



New Campus - Des Plaines
1655 and 1695 S Des Plaines River Road
Project Update



Brickton Montessori

- ▶ Only accredited Montessori school in the area
 - ▶ Brickton was one of the first AMS accredited schools in the US
- ▶ Dedicated teachers who are experts in their field (average years leading a Montessori classroom = 11 years)
- ▶ Educational programming that provides excellent teaching and learning opportunities (integrated social emotional learning, hands on activities, STEM lessons, and collaborative learning)
- ▶ Strong community with deep roots (several second generation students are enrolled) and 40 years of serving children
- ▶ Current enrollment is approximately 125 students



1695 S River Road, Des Plaines



History

- 1655 and 1695 N. Des Plaines River Road
- Building is 132 years old.
- Built in 1892 - one of the only remaining building from the Riverview industrial period.
- Previous uses include light industrial and mill.
- Building was originally 3 floors.
- Conversion to office space by Schawk, Inc. in 1980s.
- The 3rd Floor was removed by Schawk, Inc.
- Current use is underutilized but meticulously maintained office space.
- Two property owners include 1655, LLC and Schawk, Inc.

**FOR SALE
BUILDING AND GROUND**



**SUITABLE FOR STORAGE, MANUFACTURING
AND OTHER COMMERCIAL USES**

LOCATED IN DES PLAINES, ILL.—ON DES PLAINES RIVER

Three story brick building of extra heavy mill construction with extra heavy foundation. Walls are 22" and 16" thick. Floor load almost unlimited. Ground measures 150' by 207' deep. Approximately 24,146 sq. ft. Electric elevator, 2 (4,500 lb.) boilers, new $\frac{3}{8}$ " steel stack, 5,000 gal. oil tank.

ADJOINING VACANT LOT HAS 207' FRONTAGE ON RIVER ROAD

CONTACT H. A. BAUM SAFETY ELECTRIC CO.
53 W. Jackson HA 7-8379



If you want a good lamp use the

**SUNBEAM
INCANDESCENT
LAMP.**

**It burns longer, and gives a clear, steady light.
See that you have the SUNBEAM.**

**Use Our Low Candle Power Lamps in Your Residence.
THEY WILL SAVE YOU MONEY.**

THIS IS WHAT ONE OF OUR CUSTOMERS SAYS:

"WHEATON, ILLINOIS.
"You ask if the 4 C. P. lamps sent me are giving satisfaction. Am pleased
"to state that they are entirely satisfactory. I have been placing these lamps
"in a great many houses and in one that formerly had about thirty-five 16 C. P.
"lamps, took out their 16 C. P. and substituted 4, 6 and 8 C. P. about one-third
"of these being 4 C. P. By so doing their lighting bill was reduced one-third."
"WHEATON ELECTRIC LT. & PA. CO."

It will pay all consumers to consider the use of these lamps. They give all the
light needed for halls, cellars and closets. Send for prices.

**SUNBEAM INCANDESCENT LAMP CO.,
240 S. Jefferson Street, CHICAGO.**



Where are we now?

- ▶ Building Permit Approval and Issuance expected soon
- ▶ Altonian is our General Contractor
- ▶ Construction to begin the Fall of 2025
- ▶ Over \$450,000 pledged/secured toward Capital Campaign (some of which went to the purchase price of the building/3 acres)
- ▶ Anticipated Moving in July 2026
- ▶ *2026-2027- First year in the new building!*

Financials for the Project

- ▶ Cost for Building Remodel: \$4,325,000
- ▶ Site Work: \$100,000
- ▶ Playground and Landscaping: \$75,000
- ▶ Furniture, Fixtures and Equipment: \$100,000
- ▶ Architecture and Engineering Design and Team: \$600,000
- ▶ Construction Loan Interest Payment and Taxes: \$200,000
- ▶ Project Contingencies and Fees: \$800,000
- ▶ Total Project Budget: \$6,000,000

