a larger, more attractive site for redevelopment.

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Memo

To: Mark Pfefferman, Village President, and members of the Board of Trustees
From: William B. Peterson, President, Glen Ellyn Historical Society
Cc: Steve Jones, Village Manager
Date: May 20, 2010
Re: Glen Ellyn History Park

**Glen Ellyn Historical Society
Recommendations to the Village Board
Regarding the future of the Glen Ellyn History Park**

In response to the recommendations of the Finance Commission to the Village President and Board of Trustee, The Glen Ellyn Historical Society (GEHS) hereby states its views on the proposed changes to plans for the Glen Ellyn History Park.

1. The Glen Ellyn History Park was originally conceived in the 1980s as a partnership between the Glen Ellyn Historical Society and the Village of Glen Ellyn to provide a cultural asset for the entire community. This partnership has been recognized by every Village Board since that time and was incorporated into the 2002 Comprehensive Plan. It is consistent with the mission of the Historical Society to collect, preserve, and present the history of the Glen Ellyn community.
2. Properties were purchased on behalf of the History Park by the VofGE and are owned by the VofGE as public land. The Historical Society has paid the Village \$1.9 million to date toward the cost of acquiring these History Park properties and has invested another \$160,000 for development of the Park. In total, well over \$2.5 million has been raised by the Historical Society through fund raisers, private donations and grants, as its contribution toward building the Glen Ellyn History Park
3. Due to economic circumstances, the Historical Society cannot, within a reasonable amount of time, expect to raise the additional large private donations necessary to fund the remaining land acquisition costs in addition to all development costs for the Glen Ellyn History Park. This problem has been compounded by the fact that several of the rental properties that have been generating income used for repayment of outstanding debt are currently untenable. The Village has elected not to invest in these properties to make them tenable. For all of these reasons, the GEHS has asked that the Village fund the remaining land acquisition costs so that the Society's current History Park reserve fund and its future fundraising efforts can focus on development.

4. If the Village is unable to fund the remaining land acquisition costs for the History Park in its present configuration, the Historical Society reluctantly recommends that the footprint/scope of the park be reduced as follows:

a. 810-816 North Main Street: This parcel should be subdivided as follows:

i. In consideration of the GEHS principal payments to the Village of \$283,000 for the property to date, the Village should retain the west 50 feet of the property, including the three-bay garage, as part of the History Park in order to provide a public walkway between the Stacy's Tavern Museum property and the History Center. This "link" represents approximately $\frac{1}{4}$ of the total property.

ii. The GEHS would withdraw its interest in the remaining portion of the property that includes the buildings and most of the parking area. The VofGE would be free to either sell the property for commercial development to recoup a portion of its investment or hold on to the property until real estate values improve. The GEHS respectfully requests that any future commercial and/or mixed-use development of this property be architecturally and aesthetically complimentary to the History Park and historic Stacey's Corners area.

b. 820 North Main Street (the corner property):

i: The Historical Society feels that this parcel, in its entirety, is critical to both the History Park plan and to the Village's plan for an enhanced north gateway and, as such, should be preserved as a public space. In particular, we feel that a partnership between the GEHS and VofGE to landscape this parcel would accomplish certain objectives:

- 1) It would enhance/beautify the north gateway to the village.
- 2) It would preserve a key portion of the History Park footprint, as originally envisioned, and allow the GEHS to have a place to display outdoor museum artifacts relating to the town's history.
- 3) It would likely serve as a catalyst for further improvements to other commercial development in the Stacey's Corners area.

Because of the small size of the parcel and the significant change in topography between the corner property and the adjacent drycleaner property, this parcel does not lend itself to being subdivided or combined with the drycleaner property. To that end, we disagree with that option as noted by the Finance Commission.

To demonstrate our good faith as a partner in maintaining this parcel as open space, the GEHS has, through a consensus of its Board Members, agreed to the following:

i. Pay to the VofGE a lump sum payment of \$230,000 from its History Park reserves, representing one-half of the purchase price for the property. This offer is subject to attracting a private donor to fund the landscaping project for the corner parcel in the amount of approximately \$200,000. A potential donor has been identified, has shown considerable interest and is currently reviewing the details of the plan. Should the potential donor agree to fund the project, the GEHS would, in effect, be contributing about \$430,000 for land acquisition and development of the 820 N. Main property. Furthermore, this enhancement of the north gateway could be completed this year which could impact other development efforts at Stacey's Corners.

ii: The Society asks that the Vof GE absorb the remaining 50% of land acquisition cost and the remaining legal fees of approx, \$23,000-\$25,000, for this parcel. The Village has received a State of Illinois grant for \$100,000 for acquisition of this parcel to retain it as public land. The funds were applied to the majority of the legal fees. If the property were to be sold for commercial development, the Village will have to repay this \$100,000 to the State.

Also please note that converting this corner property to commercial use would have a decidedly negative impact on the Society's ability to obtain future grant funding and private donations for the remainder of the History Park. In the same fashion, **it would be contrary to the community's current expectation for the use of this property** and could have a decidedly negative impact on the public perception of the Village's role both with respect to the History Park and the north gateway.

c. 553 Geneva Road:

i: The Historical Society paid the Village \$300,000 to purchase this property for the History Park, after receiving a private donation for this purpose.

ii: The house on the property is currently untenable due primarily to deterioration of the foundation, the roof, and heating system. Cost estimates to render the property tenable are in the range of \$100,000. Furthermore, by standing empty, the home is an attractive nuisance and could be subject to acts of vandalism or other misuse that could become problems for surrounding properties. The Society recommends that the Village demolish the building and allow the property to remain as open space until such time as the Society is able to raise funds for development.

5. The GEHS requests that the interest rate on its recent payment of \$57,150 to the Village be recalculated based on the prevailing Illinois Funds rate, and that the difference be reallocated to reduce the principal owed on the 820 N. Main property.

6. Moving forward, the GEHS requests that a new leasehold agreement be drafted to clarify and simplify the relationship between the Village and the GEHS as it pertains to the maintenance and operations of the Glen Ellyn History Park. Consistent with its status as a community-wide cultural asset, the History Park should be considered a separate entity from the GEHS and be managed with representation from both the VofGE and the GEHS. Under such an agreement, the Historical Society will accept responsibility for the development of the Park and conducting its educational and cultural activities, with the Village being responsible for maintenance of the Park, including the buildings and grounds. This is identical to the arrangement that was instituted by the Village with respect to Stacy's Tavern Museum when that property was purchased by the Village in the late 1960s, at which time the Village encouraged the formation of the Glen Ellyn Historical Society to restore the building and operate it as a museum.

Respectfully submitted,

William B. Peterson, President,
Glen Ellyn Historical Society

GEHS Funds (Project Construction)

History Park Capital Budget Revised Plan 7-year cash flow projection: 2010 - 2016

Prepared: March 28, 2010
Updated: April 5, 2010

Assumption: GEHS pays History Park Development Costs Going Forward -- No Further Outlays for Land Acquisition

	2010	2011	2012	2013	2014	2015	2016	7-yr total
Capital Reserve Fund BOP balance	\$613,988	\$605,488	\$578,238	\$508,488	\$404,738	\$440,988	\$432,238	
Projected Income (estimated probability)								
Unrestricted gifts and grants (75%)	\$50,000	\$65,000	\$75,000	\$75,000	\$75,000	\$75,000	\$75,000	\$490,000
History Ctr Phase I Buildout (funded in 2009)	\$115,000							\$115,000
Donation for Landscaping Phase II (70%)	\$200,000							\$200,000
History Ctr Phases II & III donations (80%)	\$80,000	\$80,000	\$80,000					\$240,000
Grants & donations for Landscaping Phase III (60%)			\$75,000					\$325,000
Grants & donations for 1900 House restoration (80%)			\$150,000		\$100,000	\$75,000		\$100,000
Grants & donations for Pavilion Replica (50%)						\$100,000		\$750,000
Grants & donations for Stage Coach Barn (50%)							\$60,000	\$60,000
Donations for Phase IV Landscaping (50%)								\$2,355,000
Total projected Capital Fund Income	\$445,000	\$145,000	\$155,000	\$300,000	\$175,000	\$250,000	\$885,000	\$2,355,000
Adjusted for probability of receipt	\$356,500	\$112,750	\$120,250	\$221,250	\$136,250	\$166,250	\$461,250	\$1,574,500
Development projects (see notes)								
History Center Phase I Buildout (1)	\$115,000							\$115,000
Landscaping Phase II (2)	\$225,000							\$225,000
Demolition of Carey House (3)	\$10,000							\$10,000
History Center Phase II buildout (4)	\$15,000	\$95,000						\$110,000
Partial demolition of 810 N. Main (5)		\$25,000						\$25,000
History Center Phase III buildout (6)		\$20,000	\$190,000					\$210,000
Landscaping Phase III (7)				\$175,000				\$175,000
Restoration of 1900 House (8)				\$150,000	\$100,000	\$75,000		\$325,000
Mineral Springs Pavilion Replica (9)						\$100,000		\$100,000
Construction of Stage Coach Barn Facility (10)							\$750,000	\$750,000
Landscaping Phase IV (11)							\$60,000	\$60,000
Total projected capital expenditures	\$365,000	\$140,000	\$190,000	\$325,000	\$100,000	\$175,000	\$810,000	\$2,105,000
Projected Capital Reserve Fund EOP balance	\$605,488	\$578,238	\$508,488	\$404,738	\$440,988	\$432,238	\$83,488	

(This schedule prepared by GEHS)

History Park Capital Budget Revised Plan Footnotes

Updated April 5, 2010

- (1) History Center Phase I Build Out:** Converting the front 2000 s.f. to a Glen Ellyn Visitors' Center (400 s.f.) and a retail store (1600 s.f.) which will generate income for the Society's operating budget estimated at \$34,000 per year on estimated annual sales of \$125,000 by the third year. (Annual sales at \$78/s.f. should be a conservative estimate.) The Visitors' Center at this north gateway to the Village will provide maps and other information on shopping, dining and things to do in Glen Ellyn. This build out will be completed in May of this year and has been fully funded by two donors. Exterior building improvements (mural) are being funded in part by a \$5,000 grant from the EDC.
- (2) Landscaping Phase II:** Hardscaping and landscaping of the corner (former Rezmer) property to create lighted green space with gardens and seating, a plaza welcoming visitors to Glen Ellyn, a flag presentation area, and a walk through Glen Ellyn history via an outdoor museum of salvaged Glen Ellyn monuments and other outdoor memorabilia. A professionally developed plan has been drafted and formal proposals from 3 major landscape companies are in hand. A major potential donor has expressed interest in funding all or a major portion of the cost.
- (3) Demolition of Carey House:** With no tenants in place, and no prospect of renting it without substantial repairs (foundation, roof, furnace and others totaling an estimated \$100,000), this building will be demolished as soon as possible. The Society is prepared to fund this demolition from reserves.
- (4) History Center Phase II Build Out:** Interior remodeling of approximately 2500 s.f. to create space for the Glen Ellyn Center for Historical Research (housing the Society's archives and related services), a conference room, store room and fire sprinkler mechanicals. It is expected that existing ceiling, light fixtures and HVAC can remain. The projected cost is \$110,000 (\$44/s.f.). Two potential donors have been identified and will be asked to each pledge \$40,000 per year over a three-year period, yielding \$240,000 in total for Phases II and III of the History Center build out. (See Note 6.) Design and permit work on Phase II should commence during 2010, with work on Phase II completed in 2011. [Note: In 2009 and to date in 2010, the Society has received grants totaling \$13,500 toward the cost of sophisticated equipment and software for scanning past issues of newspapers and other over-sized documents, making them keyword searchable.]

(5) Partial demolition of 810 N. Main: Various referred to as the King Property, the Stone Haus and the 1900 House, this property currently consists of a home that was built about 1905 (now subdivided into three apartment units) and a more recent addition on the front that houses a nail shop and a chiropractor on the first level and two apartments on the second level. Two of the units in the older portion require extensive work to make them tenable. The upper roof over the older portion is in serious disrepair (a maintenance issue). It should be replaced with a period-appropriate roof if this portion of the building is to be restored to its original condition and used as a museum depicting periods of Glen Eilyn history beyond the pre-Civil War era represented by the Stacy's Tavern Museum. The commercial structure is esthetically unappealing and substantially out of code with respect to setback requirements. In general, the building is not able to attract or retain decent tenants. Additionally, DuPage County storm water ordinances require the creation of a significant storm water detention capability within the completed History Park. Topographic surveys indicate that the low point for the combined properties will be directly in front of the 1900 House after removal of the commercial structure. Phase I of this project will be the demolition of the commercial portion as soon as tenant leases allow it. The Society will fund this demolition either with donations or (as assumed in this projection) from its reserves. It is assumed that the Village will fund the roof repairs for the remaining historic structure. (Note: with the completion of this step, the Village and the Society will no longer be in the landlord business with respect to the History Park.)

(6) History Center Phase III Build Out: Interior remodeling of approximately 3500 s.f. to create a multi-purpose room which can be subdivided as needed for educational programming, temporary or traveling exhibits, community meeting space, cultural events and the like. In addition, this space will provide office space and storage for tables, chairs, AV equipment and the like. This area will require a more extensive build out, with the removal of the existing ceiling and lighting, provisions for a retractable wall, special AV equipment, custom storage for tables and chairs, etc. Estimated costs are \$60 per s.f. for a total of about \$210,000. Design work will commence in late 2011, with completion of Phase III in 2012. The combined cost for Phases II and III is estimated at \$320,000. It is hoped that the \$80,000 difference between this amount and the anticipated pledges of \$240,000 can be covered through additional appeals to major donors. To the extent there is a shortfall, it will be covered from reserves -- which is assumed in this financial projection.

(7) Landscaping Phase III: This will provide period-appropriate gardens and orchards on the south end of the Stacy's Tavern property extending into the west portion of the King property, interconnecting pathways, undergrounding of the utilities on the north edge of the King property, interim landscaping for the Carey property (see Note 10), and interim landscaping for the storm water detention area east of the 1900 House (see Note 9). Our projections assume that less than half of the costs involved can be funded from grants and donations, although we have identified a potential donor for the period gardens and orchards. In addition, the utility undergrounding may be eligible for grant money. In the absence of grants or project-specific donations, this work will be funded from reserves.

(8) Restoration of 1900 House: Although this building has been remodeled into apartment units, many of its original features (e.g. trim and molding in many rooms) remain intact. The front porch area can be restored using photos of a similar house from that era. The interior will be restored and modified as needed to create a museum to depict Glen Ellyn history from the Civil War to modern times. Much of this work will be done by Historical Society volunteers who are qualified to do period restoration work (as was the case with Stacy's Tavern). Because of this, it is anticipated that this restoration will be done over a period of three years, while out-of-pocket costs will be reduced. Currently, there is no funding in place for this work. However, this kind of restoration work typically qualifies for several types of grant funding. It also has greater than average appeal to major donors. Between these two factors we are anticipating that this project will be funded as the work is being done.

(9) Mineral Springs Pavilion Replica: This element is subject to a satisfactory design and feasibility study. In the absence of the property occupied by Five Corners Cleaners, this component could be moved to the space created by the demolition of the front portion of the building at 810 N. Main (the King property) and be designed to function as the storm water detention basin. Two questions are unanswered at this point: (a) Can the structure and surrounding area be designed to satisfy the applicable DuPage County storm water detention requirements, and (b) Can a reduced-scale replica of the original Five Mineral Springs Pavilion be designed to fit within the available space and look appropriate in that location. Because of these questions, and given the unique design of this structure, no definitive cost estimate is available at this time. However, the unique aspects of this element in the History Park may prove appealing to major donors.

(10) Construction of Stage Coach Barn Facility: The last major structure necessary to complete the History Park is this multi-purpose building first described in a proposal from the Historic Sites Commission to the Village Board on August 1, 1985 as a "...large barn [that] would serve as the activity center for the museum complex." The exterior of the structure will have the appearance of a stagecoach barn appropriate to the 1840s era. Inside it is envisioned as a modern building having three levels (with basement) that will provide space for educational activities (including hands-on classes in areas such as antique restoration and early crafts), meetings, rotating displays of artifacts and traveling exhibits. It also will provide public toilet facilities for the north end of the History Park complex. It will have a footprint of approximately 2,000 s.f. and be sited mostly on the Carey property just west of Stacy's Tavern Museum. The cost for this structure is estimated at \$125 per square foot for a total of \$750,000. Funding for this building is uncertain at this time, but it will benefit from the visibility of earlier phases of History Park construction and the easily demonstrated usefulness of the facility. Given the nature of the activities planned for this facility, a joint venture with the Glen Ellyn Park District will be explored.

(11) Landscaping Phase IV: The final piece is landscaping to link the Stage Coach Barn to Stacy's Tavern Museum and the rest of the complex with appropriate pathways, plantings, seating, lights and other amenities.

