ANTIOCH SCHOOL DISTRICT 34
EARLY LEARNING CENTER

PROJECT UPDATE

September 15, 2026

Entitlement Update

PLANNING & ZONING BOARD HEARING:

- Held September 2nd
- Board voted to not recommend Application for Special Use Permit to the Village Board

SITE CONSIDERATIONS MOVING FORWARD:

- Tiffany / North (current site)
- Savage Road
- Hillcrest Elementary
- Mary Kay McNeill site (existing Pre-K site)
- Other Sites

Tiffany Road / North Avenue

TIMELINE

- The District may choose to seek approval at the October 14 Village Board meeting
- If the Village Board approves the Special Use Permit the project maintains current schedule
- The Village may have stipulations for approval

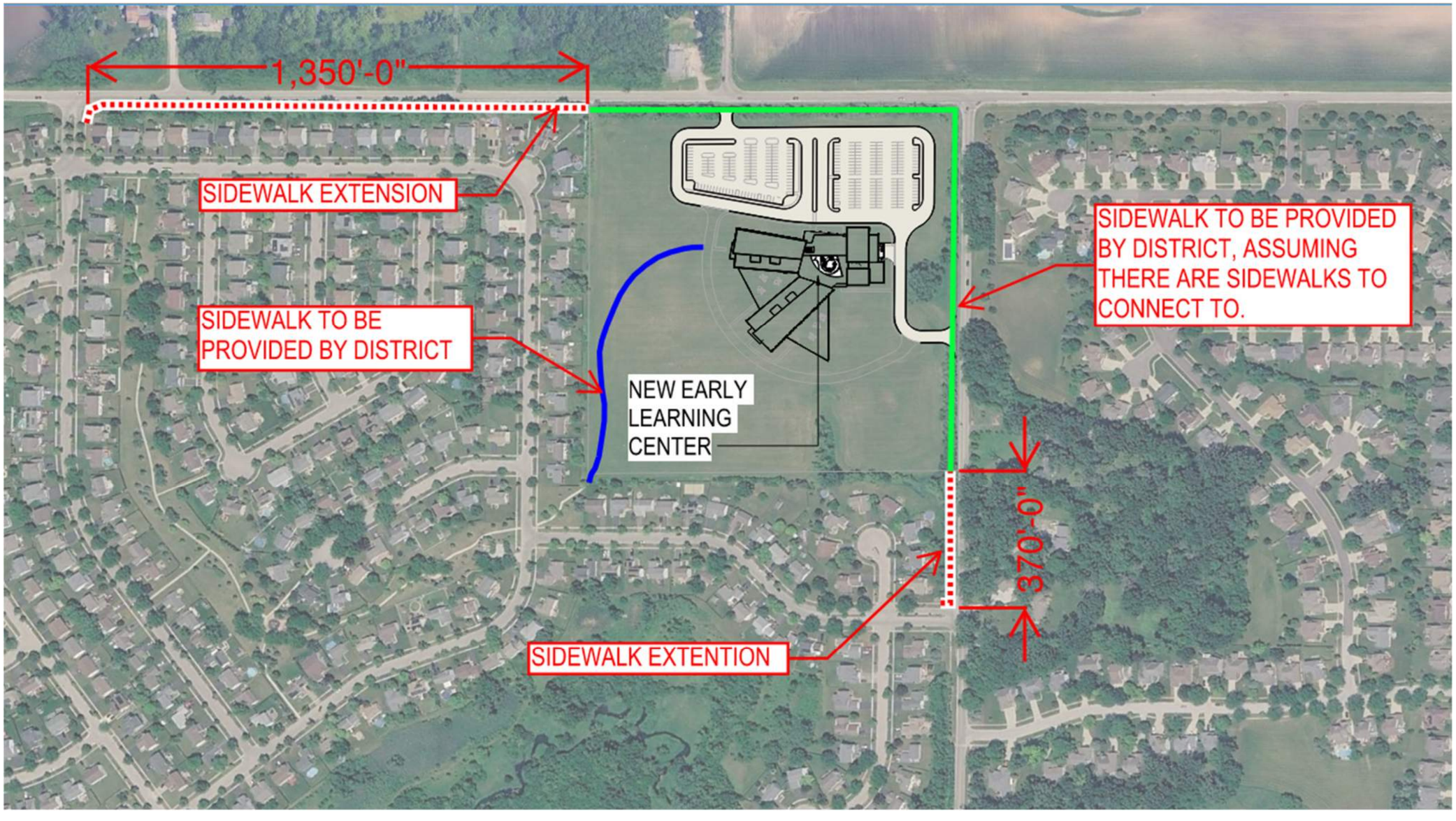
POTENTIAL COSTS

- Sidewalk extensions ($200-300K)
- Intersection improvements ($600K-1.5M)

