



# Planning for the Future

2020/21 Enrollment Analysis  
April 12, 2021



# Discussion Points

## 1 Introduction

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- Key Considerations
- Maps: Planning Areas and Attendance Areas
- Sophisticated Forecast Model (SFM)
- Past Enrollment and Change
- Baseline Maps and Data

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- Appendix
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  - Demographics
  - Employment Information

# Who Is RSP

- Founded in 2003
- Professional educational planning firm
- Expertise in multiple disciplines
- Over 20 Years of planning experience
- Over 80 years of education experience
- Over 20 years of GIS experience
- Projection accuracy of 97% or greater



Over **130** clients in  
Arkansas, Iowa, Illinois,  
Kansas, Minnesota,  
Missouri, Nebraska, North  
Dakota, Oklahoma, and  
Wisconsin

# Expectations

## **Below are some key points to how the analysis created a planning tool for making decisions:**

- Project timeline a result of ensuring student data could represent as close as possible the Official Count with attributes that would allow RSP to forecast enrollment at a parcel level geography
- The findings were not focused on supporting or contradicting any past internal or outsourced studies – the analysis is based on data, data, and more data
- The study factored in many different data sets to provide data driven analysis that is the foundation to the RSP Statistical Forecast Model (SFM)
- Enrollment change in the community is influenced by but not limited to the birth rate, demographics, types of development and/or housing affordability
- Other items such as choices people make with the impact of COVID-19 must be monitored to ensure those choices result in good school planning decisions
- The study does not provide specific information about which site would be best suited for a new facility or for that matter should the district build any new facility – this analysis is one portion of how to make that decision
- This analysis is based on the same grade configuration and educational programming expectations the patrons have for each student
- Projecting enrollment is not a science – like life in general some assumptions happen that may lead to greater enrollment while others toward a smaller enrollment
- The goal of this study is to help the board, administration, and public understand how to make the best decision for the students at the classroom level

## **Making it Happen**

### **School District**

- Indian Prairie School District 204

### **County, City, and Others**

- DuPage and Will County, Cities of Aurora and Naperville, Townships of Naperville and Wheatland, United States Geological Survey, Census Bureau/ Esri



*Thank you!*

*\*Accurate projections are a result of the local entities providing quality data*

*\*The data utilized in the analysis is the best available information each of the entities could provide at the time of the study*

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# Part One

## Enrollment



RSP



# 100,000 Foot Perspective



- Total Enrollment projected to decrease to about 25,000 students by 2025/26
- Kindergarten enrollment By Live Birth will likely range from about 1,550 to 1,650 students
- Kindergarten enrollment by RSP methodology will likely range from 1,600 to 1,700 students
- District decreases by just almost 1,000 students (-3.6%) (Annual Range: -1.3% to +0.1% a year)
- Elementary increases by about 220 students (+2.0%) (Annual Range: -0.7% to +1.3% a year)
- Middle School decreases by about 600 students (-9.7%) (Annual Range: -2.3% to -1.7% a year)
- High School decreases by nearly 600 students (-6.7%) (Annual Range: -1.9% to +0.1% a year)



- Elementary School:
  - 4 Elementary Schools are expected to be over 95% capacity in at least one year over the next five years
    - Prairie Children Preschool, Brookdale, Cowlshaw, and Longwood
  - 14 Elementary Schools are expected to be under 75% capacity in at least one year over the next 5 years
    - Brooks, Builta, Clow, Fry, Georgetown, Gombert, Graham, Kendall, McCarty, Owen, Patterson, Peterson, Spring Brook, and Welch
- Middle School:
  - 3 Middle Schools are expected to be over 95% capacity in at least one year over the next five years
    - Granger, Hill, Scullen
  - 4 Middle Schools are expected to be under 75% capacity in at least one year over the next 5 years
    - Crone, Fischer, Gregory, and Still
- High School:
  - Metea Valley remains over capacity through 2025/26
  - Neuqua Valley is expected to be under 75% capacity by 2025/26



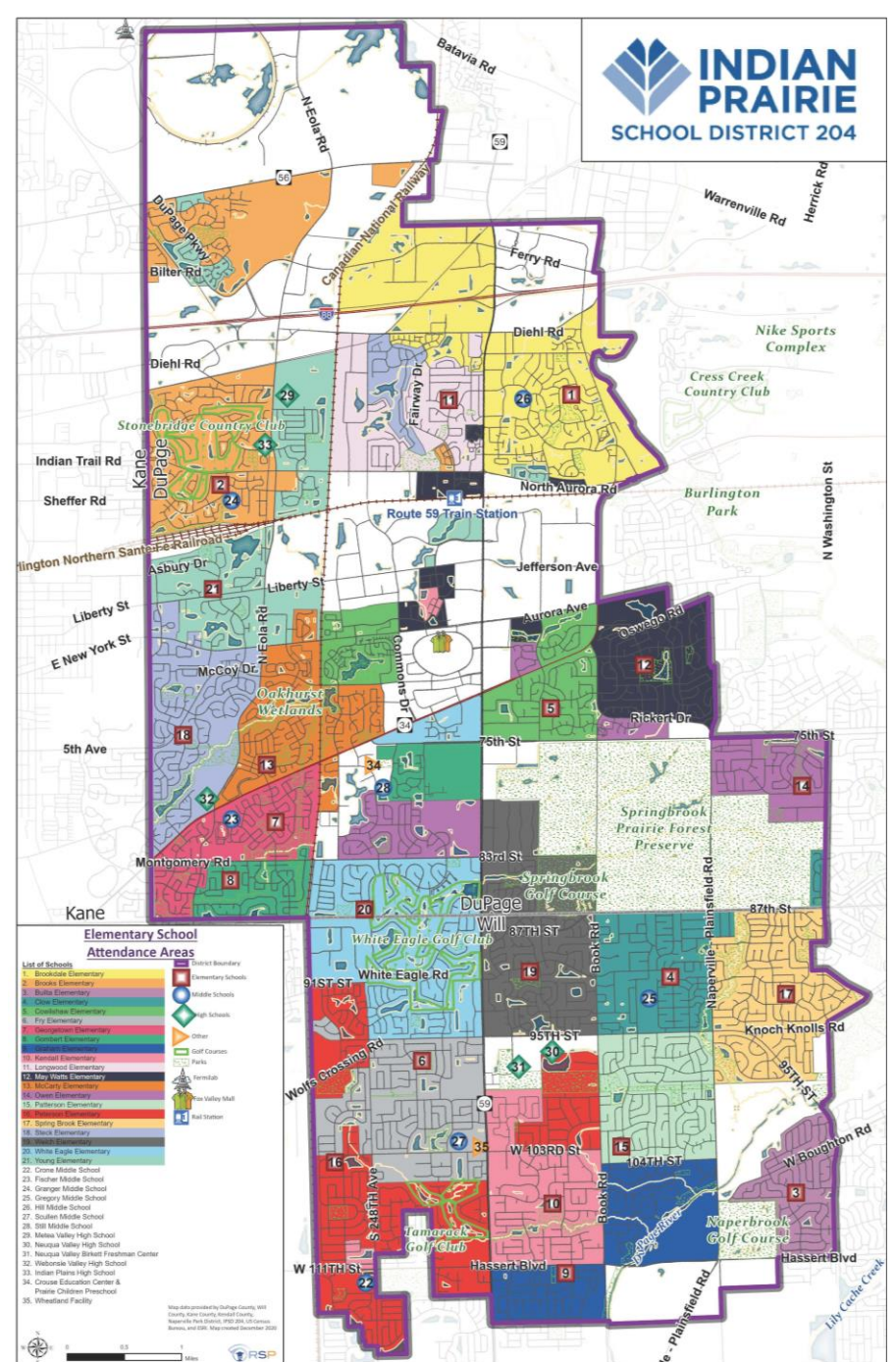
- There are limited locations for new residential development
- Over 60% of the new development is proposed to be multi-family
- The impact COVID-19 may have on the economy and housing starts must be monitored
- Some infill development will happen in the older, core area, and potentially in places that once were identified as nonresidential





# Elementary Attendance Areas

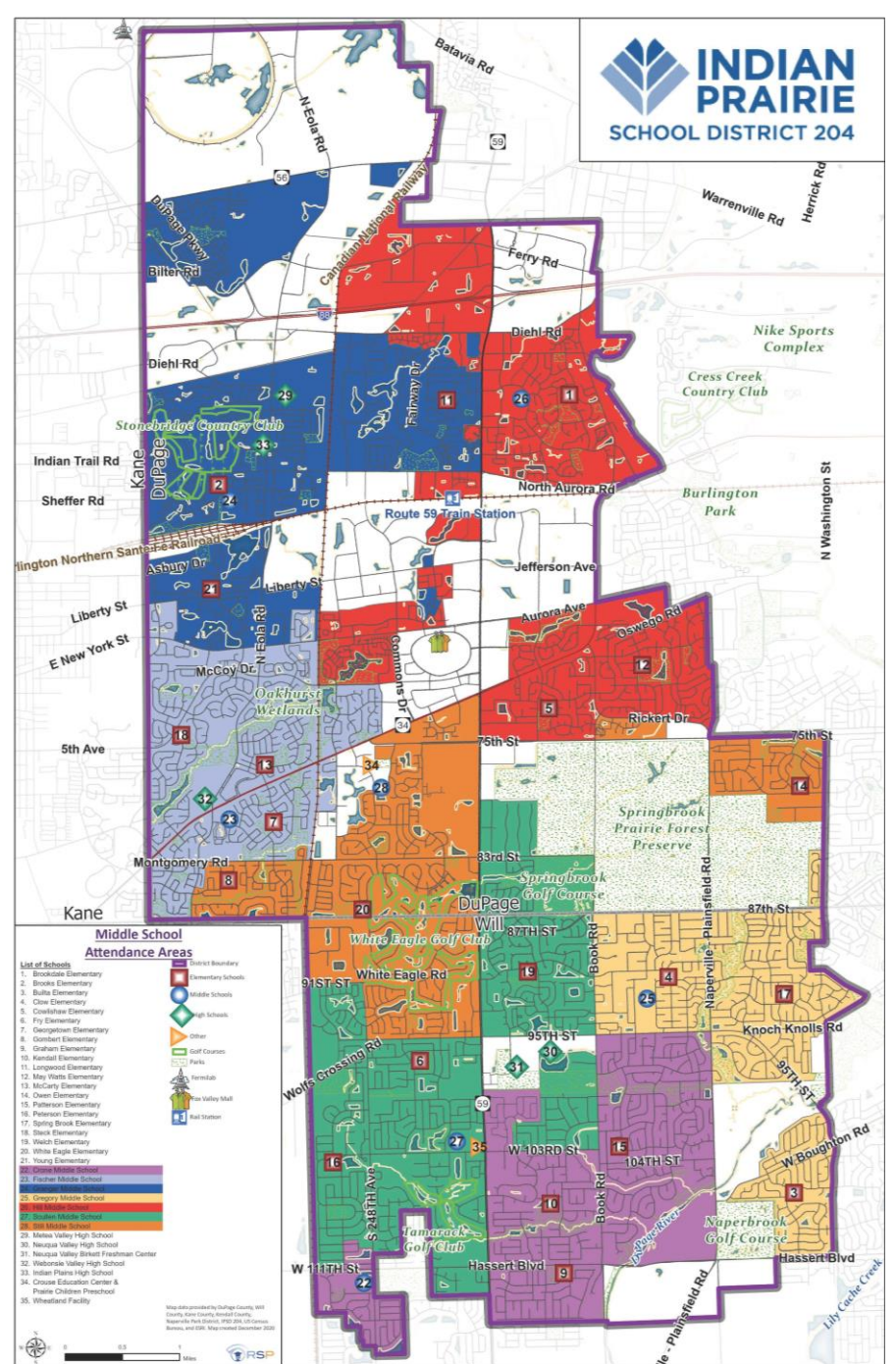
- District Boundary (Purple Line)
- Major Streets
- Major water features and cultural features
- Attendance Areas (Solid Colors)
  1. Brookdale (yellow)
  2. Brooks (orange)
  3. Buila (light purple)
  4. Clow (teal)
  5. Cowlshaw (lime)
  6. Fry (platinum)
  7. Georgetown (fuchsia)
  8. Gombert (green)
  9. Graham (navy)
  10. Kendall (pink)
  11. Longwood (pearl)
  12. May Watts (charcoal)
  13. McCarty (dark orange)
  14. Owen (purple)
  15. Patterson (mint)
  16. Peterson (red)
  17. Spring Brook (peach)
  18. Steck (periwinkle)
  19. Welch (gray)
  20. White Eagle (blue)
  21. Young (turquoise)





