ANTIOCH SCHOOL DISTRICT 34 EARLY LEARNING CENTER

Tiffany Farms Neighborhood Presentation

July 27, 2026

Project Overview

Petitioner & Project: Antioch Community Consolidated School District 34 is developing plans for a new Early Learning Center.

Purpose:

1. Relocate the existing Pre-K program from the aging Mary Kay McNeill Early Learning Center.
2. Relocate Kindergarten programs from Hillcrest, Oakland, and W.C. Petty Elementary Schools to support future growth within the existing schools.

Site Location: Property is located at the southwest corner of North Avenue and Tiffany Road.

Entitlement Needed: Site is currently zoned R-2 Single Family Residential. Requires Special Use approval for a school facility; the District is requesting approval of a **Special Use** and **Site Plan Review** with **minor deviations**.

Proposed Facility: Approximately 73,000 square feet, one story in height.

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Design with a Difference

ANTIOCH SCHOOL DISTRICT 34
INSPIRE TO DREAM — EMPOWER TO ACHIEVE

Site Operations

Early Learning Center



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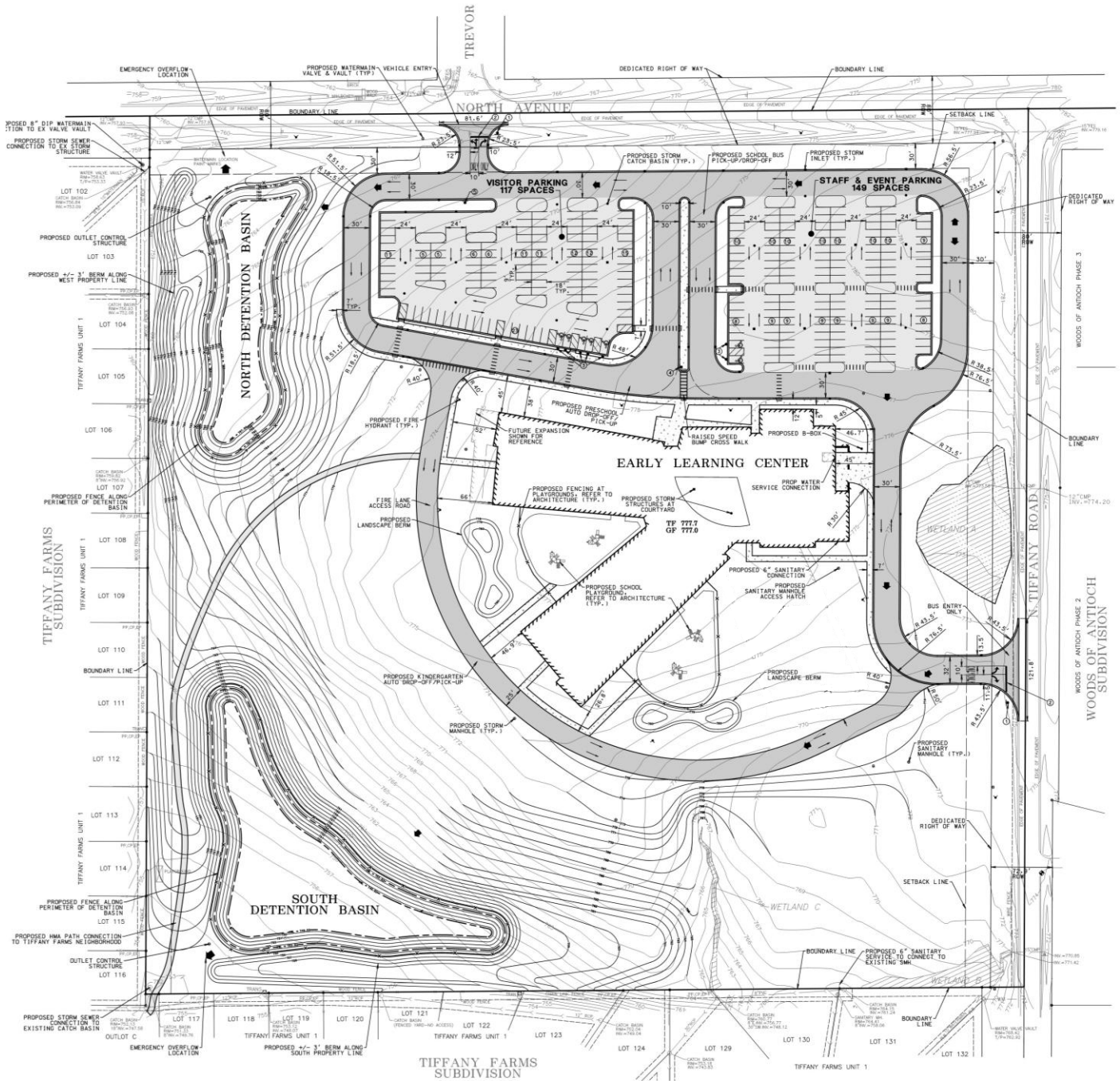
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Site Plan - Proposed

