



CONNECT 44 CENTER

1514 S. Main St., Lombard, IL

GENERAL PURPOSE NARRATIVE

Lombard Elementary School District 44 proposes to develop a 69,406 square foot steel building addition to Glenn Westlake Middle School that would expand the existing academic curriculum and administration space. The development would include associated utilities, stormwater detention system, parking improvements and landscape enhancements on the surrounding 19.60 acre school property.

The existing school complex that includes Manor Hill Elementary School has a shared land use agreement with the Lombard Park District. The agreement allows the shared use of access driveways, parking and open space with the Four Seasons Park located directly south. A 3 acre portion of the Park District parcel will be developed for better traffic flow and improved parking and drop off areas.

The general purpose of the development is to relieve student learning space congestion, improve safety traffic flow and to minimize off-site stormwater drainage onto neighboring property. The school building addition will provide much needed space for academic and extra-curricular school activities at Glenn Westlake Middle School.

Additional benefits of the school addition would include the ability for teachers and students from all schools in School District 44 to schedule field trips and conduct various learning opportunities involving the latest STEAM (science, technology, engineering, art and mathematics) laboratories and learning spaces.

The Connect 44 Center, consistent with other school buildings, would allow use of both the learning and athletic facilities for community activities.

The existing Manor Hill school monument sign currently exists 7' away from right-of-way and will require moving to a new location because of proposed safety improvements to the driveway entrance. The existing school building and driveway alignments provide a hardship condition to meet the Village ordinance of a minimum 25' setback distance and therefore a 5' variance is requested for a 20' setback. The hardship condition is the result of safe access requirements for traffic movement around Manor Hill school.

According to current state architectural code requirements for building gymnasiums, the building results in a roof height of 42 feet. A request for deviation from the minimum 30 foot height restriction for the Conservation Recreation zoning code has been requested per section 155.404(G).

The architectural plan includes three roof mounted small scale wind energy systems above the entrance of the building. A request for variation from of the maximum one roof mounted small scale wind energy system has been requested per Section 155.224(3).

The variation from Section 155.706(C)(1) is requested because the proposed parking lot is located across the shared property line with the neighboring Lombard Park District Four Seasons Park. Therefore the

perimeter landscaping ordinance would be considered not applicable it would require bisecting the perimeter access driveway. The perimeter access driveway needs to be maintained for emergency services and access for school facilities.

The requested sign variations are certainly necessary due to both schools and the proposed 44 Connect Center are on the same parcel of land. It would be unfair and unwarranted to only allow one sign along the Main Street

Right-of-Way with the overall sign area equal to one building in the same zoning district. Staff has assisted with other sign variations that were granted to other schools and in particular, at Glenbard East High School.

Records indicate that Glenbard East was granted a variance the electronic message center for up to 27 square feet. Our application includes a 27 square foot message center which will be identical to Glenbard East.

The Glenn Westlake Middle School and Manor Hill Elementary School campus offers a unique opportunity to be creative with the proposed sign package. The site will now have a third unique identity and adding the new School District 44 Connect Center to the campus which will be a clear example of the long term Lombard District 44 Strategic Plan. The campus will clearly need a series of direction signs as part of the overall improvements. A significant upgrade to the site will be a separation of traffic patterns to facilitate peak hour flow. Direction signs will assist all drivers as they enter the site and these traffic pattern modifications will alleviate the traffic on Main Street and will reduce the time required for getting students to and from school. A big part of the master plan is the directional signs so we all know how to navigate around campus.

At each critical intersection a simple directional sign will be provided to assist drivers with their traffic movements.

In all, we are proposing twelve directional signs to facilitate traffic. There is no limitation on the number of these types of signs in the code, and we will work closely with the village to address internal directional signage appropriately.