



Jim Argionis

November 11 at 9:52pm

Kudos to D64 for paying attention to the potential impact of residential development on our schools. See letter from D64 supt discussing the potential impact of a proposed development on Higgins near Dee. The development will be considered at 7pm at the Planning and Zoning meeting at City hall this Tuesday. The professional D64 hired to do a study on the impact of the development on our schools will be attending the meeting to discuss the report his Firm Teska generated. Below is a copy of the D64 letter and a link to the materials for Tuesday's meeting.

<http://parkridge.granicus.com/MetaViewer.php...>



PARK RIDGE-NILES SCHOOL DISTRICT 84

1444 W. Higgins Rd., Suite 100, Park Ridge, IL 60068
Dr. Laura Mullen, Superintendent

November 9, 2013

VIA ELECTRONIC MAIL

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

Re: 1444 W. Higgins Rd. Proposed Development

Dear Mr. Brown:

I am writing to share with you the concerns of School District 84 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 84 desires that both it and the City adequately plan facilities to address future student enrollment. As you are aware, District 84 has seen its enrollment increase over the past decade with significant residential development of multi-unit throughout the City and increasing "net losses" 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 84 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 underestimates the student generation for District 84 while providing no evidence in support of its conclusions. The applicant has estimated a K-8 student generation of 2,884 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 84 has conducted its own fiscal impact study for that site with a conservative estimate of student generation at six to eight students. A copy of the District's study

To: jay@argon.com | 10/10/13 | 10/10/13 | 10/10/13

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


- By underestimating the student generation from the proposed development, the applicant has significantly overestimated the financial benefits to the District from the proposed development. Using corrected data, the fiscal impact to District 24 will rather be negative or breakeven.
- Without any supporting evidence, the applicant concludes that there will be no costs to the City. This is not a probable 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 arterial bus routes within a half mile of the site. Prudent development on a commercial thoroughfare would be characterized with the intent of development at the site and a realignment opportunity for the City.
- The applicant's report is extremely sloppy. There are multiple references to District 24 (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 is in copied from a development in Glenview without careful review and it is not a credible document.

I am attaching the Fiscal Impact Study Analysis prepared by Triha dated September 3, 2011. We have asked Scott Goldstein, AICP from Triha 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 24 is heavily 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 hearing from you this 12th.

Best regards,


David Hanks, I & D
Superintendent

cc: Board of Education

Attachments: Triha Fiscal Impact Study



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31 Rick Biagi, John Moran and 29 others

Comments



Anthony Ross Terrible

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Jason Smee Our city commissioners are morons. There is also a large conflict of interest between the city and our schools.

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John Bennett Jason, come on out to the meeting Tuesday. We would love to here your point of view. Then you can watch us Commissioners have an intelligent discussion on the merits of this presentation.

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Jason Smee John Bennett I cant this tue, but will likely become more active. Higher density housing might be great for the city, but not for our schools. I'm still upset with 400 talcott

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John Bennett Jason, these two cases are different in a lot of ways. 400 Talcott happened because a developer found a flaw in our Zoning ordinance and exploited it. The Higgins development is more straight forward.

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Jason Smee Bottom line is at the margins (and thats all 99% of people are smart enough to understand), the city and the districts interests aren't aligned. The city just needs to raise revenue any way it can (i.e. new development) since its marginal costs are negligible. The districts on the other hand need to raise revenue faster than the costs. Since most of us move to park ridge for the schools, the school economics should dominate in development.

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Dave Clarkin I find the district's opposition to the development disheartening. The district estimates a permanent increase of as many as nine students from the development. Last year the district saw an increase of around 80 students just from natural growth, as older couples sell their smaller homes which are torn down to make way for large family dwellings. Two tear-downs just behind us have seven children. The number of school age kids resulting from this development is inconsequential compared to the natural growth of the school district.

The only difference here is that the district hopes to bar students from less affluent families.

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Jim Argionis You are assuming these townhomes will House "less affluent" families. The developer disclosed the price point and there are many better deals in park ridge. Also you assume that the District doesn't benefit from less affluent families —state chapter 1 funds and the rankings that us news and others put out actually would be higher if our lower income family ratio increased.

