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January 18, 2023

Mr. Sam Hubbard
Development Planner
Planning and Community Development Department
Village of Arlington Heights
33 S. Arlington Heights Road
Arlington Heights, IL 60005

**Re: Plan Commission PC #22-018
Responses to Round 2 Comments**

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

STR Project #22052

Dear Mr. Hubbard:

Responses to Round 2 comments for the addition at the above referenced school in Arlington Heights School District 25 follow.

ENGINEERING DEPARTMENT:

36. The petitioner's response to comment nos. 11-13, 15, 18-20, 22, 23, 25, 26, 28-35 are acceptable.

RESPONSE: Noted.

37. The petitioner's response to comment no. 14 is noted.
a) The storm water report and calculations shall be provided.
b) Clearly show the overflow route for the site.
c) Portions of the disturbed area are not tributary to the proposed vault. Provide an exhibit showing the tributary area being used to offset the volume and provide calculations that show the area generates an equal volume.

RESPONSE: a) A stormwater report and calculations will be provided for final engineering review. Preliminary calculations have been previously provided and and Village Engineering has provided a letter indicating agreement with the proposed on-site storage. The on-site storage will not be less than the agreed upon storage volume.

- b) The overland overflow route has been shown on revised sheet C402. The outlet control structure is intended to have an internal weir wall. Supporting calculations and documentation will be provided for final engineering review.
- c) A preliminary Tributary Area exhibit has been prepared. This exhibit will be further detailed for final engineering and supporting calculations shall be provided. It should be noted that both undisturbed and disturbed area is already tributary to the Wilke-Kirchoff regional facility that has approximately 2.02 ac-ft of detention storage allocated to the Westgate site. It should also be noted that a portion of the east parking/drop-off area will be tributary to an MWRD volume control facility which is allowed to be credited as Village detention storage.

38. The petitioner's response to comment no. 16 is noted. The manufacturer's documentation and typical section for the permeable pavers and volume control shall be provided. This can be addressed at final engineering.

RESPONSE: Noted. Final product data information will be provided during final engineering.

39. The petitioner's response to comment no. 17 is noted. The revised demolition plan shows that a parkway tree may need to be removed. Per Chapter 20 of the Municipal Code, a tree removal fee as determined by the "Guide for Establishing Values and Trees and Other Plants" is required. The tree shall be replaced. The type of tree shall be approved by the Village Forester and the Landscape Planner. This can be addressed at final engineering.

RESPONSE: Noted.

40. The petitioner's response to comment no. 21 is noted.
- a) The Fire Department wants the existing east drive access to remain for fire access.
 - b) Per section 503 .2.1 of the International Fire Code, fire apparatus access roads shall have an unobstructed width of not less than 20 feet, exclusive of shoulders. The drive aisle is only 18 ft wide.

RESPONSE: a. The northern access to the east drive has been added back into the plans and is indicated to remain. A concrete drive has been shown for access purposes to the drop-off drive. b. The drive aisle has been widened to 20'.

41. The petitioner's response to comment no. 24 is noted. Per the Building & Life Safety Department, the following codes shall apply:
- a) International Building Code 2018 Edition.
 - b) International Fire Code 2018 Edition
 - c) 2016 NFPA 13

RESPONSE: : Per Illinois Administrative Code 180, International Building Code 2015 Edition, International Fire Code 2015 Edition and 2013 NFPA 13 apply. From the website of the Office of the Illinois State Fire Marshal: "Public School inspections are conducted under the Health and Life Safety School Glossary developed by the Illinois State Board of Education, which is updated and republished every year. NFPA 101, Life Safety Code, 2015 Edition, as adopted by the Office of the State Fire Marshal, as well as any local fire codes in the jurisdiction where the school is located do not apply when conducting these statutorily mandated inspections." We plan to proceed under the codes per Illinois Administrative Code 180.

PUBLIC WORKS:

42. The petitioner's response to comment no. 27 is noted. On sheet C301, Site Utility Plan, the following items can be addressed at final engineering:
- a) Provide crossing information for the storm sewer, combined sewer and water service.
 - b) The storm sewer is above the water service. The storm sewer shall comply with the Standard Specification for Water & Sewer Construction in Illinois, Water and Sewer Separation Requirements.