# Middle School Attendance Areas

- District Boundary (**Purple Line**)
  - Major Street
  - Major water features and cultural features
  - MS Attendance Areas (**Solid Colors**)
22. Crone (**purple**)
  23. Fischer (**periwinkle**)
  24. Granger (**navy**)
  25. Gregory (**gold**)
  26. Hill (**red**)
  27. Scullen (**green**)
  28. Still (**orange**)

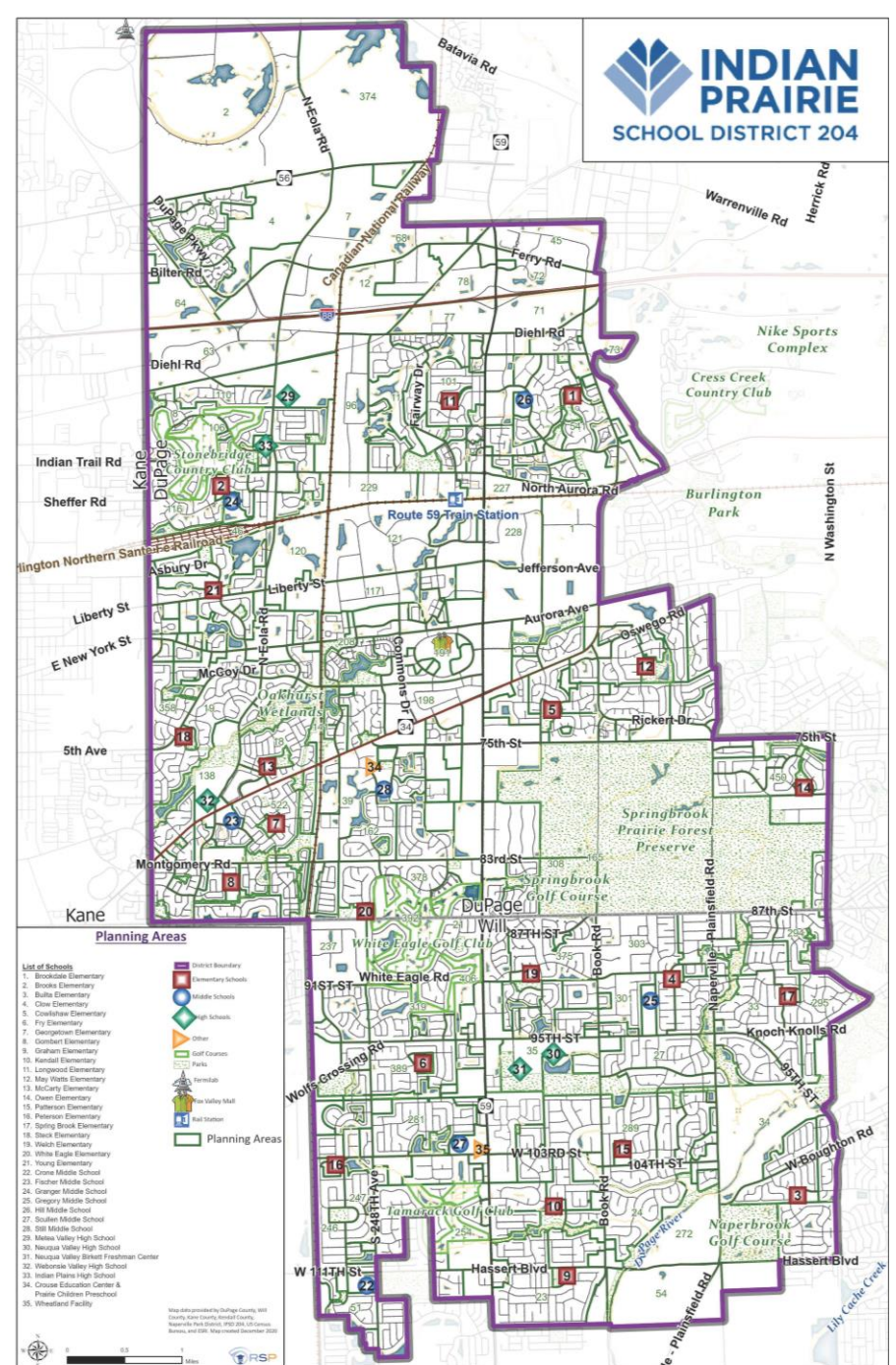






# Planning Areas

- Zoomed in view of Planning Areas  
(Green) Over 550 unique areas being analyzed for demographic, development, and enrollment change
- Displays the power of GIS data and Information
- See where students are located by grade in relation to streets, subdivisions, and parcels
- Illustrates how the planning areas are tied to development types at the parcel level
- Planning Areas are determined by
  - Land Use (Residential, Commercial, Industrial)
  - Residential Density (Single-Family, Mobile Homes, Duplex, Apartments)
  - Natural and Manmade features (Rivers, Creeks, Railroads, Streets)
  - Attendance Areas (ES and Secondary Feeders)



# Detailed Planning Areas

- Zoomed in view of Planning Areas (Green)
- Displays the power of GIS data and Information
- See where students are located by grade in relation to streets, subdivisions, and parcels
- Illustrates how the planning areas are tied to development types at the parcel level
- This example shows the aerial footage along with students at current growth areas
- Map displays the density of students living near Still Middle School





# Sophistical Forecast Model

## Built-Out

$$S_{c, t, x} = S_{c-1, t-1, x} * GC$$

Let:

- S = The number of students, either an actual count or a projected count
- x = A subscript denoting an attendance area in the School District
- c = Grade level
- t = Time (Years)
- GC = Growth component either modeling enrollment increase or decrease based on historical information, expressed as a real number


## Developing

$$S_{c, t, x} = S_{c-1, t-1, x} + (BP_{t, x} * R_{c, x})$$

Where:  $BP_{t, x} = \left( \frac{(CP_x) (BT_x) (A_x)}{\sum x (CP_x) (BT_x) (A_x)} \right) * CT$

Let:

- S = The number of students, either an actual count or a projected count
- x = A subscript denoting an attendance area in the School District
- c = Grade level
- t = Time (Years)
- BP = Building permit forecast as given by the Building Permit Allocation Model (BPAM) model
- R<sub>c, x</sub> = Student enrollment ratio of cohort c in planning area x
- CP = Capacity of a planning area as expressed by available housing units
- BT = Building history trend of a planning area
- A = An index which models the likelihood of development
- CT = Building permit control total forecast



Over 500 Planning Areas are statistically analyzed in the district

The SFM model is chosen over other variables because it can be adjusted for what is currently happening in each individual school district. Other variables like live Birth Data and Student Cohort Data are starting points for student projections.

This is the central focus of everything RSP does. The model is based on what is happening in a school district. The best data is statistically analyzed to provide an accurate enrollment forecast. The District will be able to use RSP's report and maps to better understand demographic trends, school utilization, and the timing of construction projects.

# RSP SFM Details

- The important factor concerning the RSP SFM is that it is a Social Science not an exact science; it identifies behavior trends to determine the propensity of them to be recreated:
- The value of the RSP SFM is how our team creates and analyzes the geography at a planning area level for any commonality which will help produce an accurate forecast
- Some of the variables examined for each planning area (but not limited to):
  - Natural Cohort (District data)
  - Planning Area Subdivision Lifecycle (RSP variable)
  - Value of Homes (County assessor data)
  - Type of Residential unit (SF, MF, DUP, TH, Resort, etc.) (County assessor data)
  - Year units were built (County assessor data)
  - Estimated female population (Census data)
  - Estimated 0-4 population (Census data)
  - Existing Land Use (County and City data)
  - Future Land Use (County and City data)
  - Capital Improvement Plan (CIP) (County and City data)
  - Future Developments (County and City data)
  - In-Migration of students (District data)
  - Out-Migration of students (District data)

# Birth Information (DuPage County)

## DuPage County Illinois Live Births and Indian Prairie SD 204 Kindergarten 5-Years Later

Fiscal Year	# Live Births	Birth Change	% Birth Change	School Year	# Kdg	%Kdg of Live Births
2007	11,640			2012/13	1,173	10.1%
2008	11,312	-328	-2.8%	2013/14	1,121	9.9%
2009	10,820	-492	-4.3%	2014/15	1,113	10.3%
2010	10,783	-37	-0.3%	2015/16	1,040	9.6%
2011	10,767	-16	-0.1%	2016/17	1,072	10.0%
2012	10,542	-225	-2.1%	2017/18	1,029	9.8%
2013	10,588	46	0.4%	2018/19	1,090	10.3%
2014	10,732	144	1.4%	2019/20	1,014	9.4%
2015	10,896	164	1.5%	2020/21	964	8.8%
2016	10,836	-60	-0.6%	2021/22	1,060	
2017	10,337	-499	-4.6%	2022/23	1,011	
2018	10,299	-38	-0.4%	2023/24	1,008	
3-Year Average	10,490.7	-199.00				
3-Year Weighted Average	10,401.2	-195.33				

### **NOTE:**

The number of Kindergarten students five years later is one variable to understand the transiency of a community

Source: Source: Illinois Department of Public Health (IDPH) and Indian Prairie SD 204 Community School District

# Kdg projected is based of the 3-year weighted average of the %Kdg of live births (9.8%)

### **Live Birth Observations**

- Tracks the number of live births and the corresponding number of kindergarten students five years later
- The number of live births in DuPage County is 11.5% lesser in 2018 than it was in 2005
- Indian Prairie Community Schools has a range of 9.4% to 10.3% of DuPage County live births five years later
- With fewer number of live births, it is likely there will be fewer kindergarten students five years later

# Birth Information (Will County)

## Will County Illinois Live Births and Indian Prairie SD 204 Kindergarten 5-Years Later

Fiscal Year	# Live Births	Birth Change	% Birth Change	School Year	# Kdg	%Kdg of Live Births
2007	9,911			2012/13	584	5.9%
2008	9,601	-310	-3.1%	2013/14	608	6.3%
2009	9,058	-543	-5.7%	2014/15	588	6.5%
2010	8,572	-486	-5.4%	2015/16	635	7.4%
2011	8,102	-470	-5.5%	2016/17	636	7.8%
2012	7,988	-114	-1.4%	2017/18	592	7.4%
2013	7,650	-338	-4.2%	2018/19	611	8.0%
2014	7,955	305	4.0%	2019/20	563	7.1%
2015	7,802	-153	-1.9%	2020/21	557	7.1%
2016	7,803	1	0.0%	2021/22	580	
2017	7,426	-377	-4.8%	2022/23	552	
2018	7,321	-105	-1.4%	2023/24	544	
3-Year Average	7,516.7	-160.33				
3-Year Weighted Average	7,436.3	-178.00				

Source: Source: Illinois Department of Public Health (IDPH) and Indian Prairie SD 204 Community School District

# Kdg projected is based of the 3-year weighted average of the %Kdg of live births (7.4%)

### **NOTE:**

The number of Kindergarten students five years later is one variable to understand the transiency of a community

### **Live Birth Observations**

- Tracks the number of live births and the corresponding number of kindergarten students five years later
- The number of live births in Will County is 26.1% lesser in 2018 than it was in 2005
- Indian Prairie Community Schools has a range of 5.9% to 8.0% of Will County live births five years later
- With fewer number of live births, it is likely there will be fewer kindergarten students five years later



# Enrollment by Grade

**Enrollment By Grade - (Reside/Attend and Out District/Attend)**

Year	PK	K	1st	2nd	3rd	4th	5th	6th	7th	8th	9th	10th	11th	12th	K-12 Total	PK-12 Total
2007/08	598	1,823	2,197	2,361	2,262	2,327	2,224	2,305	2,353	2,371	2,175	2,095	2,078	1,685	28,256	28,854
2008/09	612	1,948	2,129	2,249	2,361	2,272	2,314	2,257	2,331	2,369	2,397	2,153	2,084	2,094	28,958	29,570
2009/10	672	2,031	2,070	2,139	2,236	2,389	2,281	2,342	2,234	2,309	2,354	2,279	2,115	2,079	28,858	29,530
2010/11	543	1,891	2,113	2,062	2,166	2,262	2,387	2,290	2,328	2,231	2,343	2,317	2,280	2,096	28,766	29,309
2011/12	543	1,786	1,998	2,138	2,077	2,160	2,241	2,425	2,254	2,310	2,234	2,302	2,306	2,223	28,454	28,997
2012/13	590	1,763	1,915	2,023	2,155	2,091	2,179	2,300	2,423	2,285	2,350	2,261	2,290	2,320	28,355	28,945
2013/14	602	1,737	1,933	1,940	2,034	2,169	2,088	2,193	2,279	2,399	2,293	2,298	2,187	2,267	27,817	28,419
2014/15	543	1,706	1,878	1,954	1,981	2,029	2,197	2,116	2,176	2,276	2,404	2,258	2,284	2,184	27,443	27,986
2015/16	589	1,680	1,814	1,911	1,969	1,990	2,091	2,238	2,142	2,208	2,322	2,381	2,264	2,249	27,259	27,848
2016/17	563	1,713	1,810	1,869	1,933	2,032	1,987	2,116	2,253	2,178	2,225	2,290	2,404	2,254	27,064	27,627
2017/18	654	1,622	1,821	1,846	1,892	1,964	2,058	2,027	2,134	2,259	2,208	2,234	2,291	2,363	26,719	27,373
2018/19	690	1,698	1,722	1,827	1,879	1,907	1,982	2,087	2,048	2,139	2,272	2,189	2,224	2,235	26,209	26,899
2019/20	685	1,578	1,775	1,777	1,817	1,912	1,938	2,029	2,144	2,116	2,180	2,263	2,203	2,236	25,968	26,653
2020/21	463	1,522	1,653	1,721	1,783	1,835	1,934	1,987	2,043	2,160	2,166	2,182	2,278	2,188	25,452	25,915

