



Growth in District 303 Committee

2015

White Paper

District 303

Recommendation to the

Board of Education

8/10/2015

Executive Summary

The Community Growth Committee is comprised of eight members of the District 303 community. Members were selected based on their specific expertise or experience in fields that impact potential community growth. The committee held five full committee meetings, open to the public, and two subcommittee meetings from October, 2014 through March, 2015. Additionally, the committee reconvened in July, 2015 following the release of updated live birth data from the Illinois Department of Public Health (IDPH) to ensure enrollment projections aligned with the committee recommendation.

The committee process began with presentations from District 303 municipalities and Kane County regarding their perspective on the key drivers of future housing and population changes. Based on the presentations, the committee was able to provide forecasted enrollments by considering the following information presented by the municipalities and the county:

- No growth will occur from West Chicago due to no further open land zoned for housing developments within D303 boundaries.
- Campton Hills has very limited growth opportunities due to village's approach to preserve open space and promote low-density housing, along with significant challenges due to water and sewer infrastructure costs.
- South Elgin's presentation indicated a desire for a more aggressive residential growth plan but options to do so within District 303 boundaries remain limited.
- St. Charles' plan indicated that there is limited open space available for growth, but measured residential growth was likely over the next decade.
- Kane County projects the majority of their future growth in the center of the county running north and south (an area that is not within District 303).

In January of 2015, Dr. Charles Kofron who has served as District 303's demographer for the last decade presented his most recent five-year projection model to the committee. Dr. Kofron maintains an excellent track record of reliability. His three-year accuracy of aggregate enrollment has been within 2% (roughly 260 students) of his projections. Dr. Kofron's student enrollment projections through 2019-20 were as follows:

- Total enrollment between 11500 and 12639 (current 12868)
- Elementary enrollment between 4529 and 5136 (current 5012)
- Middle school enrollment between 2659 and 3017 (current 3328)
- High school enrollment between 4312 and 4486 (current 4528)

The committee used Dr. Kofron's projections and formed their own model using projected enrollments for years 1-5 and adding on assumptions for years 6-10. Upon receiving Dr. Kofron's updated enrollments in July, a second model was considered and presented at the July 15, 2015 committee meeting. The committee feels that it would be reasonable for the Board of Education to consider both models.

Based on the available data at this time, including municipality and county presentations, the conclusion of the committee is that District enrollment will decline and settle somewhere in the range of 10,000 to 12,000 students by the 2024-25 school year. Below are summaries of the two models considered by the committee.

ORIGINAL MODEL-Assuming a rolling average of prior year projected grade level enrollments

Community Growth - SUMMARY PROJECTIONS					
Grade	2014-15	2024-25	Grade	2014-15	2024-25
High (Mid)			Low (Low)		
Elementary	5012	4760	Elementary	5012	3697
Middle School	3328	2795	Middle School	3328	2313
High School	4528	4452	High School	4528	3874
TOTAL	12,868	12,007	TOTAL	12,868	9,884

ALTERNATE MODEL – Based on Cohort Survival Ratios for Year’s 6-10

Community Growth - SUMMARY PROJECTIONS - ALTERNATE MODEL						
Grade	2014-15	2024-25	Grade	2014-15	2024-25	
High (Mid)			Low (Low)			
Elementary	5012	4578	Elementary	5012	4024	
Middle School	3328	2623	Middle School	3328	1899	
High School	4528	3636	High School	4528	2737	
TOTAL	12,868	10,837	TOTAL	12,868	8,660	

Please see Section V for further explanation of the assumptions used to make the projections.

Section I - Background

Purpose

The District 303 future growth review was conducted in three phases.

Phase I consisted of presentations to the Committee from the municipalities that make up District 303 and from Kane County. This white paper provides the Board of Education with projections of 10-year enrollments that will be the basis for Phase II. Phase II will be a determination of the District 303 facility needs based on projected enrollments. Phase III will utilize the determination of facility needs to recommend efficient ways to match the facilities of the future with the needs of the projected student population. Special consideration will be given to the location of the projected student population which may require adjustment to the school boundaries.

Upon the completion of Phase III, District Administration will develop a recommendation for the Board of Education to address the future needs of the District 303 community. The Board of Education will be presented with options that will seek to address the changes in enrollment patterns to support the projections through 2024-2025.

