

**Village of Glen Ellyn/Glen Ellyn Park District
Proposed Regional Stormwater Basin**

FACT SHEET

Project Purpose/Benefits: The project is not based solely on a desire to create additional strip malls at the Stacy's Corners intersection. The many benefits of the project include:

- For the Village:
 - Creates a regional storm water facility for 10 parcels north of the intersection of Geneva/St. Charles Road and Main Street.
 - Complements other recent investments in the Stacy's Corners intersection (County road improvements, Village streetscape improvements and holiday decorations, EDC banner additions, and Historical Society history park plans).
 - Furthers the Village's goals for this northern gateway of the Village in accordance with the recommendations of the Comprehensive Plan which states ("Village should...address storm water planning within Five corners on a comprehensive, area-wide basis...Much could be done to revitalize Five Corners as a neighborhood service area, a showcase for local history and an attractive gateway to the Glen Ellyn community").
- For the Park District:
 - Provides necessary storm water detention for previously completed improvements at Stacy Park.
 - Provides two additional soccer fields including a full-size soccer field and a smaller soccer field that also serves as a detention basin.
 - The Park District is donating land for the project. There is little to no out-of-pocket cost to the Park District for the project.
- For the Public:
 - Minimal cost to the residents of the Village because the bulk of project will be funded through the sale of property at Stacy's Corners that will be given to the Village.
 - If the regional storm water basin spurs redevelopment at the Stacy's Corners intersection, additional commercial products and services could be made available to area residents.
 - Potential redevelopment of the Stacy's Corners intersection could improve the appearance of this northern gateway to the Village.
 - Higher value commercial properties could reduce the residential property owner tax burden.

Tree Removal: While over 340 trees are proposed to be removed in conjunction with the project, the following additional information is relevant and important:

- The Park District conservatively estimates that the 66-acre Ackerman Park contains approximately 200 trees scattered throughout the Park and more than 600 trees located in the subject wooded area at the northwest corner of St. Charles and Riford Roads.
- A 235-foot buffer of existing trees will be retained along the north side of St. Charles Road.
- The Park District has revised their landscaping schedule for Ackerman Park to include the planting of 350 trees over the next 10 years and 100 native, deciduous shrub clusters over the next 5 years.
- Some resident letters and e-mails have stated that trees in this area of the Park may be hundreds of years old or are considered “old growth.” The Park District has learned from Kramer Tree Service that a 10-12 inch black walnut tree is approximately 25 – 30 years old, a 20-inch is an average of 45 years old, and a 30-inch can be up to 80 years old. Therefore, based on this information from Kramer, we can estimate that approximately 87% of the trees could be less than 50 years old and approximately 96% of the trees could be less than 80 years old.

Regional Storm Water in the Village:

- The Village has 3 primary commercial areas (Roosevelt Road, Downtown, and Stacy’s Corners). Stacy’s Corners is the only one of those three not served by a regional storm water basin.
- Regional basins allow for improved design and quality of developments by reducing the amount of land area necessary for storm water. This increases the value of commercial developments. If the value of commercial properties increases at a greater rate than residential properties in the Village, then the tax burden is shifted away from residential properties and toward commercial properties. This can result in less property tax revenue coming to the Village from residential properties.
- Addressing storm water in a regional manner makes commercial property more attractive for investment and redevelopment purposes because a portion of a given property does not need to be set aside for storm water detention and commercial properties are not interrupted by detention basins.
- The existing storm water basin north of the Walgreens development does not currently serve entire the Stacy’s Corners area. It only serves the Walgreens development itself.
- The proposed Regional Storm Water Basin will comply with the amendments to the DuPage County Storm Water Ordinance proposed for this coming summer.

