

Choose Wisely: Our Referendum Roadmap



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Introductions

Mike Maguire

- *Superintendent, Union Ridge School District 86*



Arthur Chmiel

- *Finance Manager, Union Ridge School District 86*



Josh Curran, PE, LEED AP

- *Vice President, F.H. Paschen*



Vien-Phong "V.P" Trinh, ALA, GGP, LEED AP

- *Principal, ARCON Associates*



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Our Mission

- Educating students
- Fostering excellence
- Inspiring lifelong learning

We educate students, foster excellence, and inspire lifelong learning to develop engaged and responsible citizens of the world.

Our Values

- Collaboration & Partnership
- Hard Work & Determination
- Diversity & Equity
- Respect for Self and Others
- Innovation & Creativity

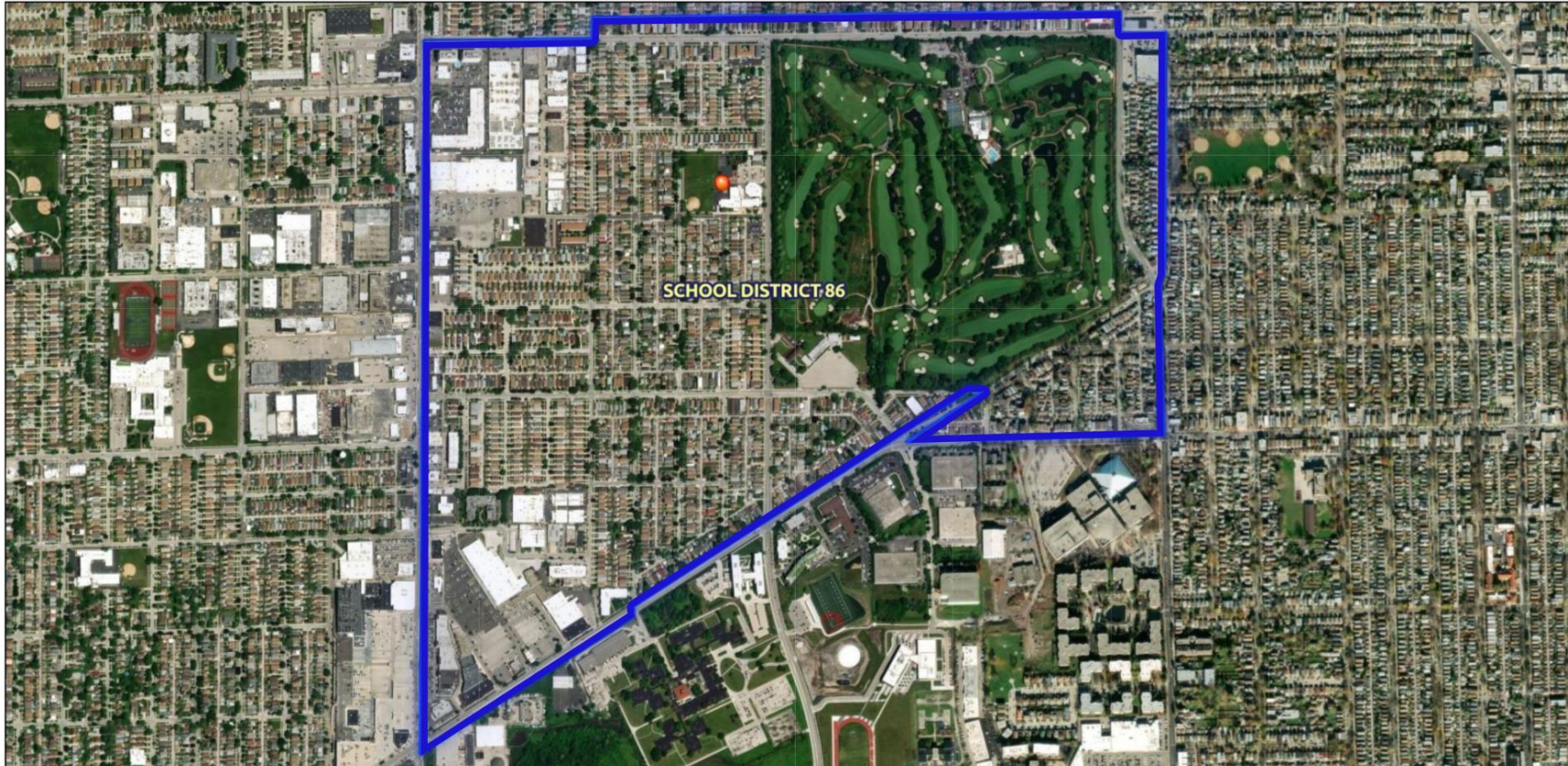


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Union Ridge Students Live Within These Boundaries



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Union Ridge by the Numbers

Serves Early Childhood through 8th Grade		
Enrollment	664	
Low Income	305	46.1%
English Language Learners	241	35.5%
Individual Education Programs	96	14.5%
Homeless	50	7.6%
Immigrant Education	72	10.9%
Average Class Size	19.6	



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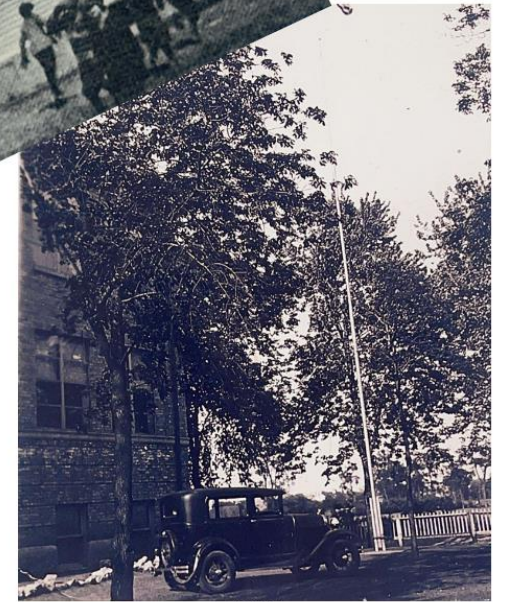
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History of Union Ridge School

1876: Union Ridge School opened its doors

1904: The district became Union Ridge School District 86

1929: A fire destroyed the one-room schoolhouse and a 2-story, 4-room brick building was built



1933

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New Gym 1960



1970's



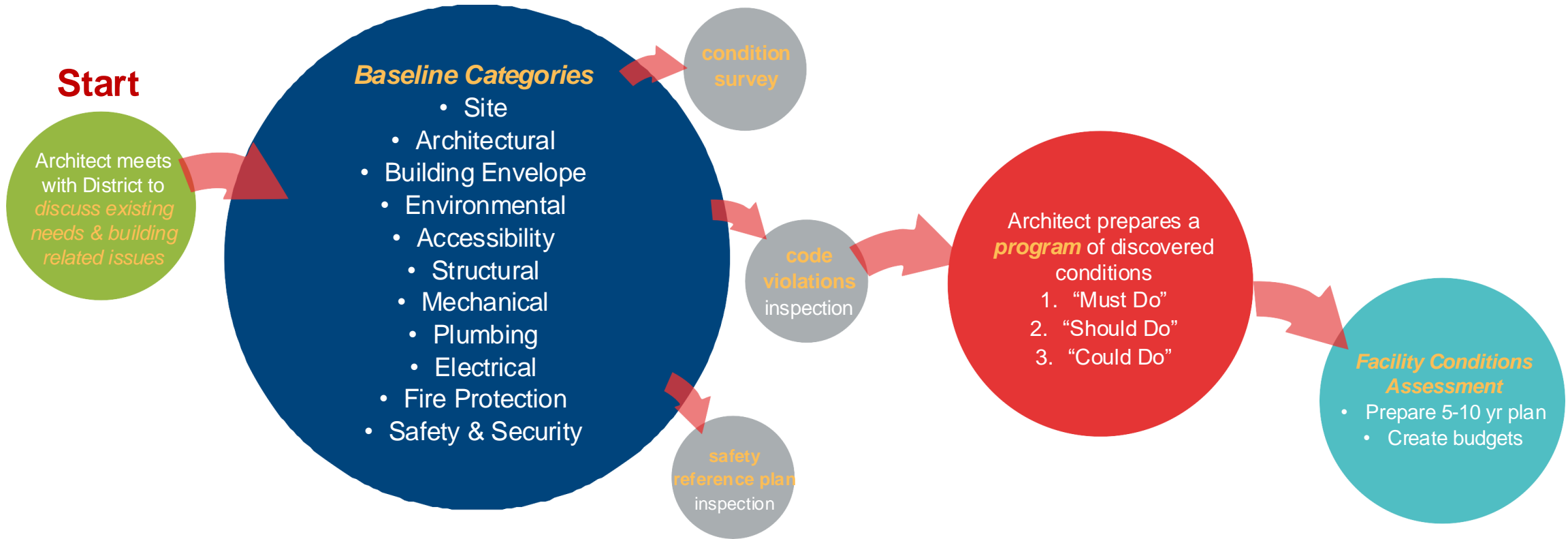
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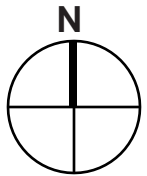
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Establishing a Baseline

