

Conceptual Project Narrative

Petitioner Name: Arlington Heights School District 25
Contact: Ryan Schulz, LEED AP Director of Facilities Management
Date: October 5, 2022, Rev. 10/20/22, Rev 1/6/23
Project: Westgate Elementary School Addition and Renovations
Location: 500 S. Dwyer Ave., Arlington Heights, IL 60005

The addition to Westgate Elementary School is necessary to support Arlington Heights School District 25 transition from the current half-day kindergarten program into a full day kindergarten program as a result of the recent successful community referendum. The full-day program is scheduled to be implemented for the 2024/25 school year. Due to this transition into a full-day program, additional classrooms are necessary since in the current half-day model classrooms are shared between the morning and afternoon sections of Kindergarten classes. For example, in the half-day model, (2) sections of kindergarten could utilize (1) classroom space due to the scheduling of a morning section and an afternoon section in that classroom. In the full-day model, these (2) sections will each need their classroom for the duration of the school day and classrooms are unable to be shared between sections.

Westgate requires a net increase of (10) new classrooms due to the building currently being at full capacity (no open available rooms), to accommodate the full-day kindergarten program, anticipated future enrollment growth, and to allow the building to have the appropriate occupancy rates to ensure the building can absorb future enrollment variations and support District provided programs at the facility. In particular, Westgate houses a Districtwide special education program that requires a variety of spaces for self-contained and joint instruction classrooms in addition to the necessary support services for these students. The additional classrooms and ancillary spaces were calculated taking into account the existing number of classrooms that are occupied, classrooms used for support services, current enrollment, future enrollment, full-day kindergarten program, and program needs for Westgate.

The addition to Westgate Elementary School consists of ten classrooms, a gymnasium, with associated storage, an art room with associated storage and equipment, a small group room, an exterior accessed storage room, and associated circulation spaces. The addition of the classrooms is required to accommodate the full-day Kindergarten program.

The classroom addition will be one story at a height of approximately 13'-6" and the gymnasium will be approximately 27'-0" high. The addition will be the same or similar

materials as the existing school building. Exterior materials include matching red brick, a cast stone fascia resembling limestone, windows to match the existing windows, and a dark bronze metal coping.

Completion of the project is planned for August 2024 at the beginning of the 2024-2025 school year. Construction is anticipated to begin in the early spring of 2023.

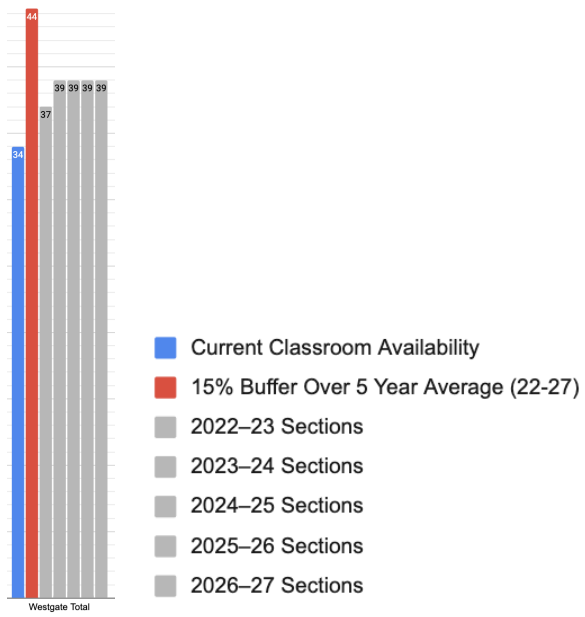
Walls will typically be constructed of brick and concrete blocks which are long-lasting materials. Efficient LED lighting will be used in the addition. The quality of materials will be similar to those of the other recent additions in Arlington Heights School District 25.

Rev. 1/6/23 For the site, the swings / climber in the mulch area on the west side of the existing building are at the end of their useful life and are not intended to be reinstalled after their removal. We are exploring the installation of a replacement playground structure on the east side of the school near the existing small playground location and intend to install the equipment in a manner consistent with the Village's past practice "...there are no zoning issues with the playground modifications as this is an existing accessory use to the main School function".

We do not anticipate any changes to the main playground structure currently installed on the west side of the school building.

To support sustainability, the expansion of Westgate will implement energy efficient design, LED light fixtures, low flow plumbing fixtures, and exploring the implementation of rooftop solar that supports a sustainable expansion.

Full Day Kindergarten Additional Classroom Needs Calculation **Westgate +10 Classroom Spaces**



Number of Staff

2021/2022			Anticipated 2026/2027		
K	1st-5th / Support	Total	K	1st-5th / Support	Total
3 fulltime	77 fulltime 15 parttime	95	8 fulltime	79 fulltime 15 parttime	102

Changes in staff is an addition of 7 new staff. Of the part-time staff, 4 of the 15 individuals work less than 2 hours per week, and another 3 of the 15 work 1 day per week. Also, 2 of the full-time staff are evening custodians who start their shift at the end of the school day.

Number of Students

2021/2022			Anticipated 2026/2027		
K	1st-5th	Total	K	1st-5th	Total
98	502	600	111	550	661

Changes of the total number of students is a total of 61. Westgate typically picks up about 10-15 students between kindergarten and 1st grade due to those families choosing private school options for kindergarten. Those students are anticipated to start in D25 in kindergarten. The additional increase is projected population growth based on new developments in the area.

Number of Classrooms

2021/2022			Anticipated 2026/2027		
K	1st-5th / Support	Total	K	1st-5th / Support	Total
3	31	34	8	36	44

Changes of the number of classrooms is a total of 10, of which 5 are for full-day kindergarten, 2 are for projected enrollment growth and 3 are to provide capacity for special program needs and enrollment bumps.

2021/2022		Area Added	Total
1st Floor	68,182 SF	20,460 SF	88,642 SF
2nd Floor	8,670 SF	1,700 SF	10,370 SF
Total	76,852 SF	22,160 SF	99,012 SF

Number of Parking Spaces

The existing school meets the on-site parking requirement of 102 spaces with 114 available spaces in the existing condition. The proposed on-site parking does meet the zoning code requirements of 111 spaces. The parking survey indicates 120 spaces are adequate. Redesign of the east parking lot will add approximately 6 additional parking spaces to accommodate the increase of staffing at the building and exceed the Village parking requirements.

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Number of Buses

2021/2022		Anticipated 2026/2027
Large	2	2
Small	0	0

No changes to the number/size of buses.

Variations Requested (Rev. 1/6/23)

- Special Use Permit to allow a Public Elementary School on the subject property.
- Amendment to the Comprehensive Plan to reclassify the Single-Family Detached portion of the site into the School classification.
- Variation to Chapter 28, Section 5.1-3.6, to allow a 27' tall building where building heights are restricted to 25'.