Scope

The focus of this committee and the white paper presented at this time is based solely on Phase I. It is intended to serve as a guide to the Board of Education as to projected enrollments over the next ten years.

Baseline District & Community Information

District 303 enrollment reached its high point of 13,821 in 2009-10. Since 2009-10, attendance has dropped each of the following four years. The senior class that recently graduated (Class of 2015) included 1097 students, while the most recent kindergarten class was 685 students. Please see Appendix one for additional information.

Community Maturity Data

The committee reviewed data suggesting St. Charles is in the process of transitioning into a mature community. The number of students enrolled in District 303 as a proportion to the total number of households within the district boundaries is 61%. The committee was presented with information comparing this ratio to that of similar communities in the mid-west region (Appendix two). The data suggests that District 303 has a ratio of students to households that is above the statistical norm and it is quite possible that as the community continues to approach maturity, the ratio would likely decrease over the next ten years. The committee found this information to be helpful in assisting with the analysis of determining the enrollment projections for the district over the next ten years.

Section II –County and Municipality Presentations

Kane County

The committee heard a presentation from Mark Van Kerkhoff, Director of the Kane County Development & Community Services Department, who reported that Kane County as a whole has seen a population increase of 17.6 % since 2000. The current population of Kane County is 515,000 and by the year 2040, population in the county is projected to be nearly 800,000.

A challenge for future growth in Kane County is the water supply, since Kane County gets water from an aquifer and not from Lake Michigan. Kane County planners essentially divide the county into three areas running north to south. The eastern third of the county is classified as Urban Area, consisting of the larger communities along the Fox River. The center third of the county is classified as the Critical Growth Area where much of the future growth is expected. The western third of the county is classified as farms and small towns. The goal of the Kane County planners is to keep half of the land in the county for agriculture and open space.

West Chicago

John Said, Director of the West Chicago Department of Community Development, presented to the Committee. The portion of West Chicago located within District 303 is DuPage Airport, Cornerstone Lakes subdivision, and an industrial area along Powis Road. There are also 15-20 homes located between Smith Road and Route 64.

When taken as a whole, West Chicago's residential areas, including the portion in District 303 that are zoned for residential, are almost all completely built out. Cornerstone Lakes is one of the most stable subdivisions based on price in West Chicago. At some point, Cornerstone Lakes will begin to turn over as the current homeowners (many of them the original buyers) sell their homes. However, this turnover is not expected to produce the amount of students in a short period of time as the original construction produced. That is because it is expected the turnover will occur gradually, rather than the influx all at once that occurred when Cornerstone Lakes was initially built.

Within the last year, a 150-home development was proposed for land south of Smith Road opposite Norton Creek School. DuPage Airport used eminent domain to begin the process to purchase that property because it is in the approach zone located to the north of the airport. As this parcel is the last remaining open space in the West Chicago portion of District 303, it is unlikely that there will be additional new residential development in the District 303 portion of West Chicago. The open area just to the north of Norton Creek School is zoned as open space and for drainage reasons, will not be developed.

South Elgin

Steve Super, South Elgin City Administrator, presented to the Committee. According to the Village of South Elgin, 25-30% of the residents of South Elgin live in District 303. Most of those residents live in the Thornwood subdivision which has the highest average value of homes in South Elgin.

Most of the residential areas of South Elgin that are in District 303 are developed with the main exception of the Southeast corner of Randall Road and Silver Glen Road. This area is currently in residential development. The builder estimates build out will be completed by late 2018, while the Village projects build out by mid-2016. There is also residential development expected on a parcel of land at the very northern edge of District 303 north of McDonald Road and south of the railroad tracks.

There are a total of six parcels located in the District 303 portion of South Elgin that could potentially see residential development. South Elgin contains one housing development at Silver Glen and Randall Road that is in process of being developed. Approximately 134 large lot units are being built

ranging in price from \$400,000 - \$650,000. The first units are just now beginning to come to market and upon completion (scheduled for late 2017) we would expect to see approximately 200 students generated from this housing development. The remaining South Elgin housing developments projected in the future are expected to contain single-family homes, but multi-family housing is not ruled out.

St. Charles

Rita Tungare, Director of the Community & Economic Development, and Russell Colby, Planning Division Manager, presented for St. Charles. The population of the City of St. Charles is estimated at 33,264 for the year 2013. According to the Chicago Metropolitan Agency for Planning (CMAP) Forecast, the population is estimated to be 41,726 by 2040. It should be noted that the average population growth in the City of St. Charles averaged about 500 persons per year from 1970-2000, but has slowed considerably since the Recession of 2008.

