

DRAFT

Memo: Planning and Zoning Commission Responses

Date: 6/17/2025

To: Village of Glen Ellyn Planning and Zoning Commission, Board of Trustees

On behalf of Glenbard Township High School District 87, this memo serves as supplemental detail and descriptions as requested by the Planning and Zoning Commission at the May 22, 2025 Public Hearing.

1. Construction Parking Needs Considerations:

- a. The largest phase of construction at Glenbard West which includes the addition and interior renovation work for the west half of the building is expected to start in November of 2025 and be finished by August of 2027. Over the course of this 21-month period the average daily onsite manpower is expected to peak around 100 workers with the heaviest months being over the 2026 & 2027 summers. When school is not in session, contractors will have access to the staff parking lot off of Ellyn Avenue in addition any of the agreed upon parking areas for during the school year which will help to accommodate the uptick in manpower during that time. While a definitive overall parking plan has not yet been finalized for trade contractors, Gilbane Building Company has been working with the District and Village staff to evaluate several scenarios including both on and off campus parking options. Gilbane understands the tight site constraints surrounding Glenbard West and remains committed to working with all parties to determine the best solution for contractor parking that minimizes the impacts to both the community and the District.

2. Lighting Impact Study:

- a. At the commission's request, the design team and District have explored the expansion of the photometric study to include interior lighting impacts. Technologically, there are limitations that do not allow interior lighting to be included within the modeling software accurately. With the understanding that the request for information is intended to prevent hardship or nuisance to the surrounding neighbors, the interior lights will be placed on occupancy sensors, to eliminate or reduce the light levels to code allowed minimum levels at all perimeter rooms and egress pathways within the building.

- b. To date, the School and District have not received written or verbal complaints or requests to modify the existing interior lighting conditions in the evenings from surrounding neighbors.
 - c. As previously committed at the Public Hearing, the exterior photometrics will be in accordance with Village Ordinances.
- 3. Placement of Building Addition and Other Explorations:
 - a. Various locations were explored as part of the pre-planning phases prior to the referendum. This is not an exhaustive list but represents the more notable prior considerations.
 - i. Bridge/pedestrian connection over Ellyn Ave., Connecting the main building to Biester Gym and Fieldhouse.
 - 1. Merits: Creates a continuous building on campus for students traveling between buildings
 - 2. Challenges: Limited ability and space to add required classrooms; substantial infringement on property boundaries and ROW requirements over a public street.
 - ii. Addition at Biester Gym/Fieldhouse:
 - 1. Merits: Does not substantially alter the street/community facing imagery of the site from a historical perspective.
 - 2. Challenges: Limited ability and space to add required classrooms; isolates functions and departments from being able to collaborate with other general education and curricular requirements; larger impact to immediate neighbors and potential infringement at property boundaries immediately adjacent to neighborhood properties; further impacts and limits already scarce on site parking that would be eliminated with an addition.
 - b. The chosen location on the site, extending onto the hill from the main building, was made known to the public at the time of the referendum, and is part of the improvement commitment made by the District as part of its passing. Some of the considerations leading to the chosen location are as follows:
 - 1. Merits: Allows curricular functions to be maintained in appropriate proximity to one another; space available is appropriate for the needed program commitments passed via referendum; improves accessible access to the overall building; ability to include performance space to provide District Wide equity.

2. Challenges: Impacts to historic and picturesque hillside.

4. Clarification of Hardship:

- a. Given the required program to meet the needs of the students and curriculum delivery, the location and size of the addition were considered with input from staff, students, and broader community members. The selected location allows for the addition of general instruction classrooms to improve curriculum delivery, a secondary performance space, and accessibility improvements with access to all 4 floors continuously from one elevator.
- b. Topography and Site Features:
 - i. Setback Requirements Variation Request: There is a desire and a goal expressed by the school and community to protect and preserve as many of the old growth trees on the hill. Understanding the significance of this site, the grounds, and as a result of that criteria, it helped establish the plan angle of the classroom wing. This has been established in the effort to preserve as much of the growth in the courtyard and at the base of the hill as possible. The preservation of existing foliage to the maximum extent possible, resulting in the request for a reduction to the building setback for the outmost corner of the building.
 - ii. Impervious Surface Setback Variation Requests: Across the entire site, the hill poses accessibility challenges for general access to the building, the addition location and its access points create an opportunity for an accessible entrance with access to an elevator to all 4 levels to be adjacent to accessible parking spaces. This lot exists in the same proposed footprint today; the modifications being provided will both repair/maintain the retaining wall at the lot line as well as provide compliant accessible parking immediately adjacent to the building.
 - iii. Loading Spaces Variance Request: The added square footage does not increase the population or delivery need for the building; the current loading capacity (2 bays) is currently sufficient for the needs of the building. With the limited footprint of the site, an additional loading space would have a negative impact on internal site access and traffic flow, further adding to the traffic on and surrounding the building.
 - iv. Maximum Height Variance Request: The variation of the hill height from street level to the top of the addition are substantial, and

create a varied level of height and exposure when traveling from the South edge of the addition to the North edge as the grade falls away. The addition structure aligns with the existing building to maintain both scale, and accessible travel within the building. The height of the exposed area of the addition is higher than Village Ordinance to allow for safe exiting from the new addition, an accessible entrance point adjacent to parking, and concealed mechanical equipment at the ground level, limiting the rooftop mounted equipment visible from the street.

1. The existing historic tower from the original school construction remains the tallest point on the site, exceeding the maximum allowable height as an existing condition.
- v. Parking Spaces Variance Request: The addition is for the purpose of allowing appropriate space to deliver curriculum to the current student population. There is not an anticipated increase in the population currently present at school. This variation request is done in good faith for the record, for the condition that already exists. To add the more than 500 spots required to meet the village ordinance, it would require significantly more impact to the existing site features. The limited site with its steep topography, extensive flood plain extending from Lake Ellyn preventing permanent paved improvements, does not have enough area to accommodate the expansion of parking within its current boundaries without removing all sensitivities to open and landscaped areas within the site.