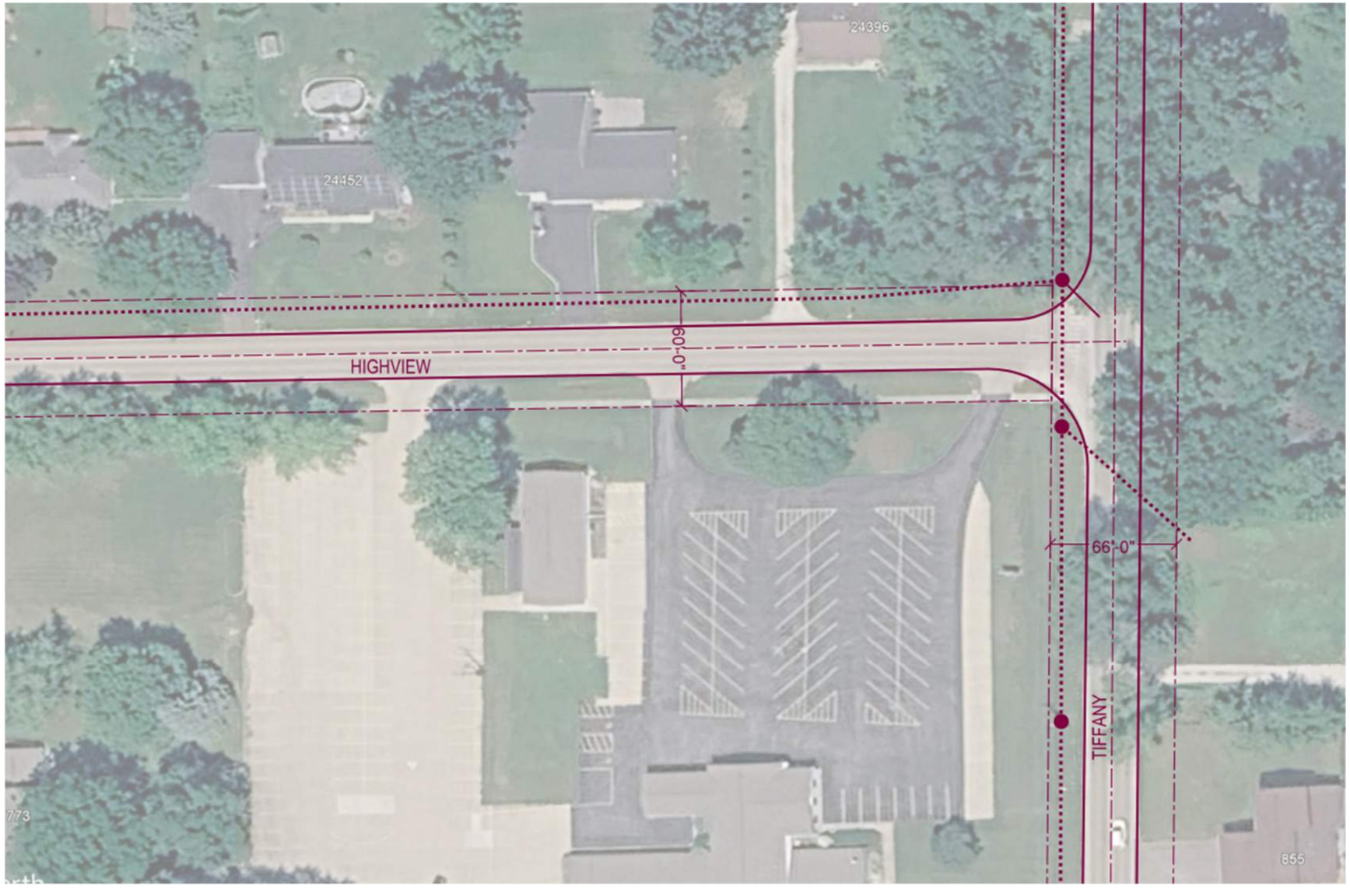
SITE

- Distance from students to site – refer to Student Locations for Bussing map

Tiffany Road / North Avenue



Tiffany Road / North Avenue



Savage Road

TIMELINE

- One-year delay in opening – Fall 2029

