

MASTER
PLANNING



RECOMMENDATIONS

The District's Strategic Plan envisions learning environments for Antioch Community Consolidated School District 34 that enable and promote students to excel. We commend the District's desire to plan for the continuous improvement and upkeep of the utilized school buildings to support its Mission

INSPIRE TO DREAM - EMPOWER TO ACHIEVE.

Welcome to Antioch CCSD 34. We are delighted to have you explore our schools and learn more about our vibrant educational community. At Antioch CCSD 34, we believe that education is a collaborative effort, and we value the vital partnerships we share with parents, community members, and local organizations.

Together, we strive to create an enriching and supportive environment where every student can thrive. Our commitment to academic excellence, equity, and inclusion is strengthened by these partnerships, ensuring that our students receive a well-rounded education and the support they need to succeed. We invite you to join us in fostering a community of lifelong learners, and we look forward to working together to achieve our shared goals.

The goal of this Master Facilities Plan is to provide a road map for improving educational environments and upgrades to the District's seven actively utilized buildings for the next 20 years.



MASTER PLANNING PROCESS

- Met with administration and school staff to discuss goals and vision.
- Performed Facilities Assessment surveys to assess each facility's physical condition and maintenance needs. This process also included updating the 2019 10 year life safety survey. Findings are tabulated in the facilities recommendations spreadsheets.
- Performed Safety and Security Assessments and provided summary in a separate report.
- Performed Educational Adequacy Surveys at each school facility. Surveys are provided in the report. Educational adequacy assesses whether the facility supports the educational and administrative needs of the staff and students. It looks at factors such as site circulation, accessibility, organization of the school, space adjacencies, corridor widths, light, sound and ventilation. The rating is a percentage of available points for the factors noted above.
- Issued surveys for Community and Parents, staff and students to gather feedback on District facilities and programs.
- Assessed and calculated the capacity and utilization for each school against the Minnesota Standard to determine each schools functional capacity, utilization and programmatic completeness. Tabular calculations and findings are provided in the report. Note that the potential Clublands Phase IV development could add about 275 students and impact all schools. Notes regarding this are included in each facility's recommendations.
- Developed recommendations and proposed improvement concept plans.
- Prioritized recommendations and developed an implementation schedule. Probable costs for the proposed improvements can be found under the Proposed Improvements sections for each facility in the facilities recommendations spreadsheets.