Finally you wrongly assume tear downs (which are not asking for a change in commercial space to residential) always add more students. Many of those are families who are upgrading and kids are near done or done with school age children.

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Jason Smee Add to the fact that teardowns result in a significant increase in property values and in turn taxes.

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Jim Argionis **Jason Smee** correct. Here if the property were developed commercial it would generate more tax revenue and not increase the expense burden of (currently) 15,600 per student for D64 and over 19,000 per student for D207. On top of all that our comprehensive plan says we are to strive to maintain the single family residential character and the Higgins corridor plan specifically mentions that this parcel should be developed as commercial/Office.

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Dave Clarkin [Jim Argionis](#) i am not assuming the tear downs are adding to the number of school age kids. That data comes from the school district.

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Dave Clarkin [Jason Smee](#) How much would the home value have to increase to cover the cost of schooling three children rather than zero?

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Jim Argionis [Dave Clarkin](#) so we should exacerbate the problem by converting commercial space (ie: no additional children) to residential?

The districts study speaks of increased enrollment overall with families moving in etc (it does not single out tear downs as the sole cause)

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Dave Clarkin "Exacerbate the problem?" When you are a 'bedroom community' and people want to live in your town, that is a good thing. Park Ridge is unlikely to see an industrial revolution. If we want to thrive, we have to grow our retail and service sectors, and that means we have to grow our population.

In addition, those townhome buyers tomorrow are single-home family buyers three years from now. That increases all of our home values. Why would the city council intentionally drive down demand for homes in Park Ridge?

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Cindy McDonald Grau [Jason Smee](#) - taxes don't go up- the tax levy stays the same. Your share may go down if someone else's goes up but we don't get more taxes.

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November 12 at 3:06pm

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Jim Argionis [Dave Clarkin](#) so you want to grow the population when our infrastructure (schools especially) cannot handle the growth?! Wow

So when schools get over crowded and people don't move into town for the schools but the developers have made their buck and left depreciating assets in town with schools of classrooms over 30 kids-that would be a good thing.?! Short term thinking has doomed many a community.

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Dave Clarkin We are going to have to build more classroom space regardless, Jim. Our class sizes are already above average, our test scores are already below average, the community is demanding we add full day kindergarten. Nine more students is not going to impact our capital budget.

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[Jim Argionis](#) [Dave Clarkin](#) classrooms on the bubble mean ONE more student forces opening of a new classroom - new teacher etc.

Zoning code says the infrastructure needs to be in place before you change zoning. Not other way around.

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- November 12 at 3:35pm

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[Dave Clarkin](#) [Jim Argionis](#) The 141st student to enroll for 5th grade is no more or less responsible for the need for an additional classroom than the first student. At 140 students, that grade already should have been split into six classes of 23-24 students, which is already above the state average and the district average.

Even at 3 classes of 28, an 85th student would result in 4 classes of 21-22. its not until you get to two classes that a 57th student would result in classes sizes below the state average and the recommended maximum of 20 per class.

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[Jim Argionis](#) [Dave Clarkin](#) I disagree with your numbers...but the School issue is a small part of this development. Read the link to the materials and look up the Higgins Corridor plan on the city's website. The Higgins corridor is the gateway to the southern portion of our city (and this spot the Sw portion) and the official development plan calls for commercial space (space that generates higher taxes) which is rare in park ridge and should not be given up lightly. The spot that currently occupies Whole Foods —you know what was approved for that spot (though our official City development plan called for commercial space)? - multi unit high density residential units. The argument was similar to what is being presented for this space -it is currently an eye sore and has been for years so we should allow new development regardless of whether it complies with our official development plan. Luckily the funding for that multi unit development fell through and then Whole Foods materialized which is consistent with the plan and which generates revenue above what would have been generated by the residential development. We CANNOT be short sighted -need to allow the right development at the right spot. Why undertake the time and expense to hire development experts to draft comprehensive plans, Higgins corridor plan, uptown plan if we aren't going to follow them?