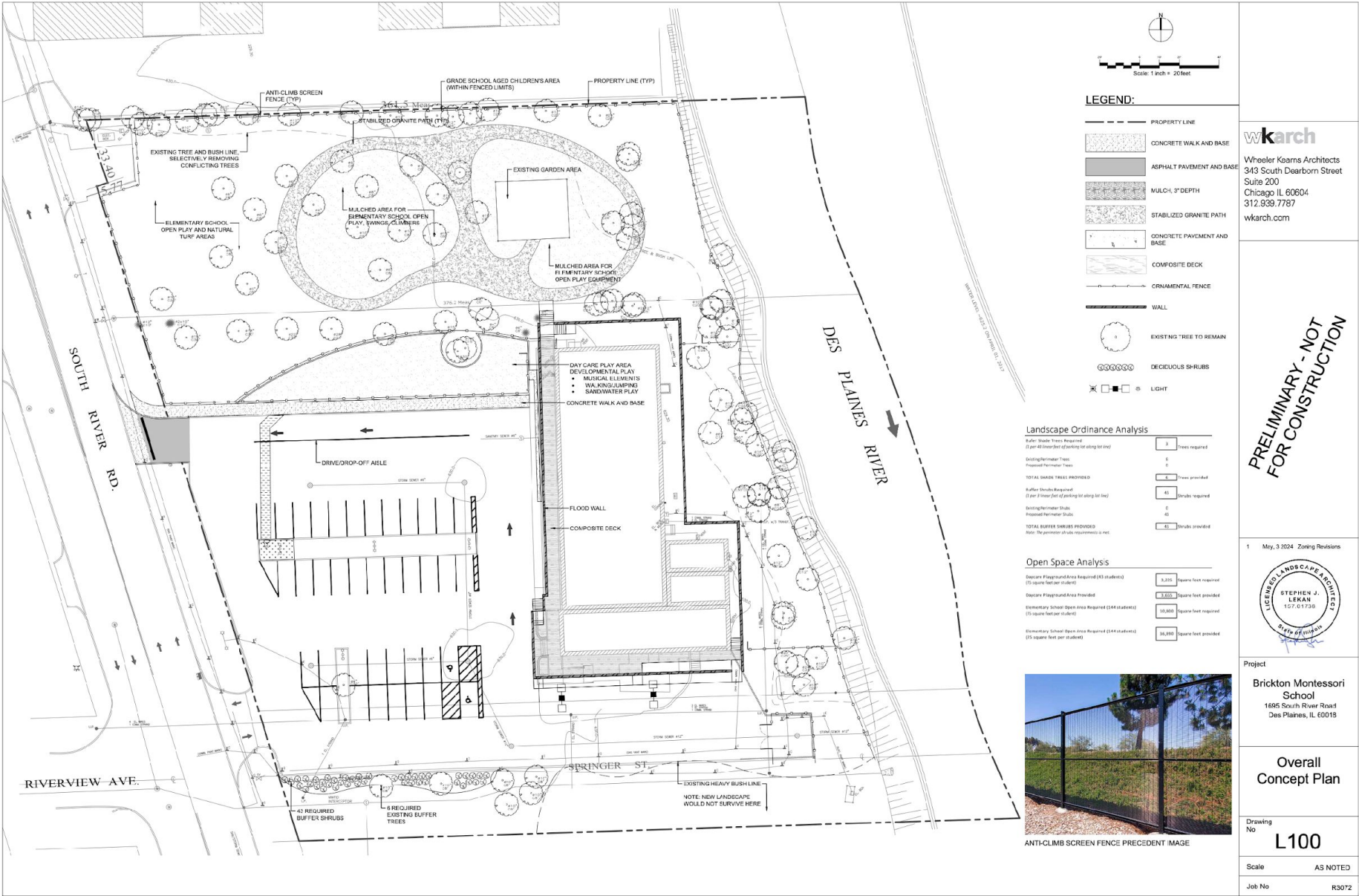
- ▶ Building Acquisition : \$900,000
(Brickton owns the building, not included in final project budget)



Construction loan and Fundraising

- ▶ Illinois Facility Fund (IFF), a non-profit lender, is financing the project.
- ▶ Brickton has been approved to borrow up to \$6,000,000 for our new building.
- ▶ Building will be used as loan collateral.
- ▶ Our Capital Campaign remains active. Every dollar raised is one less dollar borrowed.
- ▶ Brickton is hoping to raise an additional \$175,000 for the playground and new equipment and furniture for the building.