As buildings get older, the cost of maintenance increases because systems begin to wear out.



Challenges



site plan



Better Circulation & Parking Opportunities

- Needed for pick-up
- Parents often double park in teacher lot while taking kids to the park after school

Site Safety

- Concerns over traffic on Oak Park Ave both during the day with K exits close to street, and during pick-up with car queue along Oak Park
- Needs fencing

Building as the Heart of the Community

- Parents gather and engage each other at drop-off and pick-up
- Plaza acts as a social space
- Space is small & very close to traffic

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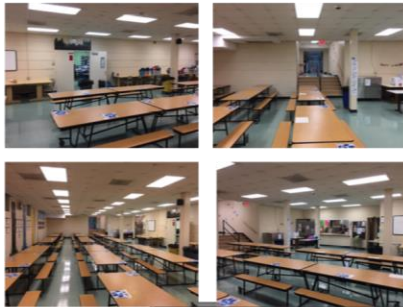


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Challenges

Lunch ("Hot Mess")

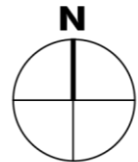
- Circulation congestion conflicts at stairs (2 grades "in" at same time as 2 grades "out")
- Not accessible
- Not close to classrooms (travel time challenge)
- Dungeon atmosphere
- Noisy



Lunch room is loud, is a stress elevator, does not have easy access to play fields or Gym. Limited size necessitates (4) 20 minute lunch periods.

Multi-Purpose

- Another MP room is needed for 1-4 grades when indoor recess is required
- Due to conflict with PE, these students have indoor recess in the hallways; no movement

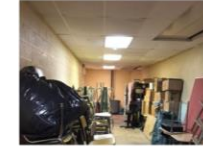
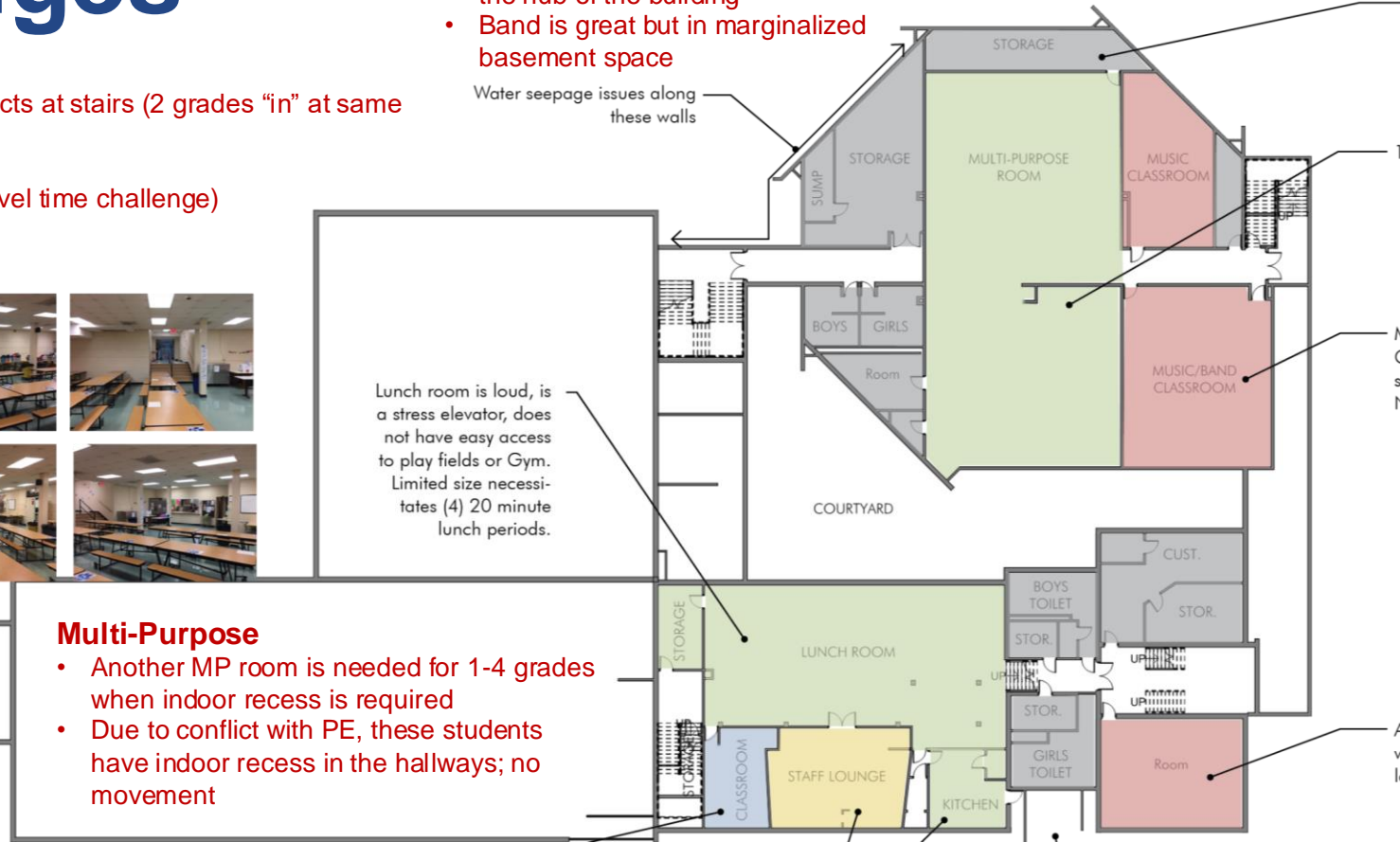


lower level

Fine Arts

- Need improved spaces, located at the hub of the building
- Band is great but in marginalized basement space

Water seepage issues along these walls



14' high ACT ceiling



Music/Band is remote from Gym and "noisy" zone. Lacks storage and practice areas. Needs better sound absorption.



Art is in a good classroom with windows. It is undersized and lacking adequate storage.

Special Ed. Classroom is remote from academic wings, with highly visible access through noisy Cafeteria.

Staff Lounge or Staff Washroom is not inviting, does not have windows.

Kitchen is a warming kitchen only.

Food service deliveries are made using a hoist system over exterior stairs.



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ANNUAL
CONFERENCE

CELEBRATING
75
YEARS

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Challenges

General

- Current enrollment is approx. 650 Pre K-8 students.
- Building is short classrooms (approx. 41), small group, meeting, mindful calming, and physical break spaces.
- The building does not have elevators, does have multiple levels and is not ADA accessible.
- Short (17) science lab.
- Lacking STEAM/Tech spaces.
- (3) additional student support offices are needed.
- Most 1-on-1 or small group support occurs within the hallways. Highly distracting. Building lacks small group and meeting spaces throughout. The most needy students are in spaces that are not working.
- Building is not zoned in a way that isolates noisy spaces from quiet spaces, now supports grade level centers.
- Building is lacking general washrooms and gender neutral washrooms throughout.
- Building is lacking storage throughout.

