



To: Sam Hubbard
Development Planner
Department of Planning and Community Development
Village of Arlington Heights

From: Ryan Schulz
Director of Facilities Management
Arlington Heights School District 25

Date: November 18th, 2022

Re: Westgate Expansion Neighborhood Meeting October 18th, 2022

RECEIVED
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PLANNING & COMMUNITY
DEVELOPMENT DEPARTMENT

Sam,

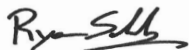
On October 18th, 2022 at 6:00 pm, we hosted the required neighborhood meeting for property owners within 250' of the subject property to give a brief overview of the project scope and answer any questions they may have. The meeting was held in the commons at Westgate Elementary School. Below are the questions attendees asked during the presentation and our initial response based on the current progress of the design. I have also included a copy of the sign-in sheet as well as the presentation that was used for the neighbors.

- **Will there be any impact on the existing classrooms during construction?**
 - At this time, we do not anticipate any existing classrooms will be impacted by construction until the summer of 2024 when school is on summer break. Emergency exiting from the building may be rerouted temporarily during construction based on the location where work is occurring.
- **Will there be any impacts to playground areas and making them smaller?**
 - We do not anticipate material changes to the playground spaces at the building. There is an older swing set and climber that will be removed to make way for the new gym, and we are still having conversations to determine if they will be reinstalled on a different portion of the playground. The intent at the time of the new playground installation in 2018 is that the older swings and climber structure could be removed in the future and not need to be replaced.
- **What will construction security look like?**
 - The site will have appropriate fencing surrounding impacted areas to prohibit individuals from the community from freely accessing the site. In addition, AHSD25 has a number of existing exterior cameras to monitor the construction site in the event of concern. In general, if neighbors or community members witness people trespassing into the construction areas, they should contact 911 and allow the police to investigate.
- **What will construction site logistics and staging look like?**

- We are still in the early stages of determining where construction staging will take place for the Westgate site and the other projects within AHSD25. Additional conversations will occur with our Construction Manager and their subcontractors regarding the best place for material and equipment staging to take place. In initial conversations, we discussed using areas south of the building for the necessary staging to take place, but additional details will be developed in the coming months prior to construction.
- **Will a restroom be added on the second floor in the existing buildings since currently only the boys' restroom is located on the second floor?**
 - We are exploring the possibility of adding an additional girls' restroom to the second floor of the existing building. Due to the current restroom configuration near the commons on the first floor and the north-end restrooms on the first floor, the existing girls' restroom on the first floor in the northern wing may be removed and transitioned into a small group or office space.
- **Will the commons or LMC be expanded?**
 - At this time, we do not anticipate any expansion of the existing commons or LMC space since we believe they are right-sized even based on the additional building enrollment and programs. In addition, the new gym will be larger and allow for more space in the event an all-school assembly or other larger events take place.
- **Will the northwest parking lot be redone?**
 - We intend for this parking lot to be re-paved as part of our regular capital plan with the earliest possible renovation for the parking lot to take place in 2024.
- **What is the general plan to address stormwater from the site?**
 - We are currently in conversation with the Village of Arlington Heights to have stormwater from the Westgate property flow to the Village regional detention facility at Wilke / Kirchoff. We are also having our engineer explore adding the additional stormwater at Westgate in an underground storage facility to allow the maximum available flat usable greenspace to remain usable for the school and community.
- **Could you clarify the change in drop-off entry/exit off of Dwyer?**
 - For the east parking lot near the main entrance to the building, our traffic engineer is proposing to close the current northern entrance to the parking lot to allow for additional parking spaces and more onsite queueing to remove additional vehicles from Dwyer during times of drop-off and pick-up. This will result in a one-way, counterclockwise traffic flow through the parking lot and reduce congestion on Dwyer as well as the Dwyer / Grove intersection. Our engineer will have a final report, drone footage, and additional information as the project progresses in the approval process.

AHSD25 Meeting Attendees: Dr. Lori Bein, Superintendent, Mrs. Stacey Mallek, Assistant Superintendent for Business, Dr. Ann Buch, Westgate Principal, Ryan Schulz, Director of Facilities Management.