Ms. Tungare pointed out a noteworthy trend in the City of St. Charles in the issuance of building permits. Over the last six years, the City has issued 110 permits for residential new construction. Over those same six years, the City has issued 920 permits for alterations. The number of permits for alterations has increased annually over that time period, and the number of permits for alterations is on pace for the 2014 total to be higher than the 2013 total. The conclusion is that current homes are being renovated at a far higher rate than new homes are being constructed.

The current real estate market trends in St. Charles demonstrate high vacancy levels for commercial real estate due to the supply of space exceeding the demand. The opposite is the case for residential rental properties which are seeing high and rising occupancy rates as there is more demand than supply. There is a low demand for townhomes, but a desire for smaller lot subdivisions especially located a reasonable walking distance from Downtown St. Charles. Additionally, senior housing is projected to be in higher demand as well over the next several decades. Developments of this nature would naturally not lead to growth in District enrollments.

The factors mentioned above all contribute to the determination put forth in the City of St. Charles Comprehensive Plan stating that St. Charles has transitioned from a growth community to a mature community. There is limited land for further expansion as the City is nearing its ultimate borders without open spaces for major residential development. That being said, there are areas of potential residential growth such as: Downtown, East near the Quad, West of Randall Road south of Prairie Street, Far west along Route 64, and Northwest near St. Charles North High School.

Campton Hills

Dr. Charles Cappell, former Village Trustee, presented for Campton Hills. Geographically, Campton Hills is not very contiguous and contains a significant amount of open space. Technically, large-scale residential development in Campton Hills would be a challenge due to limitations imposed by the availability of sewer and water. Philosophically, residents of the Village want to preserve open space. As a village, Campton Hills is committed to low-density development with small estate residences and the preservation of open space which are major considerations when decisions are made about future development.

Currently, Fox Mill is by far the largest existing residential development in Campton Hills. North Lake, which is proposed just east of Fox Mill is the largest potential residential development. There are other developments in the planning stage such as Corron Estates at the intersection of Silver Glen and Corron Roads, and Campton Prairie, in the extreme southwest corner of the District, south of Illinois Route 38 and Harley Road. It is also noteworthy that a large parcel of land slated for residential development prior to the 2008 recession has since been purchased by the Kane County Forest Preserve District and will not be developed.

Unincorporated and Vacant Land

The committee investigated the impact on unincorporated and vacant land with the municipalities as well as with Kane County. The findings of the committee were that the municipalities had already accounted for potential incorporation of currently unincorporated land in their projections. Additional incorporation remained a possibility in some municipalities, but the impact would likely be minimal and hard to project with any realistic certainty. Vacant land historically has not turned over at a quick enough pace to result in a major impact to our enrollment projections as well. Therefore, nothing at this time leads us to believe that the current unincorporated or vacant land would result in a significant impact to our enrollment projections.

Summary of County and Municipalities: Impact to enrollment

Overall, the committee felt that the presentations from Kane County and D303 municipalities greatly informed their ability to understand the potential impact of future developments for student enrollments over the next decade. In summary, the committee felt that we could confidently forecast:

- No growth from West Chicago due to no further space zoned for housing developments in our boundaries.
- Campton Hills had very limited growth opportunities due to village's approach to preserve open space and promote low-density housing, along with significant challenges due to water and sewer infrastructure costs.
- South Elgin's presentation indicated a desire for a more aggressive residential growth plan but options to do so in District 303 boundaries remain limited.
- St. Charles' plan indicated that there was limited open space available for growth, but that measured residential growth was likely over the next decade.

Based on the presentations, the committee was able to gather the projected developments that may impact the District and assign projected estimates to the timing in which those developments may produce students added into future enrollments. When projecting the student estimates, the committee used "The Naperville Model" which is considered the best forecast tool available. The Naperville Model calculates the number of students generated from a development by assigning a ratio depending on the number of bedrooms of each home in the unit along with the type of housing being built (e.g. townhome, condominium, single family detached). Students are then projected in one of the following categories; pre-school, elementary, junior high, and high school.

