

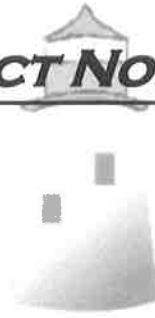
AVOCA SCHOOL DISTRICT No. 37

ESTABLISHED 1870

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Kevin Jauch, Ed.D.
Superintendent
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October 24, 2017

Stephen Gutierrez
Director of Community Development
VILLAGE OF NORTHFIELD
361 Happ Road
Northfield, IL 60093

VIA EMAIL

Re: Financial Contribution for 1725 Winnetka Road Development

Mr. Gutierrez,

I write this letter to further discuss the concerns of Avoca School District 37 with the 34 unit rental development at 1725 Winnetka Road that is currently under consideration by the Village's Plan Commission. We have consulted with legal counsel and understand that, at 2.16 acres, a dedication of land or monetary contribution to the school district is not mandated for the development under the Village's Zoning Code since the development is not at the 5 acre threshold. Nevertheless, the Village has considerable discretion in crafting the terms of an appropriate development agreement and in making sure the development is not detrimental to the public health and general welfare. We are therefore requesting that the Village use its discretion to require, as part of a development agreement, the developer pay a contribution to the District to assist in addressing the impact that will be realized as a result of the development.

Developers seeking planned development approval are required by the Zoning Code to consider the impact the development will have on property in the vicinity and make sure that the planned development will not diminish or impair property value within the neighborhood and that the establishment of the planned development will not be detrimental to the public health or general welfare. Given these requirements, developers routinely enter into development agreements with municipalities concerning a host of issues that, if not addressed, would leave the subject parcel unable to qualify for planned development approval.

This development is well suited for relocating families and families in transition, as the developer's proposal acknowledges. With 34 three-bedroom units, each unit having a "flex" room that could reasonably serve as a fourth bedroom, a large number of students from the development should be anticipated and planned for. It can hardly be denied that, for most families with school aged children, quality schools are *the most* important factor in where to live. The area's ethnically diverse residents, the convenient access to Chicago and the highly regarded schools means that the likely residents for the rental development will be job transferees with families and also commuting single parents, among others. These are residents who will either want to stay close to quality schools or locate to the area for the purpose of getting into quality schools.

In order to maintain the quality educational services and programming that residents in this area expect—an important component in the value of residential property—a fair financial contribution is critical. The fees

Avoca West School

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

Marie Murphy School

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help mitigate the costs that will be imposed on the District from the additional students that will surely result from the development.

Attorneys for the District have been in touch and will continue to be in touch with Village attorney, Everette Hill, concerning use of the development agreement to address the need for a financial contribution to the District.

As I have told you before, please be assured that Avoca School District 37 will continue to welcome any and all children from this new development with open arms. We are proud of the service we provide to this community, but it is important for this District to continue to have the resources that enable it to provide outstanding educational opportunities. I am confident that the District's outstanding reputation will mean higher rental income from the families who will clamor to live in such a high quality development that also is within such a high quality school district.

The Village's assistance is therefore requested in securing a fair financial contribution from the developer. Let's cooperate to make sure this community remains a vibrant and highly sought-after place to live. Thank you very much for your consideration of this matter.

Sincerely,

A handwritten signature in blue ink that reads "K. Jauch". The signature is written in a cursive, flowing style.

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

cc: Howard Metz