



ANTIOCH COMMUNITY CONSOLIDATED SCHOOL DISTRICT 34

INSPIRE TO DREAM - EMPOWER TO ACHIEVE

BOARD MEETING MEMORANDUM

Board Meeting Date: August 11, 2026

From: Aron Borowiak, Superintendent

Re: New Early Learning Center Facility Updates - Design Development

Agenda Location: Information / Discussion

Rationale:

The District continues to make steady progress toward the construction of the new Early Learning Center. Since the Board's approval to proceed from the Design Development Phase into Construction Documents, the project team has continued refining the building design while advancing through the Village of Antioch entitlement process and engaging community stakeholders.

Representatives from CCS International and Legat Architects will provide the Board with an update on the status of the project, including the following topics:

Project Cost Update

CCS International will provide an updated review of the project budget and current cost estimates as the project enters the Construction Documents phase. The Board will receive information regarding overall project costs, current budget alignment, and any factors that may influence future budgeting as design development continues.

Tiffany Farms Community Meeting

The project team will summarize the recent community meeting held with residents of the Tiffany Farms neighborhood. The discussion focused on addressing neighborhood questions about stormwater management, landscaping, playground accessibility, site lighting, traffic, walking paths, and the overall site layout. Feedback received during the meeting has been incorporated into the ongoing refinement of the project and will continue to be considered as design progresses.

Village of Antioch Planning and Zoning Update

The Board will receive an update regarding the Village of Antioch Planning and Zoning process, including feedback received from Village officials and the Planning and Zoning Commission. Topics discussed include traffic operations, pedestrian



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connectivity, site access, landscaping, buffering, lighting, building design, parking, and requested site modifications. The project team will also outline the remaining entitlement steps required before the project proceeds to permitting and bidding.

Next Steps

The project team continues to advance construction documents while incorporating input from District stakeholders, neighboring residents, and Village officials. Upcoming milestones include continued refinement of construction documents, contractor prequalification, bidding, and preparation for construction in accordance with the Board-approved project schedule.

Recommendation/Motion:

Information / Discussion