FACILITY SUMMARIES





MKM EARLY LEARNING CENTER

817 North Main Street
Antioch, Illinois 60002

Grades Pre-K
Built in 1928 with 4 additions
39,602 Overall Square Footage

Enrollment
108

Functional Capacity
81

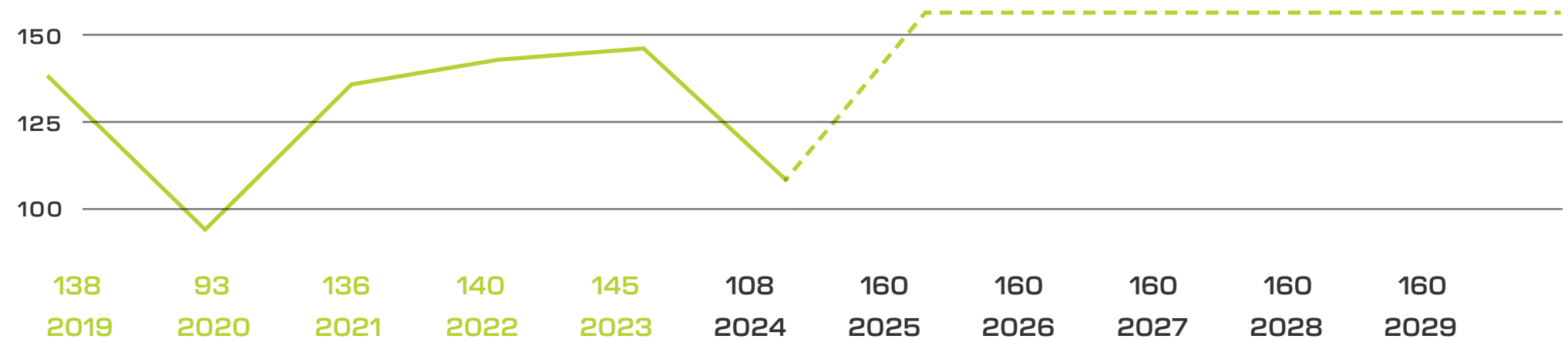
Utilization Rating:
POOR

Projected 10-Year
Maintenance Expenditure:
\$12.2M

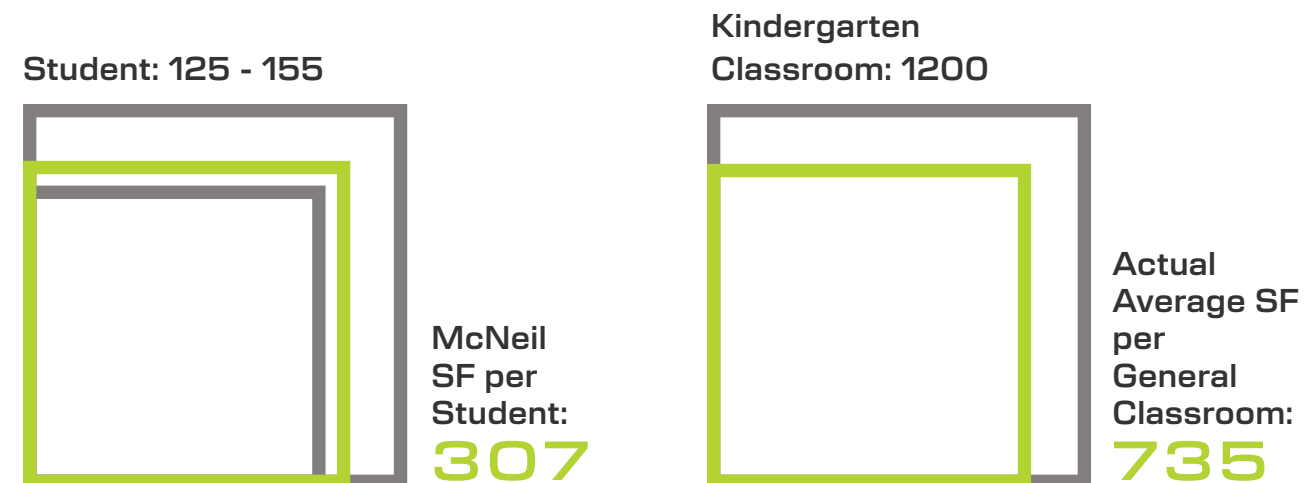
Educational Adequacy Rating:
31%



ENROLLMENT BY YEAR



RECOMMENDED SQUARE FOOTAGE VALUES





HILLCREST ELEMENTARY SCHOOL

433 Depot Street
Antioch, Illinois 60002

Grades K - 5th
Built in 2000 with 1 addition
82,102 Overall Square Footage

Enrollment
596

Functional Capacity
701

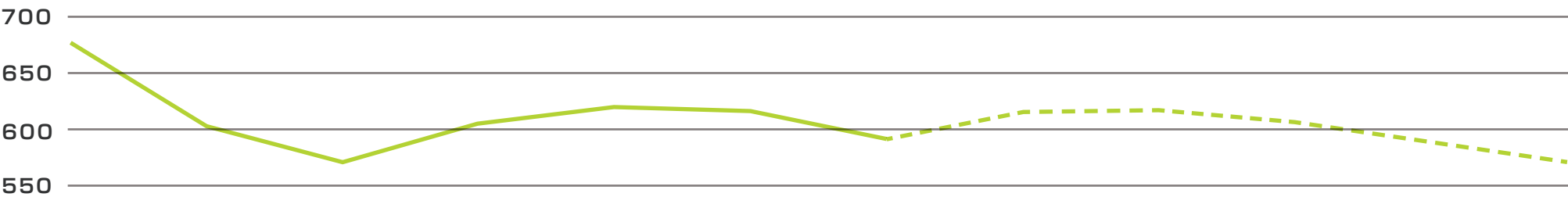
Utilization Rating:
GOOD

Projected 10-Year
Maintenance Expenditure:
\$4.5M

Educational Adequacy Rating:
63%

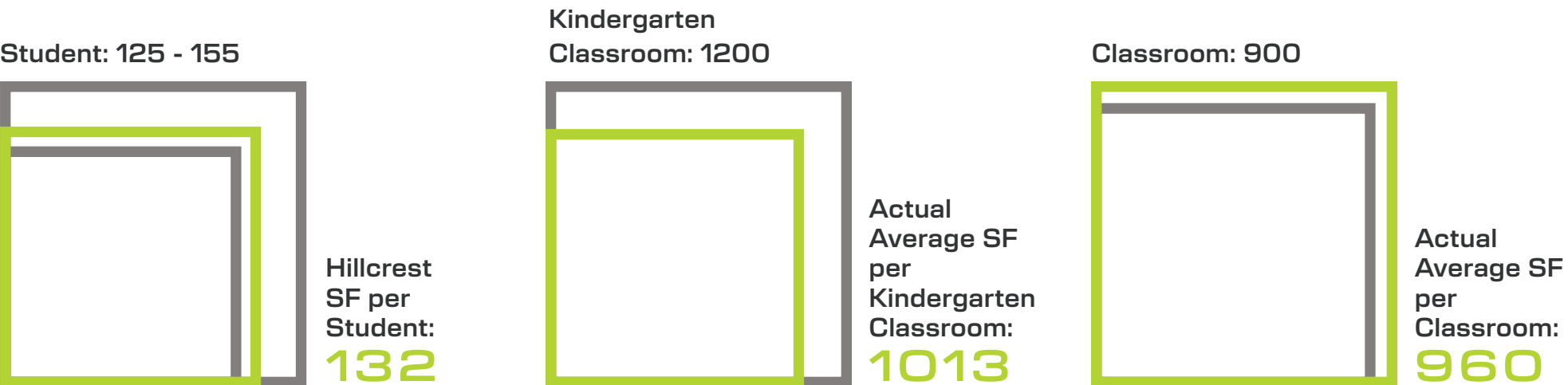


ENROLLMENT BY YEAR



677	601	573	606	621	617	596	613	618	606	588	573
2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029