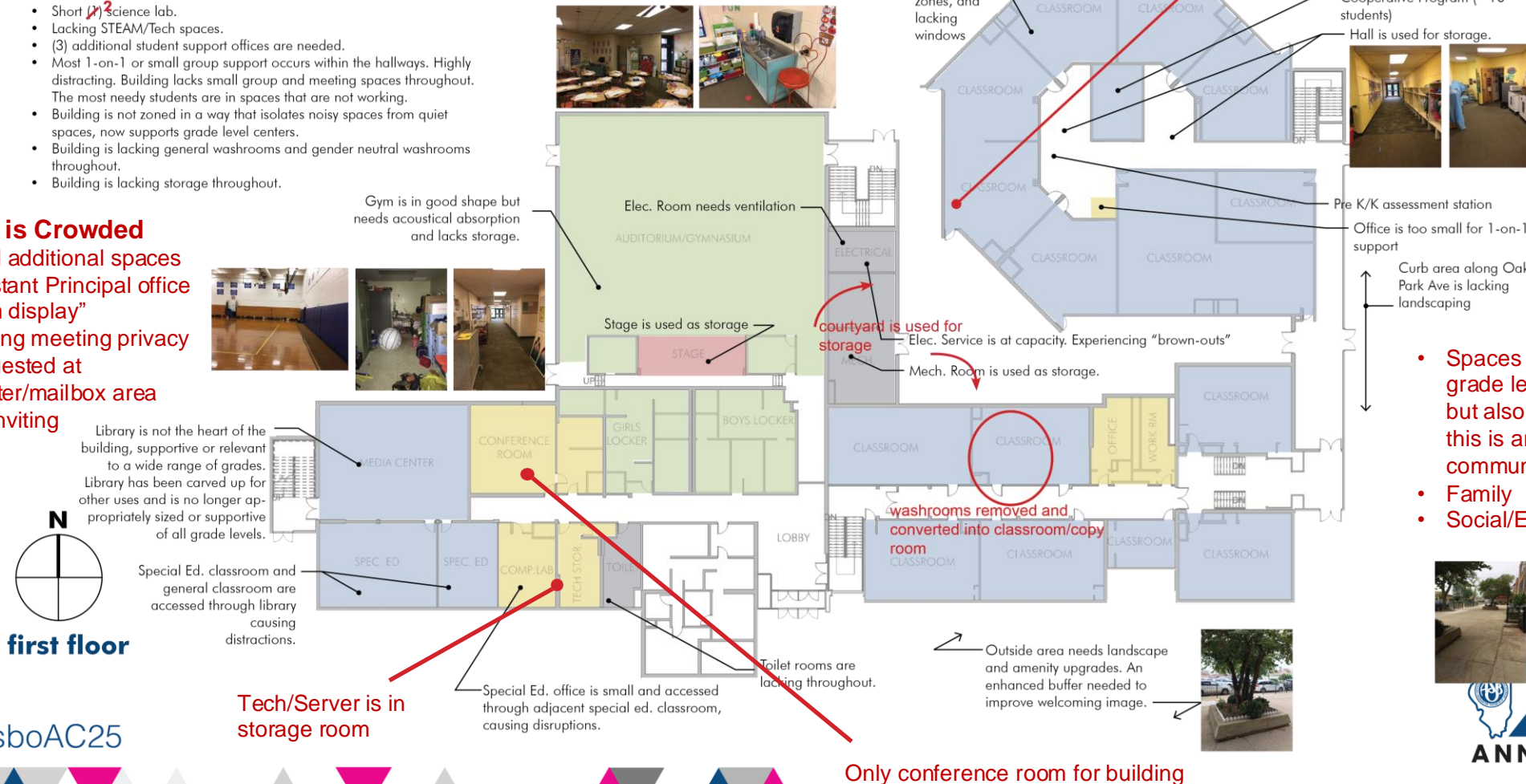
Admin is Crowded

- Need additional spaces
- Assistant Principal office is "on display"
- Lacking meeting privacy
- Congested at counter/mailbox area
- Not inviting

General

- Building is fragmented with grade level classrooms often detached from the rest of the grade
- Middle School wing is not appropriately supported with needed spaces
- Lacking teacher planning/collaboration space
- Lacking small spaces throughout for student support
- Lacking open collaboration spaces for students

- Need to add multiple small spaces throughout to eliminate specialist & support help taking place in hallways
- Sensory station is located in hallway
- Pull out instruction is happening in hallway



- Spaces are needed for individual grade levels to come together, but also for other grade levels; this is an important aspect of the community
- Family
- Social/Emotional support

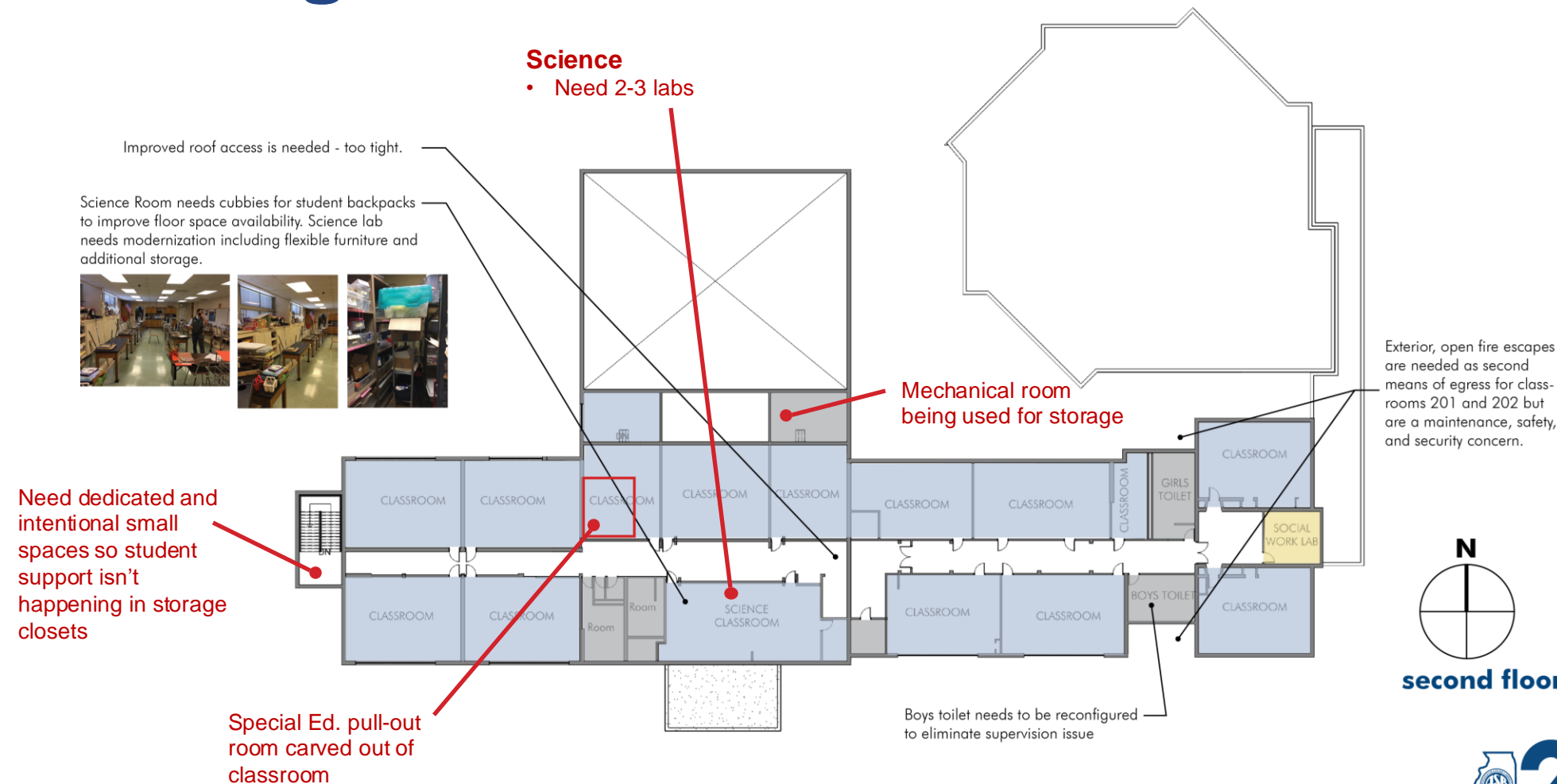


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Challenges



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Common Themes From Discovery Process