**History Park Projected Village Operating Costs
7 - Year Expenditure Projection
Based on GEHS History Park Development Plan - Updates April 5, 2010**

Village Funds

Prepared: May 4, 2010

Projected Village Operating Costs

	2010	2011	2012	2013	2014	2015	2016	7-yr total
Personnel (12)								
Salaries - PT	8,900	9,167	9,442	11,803	12,157	12,521	18,782	82,771
FICA	620	639	658	822	847	872	1,308	5,766
IMRF	200	206	212	265	273	281	422	1,860
Subtotal Personnel	9,720	10,012	10,312	12,890	13,277	13,675	20,512	90,397
Contractual Services								
Landscape Maintenance (13)	6,200	9,300	9,579	14,369	14,800	15,244	15,701	85,191
General Maintenance (14)	20,000	20,600	21,218	26,523	27,318	28,138	42,207	186,003
Snow Plowing (15)	3,000	3,090	3,183	3,278	3,377	3,478	3,582	22,987
Telecommunications (16)	700	735	772	1,100	1,155	1,213	1,500	7,175
Insurance (17)	n/a							
Utilities (18)								
History Center - Gas	3,067	3,128	3,191	3,255	3,320	3,386	3,454	22,801
History Center - Electric	4,260	4,345	5,214	5,319	5,425	5,533	5,644	35,740
History Center - Water/Garbage	350	361	371	382	394	406	418	2,682
810 N. Main - Gas	2,313	2,359	1,416	1,444	1,473	1,502	1,532	12,039
810 N. Main - Water/Garbage	3,000	3,090	300	309	318	328	338	7,683
Stacy's Museum - Gas	1,443	1,472	1,501	1,531	1,562	1,593	1,625	10,728
Stacy's Museum - Water	400	600	618	800	824	849	874	4,965
553 Geneva (Carey House) - Gas								150
553 Geneva (Carey House) - Electric								
553 Geneva (Carey House) - Water								
Subtotal - Utilities	14,983	15,355	12,611	13,040	13,316	13,597	13,885	96,787
Subtotal Contractual Services	44,883	49,080	47,363	58,309	59,965	61,669	76,875	398,144
Subtotal - Operating Costs	54,603	59,092	57,675	71,189	73,241	75,344	97,387	488,541

(This schedule prepared by Village staff)

**History Park Projected Village Operating Costs
7 - Year Expenditure Projection
Based on GEHS History Park Development Plan - Updates April 5, 2010**

Prepared: May 4, 2010

	2010	2011	2012	2013	2014	2015	2016	7-yr total
Capital Rehabilitation/Replacement (sinking fund) (19)								
History Center	12,000	12,000	12,000	12,000	12,000	12,000	12,000	84,000
Stacy's Museum	23,000	23,000	23,000	23,000	23,000	23,000	23,000	161,000
1900 House	-	-	-	-	-	16,000	16,000	32,000
Stage Coach Barn	-	-	-	-	-	-	35,000	35,000
Subtotal Capital Rehab/Replace Fund	35,000	35,000	35,000	35,000	35,000	51,000	86,000	312,000
Village Operating Stipend to GEHS	20,000	140,000						
Total Village Operating/Maintenance Contribution	109,603	114,092	112,675	126,199	128,241	146,344	203,387	940,541

Note: No additional revenues have been identified at present which would be needed to support the increase in Village operating costs over the life of this plan.

(This schedule prepared by Village staff)

Projected Village History Park Operating Costs As of April 30, 2010

- (12) **Personnel costs** reflect utilization of Village Facilities maintenance and custodial staff for general maintenance and cleaning of History Park facilities. Cost increases incorporated in 2013 and 2016 reflect additional facilities maintenance activities associated with new facilities coming on line.
- (13) **Landscape maintenance** costs incorporate regular mowing contract with landscape service as well as additional care which will be needed related to development of hardscapes and gardens at the 820 site (begin 2011) and gardens and orchards at south end of Stacy's Museum (2013).
- (14) **General Maintenance** – This account includes all general maintenance items and minor repairs and replacements to building and contents. General increases have been added in connection with new facilities scheduled to come on line in 2013 and 2016.
- (15) **Snow Plowing** – The Public Works Department provides for all snow and ice removal from History Park properties. This cost estimate provided by Public Works has not previously been reflected in the cost of services to support the History Park.
- (16) **Telecommunications** - Fire and burglar alarm lines for Stacy's Tavern and History Center. Additional lines projected for new buildings.
- (17) **Insurance** – Based on how the Village pools its insurance costs with other communities in the Municipal Insurance Cooperative Agency (MICA), the Villages share of total pool premium costs is not materially impacted by the addition of the History Center properties, therefore no costs are assigned here.
- (18) **Utilities** – Utility costs are adjusted based on the planned vacancy of rental units at the 810-816 properties, the demolition of the Carey House north of Stacy's Museum, the planned demolition of the commercial spaces to the east of the 1900's house and planned garden expansions.
- (19) **Capital Rehabilitation / Replacement Fund** - It is assumed that the GEHS will fund the development and construction of the History Park. Once completed, the Village will assume the ongoing maintenance of these facilities, including future major systems and capital replacements and rehabilitations.

Similar to our Facilities Maintenance Reserve Fund, it is recommended that additional level contributions be set aside on an annual basis which are intended to fund these major replacements so that they can be completed when needed. Funding contributions shown for the History Center and Stacy's Museum are based on a previous reserve study. Contributions listed for the 1900 House and Stage Coach Barn are based on 5% of the estimated construction cost assuming a 20 year life cycle of major building components and apparatus.

Glen Ellyn Historical Society Operating Income and Expense

7-year projection: 2010 - 2016

GEHS Funds
(Operations)

Updated: May 9, 2010

	2010	2011	2012	2013	2014	2015	2016	7-yr total
PROJECTED INCOME								
Archives / Acquisitions	200	206	212	219	225	232	239	1,532
Investment Income	15,000	15,450	15,914	16,391	16,883	17,389	17,911	114,937
Annual Giving Campaign	25,000	25,750	26,523	27,318	28,138	28,982	29,851	191,562
Village Operating Stipend	25,000	20,000	20,000	20,000	20,000	20,000	20,000	145,000
Historical Programs and Tours	4,000	4,120	4,244	4,371	4,502	4,637	4,776	30,650
Membership Dues	15,000	15,450	15,914	16,391	16,883	17,389	17,911	114,937
Plaquing	2,500	2,575	2,652	2,732	2,814	2,898	2,985	19,156
Rental Income	1,500	1,545	1,591	1,639	1,688	1,739	1,791	11,494
Special Events	71,000	70,000	71,000	100,000	88,000	97,000	142,000	639,000
Museum Donations	1,500	1,545	1,591	1,639	1,688	1,739	1,791	11,494
Museum Store Revenue	105,800	146,300	176,200	181,486	186,931	192,538	198,315	1,187,570
TOTAL INCOME	\$266,500	\$302,941	\$335,840	\$372,185	\$367,751	\$384,544	\$437,570	\$2,467,331
EXPENSE								
Archive / Acquisitions Expense	3,500	3,605	3,713	3,825	3,939	4,057	4,179	26,819
Audit (FY2007-08)	4,000	4,120	4,244	4,371	4,502	4,637	4,776	30,650
Board / Volunteer Expense	2,000	2,060	2,122	2,185	2,251	2,319	2,388	15,325
Investment Management Fees	2,000	2,060	2,122	2,185	2,251	2,319	2,388	15,325
Dues, Subscriptions, Meetings	2,000	2,060	2,122	2,185	2,251	2,319	2,388	15,325
Insurance	4,500	4,635	4,774	4,917	5,065	5,217	5,373	34,481
Museum Store Expenses								
Merchandise - cost of goods sold	49,000	65,000	78,000	81,669	84,119	86,642	89,242	533,671
Overhead	39,843	40,987	43,100	44,393	45,725	47,097	48,509	309,654
Repay msde line of credit	12,500	12,500	12,500	12,500				50,000
Printing, Supplies, Equipment	7,757	8,734	7,379	8,398	8,745	8,885	9,362	59,260
Historical Program Expense	3,000	3,090	3,183	3,278	3,377	3,478	3,582	22,987
Special Event Expense	28,400	28,000	28,400	40,000	35,200	38,800	56,800	255,600
Payroll Expense (non-Store)	105,000	123,000	141,000	159,000	166,950	175,297	205,000	1,075,247
Telephone / Internet	3,000	3,090	3,183	3,278	3,377	3,478	3,582	22,987
TOTAL EXPENSE	\$266,500	\$302,941	\$335,841	\$372,185	\$367,751	\$384,543	\$437,570	\$2,467,331
NET INCOME	\$0							

(This schedule prepared by GEHS)

Notes:

Operating Income and Expense Excludes History Park Capital Project Revenue and Expense

2011 Payroll: PT Archivist / Curator for Phase II of History Center

2012 Payroll: PT Education Coordinator for Phase II of History Center

2013 Payroll: PT Volunteer Coordinator

2016 Payroll: FT Facility Coordinator for Stagecoach Barn

(This schedule prepared by GEHS)

Chairman Parker remarked that he was impressed with how the Village's revenue is holding up compared to other communities. Director Batek noted that the Village's sales tax is stable, most likely due to a large grocery component within the Villages retail base.

V. Continued Discussion on Financial Profile/Scorecard Project

Commissioner Skirvin reviewed data compiled from comparative communities' CAFRs. He noted that in almost every comparison, Glen Ellyn is in the middle of the range. He also noted that the Village's debt is comparatively low.

Chairman Parker presented data on property taxes among the comparative communities. Glen Ellyn is on the high end for total property taxes, but on the lower end for property taxes paid to the municipalities.

VI. Presentation from Glen Ellyn Historical Society

Dan Anderson, from the Glen Ellyn Historical Society, gave a background presentation of the Historical Society and its relationship with the Village. He then presented the financial difficulties the Historical Society is encountering in repaying existing debt to the Village for the purchase of History Park property, including increased acquisition costs, lower than expected rental revenues, and a significant drop in donations since 9/11 and the current economic downturn. Mr. Anderson also noted the difficulty in fundraising to pay off existing debt versus fundraising for current operations and new projects. He explained that the Historical Society is proposing the Village forgive the existing debt and allow the Society to focus its fundraising on program operations and the development of the History Park.

Chairman Parker asked why the Village owns the History Park land. Executive Director Langford responded that it is common for the municipality to own the land and maintain it while the organization runs programs.

Commissioner McCloskey asked if the Park District is involved. Executive Director Langford replied that it is not.

Commissioner Geiselhart asked if the Village approached the Historical Society about purchasing the properties. Executive Director Langford responded that the property was listed in the Village's Comprehensive Plan for the History Park.

Commissioner Skirvin asked where the debt payments from the Historical Society go. Director Batek replied that they go into the Corporate Reserve Fund.

Commissioner McCloskey asked how much the Village is currently spending to maintain the properties. Director Batek responded that some costs are in the Special Programs Fund, while others have come from the Facilities Maintenance Reserve Fund.

Chairman Parker asked Director Batek for information about how forgiving the loan would affect cash flow.

Commissioner McCloskey inquired as to how the Historical Society would use the funds freed up if the Village forgave the loans. Executive Director Langford responded that they would focus on development of the History Park. Commissioner McCloskey suggested that it may be difficult for residents to see Village services being cut and then see History Park developments progressing as a result of the Village forgiving the loan.

After some additional discussion, Chairman Parker suggested that the Commission table the decision on a recommendation to the Village Board until the next meeting.

VII. Overview of Village's Special Programs Fund

Director Batek presented a brief overview of the Special Programs Fund. The fund is used to support both internal and external services and projects that have not traditionally been considered "core" governmental services that would fall into the Village's General Fund. Director Batek referred Commissioners to copies of the Special Programs Fund budget that he included in this month's packet.

Chairman Parker informed the Commissioners that he would be providing additional information on what the Commission's role will be in reviewing the Special Programs Fund.

VIII. Other Business

Next Meeting – January 8, 2010

IX. Adjourn

Commissioner Geiselhart moved, seconded by Commissioner Skirvin to adjourn the meeting at 9:10 AM. The motion carried unanimously.

**Respectfully submitted by:
Larry Noller, Assistant Finance Director**

**Reviewed by:
Jon Batek, Finance Director**

MINUTES

COMMISSION: Finance **DATE:** 1/08/10

MEETING: Regular **CALLED TO ORDER:** 7:05 AM

QUORUM: Yes **ADJOURNED:** 9:05 AM

PRESENT: Chairman Parker, Commissioners Faber, Geiselhart, McCloskey, Moody, Nuehring, Skirvin

ABSENT: None

OTHERS: Trustee Liaison Cooper, Village President Pfefferman, Village Manager Jones, Assistant Finance Director Noller, Dan Anderson, Jan Langford, Bill Peterson

I. Call to Order and Roll Call

The Regular Meeting of the Glen Ellyn Finance Commission was called to order at 7:05 AM in Room 301 of the Civic Center at 535 Duane Street.

II. Public Comment

None

III. Approval of Minutes from Regular Meeting

Commissioner McCloskey motioned and Commissioner Moody seconded that the minutes from the December 11, 2009 Regular Meeting be approved. Motion carried unanimously.

IV. Monthly Report on Finance Department Activities

Assistant Finance Director Noller reported that the department was in the process of compiling the monthly reports for December and the commissioners would be emailed copies.

V. Continued Discussion on Financial Profile/Scorecard Project

Commissioner Skirvin reported on revenue and expense data collected from the comparable communities. He distributed two handouts including charts and graphs analyzing the data.

VI. Glen Ellyn Historical Society Discussion

Chairman Parker informed the Commission that he was currently in a business relationship with a person involved with the Historical Society. He has consulted with Village leadership and the Village Attorney and determined there is no conflict of interest that would prohibit him from inclusion in the discussion or voting on the issue of Historical Society debt forgiveness.

Dan Anderson presented a memo to the Commission outlining three possible alternatives suggested by the Historical Society; full debt forgiveness, debt reduction to offset lost rental income and potential sale of the 810-816 property.

Chairman Parker asked the Historical Society representatives which scenario they preferred. Dan Anderson responded that full debt forgiveness was most desired, however, debt reduction to offset lost rental income might be better received by others outside the Historical Society.

Chairman Parker remarked that the Village's comprehensive plan included commercial uses along with the History Park at the Five Corners location, in line with scenario three offered by the Historical Society.

Commissioner Faber did not favor full debt forgiveness, but did support some sort of compromise, could possibly support scenario two offered by the Historical Society.

Commissioner Skirvin stated he supported a middle of the road option.

Commissioner McCloskey believed the Village Board needs to decide what level of commitment it has for the History Park. She favored a compromise, not full debt forgiveness.

Commissioner Moody stated that the Commission's job is to look at the financial aspect and that debt forgiveness is not the best financial option for the Village.

Commissioner Geiselhart believed that many details of this issue are beyond the scope of the Finance Commission, however, he favored a middle ground compromise.

Commissioner Nuehring's opinion was that there were not enough facts yet to make a final decision. The Village needs to assess the condition of the rental units for future income. The Village Board needs to provide direction on what level of support it has for the History Park. Then the Commission can more accurately assess what level of financing is required by both the Village and the Historical Society.

Chairman Parker stated that he was not in favor of full debt forgiveness. He could possibly support scenario three offered by the Historical Society, but the Village would probably not be able to recover the costs if it sells the property.

Commissioner Skirvin suggested the issue might need to go back to the Village Board for clarification as the Finance Commission should focus on the financial aspects. There are many possible solutions between full debt forgiveness and full repayment.

President Pfefferman suggested that the Commission come up with three to five alternatives and analyze the financial impact of each.

Village Manager Jones listed some additional options including; freezing payment for a period of time, forgiving interest or lowering interest rate, partial forgiveness and/or lengthening the payback period.

Commissioner McCloskey stated that the Commission also needed to examine the ongoing costs of any alternative.

Commissioner Skirvin suggested the Commission needs to come up with a template for each alternative that the Village and the Historical Society can fill in with the costs associated with proceeding with each alternative.

Chairman Parker indicated that the Commission would continue the discussion at the next regular meeting.

VII. Other Business

Next Meeting – February 12, 2010

VIII. Adjourn

Commissioner Faber motioned and Commissioner McCloskey seconded to adjourn the meeting at 9:05 AM. The motion carried unanimously.

Respectfully submitted by:
Larry Noller, Assistant Finance Director

Reviewed by:
Larry Noller, Assistant Finance Director

leave three Police Officer positions vacant. There will also likely be recommended rate increases for water service due to costs increases from the City of Chicago and the DuPage Water Commission.

V. Continued Discussion on Financial Profile/Scorecard Project

Chairman Parker presented the current draft of the Commission's Financial Profile project. Chairman Parker will meet further with the Village management team prior to finalizing the presentation. Some of the initial conclusions that Chairman Parker highlighted were; the significant cost savings due to the Village having a Volunteer Fire Company, both the Police and Administrative functions of the Village appear to be run efficiently, and the Village sales tax revenue seems low compared to other communities.

Commissioners discussed the importance of maintaining a Volunteer Fire Company due to the large cost savings. It was noted by Trustee Cooper that the Fire Company service was very high quality, as evidenced by the recent ISO rating increase. Chairman Parker recommended including the ISO ratings in the final presentation.

VI. Continued Discussion of Glen Ellyn Historical Society Request

Chairman Parker handed out a list of discussion objectives to help guide the Commission in their decision.

