

## Community High School District 99 Property Sale Fact Sheet

---

### LOCATION

- The property that Community High School District 99 is offering to sell is located west of the Town Center complex at the intersection of Woodridge Drive and Center Drive.

### SIZE

- The property totals 45 acres.

### ACQUISITION DATE

- The property was acquired in 1966.

### BACKGROUND

- The property was purchased with the intent that as the school district's population grew, this location could serve as a third site for a high school.
  
- District 99 retained demographer, Dr. John Kasarda in 2004. He conducted an extensive study of data (census, Village planning, birth rates, development activity, etc.) and developed high school enrollment projections through 2019. The projections showed the district's enrollment growing to approximately 5,800 students in the 2006-07 school year, and then dropping back to approximately 5,200 students by 2019. Historically, residents of District 99 have had several opportunities to build a third high school and they have always been defeated. Referendums were held in 1973 and 1974 to build a third high school on the Woodridge property, and both were defeated. In 1997, a referendum was held to build a third high school on the Woodridge property, and it too was defeated. In 1998, residents overwhelmingly approved additions and renovations to the current two high schools. The experience of the school district suggests that residents prefer two large high schools rather than three smaller schools.
  
- The property is being offered for sale for three reasons:
  - 1) The successful 1998 referendum for additions and renovations did not address all of the schools' capital improvement needs. There are 40-year old science labs at South High School, and 45-year old home economics and art labs at North High School that need upgrading. The Master Facility Plan did not address any of the site improvements needed at both schools.
  - 2) The June 2004 community survey indicated that a majority of respondents believe the land should be sold.
  - 3) Dr. John Kasarda's enrollment projections indicated that enrollment will not warrant a need for a third high school.
  
- The proceeds will be placed in restricted funds primarily to be used for long-term capital projects.

Page 2

**CHSD 99 Property Sale Fact Sheet**

- Proceeds will not be used to:
  - Fund teacher or administrator salaries, benefits, etc. They will be placed in designated funds, none of which are designed for staff compensation purposes.
  - Restore the \$3.4 million recently cut from the projected 2005-06 budget. The budget reductions were needed to bring expenditures into line with annual revenue sources. If the property proceeds were used to restore the budget cuts, within a few years the proceeds would be exhausted and the district would have to resume with budget cuts.
- The district has been advised that Woodridge does not have right of first refusal. However, Woodridge may still purchase the property for its own use or future sale to prospective developers.
- A very small percentage of the property is designated as wetlands. The current assessment indicates that development of the site will include engineering that will reduce the amount of standing water on the site and also mitigate flooding to the surrounding area.

**BIDDING PROCESS**

- Community High School District 99 is under no obligation to accept any of the bids received for the property after the sealed bid is completed.
- The Village of Woodridge can not move to condemn the property as long as it is owned by Community High School District 99.
- Likely buyers include the Village of Woodridge, Woodridge Park District and residential developers.
- There are no development plans that will be considered until offers are received. The Village of Woodridge and/or the Park District are known to having an interest in the property, but their intended use has not been confirmed.
- Community High School District 99 will consider a sale of parts or all of the property.

**ZONING**

- A zoning change is the most likely long-term contingency. A 30-day period may be requested by the buyer in order to verify the accuracy of the due diligence materials.

Page 3

CHSD 99 Property Sale Fact Sheet

- The rezoning process could take between 6 to 18 months and the construction another 12 to 24 months. Additional tax revenue is likely to begin by 2008.
- A zoning change is dependant on the offerer's intended use. It is expected that the Village of Woodridge will determine whether denser zoning is feasible based on what's in the best interest of its residents, the surrounding uses and the Comprehensive plan.

**FUTURE**

- If the school district should require land in the future, it would seek to acquire it based upon its intended needs.
- It will not be known how much traffic a development will bring to the area until the intended use is made known. It is worthy to point out that had this property been developed for the use of a third high school, some 2,000 students plus another 300 faculty members and other building support people were anticipated to visit this site on a daily basis. This is the reason the collector streets were developed on two sides of this property.
- It is anticipated that more than a million dollars of gross annual real estate tax revenue will be realized by the development of this property and almost three hundred thousand dollars of net revenue will realized annually by Community High School District 99.
- The property proceeds would be used to fund one-time, long-term capital improvements. The land sale dollars would not be used for daily operations. If the Board of Education or community determined that school programs/services should be added/enhanced, a referendum would be one source of new revenue for these improvements. However, new annual tax revenue derived by putting the property back on the tax rolls could impact this issue.
- The cost of construction for the projects is likely to increase with inflation. These projects are needed now and it could largely offset any possible increases in the value of the property.

**DEVELOPMENT**

- The current state of residential development in Woodridge is quite strong.
- Studies indicate that the greatest demand for housing in Woodridge is for empty nesters and seniors. This population segment will have a minimal effect on student enrollment.