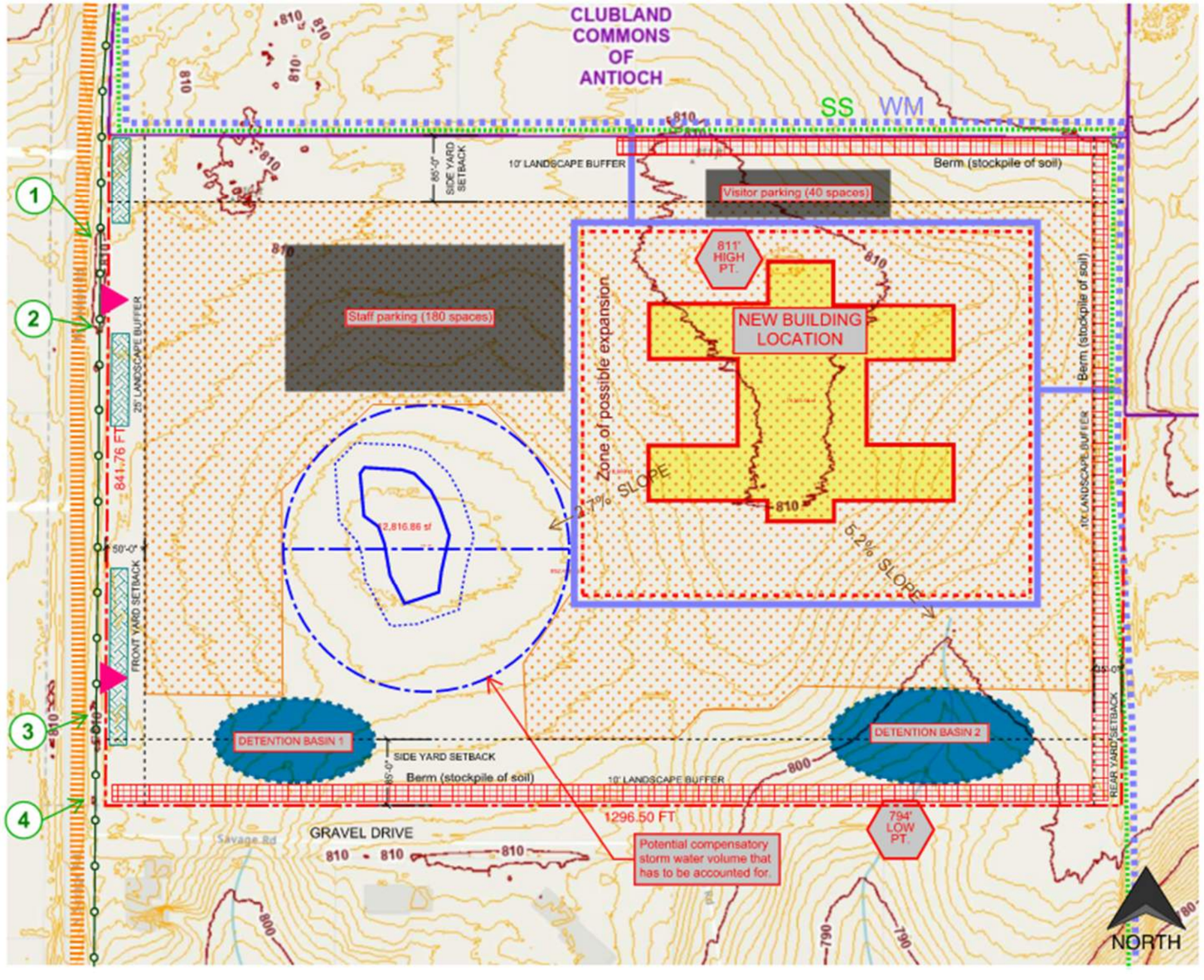
COST

- Redesign all site work - $500,000 to $600,000 in fees
- Escalation costs estimated at $2,000,000
- Fiber extension to the site is another cost consideration
- Sidewalk if required $200K to $300K – Extention to Clublands?

