

## PROJECT DESCRIPTION - Refer to Conceptual Project Narrative:

### Conceptual Project Narrative

Petitioner Name: Arlington Heights School District 25  
Contact: Ryan Schulz, LEED AP Director of Facilities Management  
Date: October 5, 2022 Updated 10/20/22 Updated 2/1/23 DH  
Project: Olive-Mary Stitt Elementary School Addition and Renovations  
Location: 303 E. Olive St., Arlington Heights, IL 60004

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The addition to Olive-Mary Stitt 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 own classroom for the duration of the school day and classrooms are unable to be shared between sections.

Olive-Mary Stitt is in need of (4) new classrooms in order 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 is able to absorb future enrollment variations and support District provided programs at the facility. 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 Olive-Mary Stitt.

The addition to Olive-Mary Stitt Elementary School consists of four classrooms, two small group rooms, an exterior accessed storage room and associated circulation spaces. The addition of the classrooms are required to accommodate the full day Kindergarten program.

The addition will be one story at a height of approximately 20'-0" from the existing grade. The new addition will be the same or similar materials of 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.

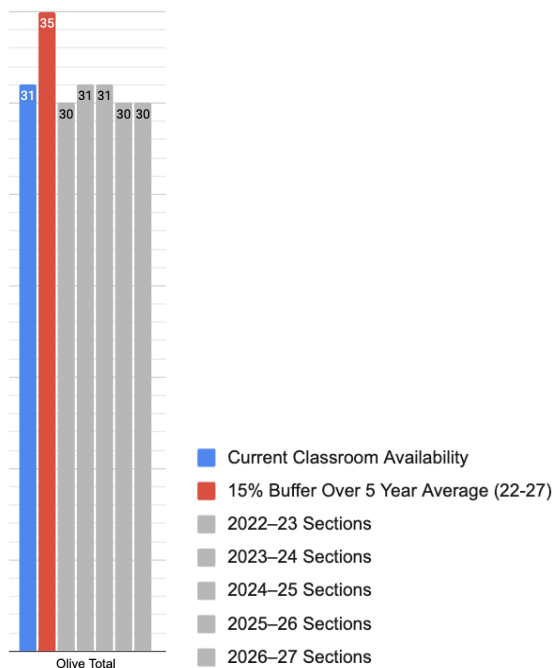
Completion of the project is planned for August 2024 at the beginning of 2024-2025 school year. Construction is anticipated to begin in early spring of 2023.

Walls will typically be constructed of brick and concrete block 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.

In an effort to support sustainability, the expansion of Olive-Mary Stitt expansion will implement energy efficient design, LED light fixtures, low flow plumbing fixtures and exploring the future implementation of rooftop solar that supports a sustainable expansion.

Existing rubber surface play area that will be removed to accommodate the addition will be replaced at the east side of the school. Turf area will be added at the east side of the school to maintain overall play areas as an asphalt play area at the west end of the school will be removed to accommodate the addition.

### Full Day Kindergarten Additional Classroom Needs Calculation Olive + 4 Classroom Spaces



### Number of Staff

2021/2022			Anticipated 2026/2027		
K	1st-5th / Support	Total	K	1st-5th / Support	Total
2 fulltime 1 parttime	54 fulltime 13 parttime	70	6 fulltime	53 fulltime 13 parttime	72

Changes in staff is a net increase of 2 fulltime staff.

### Number of Students

2021/2022			Anticipated 2026/2027		
K	1st-5th	Total	K	1st-5th	Total
74	550	624	97	531	628

Changes of the number of students is a total of 4. Olive typically picks up about 20-25 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 5th grade class that will graduate at the end of this school year is larger than a typical grade level by about 20 students, so that is the reduction in grades 1st-5th above.

### Number of Classrooms

2021/2022			Anticipated 2026/2027		
K	1st-5th / Support	Total	K	1st-5th / Support	Total
3	28	31	6	29	35

Changes of the number of classrooms is a total of 4, of which 3 are for full day kindergarten and the 4th is to allow for capacity for enrollment variability or "bumps".

### Approximate Building Area

	2021/2022	Area Added	Total
1st Floor	75,524 SF	6,200 SF	81,727 SF
2nd Floor	6,027 SF	0	6,027 SF
Total	81,551 SF	6,200	87,751 SF

The proposed addition will add approximately 6,200 square feet to the existing building and the total of the building with the addition is 81,551 square feet. The building floor area is under 50% of the lot area of approximately 330,753 SF.

## Number of Parking Spaces

2021/2022				Anticipated 2026/2027		
Parking	Standard	HC	Total	Standard	HC	Total
Main Lot	47	2	49	47	2	49
Church Lot	282	8	290	282	8	290
Total	329	10	339	329	10	339
Village Requirement						Classroom Requirement = 7 Staff Requirement = 72  TOTAL = 79

The existing and proposed on-site parking does not meet the zoning code requirement of 79/84 spaces, but does comply with the code based on the agreement with The Orchard Arlington Heights, to the north, to use up to 251 parking spaces. The current agreement with The Orchard is structured to renew automatically every 5 years after 2023 unless either party provides 90 day notice of termination and the agreement can't be amended to reflect updated needs of either party. AHSD25 and The Orchard Arlington Heights church are currently in final conversations to extend the parking agreement for an additional 10 years in order to provide mutually beneficial parking arrangement to use parking lots that would otherwise be underutilized during off hours for each of the entities. Including the additional parking at the church, the overall supply of 300 spaces will adequately supply the

school. No changes to parking is proposed though a variation is requested to meet village requirements.

### Number of Buses

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

No changes to the number/size of buses.

### Variations Requested

Amendment to Special Use Ordinance #90-038 to allow a building addition.

Amendment to the Variation granted in Ordinance #15-038 where 49 parking spaces were allowed where 76 spaces are required by code, to now allow 49 spaces where 79 spaces are required by code.

A variation to Chapter 28, Section 6.13-3a to allow a 4.5' tall fence where maximum fence heights are restricted to 3'.

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<sup>1</sup> Olive-Mary Stitt has parking spaces available due to a license agreement that is in place with the neighboring The Orchard of Arlington Heights Church. This includes the 49 onsite parking spaces and 251 parking spaces that are available in the church lot. The total of 300 parking spaces exceeds the Village requirement.