Sincerely,



Ryan Schulz

Director of Facilities Management



Arlington Heights School District 25 - Neighborhood Meeting Sign In Sheet

Meeting: Westgate Elementary School Addition

Facilitator: Arlington Heights School District 25

Place/Room: Westgate Elementary School Commons

Date: October 18th, 2022

Time: 6:00 pm

PRINT NAME	Address	Phone
1. Bernadette Burke	1219 W. Grove Street (60005)	
2. Don Fiers	1302 W Grove	
3. Stacy Uden	437 S Dwyer Ave	
4. BRIAN MANKING	527 SPRINGCETON AVE	
5. Katie Campbell	441 S DWYER AVE	
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Westgate Expansion Neighborhood Review Meeting

October 18th, 2022





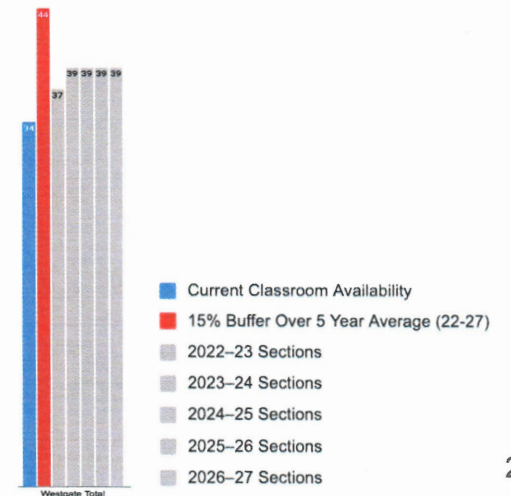
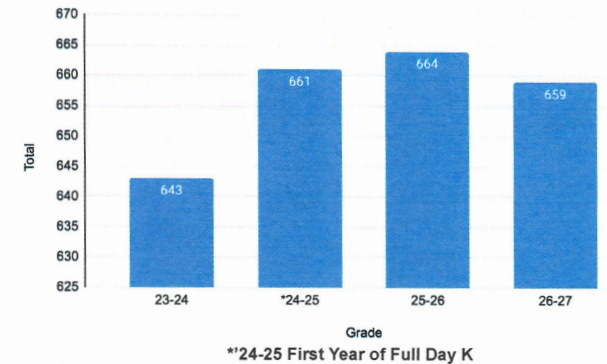
Westgate Expansion

Why Now?

- Full Day Kindergarten Program
- Currently at 100% capacity. No classrooms are open.
- Anticipated enrollment increase in the coming years
- Westgate hosts District wide Integrated Services Program that requires their own space needs
- Current Westgate gym is undersized for section requirements

Proposed addition will support future enrollment, full day K, Integrated Services, and allow building flexibility in their programming and support services.