A. Learning Spaces

- Short 6-10 classroom. ● ● ● ● ● ●
- Lacking small groups, meeting, mindful calming and physical break spaces.
- The most needy students are receiving support in hallways or other marginalized spaces. ● ● ● ● ●
- Lacking collaboration and gathering spaces. ● ● ●
- Lacking appropriate number of science labs. ● ●
- Library is not large enough and is not the heart of the building, supportive or relevant to a wide range of grades. ● ● ● ●
- Special Education spaces are marginalized. ● ● ●
- Kindergarten spaces are small and lack windows.
- 1st-4th grade indoor recess needs a home.
- Whole school assembly space lacking. ● ● ● ●

B. Circulation & Accessibility

- Significant circulation, accessibility, and congestion issues. ● ● ●
- Plaza needs upgrades and traffic buffer. ●
- Oak Park buffer needed.

C. Proximity

- Grade levels are fractured.
- Library is not large enough and is not the heart of the building, supportive or relevant to a wide range of grades.
- Lunchroom access, noise, atmosphere, congestion, and food service deliveries are all concerns. ● ● ● ● ●
- Band and Music are in the basement remote from the gym.

D. Support

- Lack appropriate washrooms throughout. ●
- Lacking storage. ●
- Facility assessment items.

Union Ridge Funding Sources & History

Public school districts receive revenues from three sources:

1. Local
2. State
3. Federal

Union Ridge's largest revenue source is historically local funding.

Most State and Federal funding can only be spent on specific programming such as Special Education, etc.

In 1958 a bond was issued for \$241,000

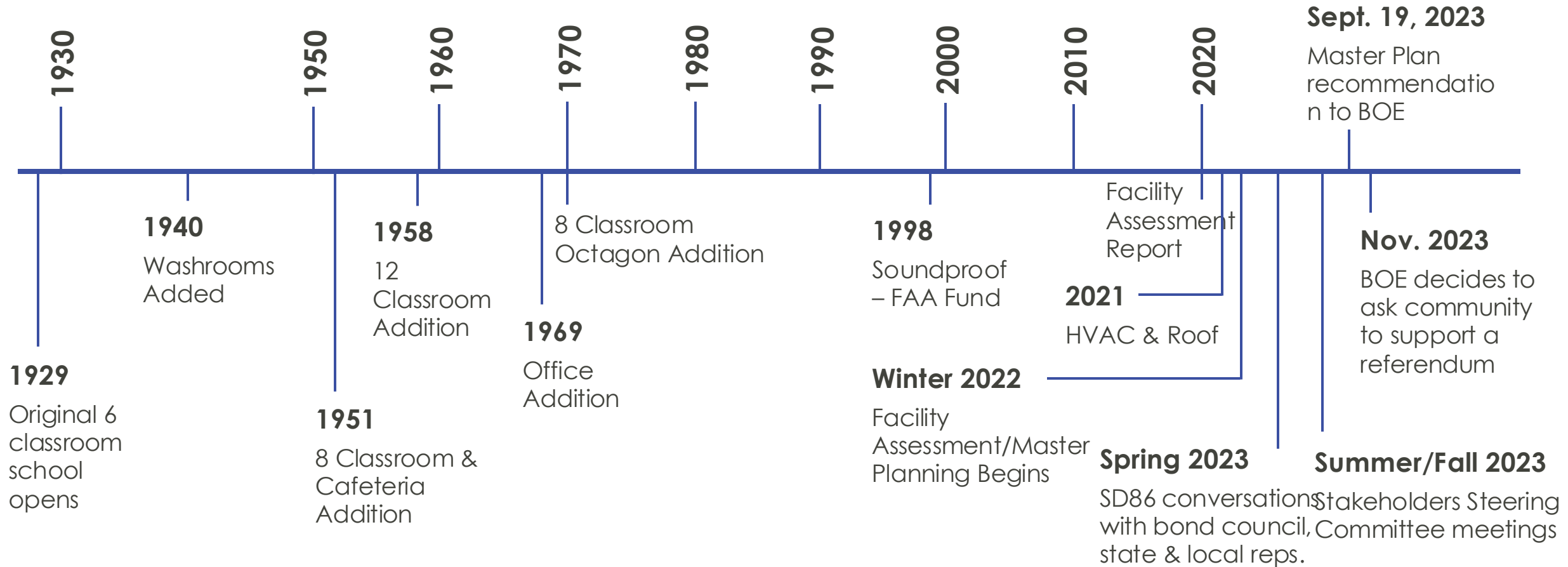
In 1965 a referendum and bond were issued for \$595,000

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Union Ridge History



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	OPTION 1	OPTION 2	OPTION 3	OPTION 3B	OPTION 4	OPTION 5	OPTION 5B	OPTION 5C	OPTION 6
LEARNING SPACES									
short 4-5 classrooms	●	●	●	●	●	●	●	●	●
lacking small groups, meeting, mindful calming and physical break spaces	●	●	●	●	●	●	●	●	●
the most needy students are receiving support in hallways or other marginalized spaces	●	●	●	●	●	●	●	●	●
lacking collaboration and gathering spaces	●	●	●	●	●	●	●	●	●
lacking appropriate number of science labs	●	●	●	●	●	●	●	●	●
library is not large enough and is not the heart of the building, supportive or relevant to a wide range of grades	●	●	●	●	●	●	●	●	●
special education spaces are marginalized	●	●	●	●	●	●	●	●	●
kindergarten and preK spaces are small and lack windows	●	●	●	●	●	●	●	●	●
1st-4th grade indoor recess needs a home	●	●	●	●	●	●	●	●	●
whole school assembly space lacking	●	●	●	●	●	●	●	●	●
CIRCULATION & ACCESSIBILITY									
significant circulation, accessibility, and congestion issues	●	●	●	●	●	●	●	●	●
entry plaza needs upgrades and traffic buffer	●	●	●	●	●	●	●	●	●
oak park buffer needed	●	●	●	●	●	●	●	●	●
PROXIMITY									
grade levels are fractured	●	●	●	●	●	●	●	●	●
library is not large enough and is not the heart of the building, supportive or relevant to a wide range of grades	●	●	●	●	●	●	●	●	●
lunchroom access, noise, atmosphere, congestion, and food services deliveries are all concerns	●	●	●	●	●	●	●	●	●
SUPPORT									
lack appropriate washrooms throughout	●	●	●	●	●	●	●	●	●
lacking storage	●	●	●	●	●	●	●	●	●
facility assessment items	●	●	●	●	●	●	●	●	●
	\$700,000 annually	\$27.7 - \$30 million	\$30.8 - 33.6 million	\$30 - 32.5 million	\$45 - \$48.8 million	\$54 - \$59 million	\$49.3 - \$53.8 million	\$69.9 - \$76 million	\$111.3 - \$120.7 million

Key

- addresses the gap
- partially address the gap
- does not address the gap

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Options

1. Maintenance of existing building only.

\$700,000 annually

2. Maintenance of existing building & addition to add a net of 10 teaching spaces (including a net of 8 general classrooms and 2 science labs) and library.

\$27.7 - \$30 million

3. Maintenance of existing building & addition to add a net of 11 teaching spaces (including 7 general classrooms, 2 science labs, **2 STEAM/flex labs**), library, **academic support spaces and administration.**

\$30.8 - \$33.6 million

3B. *Brings cafeteria out of the basement. Maintenance of existing building & addition to add a net of 10 teaching spaces (including a net of 7 general classrooms, **3 science flex labs**), library, academic support spaces and administration.

