

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 21st, 2022
Project: Patton Elementary School Addition and Renovations
Location: 1616 N. Patton Ave., Arlington Heights, IL 60004

The addition to Patton Elementary School is necessary to support Arlington Heights School District 25 transition from the current half day kindergarten program to 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 the 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 classes could utilize (1) classroom space due to the scheduling of a morning section and an afternoon section in that classroom. In the updated 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.

Patton is in need of (3) 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. The additional (3) 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 Patton.

The addition to Patton Elementary School consists of three classrooms, storage spaces and associated circulation spaces. The additional classrooms are required to accommodate the full day Kindergarten program.

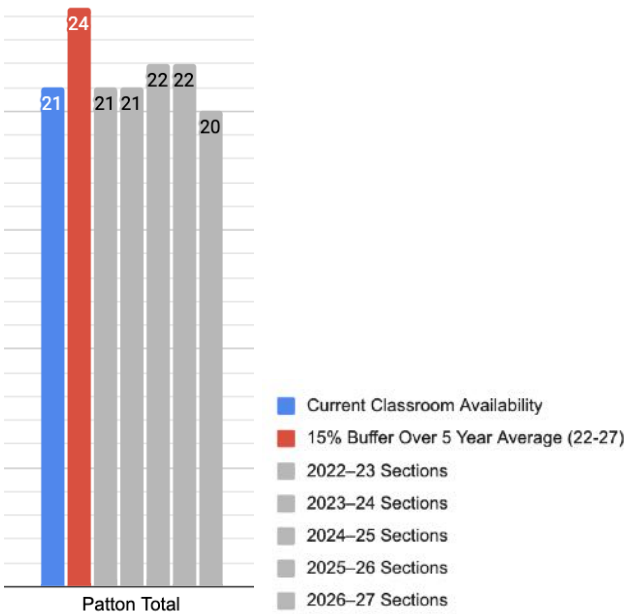
The addition will be one story at a height of approximately 12'-6" for the new addition for the classrooms. The addition will be the same or similar materials of the existing school building. Exterior materials include matching red brick, a white brick band, a cast stone fascia resembling limestone, 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 fall 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.

Full Day Kindergarten Additional Classroom Needs Calculation

Patton +3 Classroom Spaces



Number of Staff

2021/2022			Anticipated 2026/2027		
K	1st-5th / Support	Total	K	1st-5th / Support	Total
1 fulltime 1 parttime	41 fulltime 16 parttime	59	4 fulltime	41 fulltime 16 parttime	61

Changes in staff is an addition of 2 new staff.

Number of Students

2021/2022			Anticipated 2026/2027		
K	1st-5th	Total	K	1st-5th	Total
58	343	401	72	350	422

Changes of the total number of students is a total of approximately 21 students. Patton typically picks up about 10 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 of young families with children.

Number of Classrooms

2021/2022			Anticipated 2026/2027		
K	1st-5th / Support	Total	K	1st-5th / Support	Total
2	19	21	4	20	24

Changes of the number of classrooms is a total of 3, of which 2 are for full day kindergarten and the 3rd is to allow for capacity for enrollment variability or "bumps".

Approximate Building Area

	2021/2022	Area Added	Total
1st Floor	51,073 SF	5,400 SF	61,689 SF
2nd Floor	10,616	-	
Total	61,689 SF	5,400 SF	67,089 SF

The proposed addition will add approximately 5,400 square feet to the existing building. The school building with the new addition will be approximately 67,089 square feet. The maximum floor area is under 50% of the lot area of 330,932 SF.

Number of Parking Spaces

2021/2022				Anticipated 2026/2027		
Parking Supply	Standard	HC	Total	Standard	HC	Total
North Lot	36	2	38	35	2	37
South Lot	35	2	37	36	2	38
Total	71	4	75	71	4	75
Village Requirement						Classroom Requirement= 5 Staff Requirement= 61 Total= 66

Parking Demand

2021/2022			Anticipated 2026/2027	
Demand	Vehicles	Occupancy	Vehicles	Occupancy
North Lot	36	95%	36	95%
South Lot	13	35%	23	62%
Patton On-Street	3	-	-	-
Total	52	69%	59	79%

The existing and proposed on-site parking does meet the zoning code requirement of 63/66 spaces with the 75 spaces available. Parking counts showed this supply is also sufficient to meet future needs. No variance is anticipated.

