FACILITIES COMMITTEE MEETING MINUTES OF THE BOARD OF EDUCATION
TUESDAY, JULY 28, 2025 – 6:00 P.M.

A Facilities Committee meeting of the Board of Education of Antioch School District 34 was held on Tuesday, July 28 2026, at the Administrative Services Center, 964 Spafford St., Antioch, Illinois, in said District. President Hulting called the meeting to order at 5:33 PM.

Roll Call: Members present were Baronello, Beall, Henning, and Hulting.
Absent: Members Buak, Karner, Ruminski (Arrived at 5:44 PM).

OTHERS PRESENT:

Superintendent Aron Borowiak; Assistant Superintendent/CFO Dr. Maria Treto-French; Director of Maintenance and Operations Bill Spelde; Marc Rogers and Bryon Krebs from CCS, and Rachel Foster from Legat Architects.

APPROVAL OF THE AGENDA

Member Beall motioned to approve the agenda. Member Henning seconded the motion.
Roll Call: Baronello, Beall, Henning, Hulting. | Aye - 4. Nay - None. | Motion carries.

APPROVAL OF MINUTES

Minutes | Facilities Committee Meeting | June 16, 2026
Member Beall moved to approve the minutes as presented, and member Henning seconded the motion.
Roll Call: Members Baronello, Beall, Henning, Hulting. | Aye - 4. Nay - None. | Motion Carried.

PUBLIC PARTICIPATION

None

INFORMATION/DISCUSSION ITEMS

The following information was discussed:

1. New ELC Updates were discussed.
    a. Marc Rogers from CCS presented on the projected budget and future scheduling of the Early Learning Center project. The budget is projected to reflect what has previously been discussed with minimal changes as the project proceeds on schedule to enter the Construction Documentation phase, which will span August-December.
        i. August: Review Cost
        ii. September: Progress Update
        iii. October: Pre-Qualification of General Contractors
    b. Rachel Foster from Legat Architects presented the design updates with initial rendering of internal spaces and spoke further on the site plan concerns discussed in the July 27, 2026 Special Meeting of the Board. Topics reviewed were traffic concerns, storm drains, and landscaping regarding the zoning regulations and HOA requirements.
        i. Spoke of potentially removing the required raised islands from the plan to mitigate traffic flow issues in the parking lot and drop-off areas.
        ii. Discussed the wetland area and the plan to remove dead trees but not to plant anything new.

iii. Member Henning inquired about the Electronic Message Board installation and was informed that it will be a new application to be dealt with at a later date.
iv. Tree surveys were completed showing that many of the current trees were not healthy and will need to be removed and replaced.
v. Internal rendering showed the generalized layout and concept for the ELC building. Member Baronello pointed out that the difference in floor color, with a delineation, would be best used to serve an additional purpose rather than purely for aesthetics.
vi. Member Ruminski asked if the brick in the courtyard would be variegated to match the outside walls. It was something that can be done but would require further consideration.

c. Bryon Krebs presented the recap of the HOA discussion held on July 27, 2026, and further expounded on the short- and long-term schedule for the project. The following items were discussed at the meeting:
   i. Stormwater mitigation and water flow
   ii. Berm and landscaping at the property line of the neighborhoods.
   iii. Traffic patterns and flow
   iv. Sidewalk access.
   v. Pedestrian safety in the parking lot.
   vi. Playground accessibility and cover.
   vii. Lighting on site in regard to the neighborhood and along the walking path.
   viii. Member Baronello inquired about the stormwater runoff and the landscaping. Marc Rogers noted that the use of the dry basins to catch and redirect the excess water runoff that will drain within 48 hours will address these concerns.
   ix. Superintendent Aron Borowiak asked about the flow of runoff water from the north line of the property.
   x. Discussion was had on how the redirection of runoff water may mitigate the current issue of standing water at the boundary of the property line and the residency area.
   xi. Lighting for said walking path was discussed with the idea of lower lighting that is on a time clock.
   xii. Bryon Krebs concluded the discussion with the upcoming events: pricing checkpoint in August, the design and development estimate, value engineering and design adjustments, and the Construction Documents with final drawings and specifications for the contractors to review.

ADJOURNMENT

Motion to adjourn by Member Beall. Member Ruminski seconded the motion.
Roll Call: Members Baronello, Beall, Henning, Ruminski and Hulting. | Aye - 5. Nay - None. | Motion Carried.

Meeting adjourned at 6:10 pm

Respectfully submitted,

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Aron Borowiak, Superintendent