

PLAN COMMISSION

INTER-DEPARTMENTAL REVIEW COMMITTEE REPORT

1014 S. MAIN STREET (GLENBARD EAST HIGH SCHOOL)

July 21, 2025

Title

PC 25-11

Petitioner

Glenbard District 87
596 Crescent Blvd
Glen Ellyn, IL 60137

Property Location

1014 S. Main Street
PINs: 06-18-402-004 and 06-18-402-002

Zoning

CRPD Conservation Recreation
District Planned Development

Existing Land Use

Glenbard East High School campus

Comprehensive Plan

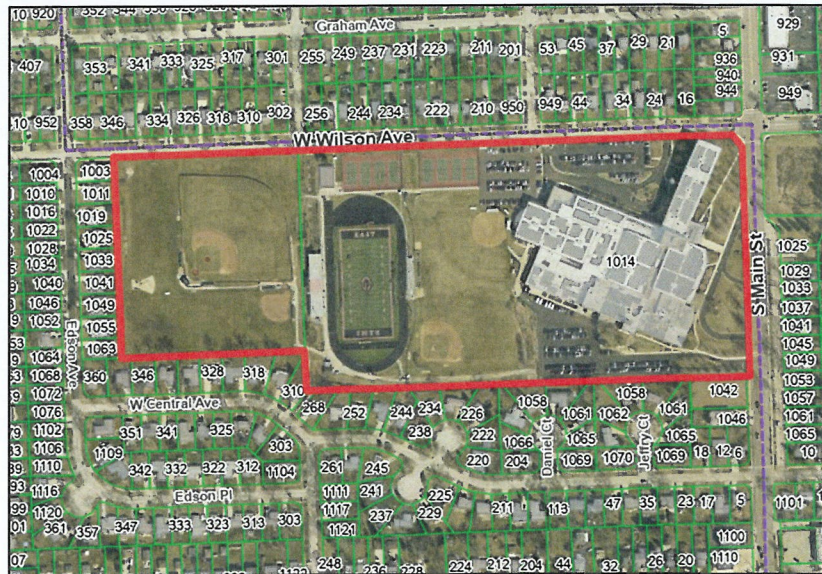
Public and Institutional

Approval Sought

Approve an amendment to the Glenbard East Planned Development to allow for additions to the building, a deviation for building height, and a deviation for open space.

Prepared By

Anna Papke, AICP
Planning and Zoning Manager



LOCATION MAP

PROJECT DESCRIPTION

The subject property is the Glenbard East High School campus. Glenbard District 87 proposes to make site improvements consisting of three small additions to the building, expansion of parking lots, and reconfiguration of the drive aisle on the east side of the building to consolidate curb cuts along Main Street. The drive aisle improvements are intended to promote more efficient site circulation for passenger vehicles and bus traffic. The additional parking areas, which will be constructed as funding permits, will provide more opportunities for on-site parking.

APPROVAL(S) REQUIRED

The petitioner requests that the Village take the following action on the subject property located within the CRPD Conservation Recreation District Planned Development (Glenbard East Planned Development):

1. Pursuant to Section 155.504 (A) (major changes in a planned development) of the Lombard Zoning Ordinance, amend the Glenbard East Planned Development, as established by Ordinance No. 6967, to approve the following:
 - a. An addition to a building in a planned development that changes the location of the building by more than 10 (ten) feet;
 - b. A deviation from Section 155.404(G) of the Lombard Zoning Ordinance to allow a building addition with a height of 32 feet where a maximum height of 30 feet is permitted; and

PROJECT STATS

Lot & Bulk

Lot area: 37.1 acres

Parking spaces
(existing): 412

Parking spaces
(proposed): 530

Supporting Documentation

1. Petition for a public hearing, dated 6/12/2025;
2. Response to standards, prepared by the petitioner;
3. Plat of survey, prepared by Jacob & Hefner Associated, dated 4/22/2025;
4. Preliminary engineering plans, prepared by Gewalt Hamilton Associates, Inc., dated 6/4/2025;
5. Drainage exhibits, prepared by Gewalt Hamilton Associates, Inc., dated 4/8/2025;
6. Open space zoning exhibit, prepared by Gewalt Hamilton Associates, Inc., dated 6/4/2025;
7. Preliminary stormwater report, prepared by Gewalt Hamilton Associates, dated 6/19/2025;
8. Landscape plan, prepared by Gewalt Hamilton, dated 4/15/2025;
9. Photometric plan, prepared by Performance Services, dated 7/16/2025; and
10. Architectural plans, prepared by Wold, dated 4/16/2025.