Westgate Anticipated Enrollment





Westgate Elementary School
500 S. Dwyer Avenue | Arlington Heights, IL 60005

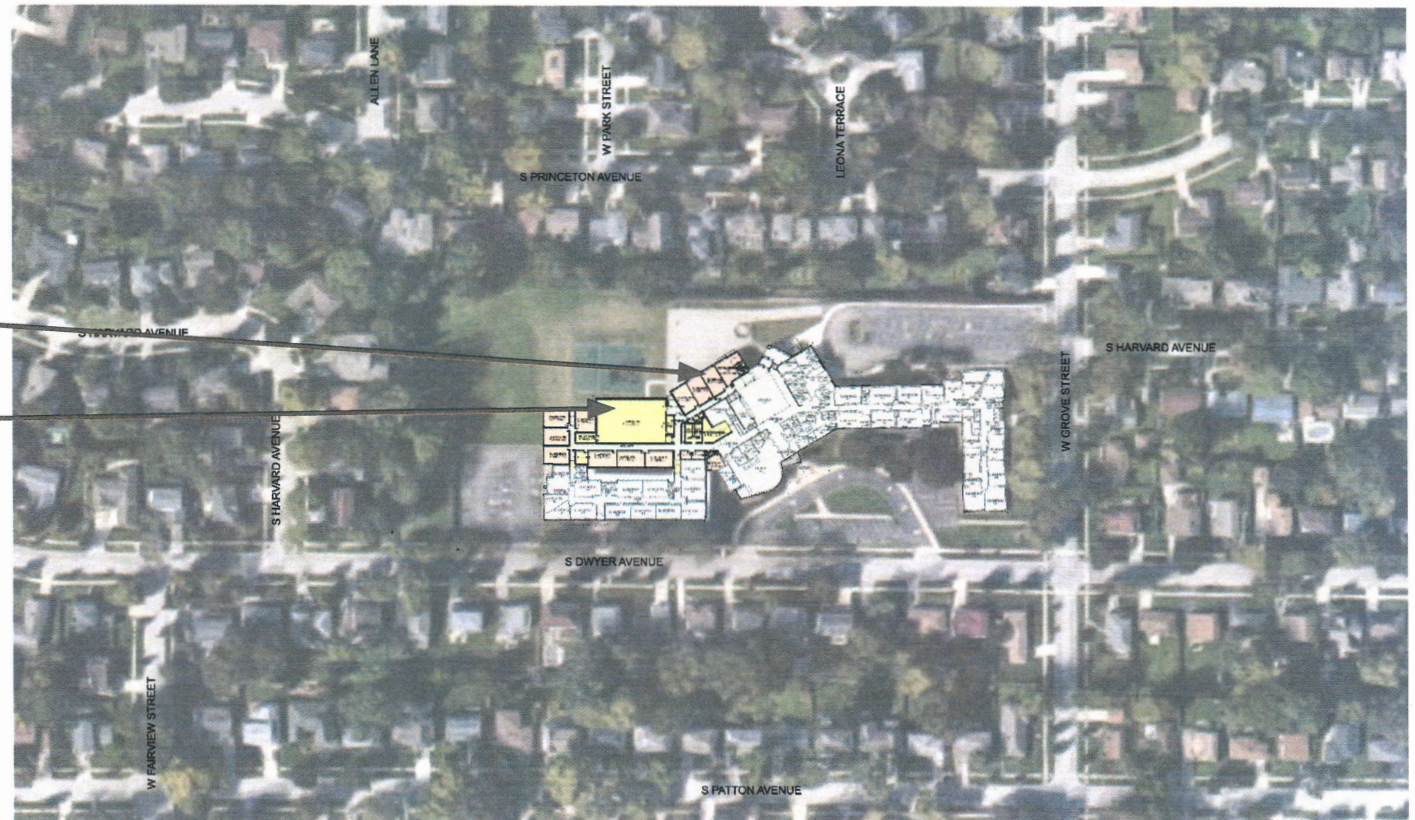


Westgate Expansion

Summary

- Net increase of +10 classrooms
 - 3 of the classrooms will be constructed in the existing gymnasium
- New gymnasium
- Restrooms
- Small Group and Offices

Additional interior renovations of the existing building are also scheduled to be completed in 2023-2024



CONCEPTUAL LOCATION MAP

STR
STR Partners, LLC
300 West Ontario Street, Suite 200
Chicago, IL 60654
www.strpartners.com