Commissioner McCloskey presented an analysis of the three scenarios previously presented by the Historical Society, focusing on debt service.

Chairman Parker asked Dan Anderson if the debt was fully forgiven, when the History Park would be completed. Mr. Anderson responded that there is still some discussion needed by the Historical Society Board to determine the final plan. Bill Peterson added that it is likely that development will proceed on a piecemeal basis as donor funds become available. The Society would focus on the corner and the 800 N Main buildings initially. Jan Langford noted that the Society would be unable to proceed with any significant development until the debt is paid off, which could take 15 years.

Chairman Parker explained that he does not want to see the Village and the Historical Society in the same position ten years from now due to a lack of a formal plan and sufficient funding. He would like to see development of the area sooner rather than later.

Mr. Anderson commented that selling the King property would greatly accelerate development of the History Park.

Trustee Cooper noted that as a Village Board member, he would find it very important to have a well defined plan from the Historical Society prior to any decision.

Chairman Parker favored removing the Village from the History Park project to avoid further uncertainty in the relationship.

Mr. Anderson explained that the goal of the Society is to build up an endowment fund which would be large enough to support ongoing operations.

Ms. Langford emphasized that the Historical Society does not want to own and maintain the properties as that is not the focus of its mission.

Commissioner McCloskey pointed out that the plan should be based on the abilities of both the Historical Society and the Village to maintain the Park long-term. The current debt can be restructured to accommodate both partners.

President Pfefferman asked if the Historical Society would be able to make the debt payment due this fiscal year. Ms. Langford responded that the Society could do so if the interest payment were reduced. Director Batek explained that Village Board action would be needed to reduce the interest payment as the interest rate is set within a current agreement between the Village and the Historical Society. President Pfefferman asked to have the interest reduction put on an upcoming Board meeting agenda so the Historical Society can make a payment this fiscal year.

Manager Jones asked if the Historical Society would be willing to commit to a set level of capital funding in the event some forgiveness of the current debt is approved. Ms. Langford indicated that would be the intent of the Society.

After some discussion of the time required for the Historical Society to develop a formal plan, Chairman Parker asked the Historical Society to present a well defined plan at the Commission's April 2010 regular meeting.

VII. Initial Discussion of Special Programs Fund

Chairman Parker explained that he will schedule a special meeting later this month to provide more time to discuss the Special Programs Fund.

VIII. Other Business

None

IX. Adjourn

Commissioner Nuehring motioned and Commissioner Geiselhart seconded to adjourn the meeting at 8:45 AM. The motion carried unanimously.

Respectfully submitted by:
Larry Noller, Assistant Finance Director

Reviewed by:
Jon Batek, Finance Director

The Commission inquired as to how important the new store was to the History Park plan. The Historical Society expects that the revenue from the store will be put towards the Society's operations, not development.

Commissioners noted that the plan did not include the operations and maintenance costs for the History Park. Commissioners agreed that there were four financial components to the plan; land acquisition, development, operations, and maintenance. Commissioners explained that the History Park plan was missing the operations and maintenance components. Director Batek and other Village staff will be investigating the potential costs to the Village to maintain the History Park.

The Commission asked if the current plan was a best case scenario and how confident the Society was in their ability to meet the fundraising goals listed in the current plan. The Historical Society's representatives noted that the current History Park development plan assumes the Village will release the Society from the agreement to repay the costs of the land acquisition for the History Park and allow the Society to focus its fundraising resources on the development of the park itself rather than debt. The Society believed the plan's financial estimates are realistic.

The Commission requested that the Historical Society put together an ongoing operating cost estimate for the History Park based on the current development plan prior to the Commission making a decision.

V. Finalize Discussion of Special Programs Fund and Recommendations

The Commission reviewed the suggested options for the Special Programs Fund that Chairman Parker had distributed earlier. After a brief discussion, the Commission came to consensus on the following recommendation for the Special Programs Fund:

1. Fold the Special Programs Fund into the General Fund.
2. Advertise the potential availability of funding and the process for submitting applications via Village communication mechanisms such as newsletter, website, e-mail, cable television.
3. At an appropriate time during the annual budget process, the Village Board shall determine a total level of funding (from the General Fund) that will be made available to community groups and shall provide that number to Village management.
4. The Village Board shall also provide management with a set of guidelines as to what types of 3rd party organizations/initiatives should be considered for

funding...and/or what types of organizations should not be considered for funding.

5. Village management shall review all requests for funding and make a recommendation to the Village Board for funding allocations (which shall total no more than the amount determined in item 3 above) to specific community groups as part of the regular budget review/approval process.

Commissioners agreed to add to the above recommendation that the Village Board should give direction to management as to what type of organizations/programs they would like to support prior to management reviewing each year's submitted requests.

Commissioner Skirvin motioned and Commissioner Geiselhart seconded that the Commission make the aforementioned recommendation to the Village Board. Upon a voice vote the motion carried unanimously.

VI. Other Business

None

VII. Adjourn

Commissioner McCloskey moved, seconded by Commissioner Moody to adjourn the meeting at 8:35 AM. The motion carried unanimously.

Respectfully submitted by:
Larry Noller, Assistant Finance Director

Reviewed by:
Jon Batek, Finance Director

in the Village's Comprehensive Plan (while the GEHS prefers to retain this property for their use, it is our belief that making this property available for commercial/other development is necessary in order to maximize the value of the parcel at 810 North Main Street). This will allow the Village to:

- i. Recover some or all of the funds used to acquire the property;
 - ii. Return the parcel to the property tax rolls; and,
 - iii. Possibly/hopefully generate an on-going stream of sales taxes from the property.
- c. The Village should partner with the owners of the parcel at 818 North Main Street to develop a new strip of commercial property along this section of Main Street.
- i. The owners of 818 North Main Street would secure a new, attractive, efficient space for their business.
 - ii. The Village would maximize the value of 810 North Main Street and 820 North Main Street.
 - iii. Additional visitors/traffic would be generated for the GEHS retail store and history center at 800 North Main Street.
7. A new agreement should be drafted to clarify and simplify the financial relationship between the Village and the GEHS.
- a. The Village should retain title to all properties that are part of the future history park.
 - b. The Village should determine an annual amount of support (increasing each year by the change in the CPI) it is willing to contribute toward maintenance/operation of the history park properties.
 - c. The GEHS will be responsible for developing and maintaining the properties based on the Village's annual contribution plus contributions from donors.

Chairman Parker asked the representatives of the Historical Society what the effect would be if the current debt was left in place for a longer period of time. Dan Anderson explained that he believed the Society will be better able to support a smaller History Park. Jan Langford commented that the Society does not wish to prolong the debt for future boards to deal with.

going maintenance costs) should remain intact. We do not support the use of public money for land acquisition or development costs for a history park.

2. The GEHS does not have the ability to raise private donations to satisfy all financial obligations under existing agreements in a reasonable amount of time.
3. Forcing the GEHS to honor its financial commitments to the Village will effectively cause the GEHS to fold. This is not a desirable outcome.
4. The Village shares responsibility for the current situation due to a lack of review/scrutiny of (a) prices paid for parcels of land and (b) the GEHS's ability to raise donations to pay for the land and development of the park. Should the Village be unable to recoup all monies advanced for acquisition of land, the Village should absorb the shortfall.
5. The footprint/scope of the history park should be re-sized to meet the GEHS's fundraising to date and its ability to raise money in the near term.
6. Parcels of land originally purchased with the intent of including them in the history park should be redeployed/re-sold to recover some or all of the shortfall in GEHS's original fundraising plan.
 - a. The existing parcel at 810 North Main Street should be subdivided and managed as follows:
 - i. A parcel that includes the west 50' of the property should be set aside for GEHS use and to provide a connection between the GEHS properties (Stacy's Tavern and 800 North Main Street).
 - ii. A parcel that includes the remainder of the property should be sold or contributed to a new commercial/other development as contemplated in the Village's Comprehensive Plan. This will allow the Village to:
 1. Recover some or all of the funds used to acquire the property;
 2. Return the parcel to the property tax rolls; and,
 3. Possibly/hopefully generate an on-going stream of sales taxes from the property.
 - b. The existing parcel at 820 North Main Street should be sold or contributed to a new commercial or other development as contemplated

Commissioners agreed that leaving a portion of the 810 N Main property was necessary to allow access between the History Center and Stacy's Tavern. There was also general agreement that the Society's payments to the Village to date were sufficient to cover the cost of that portion of the property.

Commissioners discussed the potential commercial development of the 810 and 820 N Main properties if the proposed recommendation was moved forward. Commissioners were in agreement that the 810 N Main property should be removed from the History Park and options explored for development that would recoup as much of the Village costs as possible. After further discussion, the Commission agreed that the Village should keep the option open to also offer 820 N Main for development as well unless the Society is able to cover the costs of acquisition.

The Society indicated that they were still interested in keeping the 820 N Main property as part of the History Park if the Village would be willing to split the cost. They noted that there is an opportunity to receive donated funds to landscape the property.

Manager Jones offered that an additional option would be to keep a small portion of the 820 N Main property for the History Park/northern gateway landscaping while offering the larger portion for development.

Commissioners concurred that a new agreement was needed between the Historical Society and the Village. The agreement should be modeled after a lease and clearly document each party's responsibilities. The Commissioners also noted that the Village will need to provide adequate funding for maintenance and replacement of the History Park properties.

Commissioners were in general consensus with the recommended proposal as modified based on the current discussions. Chairman Parker offered to redraft the proposed recommendation and send out to Commissioners for review prior to forwarding to the Village Board.

V. Future Agenda Items

Chairman Parker announced that the next item for the Finance Commission to work on would be a long range financial plan. Chairman Parker recommended canceling the June meeting to give Village management time to finish their review of the scorecard project and to gather initial information for the long range financial plan.

Commissioners concurred with cancelling the June regular meeting.

VI. Other Business

None

VII. Adjourn

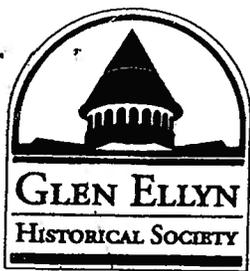
Commissioner Skirvin moved, seconded by Commissioner Nuehring to adjourn the meeting at 8:35 AM. The motion carried unanimously.

Respectfully submitted by:

Larry Noller, Assistant Finance Director

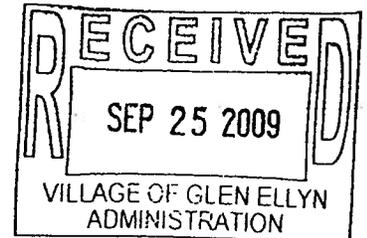
Reviewed by:

Steve Jones, Village Manager



September 22, 2009

Honorable President and Members of the Board of Trustees
 Village of Glen Ellyn
 535 Duane Street
 Glen Ellyn, IL. 60137



Dear President Pfefferman and Trustees:

As you are aware, the Glen Ellyn Historical Society has been working in partnership with the Village to create a community History Park and Cultural Center at historic Stacy's Corners. The property is owned by the Village and operated by the Glen Ellyn Historical Society. Since 2002, the Historical Society has paid annual installments to the Village to reimburse acquisition costs of the properties, with \$1,876,135 paid to the Village to date. A principal balance of \$1,403,318 plus interest remains, to be paid over the next 15 years. On behalf of the Board of Directors of the Glen Ellyn Historical Society, we respectfully request that the Village consider forgiveness of the remaining Historical Society debt.

The Glen Ellyn Historical Society was established in 1969 at the behest of the Village Board to restore the Stacy's Tavern building purchased by the Village in 1967, and to manage it as a museum for the benefit of the community. In 2002, the Village adopted a Comprehensive Plan which states that "*Five Corners should be revitalized as a...showcase for local history, and an attractive gateway to the community*". It further states that "*the intersection should be improved as a local Historical Center at Stacy's Tavern and other historic buildings*" (pg. 3-36). The Society has raised almost \$3 million in private donations and grant funds to pay the Village, begin development of the History Park, and establish an endowment fund for park operations.

However, as the deepest recession since the Great Depression saps resources of potential donors, raising funds to complete the History Park has become extremely difficult. In the past year, DuPage County Historical Museum, Wheaton History Center, DuPage Children's Museum, Itasca Historical Museum, Tanner Museum in Aurora, as well as museums throughout the nation have closed, reduced staff and services, sold off collections, or implemented other drastic measures.

Grant funds have dwindled, investment income is down, and private donations have declined. Interest income from our endowment fund held at the DuPage Community Foundation helped fund Society operations in past years. However, recent market losses generated a negative balance in the fund and no interest income this year. Historical Society staff hours have been reduced, salaries frozen, fees increased, and alternate revenue sources, including a new retail venture, have been sought to help fund Society operations.

By far the greatest challenge the Society faces is the annual payment of principal and interest to the Village for the History Park properties. The relationship between the Society and Village, where a non-profit pays the municipality for property that remains in municipal ownership in perpetuity, is unprecedented among museums throughout DuPage and Kane Counties.

Rental property maintenance has been costly and problematic for both the Village and Society. Rental income the Village receives from the properties helps offset the debt. However, with the deterioration of the properties and three units currently untenable, rental income has declined, placing greater financial burden on the Society. Under the present agreement, the Historical Society will need to focus all resources and fundraising efforts from now through 2023 toward debt repayment to the Village, instead of development of the History Park and fulfillment of our mission to collect, preserve, research, educate and present the history of Glen Ellyn. The Society must also raise an additional \$2 million to complete History Park development.

Debt forgiveness would require no new expenditures on the part of the Village, as the funds have already been expensed from the Corporate Reserve. We ask that the Village continue to hold title and maintain the properties for their intended public purpose, and that the Historical Society continue to operate the museum and History Center for the citizens of Glen Ellyn.

Through purchase and development of Spicely and Volunteer Parks, and many other acquisition and development projects, the Village has established a precedent to acquire land for the public good. The Glen Ellyn History Park, when completed, will provide first-hand experiences in a broad cross-section of local and period history, expand archive and research facilities, add exhibit space and interactive displays, provide proper storage for artifacts and collections, improve walkways, parking, and traffic patterns at Stacy's Corners, and beautify the north gateway to Glen Ellyn. Visitors will generate an economic boost to the area. We hope you will consider this project a viable use of public funds, forgive the balance of the debt, and enable the Society to move forward with the development of the Glen Ellyn History Park.

We thank you in advance for your time spent in consideration of this request, and we welcome an opportunity to discuss it at your convenience. Additional documents regarding the History Park master plan, finances, rental property status report, and a debt forgiveness summary are attached.

Very truly yours,



William B. Peterson, President

Enclosures

Village of Glen Ellyn and Glen Ellyn Historical Society Partnership

Debt Forgiveness Rationale

- Forgiveness of the debt would expedite the build-out of the History Park, fulfilling guidelines of the 2002 Village Comprehensive Plan.
- Build-out of the History Park in general, and the new Visitors Center in particular, would support the Village's plan for revitalizing the CBD by enhancing the north gateway to the Village, and provide a catalyst for development on the east side of Main Street and other areas of Five Corners.
- Forgiveness of the Debt would require no new Village expenditures, as these parcels have already been purchased with Corporate Reserve funds.
- Forgiveness of the debt would allow donors to see tangible results from their contributions rather than debt retirement.
- Forgiveness of the debt would allow both the Village and Society to get out of the landlord business and focus on their core missions to provide service to the community.
- Forgiveness of the debt would relieve the Village of substantial costs of renovating and maintaining these rental properties for tenancy. Renovation costs for the 553 Geneva Road house are estimated at over \$100,000, compared to demolition costs estimated at less than \$10,000.
- Forgiveness of the Debt would accelerate restoration of the 1900 House as existing tenant leases expire, rather than waiting 15 more years.
- Forgiveness of the Debt would reduce Village staff time currently devoted to collecting rents and maintaining the properties to tenancy standards.
- Forgiveness of the Debt would enable the Society to begin landscaping the corner property, improving and beautifying the northern gateway to Glen Ellyn, and augmenting and enhancing the Village's investment in the Five Corners streetscape improvement.
- Forgiveness of the Debt would allow the properties to be used to benefit the Glen Ellyn community, rather than as rental properties solely to repay debt.
- Without debt forgiveness, the ability of the GEHS to meet projected debt obligations is questionable. All Society reserves and endowment funds would be at risk, threatening not only the development of the History Park, but also the ability of the Society to manage Stacy's Tavern Museum and to function as an important cultural institution in the Village of Glen Ellyn.

September 22, 2009

Glen Ellyn History Park Property Status Report

Since 1834 Glen Ellyn has been home to generations of people who have shared an appreciation for Glen Ellyn's beautiful setting and strong sense of community. The vision for the Glen Ellyn History Park is to preserve and celebrate this heritage at a multi-purpose educational and recreational park at historic Stacy's Corners on the north side of Glen Ellyn. The Historical Society, in partnership with the Village of Glen Ellyn, has worked to acquire and develop the History Park properties as part of the Village 2002 Comprehensive plan.

When completed, the park will provide first-hand experiences in a broad cross-section of local and period history, expand archive and research facilities, add exhibit space and interactive displays, provide proper storage for artifacts and collections, improve walkways, parking, and traffic patterns at Stacy's Corners, and beautify the north entrance to Glen Ellyn. Visitors will generate an economic boost to the area.