\$30 - \$32.5 million

4. Maintenance of existing building & addition to add a net of 11 teaching spaces (including a net of 7 general classrooms, 2 science labs, 2 STEAM/flex labs), library, academic support spaces, administration, **cafeteria, and music spaces.**

\$45 - \$48.8 million

5. Maintenance of existing building & addition to add a net of 12 teaching spaces (including a net of 8 general classrooms, 2 science labs, 2 STEAM/flex labs), library, academic support spaces, administration, cafeteria, music spaces, **and right-size existing PreK-K wing.**

\$54 - \$59 million

5B.*Assumes music and band remain in current basement locations.

Maintenance of existing building & addition to add a net of **10** teaching spaces (including a net of **6** general classrooms, 2 science labs, 2 STEAM/flex labs), cafeteria, and right-sized existing PreK-K wing.

\$49.3 - 53.8 million

5C.*Assumes octagon is demolished and spaces are replaced at the appropriate size. Maintenance of existing building & addition to add a net of 10 teaching spaces (including a net of 6 general classrooms, 2 science labs, 2 STEAM/flex labs), cafeteria, music spaces, and new gym.

\$69.9 - \$76 million

6. Replacement school (Phased).

\$111.3 - 120.7 million

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Recommendations

- At the Sept. 2023 Steering Committee Meeting 3, the Steering Committee recommended to the Administration Leadership Group a Long-Range Master Facility Plan strategy aligned with the District's current and anticipated space needs.

The recommended strategy proposes a 2-phase approach. The first phase address immediate-to-10 year space needs; bridging classroom, lab, library, and student support space quantity, size and adjacency gaps, along with circulation congestions and ADA concerns.

- **This first phase is best addressed by proposed Option 3B.**

- The second, future phase further addresses remaining classroom size and adjacency gaps through the replacement of the 1965 octagon addition, moving all remaining student spaces out of the basement and replacing undersized PreK, K and 1st grade classrooms and support spaces with the appropriate sizes, types and quantities.

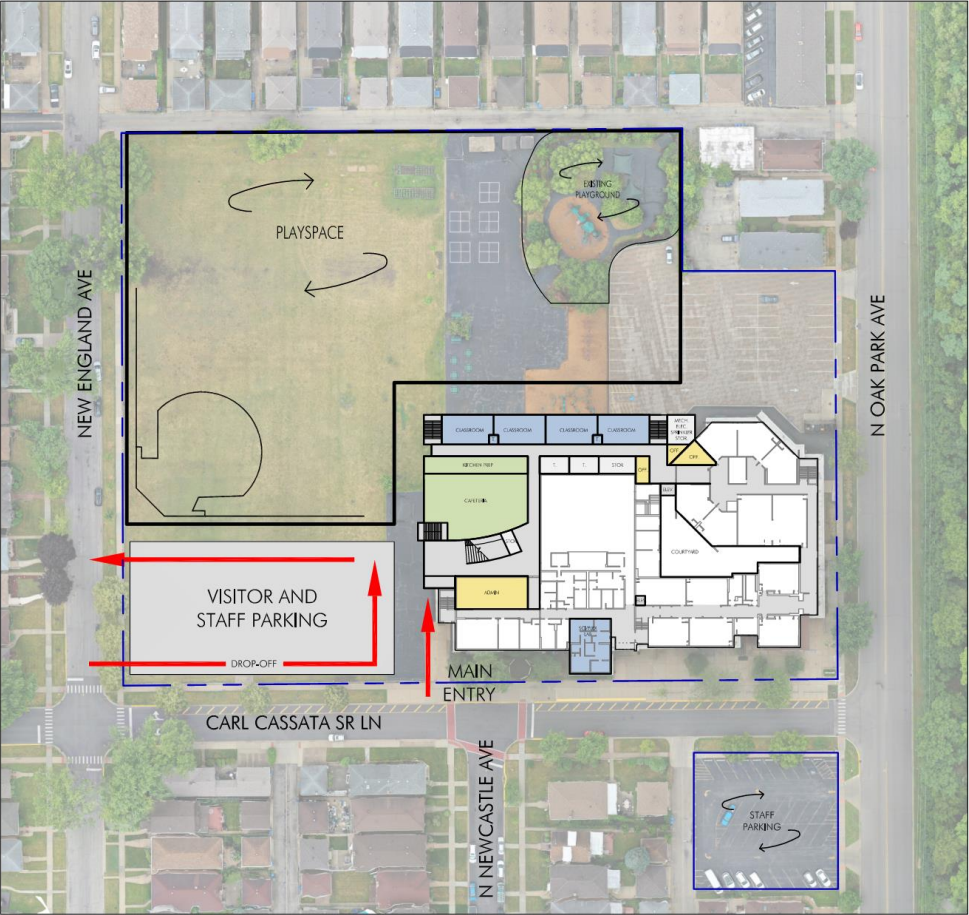
- **The Administration Leadership Group supports the recommendation of the Steering Committee.**

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3B. *Brings cafeteria out of the basement. Maintenance of existing building & addition to add a net of **10** teaching spaces (including a net of **7** general classrooms, **3 science flex labs**), library, academic support spaces and administration.

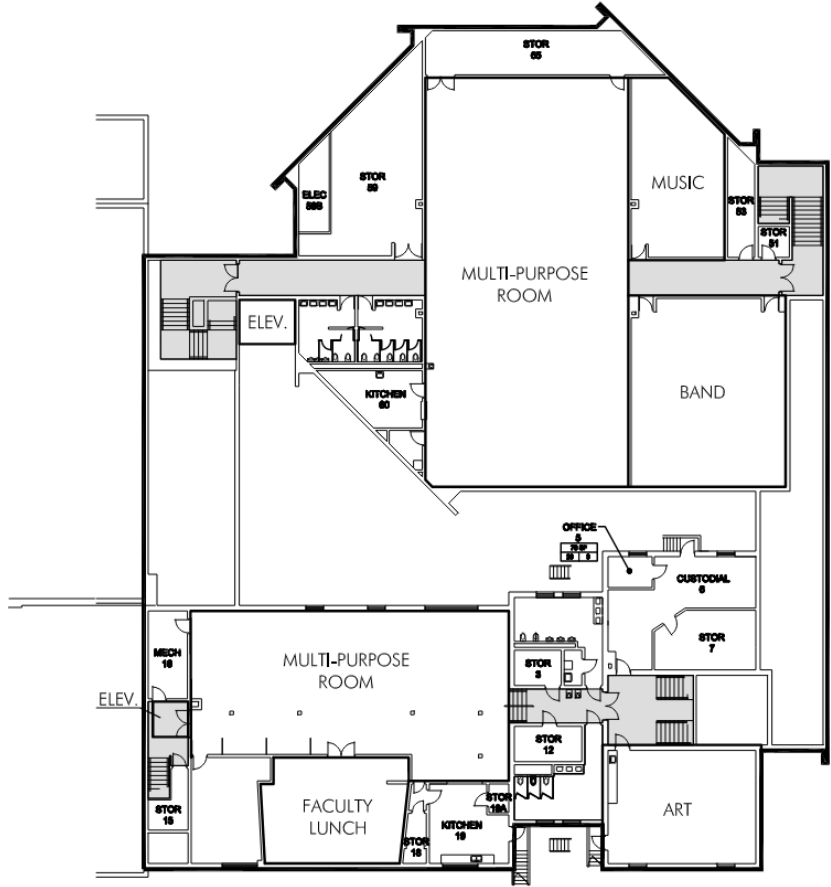


site plan diagram



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3B. *Brings cafeteria out of the basement. Maintenance of existing building & addition to add a net of **10** teaching spaces (including a net of **7** general classrooms, **3 science flex labs**), library, academic support spaces and administration.