RESPONSE: Noted. a) Crossing information has been added for where the proposed storm is assumed to cross over the existing water service. The pipe material has been revised to C900 to satisfy IEPA separation requirements. The crossing information for the existing combined sewer and water service has not been provided as this is an existing condition that we are not modifying. It is assumed that the crossing was designed in compliance with IEPA requirements. b) It is our opinion that the proposed crossing is compliant with IEPA separation requirements.

TRAFFIC:

43. In the event that traffic issues arise with the pick-up and/or drop-off queueing, SD 25 shall evaluate and address the traffic issues. SD 25 shall accept this understanding.

RESPONSE: Noted. Arlington Heights School District 25 will work with Village staff and Departments to collaborate on reasonable solutions should traffic issues arise.

FIRE DEPARTMENT:

- As previously noted in Fire Department revised comments emailed on 12-15-23, the Fire Department wants to keep the existing east drive access at Westgate

School "as-is". The proposed modification to the east access road does not meet the code requirements for a Fire Apparatus Access Road.

- 503.2.1 Dimensions. Fire apparatus access roads shall have an unobstructed width of not less than 20 feet (6096 mm), exclusive of shoulders.
- Also, the "auto-turn" diagram with the proposed changes to the east access has overhangs as noted below.
- Finally, any response during school hours with the proposed access limitations, especially during drop-off or pick-up times, would be severely delayed and/or increase the risk of an incident.
- The School District's original proposal to keep the access point open, but with some sort of "grass paving" and blocked off with a gate may be acceptable but we will need further information to evaluate.

RESPONSE: The firetruck access to the east parking lot has been revised.

PLANNING & COMMUNITY DEVELOPMENT DEPARTMENT:

34. The response to the following comments are acceptable: 9-11, 13, 14-17, 21, 25, and 26.

RESPONSE: Noted.

35. The response to comment #7 is noted. Based on the revised plans and responses to comments, the following approvals are required:
- a) Special Use Permit to allow a Public Elementary School on the subject property.
 - b) Amendment to the Comprehensive Plan to reclassify the Single-Family Detached portion of the site into the Schools classification.
 - c) Variation to Chapter 28, Section 5.1-3.6, to allow a 27' tall building where building heights are restricted to 25'.
 - d) Variation to Chapter 28, Section 6.5-2, to allow an accessory structure (play equipment) in an exterior side yard where accessory structures are restricted to rear yards only.
 - e) Variation to Chapter 28, Section 6.13-3a, to allow a 6' tall solid fence within a front yard where fences in a front yards are restricted to open fences no taller than 3' in height.
 - f) Variation to Chapter 28, Section 6.15-1.2b, to omit the required landscape islands at each end of the two central rows of parking within the South parking lot, but only if permeable pavers are used for these two parking rows.
 - g) Variation to Chapter 28, Section 6.15-1.2b, to omit the required landscape islands at the western end of the northern most parking row

within the South parking lot, and one both ends of the southern most parking row within the South lot.

- h) Variation to Chapter 28, Section 6.15-1.2b, to omit the requirement for interim landscape islands within parking rows containing more than 20 parking stalls, within the West parking lot.
- i) Variation to Chapter 28, Section 6.15-1.2a.2, to omit the requirement for a 6' tall landscape screen along the western side of the South parking lot.

RESPONSE: The Written Justification for Special Use and Variation is revised to add requests to allow an accessory structure (play equipment) in an exterior side yard where accessory structures are restricted to rear yards only, omit the required landscape islands at each end of the two central rows of parking within the South parking lot, but only if permeable pavers are used for these two parking rows, to omit the required landscape islands at the western end of the northern most parking row within the South parking lot, and one both ends of the southern most parking row within the South lot, omit the requirement for interim landscape islands within parking rows containing more than 20 parking stalls, within the West parking lot and omit the requirement for a 6' tall landscape screen along the western side of the South parking lot. The 6' tall solid fence that is within the front yard has been removed from plans.

