

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 Updated February 6, 2023 DH Updated February 16, 2023
Project: Greenbrier Elementary School Addition and Renovations
Location: 2330 N. Verde Dr., Arlington Heights, IL 60004

The addition to Greenbrier 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. An 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.

Greenbrier is in need of (2) 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 (2) 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 Greenbrier.

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

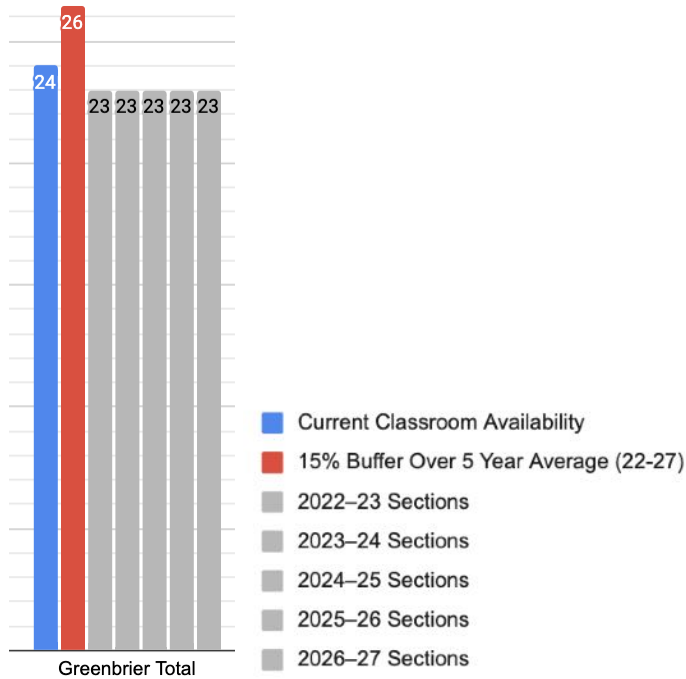
The addition will be one story at a height of approximately 12'-6" for the new addition for the classrooms. The addition will be the same or similar materials of the existing school building. Exterior materials include matching red brick, a cast stone fascia resembling limestone, windows to match the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

There are no changes to the existing play areas. The existing east parking lot will be reconstructed.

Full Day Kindergarten Additional Classroom Needs Calculation Greenbrier +2 Classroom Spaces



Number of Staff

2021/2022				Anticipated 2026/2027			
EC	K	1st-5th / Support	Total	EC	K	1st-5th / Support	Total
6 fulltime 20 parttime	1 fulltime	37 fulltime 15 part time	79	6 fulltime 20 parttime	3 fulltime	37 fulltime 15 part time	81

Changes in staff is an addition of 2 new staff. Of the part-time EC program staff, 9 of the 20 work ½ days, 18 of the 20 are not at school on Fridays, 2 of the 20 work 3 hr midday shifts for lunch service, and another 1 of the 20 works 1 day per week. Of the fulltime staff, 2 are evening custodians who start their shift at the end of the school day, and 2 are a job-share where they teach at opposite times.

Number of Students

2021/2022				Anticipated 2026/2027			
EC	K	1st-5th	Total	EC	K	1st-5th	Total
111	40	235	386	120	46	240	406

Changes of the total number of students is a total of approximately 20 students. Greenbrier 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			
EC	K	1st-5th / Support	Total	EC	K	1st-5th / Support	Total
7	1	15	23	7	3	15	25

Changes in the number of classrooms is an addition of 2 classrooms. Greenbrier currently has 2 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	56,573 SF	2,850 SF	88,642 SF
2nd Floor	13,408 SF	-	13,408 SF
Total	69,981 SF	2,850 SF	72,831 SF

The proposed addition will add approximately 2,850 square feet to the existing building. The school building with the new addition will be approximately 72,831 square feet. The maximum floor area is under 50% of the lot area of 173,147 SF.

Number of Parking Spaces

2021/2022			Anticipated 2026/2027			
Parking Supply	Standard	HC	Total	Standard	HC	Total
East Lot	10	2	13	10	2	13
West Lot	60	2	62	60	2	62
Total	70	4	75	70	4	75
Village Requirement						Classroom Requirement= 5 Staff Requirement= 81 Total= 86

Parking Demand

2021/2022			Anticipated 2026/2027	
Demand	Vehicles	Occupancy	Vehicles	Occupancy
East Lot	10	77%	11	85%
West Lot	53	85%	60	100%
Verde On-Street	5	-	5	-
Total	68	91%	76	101%

The 76 spaces on-site parking spaces will not meet the zoning code requirement of 81/86 spaces. A parking variation of 11 spaces would be required. The parking surveys indicate some staff park on-street, along the west side of Verde Street, next to the school, a The parking surveys show that there is sufficient parking at the school today (68 vehicles in 76 spaces) and may exceed the 75 spaces by one vehicle in the future. The constraints of the existing site make it difficult to expand the parking lots. In addition, this building has the highest level of part time staff where schedules do not typically overlap allowing for adequate parking due to the outflow and inflow of staff throughout the day.