SITE

- The ELC building as designed would fit on this site
- Potential road improvements would need to be evaluated
- Distance from students to site – refer to Student Locations for Bussing map

Savage Road



LEGEND

- PROPERTY / SUBDIVISION LINE
- SETBACK LINE
- CONTOURS (1 FOOT INTERVALS)
- CONTOURS (10 FOOT INTERVALS)
- WETLAND AREA
- WETLAND BUFFER (TO BE CONFIRMED)
- STORM WATER DETENTION
- EXISTING WATER PIPING
- NEW WATER PIPING
- EXISTING STORM SEWER
- EXISTING SANITARY SEWER
- OVERHEAD ULTILITIES
- MAJOR ROADWAYS
- POTENTIAL SITE ACCESS POINTS
- POTENTIAL BUILDABLE AREA (~58%)
- EXISTING SHRUBS AND TREES
- LANDSCAPED BERM (SOIL STOCKPILE)
- # PHOTO

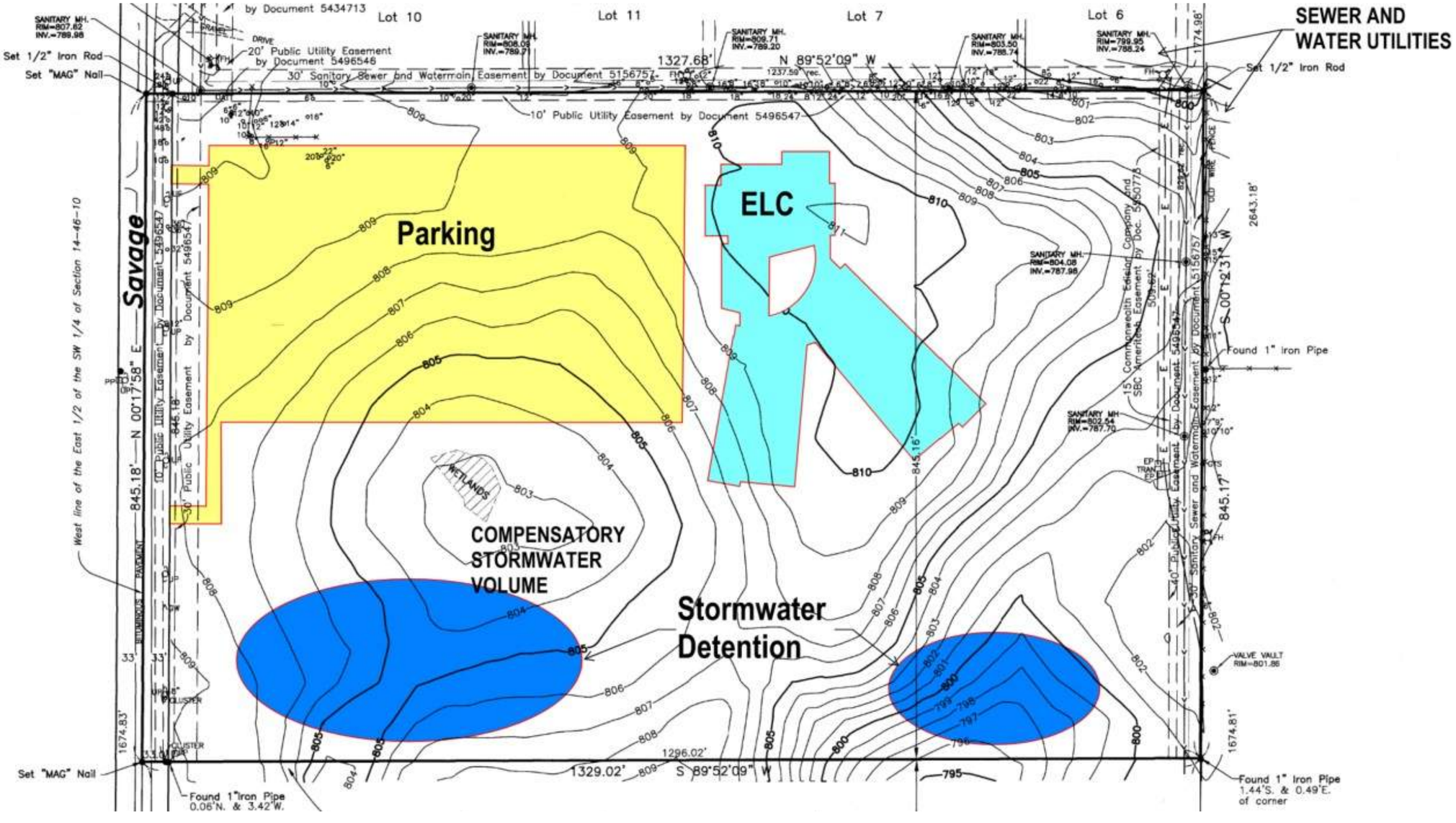
ZONING
SE - SUBURBAN ESTATE
(Special Use permit required)