Early Learning Center

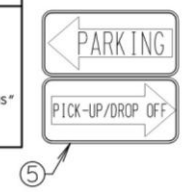


SITE PLAN GENERAL NOTES

1. ALL DIMENSIONS ARE TO BACK OF CURB OR FACE OF BUILDING, UNLESS OTHERWISE NOTED.
2. ALL RADII ARE TO BACK OF CURB, UNLESS OTHERWISE NOTED.
3. ALL BUILDING DIMENSIONS ARE BASED ON ARCHITECTURAL PLANS DATED 07/20/2026. CONTRACTOR SHALL REFER TO ARCHITECTURAL PLANS FOR EXACT BUILDING DIMENSIONS AND CONTACT THE ARCHITECT FOR ANY DISCREPANCIES.
4. ALL ONSITE PAVEMENT MARKINGS SHALL BE PAINTED, UNLESS OTHERWISE NOTED.
5. ALL PROPOSED CURB AND GUTTER SHALL BE B6.12 AND SHALL BE DEPRESSED CURB WHERE SIDEWALK MEETS A STREET, UNLESS OTHERWISE INDICATED. CURB DEPRESSIONS SHALL MEET ADA REQUIREMENTS AS NOTED IN THE CONSTRUCTION DETAILS.
6. ALL JOINTS MADE WITH EXISTING PAVEMENT, CURB, WALK OR CURB AND GUTTER ARE TO BE SAWCUT FULL DEPTH WITHIN 24 HOURS OF PLACEMENT.
7. SEE ARCHITECTURAL PLANS FOR DETAILS OF LOADING DOCK, TRASH COMPACTORS, TRASH COLLECTORS, AND SIDEWALK PLAN. SEE LANDSCAPE PLANS FOR DETAILS OF RETAINING WALLS.
8. ALL CURB ISLANDS TO HAVE 1-FOOT MINIMUM RADIUS ON CORNERS, UNLESS OTHERWISE SHOWN.

PARKING STALLS	COUNT
PERPENDICULAR PARKING STALLS PROPOSED TO BE 9-FEET WIDE AND 18-FEET DEEP	259
ADA ACCESSIBLE PARKING STALLS	7
PARKING STALLS TOTAL	**COUNT**
3 SPACES PER CLASSROOM AND 1 SPACE FOR EVERY 250FT OF ADMINISTRATIVE SPACE AND SUBJECT TO SITE PLAN REVIEW	266

SIGNAGE LEGEND	
▼	STREET SIGNAGE
①	R1-1 STOP SIGN 30" X 30"
②	24" WHITE PAINT STOP BAR
③	ADA PARKING STALL SIGNAGE
④	R1-5 "YIELD HERE TO PEDESTRIANS" 12" X 18"
⑤	PICK-UP / DROP-OFF & PARKING



◀ OVERLAND FLOOD ROUTE ARROWS
— TRAFFIC FLOW ARROWS

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Site Plan - Existing Condition