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[Jason Smees](#) [Cindy McDonald Grau](#) Actually, the amount they can request is a product of cpi and new construction which includes improvements <http://www.argohs.net/.../Tax%20Levy%20101%20Frequently...>

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[Dave Clarkin](#) [Jim Argionis](#), they aren't "my numbers." Math just is. Your argument is much more solid than the school district's, which seems to be shovelling against the tide to forestall the inevitable need for more space. i look forward to reading the city development plan but have to wonder, if it has been this long and there is still no development there, is it time to question the plan? maybe the market is trying to tell you something?

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[Jim Argionis](#) [Dave Clarkin](#) Or the owner is being unreasonable in his pricing - which has been what many believe has been the case.

The point is we should not give in to short term market fluctuations. We need to view things long term. Giving up what

has been deemed a "prime commercial/Office redevelopment opportunity" for residential is not prudent for the long term benefit of the city. The plan (drafted 7 years ago) said the development may not occur for 10plus years. With enough time the spot for Whole Foods was filled with the right development. Same for this spot, if we don't panic. Besides, over saturating the in demand market for residential housing will have a negative impact on house pricing according to basic economic theory. Whereas improving the existing stock of housing (tear downs) improves neighboring values.

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Dave Clarkin Isn't a problem though that tear downs tend to significantly add to school enrollment without significantly increasing the property tax base for our schools? We need a diversity of housing stock that appeals to childless families, not just 4-6 bedroom houses.

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Jim Argionis [Dave Clarkin](#) Some studies I have seen relating to "desirable" School District suburbs like ours show that single family homes generate fewer children than multi family units. Some high income couples tend to have fewer kids and some upgrade their homes as kids get older

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Dave Clarkin [Jim Argionis](#) all other things being equal, a 6 bedroom, 3.5 bath house is going to have more kids than a 3 bedroom, 1.5 bath condo/townhouse. A 3 bedroom town home is unlikely to have two school age children in it.

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Dave Clarkin I will be happy to run the data for the city.

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Jim Argionis [Dave Clarkin](#) you will be surprised. Run same data in wilmette and northbrook and again you will be surprised.

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Dave Clarkin Won't be downloading census data on my phone...LOL

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Mary Wynn Ryan I just saw some article in a national pub stating that the fear of school crowding from new developments is usually unfounded; I'll try to find it. I do appreciate D64 weighing in; the usual silos keep one governing unit from considering the impact of, or on, the others, to the frustration of the taxpayers. Regardless of who wins this argument, however, can we PLEEZE stop with the name-calling and faux-legal attacks? For there to be "conflict of interest" the entity has to have control over funds of two different governing bodies. The school pushing school interests and the City pushing City interests does not constitute a "conflict of interest." And while we have a lot of under-informed folks on these Park Ridge sites, I think "moron" is a

bit over the top. We've already lost one valuable local Facebook discussion site; let's not make Chris come to the same conclusion. Before commenting, take a deep breath, mutter the insult to yourself, and type your message without it, mokay? xoxo

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Hanna Bee I do like how Dr. Heinz highlighted inconsistencies in the developers proposal which brings to their credibility of their entire proposal. Citing Glenview and the wrong school districts shows the developers sloppy work.

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Jim Argionis For those of us with School aged children we know how the "stage" or auditorium are being used for music classes and how other crowding is occurring. There is also the classrooms that are "on the bubble" meaning one additional student will burst that bubble and require opening another class room for that grade in order to maintain classroom size at a level where the educational experience does no suffer.

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Dave Clarkin at the same time, Jim, the school district is considering reducing its levee by about \$100,000 I believe (this is [Tom Sotos](#) are of expertise). It seems incongruous on the one-hand for the school district to argue that we should halt economic development in Park Ridge that it expects will generate \$125K in school tax revenue because it might generate \$140K in costs, but at the same time provide a \$100,000 property tax break. We cant spend \$15K to educate nine more kids, but we should provide \$75K in raises to administrators and spend \$30K on an SRO program.

I agree with you it is ridiculous that music class isnt in a classroom. But the district seems to able to find money for a \$1.4 new set of front doors ar Roosevelt when it wanted to.