Antioch Zoning Ordinance

10-6-3: General Standards for "R" Districts
Minimum Setback Requirements

Suburban Estate	
Minimum Lot Size	22,000 square feet
Lot Width	100 feet
Front Yard	50 feet
Side Yard	10% of actual lot width
Corner Side Yard	25 feet
Rear Yard	35 feet
Floor Area Ratio (FAR)	10%
Maxim Building Height	35 feet
Maximum Impervious Area Coverage	25%

Savage Road


Parking
ELC
Stormwater Detention
COMPENSATORY STORMWATER VOLUME
WETLANDS
SEWER AND WATER UTILITIES
Savage
Set 1/2" Iron Rod
Set "MAG" Nail
Found 1" Iron Pipe
Found 1" Iron Pipe 0.06'N. & 3.42'W.
Found 1" Iron Pipe 1.44'S. & 0.49'E. of corner
1327.68'
1329.02'
1296.02'
2643.18'
845.18'
845.17'
1674.83'
1674.81'
N 89°52'09" W
S 89°52'09" W
N 00°17'58" E
S 00°12'31" W
West line of the East 1/2 of the SW 1/4 of Section 14-46-10
20' Public Utility Easement by Document 5496546
30' Sanitary Sewer and Watermain Easement by Document 5156757
10' Public Utility Easement by Document 5496547
Lot 10
Lot 11
Lot 7
Lot 6
SANITARY MH. RIM=807.82 INV.=789.98
SANITARY MH. RIM=808.08 INV.=789.71
SANITARY MH. RIM=808.71 INV.=789.20
SANITARY MH. RIM=803.50 INV.=788.74
SANITARY MH. RIM=799.95 INV.=788.24
SANITARY MH. RIM=804.08 INV.=787.98
SANITARY MH. RIM=802.44 INV.=787.70
VALVE VAULT RIM=801.86