Early Learning Center



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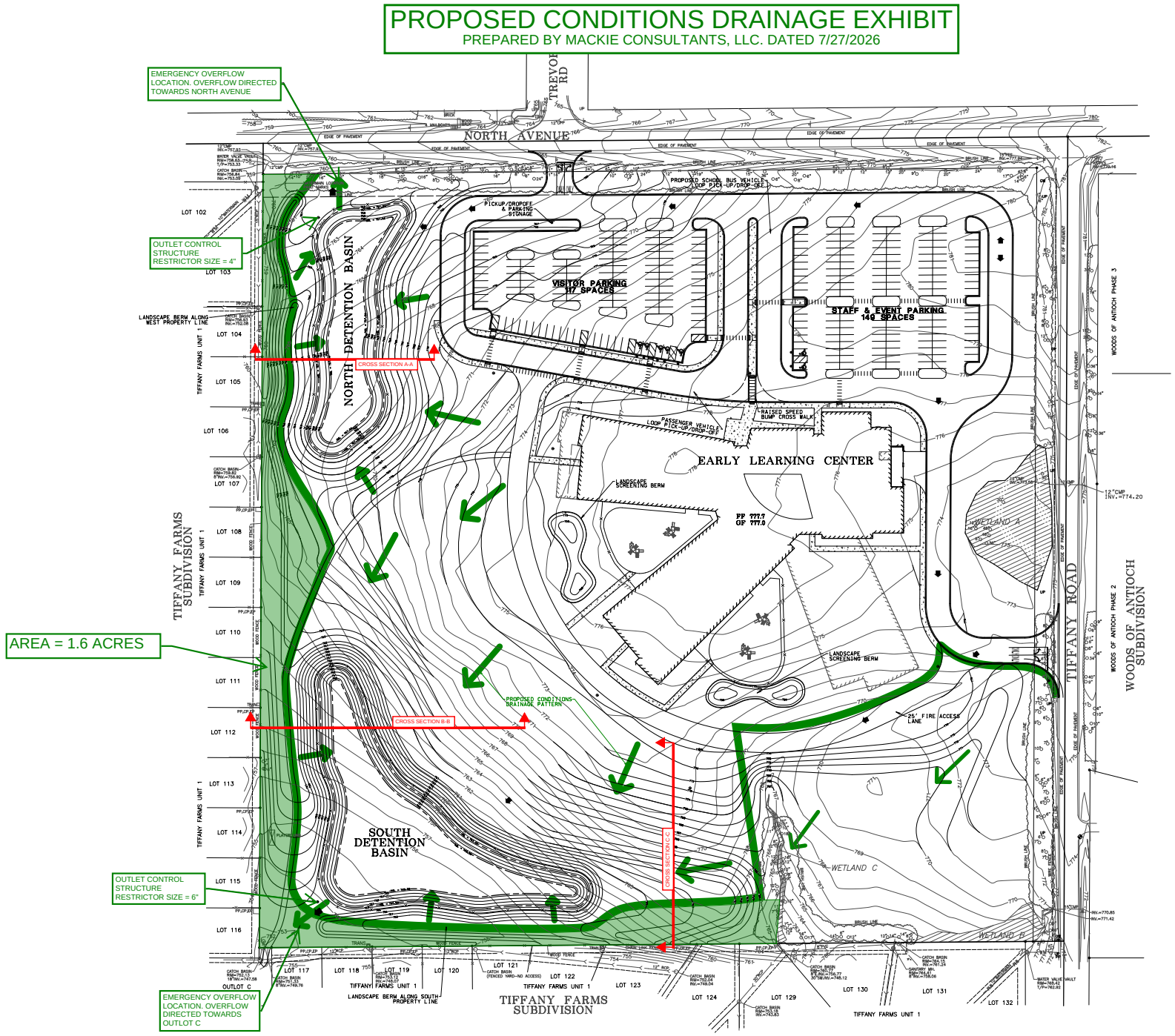
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Site Plan - Proposed

