



## PARK RIDGE-NILES SCHOOL DISTRICT 64

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**Dr. Laurie Heinz**, *Superintendent of Schools*

November 9, 2017

### VIA ELECTRONIC MAIL

Mr. James A. Brown  
Community Preservation and Development Director  
City of Park Ridge  
505 Butler Place  
Park Ridge, IL 60068

Re: 1440 W. Higgins Rd. Proposed Development

Dear Mr. Brown:

I am writing to share with you the concerns of School District 64 regarding the proposed development for the above-referenced property coming before the City's Planning and Zoning Commission next week. As presented in the developer's application to the City, the development calls for 19, three-bedroom townhomes accompanied by either a multi-tenant medical office space, a multi-tenant commercial building, or a retail space.

District 64 desires that both it and the City are adequately planning facilities to address future student enrollment. As you are aware, District 64 has seen its enrollment increase over the past decade with significant residential development of infill sites throughout the City and consistent 'tear down' activity with smaller homes being replaced with larger homes every year. Our projections call for further increases in enrollment with several of our school buildings facing maximum capacity. District 64 has long been recognized for excellence and is a major draw for families. We want to ensure that future generations of students and families continue to receive the same high-quality education.

In summary, our concerns with the proposed development are as follows:

- The proposed development significantly understates the student generation for District 64 while providing no evidence in support of its conclusions. The applicant has estimated a K-8 student generation of 2,888 students for the 19, three-bedroom units. The basis for the applicant's conclusion is anecdotal and without any supporting data. As you know, District 64 has conducted its own fiscal impact study for this site with a conservative estimate of student generation at six to nine students. A copy of the District's study

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prepared by Teska Associates Inc. is attached. The District's conclusion is supported by both the widely recognized Illinois School Consulting Service report and actual student generation data from several comparable developments in Park Ridge.

- By underestimating the student generation from the proposed development, the applicant has significantly overstated the financial benefits to the District from the proposed development. Using corrected data; the fiscal impact to District 64 will either be negative or breakeven.
- Without any supporting evidence, the applicant concludes that there will be no costs to the City. This is not a credible conclusion.
- The proposed development contradicts the City's 2010 Higgins Road Corridor Plan, which calls for a mix of commercial and office for this area. Higgins Road is primarily a commercial road with several hotels within a half-mile of the site. Residential development on a commercial thoroughfare would be inconsistent with the trend of development in the area and a real missed opportunity for the City.
- The applicant's report is extremely sloppy. There are multiple references to District 34 (which is in Glenview), District 225 (which is in Glenview and Northbrook), and the Village of Glenview. The City is repeatedly referred to as 'the Village'. It appears the applicant's report was copied from a development in Glenview without careful review and it's not a credible document.

I am attaching the Fiscal Impact Study Analysis prepared by Teska dated September 5, 2017. We have asked Scott Goldstein, AICP from Teska to attend the Commission meeting and plan to have him speak to the Commission regarding his analysis and conclusions, and address any questions the Commission may have.

District 64 is keenly interested in the sound and thoughtful development of property within its boundaries. We are eager to partner with the City in making sure that all development best serves the entire community.

We look forward to seeing you on the 14<sup>th</sup>.

Best regards,



Laurie Heinz, Ed.D.  
Superintendent

cc: Board of Education

Attachment: Teska Fiscal Impact Study