Stacy's Tavern Museum

In 1967, the Village purchased the Stacy's Tavern building, a five-unit apartment building, from Dr. Grace Clunis. The Glen Ellyn Historical Society was established by the Village of Glen Ellyn in 1969 to supervise and fund restoration of the building, purchase period furnishings, and operate the building as a history museum. The museum opened to the public on July 4th, 1976 as part of the Village's celebration of the national bicentennial. Over 4,000 people visit Stacy's Tavern each year, with over 1,700 children served in Educational Outreach programs in local schools. A variety of special events and activities are held year-round at the museum campus.

Glen Ellyn Center for Historical Research

In 2002, the Village negotiated purchase of the building at 800 North Main Street on behalf of the Historical Society for use as a History Center with offices, storage, meeting and work space, and an expanded archives area. The purchase price of \$1,050,000, plus interest, was reimbursed by the GEHS to the Village in annual installments, with final payment in November of 2007. Until 2008, the Village received income from building tenant, Century 21 Real Estate, to offset the charges to the Historical Society. In 2009, The Society received a private donation of \$100,000 to develop the former C-21 space into a retail store, which is scheduled to open in November, 2009.

1900 House

In 2006, the Village purchased the building at 810-816 North Main Street for the History Park. The purchase price of \$1,200,000, plus interest, is to be reimbursed by the GEHS in annual installments. The Village receives rental income from the property which offsets the charges to the Historical Society. The three-bay garage on the property is used for storage. The parcel provides an important link between the Stacy's Tavern Museum property and the History Center.

Glen Ellyn History Park Property Status Report

page 2

553 Geneva Road

In 2006, the Historical Society received a donation of \$300,000, which was paid to the Village to purchase the property at 553 Geneva Road for the History Park. From 2006-2008, the Village received rental income from the property which offset the Historical Society debt. The garage on the property was deemed a liability and was demolished by the Village in 2008. In 2009, with the departure of the tenant, the house was inspected by Village and Historical Society representatives and found to be untenable. Problems include structural integrity, asbestos, basement leakage, roof replacement, flooring replacement, and replacement of the heating system. Repair and renovation costs are estimated at \$100,000. As the master plan for the History Park includes use of the property for other purposes, the Historical Society recommends that the Village demolish the property.

Corner Property

In 2002, the Village included development of the History Park, including acquisition of the corner property, in its Comprehensive Plan. In 2008, the Village acquired the property located at 820 North Main Street after eminent domain proceedings and subsequent appeal by the property owner. A portion (\$100,000) of the legal fees for the Village attorney was paid with state grant funds earmarked for the property purchase in 2002. The balance of the legal fees, property purchase cost, building demolition, grading and turf reestablishment costs were paid by the Historical Society. In 2008, the Society received a \$20,000 grant to create a landscape plan, and install plant material and a brick pathway. Other state grant funds and private donations are being sought to complete the project.

Five Corners Cleaners Property

The Historical Society recognizes that this three-generation business is a fixture in the community. While the plan for the History Park includes acquisition of all the land along Main Street between Geneva Road and Elm Street, Society representatives have opened dialogue with the business owners. The Society does not, at this time, have the funds to purchase the property, or to facilitate moving the business to an alternate location.

Revised: August, 2009

Financial Relationship Between the Historical Society and the Village of Glen Ellyn

Updated as of 7/30/09

Payments to date from the Historical Society to the Village of Glen Ellyn

800 N. Main (History Center)	\$1,193,500
Carey property	\$300,000
810 - 816 N. Main (King property)	\$282,635 plus interest
State grant toward Rezmer purchase	<u>\$100,000</u>
Total paid to Village to date:	\$1,876,135

Balance due on Historical Society payments to Village (existing commitments)

	<u>Principal</u>	<u>Interest</u>	<u>Total</u>
810 - 816 N. Main (King property), 15 yrs @ variable%	\$917,265	\$263,781	\$1,181,046
Rezmer property, cost + legal expenses, 12 yrs @ variable % ... net of \$100,000 state grant (see p. 6)	\$486,053	\$101,208	<u>\$587,261</u>
Total due on existing commitments	\$1,403,318	\$364,989	\$1,768,307

Estimated cost to build the History Park as currently envisioned

Restoration, construction, landscaping and artifact acquisition (rough estimate)	\$2,000,000
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Financial resources available and projected

	<u>On hand</u>	<u>Annually</u>	<u>12-yr projection</u>
GEHS reserves on hand (net of Endowment Fund)	\$500,100		\$500,100
Projected income from properties		\$55,560	\$666,720
Projected fund raising & grants		\$75,000	\$900,000
Total resources available over 12 years			\$2,066,820

Recap

GEHS investment to date		<u>\$1,876,135</u>
Balance due on existing debt (with interest)	\$1,768,307	
Estimated amount needed to complete the History Park	\$2,000,000	\$3,768,307
GEHS Reserves for development	\$500,100	
GEHS projected rental income	\$666,720	
GEHS projected contributions & grants	\$900,000	<u>\$2,066,820</u>
Net shortfall:		\$1,701,487

Problems

1. Requires **12 years** before History Park development can begin at 810-812 Main & Carey properties
2. Assumes an uncertain income stream (rental and store income)
3. Assumes an uncertain donation stream, especially when donors are reluctant to "just pay the Village"
4. Entirely depletes GEHS reserves and still leaves a **\$1,700,000 shortfall**.

Overview of Society's projected revenues, costs and reserves

As of 6/1/09

	<u>Principal</u>	<u>Interest</u>	<u>Total</u>
GEHS payments to Village to date	\$1,876,135		\$1,876,135
Balance due on existing debt	\$1,403,318	\$364,989	\$1,768,307
Est. cost to build the History Park	\$2,000,000		\$2,000,000
Total projected investment by GEHS			\$5,644,442
GEHS payments to Village to date			\$1,876,135
GEHS reserves on hand (net of Endowment Fund)			\$500,100
Projected capital campaign income (12 yrs)			\$666,720
Projected fund raising & grants (12 yrs)			\$900,000
Total paid to date + projected revenue			\$3,942,955
Net shortfall			\$1,701,487

GEHS projected Capital Campaign income 2009 thru 2021

As of 6/1/09

Property	Monthly	Annual Income
800 N. Main (Century 21)	\$0	\$0
553 Geneva (Carey house)	\$0	\$0
810 N. Main (Chiropractor)	\$906	\$10,872
816 N. Main (Nail Salon)	\$1,500	\$18,000
814 N. Main - E1	\$709	\$8,508
814 N. Main - E2	\$0	\$0
814 N. Main - W1	\$625	\$7,500
814 N. Main - W2	\$890	\$10,680
814 N. Main - W3	\$0	\$0
TOTAL	\$4,630	\$55,560

Net annual income from properties **\$55,560**
 Projected income over 12 years **\$666,720**

GEHS Capital Campaign Contributions To Date and Projected 5 years

Prepared 1/11/09

Year	Number/ Cash contributns	Number/ Pledges Paid	Grants	Total	Number/ New pledges made
2000	0	0	1	1	0
	\$0	\$0	\$100,000	\$100,000	\$0
2001	43	22	0	65	25
	\$1,030,825	\$40,854	\$0	\$1,071,679	\$633,600
2002	17	22	1	40	4
	\$6,578	\$34,705	\$10,000	\$51,283	\$7,900
2003	20	22	0	42	2
	\$21,210	\$48,625	\$0	\$69,835	\$1,750
2004	16	22	0	38	1
	\$10,650	\$61,203	\$0	\$71,853	\$125,000
2005*	48	22	0	70	2
	\$29,120	\$65,400	\$0	\$94,520	\$11,500
2006	67	22	0	89	0
	\$322,790	\$124,450	\$0	\$447,240	\$0
2007	71	22	0	93	5
	\$44,765	\$34,650	\$0	\$79,415	\$9,600
2008				\$76,700	
Totals	\$1,465,938	\$409,887	\$110,000	\$1,985,825	\$789,350

* 2005 numbers include Gatsby Ball sponsors

Pledges outstanding: \$335,800
(Includes commitments to Endowment Fund)

Five-Year Projection

Year	Cash contributns	Pledges Paid	Grants (net of cost)	Total
2009	\$50,000	\$25,000	\$25,000	\$100,000
2010	\$50,000	\$25,000	\$25,000	\$100,000
2011	\$50,000	\$25,000	\$25,000	\$100,000
2012	\$50,000	\$25,000	\$25,000	\$100,000
2013	\$50,000	\$25,000	\$25,000	\$100,000

Glen Ellyn Historical Society Capital Budget

Prepared July 30, 2009

12-year cash flow projection: 2009 - 2021

Assumes average donations and rental income and no HP development involving rental properties)

	2009	2010	2011	2012	2013	2014	2015	2016	2017
Capital Reserve Fund BOP balance	\$ 500,100	\$ 413,273	\$ 120,149	\$ 105,413	\$ 100,868	\$ 95,308	\$ 89,733	\$ 85,143	\$ 82,538
Additions:									
Campaign Contributions and grants***	\$ 68,000	\$ 50,000	\$ 65,000	\$ 75,000	\$ 75,000	\$ 75,000	\$ 75,000	\$ 75,000	\$ 75,000
Income from rental properties	\$ 55,560	\$ 55,560	\$ 55,560	\$ 55,560	\$ 55,560	\$ 55,560	\$ 55,560	\$ 55,560	\$ 55,560
Total projected capital additions	\$ 123,560	\$ 105,560	\$ 120,560	\$ 130,560	\$ 130,560	\$ 130,560	\$ 130,560	\$ 130,560	\$ 130,560
Deductions:									
Debt retirement on 810 N. Main*	\$ 60,365	\$ 60,000	\$ 60,000	\$ 60,000	\$ 60,000	\$ 60,000	\$ 60,000	\$ 60,000	\$ 60,000
Estimated interest**	\$ 19,711	\$ 22,316	\$ 23,584	\$ 23,695	\$ 24,680	\$ 25,065	\$ 24,850	\$ 24,035	\$ 20,735
Debt retirement on 820 N. Main*	\$ 40,053	\$ 40,000	\$ 40,000	\$ 40,000	\$ 40,000	\$ 40,000	\$ 40,000	\$ 40,000	\$ 40,000
Estimated interest**	\$ 10,258	\$ 11,368	\$ 11,712	\$ 11,410	\$ 11,440	\$ 11,070	\$ 10,300	\$ 9,130	\$ 6,930
Gateway plaza landscape	\$ 65,000								
Period gardens completed		\$ 40,000							
History Center remodeling	\$ 15,000	\$ 150,000							
Research Library & website development									
1900 House restoration & museum									
Stagecoach barn learning center									
Total projected capital expenditures	\$ 210,387	\$ 398,684	\$ 135,296	\$ 135,105	\$ 136,120	\$ 136,135	\$ 135,150	\$ 133,165	\$ 127,665
Capital Reserve Fund EOP balance	\$ 413,273	\$ 120,149	\$ 105,413	\$ 100,868	\$ 95,308	\$ 89,733	\$ 85,143	\$ 82,538	\$ 85,433

Notes:

* Payments made annually on June 30

** Assumed interest rate:

2.30% 2.80% 3.20% 3.50% 4.00% 4.50% 5.00% 5.50%

*** Assumes 2009 grant of \$33,000 from State of Illinois for irrigation system

Glen Ellyn Historical Society Capital Budget (Continued)
12-year cash flow projection: 2009 - 2021

	2018	2019	2020	2021
Capital Reserve Fund BOP balance	\$ 85,433	\$ 93,828	\$ 107,723	\$ 121,118
Additions:				
Campaign Contributions and grants***	\$ 75,000	\$ 75,000	\$ 75,000	\$ 75,000
Income from rental properties	\$ 55,560	\$ 55,580	\$ 55,560	\$ 55,560
Total projected capital additions	\$ 130,560	\$ 130,560	\$ 130,560	\$ 130,560
Deductions:				
Debt retirement on 810 N. Main*	\$ 60,000	\$ 60,000	\$ 60,000	\$ 60,000
Estimated interest**	\$ 17,435	\$ 14,135	\$ 10,835	\$ 7,535
Debt retirement on 820 N. Main*	\$ 40,000	\$ 40,000	\$ 46,000	-
Estimated interest**	\$ 4,730	\$ 2,530	\$ 330	-
Gateway plaza landscape				
Period gardens completed				
History Center remodeling				
Research Library & website development				
1900 House restoration & museum				\$ 850,000
Stagecoach barn learning center				\$ 950,000
Total projected capital expenditures	\$ 122,165	\$ 116,665	\$ 117,165	\$ 1,867,535
Capital Reserve Fund EOP balance	\$ 93,828	\$ 107,723	\$ 121,118	\$ (1,615,857)

Notes:

* Payments made annually on June 30

** Assumed interest rate:

5.50% 5.50% 5.50% 5.50%

*** Assumes 2009 grant of \$33,000 from Ste

June 14, 2010

President Mark Pfefferman
Village Board of Trustees
535 Duane Street
Glen Ellyn, IL 60137

Dear President Pfefferman:

I am writing this letter as a charter member, past president, and very active current member of the Glen Ellyn Historical Society. I was absolutely appalled to learn of a Village plan to virtually destroy the plans for the Stacy's Corners History Park! As I mentioned in a recent letter to the Village Board, we began talking about the concept of an expanded historical presentation at the Corners shortly after we began the restoration of Stacy's Tavern in 1968-69.

Our discussion always centered around the fact that we had to somehow secure the property where the ugly building stood on the southwest corner adjacent to Stacy's. We talked to the Village on numerous occasions about the possibility of tearing down the corner building so a plan could be formulated. When Mike Formento was Village President he said that they would try to get the corner property for us, but obviously, things did not work out at that particular point in time.

Sometime after the Historical Society Board put together a plan for the History Park, we were greatly elated to learn that there was finally a possibility of the corner building coming down so plans for the History Park could get underway. Then of course, there was a long waiting period while the property was tied up in court. After years of frustration, and the building finally came down, we were overjoyed as we realized that the opportunity that we had talked about and dreamed about for so many years had become a possibility. And the frosting on the cake was that with the absence of the corner building, the north entrance to the Village was suddenly transformed, with a beautiful view of Stacy's Tavern, just as it would have looked to travelers in the 1840's. Many, many residents commented that they were totally amazed at the incredible improvement and how much better the intersection looked!

Now I'm hearing that the Village may take back that corner, move some buildings and erect a strip mall! Please tell me that this is just a viscous rumor and not something that

the Village is actually contemplating! Why on God's green earth would you want to squelch one of the greatest promotional ideas in the history of Glen Ellyn, destroying one of the best opportunities our Village has ever had to bring Heritage Tourism to our community and in so doing to provide an incredible shot in the arm towards the resurgence of our Central Business District? And why would anyone even think of creating increased competition for our CBD by adding retail at the Corners when we can't fill the vacancies we currently have downtown!! May I ask who is advising you? Does this individual or group have any knowledge of Historic Preservation or the phenomenal economic benefits that it can provide? Based on what I'm hearing, they don't even begin to have a clue!

President Pfefferman, you know that you have people in your own community who have expertise in Historic Preservation. Why not get them involved and have a comprehensive round table discussion to review the entire situation at Stacy's Corners. How about giving them a chance and hear what they have to say instead of making a knee-jerk reaction and doing something that the town will live to regret? Or are we the typical community who thinks it necessary to go to an outside source because nobody in our own town could possibly know what they're talking about?

From what I've been told it seems obvious that nobody in our Village government has any grasp of the potential that a History Park offers at the Corners. Do you realize that there are many towns out there who would "kill" to have what we have with Stacy's Tavern, and the unlimited promotional opportunities that it offers our community? I get phone calls all the time from historical groups around the state saying how fortunate we are to have something like Stacy's to use as an educational resource and as a promotional tool to help bring tourists and shoppers to our town.

The Historical Society needs as much property as they can possibly secure in order to do a meaningful and successful job of producing the History Park and holding on-site special events. In fact, now that the corner property is finally available, I've talked with some members of the Historical Society about resurrecting one of the single most successful fund-raising ventures that we've ever had, the outdoor Stacy's Tavern Tailgate Antique Show. Dealers would set up their booths in tents all around the Tavern property.

I understand that there is discussion about moving the 5-Corner Cleaners business across the street. This is an excellent idea as the building is totally out of place architecturally at the Corners. The nail salon building, which is equally ugly should also be removed. I also understand that the stone building behind the nail salon may be razed due to the

prohibitively high cost to restore it. While this building could certainly serve and contribute to the function of the History Park, it's survival is not an absolute necessity.

As chairman of the Historic Preservation Commission, whose purview is to protect, defend and promote historic preservation in the Village of Glen Ellyn, I felt it imperative that our commission become involved in discussing and contributing to any plans for Stacy' Corners. We will be bringing up this subject at our meeting on Thursday, June 24. I eagerly look forward to a reply and an opportunity to get together to discuss the aforementioned plans for the Stacy's Corners property with all interested parties.

Sincerely,

A handwritten signature in cursive script that reads "Lee Marks". The signature is written in black ink and is positioned below the word "Sincerely,".