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Ginger Pennington Unfortunately, complaints about "Conclusions being anecdotal and without any supporting information" is not terribly credible coming from Dr. Heinz, considering recent events. It's always commendable when decisions are made with solid input. I'm not sure that a study funded by the district in order to support conclusions supported by the district fits the bill. But this is how politics goes, I suppose. I hope a sound decision will be reached. We do seem to need work on our class sizes and rankings, regardless of what happens with this development. For a district with our resources, some of our results are disappointing.

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November 12 at 5:12pm · Edited

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Jim Argionis I thought you wanted the District to base decisions on research and established standards?The Teska report seems to be just that. And in this case, if the District didn't do such a report , all that would be submitted would be the developer's hired expert's report.

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Ginger Pennington Yes, I noted my respect for research in my comment if you read it completely. I also noted that unbiased research (rather than researchers hired by a party to support an already determined opinion) is preferable.

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Ginger Pennington Note: " It's always commendable when decisions are made with solid input. I'm not sure that a study funded by the district in order to support conclusions supported by the district fits the bill. "

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Ginger Pennington (To be clear, I don't know if the research was done well or not. No frame of reference either way on this case. Hopefully they make the info publicly available so interested parties can examine it, if they have the expertise to do so. I don't. My p...[See More](#)

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Jim Argionis [Ginger Pennington](#) or only when it agrees with one's opinion -which is dissappointing.

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Ginger Pennington It is. I get that things work differently in politics than in academia, and it is natural to be pulled to overweight evidence that agrees with one's own opinion....but there are ways to resist that temptation.

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Jim Argionis [Ginger Pennington](#) this situation lends itself to competing experts -much like many court cases. When it is a battle of the experts the expert with the most sound methodology and the most credibility should win the day. Here the district has an expert with sound methodology and more credibility. The developer expert did a cut and paste job without supporting methodology and I found that same expert providing opinion in a glenview zoning case when glenview hired its own expert to check their work -guess what ? Glenview 's expert found the projected increase in students to be double what the "laube" Firm (same one here whose report is for park ridge but report consistently references glenview school districts) projected. In this case laube projects 2.88 children and District's expert (different one from the expert hired by glenview to check this developers projections) projected double to more than double. Coincidence ?

Needless to say, some of us are going to have "a few" questions about the developer's findings this Tuesday.

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Ginger Pennington As you should

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Steve Paschos Hmmm more and more developments...

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Tom Sotos [Dave Clarkin](#) your comments are coming off more and more as a personal vendetta against certain governing bodies then they are productive.

Just an observation.

I may be wrong, but it sure seems that way.

Either-way, I continue to read and listen. As I've said many times before, most of if not all the comments have value, as long as you look past how and why they are presented.

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Dave Clarkin Tom, I was just asking whether I was correct in my recollection that you and Mr Biagi were entertaining a motion to reduce our overall tax levy by around \$100,000? It seems disingenuous for district 64 to argue that it can't afford to spend \$15K to educate nine children, but it can spend money on raises for administrators, SRO, and other things.

On the other hand, the city's argument that it just doesn't think residential is a good fit for this property seems much more meritorious. Given that view, seems like we could have saved the district some money by not doing the impact study. And no, I don't have anything personal against the board. I agree with the vast majority that it should operate with honesty, integrity, transparency and accountability.... I appreciate however that not everyone holds that view.

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Tom Sotos Your recollection was incorrect as it is often. No we were not entertaining reducing the levy by 100k. We were exploring methods of only levying what we need and not more to build up a slush fund. I argued and even belabored the issue at the last meeting so we as a board could understand that by levying the max we were actually adding to a fund that was already in excess.

This was a fight for HITA. As it turns out, last evening are discussions were very productive surrounding this issue, please watch the video when you have a chance.

As for the condos, never said we can't afford to pay for kids education. I said why would we voluntarily over burden our schools with added residential in an area that was not intended to be residential. It's a fair argument.

I too respect HITA and those who fight to keep public officers to that standard. I do not appreciate individuals who are so motivated by their own agenda that they refuse to hear the arguments of others.