36. The response to comment #8 is noted. As the District maintains that maximum expected enrollment is 661 students and has not provided a theoretical maximum possible enrollment based on built capacity, a restriction of approval will be recommended that restricts maximum occupancy to 661 students.

RESPONSE: See response that follows this letter.

37. The response to comment #12 is noted, however, playground equipment that is permanently affixed to the ground is considered accessory structures. As such, these elements are required to be located within a rear yard. Staff is supportive of a variation to allow these elements within the exterior side yard, as proposed. Please note that accessory structures are limited to 300 square feet in size and 15' feet in height.

RESPONSE: The Written Justification for Special Use and Variation is revised to include a request to allow an accessory structure (play equipment) in an exterior side yard where accessory structures are restricted to rear yards only. We have noted that accessory structures are limited to 300 square feet in size and 15 feet in height.

38. The response to #18 is noted, however, the Fire Department is recommending that the secondary access to Dwyer remain open. This issue should be resolved

prior to appearing before the Plan Commission. Please coordinate a viable response. Can the 18' wide drive aisle be increased to 20' in width to comply with the fire lane requirement? Would this ameliorate the overhang concerns raised by the Fire Department? If possible, the Planning Department would prefer that the secondary access point be returned to parkway/landscaping as currently proposed, provided all other emergency access requirements have been met. If the secondary access point must remain open and "grass paving" or a gate is proposed, detailed information must be provided to the Fire Department to verify acceptability.

RESPONSE: The existing apron is proposed to remain in place. A new concrete drive from the apron has been extended to the parking/drop-off drive. The AutoTurn exhibit has been adjusted accordingly.

39. The response to comment #20 is noted. The stall counts on the architectural site plan do not show the parallel spaces and the stall counts in the west lot do not match the stall counts as shown on the engineering plan. Please acknowledge that the engineering plans show the correct number of parking stalls.

RESPONSE: We acknowledge that the engineering plans show the correct number of parking stalls.

40. The response to comment #22 is noted, however, three light poles are shown within the East lot on the photometric plans and only two light poles are shown on the engineering plans. Please clarify. It is recommended that only two light poles be installed as the third (middle) light pole does not appear to conform to Section 10.2-12.3c.3. Alternatively, a variation would be required.

RESPONSE: Two poles will be installed as shown on civil engineering plans. The middle light pole will not be installed.

41. The response to comment #23 is noted. As noted in the comment, a variation is not required for these elements at this time as they are considered existing non-conforming. Please note that the determination relative to playgrounds from early 2018 may no longer be applicable as the Village has since amended Chapter 28 to specifically create regulations for sport courts, which are only allowed in rear yards.

RESPONSE: We have noted that a variation is not required for these elements at this time as they are considered existing non-conforming.

42. The response to comment #24 is noted. If details on the height and size of the play equipment are not provided as part of this process, future variations could be required once equipment has been selected and details are provided.

Please note that playground equipment shall not exceed 300 square feet in size and 15' in height. However, a locational variation is required as identified in comment #37. Staff is supportive of this variation.

RESPONSE: Location: We request a location variance since we intend to replace the playground in a similar location on the site where it currently sits on the east side of the facility.

Size: We believe the new playground structure will exceed the 300sf area based on the sizing needed for school use. We propose a conditional variance limiting the playground structure to 850sf. Final documentation will be provided to Village staff at the time the playground has been selected.

Height: We do not anticipate the structure exceeding 15' in height and would not seek a height variation at this time. If the structure is determined to be taller than 15', we would seek a variation at that time.

We propose these conditional variances for the Playground replacement to streamline future reviews and allow District 25 adequate time to ensure the playground structure meets the needs of the student population at the School. Should the Village wish to table this review and variation approval process, we do not object but believe this conditional variation would satisfy VAH and AHSD25 interests.