Lee Marks
Chairman, Historic Preservation Commission

Cc: Steve Jones, Village Manager
J. Randall Parker, Chairman, Finance Commission
Jan Langford, Director, Glen Ellyn Historical Society
Historic Preservation Commission

February 24, 2010

President Pfefferman
Village Board of Trustees
Village of Glen Ellyn
535 Duane Street
Glen Ellyn, IL 60137

Dear President Pfefferman:

RE: Glen Ellyn Historical Society – History Park

I have been following the discussions with great interest regarding the development of the History Park at Stacy's Corners as well as the financial obligations pertaining to its completion. Although it may not be immediately apparent to those individuals who have no background in historic preservation, the development of the History Park is an absolute necessity to the future of Glen Ellyn and the resurgence of our Central Business District. Please allow me to explain.

When a group of people got together and formed the Glen Ellyn Historical Society back in 1968 and began working on the restoration of Stacy's Tavern, we talked about the eventual possibility of creating a small collection of historic buildings that would be reminiscent of Glen Ellyn's first permanent settlement, Stacy's Corners. Ron Nelson, a restoration expert employed by the Historic Preservation Agency in Springfield, was assigned to our group by the state office to assist us with the Stacy's Tavern project. Ron frequently mentioned the great success of the many preservation projects that he worked on throughout the state, and the incredible benefits he witnessed first hand, to communities that made historic preservation a priority. Ron stated very emphatically, that the restoration of Stacy's Tavern as well as development of a small settlement adjacent to the museum offered unlimited potential and would pay incredible dividends to the Village of Glen Ellyn.

Six or seven years ago, based on thorough national research, the National Trust for Historic Preservation published a booklet entitled, Heritage Tourism. The questionnaire used as a basis for this booklet asked people what are the most important activities that you pursue when you travel. The most popular answer indicated an overwhelming desire to visit historic museums, historic sites, and historic communities! Towns throughout the

country that have protected their historic heritage, capitalized on historic preservation and promoted themselves accordingly have had wonderful success. One of many stories substantiating this fact come from Kathy Loubsky, executive director of the St. Charles Illinois Convention and Visitors Bureau, who said that a growing attraction throughout the Tri-Cities of Batavia, Geneva, and St. Charles has been what Loubsky describes as "heritage tourism." This is tourism generated by those who have in interest in historical architecture, antiques and collectibles, arts and crafts, museums or natural landscapes.

There are countless success stories right in our own area. Naper Settlement, that receives strong financial support from the City of Naperville, is an outstanding example of what a museum complex can do to attract people to a community and to keep them coming back again and again. Then there are various business districts that have had phenomenal success by promoting and supporting historic preservation. Geneva's Third Street, Long Grove, downtown Hinsdale, Lake Forest, and others.

A major omission from the outline presented by Town Builders Studio was not mentioning the importance of Stacy's Tavern Museum and how it could dovetail and help to enhance the resurgence of the CBD. Cross-promoting and marketing between Stacy's and the CBD should be an on-going project that would accrue tremendous benefits for both parties. And incidentally, Stacy's isn't just another museum it's an award-winning museum, named by the experts from the Illinois Historic Preservation Agency as one of the finest and most accurate restorations in the state of Illinois! Based on what we know about Heritage Tourism, why wouldn't we want to merchandise the living daylights out of this? And why wouldn't we want to do anything and everything possible to support the history park and the incredible potential that it offers to the Village of Glen Ellyn and our downtown merchants?

A number of years ago, when we had special events at the museum that were well publicized throughout the Chicagoland area, we often had busloads of women who came to tour Stacy's Tavern, and after their tour they would go into downtown Glen Ellyn, have lunch in the restaurants and make the rounds of the various business establishments. There is absolutely no reason why this same interest can't be achieved once again. However, this will take a concerted and coordinated effort on the part of the Village in the way of support, as well as the cooperation and assistance of the EDC, Chamber of Commerce, Go Downtown, as well as all of the other groups who have a vested interest in promoting the downtown.

Everyone in Glen Ellyn knows that times are tough and that budgets have been cut, but it behooves those individuals who are scrutinizing our finances, to take full advantage of

things that we already have at hand that will assist us in reconfiguring our CBD. The History Park will play a major role in this endeavor if it's allowed to evolve as planned. I would ask that the Village Board and the Finance Commission work with the Historical Society to restructure a debt repayment plan or perhaps consider a major reduction of same that would enable them to proceed with plans for a complete History Park. Scaling back the size of the park, selling off existing buildings that are part of future plans, or changing the concept of the park would be detrimental to the overall presentation.

One of the most significant marketing studies in recent years entitled, "It's another kind of gambling: Downtowns betting on niches," addressed what some communities have done to successfully differentiate themselves by emphasis on historic preservation and protecting their historic architecture, stated the following. "If there is a common denominator to these success stories—those that draw shoppers from far beyond their borders--it is probably what, for lack of a better word, is called "ambiance," according to merchants, consultants and local officials." "Architecture, history, or nostalgia, trees, hills, a rustic setting and water seem to be the major factors in ambiance." We have all of the aforementioned amenities in Glen Ellyn. How fortunate! But we also have an ace in the hole with our own Stacy's Tavern Museum, offering an incredible opportunity to expand and enhance the public's interest with the development of the History Park.

Sincerely,



Lee Marks
Chairman, Historic Preservation Commission

cc: Steve Jones, Village Manager
J. Randall Parker, Chairman, Finance Commission
Jan Langford, Director, Glen Ellyn Historical Society



To: President & Village Board
From: Steve Jones, Village Manager
Date: June 23, 2010
Re: **Hill Avenue Bridge**

A handwritten signature in blue ink, appearing to be "S. Jones", is written over the "From:" line and extends into the "Date:" line.

Background

All background on this matter has been previously discussed and is attached.

At the last Village Board discussion of the matter, it was requested that the Village conduct an informal resident survey. This was completed with 196 respondents participating. The results are attached, with written "comment box" responses.

Issues

The issue involves the perceived value of the bridge to the community in view of the \$300,000 Glen Ellyn share of the rehabilitation.

Lombard has indicated they will not rehabilitate the bridge without 50% participation by Glen Ellyn. Following the Village Board's last discussion, a letter from the Village of Lombard was received indicating that the bridge would be closed on July 1 without a Glen Ellyn partnership in the matter.

Action Requested

Discussion of the matter and consensus as to whether we are proceeding with a Lombard partnership. If the Village seeks to collaborate, direction to proceed with the development of an intergovernmental agreement would be the appropriate next step.

Recommendation

My previous positive recommendation was heavily based upon the financial impacts upon two school districts regarding added transportation costs. Since the Districts either have other cost reduction alternatives, or are not concerned with the added transportation impacts, I no longer view this as a Village concern. Thus, the decision is more of a policy issue pertaining to the Board's perception of the value of the bridge to the community.

When the bridge is closed, there will be a convenience factor for some residents who presently utilize this particular route. There will also be increased traffic on alternative streets (i.e. Spring, Bryant, and Crescent) as drivers find it necessary to adjust their routing. We will also incur additional wear and tear on the roadway surface of the alternate routes.

In short, the question is: *What, if anything, is this bridge worth to our community?*

Attachments

Exhibit A – Survey Regarding Hill Avenue Bridge

Exhibit B – Written public comments pertaining to Hill Avenue Bridge

Exhibit C – Correspondence from Village of Lombard

Exhibit D – All previous materials distributed to Village Board (Executive Session Memo Not Available to Public)

View Summary

PAGE: SURVEY QUESTIONS

1. How often do you use the Hill Avenue Bridge?

	Response Percent	Response Count
Every day <input type="checkbox"/>	11.2%	22
Every week <input type="checkbox"/>	29.1%	57
Every month <input type="checkbox"/>	28.1%	55
Once or twice a year <input type="checkbox"/>	24.5%	48
No use of bridge <input type="checkbox"/>	7.1%	14
answered question		196
skipped question		0

2. Would the closure of the Hill Avenue Bridge affect you?

	Response Percent	Response Count
Yes <input type="checkbox"/>	53.6%	105
No <input type="checkbox"/>	46.4%	91
Additional comments:		36

- Hill and Crescent are two main east/west streets for us. If Hill availability is removed and whenever Crescent is blocked, etc., we will be subject to delays in detouring around Crescent. Would traffic counting provide the exact use of Hill? Sat, Jun 19, 2010 1:16 PM
- But I can use Crescent, Roosevelt, etc. Fri, Jun 18, 2010 10:30 AM
- if would very much affect my travel to Glen Ellyn for shopping, resturants, banking, visiting friends, route to Highway 53 to get to the Morton Arb Wed, Jun 16, 2010 8:24 PM
- It would result in more traffic on Crescent which would affect us. Wed, Jun 16, 2010 6:03 PM
- should not close Sun, Jun 13, 2010 3:46 AM

answered question 196
skipped question 0

2. Would the closure of the Hill Avenue Bridge affect you?

6.	slightly, but there's alternate routes available	Sat, Jun 12, 2010 11:35 PM
7.	If it is true that many of their students are bused to schools on "our" side, they should maintain their streets in a manner that allows their children to travel safely and efficiently. If it costs the school district(s) \$30,000 to bypass their defective bridge, send them the bill.	Fri, Jun 11, 2010 7:34 PM
8.	I would just go to the next available E-W street	Thu, Jun 10, 2010 7:23 PM
9.	I live south of the tracks. Hill Ave is the most convenient route for me to travel East to Lombard, Villa Park and Elmhurst.	Thu, Jun 10, 2010 10:15 AM
10.	THERE ARE ALTERNATE ROUTES TO WHERE I AM GOING AND COMING FROM. PERMANENT CLOSURE WOULD AFFECT ME.	Thu, Jun 10, 2010 9:11 AM
11.	it would become a major barrier to work-related activities	Thu, Jun 10, 2010 7:37 AM
12.	I would take a different route	Wed, Jun 9, 2010 7:22 PM
13.	A bigger question is: Do we want the extra traffic on Hill?	Wed, Jun 9, 2010 4:50 PM
14.	But not very much. We still have the Crescent Ave. access.	Wed, Jun 9, 2010 2:24 PM
15.	Only somewhat -	Wed, Jun 9, 2010 2:01 PM
16.	I live north of the tracks and usually use Crescent Blvd	Wed, Jun 9, 2010 10:08 AM
17.	I use the bridge only occasionally, usually on weekends. There would be some inconvenience.	Wed, Jun 9, 2010 8:11 AM
18.	The Crescent Ave. bridge should handle the traffic from the bridge closure.	Wed, Jun 9, 2010 8:05 AM
19.	I and others living on the east side of Glen Ellyn south of the UPRR, east of Taylor, and north of 53 would be diverted when traveling to/from the north. This traffic would be added to Crescent to Taylor underpass, 53 to Spring, or onto Roosevelt to 53 to Bryant.	Wed, Jun 9, 2010 7:48 AM
20.	primary reason for me to use the Bridge is shopping and services in Lombard. I might shop elsewhere if the Bridge was closed since it's an important way to avoid Roosevelt traffic.	Wed, Jun 9, 2010 6:17 AM
21.	The relationship between Lombard & GE may turn negative. Our annexation boundary agreement, GWWA, Roosevelt Road utility sharing east of I355, & other relationships may be harmed.	Tue, Jun 8, 2010 8:52 PM
22.	There are many other alternatives.	Tue, Jun 8, 2010 6:49 PM
23.	If you use Crescent you have to cross back over the tracks and if will be delayed if a freight train is going through.	Tue, Jun 8, 2010 6:48 PM
24.	I could easily use crescent street.	Tue, Jun 8, 2010 4:52 PM
25.	I live on south side of railroad tracks so it provides a convenient shortcut to suburbs east of GE. It would have a substantial affect on those GE residents, south of the tracks, who work in Lombard or Villa Park.	Tue, Jun 8, 2010 4:50 PM
26.	I love on Hill and it would not affect me or our family	Tue, Jun 8, 2010 4:36 PM
27.	It would eliminate a ton of traffic flying... aka speeding down my street (Hill), I would love it if they closed the street/bridge!	Tue, Jun 8, 2010 4:29 PM

answered question 196

skipped question 0

2. Would the closure of the Hill Avenue Bridge affect you?

- | | |
|--|--------------------------|
| 28. This is the fastest way to get to Lombard and Villa Park from my home in Glen Ellyn, near Hill Ave. We need to go to work | Tue, Jun 8, 2010 4:27 PM |
| 29. There are other roads to take | Tue, Jun 8, 2010 3:50 PM |
| 30. I live off just off Crescent, so my preference is usually to cross over the tracks at Finley and turn west towards my home. If a freighter train is slowly crossing, I will often turn west on Hill in order to get home a little quicker. That said, I do not often find myself in that situation...and I am usually at that location in Lombard no more than 1 time a week, on average. | Tue, Jun 8, 2010 3:12 PM |
| 31. At this time, my usual routes around the area do not include this bridge. | Tue, Jun 8, 2010 2:41 PM |
| 32. It would affect me in so much as there are business in Lombard that I won't patronize as much or at all after the closure. I live on the south side of the tracks and its convenient to get to downtown Lombard. Without the bridge, I'll find other places to go or only go to downtown Lombard if I absolutely have to. So while it will have an affect on me, it doesn't rise to the level that I think Glen Ellyn should have to do anything about it. | Tue, Jun 8, 2010 7:54 AM |
| 33. The actual difference in travel is negligible, I think we're all just use to it. No real change in going out via Spring. | Mon, Jun 7, 2010 9:45 PM |
| 34. It would make it inconvenient, but I would find either alternate destinations (shopping, etc.) or route | Mon, Jun 7, 2010 4:28 PM |
| 35. slightly | Mon, Jun 7, 2010 3:56 PM |
| 36. This is an asset now given the train traffic volume - makes it easier to deal with the crossings. | Mon, Jun 7, 2010 3:38 PM |

answered question 196
skipped question 0

3. If you answered yes to question 2, please indicate which of the following ways the bridge closure would affect you (check as many as necessary):

	Response Percent	Response Count
New/Inconvenient route to my destination <input type="checkbox"/>	91.4%	96
Additional traffic/wear and tear on my street <input type="checkbox"/>	12.4%	13
Additional transportation costs for business/organization <input type="checkbox"/>	7.6%	8
	answered question	105
	skipped question	91

3. If you answered yes to question 2, please indicate which of the following ways the bridge closure would affect you (check as many as necessary):

Other (please specify below) <input type="text"/>	12.4%	13
	Other:	23

1. Please see above additional comments.	Sat, Jun 19, 2010 1:16 PM
2. Not that big of a deal.	Fri, Jun 18, 2010 10:30 AM
3. Using Hill Ave. is the best route to take to get to Aldi, Trader Joes, Noodles, Starbucks, Dominicks, Jewel, Dollar Store, etc. Also use Hill Ave. when there are long freights and I can't use Crescent for getting to downtown Glen Ellyn.	Wed, Jun 16, 2010 8:24 PM
4. It would result in more traffic on Crescent which would affect us.	Wed, Jun 16, 2010 6:03 PM
5. very slightly	Mon, Jun 14, 2010 5:57 PM
6. More thru traffic down Crescent and by Glenbard West.	Mon, Jun 14, 2010 12:49 PM
7. Less convenient route to my destination	Fri, Jun 11, 2010 1:49 PM
8. We lost access to route 53 from Hill when 355 was built. Now this. Why? Do we just want to make it difficult for people from the East to get into Glen Ellyn.	Thu, Jun 10, 2010 10:15 AM
9. We usually only use it coming from the south on Finley when there is a freight train.	Wed, Jun 9, 2010 2:24 PM
10. I don't have a specific destination in Lombard that I go to regularly. But, when headed east for various errands, I do have occasion to use Hill Avenue	Wed, Jun 9, 2010 8:11 AM
11. In addition, trucks from the businesses west of the bridge would have to travel west to Hill at Spring through the residential area instead of accessing Finley / St. Charles to the east.	Wed, Jun 9, 2010 7:48 AM
12. see above	Wed, Jun 9, 2010 6:17 AM
13. We should work to be cooperative: 1. Reinforce the Annexation Boundary Agreement 2. This commercial area has been annexed by Lombard but it is in our "Planning Area" (to be annexed by GE after we become contiguous and Lombard de-annexes) 3. A similar situation exists for the GWWA land. 4. Some of the commercial enterprises on the south side of Roosevelt Road east of I355 are connected to GE utilities but are in the Lombard Planning Area. 5. That part of GE that is east of I355 is not in the GE Volunteer Fire Company area.	Tue, Jun 8, 2010 8:52 PM
14. I use it as part of a running route for exercise. That would be affected.	Tue, Jun 8, 2010 5:22 PM
15. Not Glen Ellyn's bridge	Tue, Jun 8, 2010 4:36 PM
16. Close it puleeeeeeeze!	Tue, Jun 8, 2010 4:29 PM
17. it would inconvenience people moving around the area; especially east & west	Tue, Jun 8, 2010 3:05 PM
18. traffic would probably congest else where	Tue, Jun 8, 2010 2:25 PM
19. It would affect me, but I'd get over it. Do not pay for Lombard's bridge.	Tue, Jun 8, 2010 2:24 PM

answered question 105

skipped question 91

3. If you answered yes to question 2, please indicate which of the following ways the bridge closure would affect you (check as many as necessary):

- 20. Destinations that are made inconvenient to me are not "critical" (i.e. job related). Tue, Jun 8, 2010 7:54 AM

- 21. * I think traffic on my street (Hillside immediately west of Spring) may go down as traffic from east of the bridge is eliminated. Mon, Jun 7, 2010 7:43 PM

* Hopefully emergency services are not impacted; especially if/when there is a train accident blocking 1 or more crossings in the Lombard/Glen Ellyn area. There was a long blockage just this past winter...