Early Learning Center

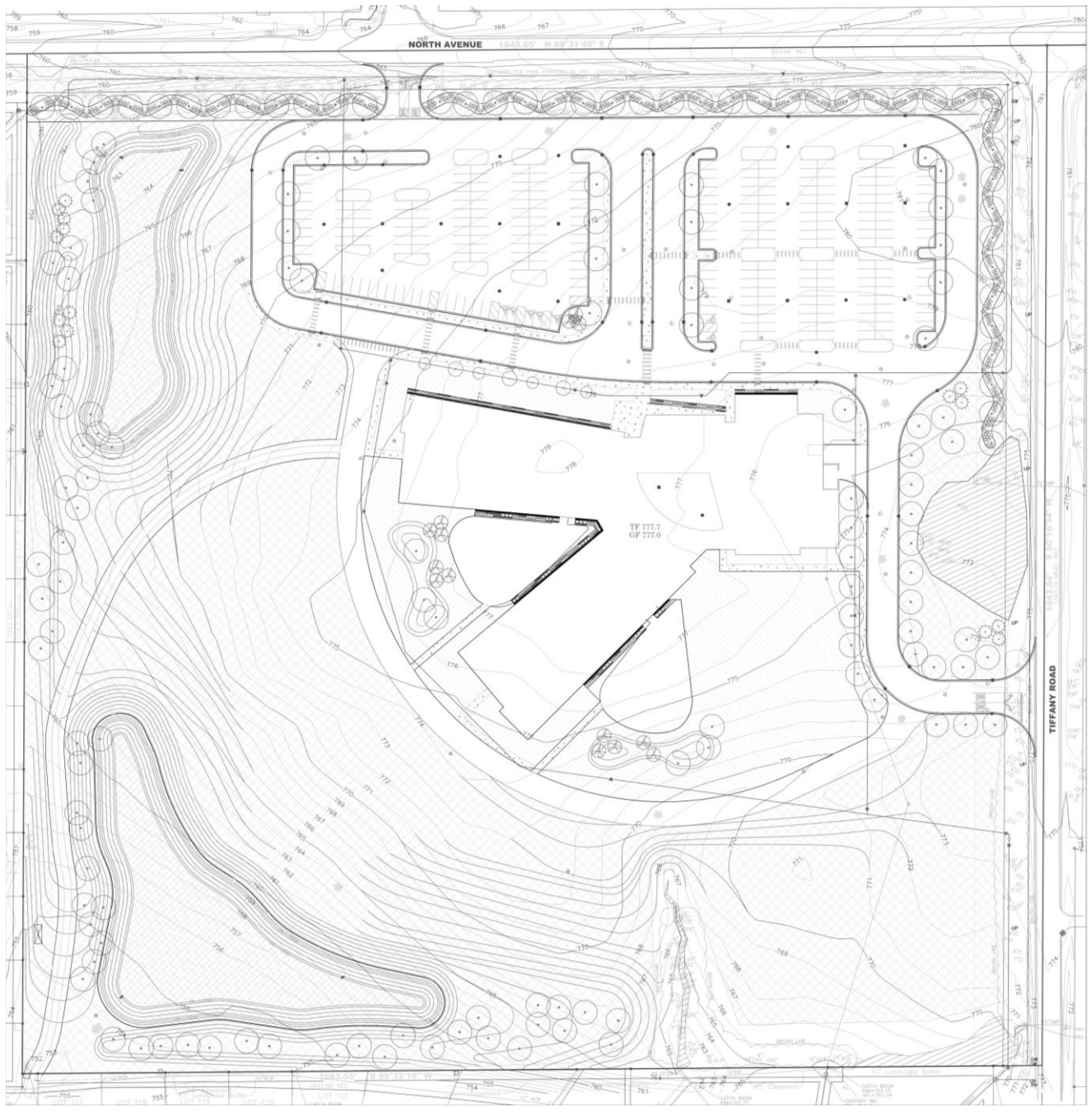


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Design with a Difference

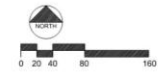
Landscaping

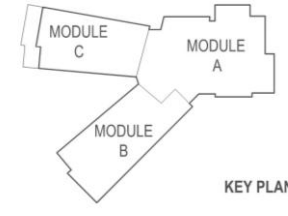
Early Learning Center



SYM.	BOTANICAL NAME	COMMON NAME	Size
	Deciduous Shade Trees		
Ac ru	Acer rubrum 'Sun Valley'	Sun Valley Red Maple	2 1/2"
Ce oc	Celtis occidentalis	Common Hackberry	2 1/2"
Qu bi	Quercus bicolor	Swamp White Oak	2 1/2"
Qu ru	Quercus rubra	Northern Red Oak	2 1/2"
Ul Ac	Ulmus 'Accolade'	Accolade Elm	2 1/2"
	Evergreen Trees		
Pi ab	Picea abies	Norway Spruce	6'
Pi pu	Picea pungens	Colorado Spruce	6'
Pi gl	Picea glauca	White Spruce	6'
Pi st	Pinus strobus	Eastern White Pine	6'
	Ornamental Trees		
Ce ca	Cercis canadensis	Eastern Redbud	8'
Am gr	Amelanchier x grandiflora 'Autumn Brilliance'	Apple Serviceberry	8'
	Deciduous Shrubs		
Co se C	Cornus sericea 'Cardinal'	Cardinal Dogwood	#5
Hy ar	Hydrangea srborescens 'Abetwo'	Incrediball Hydrangea	#5
	Evergreen Shrubs		
Pi ab	Picea abies 'Pumila'	Pumila Spruce	#5
	Perennials, Grasses & Groundcovers		
An ge	Andropogon geraradii	Big Blue Stem	#1
Ca pe	Carex pensylvanica	Pennsylvania Sedge	#1
Ec Ba	Echinacea 'Balsomenco'	Flamenco Orange Coneflower	#1
Li py	Liatris pycnostachya	Prairie Blazing Star	#1
Mo fi	Monarda fistulosa	Wild Bergamot	#1
Pe di	Penstemon digitalis	Beardstongue	#1
Pe de	Perovskia 'Denim 'N Lace'	Russian Sage	#1
Ru fu	Rudbeckia fulgida	Orange Coneflower	#1