Mark Van Kerkhoff and Brett Hanlon at Kane County facilitated the use of a tool from CMAP that assisted the committee in making projections based on each of the developments of the municipalities. A summary of the community growth housing development and student enrollment analysis, along with a corresponding map, is enclosed in appendix three for your reference.

Demographer's Consideration for Housing Development Enrollment Growth

It is important to note that when considering the enrollment impacts of housing developments that to some extent these "new students" have been accounted for in our demographer's projections. This is generally true when the amount of new housing developments are more stable in nature and may vary to some extent during periods of larger growth or rapid decline. More detail on the assumptions of the impact of housing developments to the ten-year projections are provided later in this report.

Section III – Demographer Projections

Overview

Accurate student enrollment projections are important for making informed decisions on how to support high student achievement with the most efficient use of resources. To that end, the district utilizes an outside consultant, or demographer, to provide analysis to produce five-year projections on student enrollments.

Dr. Charles Kofron has served in that capacity for District 303 by providing student population projections for the last decade. Dr. Kofron bases his projections on actual live birth data collected from the Illinois Department of Public Health (IDPH) and then codes each live birth onto a map of the District to project where that child will go to school based on the District 303 planning areas. Planning areas are smaller geographic units of the District used to determine which school each child will attend.

It should be noted that the IDPH within the last two months provided Dr. Kofron access to live birth data for 2011 and 2012. This enables Dr. Kofron to project through the 2016-17 school year with a full 12 months of data and a partial year of data for 2017-18. The remaining two years of projections are based on trends of the data in preceding years. District 303 does not expect to receive live birth data for 2013 within the next year as challenges continue to exist with gaining access through the IDPH.

Dr. Kofron maintains an excellent track record of proving to be reliable with prior projections. His three-year accuracy of aggregate enrollment projections has been within 2% (roughly 260 students) of his projections.

Current Five-Year Demographer Enrollment Projections

Dr. Kofron presented his methodology for analyzing live birth data. After live birth data is geocoded, Dr. Kofron looks at year-by-year changes to the student population to further analyze the data and creates ratios known as Cohort Survival Ratios (CSR's). Live birth data indicates children that are born within the boundaries of District 303, but the projections must also attempt to account for children who move into homes in District 303 after they are born. Dr. Kofron uses CSR's to project the number of students who might come from each planning area in the District. Dr. Kofron stated the key to his methodology is making a proper determination of the number of households in District 303 and the number of people in those households. It is important to note that while Dr. Kofron's projections include analysis on planning areas that may impact individual schools, this data was less relevant to the committee in terms of making overall district projections.

When the live birth data is placed into the corresponding school year in which that child would begin kindergarten, Dr. Kofron's analysis shows that live birth trends reached a peak of 876 with the kindergarten class that entered school in fall 2009 (2009-10 school year). Since that peak year, the number has fallen to 557 with the Kindergarten class that entered school in fall 2014 (2014-15 school year). From this point, the number is projected to range from 550-600 live births through the kindergarten class that will enter school in fall 2019.

The analysis of the live birth data yields a number that is lower than the actual number of students who are showing up for the first day of Kindergarten. In spite of declining numbers of live births in recent years, the Kindergarten classes have been stable the past three years (just under 700). This is likely due to families who have moved into District 303.

Dr. Kofron also analyzes population and housing changes at the block group level which intends to be a scan of general population and housing changes since 2010 with projections of changes through 2019. The source used to develop these comparisons was Environmental Research Systems Institute's (Esri's) US Demographic Updates. This data set (block group) is different from his approach using school district geography. Dr. Kofron took the block group data set and intersected it by District 303 boundaries as part

of his analysis. A summary of this analysis is listed below and is reflected in Dr. Kofron's five-year projections.

In District 303 between the years 2014 and 2019

- Children ages 12-14 will decline by 10%, from 4086 to 3672
- Children under the age of 6 will increase by 2%, from 4778 to 4878
- Children under the age of 1 will increase about 3%, from 687 to 706
- Total Households will increase by 1% from 26,429 to 26,725
- Non-family Households (those without children, adults living alone) will increase 3% from 5976-6153
- Average Household Size will drop slightly from 2.87 to 2.86

Methodology

Dr. Kofron's study provides enrollment projections in four separate series; "low", "high", "mid", and "snapshot". The high, mid, and low series projections are based on a weighted average of the last five years of cohort survival ratios. The high projections are based on results from averaging the three highest of the prior five years. The low projections utilize an average of the three lowest enrollments over the prior five years, and the mid projections are an average of the three middle ratios over the past five years. The snapshot series does not use weighting, but rather the last two years of enrollments for grades 1-12 and the birth to Kindergarten cohort survival ratio for 2014 (most recent available).