43. The response to comment #27 is noted. However, full depth removal of the asphalt parking lots triggers compliance with current code requirements relative to landscaping. Accordingly, the following variations are required:
- a) Variation to Chapter 28, Section 6.15-1.2b, to omit the required landscape islands at each end of the two central rows of parking within the South parking lot, but only if permeable pavers are used for these two parking rows. Staff is supportive of this variation should permeable pavers be incorporated for the two central rows of parking. Please verify if permeable pavement can be used, otherwise please request a variation. Staff is not supportive of this variation.
 - b) Variation to Chapter 28, Section 6.15-1.2b, to omit the required landscape islands at the western end of the northern most parking row within the South parking lot, and one both ends of the southern most parking row within the South lot. Staff is supportive of this variation, however, a shade tree should be added to the existing island located at the eastern end of the northern most parking row within the South lot. Please acknowledge that you will add a shade tree to this island.
 - c) Variation to Chapter 28, Section 6.15-1.2b, to omit the requirement for interim landscape islands within parking rows containing more than 20

parking stalls, within the West parking lot. Staff is supportive of this variation.

- d) Variation to Chapter 28, Section 6.15-1.2a.2, to omit the requirement for a 6' tall landscape screen along the western side of the South parking lot. Staff is supportive of this variation.

RESPONSE: The pavers in the center parking stalls are to be permeable pavers. A shade tree will be added to the landscape island at the northeast corner of the south parking lot.

44. The response to comment #28 is noted. Please refer to comment #36.

RESPONSE: Noted.

45. The response to comment #29 is noted.

RESPONSE: Noted.

46. The responses to comments #30, #31, and #32 are noted. If the revised parking layout does not adequately address drop-off/pick-up issues, SD25 shall be required to work with the Village to address any such issues, which could involve additional staff actively monitoring drop-off/pick-up operations, changes to drop-off/pick-up procedures, additional outreach to families to inform/encourage compliance with procedures, and any other means deemed appropriate by the Village as necessary to address drop-off/pick-up issues.

RESPONSE: Noted. Arlington Heights School District 25 will work with Village staff and Departments to collaborate on reasonable solutions should traffic issues arise.

47. The response to comment #33 is noted, however, the plans do not indicate the number of bike parking spaces provided within the racks. Please confirm.

RESPONSE: There are 10 bike racks accommodating 9 bikes each located on the east side of the school providing 90 bike parking spaces.

48. Provide details on the newly proposed 6' solid fence (materials, color, product specifications). As noted above, the fence encroaches into the front yard and requires a variation. Has the fence been proposed to comply with the parking lot screening requirement to the west? Please be aware that the existing arborvitae in this location satisfy the code requirement. If SD25 would like to move forward with the fence, staff is supportive of the variation, but concerned that the fence could crowd the existing arborvitae and negatively contribute to their health. Any further buffer in this location would need to be coordinated with the

neighboring property owners. Please note that the northern portion of the fence encroaches into a vision triangle (Section 6.11.1). Accordingly, the northern-most 12' feet of the fence should be omitted if the School District continues to propose the fence and moves forward with a variation request.

RESPONSE: The proposed 6' high wood fence has been removed from this project. The existing landscape screening materials along the western edge of the northwest parking lot meet the requirements of the ordinance.

TREE PRESERVATION:

1. The demolition plan indicates that a tree is will be removed. Please identify the size and species of the tree. In addition, if feasible, please explore options for transplanting the tree elsewhere on the site.

This has been addressed and there are no additional comments.

RESPONSE: Noted.

LANDSCAPE ISSUES:

2. The ends of all parking rows and every 20 parking spaces shall include a landscape island equal in area to one parking space. In addition, the island must include a 4" caliper shade tree (Chapter 28, section 6.16-1.2b). The islands/trees are absent for the parking area located in the southeast corner. In addition, the trees are absent for the parking area located in the northwest corner. Two islands are also required since an island is required every twenty parking spaces.

Please either comply with code or seek a variance for the islands and shade trees that are absent for the parking area in the southeast corner. In addition, a variance is required for the islands absent in the northwest corner where it is required every twenty parking space.

RESPONSE: We will comply with the landscape island requirements at either end of the parking lot but seek a variance for the internal landscape islands.

3. Per Chapter 28, Section 6.15 a three foot high screen is required between the public right of way and the parking area. Please provide the code required screen for the parking area in the southeast corner and the northwest corner.

