

School Board**Site Acquisitions and Development**

The identification of potential building sites will be a component of the District's comprehensive facilities plan. The Board will consider the acquisition of available sites in advance of actual need in order to adequately plan for school district growth. Every effort will be made to solicit donated sites. If donated sites are not available the Board will endeavor to purchase sites through negotiation with a willing seller at a fair and reasonable price. If these efforts fail, and the acquisition of a particular site is required for school building purposes, the right of purchase through legal procedures may be exercised.

CRITERIA IN CHOOSING A SCHOOL SITE

- A. A demographic study will be performed indicating the number of students to be generated from a proposed school attendance area. These figures will be incorporated into the overall plan for the proposed school attendance area in order to determine the need for land or cash in lieu of land.
- B. Consideration will be given to the current and proposed location and type of adjacent streets and highways. Both accessibility and safety considerations will be studied.
- C. The location of the site will be determined in terms of proximity to other district schools. The school site should possess physically desirable characteristics and be located so surrounding areas reflect characteristics conducive to the development of attitudes and responses in children considered to be socially, culturally, and educationally desirable.
- D. The school site should provide convenient accessibility, be supportive of an efficient transportation system, be accessible to community services needed by the school and be appropriately located with respect to other schools in the population to be served.
- E. Consideration will be given to nearby potential hazards and nuisances, including but not limited to, railroad tracks, high-tension power lines, waste-storage sites, or water detention and retention areas.
- F. The school site will be compatible with proposed surrounding land usage.

- G. Elementary sites will be a minimum of 15 useable acres, junior high / middle school sites will be a minimum of 25 useable acres, high school sites a minimum of 80 useable acres and combined elementary / junior high sites will be a minimum of 40 usable acres. Any acreage required for storm water management shall be in addition to these minimum acres. In developed areas, deviations from minimum acreage may be recommended by the School Administration if the reduced acreage is considered appropriate. Although minimum acreages are established, large acreages are highly desirable. The size of the school may not be the only criteria affecting site size. The possibility of expansion, anticipated community use of the school area, and the school program are other factors to consider.

SCHOOL SITE EVALUATION

Upon review of these criteria, the Administration will advise the Board whether the site is acceptable in concept. If a site is deemed acceptable the Administration will direct the district's engineering firm to evaluate the proposed school site based on the following criteria:

- A. A Phase I environmental study of the site or other appropriate environmental study.
- B. A topographical survey and specific boundary outline of the proposed site. Topography will be based on a minimum two (2)-foot contour interval.
- C. A plan demonstrating how the site is to be drained with storm sewers and serviced by sanitary sewers and water.
- D. An accurate delineation of adjacent flood plain areas, if any.
- E. Soil borings from the location – in the numbers deemed necessary.
- F. A report from a competent soils engineer with regard to the requested soil borings. This report will include an opinion on whether the soils are capable of supporting a two-story structure (with or without basement facilities), and whether any special construction techniques will be required with regard to footings or preparation of the soil foundation.
- G. A timetable for delivery of the proposed site, to be agreed upon by the Grantor and the District.

The engineer's investigation also should include the necessary input from appropriate city, township, county and federal governmental agencies.

CRITERIA FOR ACCEPTANCE OF DONATED SCHOOL SITE

If the site is being donated by a developer through the land cash ordinance it is expected that the developer will provide the district's engineering firm with items A – G listed above. For sites donated by the developer under land cash ordinances the slope, topography and geology of the dedicated site as well as its surroundings must be suitable for school purposes. Grading on sites dedicated for school uses will be performed according to plans and specifications provided by the school district. All sites shall be dedicated in a condition ready for full service of electrical, water, sewer and streets (including enclosed drainage and curb and gutter) as applicable to the location of the school site, or acceptable provision made thereof. The required storm water management should be provided by the developer off-site. The school district reserves the right to waive some or all of the above criteria for improved sites if the district deems them unnecessary or undesirable for expected future uses of the land.

APPROVAL

Once all the criteria and requirements have been properly evaluated and verified, the Administration will recommend that the Board accept the site.

LEGAL REF.: 105 ILCS 5/10-22.35A; 105 ILCS 5/16-1; 105 ILCS 5/16-6.