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Robert Trizna Here's the basic math, folks: The cost of each D-64 student, all in, is roughly \$16,000 per year. Because D-64 gets about 40% of our annual RE taxes, a homeowner with one kid in a D-64 school would need to pay \$40,000 in RE taxes to cover the cost of just that one kid. How many homes in Park Ridge pay \$40,000/year in RE taxes? Few, if any.

So let's go with a household paying a more modest \$15,000/year in total RE taxes, which means \$6,000 goes to D-64. That's still a \$10,000/year deficit. And because the cost of D-64 education seems to increase at a rate equal to or greater than the rate RE taxes increase, that means a cumulative K-8 deficit of \$90,000 for just the first kid in that residence – and an additional \$144,000 of deficit for the second K-8 kid in that residence.

For those of you who want to sell this misbegotten idea with the fool's gold of growing "our retail and service sectors," here's another number for you: At the City's 1% sales tax, that proposed Mr. K's townhouse with 2 kids in it and the K-8 D-64 deficit of \$234,000 will require \$23.4 MILLION in sales (of goods, not services that don't generate sales tax) over those 9 K-8 years to cover that deficit. And that sales tax money would go to the City, not D-64. So GFL with that.

I'm willing to bet a crisp new \$1 bill that those 19 3-bedroom townhouses on that Mr. K's commercial strip across Higgins from another commercial strip will generate more than the developer's estimated 2.888 D-64 students within the first year they are sold. And I'll bet an additional crisp new \$1 bill that the entire 19 unit townhouse development will be figuratively hemorrhaging red ink through its ears, running into the millions of dollars, in just the first decade or so.

Let the developer try to explain away that math tomorrow night.

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Dave Clarkin The problem with your argument is that what's true of the potential family moving into a development on Higgins is true of every family that has ever lived in Park Ridge and probably will ever live in Park Ridge: the cost of a public education will always exceed the cost of the property taxes paid by a family during the time their child actually attends the schools. And yet, no one who currently sends their kids to D64 thinks that they are gaming the system, do they?

As for whether or not the enrollment projections are accurate, I thought that the consultant was working for D64?

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Dave Clarkin You raise a good point though: expanding the sales tax to include services like legal fees would help stabilize city finances. So would the Billionaire's tax.

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Robert Trizna **Dave Clarkin** Which is why there's no good reason to rezone existing commercial/business property to accommodate residential.

Over the last few years a number of commentators on this and the other local FB page have talked about how they'll be moving out of Park Ridge as soon as their last kid graduates from school in order to get away from the high taxes. So, yes, to me that's "gaming the system."

There's no way Mike Madigan and his Madiganocrats will permit taxes on legal services, so don't hold your breath on that one. But, yes, by all means, let's tax all the "Billionaires" in Park Ridge – and with the proceeds the Park District can buy a 16-inch Clincher or two.

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Dave Clarkin Taxing legal services was proposed by Governor Rauner, and I believe it is still under consideration now that Governor Rauner has passed his plan to increase state funding for Chicago schools. The Millionaire Tax fell one vote short thanks to opposition from Governor Rauner, but I expect it will come up again in 2019, with \$1 billion earmarked for public education.

The plural of anecdote is not data.

I am sure you may know some folks that might be talking of moving from Park Ridge...but since the average household income has risen in Park Ridge from \$73K to \$93K per year over the last 15 years and the average home value from \$286K to \$400K. Supply has been greatly outpaced by demand for over a decade. You would have to look at the last two years of home sales and building permits, but it does not seem that demand is slacking off. Do you have any data to the contrary?

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[Robert Trizna](#) [Dave Clarkin](#) Rauner talked about a tax on legal services during his 2014 campaign but abandoned it based on a legal opinion that it would violate the uniformity clause of the Illinois Constitution (Art. IX, Sec. 2) because it would not be based on real and substantial differences between legal services that would be taxed and other services not taxed.

I don't personally know of any folks who are talking about moving out of Park Ridge after they are done sucking out all the free education for their kids - because those aren't the kinds of folks I prefer to hang with. But they have posted on both this FB page and Concerned Homeowners over the past few years.