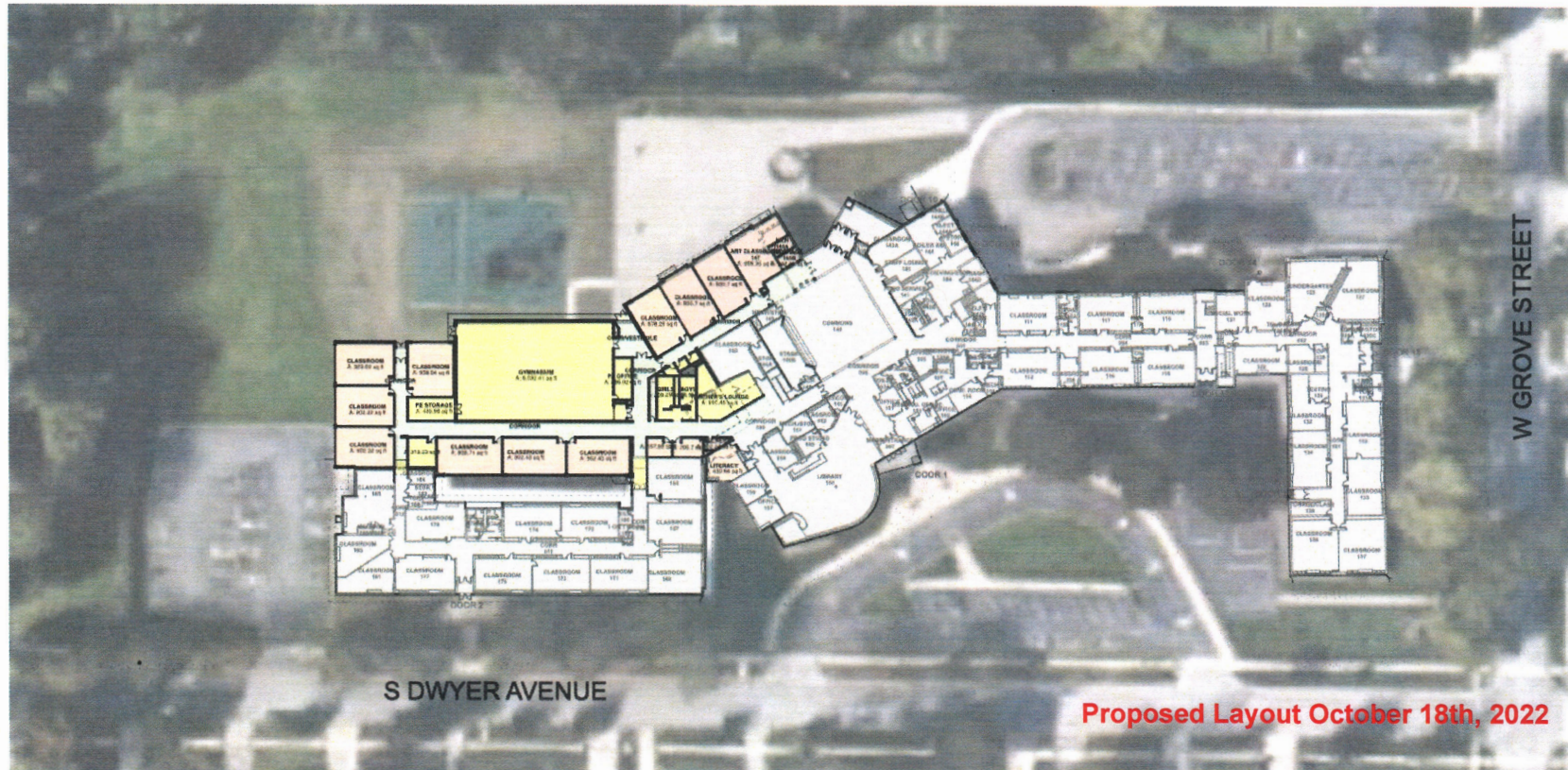
October 18th, 2022

WESTGATE ELEMENTARY SCHOOL ADDITION AND RENOVATIONS
500 South Dwyer Avenue, Arlington Heights, IL 60005
ARLINGTON HEIGHTS SCHOOL DISTRICT 25
07/26/22