The snapshot series has typically been the one the District has used in making projections for the following school year due to its past consistency. Relying upon older live birth data has impacted the perceived accuracy of the snapshot series in looking at Dr. Kofron's most recent projections. Additionally, relying upon past historical trends has the potential to distort forward looking analysis when dealing with anomalous historical times. In District 303, for example, major growth periods due to large subdivisions developed (e.g. Fox Mill, Thornwood, and Cornerstone) are unlikely to be replicated. Therefore the committee accounted for such occurrences in the past which are not able to be easily incorporated into a statistical model such as the one Dr. Kofron uses to make his projections.

Dr. Kofron noted during his presentation that he typically does not rely upon the high nor the low series to make long-term projections. District 303 happens to have a large variance in those two series' which is rather uncommon compared to Dr. Kofron's other clients. Given this, Dr. Kofron's projections have been based upon the Mid-series (represented as low) and the Snapshot series (represented as high) for the 2019-20 school year:

- Total enrollment between 11500 and 12639 (current 12868)
- Elementary enrollment between 4529 and 5136 (current 5012)
- Middle school enrollment between 2659 and 3017 (current 3328)
- High school enrollment between 4312 and 4486 (current 4528)

It bears noting the wide spread in the elementary enrollment is because Dr. Kofron's analysis includes live birth data for only the next three classes entering kindergarten (the next five classes have already been born), past that point, projections are made based on prior statistical trends. The projections for middle and high school enrollment have a smaller spread because those students are already in our schools.

Section IV – Analysis of Data

Overview

The community growth committee was charged with providing ten-year enrollment projections based on the best information available. The committee had access to and received materials and presentations from Kane County as well as the four municipalities that feed into District 303 schools. Additionally, the committee was provided with enrollment projection reports (January, 2015 and July, 2015) that include five-year enrollment projections. The July, 2015 report included live birth data for two additional years (2011 and 2012).

Please note that additional detail on the birth trends is available beginning on page 8 (Graph 2) through page 11 (Graph 6) of Dr. Kofron's July, 2015 enrollment projections report.

While fluctuations occurred within planning areas, the overall impact of the change in projected enrollment district-wide changed minimally. Concerns remain about the lack of live birth data for 2013 and 2014, however, having access to the two additional live birth year data increases the confidence level of the projections for years 1-5. The committee emphasized that making projections out ten years is extremely difficult even with all data accessible and that caution should be taken given that many factors influencing enrollments may change over the next several years. A regular refresh should be done as new birth data become available. Despite the clear challenges inherent in the process, the committee has forecasted enrollments that utilize the best information available to date in order to meet the objectives of this initiative.

Assumptions

In order to produce ten-year projections it is first necessary to understand the assumptions embedded in the committee's work.

General

Overall, the committee felt like the best approach was to develop a "HIGH" and "LOW" series that provided a range of enrollments for elementary, middle school, and high schools that summed to a total for each year. The committee determined that it would use Dr. Kofron's "Low-Series" as basis for our "LOW" Projections. The committee uses Dr. Kofron's "Low-Series" because it represented the lowest projections made and assuming anything lower would not be substantiated by any reliable model.

The committee selected Dr. Kofron's "Mid-Series" as the basis for the "HIGH" projections. This series was selected over Dr. Kofron's "High-Series" and "Snap-Shot" series because the committee consensus was that these two series represented over estimates of what would likely occur due to an over-reliance on recent trend data. The "Snap-Shot" series is currently relying upon trends in certain planning areas experiencing abnormally high mobility into the district that have led to unrealistic enrollment projections for several of our school sites. The "High-Series" inherently assumes the maximum amount of mobility into the district, a high level of housing developments to support that mobility and a high level of births within the district continuing to occur.