Hillcrest Elementary Site

TIMELINE

- At least one-year delay in opening

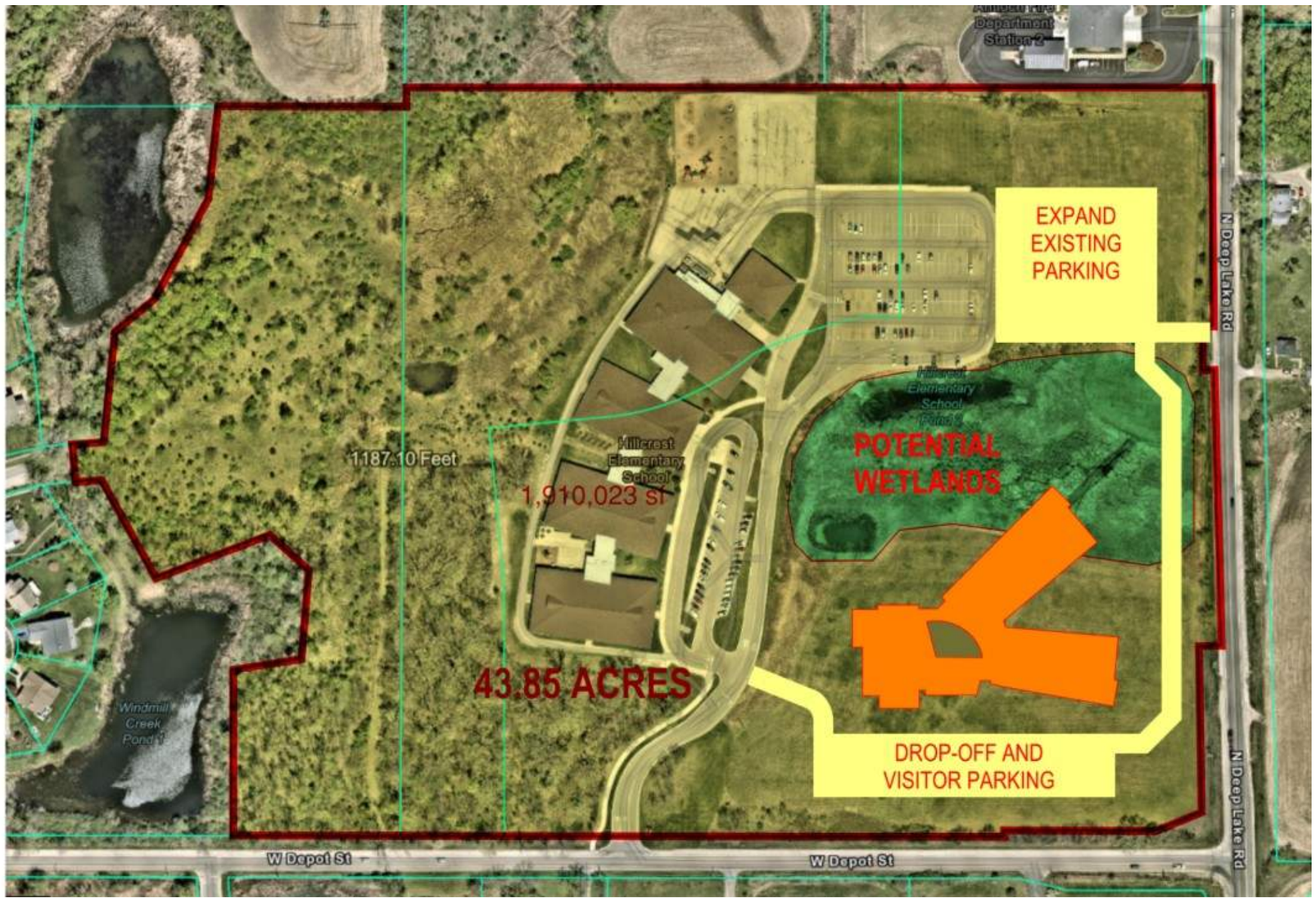
COST

- Escalation costs estimated at $2,000,000 - 4,000,000, depending on timing
- Redesign all site work - $600,000 to $800,000 in design fees and potentially costs for wetland mitigation requirements as well

SITE

- The ELC building appears to fit on site, but may impact wetlands
- Traffic study, surveys, soil borings, and wetland delineations needed
- Distance from students to site – refer to Student Locations for Bussing map

Hillcrest Elementary Site



Existing Mary Kay McNeill Site (Pre-K Only)

TIMELINE

- Fall 2031 opening

COST

- Pre-K only building $48M to $52M total project budget

SITE

- Existing property is not large enough for the current ELC design
- Need Special Use permit approval – MT zoned
- Where to place Pre-K during construction? Mobile classrooms?
- Can we maintain Museum?
- Distance from students to site – refer to Student Locations for Bussing map

