

Conceptual Project Narrative

Petitioner Name: Arlington Heights School District 25
Contact: Ryan Schulz, LEED AP Director of Facilities Management
Date: October 5, 2022, Rev 10/21/22, Rev. 01/06/23
Project: Dryden Elementary School Addition and Renovations
Location: 722 S. Dryden Pl., Arlington Heights, IL 60005

The addition to Dryden 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 the current half-day model shares classrooms 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.

Dryden requires (4) new classrooms to accommodate the full-day kindergarten program, anticipated future enrollment, 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. Currently, Dryden is the only elementary school in Arlington Heights School District 25 (AHSD25) that does not have a dedicated lunchroom/performance space. This addition will expand the existing gymnasium to accommodate (2) sections of physical education at a time while also providing a dedicated space for lunch and performances in the dedicated Commons space. The additional (4) classrooms 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 Dryden.

The addition to Dryden Elementary School consists of four classrooms, an expansion of the gymnasium, with associated storage, an expansion of administrative offices, an exterior accessed storage room, and associated circulation spaces. The additional classrooms are required to accommodate the full-day Kindergarten program.

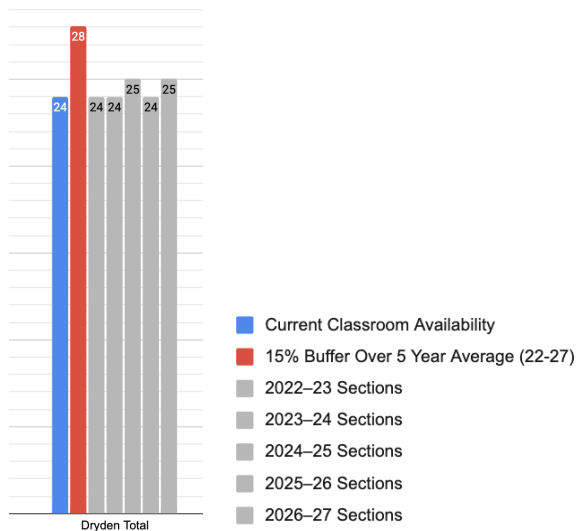
The addition will be one story at a height of approximately 12'-6" for the new addition the classrooms and the gymnasium will be approximately 25'-0" high. The addition will be the same or similar materials as the existing school building. Exterior materials include matching red brick, a cast stone fascia 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.

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

Full Day Kindergarten Additional Classroom Needs Calculation Dryden +4 Classroom Spaces



Number of Staff

2021/2022			Anticipated 2026/2027		
K	1st-5th / Support	Total	K	1st-5th / Support	Total
1 fulltime	43 fulltime 12 parttime	56	5 fulltime	44 fulltime 12 parttime	61

Changes in staff is an addition of 3 new staff. Of the part-time staff, 1 of the 12 individuals work less than 2 hours per week, and another 1 of the 12 work 1 day per week. Also, 2 of the 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 / Support	Total	K	1st-5th / Support	Total
70	408	478	87	439	526

Changes of the total number of students is a total of approximately 48 students. Dryden typically picks up about 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 the projected population growth of young families with children.

Number of Classrooms

2021/2022			Anticipated 2026/2027		
K	1st-5th / Support	Total	K	1st-5th / Support	Total
1	23	24	4	24	28

Changes of the number of classrooms is a total of 4, 3 of which are for full-day kindergarten and 1 for additional growth. Dryden currently has 3 classrooms being used for small group spaces that will allow it to absorb additional growth and maintain capacity for enrollment bumps.

Approximate Building Area

2021/2022		Area Added	Total
1st Floor	58,934 SF	11,820 SF	88,642 SF

The proposed addition will add approximately 11,820 square feet to the existing building. The school building with the new addition will be approximately 88,642 square feet. The maximum floor area is under 50% of the lot area of 217,204 SF.

Number of Parking Spaces

2021/2022				Anticipated 2026/2027		
Parking Supply	Standard	HC	Total	Standard	HC	Total
North Lot	8	-	8	8	-	8
South Lot	48	2	50	46	3	49
Church Lot	126	4	130	126	4	130
Total	182	6	188	182	6	187
Village Requirement						Classroom Requirement = 6 Staff Requirement = 61 TOTAL = 67

The existing and proposed on-site parking does not meet the zoning code requirement of 61/67 spaces but does comply with the code based on the agreement with the Southminster Presbyterian Church, to the south, to use up to 130 spaces. Including the additional parking available at the church, the overall supply of 187 spaces will adequately serve the school. Please note that the available parking within the north lot only accounts for the spaces available on the east side of the lot, controlled by the school. The west side is reserved by the Park District. A third ADA parking space is required on-site which is proposed to be added to the main lot. A variance is anticipated since the onsite parking is short of the Village requirement while there is also a license agreement in place with the neighboring Church to use 130 parking spaces in the event they are needed. This is beneficial to the church and

school district to use parking lots that would otherwise be underutilized throughout the week due to regular school and church schedules.

Number of Buses

2021/2022		Anticipated 2026/2027
Large	4	4
Small	0	0

No changes to the number/size of buses.

Variations Requested

- Special Use Permit to allow a Public Elementary School on the subject property.
- Variation to Chapter 28, Section 10.4-4, to allow 57 parking stalls where 67 are required.
- Variation to Chapter 28, Section 15.1-3.3a, to allow a 22' front yard setback for the existing building where a minimum 24.1' setback is required.
- Variation to Chapter 28, Section 15.1-3.3b, to allow a 10.7' side yard setback (north) for the existing building where a minimum 30' setback is required.
- Variation to Chapter 28, Section 5.1-3.5a, to allow 40.5% building lot coverage where maximum building lot coverage is restricted to 35%.
- Variation to Chapter 28, Section 6.5-2, to allow a sport court outside of a rear yard.
- Variation to Chapter 28, Section 5.1-3.6, to allow a 25.3' tall building where building height is limited to 25 feet.