Quality of Trees:

- Black Walnuts are not identified as a “protected tree” in the Village. The Village Code also does not identify walnuts as a “protected species.” A “protected tree” is defined by the

Village Code as any tree in the Village shown on a tree preservation plan as being retained after development. The property owner has the ability to designate which trees will be retained and which trees will be removed. A “significant tree” is defined by the Village Code as all hickory, oak, or walnut species in the Village shown on a tree preservation plan as being retained after development. If a tree is to be removed by a property owner, then it is defined as neither a “protected tree” nor a “significant tree.”

- The Village Code states that the following species of trees (identified in the project area) are undesirable (per Ordinance 4927 – Adopting the Revised Arboricultural Specifications Manual):

○ American Elm	○ Apple
○ Cherry or Plum	○ Buckthorn
○ Cottonwood	○ White Ash
○ Mulberry	○ Pear
○ Siberian Elm	○ Silver Maple
○ Box elder	

These species comprise 77% of the 342 trees to be removed. These trees are defined as unsuitable for street and parkway areas based on undesirable growth habits, fruiting habits, form, susceptibility to serious disease, propensity to storm damage and a host of other limitations. Although many included in the list of undesirable trees are native to the area, they still pose a maintenance liability issue to the Village.

- While the Kramer Tree Service study identified trees as either native or non-native, the Village does not assess the quality of trees based on this reference. Of the twenty undesirable trees listed in the Arboricultural Specifications Manual, nine are considered native to our area – yet are still not suitable for planting.

Private Property:

At the public meeting on April 10, it was not stated that the Park District’s lands were “private property and therefore not under any Village rules.” The staff actually stated that the Park District is a “property owner” (not a “private property owner”). In accordance with the Village’s Tree Preservation Ordinance, the Village only has the right to require the preservation of trees in the public right-of-way. For all other property in the Village, the “owner” has the ability to choose which trees to remove. Per the Village’s Tree Preservation Ordinance, the Park District is subject to the same rules as all other property owners.

Tree Preservation Plan:

Some have questioned why a tree preservation plan was not prepared for the project. Tree preservation plans are required for all “private” property. Even though it could be interpreted that a tree preservation plan is not required because the land is not “private,” the Village required information similar to the requirements of a tree preservation plan such as: a plan showing the location of all protected and unprotected trees on the property, a list of the species and sizes of those trees, and the location of protective tree fencing.

Public Hearing:

- “Public hearings” are held for a project if required by either state statute or local ordinance. A “public hearing” was not required for this project. The Public Works Department typically holds a “public meeting” for projects on public right-of-way during the design phase of the project. Even though this project was not proposed on public right-of-way, a “public meeting” was held for this regional storm water project during the design stage as it is for other Public Works projects.
- The Regional Storm water project was mentioned at numerous public hearings and meetings between 2003 and the present. Therefore, there was no deliberate attempt to discourage public input on the project or be “silent” about the project.
- Public hearings were held for the Walgreens development, on the annexation agreement for the Walgreens property and for the Parkview Community Church expansion project. The construction of a regional storm water facility in the area of Ackerman Park was openly discussed at both Plan Commission public hearings and Village Board meetings in conjunction with both the Walgreens and Parkview Community Church projects.
- The discussion of the Intergovernmental Agreement with the Park District for this project was held at a Village Board meeting that is open to the public. The item was listed on an agenda and posted on the Village’s website in advance of that meeting. In addition, in May of 2004 the Village approved a tri-party agreement for the project. Although never finalized by all three parties, the project and agreement were discussed at multiple Village Board workshops and the item was likewise posted on the Village Board’s agenda in advance of the meeting at which it was enacted.

Attachments: In order to consolidate information on this project into one useful resource and reference package, I have attached a number of documents previously sent to the Village Board. The attached documents are numbered as shown in the list below and include:

1. September 13, 2007 Memo with a copy of the Park District/Village IGA (Ord. 5615)
2. March 26, 2008 Memo Providing a Brief History of the Project with Attachments
3. PowerPoint Presentation from the April 10, 2008 Public Information Meeting
4. Minutes from April 10, 2008 Public Information Meeting
5. Park District Site Design Study / Site Plan

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