This has been addressed and there are no additional comments.

RESPONSE: Noted.

4. Provide six foot high landscaping that provides year round opacity along the west property line in order to screen the south parking lot. Per Chapter 28, Section 6.15-2 all paved parking areas shall be effectively screened from a residential district. In addition, infill where any Arborvitae are absent adjacent to the parking lot in the northwest corner.

There is concern that the proposed fence will conflict with the Arborviate. The existing screen along the west property line adjacent to the parking area is aging and should be monitored. If and when the screen dies, it will need to be replaced with a code compliant screen.

For the parking area in the southeast corner, a six foot high screen that provides year round opacity is required in order to screen the parking area.

RESPONSE: We are seeking a variation from the required screening along the west edge of the south lot given the distance across the green space is over 200' to the nearest residential property line. The area immediately west of the existing parking lot is needed for snow removal and the stacking of snow due to the lot configuration. If the landscaping along that edge is installed, snow would need to be stacked within the parking lot, eliminating parking spaces.

Sincerely,
STR Partners LLC



Don Hansen, AIA, LEED AP
Senior Project Manager

We believe comment #36 included in the Round 2 Village of Arlington Heights Plan Commission staff comments to “restrict building occupancy” at Westgate Elementary School would regulate educational activities, administration, and staffing, which are the responsibility of the Board of Education of School District 25, therefore frustrating Arlington Heights School District 25’s statutory duties. We respectfully object to the idea that the Village has the authority to restrict building occupancy for a public school within the State of Illinois.

Based on our current understanding of the Arlington Heights Zoning code, we agree that a jurisdictional claim can be made in regard to parking at the facility in which (1) parking space is required for each staff member plus (1) parking space for every (5) classrooms. Details regarding parking at Westgate Elementary School can be found in response to Village comments related to traffic and parking.

While we object to the Village creating an occupancy limit at Westgate, in an effort to address the occupancy concern, we have provided additional background information to relay our expectation of how the building will be occupied into the foreseeable future while hosting general education and integrated services program. The classroom/staffing counts provided as part of our submission were based on enrollment projections prepared by a professional demographer. The demographer incorporates housing turnover and new developments within the school boundaries in creating his projections. We do not have reason to believe that this school would encounter a large enrollment spike beyond the 2026-27 school year due to the current percentage of the attendance boundary that is currently developed and the minimal potential for developments that would have a drastic impact on overall school enrollment.

You will see from the theoretical occupancy limits that are provided that the majority are unrealistic, infeasible, and not sustainable for the day-to-day operations of the school. We have provided a variety of examples showing what the maximum building capacity could be if the customary items typically used at a school are not included such as furniture and reasonable classroom layouts.

We believe that **Scenarios F and G** are realistic examples of how Arlington Heights School District 25 intends to use Westgate Elementary School as a result of this expansion. We also believe that **Scenario E** is plausible, but highly unlikely due to the relatively stable enrollment parameters for the school.

We believe the information provided should satisfy the Village's request for additional information regarding intended occupancy and eliminate the need to restrict building occupancy.