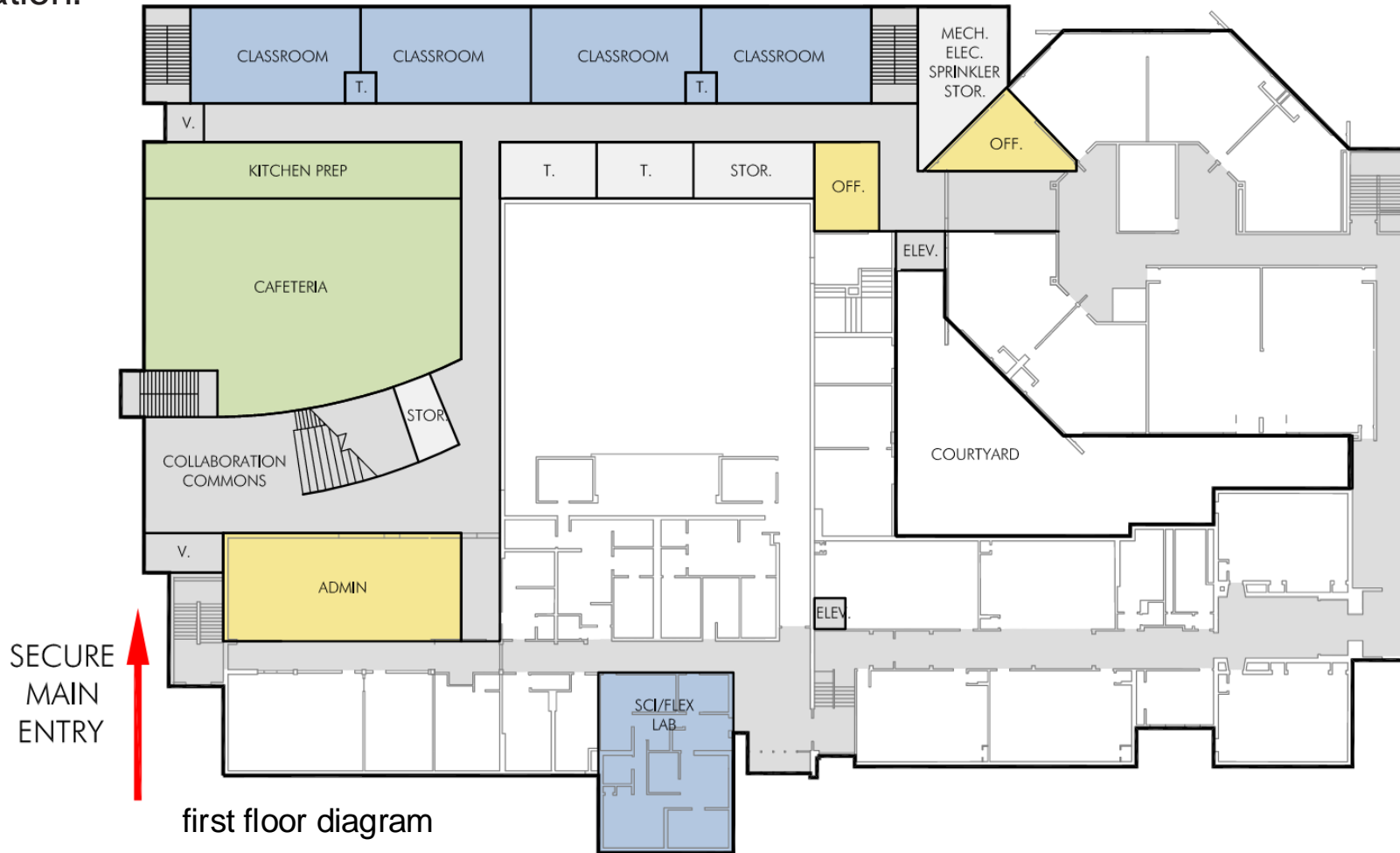
basement diagram

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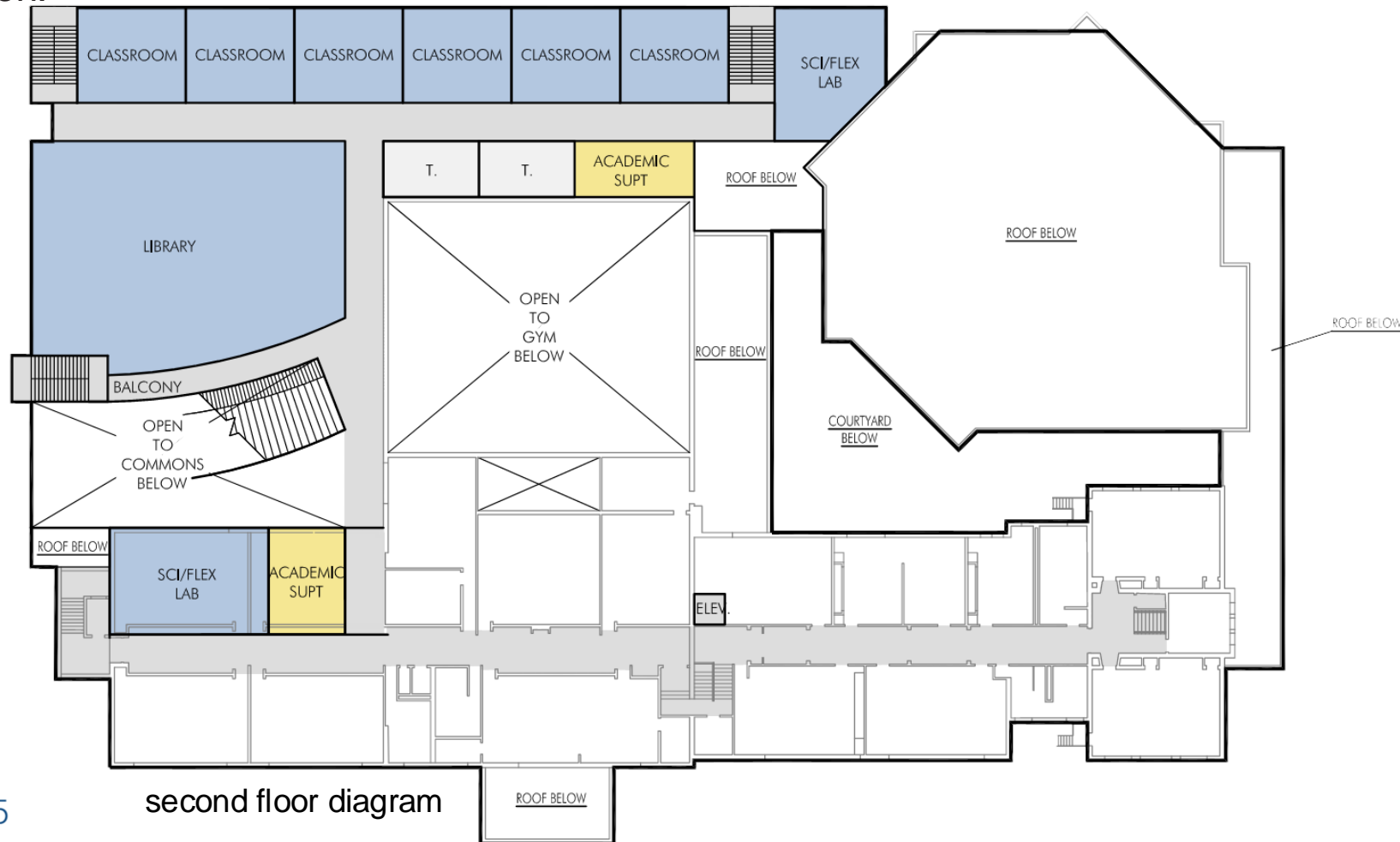
Pros

- Addresses classroom/science/library shortages.
- Addresses many of the other **Learning Space** gaps within the addition, and somewhat within the existing building.
- Opportunity to address Oak Park Ave buffer.
- Creates improved parking, site, and main entry/plaza.
- Provides STEAM/flex lab spaces.
- Relocates the cafeteria from the basement of the existing building to the new addition on the first floor.
- The existing cafeteria can now be used as an additional multi-purpose space.
- Relocates and expands administration.
- Provides a 2-story collaboration zone (community hub).
- Significantly addresses the circulation and accessibility challenges within the existing building at the existing cafeteria.

Cons

- Does not address the **Learning Space** gaps within the existing building.
- Does not resolve the Proximity concerns.
- Does not address the lack of washrooms within the existing building.
- Site areas and access limited during construction.
- Existing outdated building will continue to age.