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Site Operations

Early Learning Center



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Architectural – Floor Plan

Early Learning Center



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Architectural

Early Learning Center



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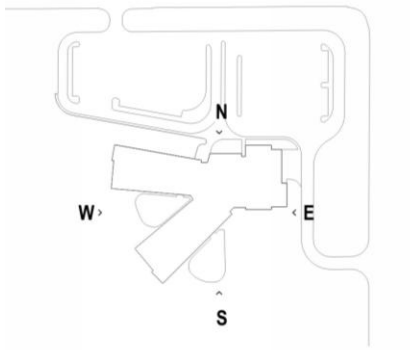
Design with a Difference

ANTIOCH SCHOOL DISTRICT 34

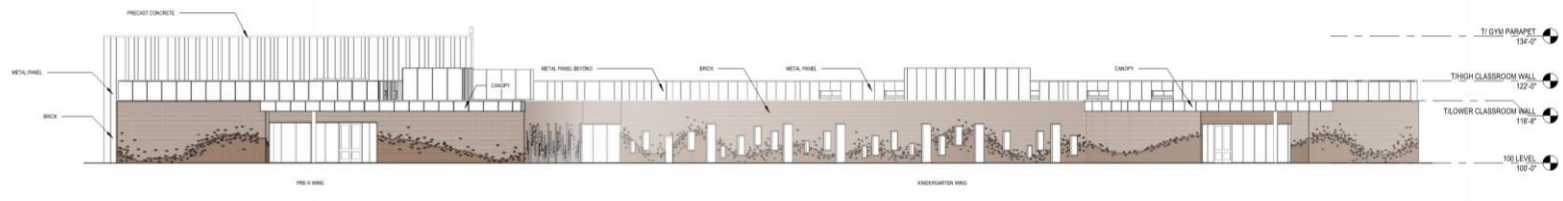
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Architectural – Elevations