"Average" household incomes and home values are often misleading because they can be significantly skewed by outliers. Median incomes and home values are more realistic, hence the difference between Park Ridge's average household income of \$136,670 and its median household income of \$88,705 <https://www.point2homes.com/.../Park-Ridge-Demographics.html>.

First, where's your data to support "[s]upply has been greatly outpaced by demand for over a decade"?

Park Ridge Demographics & Statistics — Employment, Education, Income Averages, Crime in Park Ridge — Point2 Homes

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[Dave Clarkin](#) [Robert Trizna](#) demand must be higher than supply, otherwise home prices wouldn't have gone up.

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[Dave Clarkin](#) [Robert Trizna](#) i am not sure where you are getting your legal opinion of Rauner's legal opinion. The only opinion i am aware of is an opinion that the Dept of Revenue released pertaining to a proposal to tax five services, and legal services were not in that package. Governor Rauner proposed a much more sweeping tax that would include a large array of consumer and business-to-business services which would presumably not fail the uniformity test: if you tax most services, you pass the test.

what is your source?

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[Robert Trizna](#) [Dave Clarkin](#) Still waiting for your "data." And "prices...have gone up" because they cratered during the recession - and many still have not come all the way back to where they were in 2007 before the bubble burst.

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[Dave Clarkin](#)<https://www.census.gov/.../parkridgecityillinois/PST045216>



U.S. Census Bureau QuickFacts selected: Park Ridge city, Illinois

Frequently requested statistics for: Park Ridge...

CENSUS.GOV

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Dave Clarkin Via Neighborhood scout, park ridge home values have appreciated 32% since 2000.

<https://www.neighborhoodscout.com/il/park-ridge/real-estate>

Park Ridge, IL housing market data and appreciation trends -...

NEIGHBORHOODSCOUT.COM

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Robert Trizna [Dave Clarkin](#) Actually only 1.59%/year over 16 years - which is under the 2.155% average increase in the rate of inflation for that same 16 year period. Yep, a booming market for sure: <http://www.multpl.com/inflation/table>



US Inflation Rate by Year

Check out this fantastic US Inflation Rate table.

MULTPL.COM

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Dave Clarkin We don't want a "booming" housing market. booms are followed by busts. Plainfield was a fast-growing city, then it led in bankruptcies.

Again: supply was outpaced by demand in Park Ridge.

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Barbara Gaffke Just wondering, were there analyses of the impact upon our educational system when the townhomes on Northwest Hwy near St. Paul's, Hinkely and behind Chase on Busse were developed along with Parker apartments on Geenwood ?

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November 13 at 4:40pm

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Dave Clarkin Good question. A 2016 article indicated condos downtown created an enrollment spike at Washington, but I don't know if there was a study done. [Tom Sotos](#) might be able to answer that one.

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Jim Argionis The district has been discussing at various meetings and evaluating the impact -I'd have to go back and find and copy and paste the links to those d64 discussions. They are part of their long term planning.

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Jim Argionis The point is: commercial/Office generates more tax revenues since rate is higher than residential So why would we give up a commercial site for residential. We almost missed out on Whole Foods bc of similar "current market is demanding residential" arguments.

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Dave Clarkin As I said Jim, I find your "real estate experts are telling us to hold out..." argument much more persuasive than the school district argument.

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Barbara Gaffke [Jim Argionis](#) Thanks. It seems they have been monitoring the enrollment.

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Tom Sotos Not sure why some individuals want to draw a line between two groups who are fighting for the same goal. The fact of the matter is that allowing residential to go up on property not intended for residential hurts our city and schools. Less revenue and heavier burden on schools.

Those are facts.

Even one extra kid coming from a property never intended to be residential is a added burden.

Key words "never intended to be residential".

What is a good argument for reducing commercial/retail in favor of residential in a city that lacks commercial/retail?

What is a good argument to add even one additional student to the system, when that student comes from a property never intended to be residential?

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Tom Sotos This community should not be looking to add residential on commercial property. Or multi unit homes on land intended for single family.

It has a negative impact on tax revenue and a burden on our schools.