RECOMMENDED SQUARE FOOTAGE VALUES





OAKLAND ELEMENTARY SCHOOL

818 Grass Lake Road
Lake Villa, Illinois 60046

Grades K - 5th
Built in 1958 with 2 additions
74,840 Overall Square Footage

Enrollment
529

Functional Capacity
519

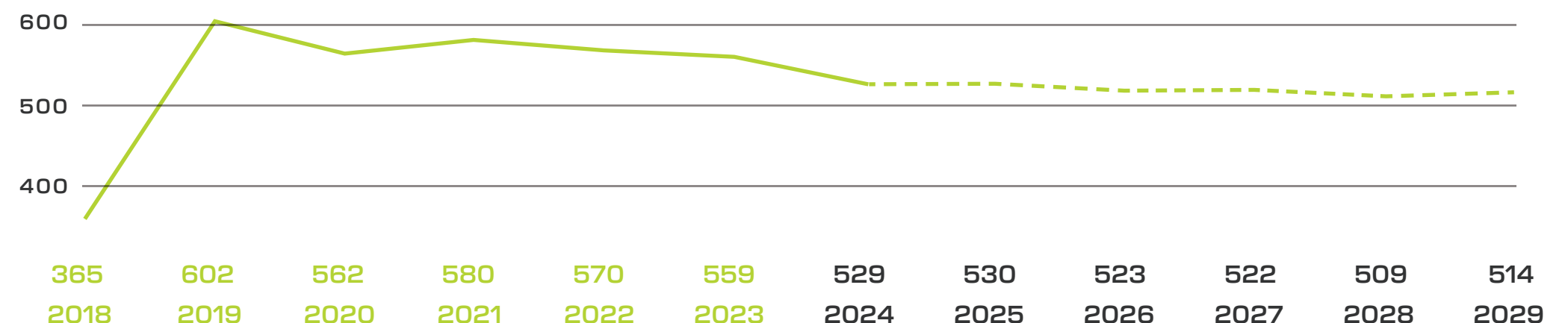
Utilization Rating:
GOOD

Projected 10-Year
Maintenance Expenditure:
\$4.1M

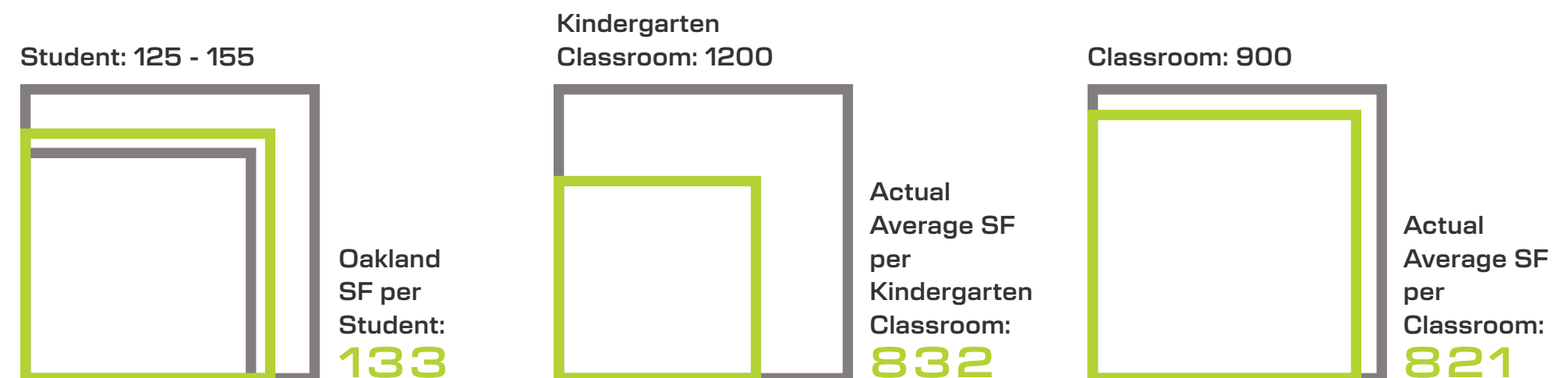
Educational Adequacy Rating:
65%



ENROLLMENT BY YEAR



RECOMMENDED SQUARE FOOTAGE VALUES





W.C. PETTY ELEMENTARY SCHOOL

800 West Highview Drive
Antioch, Illinois 60002

Grades K - 5th
Built in 1979 with 1 addition
Overall SF 62,213

Enrollment
451

Functional Capacity
434

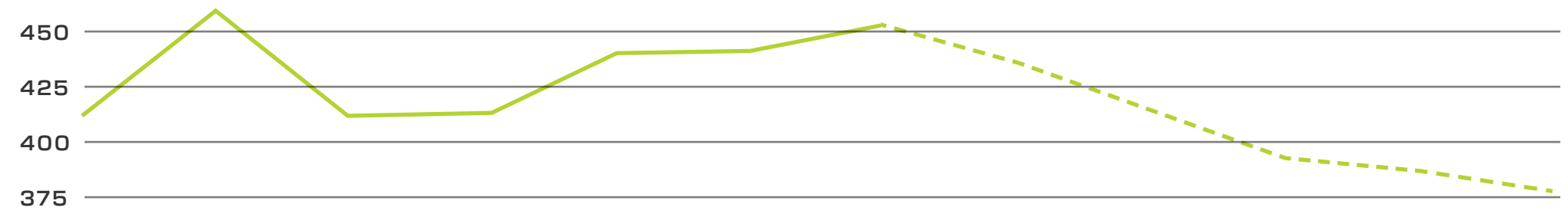
Utilization Rating:
GOOD

Projected 10-Year
Maintenance Expenditure:
\$6.3M

Educational Adequacy Rating:
66%

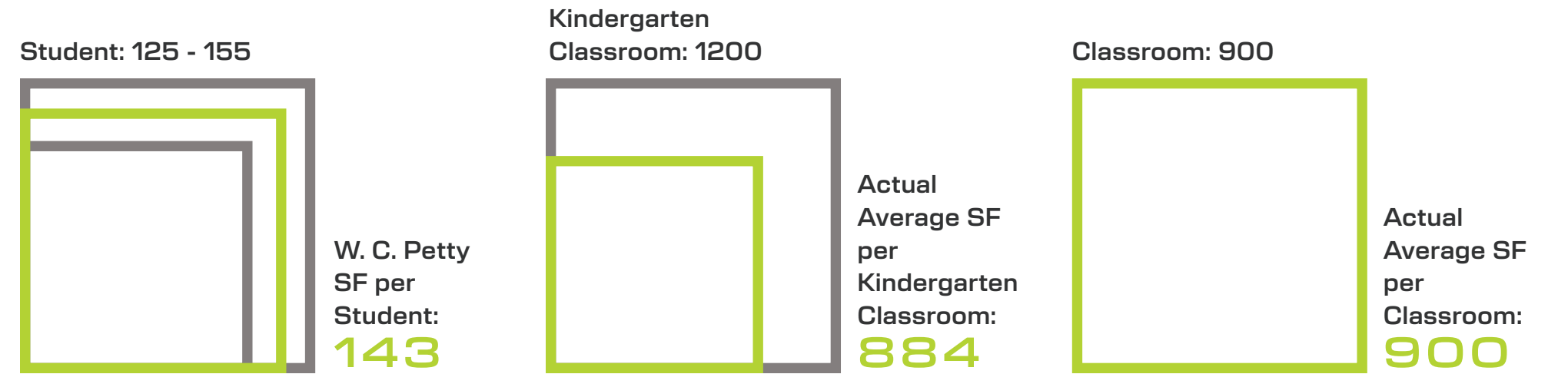


ENROLLMENT BY YEAR



416	457	414	417	439	441	451	431	417	394	386	377
2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029

RECOMMENDED SQUARE FOOTAGE VALUES





ANTIOCH UPPER GRADE SCHOOL

800 West Highview Drive
Antioch, Illinois 60002

Grades 6th - 8th
Built in 1970 with 2 additions
119,318 Overall Square Footage

Enrollment
859

Functional Capacity
1084

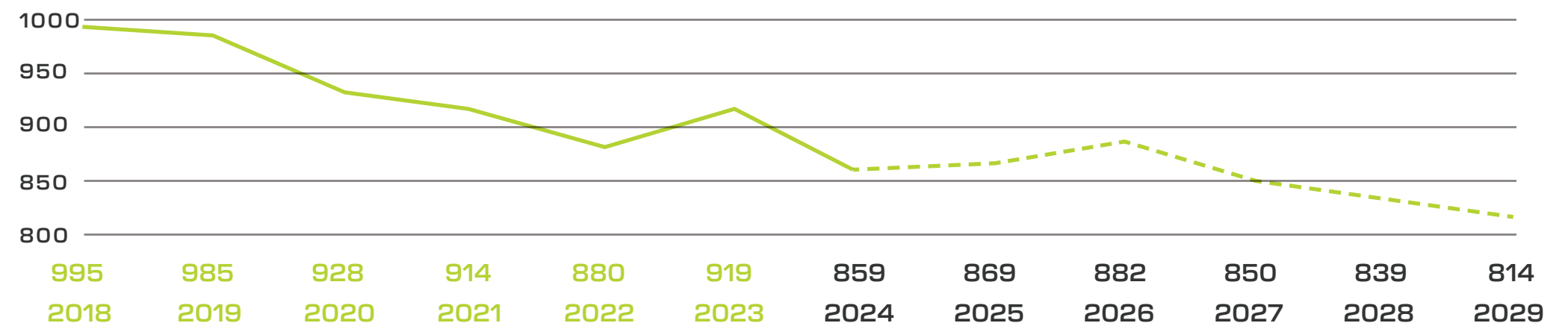
Utilization Rating:
FAIR

Projected 10-Year
Maintenance Expenditure:
\$11.7M

Educational Adequacy Rating:
51%



ENROLLMENT BY YEAR



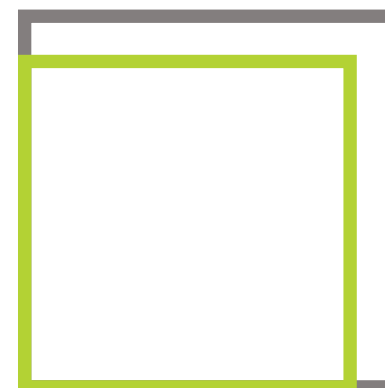
RECOMMENDED SQUARE FOOTAGE VALUES

Student: 160 - 190



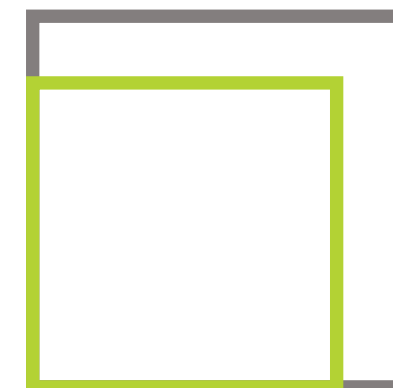
Upper
Grade
SF per
Student:
132

Science Classroom: 1350



Actual
Average SF
per
Science
Classroom:
1191

Classroom: 900



Actual
Average SF
per General
Classroom:
785

DISTRICT BUILDINGS



ANTIOCH SCHOOL DISTRICT #34 ADMINISTRATIVE SERVICES CENTER

964 Spafford Street
Antioch, Illinois 60002