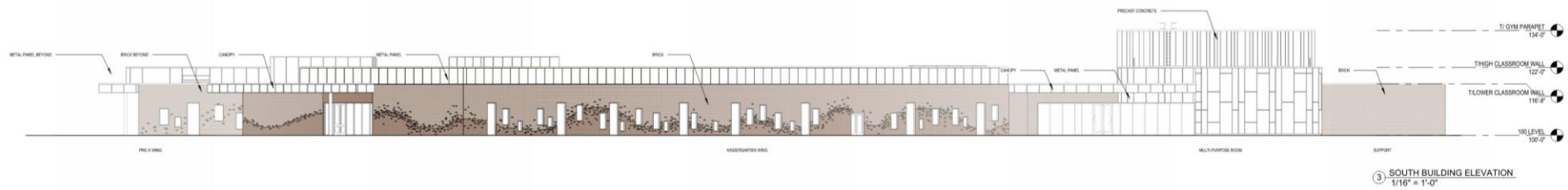
Early Learning Center



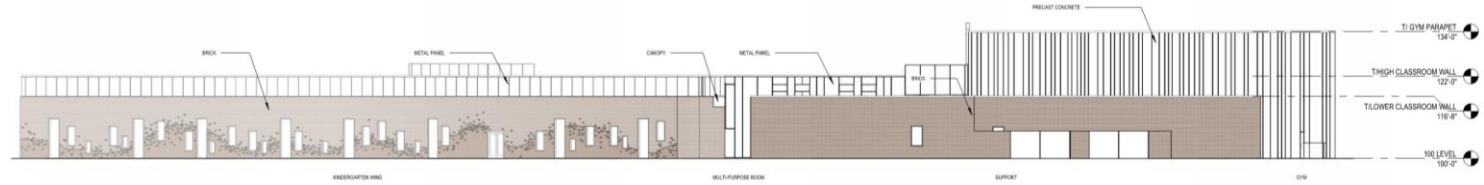
KEY PLAN



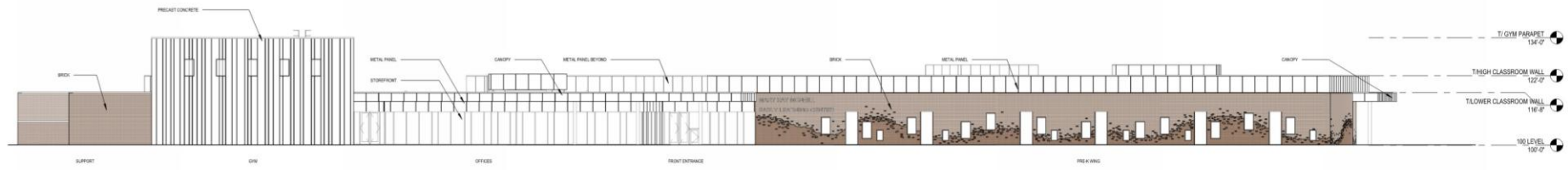
4 WEST BUILDING ELEVATION
1/16" = 1'-0"



3 SOUTH BUILDING ELEVATION
1/16" = 1'-0"



2 EAST BUILDING ELEVATION
1/16" = 1'-0"



1 NORTH BUILDING ELEVATION
1/16" = 1'-0"

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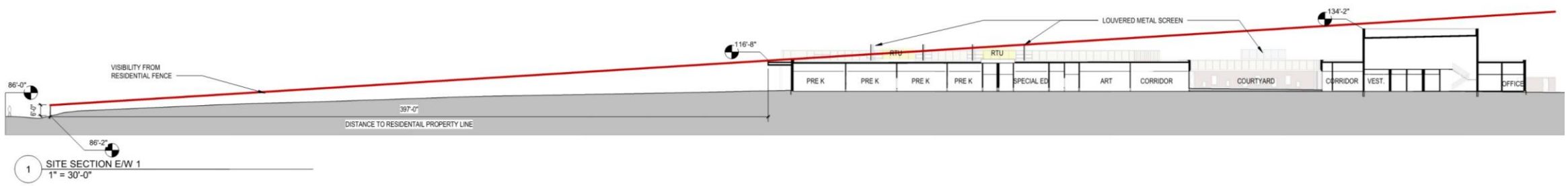
SCHOOL DISTRICT 34

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Site Sections

Early Learning Center





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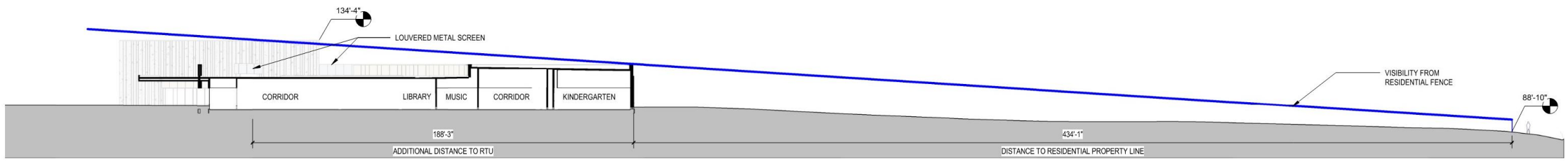
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Site Sections

Early Learning Center



0 SITE PLAN
1" = 100'-0"



3 SITE SECTION N/S 3
1" = 30'-0"

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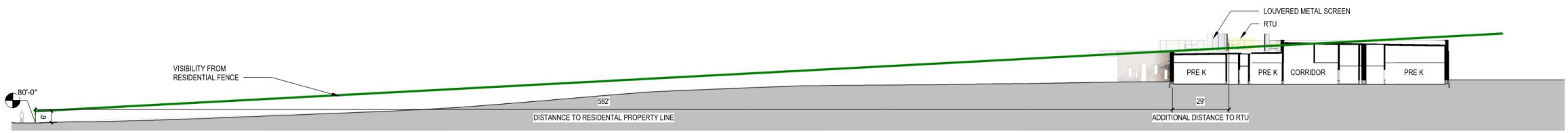
INSPIRE TO DREAM — EMPOWER TO ACHIEVE

