

Comments Regarding Unit 4: Tier2, Facilities Meeting
March 10, 2016

South Side School Site

During the committee discussion of potential locations to site a new Central High School, the 13.5 acres site at South Side School was discussed. It was stated that the site was not seriously considered because of the reluctance of the neighborhood to see the high school located at the South Side location.

Following is some additional information:

During the year 2010 Dr. Culver, Superintendent of Schools, retained the City of Champaign planning department to investigate and prepare a report of potential sites for a new high school. The criterion established at that time was an open site of at least 60 acres of land. The study was completed in November of 2010.

In August of 2013 The Champaign County Regional Planning Commission completed a study for Unit 4 comparing potential sites. The Champaign School District identified nine (9) potential school sites for evaluation. As part of this study a property had to be at least 30 acres to be considered. Four parcels were identified each totaling approximately 40 acres. One of the four parcels was outside of the Champaign School district and another had total acreage of approximately 25 acres and was not considered.

In April of 2014, a revised report was prepared by the RPC. The purpose of the revisions contained in this report was to evaluate two additional sites; Dodds Park and Spalding Park. Table 1 showing all the considered sites and associated acreages is included below.

There has been public discussion as to the possibility of the South Side School site as a high school site. A proposed plan was submitted to the News Gazette and published in at least two News Gazette articles. The Keep Central Central group made a preliminary evaluation and believed that it would be costly compared to other options presented considering the necessary relocation of South Side School and the Mellon Administrative Center as well as the likely need for additional land at the site.

The State of Illinois or IHBE does not have a required size for a new high school. The Capital Development Board recommends for a high school a minimum acreage of 20 acres plus 1 additional acre for each 100 students. Based upon 1400 students a recommended site for building a new school would be 34 acres.

Table 1: School Site Location and Size

Site Name	Approximate Size	Major North/South Corridor	Major East/West Corridor
Central High School (Existing)	5 acres	N. Lynn Street	W. University Avenue
Centennial High School (Existing)	23 acres	Crescent Drive	W. John Street
Atkins Tract	59 acres	N. Mattis Avenue	W. Anthony Drive
E. Bradley and N. 4th	25 acres	N. 4th Street extended	E. Bradley Avenue
Clearlake Site	47 acres	N. Mattis Avenue	Bloomington Road
Country Fair Site	35 acres	S. Mattis Avenue	W. Springfield Avenue
Dodds Park Site	104 acres	N. Prospect Avenue	W. Bradley Avenue
Faucett-Carr Farm Tract	73 acres	N. Prospect Avenue	W. Olympian Drive
Lange Farm Tract	70 acres	N. Prospect Avenue	W. Olympian Drive
New 1	65 acres	N Mattis Avenue	W. Olympian Drive
New 2	51 acres	Boardwalk Drive	W. Olympian Drive
New 3	40 acres	N. Neil Street	E. Interstate Drive
Ponder-Moore Tracts	75 acres	N. Market Street	W. Olympian Drive
Solon Tract	160 acres	S. Duncan Road	W. Kirby Avenue
Spaulding Park Site	37 acres	N. Mattis Avenue	W. Bradley Avenue
U of I Tract	70 acres	S. First Street	E. Curtis Road
Voightlander Tract	70 acres	N. Duncan Road	Cardinal Road W.

Note about additional sites:

The Champaign School District was informed of a potential site located north east of N. 4th Street and E. Bradley Avenue. Four parcels were identified totaling approximately 40 acres. One of the four parcels is outside of the Champaign School district reducing the total acreage to approximately 25 acres. This is below the 30 acre minimum and was therefore not included in this report.