Proposed Site Plan



wkarch
Wheeler Kearns Architects
343 South Dearborn Street
Suite 200
Chicago IL 60604
312.939.7787
wkarch.com

PRELIMINARY - NOT FOR CONSTRUCTION

1 May, 3 2024 Zoning Revisions

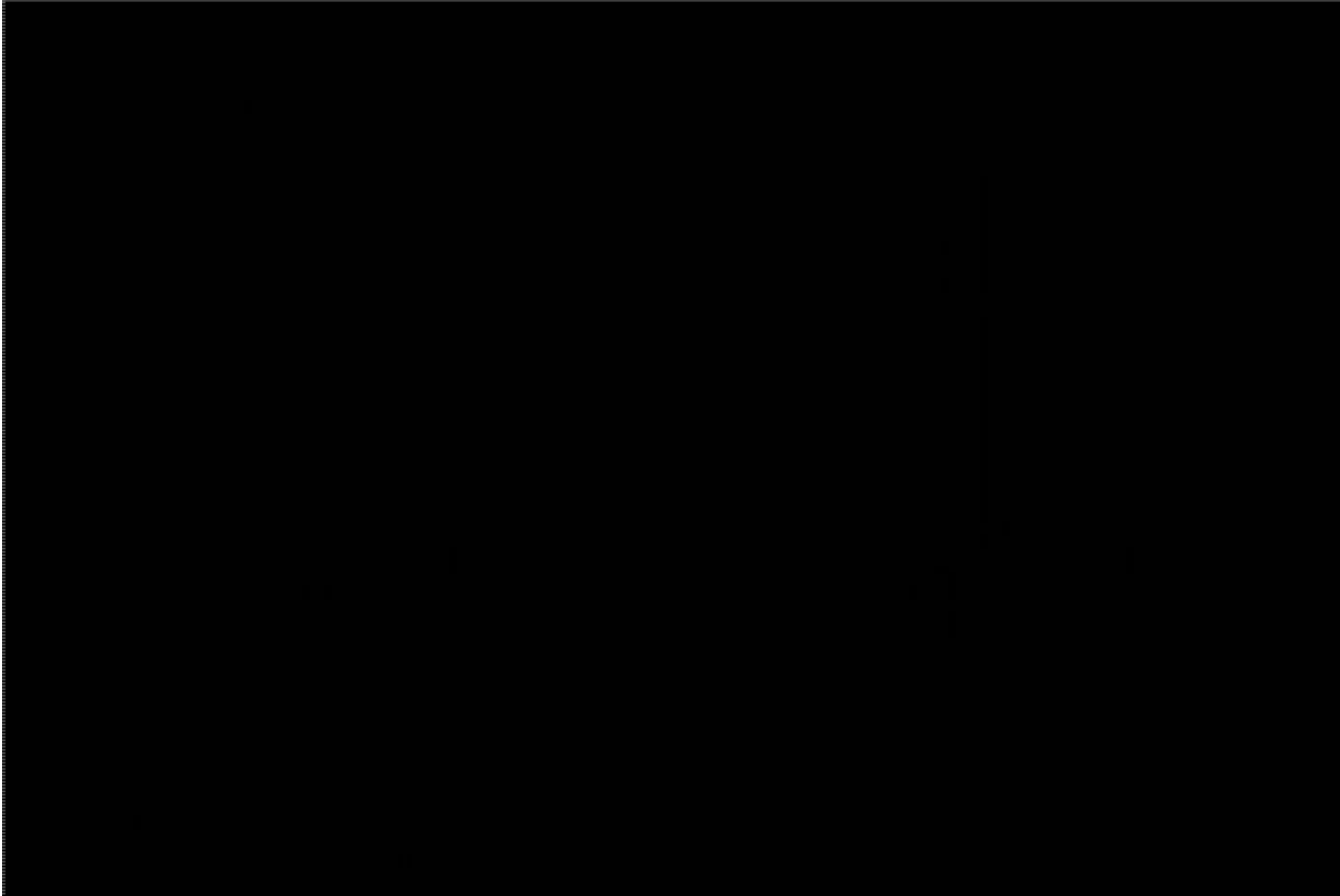
SEAL
STEPHEN J. LEKAN
107.01730
State of Illinois

Project
Brickton Montessori School
1695 South River Road
Des Plaines, IL 60018

Overall Concept Plan

Drawing No. **L100**
Scale AS NOTED
Job No. R3072

Proposed Floor Plans



Proposed Details - Entrance



Proposed Details - Front Lobby



Proposed Details - Nido and Toddler Hallway



Proposed Details - Children's House-Lower Elementary Hallway



Proposed Details - Makerspace Classroom