Source: IPSD 204 Student Data from 2007/08 to 2020/21 (All students to include In District who attend and Out of District School who attend)

## Enrollment Table Explanation:

- This table only reflects students who Reside in the IPSD 204 District and Attend IPSD 204 or students who DO NOT Reside in IPSD 204 but Attend IPSD 204
- Largest class (K-12) in 2020/21 – **11<sup>th</sup> grade (2,278)**
- Smallest class (K-12) in 2020/21 – **Kindergarten (1,522)**
- Graduating senior class larger than the incoming Kindergarten class which is a variable that would indicate there is a potential for continued enrollment decline
- Instructional Modality will have to be monitored to determine if the students who are not attending the district still reside in the district and if or how many return to receive services in the future years
- Note these numbers include Indian Plains High School

*\*All past student data is exported from the district student database allowing the ability to do robust statistical analysis by student geography  
The student database export will not always align perfectly with the Official Counts (Statistically 99% greater match by grade)*

# Cohort Student Observation

Change By Grade from the Previous Year (Reside/Attend and Out District/Attend)

From	To	PK	PK K	K 1st	1st 2nd	2nd 3rd	3rd 4th	4th 5th	5th 6th	6th 7th	7th 8th	8th 9th	9th 10th	10th 11th	11th 12th	Change	
																Total	Percent
2007/08	2008/09	14	1,350	306	52	0	10	-13	33	26	16	26	-22	-11	16	702	2.5%
2008/09	2009/10	60	1,419	122	10	-13	28	9	28	-23	-22	-15	-118	-38	-5	-100	-0.3%
2009/10	2010/11	-129	1,219	82	-8	27	26	-2	9	-14	-3	34	-37	1	-19	-92	-0.3%
2010/11	2011/12	0	1,243	107	25	15	-6	-21	38	-36	-18	3	-41	-11	-57	-312	-1.1%
2011/12	2012/13	47	1,220	129	25	17	14	19	59	-2	31	40	27	-12	14	-99	-0.3%
2012/13	2013/14	12	1,147	170	25	11	14	-3	14	-21	-24	8	-52	-74	-23	-538	-1.9%
2013/14	2014/15	-59	1,104	141	21	41	-5	28	28	-17	-3	5	-35	-14	-3	-374	-1.3%
2014/15	2015/16	46	1,137	108	33	15	9	62	41	26	32	46	-23	6	-35	-184	-0.7%
2015/16	2016/17	-26	1,124	130	55	22	63	-3	25	15	36	17	-32	23	-10	-195	-0.7%
2016/17	2017/18	91	1,059	108	36	23	31	26	40	18	6	30	9	1	-41	-345	-1.3%
2017/18	2018/19	36	1,044	100	6	33	15	18	29	21	5	13	-19	-10	-56	-510	-1.9%
2018/19	2019/20	-5	888	77	55	-10	33	31	47	57	68	41	-9	14	12	-241	-0.9%
2019/20	2020/21	-222	837	75	-54	6	18	22	49	14	16	50	2	15	-15	-516	-2.0%
3-Yr Avg		-63.7	923.0	84.0	2.3	9.7	22.0	23.7	41.7	30.7	29.7	34.7	-8.7	6.3	-19.7	-422.3	-1.6%
3-Yr Weighted Avg		-106.7	888.5	79.8	-7.7	5.2	22.5	24.3	45.0	29.5	31.5	40.8	-5.2	10.5	-12.8	-423.3	-1.6%

Source: IPSD 204 Student Data from 2007/08 to 2020/21 (All students to include In District who attend and Out of District School who attend)

## Cohort Change Table:

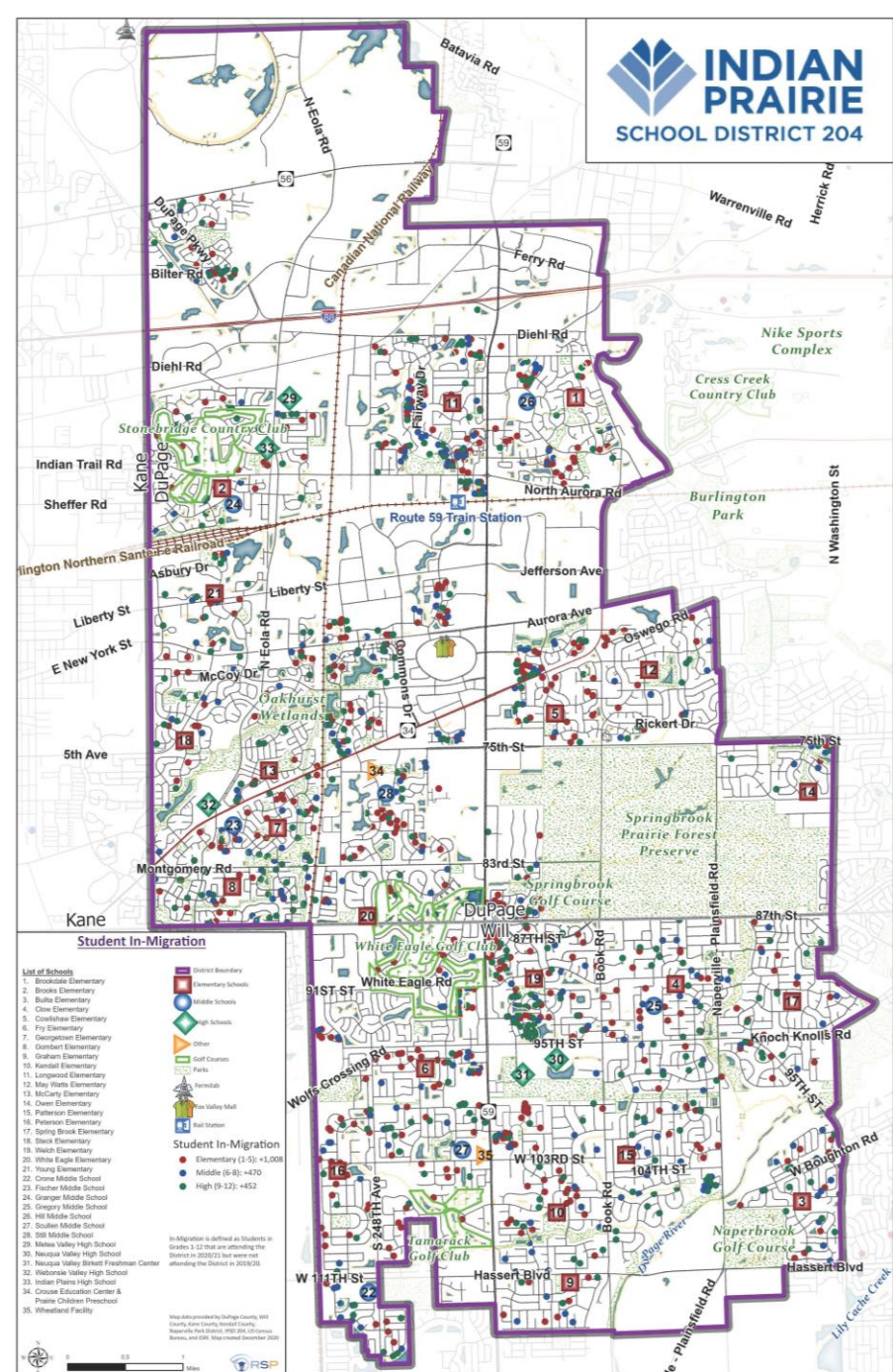
- This table only reflects Cohort change for students who Reside in the IPSD 204 District and Attend IPSD 204 or students who DO NOT Reside in IPSD 204 but Attend IPSD 204
- Largest 3-year average K-12 class increase – K to 1<sup>st</sup> grade (+84)
- Largest 3-year average K-12 class decrease – 11<sup>th</sup> to 12<sup>th</sup> grade (-20)
- Propensity to have varying trends from year to year
- The decrease of PK in 2020/21 is likely the COVID-19 impact and should likely increase in the 2021/22 school year
- The potential for positive cohort enrollment from grade to grade tends to minimize the natural loss of students with larger senior classes graduating and smaller incoming kindergarten classes
- Overall decrease the district has had for the last four years mostly a result of larger 12<sup>th</sup> grade classes being replaced by smaller incoming Kindergarten classes

*\*All past student data is exported from the district student database allowing the ability to do robust statistical analysis by student geography  
The student database export will not always align perfectly with the Official Counts (Statistically 99% greater match by grade)*

# Student In-Migration

2020/21 students who are in 1<sup>st</sup> through 12<sup>th</sup> grade that were not attending the District in 2019/20 as Kindergarten through 11<sup>th</sup> grade

- **More new students attended the district in 2020/21 than in 2019/20**
- Note this includes Outside of District and Indian Plains HS students
- **2,312** new students in **2018/19**
- **1,914** new students in **2019/20**
- **1,930** new students in **2020/21**

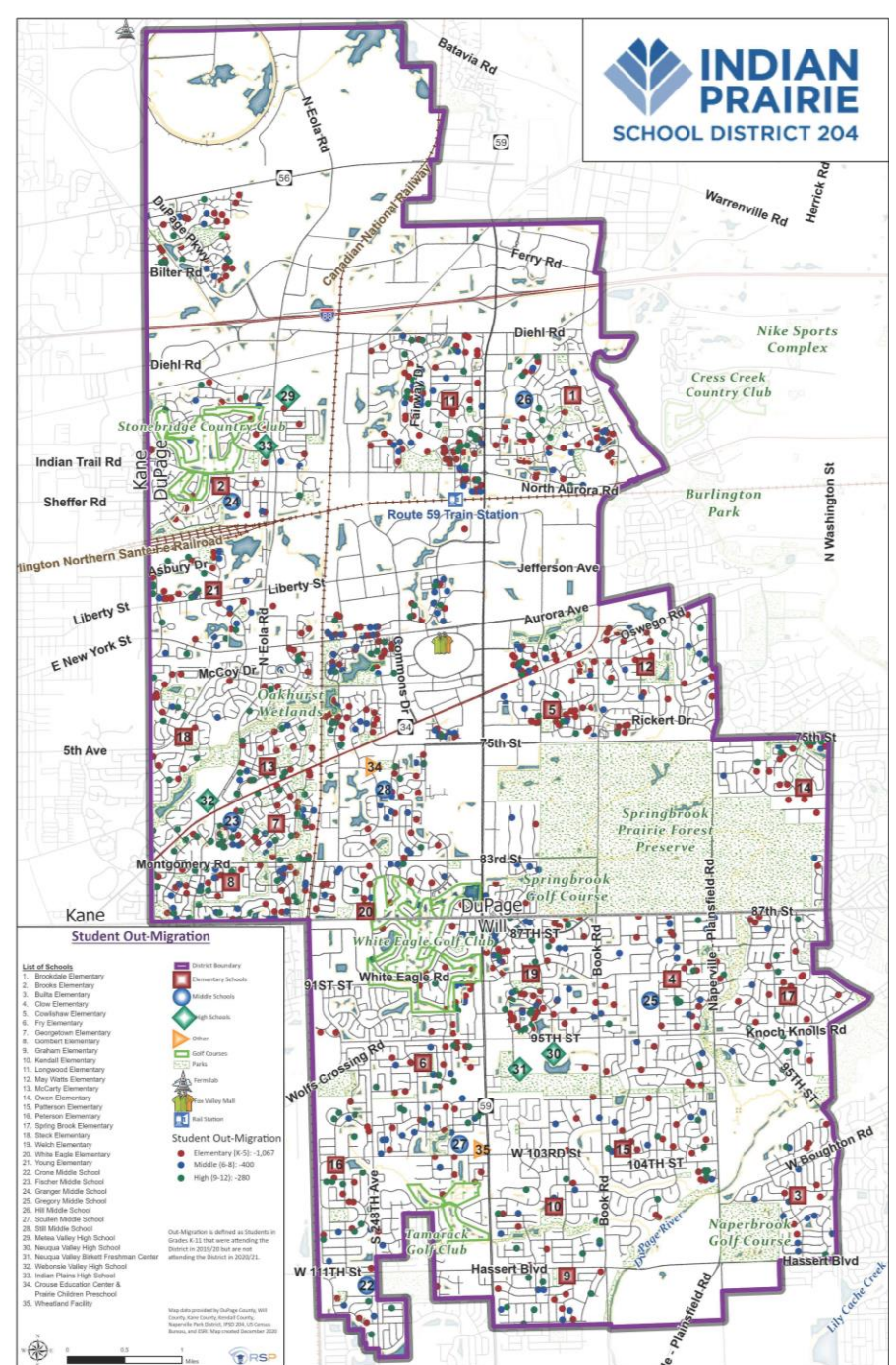




# Student Out-Migration

2019/20 students who were in Kindergarten through 11<sup>th</sup> grades that are not attending the District in 2020/21 as 1<sup>st</sup> through 12<sup>th</sup> grade