Westgate Elementary School

500 S. Dwyer Avenue | Arlington Heights, IL 60005





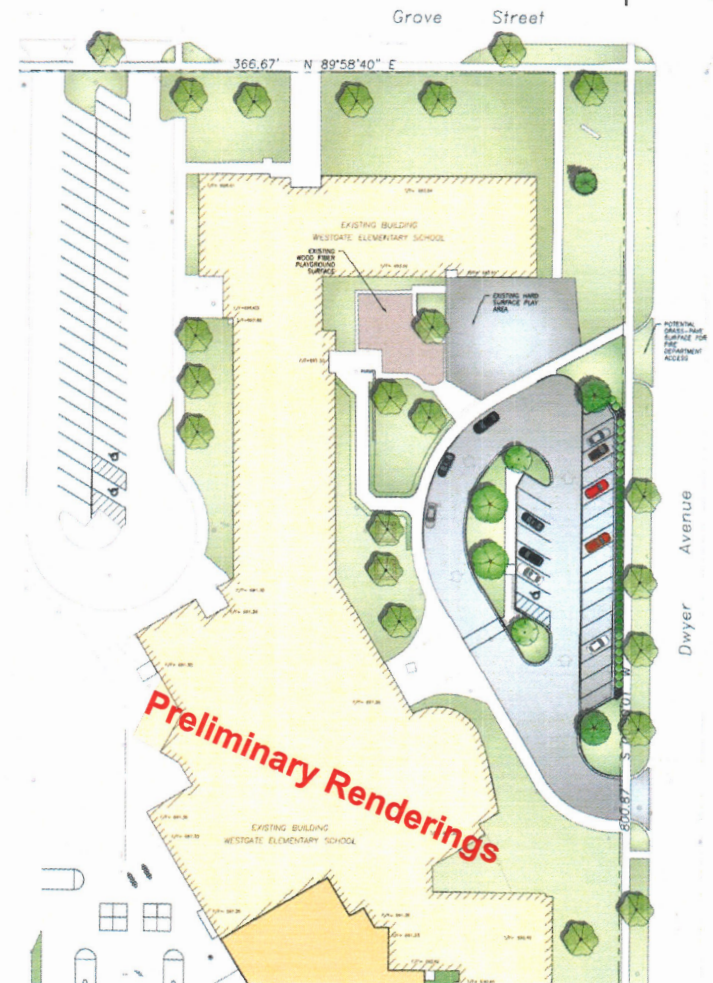
Parking and Traffic

- AHSD25 is proposing to add (6) additional parking spaces in the east parking lot.
 - Additional parking spaces would exceed daily school need and satisfy VAH elementary school requirement.
- Revise layout of east arrival and dismissal parking lot to reduce cars queuing on street during arrival and dismissal.

October 18th, 2022

Westgate Elementary School

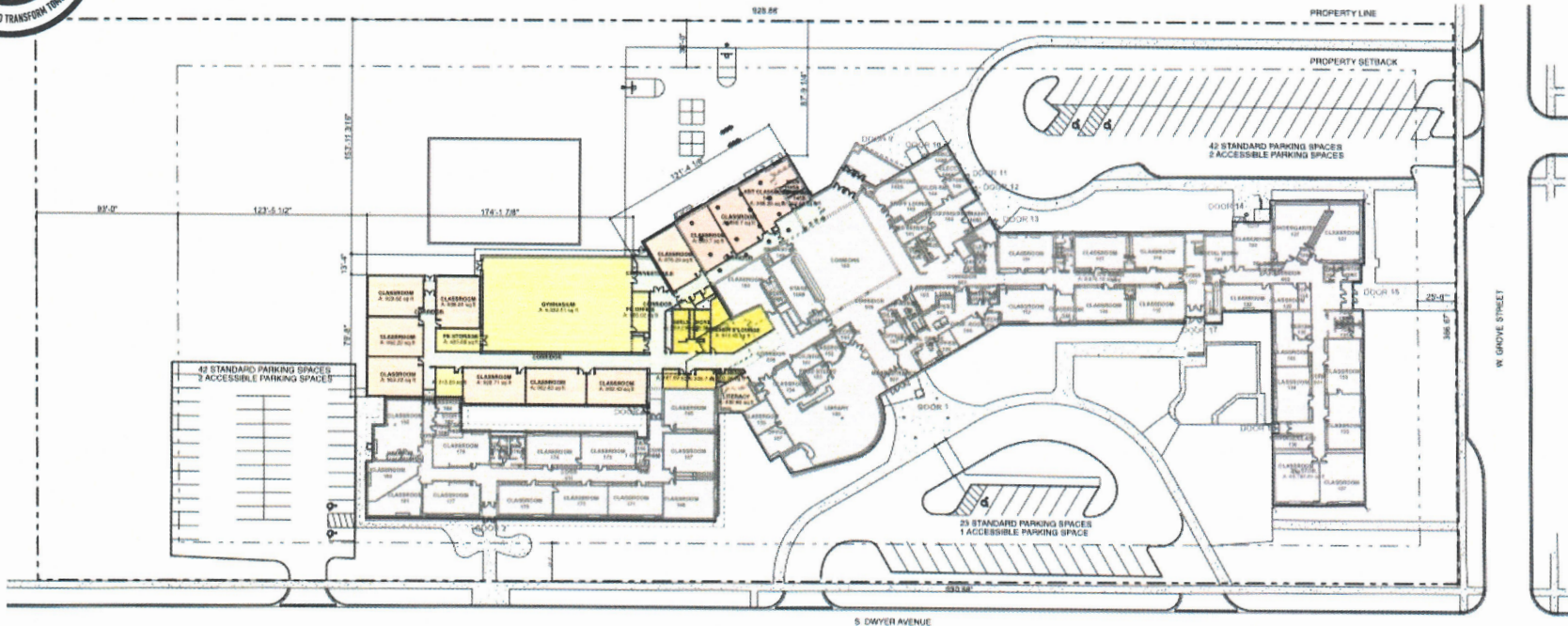
500 S. Dwyer Avenue | Arlington Heights, IL 60005