Existing Mary Kay McNeill Site



Other Site Considerations

TIMELINE

- Land acquisition is a long process

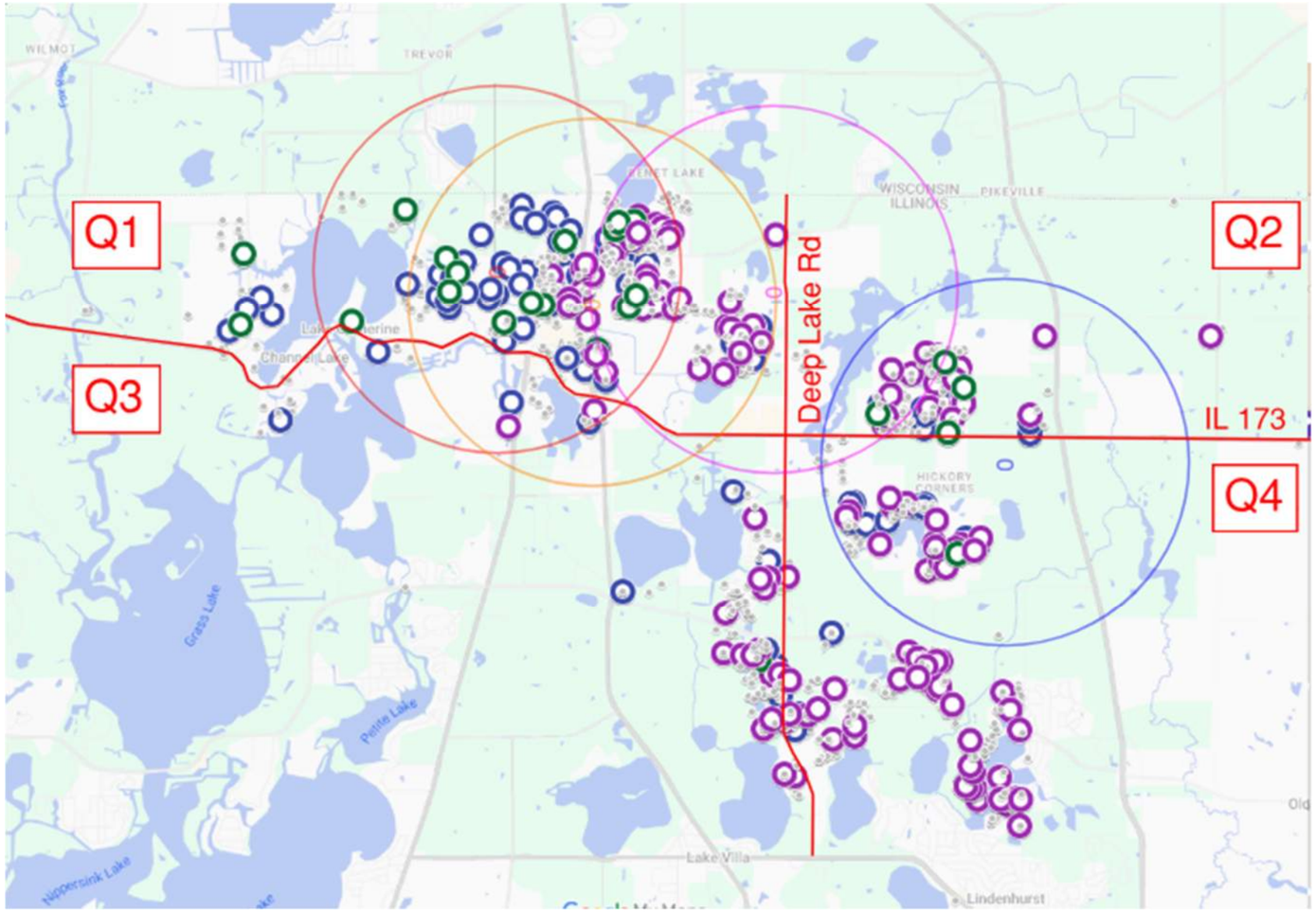
COST

- Purchase price of land
- Escalation costs

SITE

- Lake Villa or Lindenhurst?
- Availability is limited. District looks at this regularly