Site Sections

Early Learning Center



0 SITE PLAN
1" = 100'-0"



2 SITE SECTION DIAGONAL 5
1" = 30'-0"

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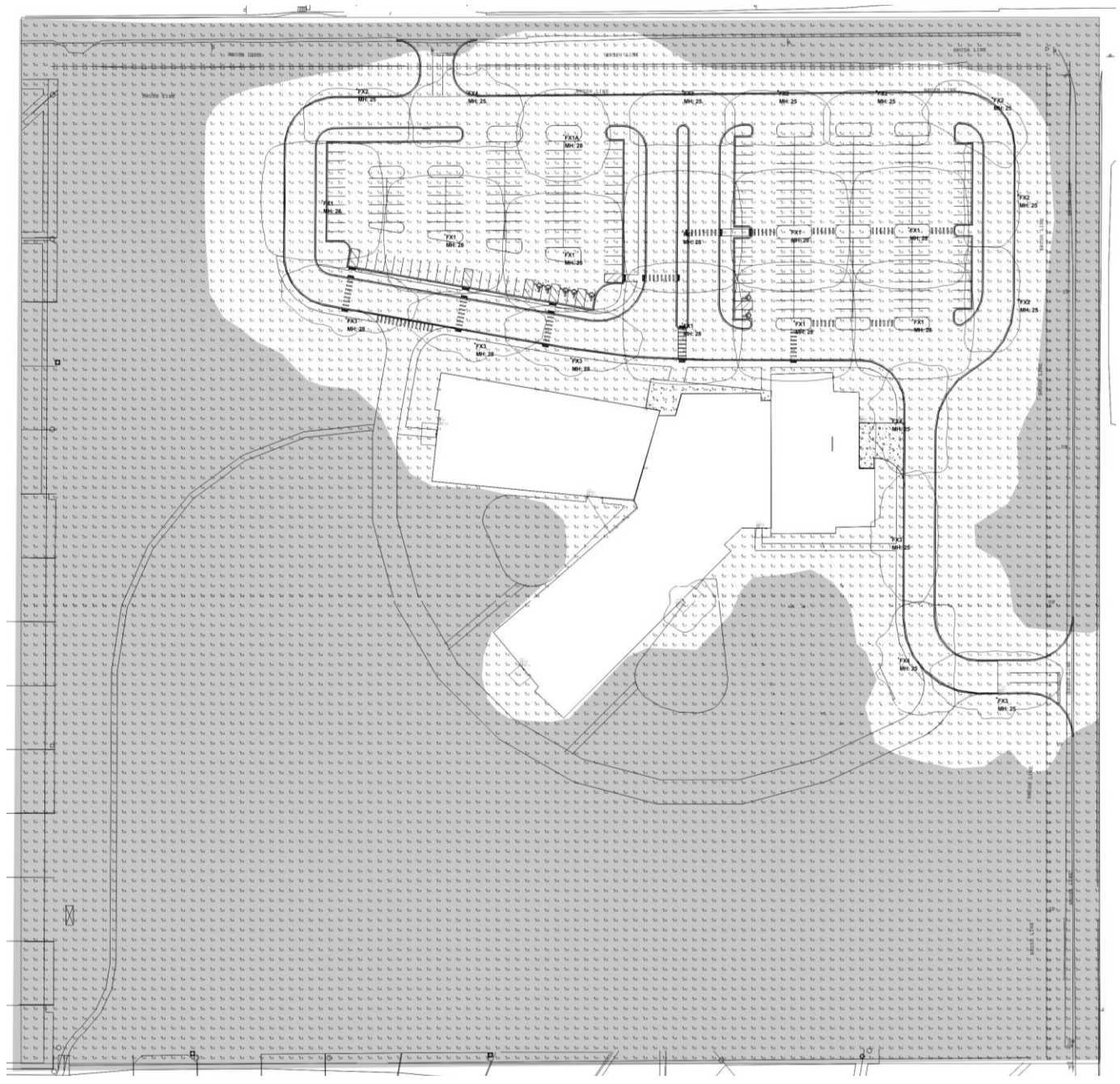
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Site Lighting

Early Learning Center



0.0
Illuminance
Zone

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Design with a Difference

7/27/2026

Summary

Entitlement Needed: R-2 requires Special Use approval for a school facility; the District is requesting approval of a **Special Use** and **Site Plan Review**.

Project Timeline:

Finalize Design	November 2026
Select Contractor	January 2026
Begin Construction	March 2027
Finish Construction	August 2028

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Discussion

THANK YOU!

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