



## MEMORANDUM

**TO:** Karl Warwick, Village Administrator  
Glenn McCollum, Director of Public Works

**FROM:** Scott Goldstein, FAICP, Principal

**DATE:** December 4, 2019

**SUBJECT:** Lake Tower Crossing Student Generation

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### GENERAL INFORMATION

**Applicant:** Chris Khayat

**Project Name:** Lake Tower Crossing

**Location:** Southwest Corner, Grass Lake Road and Deep Lake Road, Village of Lake Villa

**Action:** Review materials submitted regarding Planned Unit Development Application

### Project Summary

A mixed-use (commercial and multi-family) Planned Unit Development is proposed for a site located at the southwest corner of Grass Lake Road and Deep Lake Road. The site is currently zoned for SB- Suburban Business and there are two retail buildings on the site, a commercial strip center and a bank. The site abuts three sides of a property on which a water tower is located along Deep Lake Road. The project also proposes rerouting and reconfiguring a portion of Tower Drive westward where it meets Grass Lake Road.

The proposed project is proposed to be developed in three phases. Phase One is composed of a fuel station and 5,400 sq ft convenience store. Phase Two consists of the two westernmost residential apartment buildings. Phase Three consists of four additional residential buildings “constructed as the market allows” and a new 7,270 retail building.

The project is adjacent to SR-2 Single-Family Homes to the south, SR-3 Townhomes to the west, SR zoning for an elementary school to the north, and R-1 zoning for high school athletic fields to the east.

There are 29 one-bedroom apartments and 60 two-bedroom apartments planned as a part of the development.

## Student and Population Generation

The total number of new students generated by the residential buildings is approximately eight, K-8 students and two or three high school students. This forecast is consistent between two methodologies: Illinois School Consulting Service / Associates Municipal Consultants and Rutgers University Study of Illinois Population Generation.

ISCS/AMC							
Type of Unit	Pre-School	Elementary	Junior High	Total K-8	High School	Adults	Total Population
<b>Attached Single Family (townhouse, rowhouse, etc.)</b>							
1 bedroom	0.0	0.0	0.0	0.0	0.0	34.6	34.6
2 bedroom	3.8	5.3	2.9	8.2	2.3	105.1	119.4
Total School-Age		5.3	2.9	8.2	2.3		

Rutgers							
Type of Unit	Pre-School	Elementary	Junior High	Total K-8	High School	Adults	Total Per Dwelling Unit
<b>5+ Units-Rent, Over \$1,250</b>							
1 bedroom	0.3	0.3	0.3	0.6	0.3	36.5	37.7
2 bedroom	8.4	4.8	3.0	7.8	3.0	100.8	120.0
Total School-Age		5.1	3.3	8.4	3.3		