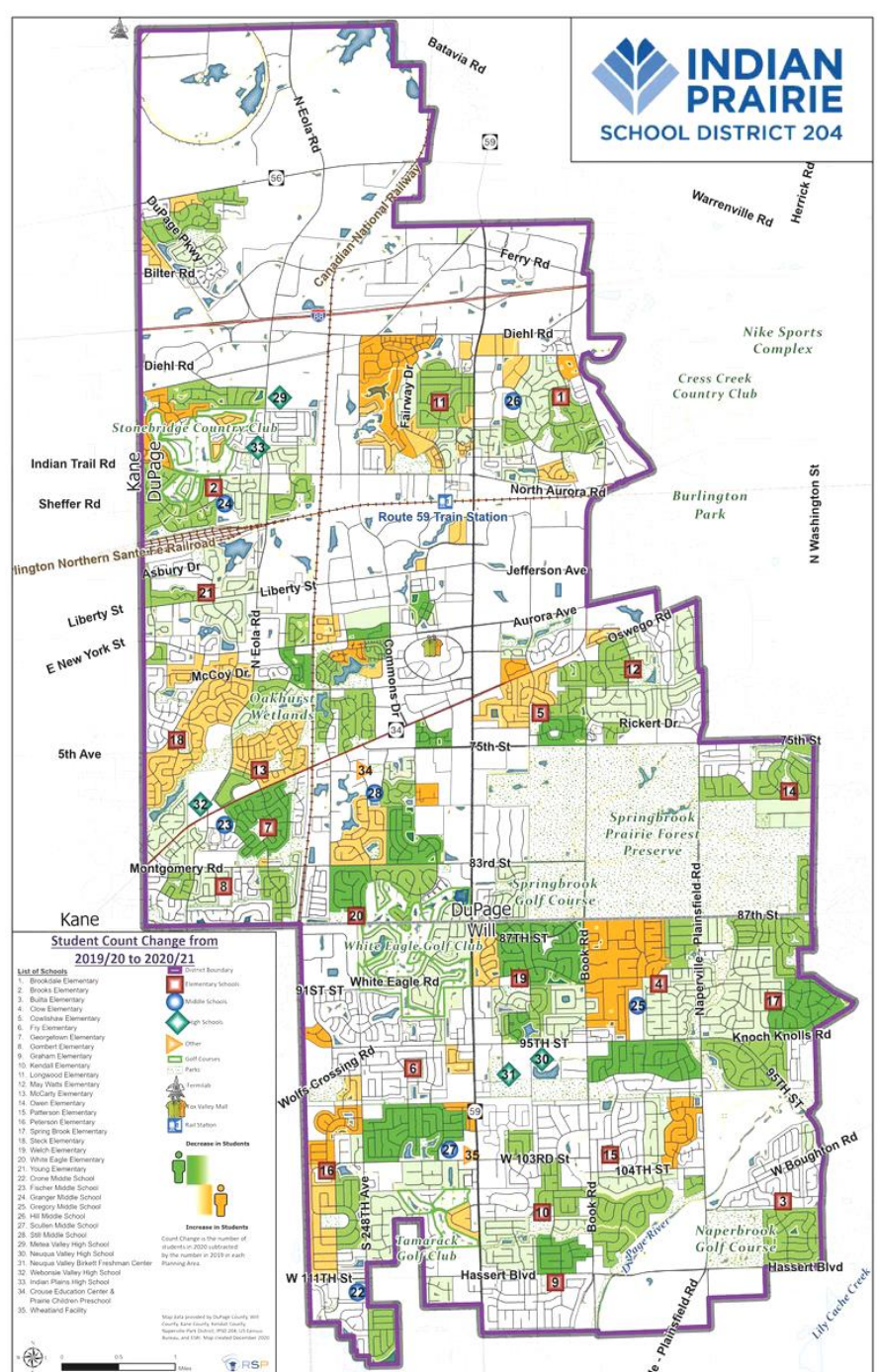
- **Greater number of students left the district in 2020/21**
- Note this includes Outside of District and Indian Plains HS students
- **1,948** students left in **2018/19**, **Total Migration +364**
- **1,508** students left in **2019/20**, **Total Migration +406**
- **1,747** students left in **2020/21**, **Total Migration -183**



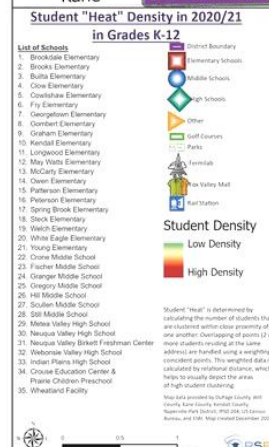


# Student Count Change

- Depicts student movement each year at each Planning Area from **2007/08** to **2020/21**
- **Orange** areas experienced an increase year to year, **Green** areas experienced a decrease, **White** areas had no net change of students between **year to year**
- New developments have a greater propensity to have more students in future years
- Current colors do not indicate area will continue to increase or decrease
- Note this does not include Outside of District or Indian Plains HS students



- **Red** areas depict highest density of students, **Gray** as lowest student density
- Overlapping points (2 or more students) are handled using a weighting of coincident points
- This analysis helps with understanding student population and geographic proximity to schools
- Some new areas do not necessarily lead to similar yield rates of like developments
- While the concentration of student density has been consistent the highest density of students has vastly changed each year



# Enrollment Observations

- COVID-19 had an impact on the 2020/21 enrollment
  - Started off the 2020/21 school year all remote
  - District is following metrics to determine mode of learning
- Over the last five years Asian/Pacific Islander has increased, Black population has been stable, Hispanic population has increased, and White population has decreased
- Enrollment has been decreasing over the last few years, but significantly decreased in the 2020/21 school year
- RSP & Associates monitors over 500 planning areas for demographic, development, and enrollment data sets
- Direct correlation between women in childbearing ages (15-49) and where children (0-4) reside
- Enrollment tends change from grade to grade each year at each level
  - All PreK-12 grades decreased in enrollment in 2020/21 besides 8<sup>th</sup> and 11<sup>th</sup> grade
  - Largest K-12 Cohort decrease happened from 1<sup>st</sup> to 2<sup>nd</sup> grade (-54 students) in 2020/21
  - Largest K-12 Cohort increase happened from Kindergarten to 1<sup>st</sup> grade (+75 students) in 2020/21
- Greatest student density continues to shift around the district throughout the years
  - Student density is growing in areas with newer housing
- Migration trends indicate an increase of new students from 2019/20 to 2020/21 and a decrease in existing students who left the district in 2020/21
- Pig in the Snake effect – smaller elementary school grades will result in smaller Junior High and High School enrollment





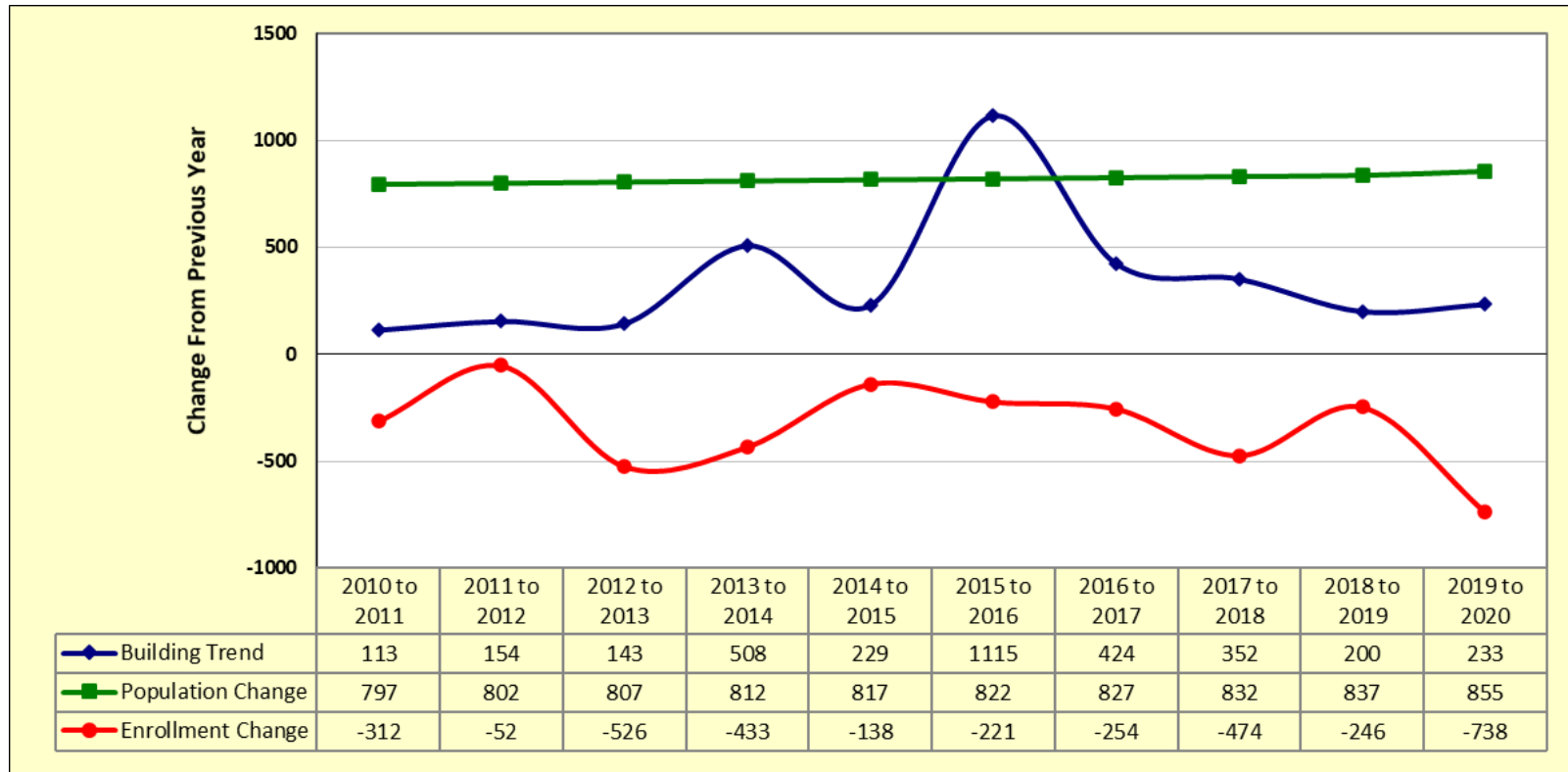
# Part Two

## Development





# Population, Development, and Enrollment



Source: Census Estimates, Indian Prairie 204 Enrollment and RSP SFM & Demographic Models

## Graphic Explanation

- Census data indicates an increasing population (**Future Annual Range: 600 to 700 people: +0.49% increase**)
  - **Census data typically has adjustments each decennial cycle (2020 Census likely will have this adjustment)**
- Building trend indicates there has been steady new residential activity (**Limited areas for future development**)
  - **Future development projects will predominately be Townhomes or Apartments**
- Student Enrollment growth has recently been decreasing, but this year has dramatically decreased (COVID Impact)
  - **Enrollment has been steadily declining since before 2010**