I personally don't need a study to tell me that if you build a home on commercial property or will inevitably add children which would not have happened if it stayed commercial.

We should not be held hostage by developers looking for the best return in their investment. They will build it, take their money and leave. Leaving us with the burdens.

Developers can make money on commercial, it will require a hard line to not allow the rezoning, which will force property owners to sell property at a fair market price for commercial property which will allow a developer the room to make a few bucks. Then we are left with the revenue not the burden.

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Steve Paschos [Tom Sotos](#) AMEN. Agreed. AGREED. AGREED. Let's stop this madness of townhouses condos and apartments populating areas in a small suburb that were not meant to be residential. Stop it now in Park Ridge or in 10 years we will reap what is sowed by others.

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Steve Rubsam [Tom Sotos](#) well said and valid points.

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William Cline I haven't read through all the comments but from what I skimmed I saw a lot of bad math. Any development residential or commercial is a net positive for our community. The math used in the report is bogus and I went thru it in detail on a previous posts. Not a single urban planner or economics professional would suggest stalling growth is good for a community and there are plenty of studies out there. Yes our schools are getting crowded due to a turn over in the population in Park Ridge and development has little to do with this.

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Jim Argionis with that thinking we would have had residential development on the property currently occupied by Whole Foods

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Jim Argionis the attached (from a quick google search - there are more) is an article from an urban planner that says growth just for growth sake is not appropriate:

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Jim Argionis http://www.fodorandassociates.com/.../Myth_of_Smart...

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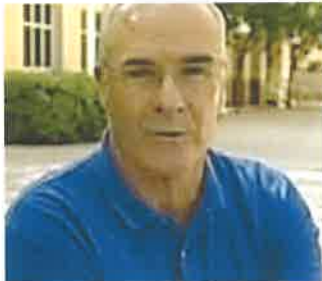


Jim Argionis this econ professor says there are benefits to low density living in the suburbs (again just a quick google search):

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[be.com/watch?v=t0ynJwPILvE](https://www.youtube.com/watch?v=t0ynJwPILvE)



Jan K. Brueckner on Urban Sprawl - UC Irvine

Jan Brueckner, UC Irvine...

YOUTUBE.COM

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Cindy McDonald Grau Fascinating!

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Jason Smee Bill, this is wrong on so many levels, so I'll repeat. From the city's perspective, almost any development is net positive in the near term since it will generate more taxes. This makes the simplistic assumption that there is no incremental cost. Notable exceptions would be to throw in a bunch of low income housing (i.e. police costs would go up), or things that would significantly increase traffic, etc. In the long term, even cost free decisions could impact the city if they changed the character of the city.

Now, let's consider the reason the vast majority of residents choose park ridge - the schools. Here the choice of development is very important. Commercial is great. More revenue, no cost. Residential is dependent on whether the marginal increase in revenue outweighs the increase in use. Best case scenario. I tear down outdated house worth \$250k, put up a \$2mln mansion and I send my kids to Private school. Worst case, we put up high density apartments 400 talcott. Now, for the sjw's in the group, this is purely an economic discussion, not social benefits and other externalities.

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Jason Smee What really complicates the issue is when marginal costs hit inflection points, which appears we may be getting to. This occurs when we've reached capacity, and now must add to our physical stock.

In addition, we've historically benefitted from a mix of retirees. They pay in, but don't use the services. If taxes go up, you may encourage the retirees to leave, placing a larger burden on the system. Unfortunately, at that point, you might quickly find yourself in a downward spiral, as taxes keep going up and seniors keep leaving. Next thing you know, we look like suburban nyc suburbs, where the for sale sign goes up as soon as the graduation balloons come down.