Number of Buses

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

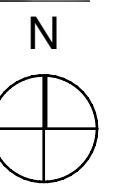
No changes to the number/size of buses.

Variations Requested

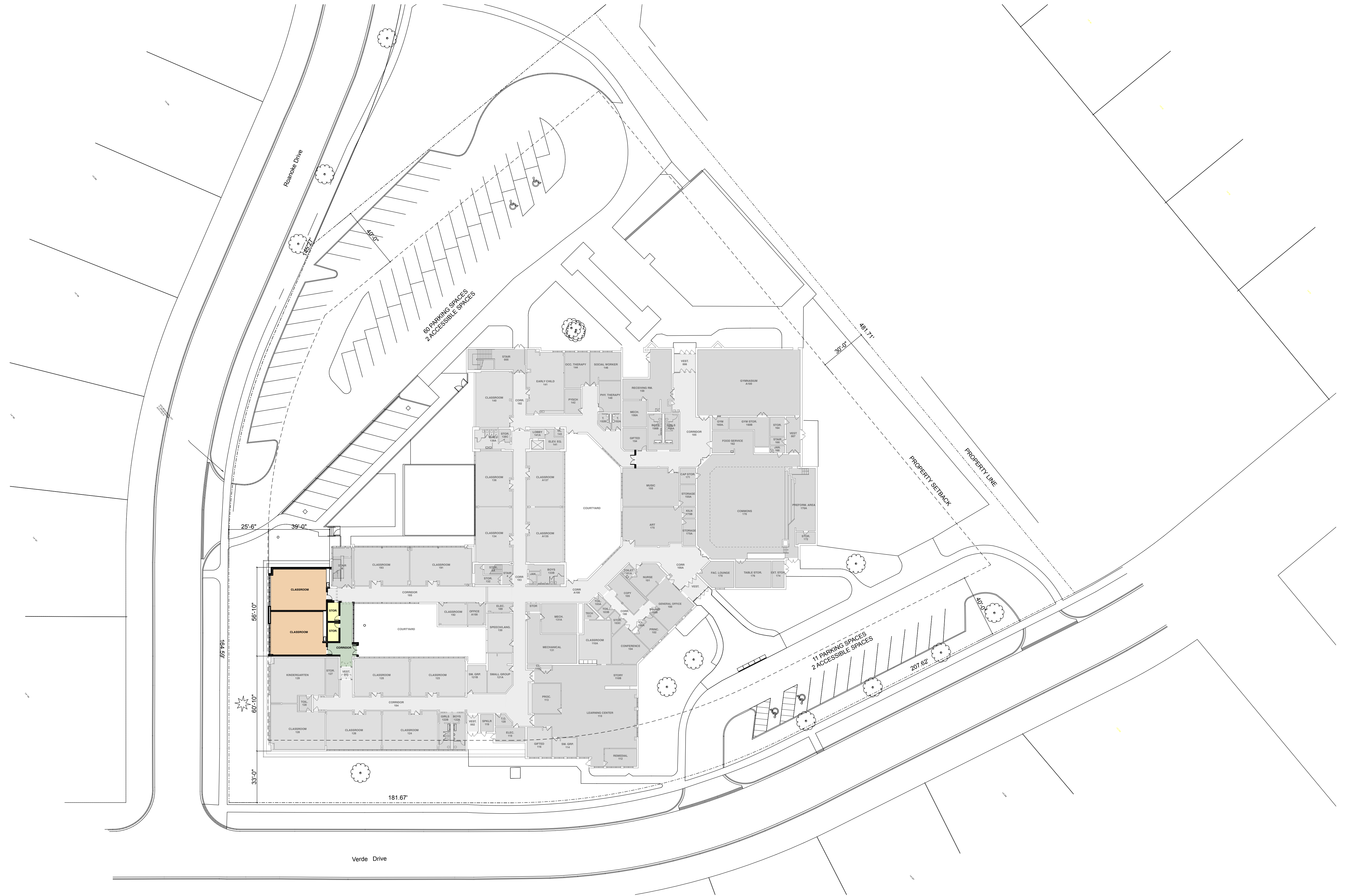
Amendment to Special Use Ordinance #17-035 to allow an addition to the existing elementary school within the R-3 District.

Amendment to the Variation granted in Ordinance #17-035 that allowed 75 parking spaces where 84 spaces are required by code, to now allow 74 spaces where 86 spaces are required by code.