# Student Yield Rate (SF)

Schools	Year														
	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	Avg
Brookdale Elementary	0.69	0.67	0.66	0.66	0.62	0.61	0.58	0.59	0.58	0.59	0.58	0.54	0.58	0.55	0.61
Brooks Elementary	0.73	0.73	0.74	0.76	0.76	0.75	0.75	0.74	0.75	0.75	0.74	0.67	0.71	0.7	0.73
Builta Elementary	1.08	1.11	1.11	1.08	1.06	1.02	0.97	0.95	0.9	0.87	0.85	0.8	0.77	0.75	0.95
Clow Elementary	0.77	0.76	0.71	0.7	0.68	0.66	0.65	0.63	0.65	0.62	0.62	0.58	0.58	0.57	0.65
Cowlshaw Elementary	0.72	0.78	0.82	0.83	0.83	0.82	0.74	0.7	0.69	0.66	0.62	0.62	0.61	0.59	0.72
Fry Elementary	1.28	1.3	1.3	1.28	1.25	1.19	1.14	1.07	1.04	1	1.02	0.93	0.97	0.95	1.12
Georgetown Elementary	0.83	0.83	0.83	0.83	0.82	0.78	0.76	0.74	0.75	0.76	0.74	0.69	0.69	0.65	0.76
Gombert Elementary	0.84	0.85	0.82	0.8	0.8	0.79	0.76	0.75	0.74	0.72	0.72	0.65	0.67	0.62	0.75
Graham Elementary	1.32	1.35	1.3	1.25	1.2	1.15	1.1	1.05	0.98	0.95	0.9	0.81	0.8	0.76	1.06
Kendall Elementary	1.17	1.21	1.21	1.21	1.18	1.15	1.07	1.01	0.97	0.94	0.88	0.8	0.78	0.75	1.02
Longwood Elementary	0.55	0.57	0.54	0.54	0.56	0.55	0.55	0.54	0.51	0.49	0.5	0.48	0.46	0.44	0.52
May Watts Elementary	0.79	0.77	0.73	0.73	0.73	0.69	0.66	0.65	0.63	0.57	0.54	0.5	0.51	0.49	0.64
McCarty Elementary	0.76	0.76	0.75	0.7	0.71	0.7	0.69	0.67	0.67	0.63	0.62	0.59	0.61	0.6	0.68
Owen Elementary	0.78	0.8	0.81	0.79	0.77	0.78	0.77	0.76	0.75	0.73	0.69	0.66	0.67	0.66	0.74
Patterson Elementary	1.17	1.16	1.15	1.09	1.02	0.98	0.91	0.86	0.83	0.81	0.79	0.74	0.76	0.75	0.93
Peterson Elementary	0.92	0.96	0.93	0.93	0.93	0.9	0.9	0.9	0.9	0.89	0.88	0.8	0.84	0.82	0.89
Spring Brook Elementary	0.98	0.98	0.95	0.94	0.92	0.87	0.81	0.8	0.77	0.76	0.73	0.68	0.69	0.66	0.83
Steck Elementary	0.96	0.96	0.94	0.92	0.87	0.85	0.79	0.78	0.75	0.71	0.65	0.61	0.66	0.69	0.8
Welch Elementary	1.03	1.08	1.06	1.02	1.01	0.96	0.94	0.91	0.88	0.85	0.8	0.75	0.76	0.72	0.91
White Eagle Elementary	0.91	0.93	0.84	0.82	0.78	0.76	0.74	0.71	0.7	0.68	0.65	0.62	0.6	0.57	0.74
Young Elementary	0.9	0.98	1.01	1.07	1.11	1.14	1.09	1.06	1.02	1.03	0.99	0.95	0.93	0.9	1.01
<b>District (K-12):</b>	<b>0.93</b>	<b>0.94</b>	<b>0.92</b>	<b>0.91</b>	<b>0.89</b>	<b>0.87</b>	<b>0.83</b>	<b>0.81</b>	<b>0.79</b>	<b>0.77</b>	<b>0.75</b>	<b>0.69</b>	<b>0.71</b>	<b>0.69</b>	<b>0.82</b>

Source: IPSD 204 and RSP & Associates LLC, DuPage County, and Will County

## Single Family Table Explanation

- Depicts elementary (K-12) enrollment and the corresponding yield rate for 100 housing units
- The yield varies for each elementary attendance area
- Single-Family residential has declined from 93 students every 100 units to 69 students every 100 units
- Note this does not include Outside of District or Indian Plains HS students
- The District has added **1,450** number of single-family units since 2007
- Adding newer housing inventory typically can increase the yield rate
  - The Heat map video assists in understanding how that has changed over time (Page 22)
  - Residential unit activity provides the basis for timeline and where units likely are built (Page 29)

*\*All past student data is exported from the district student database allowing the ability to do robust statistical analysis by student geography  
The student database export will not always align perfectly with the Official Counts (Statistically 99% greater match by grade)*

# Student Yield Rate (MF)

Schools	Year														
	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	Avg
Brookdale Elementary	0.14	0.15	0.16	0.17	0.17	0.18	0.18	0.18	0.18	0.19	0.21	0.23	0.19	0.2	0.18
Brooks Elementary	0.1	0.11	0.11	0.11	0.13	0.14	0.18	0.2	0.22	0.24	0.28	0.27	0.27	0.27	0.19
Builta Elementary	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Clow Elementary	0.26	0.24	0.22	0.29	0.26	0.25	0.35	0.38	0.36	0.38	0.35	0.38	0.36	0.36	0.32
Cowlshaw Elementary	0.21	0.22	0.24	0.25	0.26	0.27	0.28	0.28	0.29	0.31	0.32	0.36	0.34	0.33	0.28
Fry Elementary	0.49	0.47	0.45	0.45	0.47	0.52	0.55	0.51	0.54	0.53	0.48	0.51	0.46	0.5	0.5
Georgetown Elementary	0.33	0.33	0.33	0.35	0.35	0.39	0.43	0.41	0.45	0.4	0.39	0.41	0.36	0.33	0.38
Gombert Elementary	0.55	0.62	0.62	0.64	0.58	0.61	0.69	0.68	0.68	0.79	0.78	0.68	0.62	0.53	0.65
Graham Elementary	0.41	0.5	0.55	0.53	0.53	0.45	0.44	0.49	0.46	0.52	0.46	0.51	0.46	0.41	0.48
Kendall Elementary	0	0	0	0	0	0	0	0	0	0	0.03	0.06	0.09	0.06	0.02
Longwood Elementary	0.17	0.19	0.22	0.24	0.25	0.27	0.28	0.27	0.27	0.28	0.28	0.31	0.27	0.29	0.26
May Watts Elementary	0.13	0.16	0.16	0.19	0.2	0.24	0.28	0.3	0.31	0.34	0.35	0.42	0.39	0.38	0.28
McCarty Elementary	0.28	0.3	0.31	0.33	0.31	0.36	0.36	0.33	0.32	0.34	0.32	0.33	0.3	0.28	0.32
Owen Elementary	0.2	0.21	0.22	0.25	0.28	0.29	0.29	0.32	0.31	0.32	0.34	0.42	0.35	0.34	0.3
Patterson Elementary	0.43	0.43	0.41	0.41	0.42	0.43	0.39	0.39	0.41	0.39	0.39	0.38	0.41	0.44	0.41
Peterson Elementary	0	0	0	0	0	0	0	0.75	0.25	0	0	0	0.12	0.12	0.09
Spring Brook Elementary	0.22	0.18	0.2	0.22	0.24	0.27	0.29	0.33	0.35	0.41	0.43	0.33	0.37	0.39	0.3
Steck Elementary	0.37	0.4	0.37	0.41	0.44	0.47	0.48	0.47	0.5	0.48	0.48	0.48	0.48	0.46	0.45
Welch Elementary	0.32	0.33	0.37	0.37	0.38	0.39	0.41	0.41	0.43	0.4	0.4	0.42	0.38	0.37	0.39
White Eagle Elementary	0.16	0.16	0.17	0.18	0.18	0.22	0.21	0.19	0.2	0.21	0.22	0.3	0.3	0.29	0.21
Young Elementary	0.23	0.26	0.28	0.3	0.31	0.34	0.36	0.38	0.36	0.28	0.31	0.3	0.3	0.29	0.31
<b>District (K-12):</b>	<b>0.23</b>	<b>0.24</b>	<b>0.25</b>	<b>0.27</b>	<b>0.27</b>	<b>0.3</b>	<b>0.31</b>	<b>0.31</b>	<b>0.32</b>	<b>0.31</b>	<b>0.32</b>	<b>0.34</b>	<b>0.32</b>	<b>0.31</b>	<b>0.29</b>

Source: IPSD 204 and RSP & Associates LLC, DuPage County, and Will County

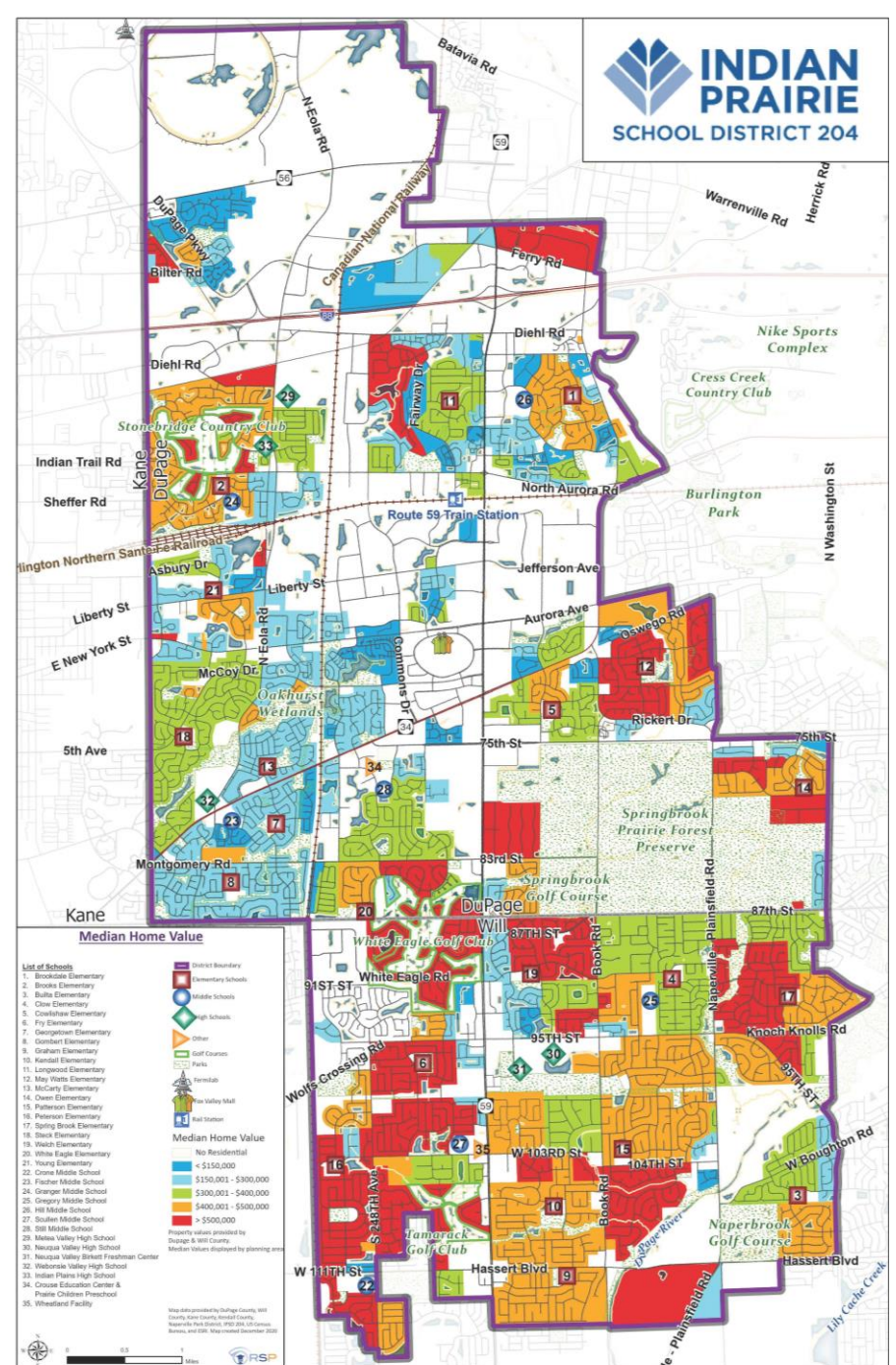
## Multi-Family Table Explanation

- Multi-family consists of any residential unit that would be classified as Townhome, Duplex, Apartment, and mobile home – basically everything other than single-family. Note that some years do not have students, this is due to very small amount of units of Multi-Family in the district
- Depicts elementary (K-12) enrollment and the corresponding yield rate for 100 housing units
- Single-Family 2020 residential average (.69) has a higher student yield rate when compared to Multi-Family residential (.31) within the district.
- Note this does not include Outside of District or Indian Plains HS students
- Multi-Family residential average has slightly increased over the past decade from 23 students for every 100 units to 31 students for every 100 units
- The district has increased by **2,255** multi-family units since 2007
- Adding newer housing inventory typically can increase the yield rate
  - The Heat map assists in understanding how that has changed over time (Page 22)
  - Residential unit activity provides the basis for timeline and where units likely are built (Page 29)