- 22. I travel to Elmhurst many times per week. I live south of Hill and take Hill over the bridge and then continue on Maple through Lombard. I will now have to take Crescent out of town or go to St. Charles. Either way, I will have to go through the CBD. Mon, Jun 7, 2010 4:20 PM

- 23. I consider this a potential safety issue with the RR track volume. Mon, Jun 7, 2010 3:38 PM

answered question **105**
 skipped question **91**

4. How valuable do you view the Hill Avenue Bridge to be for the Glen Ellyn community?

	Response Percent	Response Count
Very valuable <input type="checkbox"/>	16.8%	33
Valuable <input type="checkbox"/>	28.1%	55
Neutral <input type="checkbox"/>	19.4%	38
Limited value <input type="checkbox"/>	26.0%	51
No value to community <input type="checkbox"/>	9.7%	19
Additional comments:		30

- 1. Glen Ellyn gets a lot of revenue from Lombard residents. Please be friendly neighbors and help with the reconstruction. Wed, Jun 16, 2010 8:24 PM

- 2. I am having a hard time understanding why you would even consider NOT supporting this project. This is a vital street for many Glen Ellyn residents and others who are going to the downtown area to shop, eat at the restaurants or go to the movie theatre. It must mean that it doesn't directly affect anyone on the Village Wed, Jun 16, 2010 4:29 PM

answered question **196**
 skipped question **0**

4. How valuable do you view the Hill Avenue Bridge to be for the Glen Ellyn community?

Board.	
3. This bridge obviously cost a lot of Federal tax dollars to build. It is an asset to everyone who lives in the area. It would be irresponsible for Lombard to let it fall into disrepair over this political dispute.	Wed, Jun 16, 2010 6:21 AM
4. Emergency vehicles would be most effected by closure.	Wed, Jun 16, 2010 5:17 AM
5. I think Park and Crescent would get more traffic.	Mon, Jun 14, 2010 12:49 PM
6. Any egress for a town is important and its loss will have a negative impact.	Mon, Jun 14, 2010 9:08 AM
7. It's only valuable to my family because we live very close to it and it's the fastest route if we're heading east. That said, we could easily take Rte. 53 or Crescent Blvd. instead.	Fri, Jun 11, 2010 9:32 PM
8. More valuable to them as it brings our fatter wallets into their community.	Fri, Jun 11, 2010 2:25 PM
9. I am wondering how the businesses along Hill Ave would be affected.	Thu, Jun 10, 2010 2:38 PM
10. Hill is a main connecting road through these western suburbs. All the traffic from the industrial park on Hill would be forced on to residential streets in Glen Ellyn. Why?	Thu, Jun 10, 2010 10:15 AM
11. USING HILL AVE. FOR PASSAGE TO LOMBARD PERMITS RESIDENTS FROM THE SOUTH SIDE OF TOWN TO TO TRAVEL WITHOUT CROSSING THE RAILROAD	Thu, Jun 10, 2010 9:11 AM
12. Many people use the bridge daily.	Wed, Jun 9, 2010 7:22 PM
13. I live on the north side of the tracks so I am not affected that much. I'm not sure how much traffic it gets from those on the south side.	Wed, Jun 9, 2010 2:24 PM
14. It would be well worth the investment for Glen Ellyn.	Wed, Jun 9, 2010 10:15 AM
15. I could see how closure of the Hill Avenue bridge would put pressure on other streets, particularly Crescent Boulevard and, in turn, Taylor Avenue as a means of getting to Crescent from Hill. Therefore, the bridge does have some value to Glen Ellyn neighborhoods. There may also be a safety factor- means of EMS vehicles getting between the towns would be hindered (for example, where towns from multiple communities are called to address the bigger fires)	Wed, Jun 9, 2010 8:11 AM
16. This bridge serves the residents of Glen Ellyn much more than the residents of Lombard. I drive the bridge to and from work every day on my way to Schaumburg. During my times crossing the bridge, I have only observed cars with Glen Ellyn vehicle stickers using the bridge.	Wed, Jun 9, 2010 7:48 AM
17. could be valuable if Lombard residents are using it to access shopping in Glen Ellyn	Wed, Jun 9, 2010 6:17 AM
18. Valuable as a way to improve and clarify relations with Lombard.	Tue, Jun 8, 2010 8:52 PM
19. I think a fully functional bridge (with higher weight limits than the current bridge) would be more valuable as it might alleviate some of the truck traffic on Spring Ave.	Tue, Jun 8, 2010 7:24 PM
20. There are other routes if the bridge were closed. If Lombard doesn't think the bridge is of any use to them, why did they apply for all the grant money. There must be as many people coming from Lombard as there are from Glen Ellyn.	Tue, Jun 8, 2010 5:42 PM

answered question 196

skipped question 0

4. How valuable do you view the Hill Avenue Bridge to be for the Glen Ellyn community?

21. It saves the nearby residential streets from damage from heavy trucks and equipment. The damage to Spring Ave. could be more than the money Lombard is looking for.	Tue, Jun 8, 2010 4:43 PM
22. not ours!	Tue, Jun 8, 2010 4:36 PM
23. close it!,	Tue, Jun 8, 2010 4:29 PM
24. It's a convenient access to Lombard businesses.	Tue, Jun 8, 2010 4:27 PM
25. It's important to have viable roadways apart from Roosevelt and St. Charles into Lombard.	Tue, Jun 8, 2010 2:41 PM
26. I think the bridge is more important to Lombard's central business district, than it is to Glen Ellyn's CBD or Roosevelt corridor.	Tue, Jun 8, 2010 7:54 AM
27. As it creates a version of a cul de sac in that area - the Village stands to gain by the subsequent increase to the family friendly pace and security. It will be a net positive.	Mon, Jun 7, 2010 9:45 PM
28. This bridge is also a value to the Lombard community as it opens easy access to Lombard businesses. If I have to go to Roosevelt as a gateway to Lombard, I am less inclined to make purchases in Lombard as it's less convenient.	Mon, Jun 7, 2010 7:43 PM
29. Should be of value to Lombard, as it provides visitors to its town with a route to it's businesses	Mon, Jun 7, 2010 4:28 PM
30. Other than personal convenience, the bridge only diverts traffic away from the CBD.	Mon, Jun 7, 2010 4:20 PM

answered question 196
skipped question 0

5. Glen Ellyn has no fiduciary responsibility or legal obligation for the Hill Avenue Bridge. Should the Village of Glen Ellyn assist the Village of Lombard in funding the reconstruction of the Hill Avenue Bridge with a maximum potential cost of \$300,000?

	Response Percent	Response Count
Yes <input type="text"/>	37.2%	73
No <input type="text"/>	62.8%	123
Additional comments:		68

answered question 196
skipped question 0

5. Glen Ellyn has no fiduciary responsibility or legal obligation for the Hill Avenue Bridge. Should the Village of Glen Ellyn assist the Village of Lombard in funding the reconstruction of the Hill Avenue Bridge with a maximum potential cost of \$300,000?

- | | |
|---|----------------------------|
| 1. This doesn't seem right, it feels like political arm twisting. I suggest denying the grant request and see what they do as further inspections arise. Call their bluff and see if they walk from the Federal grant. | Fri, Jun 18, 2010 10:30 AM |
| 2. The bridge serves both communities. By taking the approach that Glen Ellyn isn't financially obligated is shortsided. The bridge serves as acces points to residential areas and the downtown area. Glen Ellyn does benefit financially as does Lombard but the bridge serves as a vital alternative to big streer traffic and help lessen the burden on the main arterial roads. | Thu, Jun 17, 2010 10:17 AM |
| 3. Absolutely NOT. Eventhough I use the bridget, it will be easy to use another road. Lombard is trying to extort this money and should be stopped. | Wed, Jun 16, 2010 11:47 AM |
| 4. Why should Glen Ellyn pay for a Lombard road project? It would be irresponsible of Lombard to lose federal funding to repair the bridge, in their jurisdiction, over a small funding issue. This is clearly not about the \$300,000. It is clearly political posturing and the Lombard officials should behave more professionally. Why should they inconvenience their residents and neighboring residents over this issue. Don't they have better things to spend their time on? | Wed, Jun 16, 2010 6:21 AM |
| 5. Unless we want to promote an inter-agency cooperative activity for the sake of future benefits to Glen Ellyn, Lombard should weight the loss of "customer traffic" into Lombard as a justification for their expense. How about offering \$150,000? | Tue, Jun 15, 2010 4:36 PM |
| 6. This sets bad precedence. Lombard owns the road and thus Lombard repairs the road. Do we begin charging other towns for road repairs around COD and then threaten to shut them down if they won't comply? It's absurd... | Tue, Jun 15, 2010 7:01 AM |
| 7. Lombard has a much larger tax base and a village manager that many residents don't respect | Mon, Jun 14, 2010 8:03 PM |
| 8. Fund in proportion to Glenbard Wastewater % | Mon, Jun 14, 2010 5:57 PM |
| 9. This "yes" response is predecated on placing this project in proper priority to other projects. | Mon, Jun 14, 2010 12:49 PM |
| 10. No way. This would be a terrible bad precedent - it is Lombard's bridge, they are getting a large chunk of federal money to get this fixed, and this is their issue to resolve. GE has enough of its own infrastructure improvements to make. I doubt if Lombard is going to reciprocate and help pay for any of our projects. | Mon, Jun 14, 2010 9:08 AM |
| 11. This is Lombards bridge. Why do we have to pay for it? Where does this stop? | Sun, Jun 13, 2010 7:48 AM |
| 12. Each Village needs to maintain their own property. Once you start helping with one area, what's not to stop them from asking for more? Let them figure out their own budget woes. We don't need to take on more. | Sat, Jun 12, 2010 11:58 AM |
| 13. Don't give them a dime. I'll take my sales tax dollars to other towns. | Sat, Jun 12, 2010 11:05 AM |
| 14. tops, maybe \$30,000 as a good neighbor gesture - but since Lombard tried to pull a fast one by de-annexing their own property, and are not acting as good neighbors, I would strongly argue against their request of 50% funding of their own liability. | Sat, Jun 12, 2010 9:51 AM |
| 15. I think it's ridiculous that they are asking us to help fund this project...if they go through with closing it down, Glen Ellyn should retaliate in some way. | Fri, Jun 11, 2010 9:32 PM |

answered question 196

skipped question 0

5. Glen Ellyn has no fiduciary responsibility or legal obligation for the Hill Avenue Bridge. Should the Village of Glen Ellyn assist the Village of Lombard in funding the reconstruction of the Hill Avenue Bridge with a maximum potential cost of \$300,000?

-
16. The west side of the border belongs to the Township or County, NOT Glen Ellyn. Is Lombard going to pay for our street maintenance because their residents visit COD or Stacy's Tavern? This "slippery slope" is a ridiculous waste of G.E. administrative time. Please tell them that we don't take kindly to extortion, and that they should maintain their own prpperty. Fri, Jun 11, 2010 7:34 PM
-
17. We don't own it. We should not fix it. The mere fact they asked for \$\$\$ from us is very odd. First the bridge, then what? And what liability issues arise from a relationship like this? Their logic is twisted, short-sighted and uneducated. By all means, let them close the bridge and let the money that flows into their shops, restaurants, gas stations, etc. dry up as well. Their strong-arm tactics are as silly and lacking in intelligence as their village board appears to be. FWIW, should the village need volunteers in this escalating war with our neighbor to the east, I shall be proud to serve. :o) Fri, Jun 11, 2010 2:25 PM
-
18. I question why Lombard has asked school districts 41, 87 and the Village of Glen Ellyn to help fund the repairs that need to be made on a bridge owned by Lombard. Thu, Jun 10, 2010 2:38 PM
-
19. We need to cooperate with our adjoining communities. This should be a priority for our town. Thu, Jun 10, 2010 10:15 AM
-
20. Good will gesture - neighbors Thu, Jun 10, 2010 10:03 AM
-
21. THE BRIDGE IS IN LOMBARD. IT SEEMS REASONABLE TO THINK THEY SHOULD FIX IT. Thu, Jun 10, 2010 9:11 AM
-
22. Glen Ellyn residents probably benefit from the availability of that bridge more so than do Lombard residents. Glen Ellyn spends far greater amounts of money on projects that benefit only a priviledged few. Keeping a major east-west road open benefits the entire community. Thu, Jun 10, 2010 7:37 AM
-
23. obviously it links both of our towns. I am guessing with more traffic coming from GE residents to get to shopping, restaurants in and beyond Lombard than people from Lombard coming into Glen Ellyn. Wed, Jun 9, 2010 8:12 PM
-
24. Good neighbors help one another and share expenses when it affects both of them at the same time. Wed, Jun 9, 2010 7:22 PM
-
25. I vote no but if the traffic is high enough and it would cause a lot more traffic using Crescent I would be for it. Wed, Jun 9, 2010 2:24 PM
-
26. ...but perhaps not 50/50. Does anyone have an idea who uses the bridge the most? It would be very interesting to know. Wed, Jun 9, 2010 2:02 PM
-
27. ABSOLUTELY NO !!! Lombard owns the bridge. I don't think we go and ask them to pay for items in which we forecast, plan, and execute to be maintained property. Why are they asking for money from us for the bridge they own. It sounds like they did not plan accordingly. Wed, Jun 9, 2010 2:01 PM

In addition, why are they closing the bridge now. It is my understanding that the bridge is still in usable shape for a limited size vehicle. Why would they close the bridge prior to an inspection telling them that it needs to be closed. Seems like they are not being good advocates for their residents or the residents in surrounding

answered question 196

skipped question 0

5. Glen Ellyn has no fiduciary responsibility or legal obligation for the Hill Avenue Bridge. Should the Village of Glen Ellyn assist the Village of Lombard in funding the reconstruction of the Hill Avenue Bridge with a maximum potential cost of \$300,000?

towns. I would assume folks from Lombard, GE, Wheaton, and Villa Park probably use this road.

We in GE have had to cut back on many projects, people, attractions, and other items within the last year to balance a budget. I will be upset if we allocate funds for something that we do not own. We have our own infrastructure to worry about.

- | | | |
|-----|---|---------------------------|
| 28. | Why not use the opportunity to ask for Lombard's participation in something else that would benefit both communities. | Wed, Jun 9, 2010 1:02 PM |
| 29. | I use the bridge every day (live near Spring/Hill), and the closing would be an incredible detriment to us, adding costs/time every day. However, it's a slippery slope asking for GE's financial assistance. Can we ask Lombard for funding maintenance of Roosevelt West of 355? I assume Lombard would scoff at that suggestion, as should Glen Ellyn. | Wed, Jun 9, 2010 11:11 AM |
| 30. | It would greatly benefit Glen Ellyn to have the bridge. | Wed, Jun 9, 2010 10:15 AM |
| 31. | While there are homes and businesses located near the bridge, alternates are available. | Wed, Jun 9, 2010 10:08 AM |
| 32. | Due to the Village of Lombard receiving grant funding to pay for 80% of the project, Glen Ellyn should be able to apply for a grant to pay for the remaining 20% and/or the Village of Lombard should split the remaining amount 20% with Glen Ellyn. Glen Ellyn should not pay for this without a grant and it should not postpone any of our capital work already planned. The Village of Lombard should take sole responsibility as the owner of the bridge and complete the project without Glen Ellyn's help if we cannot find grant funding to help with the project. There is a CDBG grant process due October 1, 2010 through DuPage County that Glen Ellyn should make application to in order to try to help pay for this project. | Wed, Jun 9, 2010 9:00 AM |
| 33. | There is a principal at stake here. I don't believe it is at all common for one municipality to turn to another municipality to help fund its infrastructure projects. One community aiding another in emergency situations is one thing [for example, in responding to a fire], but capital projects? Nearly any time there is a bridge or tunnel between communities, both communities benefit, but where does one draw the line? The Manchester Road bridge that is being reconstructed over the UP railroad tracks in Wheaton, although in the center of Wheaton and far from the G.E. border, also benefits Glen Ellyn residents, as a means of access to points further west. Has Wheaton requested Glen Ellyn to fund part of that reconstruction? I don't think so! | Wed, Jun 9, 2010 8:11 AM |
| 34. | This bridge is not in our village! Yet Lombard wants G.E. to pay half the local cost! | Wed, Jun 9, 2010 8:05 AM |
| 35. | It's Lombard's responsibility, period. | Wed, Jun 9, 2010 7:59 AM |
| 36. | I think the bridge is a more valuable resource to Glen Ellyn than Lombard. I cannot think of a reason that a resident of Lombard would use the bridge. I believe a 10% share to repair the bridge is well worth it to the residents of Glen Ellyn. | Wed, Jun 9, 2010 7:48 AM |
| 37. | I believe we should focus on core issues within the village such as downtown revitalization. The loss of the Bridge poses more of an economic loss to Lombard than to GE, I believe, and is an inconvenience but not a critical issue to GE | Wed, Jun 9, 2010 6:17 AM |

answered question 196

skipped question 0

5. Glen Ellyn has no fiduciary responsibility or legal obligation for the Hill Avenue Bridge. Should the Village of Glen Ellyn assist the Village of Lombard in funding the reconstruction of the Hill Avenue Bridge with a maximum potential cost of \$300,000?