3B. *Brings cafeteria out of the basement. Maintenance of existing building & addition to add a net of **10** teaching spaces (including a net of **7** general classrooms, **3 science flex labs**), library, academic support spaces and administration.



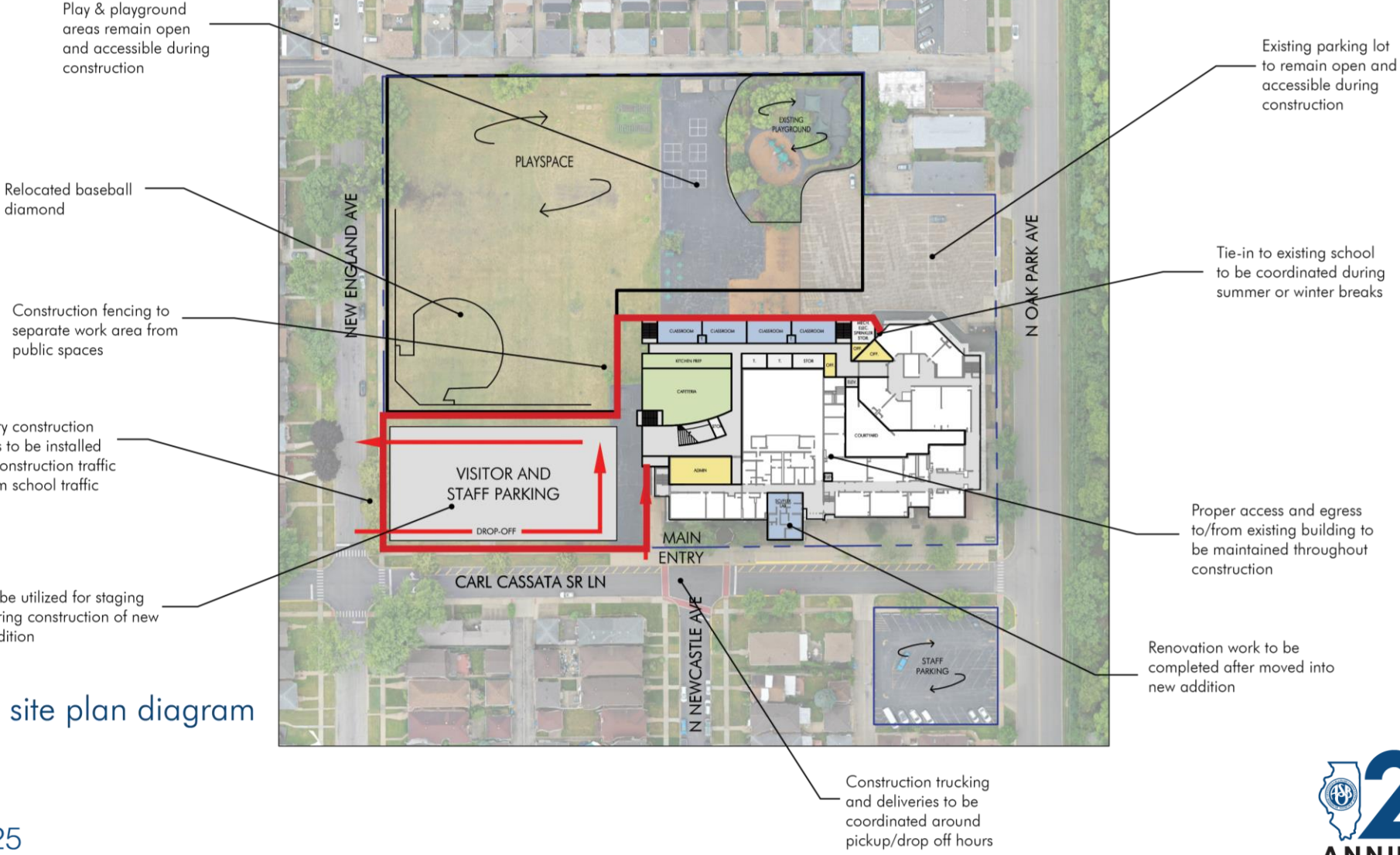
second floor diagram

Pros

- Addresses classroom/science/library shortages.
- Addresses many of the other **Learning Space** gaps within the addition, and somewhat within the existing building.
- Opportunity to address Oak Park Ave buffer.
- Creates improved parking, site, and main entry/plaza.
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Cons

- Does not address the **Learning Space** gaps within the existing building.
- Does not resolve the Proximity concerns.
- Does not address the lack of washrooms within the existing building.
- Site areas and access limited during construction.
- Existing outdated building will continue to age.



site plan diagram





UNION RIDGE SCHOOL



\$35 Million Referendum Debt Structure

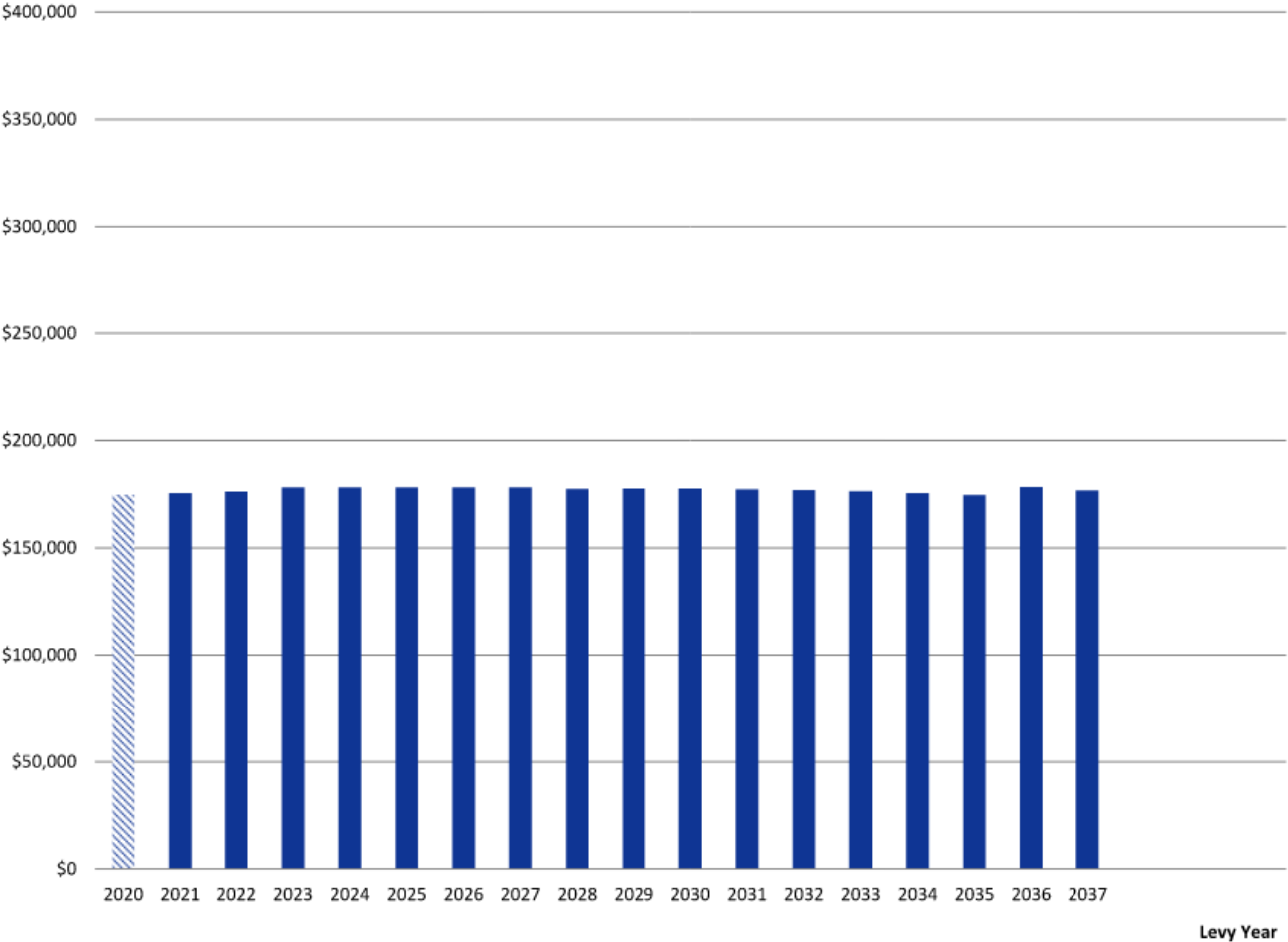
- Upon a successful referendum on March 19th, bonds will be sold with a 25-year maturity
- Property tax bills will increase in levy year 2024 (tax bills payable in calendar year 2025)
- Estimated tax rate increase is \$1.01 per \$100 of Equalized Assessed Value
 - Based on current market rates plus 0.50%