Built in 2005
12,800 Square Footage

Functional Adequacy Rating
FAIR

Projected 10-Year
Maintenance Expenditure:
\$3.8M



ANTIOCH SCHOOL DISTRICT #34 TRANSPORTATION AND OPERATIONS CENTER

830 West Highview Drive
Antioch, Illinois 60002

Built prior to 1985 with 1 addition
10,500 Overall Square Footage

Functional Adequacy Rating
POOR

Projected 10-Year
Maintenance Expenditure:
\$3.8M



FINDINGS AND RECOMMENDATIONS



FINDINGS AND RECOMMENDATIONS

MARY KAY MCNEILL EARLY LEARNING CENTER

FACILITIES ASSESSMENT:

- High maintenance and upgrade costs.

EDUCATIONAL ADEQUACY:

- Poor rating due to small class size, accessibility issues and inadequate student services spaces such as nurses office.

CAPACITY AND UTILIZATION:

- Poor utilization rating due to multiple levels and poor condition of lower level.

RECOMMENDATIONS:

- Due to the facility's challenges as well as limited area available on site, we recommend a new facility be constructed on another more appropriate site.
- A new facility at a different site can provide adequate site access, site accommodations, and support the required educational needs of a pre-K building. The cost of repairs to the existing building can be put toward the cost of a new building. The new facility can provide additional classrooms to accommodate increased enrollment due to the Clublands Phase IV development. The new facility will be energy efficient implementing energy saving features such as all LED lighting and geothermal HVAC systems.
- Due to space needs at the elementary buildings, we also recommend moving the elementary kindergartens to this building. This will allow for needed improvements at those facilities.
- The District administration can also be moved to the new Pre-K building in order to consolidate properties for more efficient resource usage.