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- | | |
|--|--------------------------|
| 38. The Village spends money on cost overruns at Ackerman, a complex of limited added value to the Village and citizens, and how many thousands to repair the Library, a fiasco on all fronts, and you need to have a survey on this? a project with obvious consequences to the many who use it based on your own information? | Wed, Jun 9, 2010 5:07 AM |
| 39. Yes, if the relations between Lombard & GE can be improve and clarified. Of course with less than \$300,000 or with reduction of future costs to the GE taxpayer: for example Lombard arees to cover the costs to de-annex and annex the commercial area along Hill Av. & GWWA. | Tue, Jun 8, 2010 8:52 PM |
| 40. Even though I use the bridge several times weekly, in no way should GE spend one penny to perform a study or rebuild a public way that does not even touch the border of GE. | Tue, Jun 8, 2010 8:28 PM |
| 41. Ideally, I'd like to get the trucks back on the bridge and off of Spring Ave. But, they are already on Spring Ave. and it's not going to get any worse if the bridge is closed, so I wouldn't want GE committing money to Lombard for this purpose. | Tue, Jun 8, 2010 7:24 PM |
| 42. I think it is crazy for the Village of Lombard to expect us to contribute to this bridge. Should they pay for our rehabilitation of Crescent Blvd. because they drive on it? Maybe we can ask them for \$300K towards that and then call it a wash when they say no. | Tue, Jun 8, 2010 6:56 PM |
| 43. We need to keep our money in the Village and use it for our capital improvements. This will affect many more residents. | Tue, Jun 8, 2010 6:49 PM |
| 44. It is the neighborly thing to do seeing Glen Ellyn residents also uses the bridge. | Tue, Jun 8, 2010 6:48 PM |
| 45. I have issues with Lombard expecting us to pay for their bridge. Their tone about the whole thing really irkes me. They own both sides of the bridge which is not something being mentioned right now on the village site. They are making this so that Glen Ellyn is just as responsible for their bridge as they are. They built it. Shouldn't they maintain it? I did not appreciate the comments the Lombard council made about Glen Ellyn and our village president. I don't see how they can imply that we are being unreasonable. They cited allowing us to borrow money from the glenbard water station. How much in savings was this? Let's give them that amount. I look at it as if my neighbor had a pool and allowed my family to use it. Then they found out they have a huge repair cost and expect me to pay for half. I didn't choose to build the pool. They did. I could offer some amount but I do not feel half is fair. I understand that they unincorporated the area. Do they get any taxes from the area on the other side? What about before they unincorporated? Why should we split this cost? Glen Ellyn doesn't have very many stores for shopping. How much in sales taxes does Lombard collect from Glen Ellyn residents? Put that towards your bridge! 50% is not fair. | Tue, Jun 8, 2010 4:52 PM |
| 46. I agree with Lombard official that the bridge provides more benefit to GE's residents than Lombard's. | Tue, Jun 8, 2010 4:50 PM |
| 47. Is Lombard planning on helping with the cost of our Library mold issue? I think not! I'm sure Lombardians use our Library sometimes | Tue, Jun 8, 2010 4:36 PM |
| 48. No Way! it is their bridge!!! If I need seven eleven I will go to the one on Park near Jewel. | Tue, Jun 8, 2010 4:29 PM |
-

answered question 196

skipped question 0

5. Glen Ellyn has no fiduciary responsibility or legal obligation for the Hill Avenue Bridge. Should the Village of Glen Ellyn assist the Village of Lombard in funding the reconstruction of the Hill Avenue Bridge with a maximum potential cost of \$300,000?

-
- | | | |
|-------|--|--------------------------|
| 49. | This is a TERRIBLE precedent to set. We do not own the property and should not be using tax dollars for its upkeep. Where will it end? DO NOT OPEN THIS CAN OF WORMS.. | Tue, Jun 8, 2010 3:42 PM |
| <hr/> | | |
| 50. | This question is a bit deceiving...isn't it? Isn't Lombard asking for 1/2 or \$150K? That said, in a gesture of goodwill towards future cooperation between our municipalities, perhaps GE should consider kicking in \$30-50K as long as it doesn't preempt other critical capital projects that would enhance GE. This is an unusual request for Lombard to make, but these are unusual times. The old ways are not necessarily the new ways any more. | Tue, Jun 8, 2010 3:12 PM |
| <hr/> | | |
| 51. | Only as a last resort. Would the bridge actually close or just have further weight restrictions? I am OK with reducing truck traffic would be good, but aren't there commercial businesses along the road, and would that mean an ambulance would be restricted too? Is it customary for one village to ask for financial assistance or is Lombard strong arming Glen Ellyn to pay for something we shouldn't have to pay for? So I guess I'm leaning more toward NO than a Yes after thinking about it, but will still leave my answer as a YES because of the limited alternate routes available, and only after all other funded sources have been exhausted. | Tue, Jun 8, 2010 3:08 PM |
| <hr/> | | |
| 52. | If it belongs to Lombard, let them pay for it. Would they ask us to help pay for repairs on, say, Grace St.? I don't think so, so why here? Just because the bridge is between the two villages does not mean we should have to front them some money to repair it. | Tue, Jun 8, 2010 3:05 PM |
| <hr/> | | |
| 53. | if \$300,000 is thought to be too much, some lesser amount would be helpful, I'm sure | Tue, Jun 8, 2010 3:05 PM |
| <hr/> | | |
| 54. | It is not needed. Let Lombard pay for it. | Tue, Jun 8, 2010 3:04 PM |
| <hr/> | | |
| 55. | This requests seems a bit like extortion. Why is the bridge any different from other road projects? It seems like it would set an unfortunate precedent. Plus...is it appropriate for GE to use tax money for a project in another jurisdiction? | Tue, Jun 8, 2010 2:41 PM |
| <hr/> | | |
| 56. | Lombard has NOT secured 80% of the funding, they are only optimistic that they will. Given recent funding boondoggles (Hello, Ackerman "only the top 2% income earners in GE can afford to play soccer here" Sports Center) I don't want us to take the risk of getting stuck with more than \$300,000. And I'm tired of people thinking that everyone in GE is rich. We aren't. Additionally, our own streets are in nasty shape. Fix home first. | Tue, Jun 8, 2010 2:24 PM |
| <hr/> | | |
| 57. | This is a bad precedent. Glen Ellyn hasn't had, nor will it have, any responsibility or ability to ensure that the bridge is inspected and maintained properly. We're being asked to donate money for an expensive asset over which we will have no control. Did neglect on Lombard's part allow the bridge to get to this state of disrepair? If so, how would we avoid premature degradation of the repaired bridge? Bottom line is that this is their asset, they need to build, maintain, and repair it. | Tue, Jun 8, 2010 7:54 AM |
| <hr/> | | |
| 58. | make it a 50 cent toll bridge to offset cost. | Tue, Jun 8, 2010 7:51 AM |
| <hr/> | | |
| 59. | I'd almost rather pay to shut the bridge down to be honest. | Mon, Jun 7, 2010 9:45 PM |
| <hr/> | | |
| 60. | This sets a very very bad precedent and is a ridiculous request. | Mon, Jun 7, 2010 8:24 PM |
-

answered question 196

skipped question 0

5. Glen Ellyn has no fiduciary responsibility or legal obligation for the Hill Avenue Bridge. Should the Village of Glen Ellyn assist the Village of Lombard in funding the reconstruction of the Hill Avenue Bridge with a maximum potential cost of \$300,000?

61. It is Lombard's bridge and they should fix it. Glen Ellyn did not contribute to the College Avenue depot in Wheaton, and surely some west side GE residents use it? Lines are drawn at jurisdictional boundaries. It is unfortunate that Lombard feels this is a bad deal for them, but they assumed ownership on both sides of the bridge at some point for a reason and unless GE somehow duped them at that time this is just a bad outcome for them from a decision they made.

Mon, Jun 7, 2010 7:43 PM

I would support Glen Ellyn contributing if and only if a jurisdictional transfer can be arranged to prevent Lombard victimising GE with future extortion schemes.

62. Would we then ask them to contribute to repairs to Taylor underpass, or other decaying routes since their residents use them as well? It's an outrageous and pompous request.

Mon, Jun 7, 2010 4:28 PM

63. In this economy, with GE's reduced revenues, I do not believe this to be a wise expenditure. Lombard should consider what a good neighbor they have in Glen Ellyn - a good neighbor with a lot of disposable income that is regularly spent in their community!! They should do everything possible to make it easier for us to get to their town, not make us pay to get there.

Mon, Jun 7, 2010 4:21 PM

64. Worst case scenario is that the bridge is closed. While some may take Roosevelt or St. Charles, many will take Crescent. This route takes the motorists directly into the heart of the CBD. More traffic = more visibility = more potential shoppers. I live south of Hill and use the current bridge. If the bridge closes, I will take Crescent.

Mon, Jun 7, 2010 4:20 PM

65. This is extortion, pure and simple

Mon, Jun 7, 2010 3:59 PM

66. Lombard is getting over a million from the feds - they can pony up the remaining amount. There's no reason we should ever have been asked to pay 50% of the costs - maybe 10% as a good neighbor, but that's it!

Mon, Jun 7, 2010 3:56 PM

67. There should be some agreement as to who funds what in the future or if GE would take control of the bridge, etc.

Mon, Jun 7, 2010 3:38 PM

68. I think that we should hesitate before allowing entrances to our Village to be closed, and I think that we should be mindful of forcing industrial traffic to our residential streets.

Mon, Jun 7, 2010 2:45 PM

answered question 196

skipped question 0

EXHIBIT B
(6/23/2010)

Steve Jones

From: [Redacted]@ail.com]
Sent: [Redacted]
To: [Redacted]
Subject: [Redacted]

Mr. Jones-

I am not in favor of using Glen Ellyn funds to fix the Lombard bridge. I think this would set a dangerous precedent. I'm sure there are many other projects that Glen Ellyn could use \$300,000 for.

Also, I'm really happy to see the repairs to Bryant this summer. I've always thought that was the bumpiest patch of road in town. I use that route regularly and can't wait until it is all new.

Thanks-

[Redacted]

Steve Jones

From: Steve Jones [mailto:steve@stevejones.com]
Sent: Tuesday, June 14, 2010 1:18 PM
To: [mailto:steve@stevejones.com]
Subject: contributing to Lombard's funding for Hill avenue bridge

Dear Mr. Jones,

I don't think we need the bridge rated for a bus loaded with 72 passengers right now. A bus with fewer passengers, or a smaller bus can be used on this route. Don't you know that we are in a recession (and a depression for those of us without employment)? If some people want to donate to this cause, fine; but I'm not interested in having my taxes increased now, or in the future to pay for bonds for this project.

Respectfully,

Steve Jones
[Redacted Signature]

Steve Jones

From: [REDACTED]
Sent: [REDACTED]
To: [REDACTED]@glenellyninfo.org
Subject: Fwd: Hill Avenue Bridge

Sorry, resending as I had Mr. Jones' e-mail typed incorrectly.

----- Forwarded message -----

From: [REDACTED]@glenellyninfo.org
Date: [REDACTED]
Subject: Hill Avenue Bridge
To: MPfeffermanVB@glenellyninfo.org, sjones@glenellyninfo.org

Gentlemen-

I have been the owner/resident of [REDACTED] Avenue for 14-years, with 17-years as a village resident. I am writing regarding the Hill Avenue bridge over the East Branch that the Village of Lombard may close. If the bridge is closed, I suspect traffic will decrease along my street which would be a positive. However, I reject that selfish perspective as the bridge is an asset to both Glen Ellyn and Lombard and their neighbors, especially given the limited train crossings in both towns. Specifically:

* This bridge is the gateway to Lombard for most residents south of the railroad, especially east of Taylor Avenue. The bridge allows easy access to convenience businesses in Lombard (e.g. Walgreens, 7-11, ATM, etc.) as well as their Main Street and Yorktown commercial districts. For this alone Lombard should value the bridge.

* Recall on February 16 that a stalled train blocked all rail crossings from President Street in Wheaton to beyond Park Blvd. in Glen Ellyn. Imagine if a rail incident further blocked the underpass at Taylor Avenue. Emergency service response time would no doubt be impacted if the Hill Ave. bridge is closed, possibly harming many local communities.

* While many Glen Ellyn residents use the bridge as a "short-cut" on trips east, no doubt many Lombard residents use the bridge as a "short-cut" to points west including College of DuPage. A bridge closure will reroute traffic and increase congestion on already busy arterials and local streets, again harming the region.

With regard to funding, with an active construction project in our neighborhood being "under-scoped" due to budget constraints (i.e. overlay instead of replace, not lining all sanitary sewers, etc.), I struggle to support spending on Lombard infrastructure given their population and commercial property base. More importantly, I find Lombard's closure ultimatum unseemly. Glen Ellyn funding at this time sets an unfortunate precedent for future extortion attempts. I encourage you to partner with Lombard to seek other funding sources from the county, township, UP railroad, etc. for what is a regional infrastructure need. If there is no other way to get the project done, Glen Ellyn should participate in the funding only with some sort of jurisdictional transfer established to prevent future misfeasance by Lombard. In fact, evaluate annexing the land up to the river to position Glen Ellyn to better influence and benefit from commercial activity or future development (e.g. redevelopment of Glen Oak Country Club) in that area.

I have completed the online survey with comments to this effect. I am concerned that an anonymous survey may not get a proper response to represent the population and your decisions will thus be misinformed. I recognize that citizens living north of the railroad (as I have) would find it easy, though shortsighted, to undervalue the bridge. I encourage you to strongly consider the points above, perhaps with a community meeting in the Ben Franklin elementary area, before finalizing your decision. Please do not hesitate to contact me with any questions.

Best regards,

W. J. [Name], P. E.
[Email Address] m
[Phone Number]

Kristen Schrader

From: Steve Jones
Sent: Wednesday, June 16, 2010 4:48 PM
To: Kristen Schrader
Subject: FW: Website Message

FIP

-----Original Message-----

From: [redacted]
Sent: Wednesday, June 16, 2010 4:19 PM
To: Alex Thorpe
Subject: Website Message

Form Name : Contact
Date Submitted : 06/16/2010 16:18:40 PM

Name:

Contact Email: [redacted]@obal.net

Phone #:
6 [redacted]

Address:
[redacted] 'L

Message:

To the Village of Glen Ellyn, I just read an article in our local paper regarding the deteriorating status of the Hill Street bridge and Glen Ellyn's, the Village of Volunteers, has failed to respond to Lombard's request for assistance. Living so close to Hill and Finley, I know how much traffic heads east in the morning from the Glen Ellyn area and reverses in the evening. I would hope that your Village will recognize the importance of working with neighboring villages to make the community safe for everyone. Sincerely, [redacted]
Lombard, IL

File Upload:

Kristen Schrader

From: [REDACTED]@gmail.com
Sent: Wednesday, June 23, 2010 9:27 AM
To: Kristen Schrader
Subject: Hill Avenue Bridge

Dear President Pfefferman: I read today's Daily Herald with concern. I would hate to see the Hill Ave bridge close - I use it every day to travel to and from work. It saves time, gas and also, with the construction in east Glen Ellyn right now, it saves a lot of aggravation. I would suggest that if Lombard needs help paying for the maintenance cost of this road, then Glen Ellyn should chip in. Maybe Glen Ellyn could get half the ownership of the bridge too. Please do whatever you need to do to work with our neighbors in Lombard to keep this bridge open. Thank you for your consideration.

[REDACTED]

Kristen Schrader

From: E [mailto:Kristen.Schrader@cityofchicago.gov]
Sent: Wednesday, June 23, 2010 9:51 AM
To: [mailto:Kristen.Schrader@cityofchicago.gov]
Cc: [mailto:Kristen.Schrader@cityofchicago.gov]
Subject: Keep Hill Bridge open

I responded to the Village survey on this issue, but wanted to reiterate and expand on my concerns about closing the Hill Ave. Bridge between Glen Ellyn and Lombard.

- The 2000 people who now use the bridge would use other streets to go to Lombard or Glen Ellyn; some people would use the Taylor St. underpass at Walnut St. The underpass allows cars to get through only one way at a time. There is potential for a quite a bit of back up on Taylor Ave.
- Other people would probably use Park Blvd. at the railroad tracks to go to or from Lombard on Crescent Blvd. There is already back-up at the tracks when trains to through. I believe closing the bridge would exacerbate the back-up going north and south.
- What about emergency service to the people who live east of the Hill Ave./Spring Ave./Hillside Ave. 5-way intersection? Closing the bridge might hamper getting an ambulance or fire truck to the area, especially if extra emergency help was needed from Lombard.