APPROVAL(S) REQUIRED (continued)

- c. A deviation from Section 155.404(H) of the Lombard Zoning Ordinance to allow a development with 48% open space, where a minimum of 50% open space is required.

EXISTING CONDITIONS

The subject property is improved with a high school building and associated parking lots, athletic fields and facilities.

INTER-DEPARTMENTAL REVIEW

Building Division:

The Building Division has the following comment on the petition. Additional comments may be forthcoming during permit review.

1. Accessible parking on the site will need to comply with the Illinois Accessibility Code, Table 208.2. Currently the plan shows 10 ADA spaces where 11 are required. The Building Division also recommends some ADA spaces be located in proximity to the athletic fields for use by spectators. This comment can be addressed during permit review.

Fire Department:

The Fire Department has the following comments on the petition. Additional comments may be forthcoming during permit review.

Private Engineering Services:

Private Engineering Services has no comment on the petition. Additional comments may be forthcoming during permit review.

1. The proposed detention vault should account for the volume of the pond being filled in addition to the detention requirements triggered by the additional impervious area.
2. A stormwater report should be included with the future Building permit submittal.

Public Works:

The Department of Public Works has no comment on the petition. Additional comments may be forthcoming during permit review.

Planning Services Division:

The Planning Services Division (PSD) notes the following:

1. *Surrounding Zoning & Land Use Compatibility*

	Zoning District	Land Use
North	R2	Single-family residences
South	R2	Single-family residences
East	R2	Single-family residences
West	R2	Single-family residences

The subject property is located on Main Street and surrounded by single-family residential development. Glenbard East High School was built in 1959.

2. *Comprehensive Plan Compatibility*

The Comprehensive Plan recommends public and institutional uses on the subject property. A high school is consistent with this designation.

3. *Zoning Compatibility and Request to Amend the Glenbard East Planned Development*

Glenbard East High School was built in 1959 and has since been in continuous operation on the subject property. The campus became a planned development in 2014 when the Village approved zoning relief for the freestanding sign facing Main Street. Per Sec. 155.504(A) of the Village Code, alterations to buildings in planned developments that change the location of the building by more than 10 feet are major changes requiring a public hearing with the Plan Commission and final approval by the Village Board. The petitioner proposes to build three additions to the school building. These will be in the vicinity of the visitor center (east façade), the student entrance (north façade) and the cafeteria (south façade). All three additions are small relative to the existing bulk of the school building and will meet required setbacks from property lines.

The proposed improvements require two bulk deviations. The first is a height deviation to allow the cafeteria addition with a building height of 32 feet above grade, where a height of 30 feet is permitted by right in the CR District. The height of the proposed addition is comparable to the height of the existing building at this point on the property. Allowing the added height for the addition will facilitate a smooth transition between the existing building and the addition.

The petitioner also requests a deviation for minimum open space. The proposed building additions and site improvements will leave the property with 48% open space, where the Zoning Ordinance requires a minimum of 50% open space for educational institutions in the CR District. The proposed improvements to the property are intended to maximize functionality of the campus. In particular, the additional parking on the site will potentially alleviate parking concerns along adjacent public streets, as discussed below.

Given existing site conditions and the unique nature of the land use, staff supports the requested amendment and deviations to the Glenbard East Planned Development.

4. *Parking and Traffic Circulation*

While developing the proposed site plan, the petitioner worked with the Village to identify areas of concern for traffic circulation and parking. The Village's traffic consultant, KLOA, evaluated existing

conditions on the Glenbard East campus in March 2025. Through this analysis, KLOA recommended the petitioner's site plan should address the following:

- Separate loading areas for passenger vehicles and buses.
- Create a dedicated loading and staging area for buses.
- Increase available on-campus parking for staff, visitors, and students, which may reduce the need for parking on Wilson Avenue.
- Increase available on-campus storage for passenger vehicles, reducing the likelihood of vehicle queues extending onto Main Street.
- Improve traffic flow along Main Street by eliminating curb cuts.