Additionally, the committee felt that by using the "High-Series" or "Snapshot-Series" gave too much weight to assumptions that the ratios of live births to kindergarten enrollments would continue. Current Cohort Survival Ratios from live birth to kindergarten are based on 2012 ratios that assume a 25% increase or a 1.25 ratio under the "Snapshot Series". For example, when looking back to projections from 2008, the "Snapshot Series" produced a ratio of 1.07 or a 7% increase in enrollments compared to live births in the District. As you can see, the use of the "Snapshot Series" will heavily weight what is happening most recently which during less stable times may not be the best predictor of the future. Should future birth to kindergarten ratios return to the 2008 level it would dramatically impact the committee's projections. For those reasons, the committee excluded the "High-Series" and "Snapshot-

Series” as upper bounds due to their perceived overly optimistic perspective given the information presented from the county and our municipalities.

With the committee’s “LOW” and “HIGH” series set as our starting point for years 2015-16 through 2019-20 (years 1-5), further assumptions were necessary to provide more complete projections for years 1-5 that accounted for new housing developments. Assumptions also needed to be developed on how to project for years 6-10 (through the 2024-25 school year).

New Housing Developments: Naperville Model Approach

In addition to enrollment projections based on Dr. Kofron’s demographic study, the committee spent considerable time determining how best to handle potential enrollments from new housing developments.

The current model assumes that the projected starting time of each development would be at the last year of the projections provided by the municipalities. For example, if a housing development in St. Charles projected to be complete in 2017-2020, the committee assumes that the development will be complete in the final year (2020).

Next, the committee assumed the housing developments would be completed in phases and families will not move in all at once, but rather gradually. To account for this, projected enrollments from housing developments were added over a five-year period. Using the example above, if that same housing development projected fifty (50) elementary students, the model assumes that in 2020-21 we receive ten (10) students and then ten (10) students for each additional 4 years moving forward concluding in 2024-25. The same approach was taken for middle and high school students.

For pre-school students, an assumption needed to be made regarding when projected students would enter into our elementary schools. The assumption used in our model is that all pre-school students are the median age of 3 years old since we don’t truly know how old these students would be. Therefore, the students in pre-school were projected to enter elementary school three years after the development completion date (age 6). Taking our example from above, assuming 20 pre-school students were projected from the housing development completed in the 2020-2021 school year, all 20 pre-school students would be added to elementary projections in 2023-24.

Please note that inherent in Dr. Kofron’s use of Cohort Survival Ratios (CSR’s) is accounting for a portion of student enrollments that were not born in district boundaries. Some of these may be from existing inventory of home sales, but presumably others may be from new housing developments. Given that Dr. Kofron’s CSR’s were calculated during a period of time when essentially no new housing developments existed, it seems to reason that at least a portion of the new housing development enrollments would likely need to be accounted for. The committee determined that the best course of action in how to account for the enrollments projected by municipalities via the “Naperville Model” was to assign assumptions for the “HIGH” series and “LOW” series that would be different.

The “High Series” assumes that all projected enrollments from the Naperville Model will come into our district enrollments. The “Low Series” assumes that only 25% of the students generated from the Naperville Model will come into our district enrollments.

Projecting Enrollments for 2020-21 through 2024-25 (Years 6-10)

Dr. Kofron only provides projections for five years. Without Dr. Kofron’s projections as a starting point, the committee had to determine specifically how to account for enrollment projections in years 6-10 of the projections. The “HIGH” series took a rolling three year average approach. This approach assumes that the prior three years totals divided by three would provide an estimate for future enrollment projections. Because three years were used, it included enrollments back to 2017-18 at a time when enrollments were higher than in the two following years. The “LOW” series included a different assumption. This assumption was that for years 6-10 a two year rolling average would be used. The committee felt that this approach was best for a low series because it would drop future year estimates

by excluding the projections from 2017-18 when enrollments were projected at a higher rate.

Below are comparisons of assumptions used in both the “HIGH” and “LOW” series projections for both the original model and the alternate model developed by the committee.