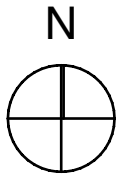
Number of Buses

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

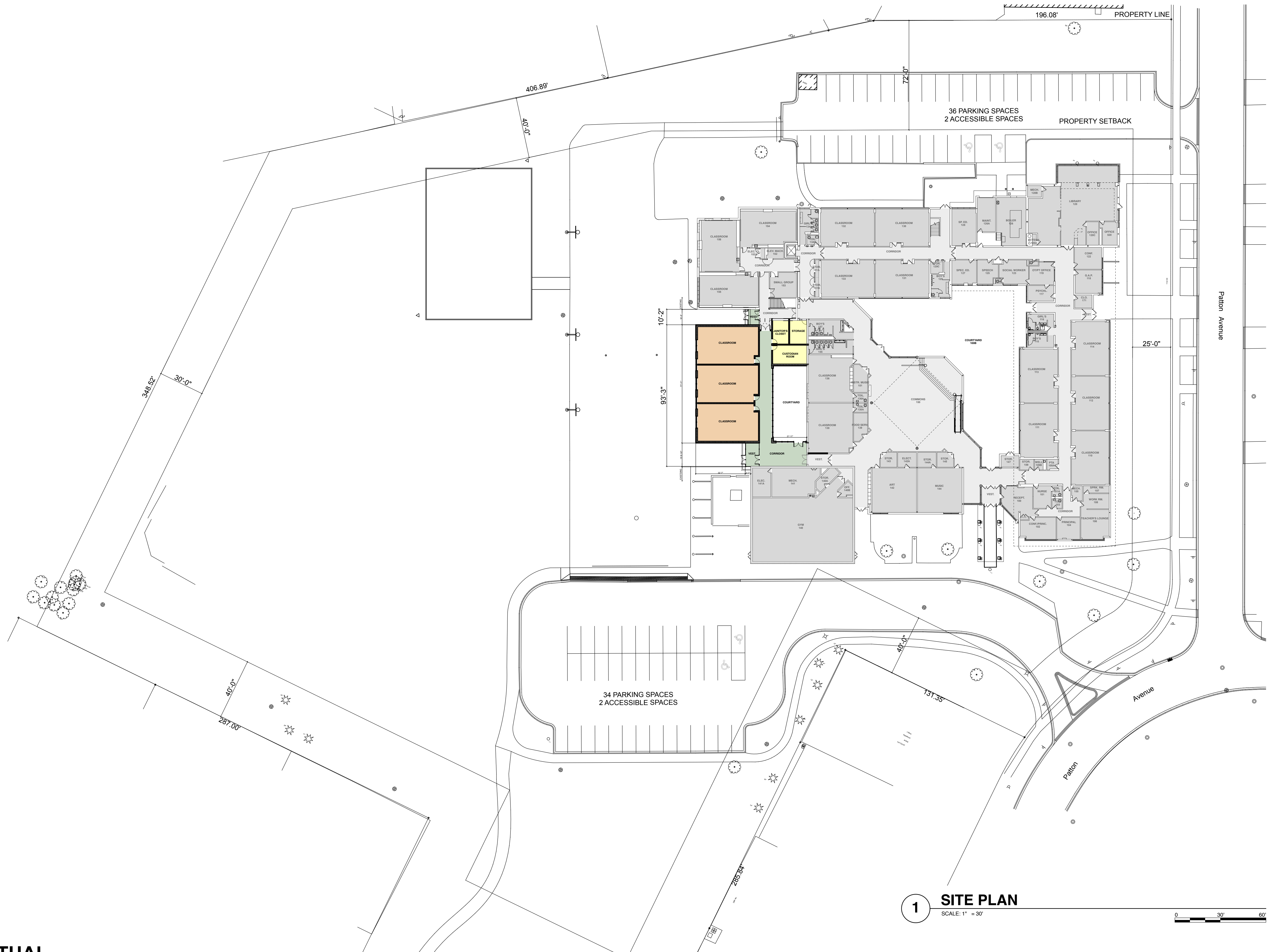
No changes to the number/size of buses.

Variations Requested

Amendment to Special Use Ordinance #90-082 to allow an addition to the existing elementary school within the R-3 District.