FINDINGS AND RECOMMENDATIONS

HILLCREST ELEMENTARY SCHOOL

FACILITIES ASSESSMENT:

- High maintenance and upgrade costs.

EDUCATIONAL ADEQUACY:

- Above fair rating.
- Rating to improve to good or excellent if issues below addressed.

CAPACITY AND UTILIZATION:

- Fair capacity, good utilization rating. Programmatic requirements and slight enrollment increase are driving the need for additional classrooms.

RECOMMENDATIONS:

- Provide accessible playground and improved playground access.
- Provide additional, adequate student services spaces, conference and small group rooms, staff lounge and staff work spaces, and building storage. Former Kindergarten spaces can be utilized to address these needs.
- Additional classrooms are needed especially with any increased enrollment from the Clublands Phase IV development. This can be accommodated by modifying former kindergartens.
- Provide additional special educational spaces to accommodate changes in SEDOL programs.
- Renovations to update security at main entry and office. Move assistant principal to main office.
- Move lunch services to multipurpose room and update amenities in multipurpose to accommodate lunch program and in gym to accommodate whole school meetings.
- There is adequate space on site for additional, future buildings and additional drive access as indicated on the conceptual plan.



FINDINGS AND RECOMMENDATIONS

OAKLAND ELEMENTARY SCHOOL

FACILITIES ASSESSMENT:

- High maintenance and upgrade costs.

EDUCATIONAL ADEQUACY:

- Above fair rating.
- Rating to improve to good or excellent if issues below addressed.

CAPACITY AND UTILIZATION:

- Fair capacity, good utilization rating.

RECOMMENDATIONS:

- Provide additional site parking and adequate parent drop-off queue to improve traffic flow to and from the adjacent roadways.
- Provide additional, adequate student services spaces, conference and small group rooms, staff lounge and staff work spaces, and building storage. Former Kindergarten spaces can be utilized to address these needs.
- Additional classrooms will be needed with any increased enrollment from the Clublands Phase IV development. This can be accommodated by modifying former kindergartens.
- Provide additional special educational spaces to accommodate changes in SEDOL programs.
- Modify open collaboration spaces in corridors at NE and SE corner of building to provide more usable small group or student services spaces.
- Address sound concerns in gymnasium and multipurpose room.



FINDINGS AND RECOMMENDATIONS

WC PETTY ELEMENTARY SCHOOL

FACILITIES ASSESSMENT:

- Somewhat above fair maintenance and upgrades costs.

EDUCATIONAL ADEQUACY:

- Above fair rating.
- Rating to improve to good or excellent if issues below addressed.

CAPACITY AND UTILIZATION:

- Fair capacity, good utilization rating.

RECOMMENDATIONS:

- Improve site parking and site circulation configuration.
- Provide additional, adequate student services spaces, conference and small group rooms, staff lounge and staff work spaces, and building storage. Former Kindergarten spaces can be utilized to address these needs.
- Provide additional special educational spaces to accommodate changes in SEDOL programs.
- Address sound concerns in gymnasium and multipurpose room.

FINDINGS AND RECOMMENDATIONS

ANTIOCH UPPER GRADE SCHOOL

FACILITIES ASSESSMENT:

- Somewhat above fair maintenance costs.
- Higher maintenance costs due to need for significant amount of roofing replacement.

EDUCATIONAL ADEQUACY:

- Fair rating. Rating to improve to good or excellent if issues below addressed.
- Rating significantly affected by lack of large spaces such as adequate cafeteria and encore spaces.

CAPACITY AND UTILIZATION:

- Fair capacity, poor utilization rating.
- Expanding programmatic requirements are driving a need for additional classrooms. However improved utilization and scheduling may address some of these needs.

RECOMMENDATIONS:

- Improve site parking and site circulation configuration. Relocate transportation building to Tiffany or Savage site to allow for additional parking and circulation for AUGS.

PROVIDE A BUILDING ADDITION TO ADDRESS THE FOLLOWING PROGRAMMATIC NEEDS:

- Cafetorium to accommodate whole school assemblies.
- Relocate Music/Orchestra/Band to renovated section of AUGS with ample space for improved acoustics.
- Additional special education classrooms, life skills room and resource rooms.
- Additional classrooms as needed to support expanding programs.
- Additional classrooms will be needed with any increased enrollment from the Clublands Phase IV development. This can be accommodated with this addition.
- Renovate and improve access and privacy to nurses office.
- Provide additional, adequate student services spaces, conference and small group rooms, staff lounge and staff work spaces, and building storage.
- Update athletic fields and possibly add a track.



FINDINGS AND RECOMMENDATIONS

DISTRICT ADMIN BUILDING

FACILITIES ASSESSMENT:

- Somewhat above fair maintenance costs.

FUNCTIONAL ADEQUACY:

- Generally fair.
- Poor meeting and ancillary spaces.

RECOMMENDATIONS:

- Address meeting and ancillary spaces or consolidate with new Pre-K/K building to make more efficient use of district resources.



FINDINGS AND RECOMMENDATIONS

MAINTENANCE BUILDING

FACILITIES ASSESSMENT:

- High maintenance and upgrade costs.

FUNCTIONAL ADEQUACY:

- Poor rating.
- Inadequate office space. The facility does not fully support the required maintenance needs.

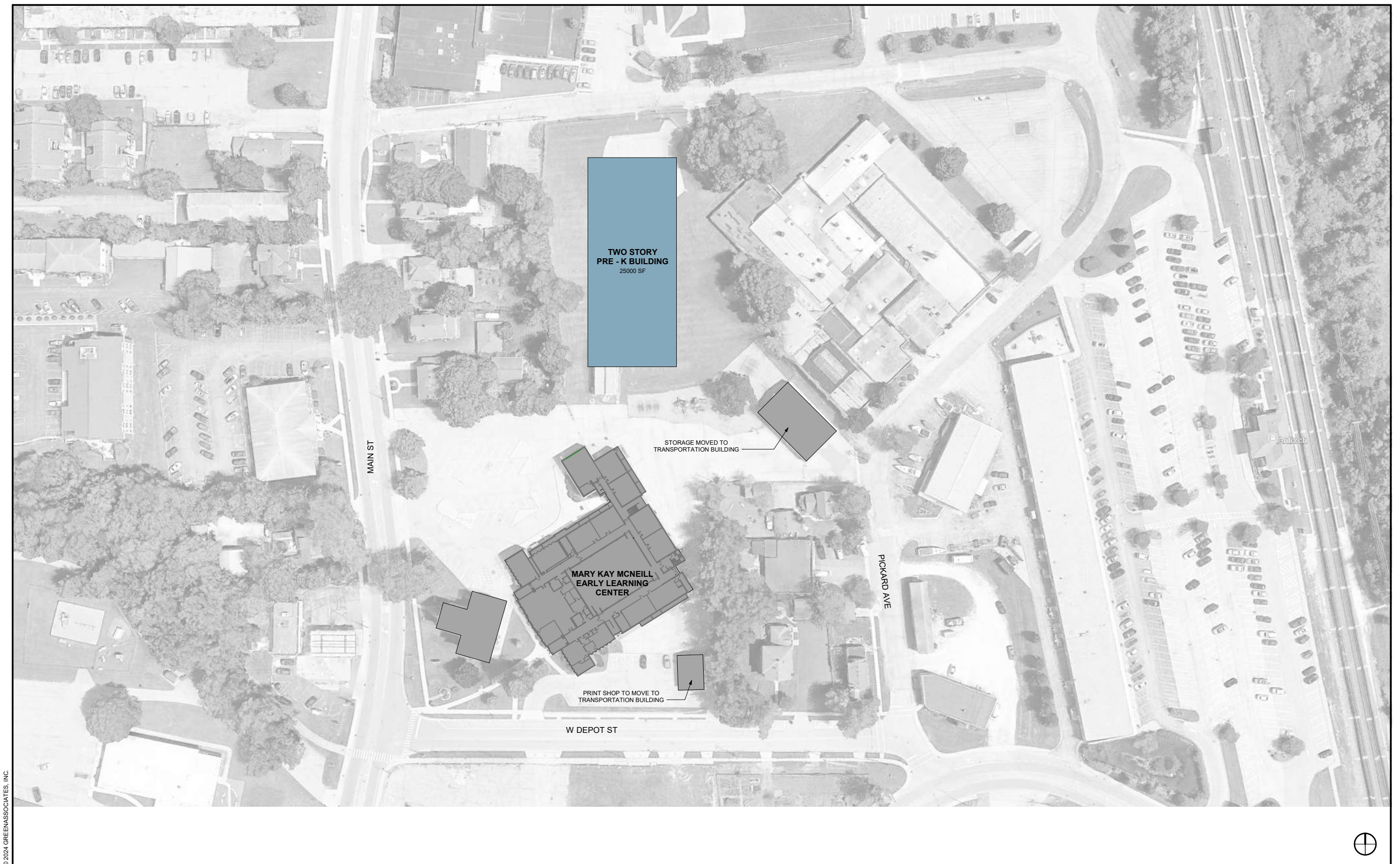
RECOMMENDATIONS:

- This facility and associated bus parking constricts parking and site circulation at AUGS.
- The costs of repairs to the existing building can be put towards the cost of a new building.
- Relocate building and bus parking to Tiffany or Savage sites.



CONCEPT PLANS AND SOLUTIONS





2024 MASTER FACILITY PLANS

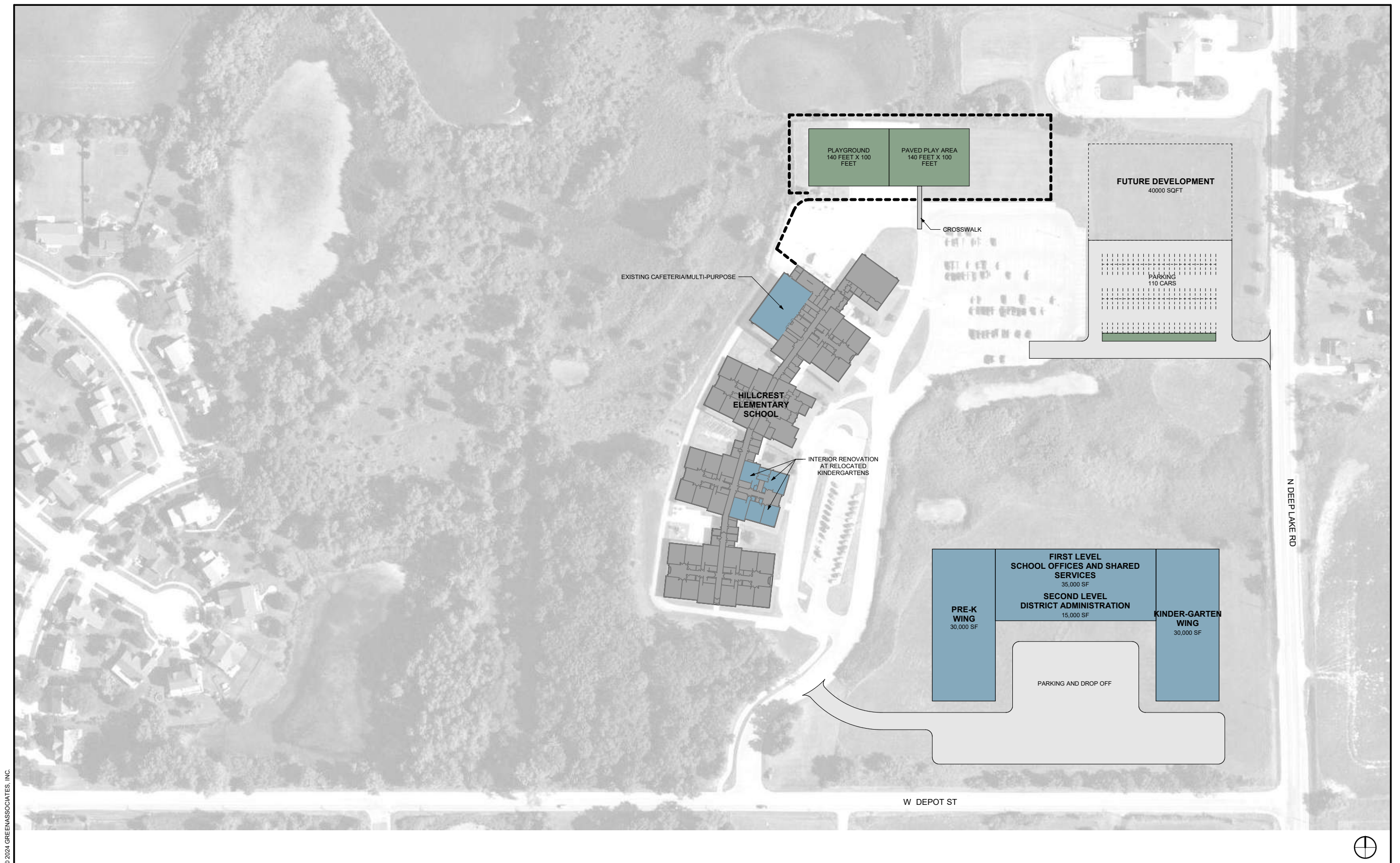
ANTIOCH SD 34

1364-2024008

19 NOV 2024

MARY KAY MCNEILL EARLY LEARNING CENTER - CONCEPT PLAN





2024 MASTER FACILITY PLAN

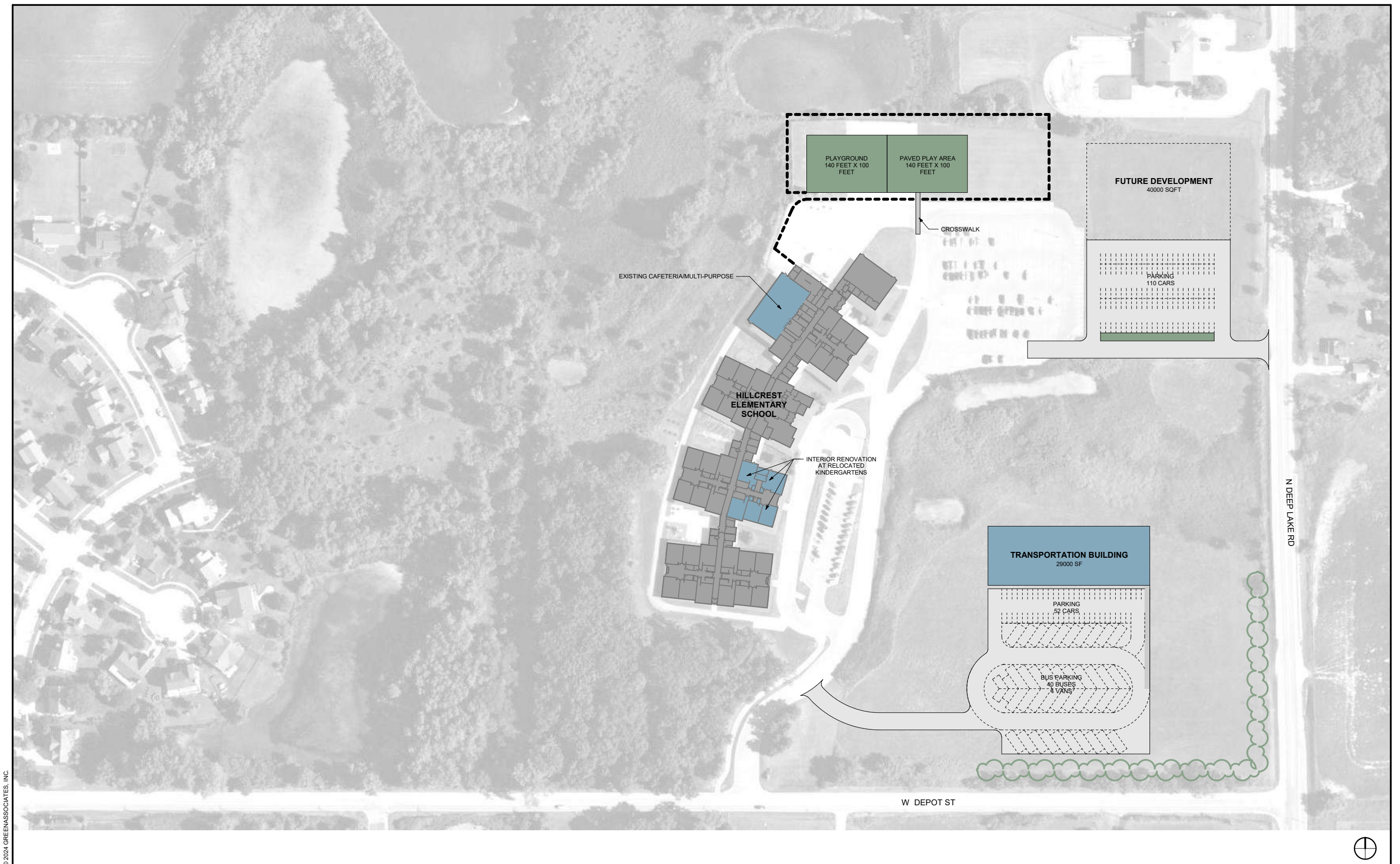
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1364-2024008