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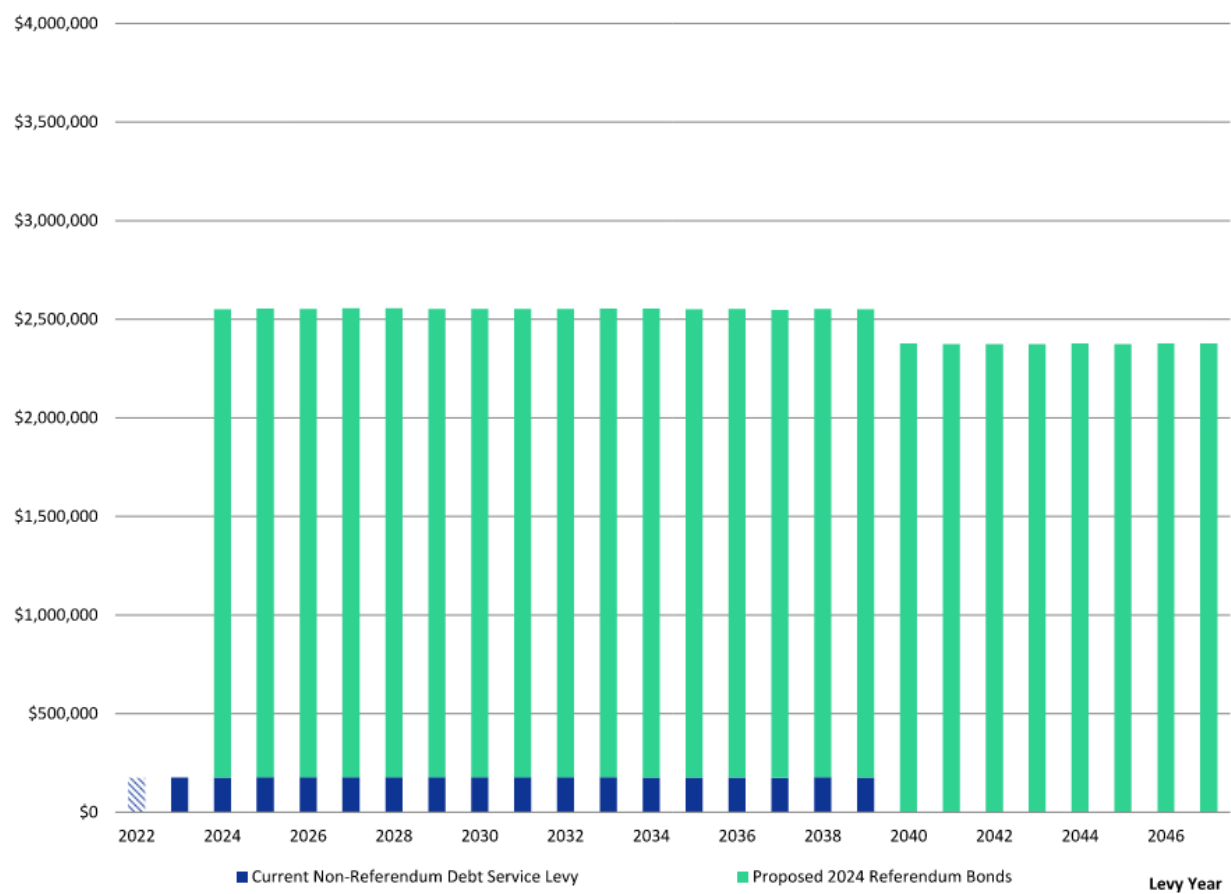
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Existing Debt Service on Bonds



The District's existing debt structure includes annual principal and interest payments of \$178,000 for the next 17 years

Proposed \$35 Million Referendum Debt Structure with Existing Debt



Upon a successful referendum, the bonds will be issued with level payments for 25 years

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Estimated Taxpayer Impact

Estimated Home Value

\$200,000 Home
\$300,000 Home
\$306,500 Harwood Heights Median Value (3)
\$400,000 Home
\$500,000 Home

Estimated Annual Impact	Estimated Monthly Impact	Estimated Daily Impact
\$ 493	\$ 41	\$ 1.35
791	66	2.17
810	68	2.22
1,088	91	2.98
1,385	115	3.80

(1) Rates based upon market conditions as of January 12, 2024 and recent bond sales which PMA believes to be accurate and reliable plus 0.50%.

(2) Actual tax rates and payments may vary based on EAV growth, State Law changes, property tax rate initiatives and other factors. Includes \$10,000 homeowner exemption.

(3) Median Home Value is from the Census Bureau's American Community Survey.

March 19, Referendum Ballot Question

To the Voters of School District Number 86

“Shall the Board of Education of Union Ridge School District Number 86, Cook County, Illinois, build and equip additions to and alter, repair and equip the District’s school building and improve the site thereof and issue bonds of said School District to the amount of \$35,000,000 for the purpose of paying the cost thereof?”

Yes

No

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Facing Increased Enrollment and Limited Space, Union Ridge School District 86 Seeks Voter Approval to Expand Building

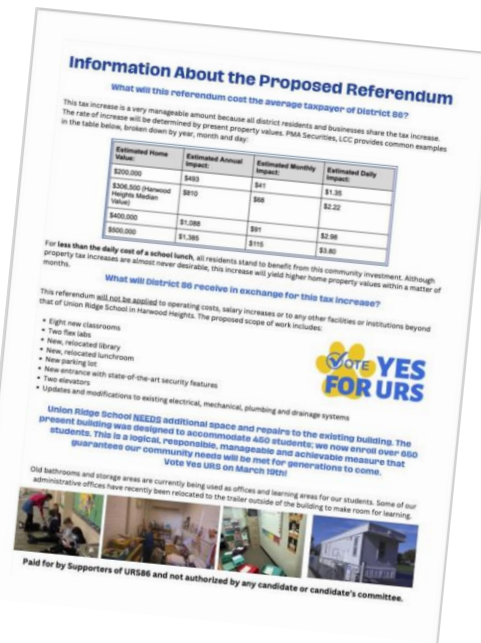
The Union Ridge School District 86 Board of Education has approved placing a funding measure on the March 19, 2024 ballot. This plan addresses needs identified in a facilities assessment conducted in 2020 and reflects community and staff priorities.

Proceeds from the \$35 million bond referendum will be used to improve safety and security and fund building improvements, including the addition of eight classrooms and two science labs. The library and cafeteria, which are used by all students, will be relocated and reconfigured.

The plan, which must be approved by taxpayers, also includes improving ADA accessibility; creating a more secure entrance; and repairing/replacing the building exterior, mechanical, electrical and plumbing systems to extend the useful life of the building and improve energy efficiency.

Community members who want to learn more are invited to visit the District website or attend a community meeting to be held February 13, March 6, and March 14, 2024 at 7pm at Union Ridge School.

- 6 Core Members of the “Boots to the Ground” Team
- Surrounding District Referendum
- Community Meetings
- Facility Tours
- Voting Location at Union Ridge School
- UR 86 Website
- Videos



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Referendum WON by 29 Votes!



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Bidding Results

Overall Costs: 34,628,356.89

Referendum Amount: \$35,000,000

March 31 – Start Construction



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Questions and Answers

We thank you for your time!

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Presenters:

SPEAKER INFO:

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