Occupancy Scenario Analysis

Reference from Round 2 Response	Description of Occupancy Example	Example Classroom Square Footage	Equation	Maximum Occupancy per Room	Building Maximum Occupancy	Notes
A. Step 2 Capacity Factor Component	OSFM Guidance on Maximum Room Occupancy	875	(36" wide door / 0.2" per person)	180	7,920	Exceeds the Total Enrollment of District 25. This assumes no desks or furniture within the classroom.
B. IBC Component	International Building Code per Illinois School Code	875	(875sf / 7sf per occupant)	125	5,500	Exceeds the Total Enrollment of District 25. This assumes no desks or furniture within the classroom.
C 30" Aisle Component	OSFM / NFPA 30" aisle Occupancy Requirement When Desks are Used	875	(44 classrooms x 70 students per room)	70	3,080	Currently Exceeds more than 50% of Total District 25 Enrollment. Current K-5 enrollment for District 25 is 3,336 spread across 7 elementary schools. Not conducive to the teaching environment and does not align with District 25 classroom enrollment targets.
D. Arlington Heights School District 25 Classroom Enrollment Targets	District 25 Classroom Enrollment Target Avg. 22.7 student per class	N/A	(44 classrooms x 22.7 students per room)	22.7	999	Due to the Integrated Services program hosted at Westgate, the building would not be able to support 999 students due to the program needs where 6-8 students are taught in a full-size classroom for portions of the day. District 25 intends to continue providing Integrated Services at Westgate due to recent Board decisions during the referendum process to continue the IS program at Westgate and therefore we believe this total building occupancy is not realistic nor viable. This size of elementary school would also be nearly double the size of our average elementary school and not be feasible from a support and administrative standpoint.
E. Westgate Hosting Integrated Services Program and ALL 44 Classrooms Used	Westgate Average Number of Students per Classroom	N/A	(44 classrooms x 17.82 students per room)	17.82	784	This would assume that all classrooms are used to host general education and IS students, and no classrooms would be used for the necessary support services at the building. The intent of the 15% occupancy buffer was to provide the building with full-size classrooms that could be used for ancillary services such as Resource, Multi-Lingual, Advanced Learning, OT/PT, Speech, etc at the building and was not intended to be fully used for general K-5 educational spaces.
F. Westgate Proposed Classroom Usage with 38 Classroom Used + 6 Ancillary	Westgate Assumes 31 General Education Classrooms + 7 IS Classrooms Totaling 38 Classrooms Used with 6 Classrooms for Ancillary Services	N/A	(38 classrooms used x 17.82 student per room)	17.82	677	This scenario assumes the current 17.82 students per occupied classroom remains while using 38 of the 44 total classrooms. This scenario is using historical data to provide a reasonable estimate of a potential enrollment scenario we feel is feasible beyond 5 years into the future. This scenario does not use demographic data and should only be considered a model example for enrollment.

G. Demographic and Enrollment Trends 38 Classrooms Used + 6 Ancillary Using Projected Enrollment Averages	Westgate Assumes 31 General Education Classrooms + 7 IS Classrooms Totaling 38 Classrooms Used with 6 Classrooms for Ancillary Services	N/A	Uses average enrollment Total Projection from 2021-2027. Maximum Occupancy per Room for this example is calculated using the Total Projected Enrollment divided by the anticipated 38 classrooms that will be used for General Education + IS Program needs	16.95	644	This scenario is the most likely enrollment scenario through the 2026-2027 school year and captures detailed enrollment trends for Westgate Elementary School. Since the Board of Education made the necessary decisions to expand Westgate to accommodate the current school boundaries and District-wide Integrated Services program, we anticipate these numbers to be the most reasonable and stable numbers to anticipate future enrollment at the building. We also do not have reason to believe that this school would encounter a large enrollment spike beyond the 2026-27 school year due to the current percentage of the enrollment boundary that is currently developed and the minimal potential for developments that would have a drastic impact on overall school enrollment.
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Guidance on Determining Maximum Occupancy

- **A.Step 1 Occupant Load Component:** Theoretical maximum occupancy per the most recent Illinois Office of State Marshal technical guidance document is as follows since locally adopted codes are not applicable.

A typical classroom at Westgate is approximately 875 square feet. The occupant load factor for a classroom is 20 net ft square / occupant. This is used to determine if the means of egress from the classroom provide sufficient egress width.

875 square feet / 20 net square feet (per occupant) = 43.75 occupants. Rounding up = **44 occupants (This is used for Step 2 of the component)**

- **A.Step 2 Capacity Factor Component:** The 44 occupants determined in Step 1 **is not the maximum occupancy for the classroom**, but rather used for determining if the means of egress (door(s)) from the classroom provide sufficient egress width. The number of inches of egress width is typically calculated using 0.2 inches per person.

To determine the maximum egress a door can provide for the classroom, the following formula is used.

36" wide door / 0.2 inches per person = **180 occupants**.