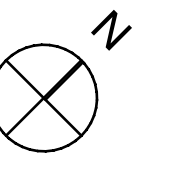
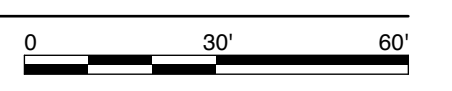
Variation from Chapter 28, Section 6.6-5.1, to allow eaves projecting 3' into a front yard setback where code restricts this distance to 2.5'.



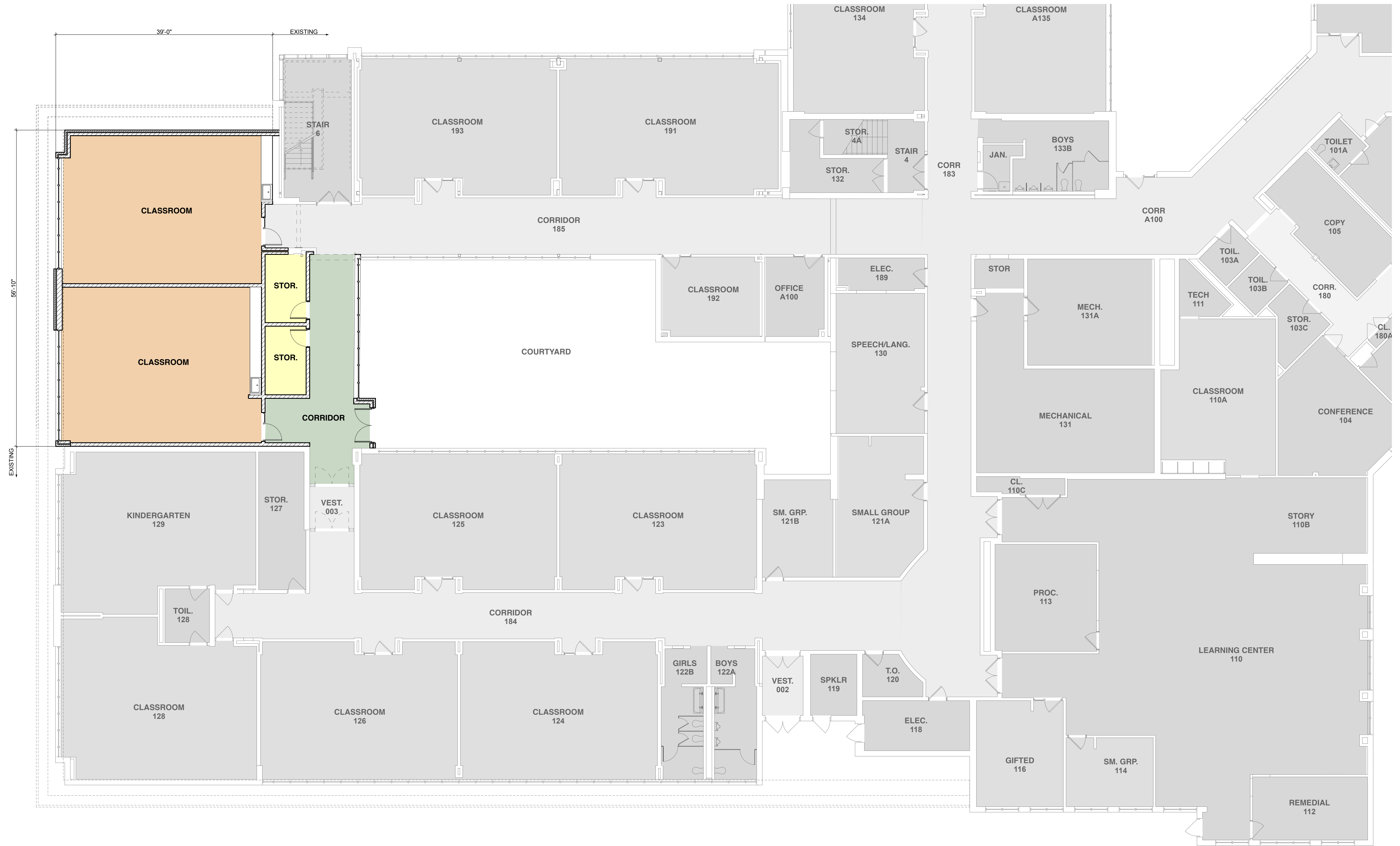
CONCEPTUAL LOCATION MAP



1 SITE PLAN
SCALE: 1" = 30'

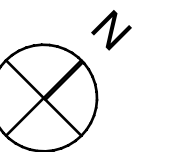
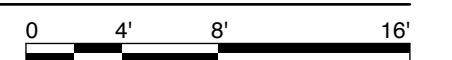


SITE PLAN - CONCEPTUAL



1 FLOOR PLAN

SCALE: 1/8" = 1'-0"



FLOOR PLAN - CONCEPTUAL