The proposed plan addresses the concerns raised by KLOA as follows:

- The drive aisle on the east side of the building will be reconfigured to allow for visitor parking and a continuous drop-off/pick-up lane in front of the school. A bypass lane will promote traffic flow and reduce the chance that traffic backs up onto Main Street. Three of the existing four curb cuts onto Main Street will be removed, and all traffic exiting onto Main Street will be routed to the traffic light on the south side of campus.
- Bus loading will be consolidated into the parking area on the north side of the building, near the student entrance.
- Three new parking areas are proposed: two on the south side of the building and one west of the building to the south of the tennis courts. The petitioner states that these parking lots will be constructed as funding allows. Should these additional parking areas be constructed, there would be a net increase of 118 parking spaces on campus. Increasing on-campus parking would potentially ease parking demand along Wilson Avenue and other public streets. This improvement would be consistent with ongoing discussion between the Village and the petitioner about parking concerns on Wilson Avenue.

KLOA has reviewed the submitted site plan and finds it is in general conformance with the recommendations made in the March 2025 existing conditions report.

5. *Landscaping*

One of the proposed parking areas is located along the south property line, adjacent to single-family residential properties. The parking lot will be set back 10 feet from this shared property line. A six-foot high solid wood fence and landscaping will be installed between the parking lot and the property line to provide screening for the adjacent properties.

SITE HISTORY

BOT 01-09: Variation from Village Code Section 151.55 Retention/Detention Basins.

PC 14-14: Approval of a planned development with signage deviations.

FINDINGS & RECOMMENDATIONS

Based on the above findings, the Inter-Departmental Review Committee has reviewed the petition and finds that it meets the standards required by the Zoning Ordinance. As such, the Inter-Departmental Review Committee recommends that the Plan Commission make the following motion recommending approval of this petition:

Based on the submitted petition and the testimony presented, the requested amendment to the Glenbard East Planned Development **complies** with the standards required by the Village of Lombard Zoning Ordinance; and, therefore, I move that the Plan Commission accept the findings and recommendations of the Inter-Departmental Report as the findings of the Plan Commission and I recommend to the Corporate Authorities **approval** of PC 25-11, subject to the following conditions:

1. That the petitioner shall satisfactorily address all comments noted within the Inter-Departmental Review Committee Report;
2. That the petitioner shall develop the site in accordance with the plans submitted as part of this petition and referenced in the Inter-Departmental Review Committee Report, except as they may be changed to conform to Village Code;
3. That the petitioner shall apply for and receive building permits for the proposed improvements; and
4. This approval shall be subject to the commencement time provisions as set forth within Section 155.103(F)(11) of Village Code.

Inter-Departmental Review Committee Report approved by:



Trevor Dick, FAICP

Director of Economic Development and Planning

c. Petitioner

attachments: Site Plan Review, Glenbard East High School, prepared by KLOA, dated 7/10/25
Existing Conditions Traffic Evaluation, Glenbard East High School, prepared by
KLOA, dated 3/13/25

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MEMORANDUM TO: Anna Papke, AICP
Planning and Zoning Manager
Village of Lombard

FROM: Brendan S. May, PE, PTOE
Principal

Javier Millan
Principal

DATE: July 10, 2025

SUBJECT: Site Plan Review
Glenbard East High School
Lombard, Illinois

This memorandum summarizes a site plan review conducted by Kenig, Lindgren, O'Hara, Aboona, Inc. for the most recent site plan for Glenbard East High School prepared by Gewalt Hamilton Associates, Inc. dated June 4, 2025. Overall, the site plan is in general conformance with the recommendations outlined by KLOA, Inc. in the Existing Conditions Traffic Evaluation dated March 13, 2025. This includes:

- Creating a dedicated bus loop on the north side of the school building within the vicinity of the proposed student commons. The proposed bus loop can accommodate 25 buses without impeding circulation to the parking lot which is adequate to accommodate the peak bus stacking during afternoon dismissal
- Elimination of three curb cuts along Main Street to provide a continuous passenger vehicle drop-off/pick-up lane will be provided on the east/south sides of the school building.
 - A by-pass lane will also be provided to allow vehicles to continue to circulate the site and reduce the likelihood of passenger vehicle queues extending into Main Street.
 - Removing bus loading from the east side of the school building will improve the flow of traffic for passenger vehicles.
 - Eliminating the numerous curb cuts on Main Street will improve the flow of traffic along the roadway.
- An additional 51 spaces were identified to accommodate student parking that currently occurs along Wilson Avenue. The additional on-site parking, up to 530 spaces (net increase in 118 spaces over existing conditions) are consistent with the ongoing discussions between Glenbard East High School and the Village regarding the elimination of parking on Wilson Avenue and providing additional student parking on campus.

Memorandum

To: Village of Lombard Plan Commission

From: Brian Spencer, GHA

Date: July 15, 2025

Re: Village of Lombard Plan Commission
Petition for Public Hearing
Glenbard Township High School District 87
East High School Addition and Renovations

Project Narrative and Petitioner Requests:

Based on KLOA's March 2025 traffic study finding, the project aims to proposes site and circulation improvements to create separation between parent pick up and drop off procedures with school bus traffic and to minimize current traffic issues on both Wilson Avenue and Main St where traffic currently backs up. After reviewing the circulation recommendation options presented in the traffic study, a modified version of Option 1 was selected to manage parent drop-off, pick up traffic circulation off Main Street, while Option 2a was selected as a baseline of design for managing bus traffic pick-up and drop-off off Wilson Avenue. Future planning for additional parking to better align parking needs of the students and staff with actual spots on the site. Two (2) separate building additions for Administration and Student Commons to align new visitor entrance and student entrances with the updated site circulation and accommodate improved building security protocols. A third addition expands the cafeteria to accommodate capacity issues due to curriculum required schedule changes, resulting in a reduction of available lunch periods to accommodate the current student enrollment.

The petitioner requests that the Village take the following action on the subject property located within the CRPD Conservation Recreation District Planned Development (Glenbard East Planned Development):

Pursuant to Section 155.504 (A) (major changes in a planned development) of the Lombard Zoning Ordinance, amend the Glenbard East Planned Development, as established by Ordinance No. 6967, to approve the following:

1. Approve an addition to a building in a planned development that changes the location of the building by more than 10 (ten) feet;
2. A deviation from Section 155.404(G) of the Lombard Zoning Ordinance to allow a building addition with a height of 32 feet where a maximum height of 30 feet is permitted; and

3. A deviation from Section 155.404(H) of the Lombard Zoning Ordinance to allow a development with 48% open space, where a minimum of 50% open space is required

Response to Standards

B. General Standards

1. Except as modified by and approved in the final development plan, the proposed development complies with the regulations of the district or districts in which it is to be located.
 - i. **Response:** The proposed development complies with the regulations of the district in which it is to be located with the exception of the code sections listed below in bullet number 2, Standards for Planned Development with Other Exceptions.
2. Community sanitary sewage and potable water facilities connected to a central system are provided.
 - i. **Response:** Confirmed. Community sanitary sewage and potable water facilities connected to a central system are provided. An existing 8-inch looped water main loop and existing 8-inch sanitary service currently service the building. No significant change in water or sanitary demand is anticipated as a result of the proposed development improvements.
3. The dominant use in the proposed planned development is consistent with the recommendations of the Comprehensive Plan of the Village for the area containing the subject site.
 - i. **Response:** There is no change in use for the planned development.
4. That the proposed planned development is in the public interest and is consistent with the purposes of this Zoning Ordinance.

Response: The proposed development will improve the lives of the students, parents, faculty members and community in the form of an enhanced high school facility and experience and improved safety and reduced traffic congestion on Wilson Ave and Main Street and is therefore in the public interest .The proposed development is consistent with the purposes of the zoning ordinance as there is no change to zoning or land use.
5. That the streets have been designed to avoid:
 - i. Inconvenient or unsafe access to the planned development;
 - ii. Traffic congestion in the streets which adjoin the planned development;
 - iii. An excessive burden on public parks, recreation areas, schools, and other public facilities which serve or are proposed to serve the planned development.