Student Locations for Bussing



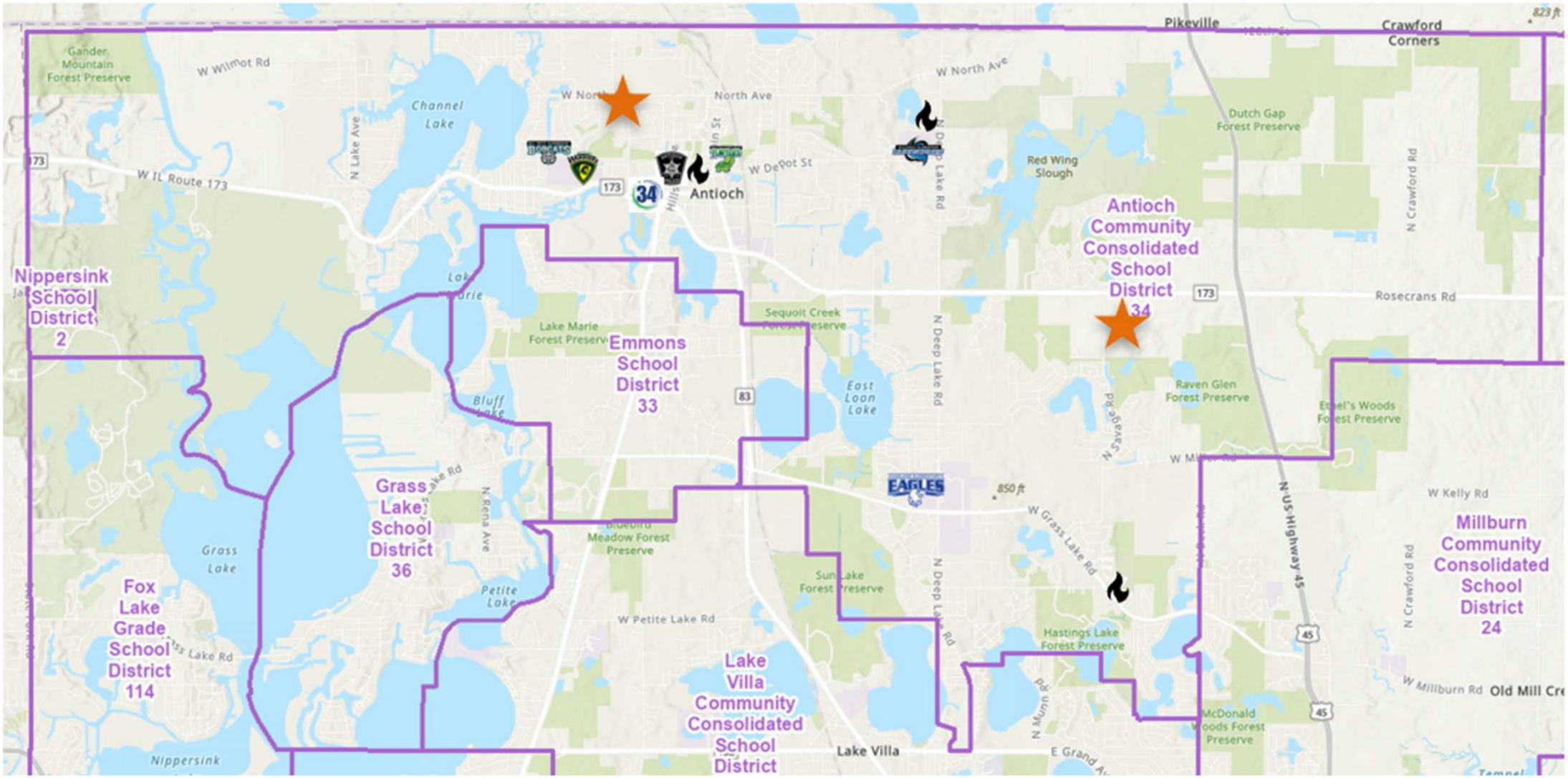
Q1	63% B-3	33% PreK	35% Kinder
Q2	21% B-3	13% PreK	23% Kinder
Q3	5% B-3	30% PreK	13% Kinder
Q4	11% B-3	24% PreK	29% Kinder

If located in Q1 ~ 30% require bussing

If located in Q4 ~ 70% require bussing

Dots: B-3 shown in green; Pre-K shown in blue and Kinder shown in purple
Circles: 3mi radius, Tiffany shown in red, MKM shown in orange, Hillcrest shown in magenta and Savage shown in blue

Proximity to Emergency Responders



Summary

	NORTH / TIFFANY	SAVAGE	HILLCREST	MARY KAY MCNEILL	LAKE VILLA / LINDENHURST
TIMELINE	Fall 2028	Fall 2029	Earliest Fall 2029+	Fall 2031	TBD
COST	$800K - 1.8M	$2.5-2.6M	+1yr : $2.6-2.7M +2yr : $4.6-4.7M	Budget: $48-52M (PreK Only)	Cost of new property +
SITE	-Village might condition sidewalk extensions	-Potential road improvements -Soil borings -Distance from students to site	-New traffic study -New survey -Wetland delineations -Soil borings	-Property not large enough for current design -Special Use permit approval -PreK in mobile classroom -Maintain Museum	-Availability Limited

Discussion

Thank you!