ORIGINAL MODEL-Assuming a rolling average of prior year projected grade level enrollments

Assumption	“HIGH Series”	“LOW Series”
Base Projection: Years 1-5	Dr. Kofron “Mid Series”	Dr. Kofron “Low Series”
Base Projection: Years 6-10	3 year rolling average	2 year rolling average
Pre-School Housing Development Enrollments	Projected enrollments added 3 years following completion year of housing development	
Elementary, Middle and High School Housing Development Enrollments	100% of projected enrollments added equally over 5 years following completion	25% of projected enrollments added equally over 5 years following completion

*ALTERNATE MODEL – Based on Cohort Survival Ratios for Year’s 6-10**

Assumption	“HIGH Series”	“LOW Series”
Base Projection: Years 1-5	Dr. Kofron “Mid Series”	Dr. Kofron “Low Series”
<i>Base Projection: Years 6-10</i>	<i>“Use of Mid Series CSR’s”</i>	<i>2 year rolling average</i>
Pre-School Housing Development Enrollments	Projected enrollments added 3 years following completion year of housing development	
Elementary, Middle and High School Housing Development Enrollments	100% of projected enrollments added equally over 5 years following completion	25% of projected enrollments added equally over 5 years following completion

**The only assumption changed was in the Base Projection for Years 6-10*

Real Estate Trends

Based on information from the presentations and on the expertise of our committee members, there was discussion of the following current trends in residential real estate:

- Aging in place as indicated by an uptick in remodeling permits
 - Empty nesters
 - Not upgrading homes
- Market trends indicate a desire for a moderate sized home on a smaller lot (under 9,000 square feet).
- High demand for rental of residential housing, low demand for townhouses, low demand for large lot/small estate properties
- High level of stability within District 303 boundaries due to lack of a close interstate or train line. This fact assists in making the area a destination for people who tend to stay for longer periods of time.

The committee reviewed data on real estate trends including a report entitled *Emerging Trends in Real Estate* developed by the Urban Land Institute and PwC. While the report provided some general insight, much of the forecasts included were done on a regional basis or based on the Chicago area as a whole. The committee found that this was not sufficient detail to provide significant value for the trends in the District 303 boundaries.

Section V – Recommendations

Ten Year Enrollment Projections

As discussed above, the committee’s results consisted of a “LOW” and “HIGH” series. Below is a comparison of the committee’s findings for enrollment projections in the tenth and final year (2024-25) of projections as compared to 2014-15 actual enrollments. The full projections are enclosed with the report as appendix four.

Based on the available data at this time, including municipality and county presentations, the conclusion of the committee is that District enrollment will decline and settle somewhere in the range of 10,000 to 12,000 students by the 2024-25 school year. Below are summaries of the two models.

ORIGINAL MODEL-Assuming a rolling average of prior year projected grade level enrollments

Community Growth - SUMMARY PROJECTIONS						
Grade	2014-15	2024-25		Grade	2014-15	2024-25
High (Mid)				Low (Low)		
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Middle School	3328	2795		Middle School	3328	2313
High School	4528	4452		High School	4528	3874
TOTAL	12,868	12,007		TOTAL	12,868	9,884

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Elementary	5012	4578		Elementary	5012	4024
Middle School	3328	2623		Middle School	3328	1899
High School	4528	3636		High School	4528	2737
TOTAL	12,868	10,837		TOTAL	12,868	8,660

The committee discussed the merits of both of these models and felt that rather than choose one it was better to present both to the Board of Education for their consideration, noting their belief that the target range would be between 10,000 and 12,000 students for the 2024-25 school year.

Sensitivity – Impact of enrollment variation

The committee discussed the importance of knowing the impact of what a variance in projections would indicate in terms of decision making for the next phase of the study; in particular the determination of district facilities. Overall, the committee (based on input from administration) felt that the Board of Education should be aware that a notable variation to impact future decisions would likely be +/- 1,000 students. If projections were to remain within that figure, it would be possible for the District to adjust without significant disruption to instructional programming.

Section VI – Limitations & Future Use

Updated Enrollment Projections – Live Birth Data

The committee strongly encourages the Board of Education to prepare a contingency plan in case these projections vary substantially from the committee's recommendation. The District should always have contingency plans in place to address unexpected changes in District enrollment trends. The contingency plan most significantly impacts the community when unexpected increases occur due to new development, economic conditions or other major generational changes take place. The committee feels that erring on the side of having excess capacity is typically easier to adjust for than being short on space and needing to increase capacity within a short period of time.

Respectfully submitted by members of the Community Growth Committee

- ❖ Mr. Steve Catlin
- ❖ Mr. James Chimienti
- ❖ Ms. Val Grohe
- ❖ Mr. Rich Kitick
- ❖ Father David Peck
- ❖ Ms. Gina Rizza
- ❖ Ms. Anne Ward
- ❖ Mr. Chris Woelfer

Appendices