19 NOV 2024

HILLCREST ELEMENTARY SCHOOL - CONCEPT PLAN





2024 MASTER FACILITY PLAN

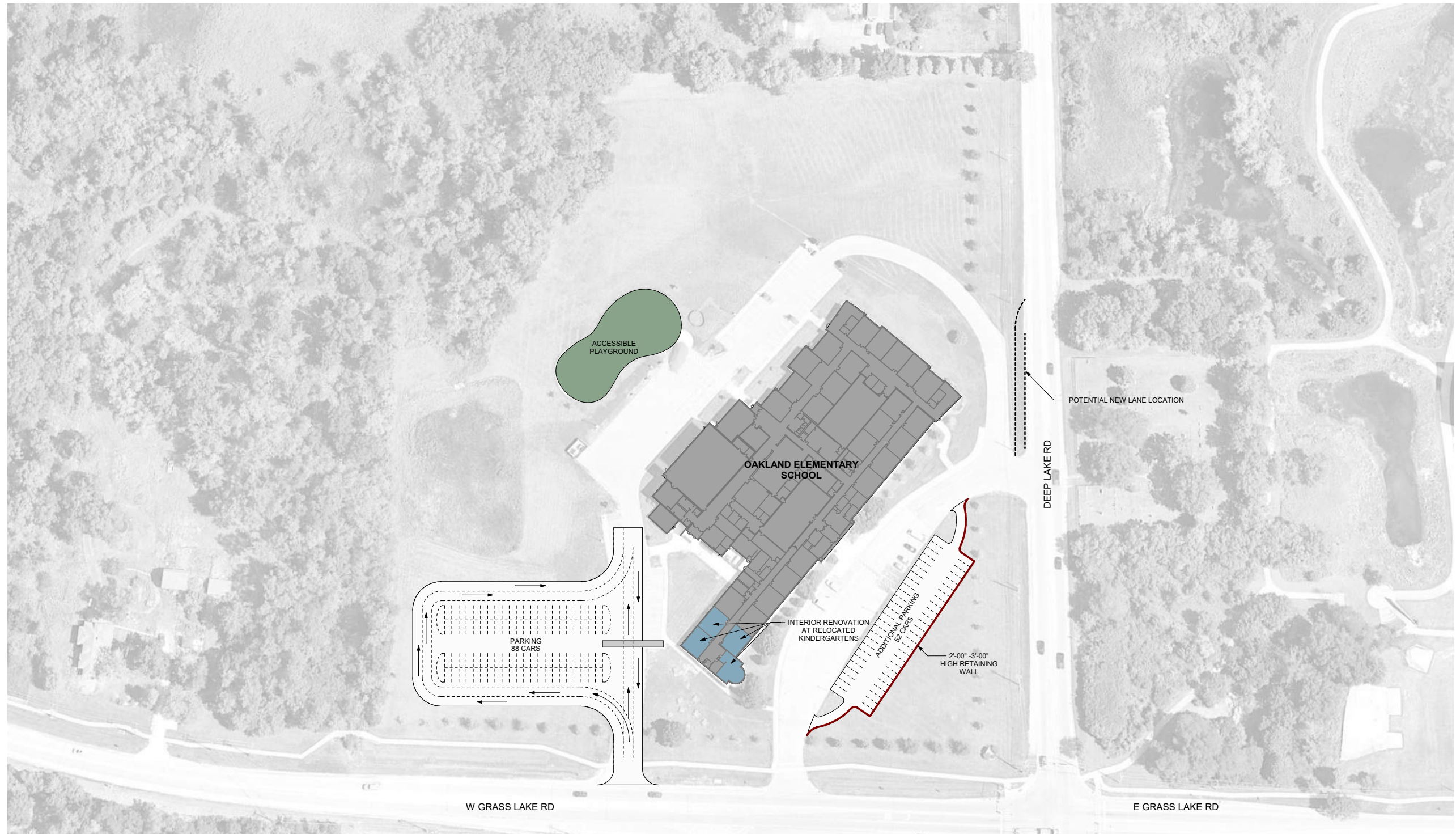
ANTIOCH SD 34

1364-2024008

19 NOV 2024

HILLCREST ELEMENTARY SCHOOL - CONCEPT PLAN





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2024 MASTER FACILITY PLAN

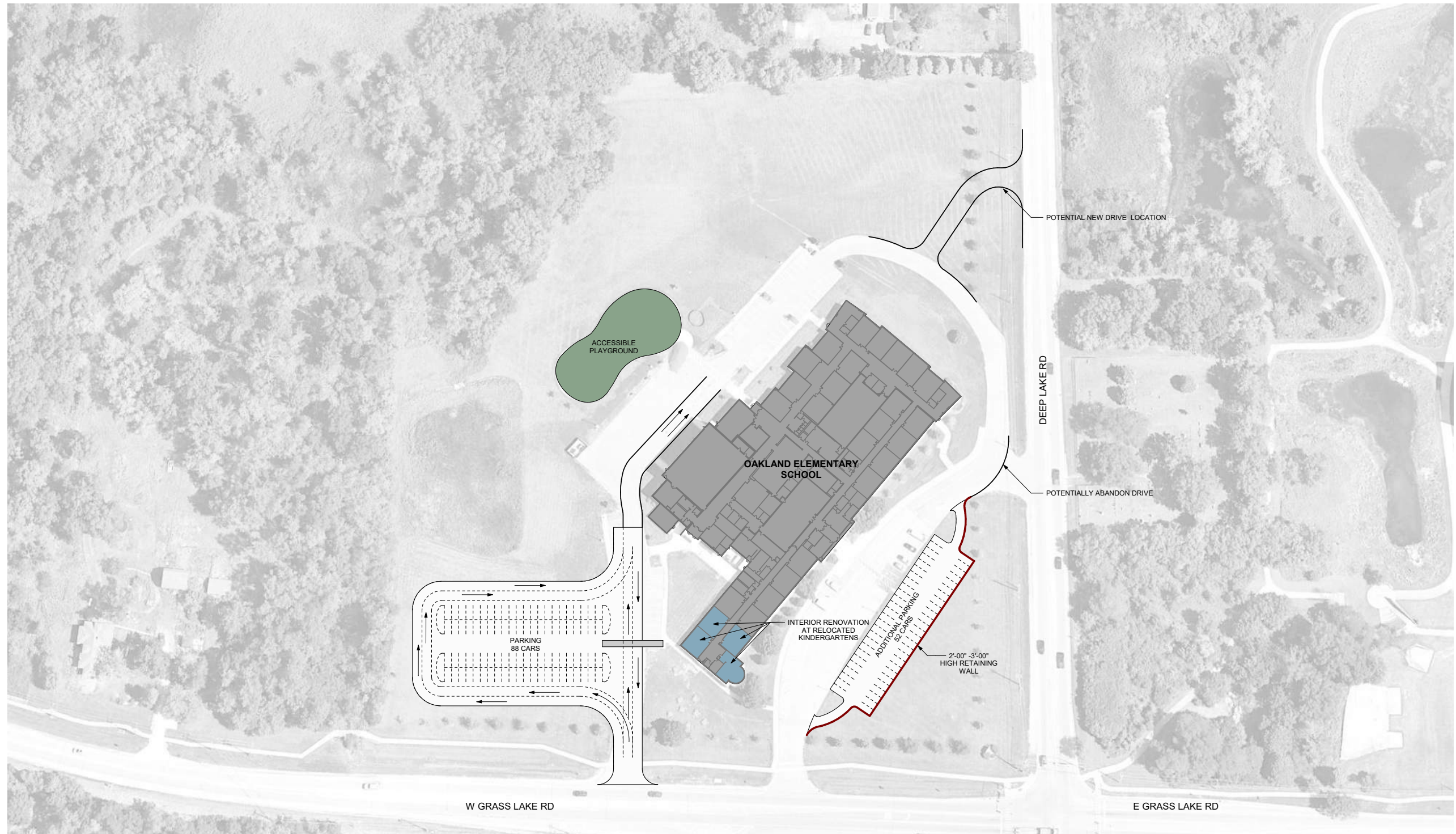
ANTIOCH SD 34

1364-2024008

19 NOV 2024

OAKLAND ELEMENTARY SCHOOL - CONCEPT PLAN





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2024 MASTER FACILITY PLAN

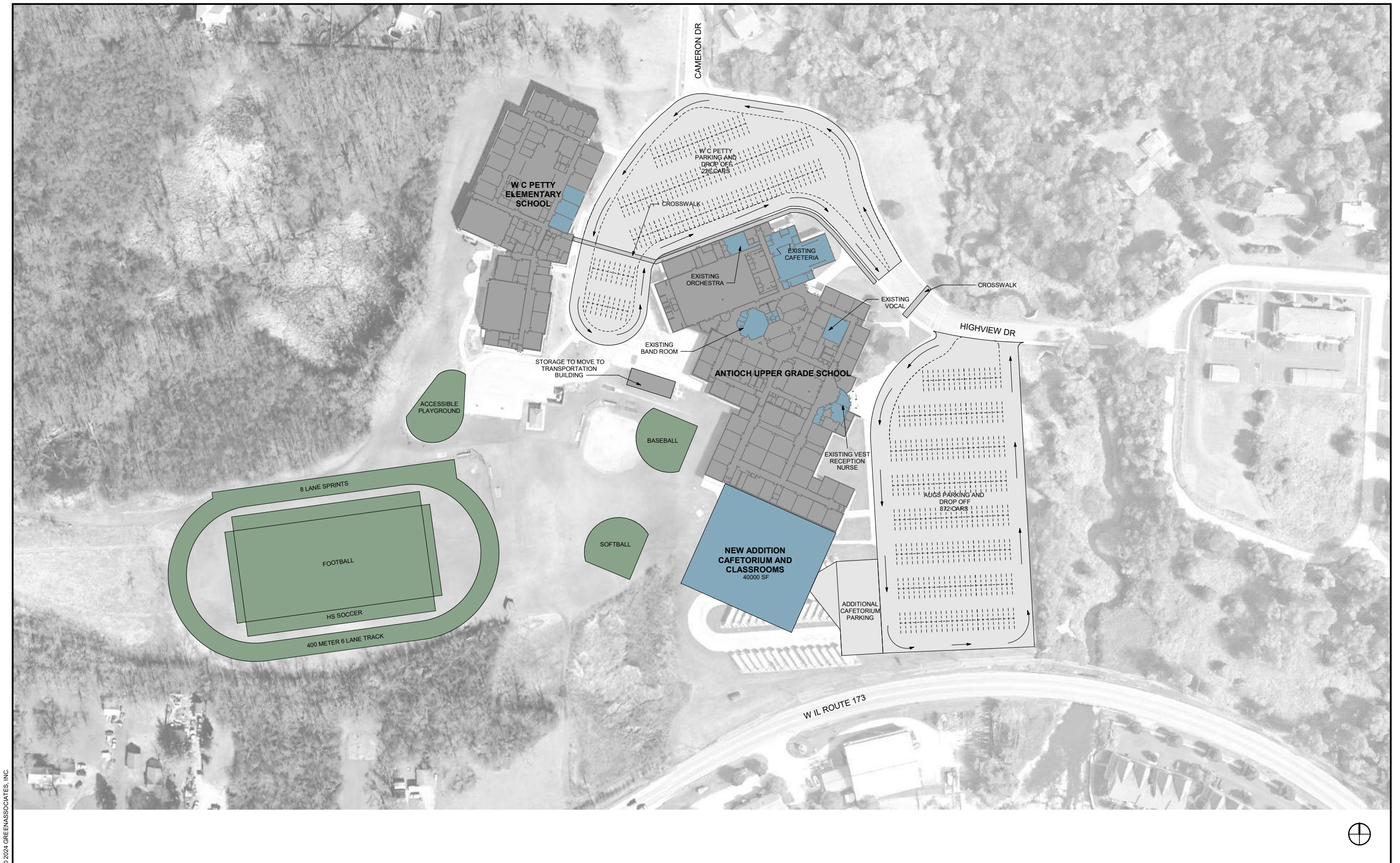
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OAKLAND ELEMENTARY SCHOOL - CONCEPT PLAN