- **B. IBC Component:** The current International Building Code (IBC) that applies to schools per the Illinois School Code has a provision that limits the number of occupants in a room to 7sf per occupant. Using an 875 gross square foot classroom as an example

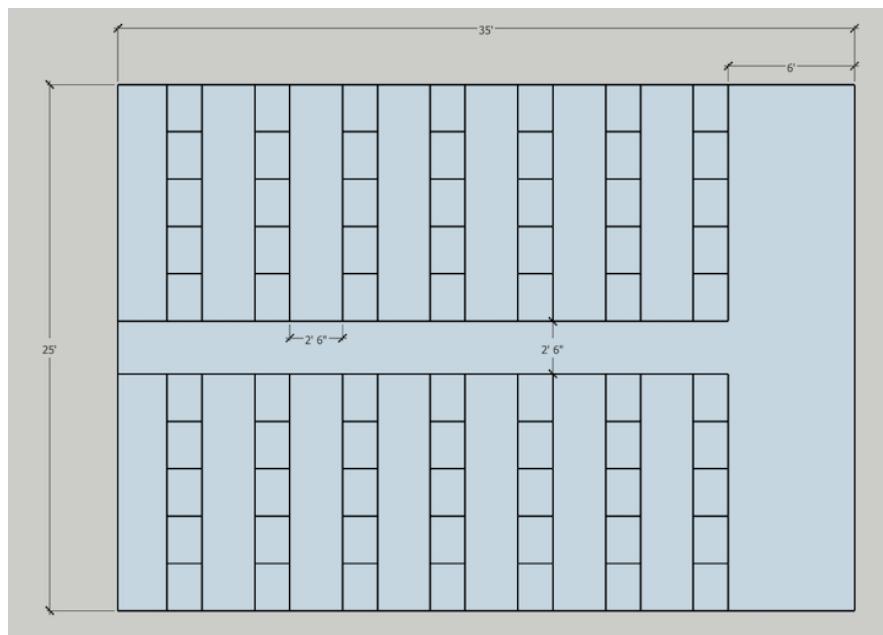
875 square feet / 7 sf per occupant = **125 occupants**

- **C. 30" Aisle Component:** Also, codes do require that aisles in the educational classroom be of a minimum dimension. For example, the OSFM-adopted NFPA Life Safety Code requires that aisles in educational classrooms shall not be less than 30 inches wide.

As an example for a 25' x 35' classroom totaling **875 gross square feet** using a traditional classroom layout with rows of desks, the expected occupancy rate of the classroom would be appx. 7 rows of 10 students totaling **70 students per classroom maximum**. Note a 6' wide teaching area is designated at the front of the classroom near the whiteboard for teacher space and movement. *This layout is at or near the maximum configuration for the classroom and is not a typical teaching arrangement nor feasible in an educational environment.*

7 rows x 10 students per row = **70 occupants**

In 2023 District 25 teachers prefer a more freeform classroom layout that encourages collaboration in pods of students, reading areas, small group areas, etc. This layout also does not account for other items that are typical in a classroom such as built-in cabinets, HVAC equipment, sinks, free-standing bookshelves, storage units, and ancillary equipment that would further limit the maximum number of occupants within the space. *This occupancy limit is extreme and is in no way conducive to a classroom environment at any grade level supported by Arlington Heights School District 25.*



- **D. Arlington Heights School District 25 Classroom Enrollment Targets:** In order to support an appropriate student-to-teacher ratio and provide rigorous instruction,

Arlington Heights School District 25 uses the following targets for enrollment per grade level. **22.7 is the average grade level enrollment target** across grades K-5. These are used as benchmarks as typically the specific classroom enrollment falls at or below these targets while a small percentage of classrooms may exhibit enrollment at or slightly above these targets depending on the total number of sections at the particular building. For the '22-'23 school year, the District building's average class size for K - 5 is **20.59 students per class**. Note: Westgate hosts a Districtwide Integrated Services Program that drastically reduces the average number of students per classroom due to the services that are provided. For example, a student in the IS program may be with their peers in a general education style classroom for a portion of the day and then flow back into a classroom specifically for the IS program for another portion of the day. This is further discussed in topic **E. Westgate Integrated Services Program** below.