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William Cline **Jason Smee** I know all about marginal cost, fixed cost, variable cost, real estate and public infrastructure. We are hitting an inflection point regardless as the population is turning over. There is very little land in Park Ridge to develop and the amount of development relative to the population isn't even a blimp on the screen. Park Ridge's population has gone down in the last 30 years not up. The inflection point is being driven by a turn over in population. I've seen a huge turn over just on my block. The schools are going to have to deal with a growing population regardless of new development which relative to growth amounts to a hill of beans. I reviewed the study and it's pure bull shit and pin points a problem that when compared to the larger numbers doesn't mean anything. It does seem to get people up in arms and it makes for a great political distraction. As for the study I don't blame the guy who wrote it as he was just doing what his client asked him to do. Park Ridge does not have a plan for economic development, the school system is in poor financial shape, maintenance was neglected for far too long and doesn't have the money to address the shift in population because it's too busy spending money on deferred maintenance. The City and the Schools need to look at the bigger picture and develop a plan. Any plan that says we should continue to let neglected buildings or empty land stay vacant doesn't make any sense. Our codes need to shift with the needs of today's society and the public officials need to stop catering to nimbys that have no clue how economic development works. There are plenty of suburbs to compare to that are doing a great job. Government exists to think ahead and plan for the future and in our town all that I see is complaining, finger pointing, dealing with previous years problems and a lack of focus and vision.

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William Cline **Jason Smee** putting in high density along a retail corridor that would improve with more foot traffic makes perfect sense to me.

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William Cline Whole foods is located in area that is viable for a business close to uptown not on the edge town surrounded by forest and highway. Also none of your publications take into account Park Ridge has 2 trains, 2 highways and an airport.

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Jim Argionis I thought you said "no planner" "no economist" maybe i Read that wrong.

Actually the real estate reports I read about the O'Hare Office corridor state that the trains and highways make it and Evanston a hot spot for Office development as of late. So again why would we give that up (like people wanted to do for the even more desirable Whole Foods spot) for residential ? Especially where a stubborn owner was keeping the price artificially high.

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Tom Sotos Higgins is prime for commercial. However that hinges on the property owner not holding out for a zoning change so he can get an artificially inflated price for his commercial land.

If he prices it as commercial a commercial developer will build it and fill it.

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· November 14 at 7:14pm · Edited

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William Cline Nothing about Higgins and Talcott is prime. Maybe Higgins and Cumberland.

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William Cline Also site is a sliver and trust me if anyone proposed anything over 3 stories neighbors would freakout.

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Tom Sotos Get me the property at a commercial rate and I promise to not even try to put residential there.

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· November 14 at 11:25pm

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William Cline haha

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Hubert J Cioromski Hey Tom is it a matter of public record what the cost of the study performed by the district cost? I believe you are on the board can you provide if possible.? At the same time throw in the cost of the law firm that was at the meeting also. Thanks , Best regards

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Charles Melidosian **William Cline** ... he's not joking.

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Matt Coyne School overcrowding is only one reason for not changing zoning from commercial to residential. The other, more import, reason is once changed, it's almost impossible to change back. So, in the case of a property located smack in the middle of other commercial properties, changing it to residential effectively eliminates it from every producing more tax revenue than simply property tax revenue. Any municipality, but particularly a "landlocked" one like ours needs to be very cautious about changing commercial land to residential and when in doubt err on the side of not converting.

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Hubert J Cioromski Still no answer??

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Jim Argionis The cost is public information -school board meeting minutes or just read the various local reporter articles on the topic:

<http://www.chicagotribune.com/.../ct-prh-fiscal-impact-tl...>

<http://www.chicagotribune.com/.../ct-prh-schools-mrk-tl...>

Study to address proposed Park Ridge development's impact on...

CHICAGOTRIBUNE.COM

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Hubert J Cioromski Thank you for directing us to the articles however is there anywhere that the Park Ridge public can see a comprehensive cost of what,who appeared at the hearing the other night. Study, law firm, CFO appearances , school district official appearances, law firms etc etc etc. Thanks

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Charles Melidosian **Hubert J Cioromski**-I wonder if you can get someone to FOIA that kind of stuff for ya?

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Hubert J Cioromski Haha

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November 17 at 9:10am

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Jim Argionis Hubert J Cioromski yes. D64 website. Public info. Lawyer identified himself as board attorneys. If they work like City Attorney they likely have a retainer that covers certain things/meetings and then by the hour. Contract is a public document.

Just need to look in right spot.

Meetings are video taped too and several discussed this report and the study of the other recently approved multi unit developments regarding impact on enrollment.

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