

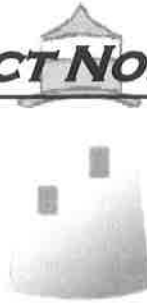
# AVOCA SCHOOL DISTRICT No. 37

ESTABLISHED 1870

2921 Illinois Road  
Wilmette, IL 60091  
www.avoca37.org

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August 21, 2017

Steven Gutierrez  
Director of Community Development  
Village of Northfield  
361 Happ Road  
Northfield IL 60093

Mr. Gutierrez,

I write this letter in regard to the 34 unit rental townhome development that is being proposed by Edward R. James Partners for 1725 Winnetka Road. The property under consideration is located within the boundaries of Avoca School District 37, an outstanding preschool through eighth grade elementary school district serving approximately 750 children. Avoca is exceptionally popular at this time, having experienced over 13% growth in student body in just the last six years; a good sign for a developer looking to build and rent units in the area.

James Partners' proposal states that 34 three bedroom rental townhome units are planned for this location, an additional 102 bedrooms for a small school district that is already experiencing growth within its existing housing composition. On page nine of their development proposal, Edward R. James Partners states that the target market for this development includes job transferees and single parents who may need or require residency in this area to stay close to their children.

Avoca is unique within New Trier Township, as we are the most ethnically diverse of the New Trier High School sender districts, with a minority population of approximately 40%. As a more representative reflection of the greater global community and with its easy access to Chicago, Avoca tends to attract an international clientele. By its own acknowledgement, the developer's target audience includes job transferees. These rental townhomes would be very attractive to a family who plans to be in the country for only a few years.

I also agree with the developer that the complex would be appealing to single parents. The Avoca School District is the most affordable pathway to New Trier High School with multi-unit dwellings along the Happ corridor and west Wilmette, and modest family-friendly homes in those same two areas. Three bedroom rental units would be very attractive to families in transition from all over New Trier Township who want to stay close to quality schools and their children's friends.

Appendix B, Division III, subsection 3.6, Dedication of School and Park Lands, of the Village Code of the Village of Northfield, requires, under certain circumstances, that the developer of a new subdivision dedicate land to serve immediate and future school needs. It goes on to state that in certain instances the developer, at the sole discretion of the village, may be required to make a cash contribution in place of an actual land dedication. In this circumstance, the Avoca School District is requesting the cash equivalent of the fair market value of a piece of land that the developer could be required to dedicate to the school based on the village's calculations.

**Avoca West School**  
235 Beech Drive Glenview, IL 60025  
847•724•6800

*"The Mission of the Avoca School District  
is to maximize the unique potential  
of each child we serve."*

**Marie Murphy School**  
2921 Illinois Road Wilmette, IL 60091  
847•251•3617

One of the criteria in determining whether or not a developer would be required to pay impact fees is that the development be more than five acres. This development is not. At 2.16 acres, it would appear that the village could rightfully refuse Avoca's request for impact fees. However, in this case, the development is of much greater density than a typical subdivision of single-family detached dwellings. Mathematically, this development will contain just over 47 bedrooms per acre! Even if the development was 5.0 acres with 102 bedrooms, the numbers work out to just over 20 bedrooms per acre. The Avoca School District respectfully requests that the Village of Northfield waive the five acre minimum requirement in this instance.

Also included in appendix B is a population density table, which the code asserts is generally indicative of projected trends in family size for new construction. Though Edward R. James Partners refers to what they are building as "townhomes," which would be listed under single-family attached dwellings in the village's table, this development consists of rental units with as many as six units per freestanding structure. When calculating impact fees, we request that the village use the multiplier associated with multiple-family dwellings, community residences and apartments.

I would appreciate if this letter could be shared with the Northfield Village Board and the Planning and Zoning Commission.

Please know that the Avoca School District will welcome any and all children from this new development with open arms. We are proud of the service we provide to this community and are confident that our outstanding reputation will allow the developer to draw a generous rental income for a very long time from the families who are fortunate enough to reside there.

Thank you very much for your consideration of this matter.

Sincerely,

A handwritten signature in black ink, appearing to read "K. Jauch". The signature is fluid and cursive, written over a light blue horizontal line.

Kevin Jauch, Ed.D.  
Superintendent of Schools  
Avoca School District 37