



## 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 DH  
Project: Windsor Elementary School Addition and Renovations  
Location: 1315 E. Miner St., Arlington Heights, IL 60004

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The addition to Windsor 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.

Windsor 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 Windsor.

The addition to Windsor Elementary School consists of two classrooms 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 14'-8" 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 and oyster grey brick, windows to match the existing windows and a dark bronze metal coping.

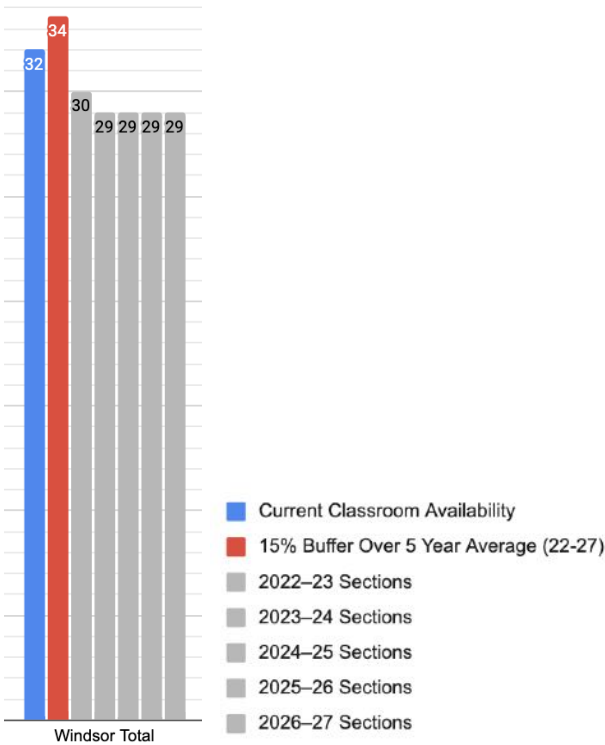
Completion of the project is planned for August 2024 at the beginning of 2024-2025 school year. Construction is anticipated to begin in fall of 2023.

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.

There are no changes to existing parking or to existing play areas.

Full Day Kindergarten Additional Classroom Needs Calculation

Windsor +2 Classroom Spaces



Number of Staff

2021/2022			Anticipated 2026/2027		
K	1st-5th / Support	Total	K	1st-5th / Support	Total
2 fulltime	78 fulltime 11 parttime	91	4	78 fulltime 11 parttime	93

Changes in staff is 2 new staff due for full day kindergarten.

### Number of Students

2021/2022			Anticipated 2026/2027		
K	1st-5th	Total	K	1st-5th	Total
68	387	455	84	382	466

Changes of the total number of students is a total of approximately 11 students. Windsor 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. Windsor also hosts a large special education instructional program.

### Number of Classrooms

2021/2022			Anticipated 2026/2027		
K	1st-5th/ Support	Total	K	1st-5th / Support	Total
2	30	32	4	30	34

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

### Approximate Building Area

	2021/2022	Area Added	Total
1st Floor	66,795 SF	2,910 SF	69,705 SF
2nd Floor	7,891	-	7,891 SF
Total	74,686 SF	2,910 SF	77,596 SF

The proposed addition will add approximately 2,910 square feet to the existing building. The school building with the new addition will be approximately 77,596 square feet. The maximum floor area is under 50% of the lot area of 328,316 SF.

### Number of Parking Spaces

2021/2022				Anticipated 2026/2027		
Parking Supply	Standard	HC	Total	Standard	HC	Total
Main Lot	96	5	101	96	5	101
Total	96	5	101	96	5	101
Village Requirement						Classroom Requirement= 7 Staff Requirement= 93  Total=100

### Parking Demand

2021/2022			Anticipated 2026/2027	
Demand	Vehicles	Occupancy	Vehicles	Occupancy
North Lot	92	91%	94	-
Land Banked Parking	-	-	-	-
Miner Lot	10	-	11	-
On-Street	15	-	16	-
Total	117		121	

The previous land bank parking plan, with capacity to provide an additional 19 spaces, has not been built since the last building improvements were completed. The inclusion of the land banked parking will allow the site to meet the zoning code requirement of 99/100 spaces. The parking surveys indicate some staff park on-street, along the north side of Miner Street, opposite the school, and along the south side of Miner Street, west of the main lot's inbound driveway.

### Number of Buses

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

No changes to the number/size of buses.