Response: The on-site traffic and pedestrian circulation and ingress/egress points have been design to avoid inconvenient or unsafe access to the planned development and reduce traffic congestion in the perimeter streets

of Wilson Avenue and Main Street. The project team held multiple discussions both internally with transportation team members and externally with the Village and KLOA to discuss alternatives before settling on the current proposed planned development circulation plan, with both safety and traffic congestion reduction leading the design considerations and discussions.

C. Standards for Planned Developments with Other Exceptions

The Village Board may approve planned developments which do not comply with the requirements of the underlying district regulations governing lot area, lot width, bulk regulations, parking and sign regulations, or which require modification of the subdivision design standards when such approval is necessary to achieve the objectives of the proposed planned development, but only when the Board finds such exceptions are consistent with the following standards:

1. Any reduction in the requirements of this Ordinance is in the public interest

Response: The proposed development's proposed 2-ft deviation in building elevation and 2% deviation in open space requirements are necessary to improve the conditions of the existing school and meet the District's goals for the high school and would therefore be considered in the public's best interest. It should be noted, that the 50% open space requirement does not account for the synthetic turf ballfield at the school, when factoring this in, the public space available for use, programming would be over the 50% requirement.

2. The proposed exceptions would not adversely impact the value or use of any other property

Response: The proposed development aims to positively impact the value of the community and neighboring properties by improving the facilities, school experience and traffic congestion at the high school. The District plans to work with neighboring property members and community to ensure no improvements adversely impact their property including opaque fence and landscaping improvements along the southern property line aimed to mitigate visual and sound impacts along the southern property line.

3. That such exceptions are solely for the purpose of promoting better development which will be beneficial to the residents or occupants of the planned development as well as those of the surrounding properties

Response: Without the proposed exceptions, this project would not be able to achieve many of the goals to improve the school, such as the streamline pickup and drop-off, reduce traffic congestion in Wilson Ave and Main street and increased parking for staff and students. The improvements are therefore solely for the purpose of promoting better development which will be beneficial to students, faculty and surrounding properties.

4. That the overall floor area of the planned development shall not exceed by more than 40% the maximum floor area permitted for the individual uses in each applicable district

Response: Standard not applicable. There is no maximum floor area requirement for CR – Conservation and Recreation District zoning districts.

5. That in residential planned developments the maximum number of dwelling units allowed shall not exceed by more than 40% the number of dwelling units permitted in the underlying district

Response: Standard not applicable.

6. That all buildings are located within the planned development in such a way as to dissipate any adverse impact on adjoining buildings and shall not invade the privacy of the occupants of such buildings and shall conform to the following:

- a. The front, side or rear yard setbacks on the perimeter of the development shall not be less than that required in the abutting zoning district(s) or the zoning district underlying the subject site, whichever is greater.

Response: All building improvements comply with the setbacks for the CR zoning district.

- b. All transitional yards and transitional landscape yards of the underlying zoning district are complied with.

- c. **Response:** All transitional yards and transitional landscape yards of the CR zoning district are complied with. There is no landscape buffer requirement for CR zoning; however, additional landscaping and fence screening is provided along the southern property line adjacent to the proposed parking lot improvements to mitigate any visual and sound impacts to adjacent residential properties.

- d. If required transitional yards and transitional landscape yards are not adequate to protect the privacy and enjoyment of property adjacent to the development, the Plan Commission shall recommend either or both of the following requirements:

- 1) All structures located on the perimeter of the planned development must set back by a distance sufficient to protect the privacy and amenity of adjacent existing uses;
- 2) All structures located along the entire perimeter of the planned development must be permanently screened with sight-proof screening in a manner which is sufficient to protect the privacy and amenity of adjacent existing uses.

Response: Not applicable – transitional yards and landscape yards are adequate.

End of Memo



Brian Spencer, PE
Project Manager II