*\*All past student data is exported from the district student database allowing the ability to do robust statistical analysis by student geography  
The student database export will not always align perfectly with the Official Counts (Statistically 99% greater match by grade)*

# Median Home Value

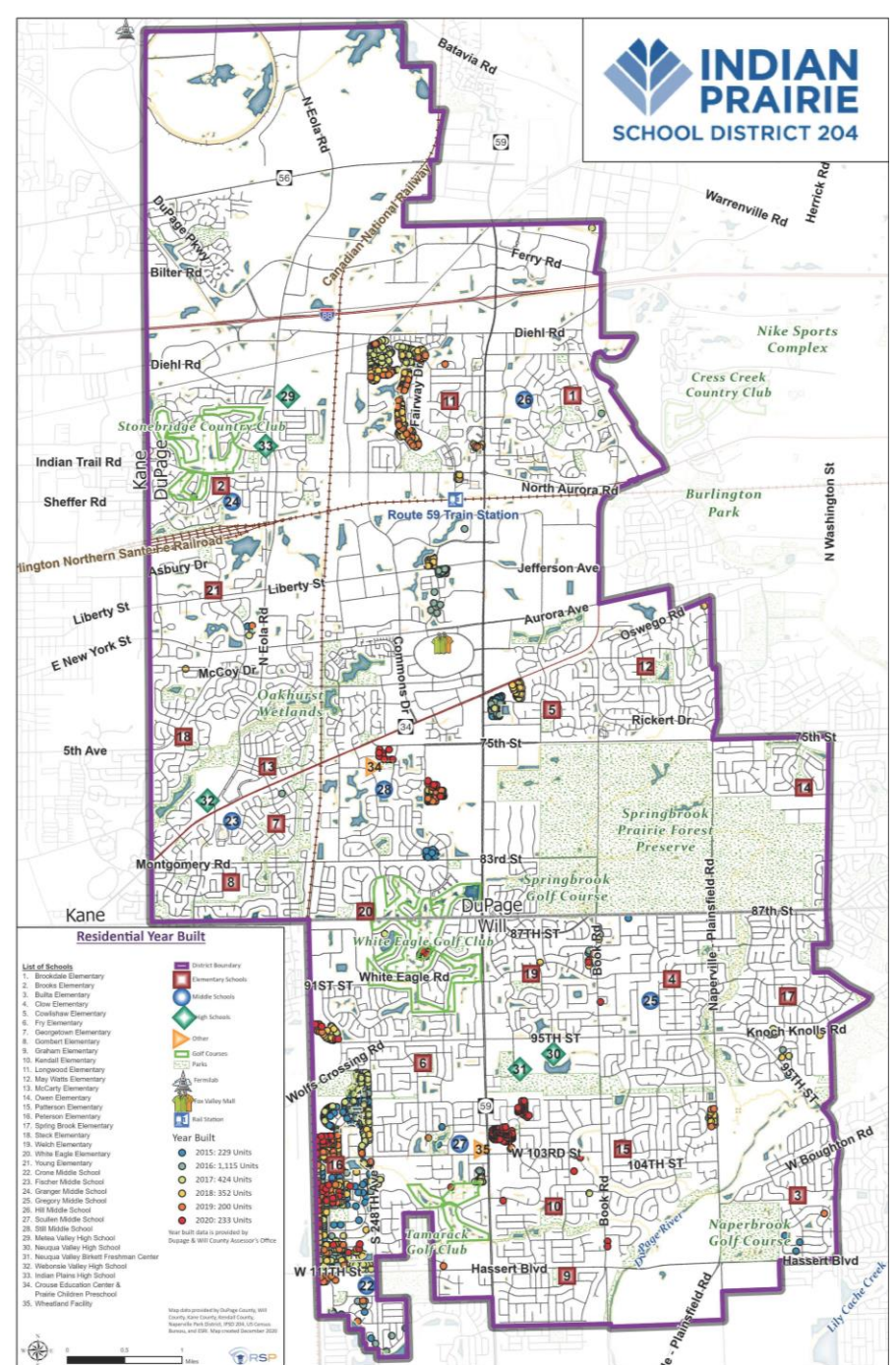
- Based on assessed Home Value as provided and maintained by the county assessor's office
- Home values correlated to socio-economic status – new areas tend to be the least affordable
- Areas shaded in **Orange** and **Red** have the greatest Median Home Value, **Blue** represents the greatest affordability
- Older homes remain the most affordable
- Southern portion of the district has the most single-family housing and the least amount of affordable housing





# Residential Year Built

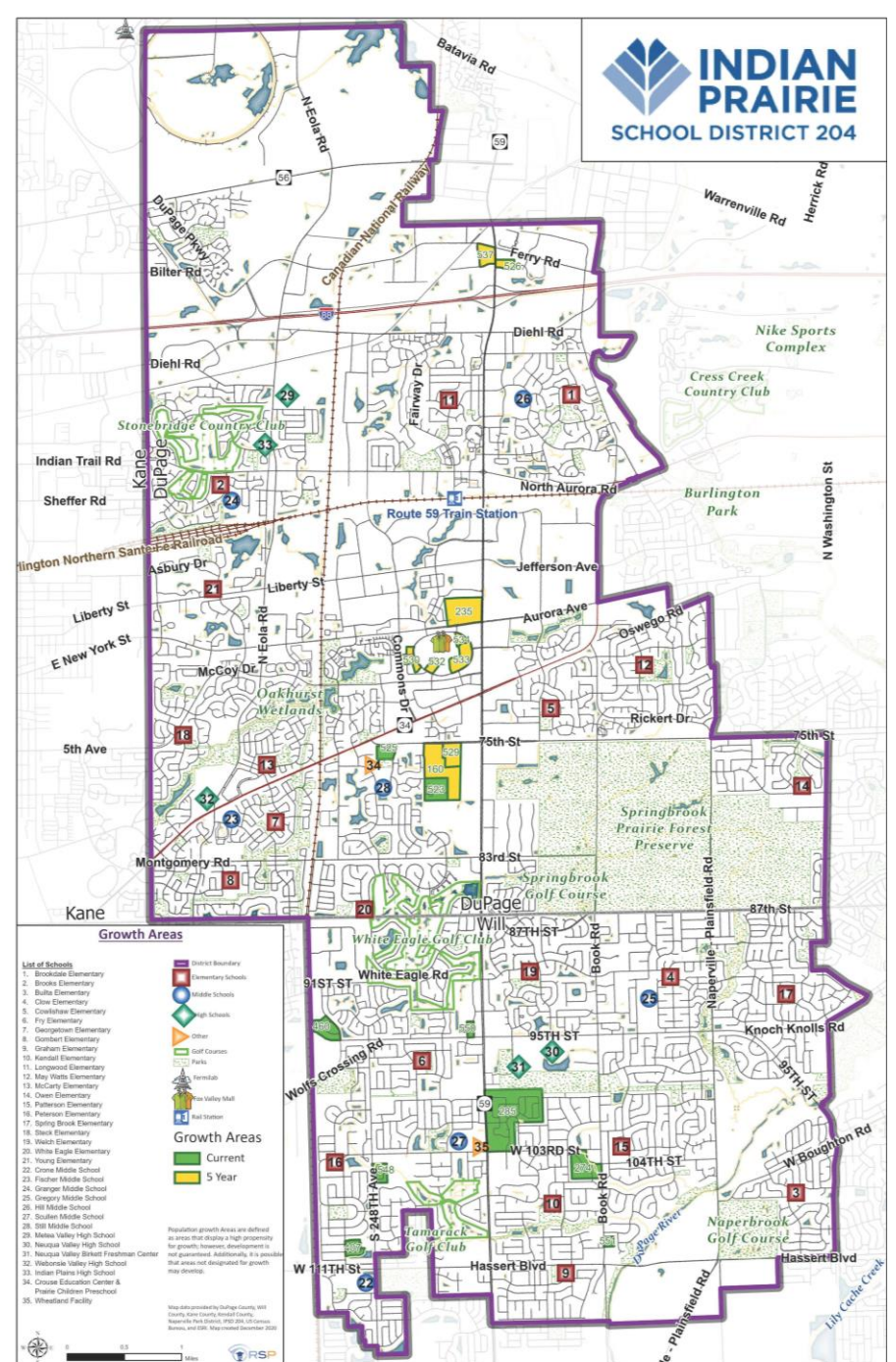
- Reveals the build out and timing of residential development within the district
- Some new areas do not necessarily lead to similar yield rates of like developments
- While areas may be platted for residential it may take several years for houses to be built and new student residents to move in
- **233 units were built in 2020, but enrollment has increased**
- There is limited amount of land available for new development
- Infill development is likely to occur in areas around the Fox Valley Mall





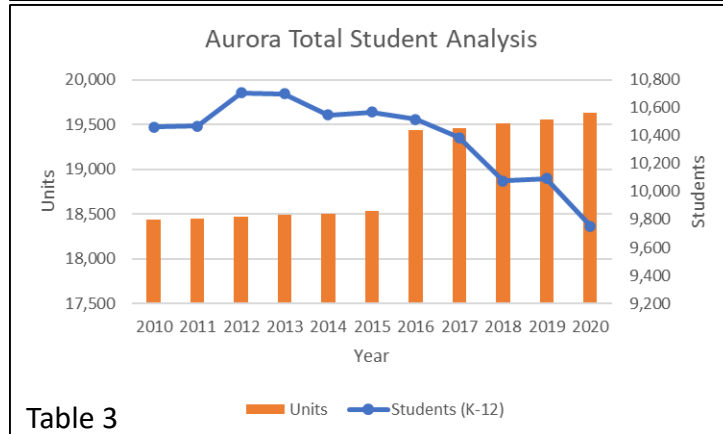
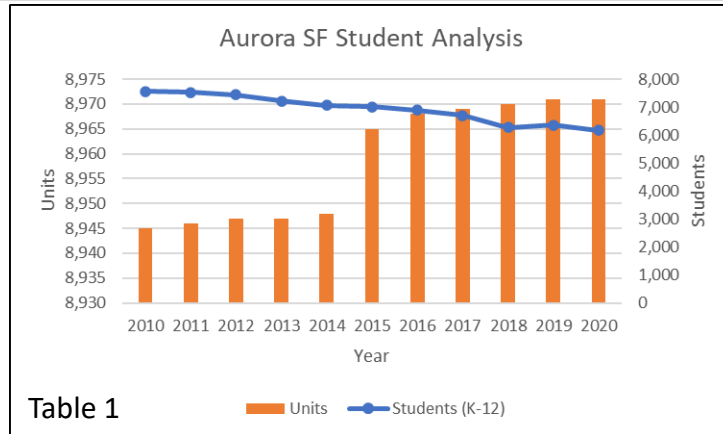
# Growth Areas

- Identifies where development activity is happening (**Green**). Identifies possible areas that could develop (**Yellow**)
- The market and property owners desire to build guides the timing of development. Other properties not shown might develop while some shown might not develop
- Majority of new residential development is occurring along Rte. 59
- There is limited amount of land available for new development
- Infill development is likely to occur in areas around the Fox Valley Mall
- Generational Yield Rate Study has proven there are more students in multi-family units than originally expected



# Aurora City Analysis

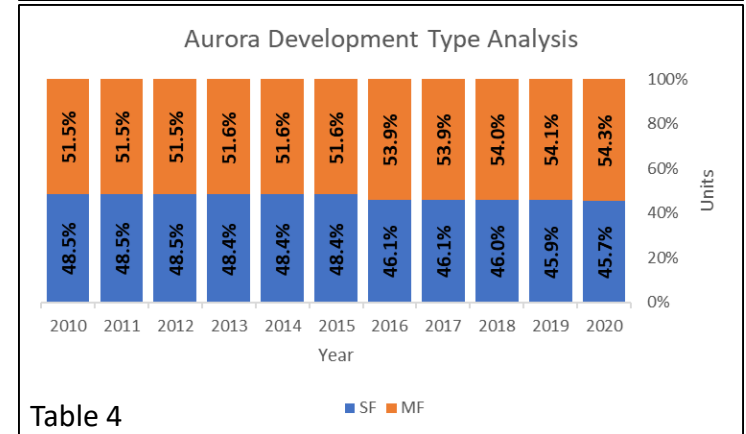
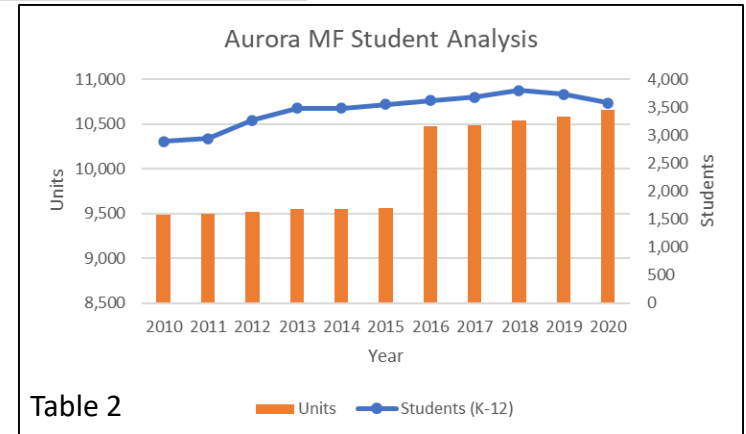
Source: IPSD 204, RSP & Associates LLC, DuPage County, and Will County



