



Community Planning ■ Site Design ■ Development Economics ■ Landscape Architecture

TO: Jerry James, President  
Edward R. James Partners, LLC

FROM: Scott Goldstein, AICP and LEED AP, Principal  
Pete Iosue, AICP, Senior Associate

DATE: March 28, 2013

RE: The Glen, Parcel 24

Teska has reviewed information provided by the Village of Glenview regarding school-age children and have been asked to provide additional information on the projection of school-age children for the 177 and 240 unit proposals for Parcel 24.

The first step we took was to compare Rutgers, Ehlers and 2012 Annual Census information to determine accuracy of the models.

<b>RUTGERS - Cambridge at the Glen</b>					
		K-8	HS	Total	Students
2 BR Townhomes	54	0.09	0.03	0.12	6.48
3 BR Townhomes	54	0.23	0.1	0.33	17.82
2 BR Duplexes	24	0.09	0.03	0.12	2.88
3 BR Duplexes	24	0.23	0.1	0.33	7.92
2BR Single Family Detached	49	0.24	0.08	0.32	15.68
3BR Single Family Detached	20	0.47	0.16	0.63	12.6
4BR Single Family Detached	20	0.84	0.26	1.1	22
	245				85.38

<b>EHLERS 1996 - Cambridge at the Glen</b>					
		5-13	14-17	Total	Students
2 BR Townhomes	54	0.136	0.038	0.174	9.396
3 BR Townhomes	54	0.292	0.059	0.351	18.954
2 BR Duplexes	24	0.136	0.038	0.174	4.176
3 BR Duplexes	24	0.292	0.059	0.351	8.424
2BR Single Family Detached	49	0.184	0.02	0.204	9.996
3BR Single Family Detached	20	0.542	0.184	0.726	14.52
4BR Single Family Detached	20	0.828	0.36	1.188	23.76
	245				89.226

These models predict between 85 and 90 students for Districts 34 and 225. The 2012 Glen Census determined there were 125 students enrolled in the Southgate development, but this includes four bedroom homes, which disproportionately attract families with children. The Edward R. James proposals only include 3BR units, in large part to minimize the number of children that would be generated.

#### Cambridge (Example)

Housing Description	# of Units	Rutgers	Glenview (Ehlers 1996)	(2012 Glen Census)
2 BR Townhomes	54	4.86	16.74	-
3 BR Townhomes	54	12.42	34.72	27.55
2 BR Duplexes	24	2.16	7.44	-
3 BR Duplexes	24	5.52	15.43	12.24
2BR Single Family Detached	49	9.31	19.01	-
3BR Single Family Detached	20	8.8	25.36	10.20
4BR Single Family Detached	20	19.8	40.32	-
<b>Total</b>	<b>245</b>	<b>62.87</b>	<b>159.026</b>	<b>125</b>

As shown in the table above, the 2012 Census for Cambridge lies in between the Rutgers and Ehlers 1996 models, accounting for 50 of the 125 students generated.

Southgate may be a better example, however, due to a greater similarity in product type. Breaking down the 2012 Census to 3 bedroom townhomes in the Southgate development results in 15.7 students, just higher than the Rutgers and Ehlers 1996 levels. This would equate to a multiplier of 0.41 students per unit.

#### Southgate (Example)

Housing Description	# of Units	Rutgers	Glenview (Ehlers 1996)	(2012 Glen Census)
2 BR Townhomes	24	2.88	4.176	-
3 BR Townhomes	38	12.54	13.338	15.70
4BR Single Family	170	187	201.96	
5BR Single Family	12	18.36	10.716	
<b>Total School Children</b>	<b>244</b>	<b>220.78</b>	<b>230.19</b>	<b>271</b>

Using Tower Crossing and Patriot Commons as comparables yields a lower multiplier of 0.24 school aged children, yielding 73 students in 177 units, or 99 students in 240 units.

#### Tower Crossing/Patriot Crossing

	# of Units	2012 Census Students	Multiplier
Tower Crossing	154	44	0.29
Patriot Commons	68	10	0.15
<b>Total</b>	<b>222</b>	<b>54</b>	<b>0.24</b>

District 34 provided updated student counts for 2013 for the Heatherfield development. The data from District 34 was extrapolated for high school students. A table comparing 2000 Heatherfield student generation rates compared with 2013 actuals is shown below. The table shows a student generation rate of 0.066 for District 34 and .060 for District 225 for Heatherfield in 2013.

	Heatherfield 2000		Heatherfield 2013	
PRESCHOOL	23	48%	35	48%
K-8	13	27%	20	27%
HIGH SCHOOL	12	25%	18	25%
TOTAL	48	100%	73	100%
SCHOOL AGE	25		38	

PER UNIT	Heatherfield 2000	Heatherfield 2013
PRESCHOOL	0.076	0.116
K-8	0.043	0.066
HIGH SCHOOL	0.040	0.060
TOTAL	0.159	0.243
SCHOOL AGE	0.083	0.126

The final step was to apply the actual results experienced in the Glen to the proposed development for 3 Bedroom Attached and Detached housing proposed by Edward R. James for Parcel 24. The table shows a range of student generation based on the type of housing units and housing developments, and the mean value for student generation.

Public School Student Generation of Edward R. James Proposals								
Housing Description	Heatherfield 2000	Heatherfield 2013	Tower/ Patriot	Rutgers (2006)	Ehlers (1996)	Southgate	Cambridge	MEAN
177 Unit	5.3	11.7	42.48	65.91	71.50	73.14	90.31	51.5
240 Unit	6.4	14	57.6	86.70	93.62	99.17	122.45	68.6

Based on the large number of comparable developments and studies, the mean multipliers for single-family and townhome/rowhomes were used to project the fiscal impacts of the two proposals based on 2012 Annual Report Card operating costs.

Projected Fiscal Impacts on Districts 34 and 225						
	District 34			District 225		
	Revenue	Cost	Fiscal Impact	Revenue	Cost	Fiscal Impact
177 Unit	\$671,815	\$582,547	\$89,268	\$503,101	\$281,236	\$221,865
240 Unit	\$914,068	\$774,603	\$139,465	\$684,516	\$341,508	\$343,008