Chicago City Clerk
3111 West Lake Ave.
Glen Ellyn

Kristen Schrader

From: [redacted]
Sent: Wednesday, June 23, 2010 8:52 AM
To: Kristen Schrader
Cc: [redacted]
Subject: Hill Avenue Bridge Replacement

Good Morning. I am a Glen Ellyn resident and wanted to formally voice my opinion regarding the following article. I am a daily user of the Hill Ave bridge spanning the DuPage River. As Lombard has secured federal funding and is willing to split the remainder of the cost with Glen Ellyn I think this is reasonable expenditure. I pay taxes each year for a school system I do not use and Park District activates that I do not have children that participate. I am more than happy to pay taxes to make my town a better place. The Hill Avenue bridge is actually something that I use. By closing the bridge, business just west of the river will not get drive by traffic and Lombardians coming into Glen Ellyn to spend their money downtown will have to reroute. Replacing the bridge will create jobs. Please make every effort to partner with Lombard on the repairs.

[redacted]
[redacted]
[redacted]

Lombard will close bridge if Glen Ellyn won't pay

By [Anna Madrzyk](#) | Daily Herald Staff
[Contact writer](#)

Lombard plans to close the aging Hill Avenue bridge on July 1 if neighboring Glen Ellyn won't pitch in on the cost of rebuilding it.

The bridge over the DuPage River just south of the Union Pacific tracks belongs to Lombard, but traffic patterns indicate it has more value to Glen Ellyn residents.

That's why Lombard is asking its neighbor to split the \$600,000 local share of the reconstruction cost - and says it won't foot the bill alone.

"If they don't feel it's important (to have the bridge), we just move on," said David Hulseberg, Lombard village manager.

Glen Ellyn trustees are expected to vote on the matter Monday, June 28 - just four days before the bridge could close.

Lombard set the deadline after more than six months passed without a decision from its neighbor. But Glen Ellyn trustees wanted to get a better handle on "what does this bridge really do for us," said Steve Jones, Glen Ellyn village manager. "Knowing it's an asset of the village of Lombard, there has to be a compelling reason" to spend Glen Ellyn taxpayers' money on it.

To get an idea of how important the bridge is to Glen Ellyn residents, the village posted an online survey on its website. The results will be available by Thursday.

Approximately 2,000 vehicles per day use the Hill Avenue bridge. During the peak period in the morning, 640 cars travel from Glen Ellyn to Lombard, compared to 300 traveling in the opposite direction. It's the reverse during the evening peak, when 800 cars travel from Lombard to Glen Ellyn compared to 400 going the opposite way. There is no data on where these drivers actually live, however.

Kristen Schrader

From: [mailto:Kristen.Schrader@villageofglenellyn.com]
Sent: Wednesday, June 23, 2010 10:16 AM
To: Kristen Schrader
Subject: Hill Avenue Bridge

Hi Ms. Schrader,

I just read the Daily Herald article about the planned closing of the Hill Avenue Bridge. I was unaware the Village of Glen Ellyn conducted a survey on usage of the bridge, although I have seen previous articles regarding it's deterioration.

My family and I use the bridge quite frequently. It's a nice shortcut to Lombard, Villa Park, and even Elmhurst, avoiding the traffic of eastbound Roosevelt Road and northbound Rt. 53 during rush hour. Although Crescent Blvd. also provides a gateway to Lombard and eastern towns, using the Taylor underpass is less convenient and congested at times for residents living south of the tracks. I think traffic and congestion at the underpass will worsen if the Hill Avenue Bridge is permanently closed.

I urge the Village of Glen Ellyn to cooperate with Lombard in providing the necessary funding to repair the bridge.

Thank you,
DARLENE SIMS
215 Grandview Ave
Glen Ellyn

Kristen Schrader

From: [redacted]@sbcglobal.net]
Sent: Wednesday, June 23, 2010 1:53 PM
To: Kristen Schrader
Cc: Mpfefferman@glenellyn.org
Subject: Hill Ave bridge

As a lifelong citizen of Glen Ellyn I believe Glen Ellyn should work with Lombard to maintain the Hill Avenue bridge. There have been numerous times when we have had to use this bridge to get to Crescent because town is jammed up at Glenbard West or problems with a train when you are trying to drop a student off during the school year. Plus, it is such a direct route to Lombard from the south side of Glen Ellyn without going onto Roosevelt Road! Please work on this cause to keep it open.

Thank you

[redacted]

EXHIBIT C
(6/23 MEMO)



VILLAGE OF LOMBARD

255 E. Wilson Ave.
Lombard, Illinois 60148-3926
(630) 620-5700 Fax (630) 620-8222
www.villageoflombard.org

June 8, 2010

Village President
William J. Mueller

Village Clerk
Brigitte O'Brien

Trustees
Greg Alan Gron, Dist. 1
Richard J. Tross, Dist. 2
Zachary C. Wilson, Dist. 3
Dana L. Moreau, Dist. 4
Laura A. Fitzpatrick, Dist. 5
William "Bill" Ware, Dist. 6

Village Manager
David A. Hulseberg

"Our shared Vision for Lombard is a community of excellence exemplified by its government working together with residents and businesses to create a distinctive sense of spirit and an outstanding quality of life."

"The Mission of the Village of Lombard is to provide superior and responsive governmental services to the people of Lombard."

Mr. Mark Pfefferman
Village President
Village of Glen Ellyn
535 Duane Street
Glen Ellyn, Illinois 60137

Dear Mr. Pfefferman:

This letter is sent to notify you and the Glen Ellyn Village Board of Trustees of the status of the Hill Avenue Bridge. The Village of Lombard has been proactive in trying to plan for the replacement of this bridge. Through our bridge manager we have received strong indication that grant dollars of up to 80% cost of the structure can be obtained for the replacement of the bridge. That leaves a 20% local match or about \$600,000 to be funded.

As you are aware, the Village of Lombard has requested your community's assistance in funding half of the local share or about \$300,000 for the replacement of the Hill Avenue Bridge. An initial request for Glen Ellyn's participation was made in November 2009. To date, the Village of Lombard has provided Glen Ellyn with all of the requested information relative to the condition of the bridge, as well as information relative to the Highway Bridge Replacement and Rehabilitation Program (BRRP) grant application submitted to the Illinois Department of Transportation.

The Lombard Village Board discussed this matter at the June 3, 2010 meeting to determine the Village of Lombard's course of action. After discussion on this matter, the Village Board unanimously concurred with my recommendation to close the bridge indefinitely effective July 1, 2010 absent the Village of Glen Ellyn's partnership on this matter. Should the Village of Glen Ellyn's position on this matter change, the Village of Lombard remains available to discuss this matter further.

I would like to express my disappointment in the Glen Ellyn Board of Trustees for their lack of a formal response on this matter. I am hopeful that you will look to continue the partnership and spirit of intergovernmental cooperation that has existed for decades



Mr. Mark Pfefferman
June 8, 2010
Page 2

between Lombard and Glen Ellyn. I thank you for your time and attention to this matter. Should you have any questions, please feel free to contact me.

Sincerely,

A handwritten signature in black ink, appearing to read "Bill", is written over a light blue horizontal line.

William "Bill" Mueller
Village President

Cc: Village of Lombard Board of Trustees
David Hulseberg, Village Manager
Carl Goldsmith, Director of Public Works
Tom Bayer, Village Attorney

Pfeffermanhillavebridgeclosure682010

BOARD WORKSHOP
5/24/10

4

EXHIBIT D
(6/23 MEMO)



To: President & Village Board

From: Steve Jones, Village Manager

Date: May 13, 2010

Re: **Hill Avenue Bridge**

Background

Since October, the Village Board has discussed Lombard's request to assist with the funding of the Hill Avenue Bridge. This has consisted of both executive session discussions and open session discussions. The history of the issue is attached as exhibit A. *Since this has been an executive session discussion that remains unreleased, this exhibit has not been provided to the public.*

In order to identify potential funding partners in this effort, the Village undertook the following actions:

- **School District 41** – The Village inquired as to the District's interest in eliminating their \$27,000 increase in annual transportation cost (resulting from the weight limits/potential closure). The Village proposed an arrangement that would have involved the District providing the Village with \$10,000 per year for four years *after the bridge was re-opened*. This, of course would have resulted in a \$17,000 annual savings to the District for a four year period, and eliminate the \$27,000 in expenses beyond that period. The District chose not to participate.
- **School District 87** - The Village inquired as to the District's interest in eliminating their \$35,000 increase in annual transportation cost (resulting from the weight limits/potential closure). The Village proposed an arrangement that would have involved the District providing the Village with \$15,000 per year for four years *after the bridge was re-opened*. This, of course would have resulted in a \$20,000 annual savings to the District for a four year period, and eliminate the \$35,000 in expenses beyond that period. The District chose not to participate.
- **Potential Annexations** – The Village approached a number of nearby commercial properties to determine whether there was interest in annexation. Annexation

would of course provide new property tax revenues, as well as other miscellaneous revenues that could help offset a portion of Village bridge expenses. The Planning & Development Department indicates there is interest. It is estimated that the annual new property tax revenues would be approximately \$7,900 if all parcels were annexed. We also received an indication that one of the property owners would be willing to provide a \$35,000 payment upon the rehabilitation of the bridge.

At the last discussion of this topic, the Village Board expressed an interest in traffic counts on the affected bridge. A memo from the Police Chief is attached as exhibit B outlining counts for both Hill Avenue as well as Crescent Boulevard.

Issues

The issue involves the perceived value of the bridge to the community in view of the \$300,000 Glen Ellyn share of the rehabilitation.

Lombard has indicated they will not rehabilitate the bridge without 50% participation by Glen Ellyn. This will result in further weight limit reductions over time, and the eventual closure of the bridge.

Action Requested

Discussion of the matter and consensus as to whether we are proceeding with a Lombard partnership.

Recommendation

My previous positive recommendation was heavily based upon the financial impacts upon two school districts regarding added transportation costs. Since the Districts either have other cost reduction alternatives, or are not concerned with the added transportation impacts, I no longer view this as a Village concern. Thus, the decision is more of a policy issue pertaining to the Board's perception of the value of the bridge to the community.

When the bridge is closed, there will be a convenience factor for some residents who presently utilize this particular route. There will also be increased traffic on alternative streets (i.e. Spring, Bryant, and Crescent) as drivers find it necessary to adjust their routing. We will also incur additional wear and tear on the roadway surface of the alternate routes.

In short, the question is: *What, if anything, is this bridge worth to our community?*

Attachments

Exhibit A – Executive Session Memo (Not Available to Public)

Exhibit B – Traffic Counts for Hill Avenue and Crescent Boulevard.

Exhibit C – Property Tax Potential from Commercial Property Owners Seeking Rehabilitation of the Bridge.

Exhibit D – Correspondence from D-41 & D-87.

Supplemental Agenda Information Village of Glen Ellyn

Agenda Item Supplemented by Commentary

- X Pros & Cons
 - Strategic Action Goal
 - Downtown Strategic Plan Goal
- X Budget Impact/Return on Investment
 - Process Improvement
 - Green Initiative
 - Communication Initiative
 - Safety/Liability/Risk Assessment
 - Comparable Community Info
 - Other

Comments:

This policy issue relates primarily to budgetary matters as well as some quality of life issues for those residents who utilize the bridge.

PROS to Participate:

- 50% participation in the local share of the bridge rehabilitation will insure the bridge remains open.
- The bridge serves as a convenient east-west alternative to Roosevelt Road for residents living in the southeast portion of Glen Ellyn.
- The bridge will close without our participation, displacing traffic and creating higher volumes on other Village roads.

CONS to Participate:

- The Village would be funding \$300,000 to rehabilitate a bridge we do not own.

Memo

To: Steve Jones, Village Manager
From: Phil Norton, Chief of Police
Date: May 7, 2010
Re: Traffic Counts

Below is a chart showing traffic counts from two separate traffic studies. One was conducted by our Department using counters borrowed from DuPage County Highway Department. The other was conducted by Lombard Public Works.

The dates for our study were April 24 at 6:00 A.M. thru April 30 at 5:00 P.M. We placed electronic counters on Hill Avenue at two locations for east and west bound traffic: just east of the bridge and; at Spring Avenue. Unfortunately both of the counters at Spring Avenue were dislodged prior to the study completion, invalidating those results.

The dates for the Lombard study April 27 at 11:00 A.M. thru April 29 at 11:00.A.M. Those counter were placed on Hill and Crescent for both directions of traffic.

In addition to traffic counts, the study shows that 96 – 98% of the traffic was passenger cars. Small trucks accounted for 1-3%, while trucks/busses accounted for less than 1%.

The numbers in the below chart reflect the average daily totals.

	Glen Ellyn Counts	Lombard Counts
E/B Hill at Bridge	1,965	2,083
W/B Hill at Bridge	1,956	2,147
E/B Crescent	2,028	2,275
W/B Crescent	2,057	2,243

One can assume that because our study included most of a weekend, which presumably has a lower traffic count, our overall average daily counts are correspondingly lower.

I would be happy to discuss these numbers at your or the Village Board's convenience.

5

Estimated New Property Taxes from Potential Annexation of Commercial Properties Near Hill Avenue Bridge

From 2008 County Property Tax Records			2008	Village	"New" Village
Property ID	Owner	Address	Tax Code	Rate*	Property Tax Revenues
0512207032	Noorlag	21W180 Hill Ave	5074	0.3918	758.92
0512207033	Noorlag	21W180 Hill Ave	5074	0.3918	411.59
0512207037	Cuyler	21W200 Hill Ave	5074	0.3918	432.78
0512207038	Cuyler	21W200 Hill Ave	5074	0.3918	831.60
0512401015	Elliot	21W171 Hill Ave	5038	0.3918	3,166.02
0512401003	Elliot	21W171 Hill Ave	5038	0.3918	128.55
0512401004	Elliot	21W171 Hill Ave	5038	0.3918	128.55
0512208004	Elliot	21W171 Hill Ave	5038	0.3918	1,429.40
0512401005	Elliot	21W171 Hill Ave	5038	0.3918	127.06
0512401008	Elliot	21W171 Hill Ave	5038	0.3918	253.38
0512401006	Elliot	21W171 Hill Ave	5038	0.3918	126.20
0512401007	Elliot	21W171 Hill Ave	5038	0.3918	69.74
					7,863.78

* 2009 Rate

** Approximately 60% of total property tax funds operations, while the other 40% funds debt service.

**



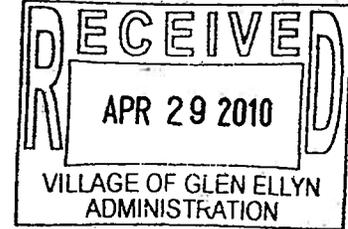
Glenbard Township High School District #87

(D)

Administration Center ▲ 596 Crescent Boulevard ▲ Glen Ellyn, Illinois 60137-4297 ▲ Phone: (630) 469-9100 ▲ Fax: (630) 469-9107

April 27, 2010

Mr. Steve Jones
Village Manager
Village of Glen Ellyn
535 Duane Street
Glen Ellyn, Illinois 60137



Dear Steve,

The Glenbard District #87 Board of Education reviewed the concept of partnering to improve the Hill Avenue Bridge at our meeting last night, April 26, 2010.

The Board of Education reviewed the ideas and has directed me to communicate with you that we are unable to accommodate your request. The financial pressures on our budget are prohibitive of devoting additional resources to a bridge repair project.

We certainly are interested in working together in any way we can to serve the needs of our community. Please understand our present reality does not allow us to work together on this particular project.

Please contact me if you have a need for any further information on this matter.

Sincerely,

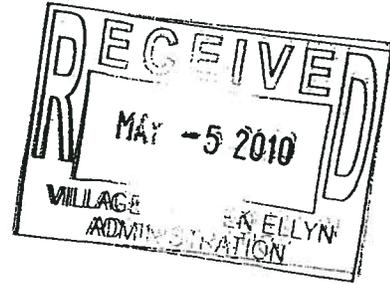
Michael Meissen, Ph.D.
Superintendent of Schools

Cc: Glenbard District #87 Board of Education
Mr. Chris McClain, Assistant Superintendent for Business Services
Mr. Bob Verisario, Director of Buildings and Grounds
Dr. Ann Riebock, District #41 Superintendent



Glen Ellyn School District 41

A K-8 district serving parts of Carol Stream, Glendale Heights, Glen Ellyn, Lombard and Wheaton



April 30, 2010

Mr. Steve Jones
Village Manager
Village of Glen Ellyn
535 Duane Street
Glen Ellyn, IL 60137

Dear Steve,

As a follow-up to our conversation of April 6, where I indicated to you that the District 41 Board of Education discussed the proposed partnership to share costs with the villages of Glen Ellyn and Lombard in the reconstruction of the Hill Avenue bridge. The Board expressed appreciation for the materials that accompanied your proposal, which allowed them to have full information prior to making a decision.

The Board has determined, at this time, District 41 is not interested in entering into this type of partnership. The Board and I continue to have an interest in finding meaningful ways for us to work together and look forward to future opportunities.

Please feel to contact me if you have further questions or require further information from Glen Ellyn District 41.

Sincerely,

Ann Riebock
Superintendent of Schools