Overall,  
students  
decreased  
by 6.8%



Overall,  
Development  
increased by  
6.5%



## Notes:

- Table 1: The number of Single-Family (SF) units available by year in the Aurora City boundary and the number of students attending
- Table 2: The number of Multi-Family (MF) units available by year in the Aurora City boundary and the number of students attending
- Table 3: The number of total units available by year in the Aurora City boundary and the number of students attending
- Table 4: The percentage of units by development type (Blue is SF units and Orange is MF units)
- Overall, students have decreased since 2015 and multi-family development has increased
- Multi-family consists of any residential unit that would be classified as Townhome, Duplex, Apartment, and mobile homes

Source: IPSD 204, RSP & Associates LLC, DuPage County, and Will County

# Naperville City Analysis

Source: IPSD 204, RSP & Associates LLC, DuPage County, and Will County

Naperville SF Student Analysis

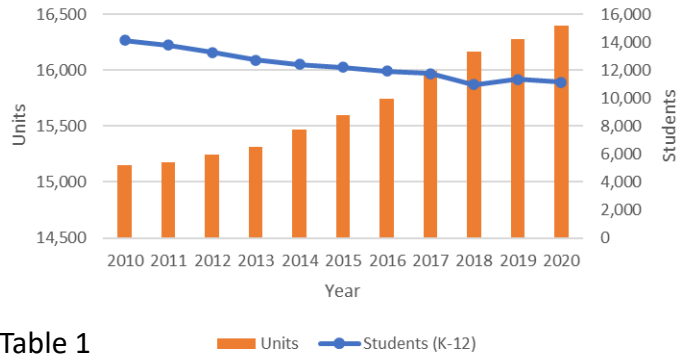
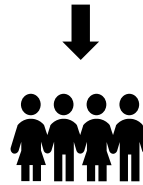


Table 1

Overall,  
students  
decreased  
by 12.7%



Naperville MF Student Analysis

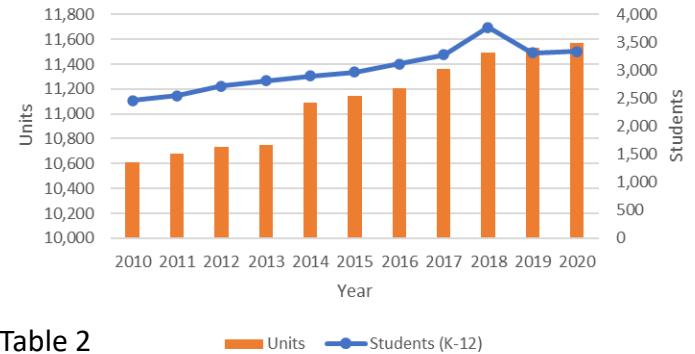


Table 2

Overall,  
Development  
increased by  
8.6%



Naperville Total Student Analysis

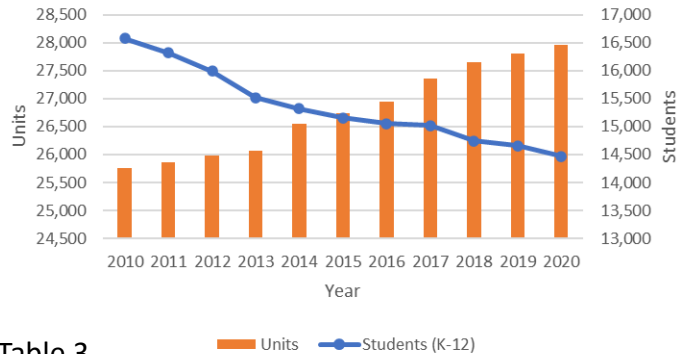
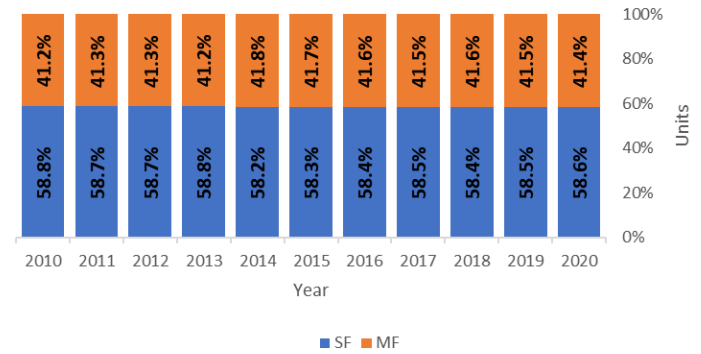


Table 3

Naperville Development Type Analysis



## Notes:

- Table 1: The number of Single-Family (SF) units available by year in the Naperville City boundary and the number of students attending
- Table 2: The number of Multi-Family (MF) units available by year in the Naperville City boundary and the number of students attending
- Table 3: The number of total units available by year in the Naperville City boundary and the number of students attending
- Table 4: The percentage of units by development type (Blue is SF units and Orange is MF units)
- Single-family and multi-family development percentage remain about the same in the Naperville City boundary
- Multi-family consists of any residential unit that would be classified as Townhome, Duplex, Apartment, and mobile homes

Source: IPSD 204, RSP & Associates LLC, DuPage County, and Will County



# Development Activity

RSP Plan Area Name	Type	Growth Area	Existing Units	Potential Units	City	Acres
Gramercy Square	TH	Current	97	74	Aurora	25.01
Meadow Ridge	TH	Current	41	39	Aurora	11.91
Ashwood Park (South)	SF	Current	11	16	Naperville	12.83
Clow Creek Farm (East)	SF	Current	5	56	Naperville	32.56
Emerson Park	TH	Current	137	26	Naperville	22.43
Hidden Creek	SF	Current	3	18	Naperville	13.61
Naperville Crossings	TH	Current	0	55	Naperville	7.28
Silver Leaf of Naperville	SF	Current	2	8	Naperville	4.92
Wagner Farms	SF	Current	71	241	Naperville	132.66
Fox Valley Future Medium Density	MF	5 Year	0	210	Aurora	56.03
Fox Valley Mall Future Condos	TH	5 Year	0	96	Aurora	12.05
Future Fox Valley Apartments	MF	5 Year	0	305	Aurora	20.55
Future Fox Valley Mall Apartments	MF	5 Year	0	52	Aurora	5.44
Future Fox Valley Townhomes	TH	5 Year	0	24	Aurora	5.90
Pacifica Square	MU	5 Year	0	240	Aurora	46.26
City Gate West Apartments	MF	5 Year	0	410	Naperville	15.79
Fox Valley Future High Density	MF	5 Year	0	150	Naperville	20.04
Lincoln at Citygate Center Apartments	MF	5 Year	0	285	Naperville	7.91
Current Total			367	533		
5 Year Total			0	1,772		
All Total			367	2,305		

## Key

SF = Single-Family

MU = Mixed-Use

MF = Multi-Family

TH = Town Homes

Source: DuPage County, and Will County,

## Table Description

- Table has been created to illustrate the type and amount of potential development
- Type is the potential residential that will be built
- The growth area shows how the areas that can be developed have a timing variable associated which assists in forecasting future student enrollment
- There are 2,305 units that could be built
- The speed in which any developments are built are influenced by who owns the property, access to infrastructure, and economic indicators
- About 533 units in current growth areas
- 61.3% of the proposed development is planned to be multi-family developments
- About 1,772 units are proposed to be developed within the next 5 years

# Development Observation

## **The following are some general development observations:**

- There are limited areas for future residential development (Land Locked / Built Out)
  - Fox Valley Mall
  - City Gate Center
  - Small pockets of land
- Future enrollment will correlate exclusively to the existing housing inventory and the demographics choosing to reside in that location
  - Subdivision Life Cycle (“Regreen”)
  - Demographic shifts (Age and Type)
  - Live Birth Trends
  - Location Neutral (Live where a household chooses not as much influenced by commute time to work, or work from home options)
- Wagner farms is currently under construction
  - Likely the last area available for a large SF development in the southern portion of the district
- Single-Family residential has a slightly higher propensity to have school aged students, yield rates of this development type are much higher than that of Multi-Family
  - Multi-family development is slowly increasing in the city of Aurora
  - 61.3% of the proposed development is planned to be multi-family developments
- District is currently working with the Cities of Aurora and Naperville to update the Generation Yield Rate Ordinances
- Affordable housing the key to the future of the district, it is becoming more challenging for builders to construct similar type of housing products that will meet household incomes
- The price of homes has an influence on the student change throughout all grade levels
- Tracking the types of infill development is important to understand the yield rate of students for every part of the community – there are varying yield rates with all developments – and the attraction of people choosing to move with a home/work environment is a unique situation



# Part Three

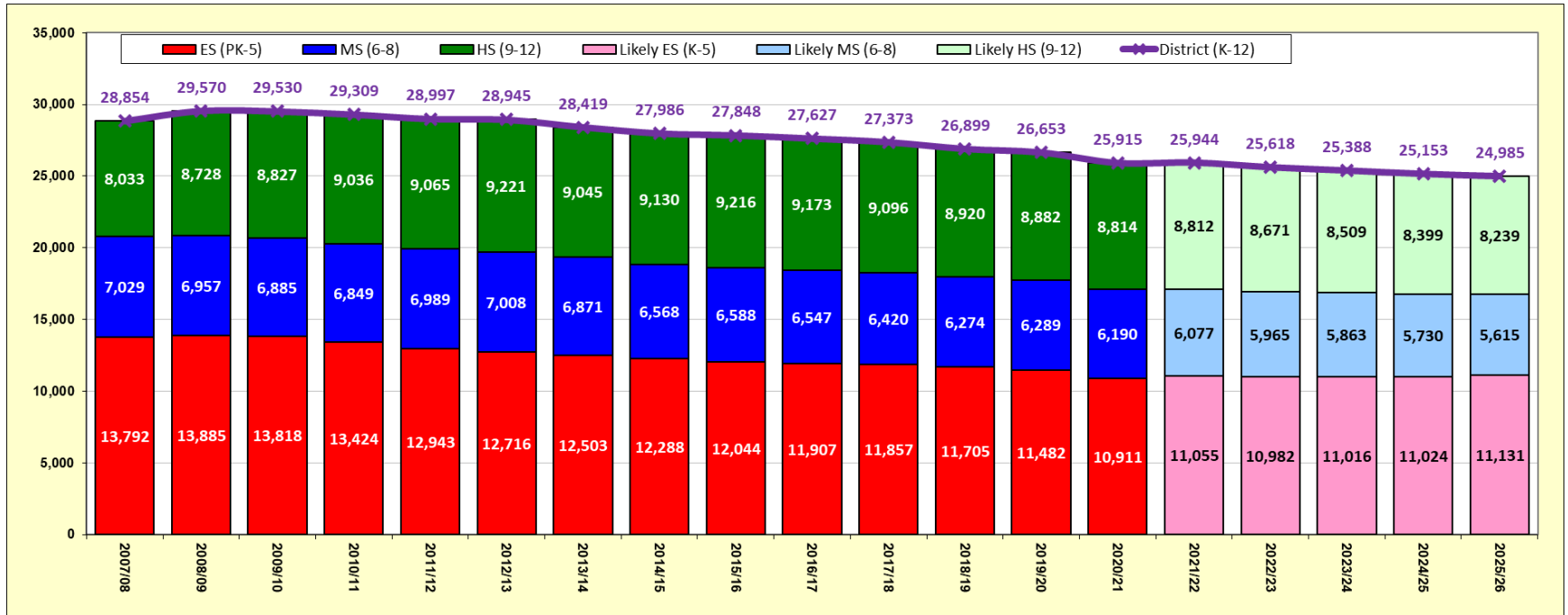
## Enrollment Projections



**RSP**



# Projection View



Source: Indian Prairie 204 and RSP SFM & Demographic Models

- Enrollment Change – Overall enrollment decrease forecasted to be about 25,000 students by 2025/26
- The impact COVID-19 may have on the economy and housing starts and type of development must be monitored
- District decreases by just almost 1,000 students (-3.6%) (Annual Range: -1.3% to +0.1% a year)
- Elementary (PK-5) increases by about 220 students (+2.0%) (Annual Range: -0.7% to +1.3% a year)
- Middle School (6-8) decreases by about 600 students (-9.7%) (Annual Range: -2.3% to -1.7% a year)
- High School (9-12) decreases by nearly 600 students (-6.7%) (Annual Range: -1.9% to +0.1% a year)