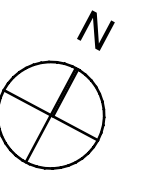


CONCEPTUAL LOCATION MAP

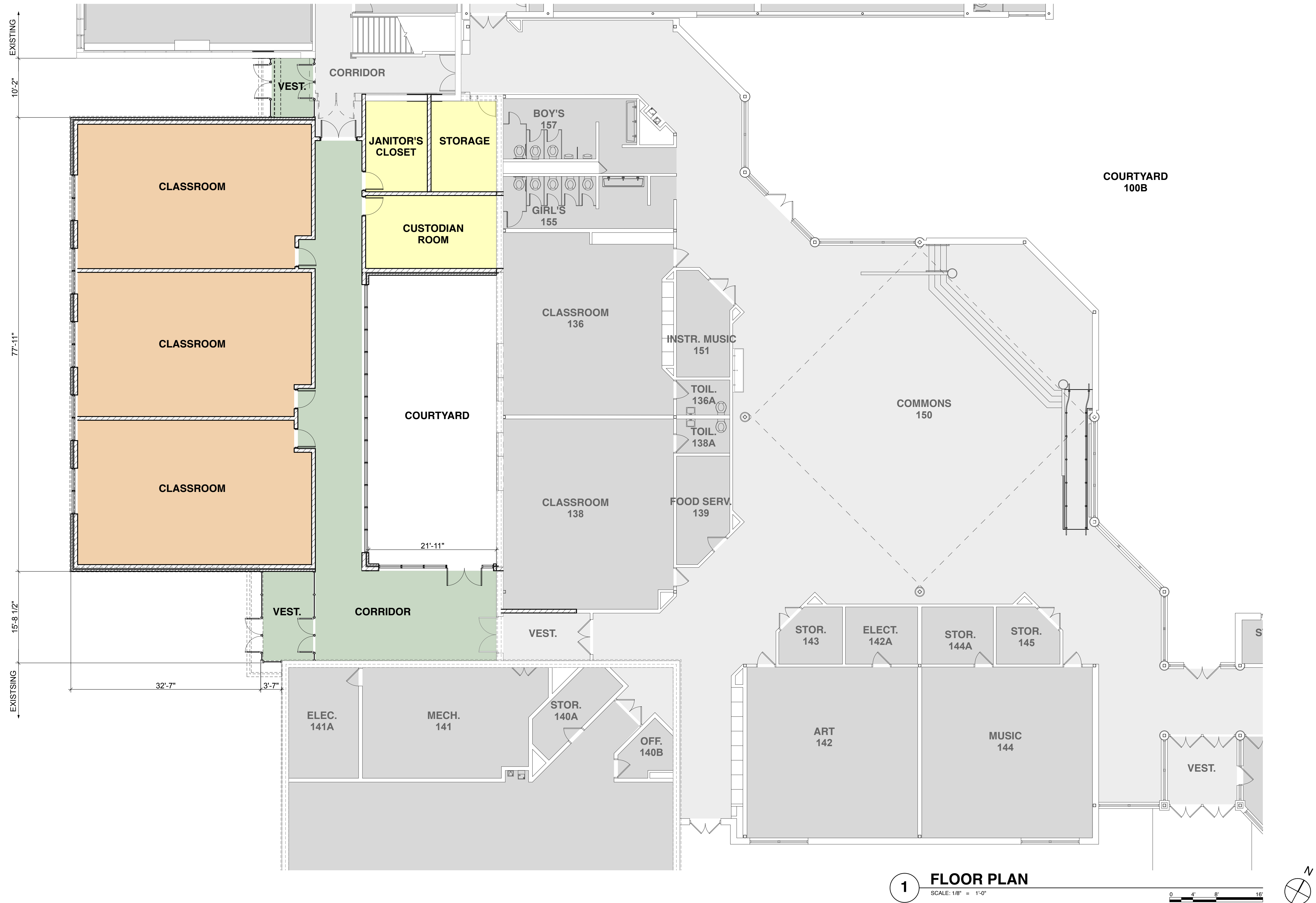


1 SITE PLAN
SCALE: 1" = 30'

0 30' 60'



SITE PLAN - CONCEPTUAL



FLOOR PLAN - CONCEPTUAL