Westgate Elementary School

500 S. Dwyer Avenue | Arlington Heights, IL 60005



1 SITE PLAN
SCALE: 1" = 20'

SITE PLAN - CONCEPTUAL

STR

STR Partners, LLC
350 West Ontario Street | Suite 200
Chicago, IL 60654
www.strpartners.com

October 18th, 2022

WESTGATE ELEMENTARY SCHOOL ADDITION AND RENOVATIONS

500 South Dwyer Avenue, Arlington Heights, IL 60005

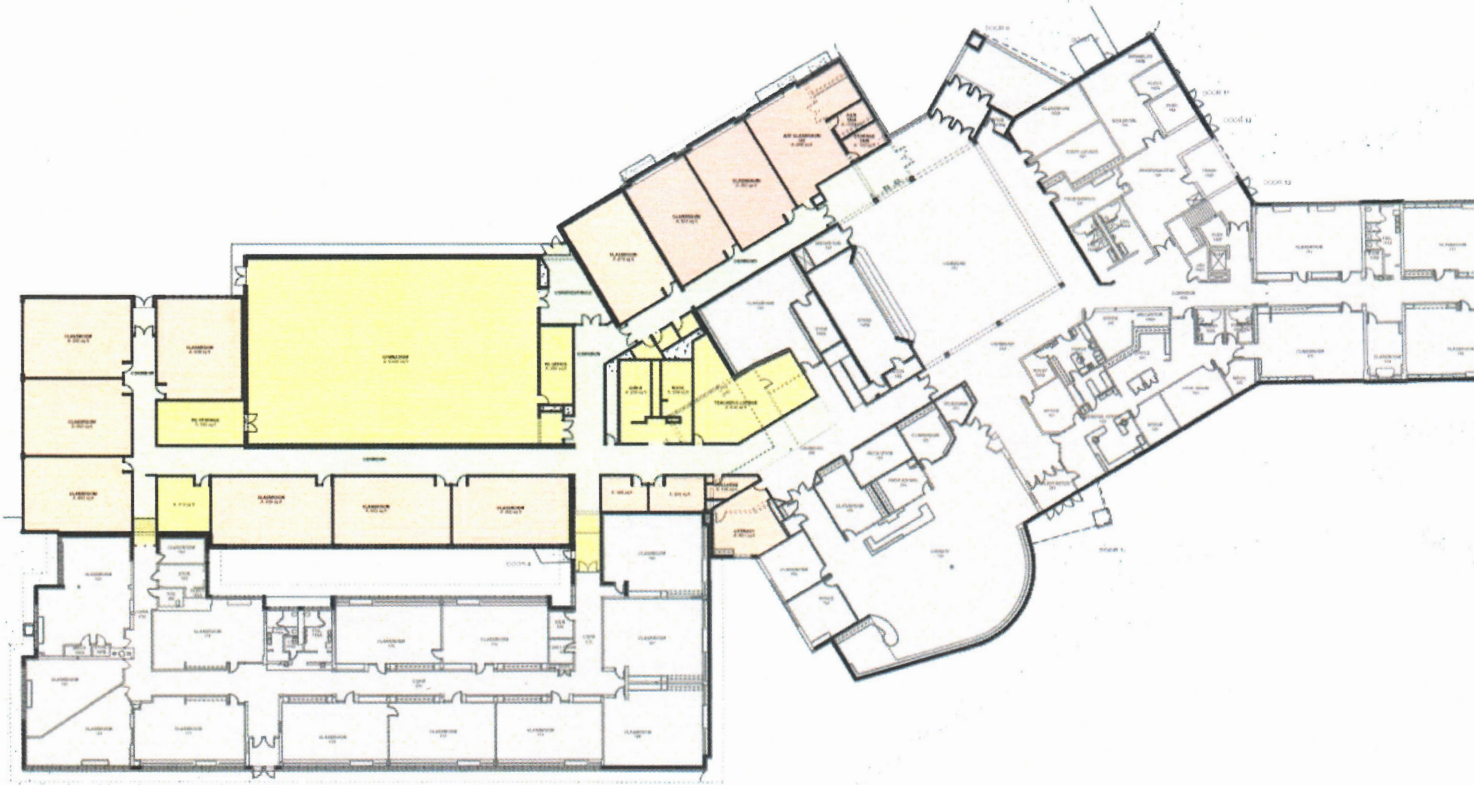
ARLINGTON HEIGHTS SCHOOL DISTRICT 25

01/19/23



Westgate Elementary School

500 S. Dwyer Avenue | Arlington Heights, IL 60005



1 FLOOR PLAN
Scale: 1/8" = 1'-0"

FLOOR PLAN - CONCEPTUAL

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350 West Ontario Street | Suite 200
Chicago, IL 60654
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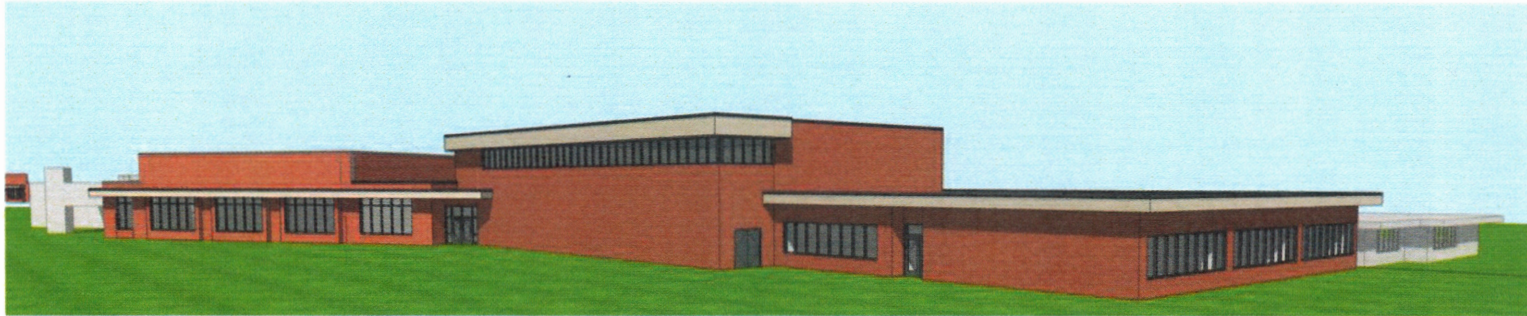
October 18th, 2022

WESTGATE ELEMENTARY SCHOOL ADDITION AND RENOVATIONS
500 South Dwyer Avenue, Arlington Heights, IL 60005
ARLINGTON HEIGHTS SCHOOL DISTRICT 25
8/19/22



Westgate Elementary School

500 S. Dwyer Avenue | Arlington Heights, IL 60005



VIEW 1

Preliminary Renderings Subject to Change



VIEW 2

COLOR VIEWS

STR
STR Partners, LLC
380 West Ontario Street | Suite 200
Chicago, IL 60654
www.strpartners.com

October 18th, 2022

WESTGATE ELEMENTARY SCHOOL ADDITION AND RENOVATIONS
500 South Dwyer Avenue, Arlington Heights, IL 60005
ARLINGTON HEIGHTS SCHOOL DISTRICT 25
10/11/22



Westgate Elementary School
500 S. Dwyer Avenue | Arlington Heights, IL 60005



Next Steps

- VAH Staff, Committee and Trustee reviews
- Continued design development
- Project(s) out to bid in spring of 2023
- Break ground Spring 2023
- Projects complete Fall 2024
 - Full Day Kindergarten begins Fall of 2024