### Variations Requested

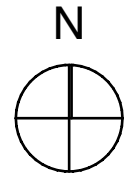
Amendment to Special Use Ordinance #90-082 and #17-013 to allow an addition to the existing elementary school within the R-3 District.

Comprehensive Plan Amendment to reclassify the "parks" portion of the subject property to schools.





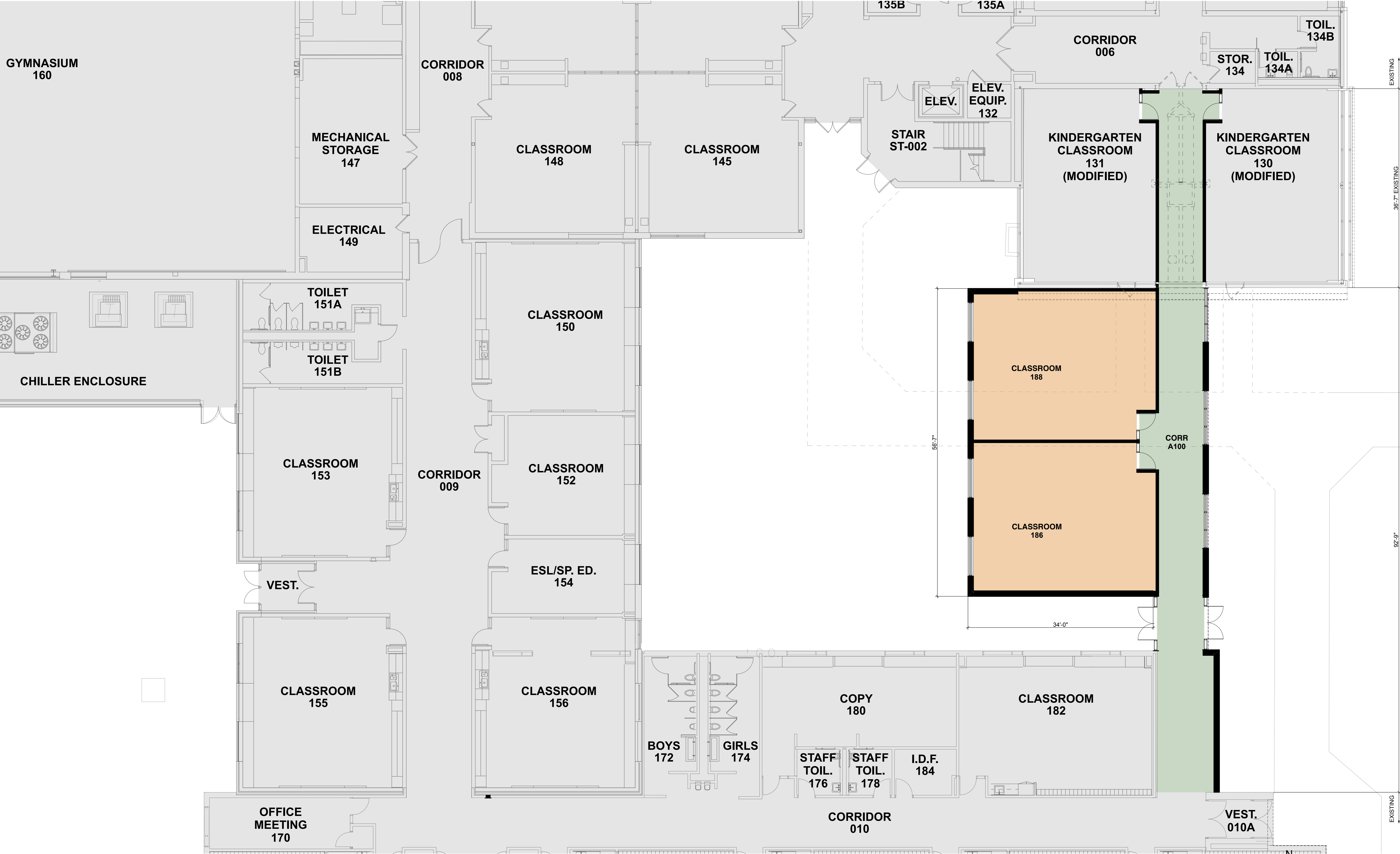
CONCEPTUAL LOCATION MAP







SITE PLAN - CONCEPTUAL



FLOOR PLAN - CONCEPTUAL