2024 MASTER FACILITY PLAN

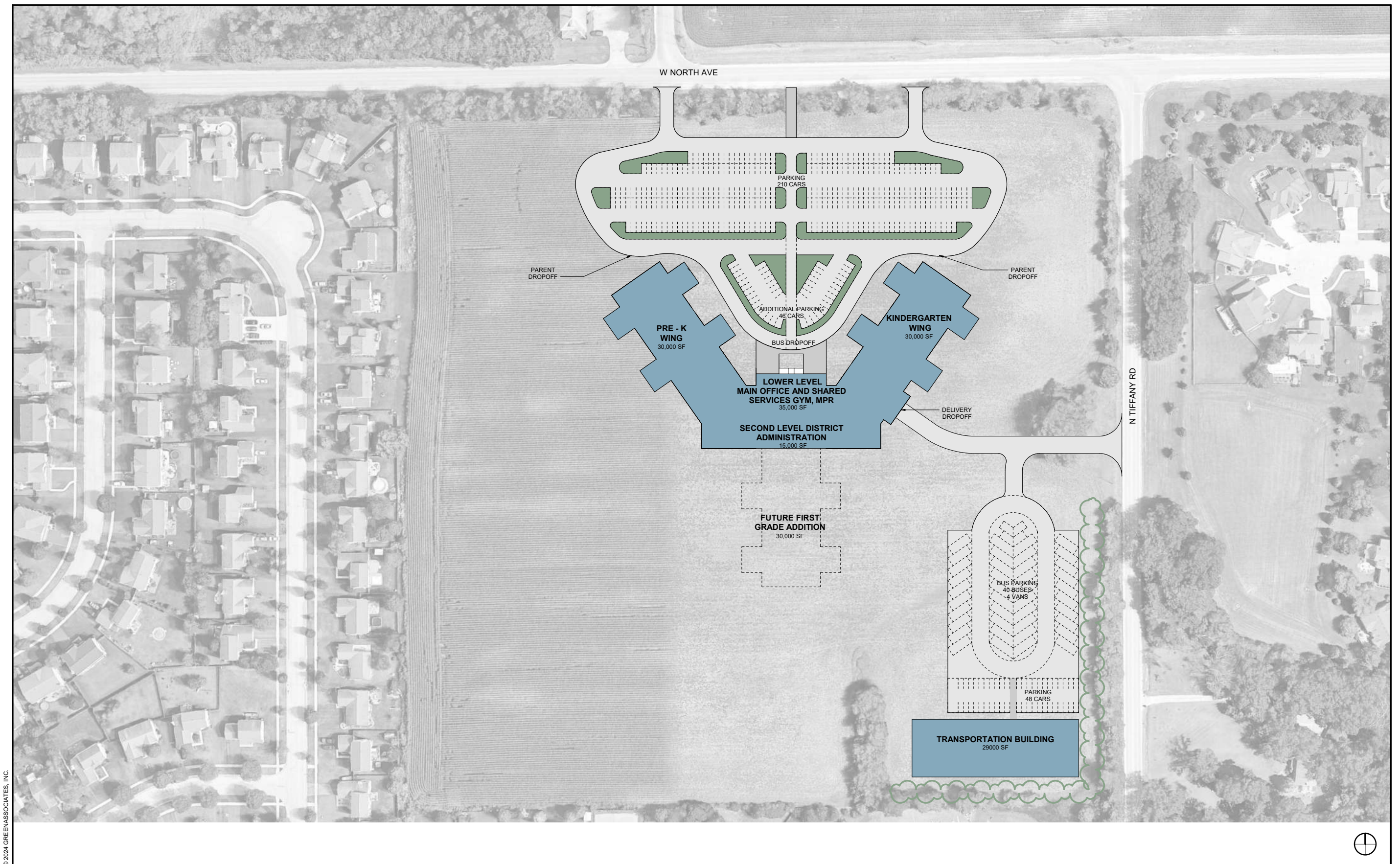
ANTIOCH SD 34

1364 - 2024008

19 NOV 2024

ANTIOCH UPPER GRADE SCHOOL - CONCEPT PLAN





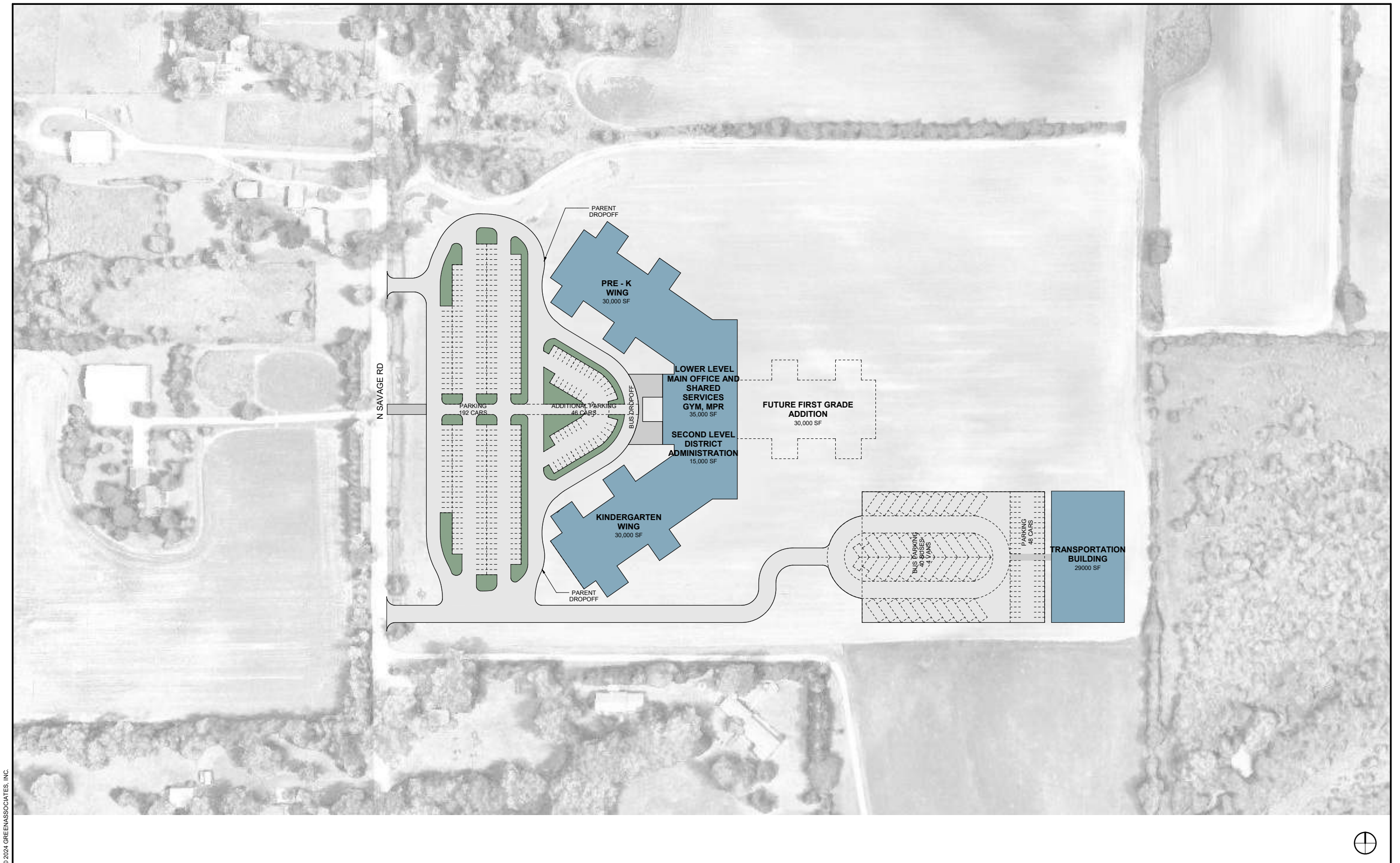
2024 MASTER FACILITY PLAN

ANTIOCH SD 34

1364 - 2024008

19 NOV 2024

EARLY LEARNING CENTER - TIFFANY CONCEPT PLAN



2024 MASTER FACILITY PLANS

ANTIOCH SD 34

1364-2024008

20 NOV 2024

EARLY LEARNING CENTER - SAVAGE CONCEPT PLAN

IMPLEMENTATION TIMELINE

1-3 YEAR TIMEFRAME:

- Hillcrest ES accessible playground and playground access modifications
- Hillcrest ES entry and office security improvements.
- Oakland ES accessible playground
- WC Petty ES accessible playground
- ELC Pre-K, Kindergarten and administration new building at Tiffany or Savage sites. Schedule relies on approval from the Village and County planners.

3-5 YEAR TIMEFRAME:

- ELC Pre-K, Kindergarten and administration new building at Tiffany or Savage sites.
- Hillcrest ES interior renovations after kindergarten relocation.
- Oakland ES interior renovations after kindergarten relocation.
- WC Petty ES interior renovations after kindergarten relocation.
- Transportation building and bus parking at Tiffany or Savage sites.

5-10 YEAR TIMEFRAME

- AUGS addition, interior renovation and site improvements.
- WC Petty ES site improvements.
- Oakland ES parking and site improvements.



RENDERING IMAGES





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2024 MASTER FACILITY PLAN

ANTIOCH SD 34

1364 - 2024008

13 DEC 2024

EARLY LEARNING CENTER - OVERALL VIEW





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2024 MASTER FACILITY PLAN

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13 DEC 2024

EARLY LEARNING CENTER - PERSPECTIVE VIEW