Grade Level	Grade Level Enrollment Target
K	20
1	22
2	22
3	22
4	25
5	25
AVG	22.7

For demonstration purposes, if all 44 classrooms after the addition at Westgate were used for K-5, and the building DID NOT host the Integrated Services program for District 25, the theoretical occupancy rate for the school would be **998 students** per District 25 enrollment targets.

Description	Total Classrooms After Addition	Total Maximum Building Occupancy
Westgate Total Maximum Occupancy Using 22.7 Students per Classroom	44	998.8

- E. Westgate Integrated Services Program** As part of the Arlington Heights School District 25 Board discussions related to full-day kindergarten, a decision was made to continue hosting the District-wide Integrated Services (IS) Program at Westgate Elementary School into the future. This was factored into the decision to add a total of 10 new classroom spaces to the building with the addition scope. For the '22-'23 school

year, currently, 6 full-size classrooms of a total of 34 classrooms are used to support this program (i.e. one for each grade level K-5).

After full-day kindergarten is implemented, we anticipate Kindergarten will require an additional full-size classroom dedicated to IS program due to the elimination of AM/PM classroom sharing in the current model, bringing the total number of IS classroom spaces to 7. These IS classrooms typically have a general education "buddy" classroom where students from the IS program will integrate with their peers throughout the day for certain curriculum and educational purposes. An IS classroom typically hosts between 6-8 students in a full-size classroom due to the curriculum and resources needed to support their learning. For enrollment purposes, IS students are included in their appropriate grade level and counted within the general education classroom they are partnered with.

Westgate 2022-'23 Classroom Usage Example

Grade	Students	General Education Sections	Average Enrollment When IS students are with Their "Buddy" Classroom	General Education Classrooms Used	IS Classrooms Used	Total Classrooms Used (General Education + IS)
K (Current 1/2 Day Model)	69	4	17.25	2	1	3
1	108	5	21.60	5	1	6
2	114	6	19.00	6	1	7
3	105	5	21.00	5	1	6
4	103	5	20.60	5	1	6
5	89	4	22.25	4	1	5
				27	6	33
					Resource Room	1
					Total Full-Size Classrooms	34
					2022-23 Enrollment	588
					Total Full-Size Classrooms Used	33
					Enrollment per Total	17.82

					Classrooms	
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- F. Westgate Proposed Classroom Usage** After the completion of the building addition, we anticipate that a portion of the classrooms at the building will be used to support ancillary services at the building and not be dedicated to general education or IS classroom spaces. Currently, we believe that 38 of the 44 classroom spaces will be used daily for general education and IS classroom spaces. The remaining 6 classrooms will be used as ancillary support spaces to host various general education and Integrated Service resources that are offered at Westgate. These 6 classrooms will also provide an enrollment “buffer” for the building should we see increases in the future that may require additional sections that the building currently struggles to absorb due to the current occupancy rate.

Grade	General Education Classrooms Used	IS Classrooms Used	Total Classrooms Used (General Education + IS)
K Full Day Model Starting 24-25	6	2	8
1	5	1	6
2	6	1	7
3	5	1	6
4	5	1	6
5	4	1	5
	31	7	38
		Ancillary Classrooms, Resource, etc	6
		Total Full Size Classrooms	44

- G. Westgate Demographic and Enrollment** Arlington Heights School District 25 routinely uses a professional demographer to review necessary data points to provide enrollment projections to support staffing and building space needs. The demographer uses extensive data to make projections based on:

- School-Specific Boundaries - *Note: District 25 currently has no intention of revising school-specific boundaries that would impact the area serviced by Westgate Elementary School. The School Board made decisions regarding these additions with the assumption that the current School-Specific Boundaries would remain.*
- In-Migration and Out Migration
- Birth Rates
- Real Estate Turn Over
- New Housing Construction
- Population Age Demographics
- Grade to Grade Retention

This data was used during the exploration of full-day kindergarten and to determine the appropriate size of the Westgate addition.

<i>Series B Projection</i>						
Grade	2021–22	2022–23	2023–24	2024–25	2025–26	2026–27
Total	600	618	655	663	665	661
Average Enrollment	644					