# Projection Notes

## Projections Clarification:

- Past Enrollment is shown three different ways:

1. Reside (Based on where a student Resides in relation to the attendance area)
2. Attend (Based on what school the student is attending)
3. Reside/Attend (Subset of Reside to know how many of the Reside attend the school based on the attendance area they are assigned to)

- Projections are shown two ways:

1. Reside (Based on where a student Resides in relation to the attendance area)
2. Attend (Based on where the student may likely attend)

- Capacity

- Provided by district administration and does **not** includes mobiles at any of the facilities
- Gray shading is where the capacity is below 75% of current capacity
- Dark orange shading is where the capacity exceeds 95% of current capacity
- Should be annually examined to ensure appropriate education space is available

- Other Items

- Enrollment Grade Configuration in Student Forecast Model (PK, K-5, 6-8, 9-12)
- Student projections do **not** include Open Enroll out of district
- Student Choice Option between facilities are depicted in the Projections (ESL, SPED, etc.)
- Prekindergarten students are included in the enrollment projections
- Projections utilize the 2020/21 BOE approved ES, MS, and HS attendance areas

# Elementary Projections

School	Capacity Current	Student Location	Past School Enrollment			Future Enrollment					Future Capacity				
			2018/19	2019/20	2020/21	2021/22	2022/23	2023/24	2024/25	2025/26	2021/22	2022/23	2023/24	2024/25	2025/26
Prairie Children Preschool	644	Reside/Attend	690	685	463										
South of 34 Hwy		Reside	690	685	463	686	653	703	675	660	106.5%	101.4%	109.2%	104.8%	102.5%
Grades PK		Attend	690	685	463	686	653	703	675	660	106.5%	101.4%	109.2%	104.8%	102.5%
Brookdale Elementary	585	Reside/Attend	468	480	467										
North of 34 Hwy		Reside	605	520	478	503	496	512	537	569	86.0%	84.8%	87.5%	91.8%	97.3%
Grades K-5		Attend	491	483	474	503	481	497	522	554	86.0%	82.2%	85.0%	89.2%	94.7%
Brooks Elementary	765	Reside/Attend	583	604	543										
North of 34 Hwy		Reside	671	674	579	554	542	510	509	518	72.4%	70.8%	66.7%	66.5%	67.7%
Grades K-5		Attend	642	604	545	516	496	464	463	472	67.5%	64.8%	60.7%	60.5%	61.7%
Builtta Elementary	765	Reside/Attend	302	296	288										
South of 34 Hwy		Reside	311	299	291	279	279	272	261	266	36.5%	36.5%	35.6%	34.1%	34.8%
Grades K-5		Attend	338	318	316	302	302	295	284	289	39.5%	39.5%	38.6%	37.1%	37.8%
Clow Elementary	484	Reside/Attend	323	333	341										
South of 34 Hwy		Reside	343	335	346	338	330	319	319	316	69.8%	68.2%	65.9%	65.9%	65.3%
Grades K-5		Attend	365	358	365	356	350	339	339	336	73.6%	72.4%	70.1%	70.1%	69.5%
Cowlshaw Elementary	689	Reside/Attend	624	646	650										
South of 34 Hwy		Reside	744	660	670	682	704	705	707	702	99.0%	102.2%	102.3%	102.6%	101.9%
Grades K-5		Attend	696	672	655	670	698	699	701	696	97.2%	101.3%	101.5%	101.7%	101.0%
Fry Elementary	855	Reside/Attend	497	546	588										
South of 34 Hwy		Reside	521	555	771	799	789	771	782	779	93.5%	92.3%	90.2%	91.5%	91.1%
Grades K-5		Attend	617	598	592	626	684	666	677	674	73.2%	80.0%	77.9%	79.2%	78.8%
Georgetown Elementary	630	Reside/Attend	465	489	470										
South of 34 Hwy		Reside	519	508	487	474	475	479	484	483	75.2%	75.4%	76.0%	76.8%	76.7%
Grades K-5		Attend	489	489	476	464	461	465	470	469	73.7%	73.2%	73.9%	74.7%	74.5%
ELEMENTARY TOTAL	15,138	Reside	11,705	11,482	10,911	11,055	10,982	11,016	11,024	11,131	73.0%	72.5%	72.8%	72.8%	73.5%
Grades K-5		Attend	11,705	11,482	10,911	11,055	10,982	11,016	11,024	11,131	73.0%	72.5%	72.8%	72.8%	73.5%

Source: RSP & Associates, LLC - February 2021

Note 1: Student Projections are based on the residence of the student (Does not Include Open Enroll out of district)

Note 2: School Choice Options between Facilities are depicted in the Projections (ESL, SPED, Other)

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Note 9: North or South of 34 Hwy based on physical location of school being North or South of 34 Hwy

## CAPACITY INFORMATION

	Below 75% of Current Capacity
	Above 95% of Current Capacity

## FEEDER INFORMATION

	Metee Valley HS
	Neuqua Valley HS
	Waubonsie Valley HS
	Metee Valley HS & Waubonsie Valley HS
	Neuqua Valley HS & Waubonsie Valley HS
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# Elementary Projections

School	Capacity Current	Student Location	Past School Enrollment			Future Enrollment					Future Capacity				
			2018/19	2019/20	2020/21	2021/22	2022/23	2023/24	2024/25	2025/26	2021/22	2022/23	2023/24	2024/25	2025/26
Gombert Elementary	560	Reside/Attend	324	358	297										
South of 34 Hwy		Reside	361	366	305	312	315	315	317	334	55.7%	56.3%	56.3%	56.6%	59.6%
Grades K-5		Attend	364	359	299	307	309	309	311	328	54.8%	55.1%	55.1%	55.5%	58.5%
Graham Elementary	664	Reside/Attend	282	280	272										
South of 34 Hwy		Reside	295	287	274	265	265	262	251	263	39.9%	39.9%	39.5%	37.8%	39.6%
Grades K-5		Attend	327	281	272	264	262	259	248	260	39.8%	39.4%	39.0%	37.3%	39.1%
Kendall Elementary	689	Reside/Attend	304	325	376										
South of 34 Hwy		Reside	309	329	379	381	379	391	395	402	55.3%	55.0%	56.7%	57.3%	58.3%
Grades K-5		Attend	355	365	413	410	414	426	430	437	59.5%	60.0%	61.8%	62.4%	63.4%
Longwood Elementary	402	Reside/Attend	349	336	363										
North of 34 Hwy		Reside	409	345	376	376	382	392	392	416	93.5%	95.0%	97.5%	97.5%	103.5%
Grades K-5		Attend	389	355	370	371	381	391	391	415	92.3%	94.9%	97.3%	97.3%	103.3%
May Watts Elementary	765	Reside/Attend	547	618	604										
South of 34 Hwy		Reside	663	641	620	621	624	635	642	646	81.2%	81.6%	83.0%	83.9%	84.4%
Grades K-5		Attend	611	636	609	608	615	626	633	637	79.5%	80.4%	81.8%	82.7%	83.3%
McCarty Elementary	664	Reside/Attend	488	535	494										
North of 34 Hwy		Reside	570	551	516	508	505	493	510	509	76.5%	76.1%	74.2%	76.8%	76.7%
Grades K-5		Attend	523	536	498	488	488	476	493	492	73.5%	73.5%	71.7%	74.2%	74.1%
Owen Elementary	715	Reside/Attend	512	529	508										
South of 34 Hwy		Reside	574	534	513	521	519	525	498	518	72.9%	72.6%	73.4%	69.7%	72.4%
Grades K-5		Attend	572	546	528	535	533	539	512	532	74.8%	74.5%	75.4%	71.6%	74.4%
Patterson Elementary	779	Reside/Attend	438	481	469										
South of 34 Hwy		Reside	453	483	474	442	423	437	423	419	56.7%	54.3%	56.1%	54.3%	53.8%
Grades K-5		Attend	497	505	495	462	444	458	444	440	59.3%	57.0%	58.8%	57.0%	56.5%
ELEMENTARY TOTAL	15,138	Reside	11,705	11,482	10,911	11,055	10,982	11,016	11,024	11,131	73.0%	72.5%	72.8%	72.8%	73.5%
Grades K-5		Attend	11,705	11,482	10,911	11,055	10,982	11,016	11,024	11,131	73.0%	72.5%	72.8%	72.8%	73.5%

Source: RSP & Associates, LLC - February 2021

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Note 2: School Choice Options between Facilities are depicted in the Projections (ESL, SPED, Other)

Note 3: PreKindergarten students included in the enrollment projections

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## CAPACITY INFORMATION

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	Above 95% of Current Capacity

## FEEDER INFORMATION

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	Neuqua Valley HS
	Waubonsie Valley HS
	Metee Valley HS & Waubonsie Valley HS
	Neuqua Valley HS & Waubonsie Valley HS
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# Elementary Projections

School	Capacity Current	Student Location	Past School Enrollment			Future Enrollment					Future Capacity				
			2018/19	2019/20	2020/21	2021/22	2022/23	2023/24	2024/25	2025/26	2021/22	2022/23	2023/24	2024/25	2025/26
Peterson Elementary South of 34 Hwy Grades K-5	765	Reside/Attend Reside Attend	611 700 683	665 734 670	485 495 651	483 456 636	446 453 539	446 453 529	453 536 536	439 522	63.1% 59.6% 83.1%	59.6% 58.3% 70.4%	58.3% 59.2% 69.1%	59.2% 57.4% 70.0%	57.4% 68.2%
Spring Brook Elementary South of 34 Hwy Grades K-5	855	Reside/Attend Reside Attend	560 582 596	572 580 591	549 559 565	534 539	520 528	509 517	503 511	501 509	62.5% 63.0%	60.8% 61.7%	59.5% 60.4%	58.8% 59.7%	58.6% 59.5%
Steck Elementary North of 34 Hwy Grades K-5	765	Reside/Attend Reside Attend	577 601 636	639 650 642	610 631 637	644 653	662 663	694 695	708 709	724 725	84.2% 85.4%	86.5% 86.7%	90.7% 90.9%	92.5% 92.7%	94.6% 94.8%
Welch Elementary South of 34 Hwy Grades K-5	779	Reside/Attend Reside Attend	560 639 615	587 593 598	560 565 573	548 555	556 563	545 552	553 560	552 559	70.3% 71.2%	71.4% 72.3%	70.0% 70.9%	71.0% 71.9%	70.9% 71.8%
White Eagle Elementary South of 34 Hwy Grades K-5	630	Reside/Attend Reside Attend	504 558 560	561 567 561	505 519 511	515 507	531 524	536 529	536 529	540 533	81.7% 80.5%	84.3% 83.1%	85.1% 83.9%	85.1% 83.9%	85.7% 84.6%
Young Elementary North of 34 Hwy Grades K-5	689	Reside/Attend Reside Attend	522 587 649	554 586 630	567 600 604	590 597	577 594	565 582	569 586	575 592	85.6% 86.6%	83.7% 86.3%	82.0% 84.5%	82.6% 85.1%	83.5% 86.0%
ELEMENTARY TOTAL Grades K-5	15,138	Reside Attend	11,705 11,705	11,482 11,482	10,911 10,911	11,055 11,055	10,982 10,982	11,016 11,016	11,024 11,024	11,131 11,131	73.0% 73.0%	72.5% 72.5%	72.8% 72.8%	72.8% 72.8%	73.5% 73.5%

Source: RSP & Associates, LLC - February 2021

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## CAPACITY INFORMATION

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## FEEDER INFORMATION

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	Neuqua Valley HS
	Waubonsie Valley HS
	Metee Valley HS & Waubonsie Valley HS
	Neuqua Valley HS & Waubonsie Valley HS
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# Middle School Projections

School	Capacity Current	Student Location	Past School Enrollment			Future Enrollment					Future Capacity				
			2018/19	2019/20	2020/21	2021/22	2022/23	2023/24	2024/25	2025/26	2021/22	2022/23	2023/24	2024/25	2025/26
Crone Middle South of 34 Hwy Grades 6-8	1,025	Reside/Attend	823	816	797										
		Reside	840	820	803	825	857	822	794	730	80.5%	83.6%	80.2%	77.5%	71.2%
		Attend	873	827	804	830	860	825	797	733	81.0%	83.9%	80.5%	77.8%	71.5%
Fischer Middle South of 34 Hwy Grades 6-8	1,080	Reside/Attend	826	852	817										
		Reside	903	867	833	813	799	794	756	748	75.3%	74.0%	73.5%	70.0%	69.3%
		Attend	868	853	821	801	786	781	743	735	74.2%	72.8%	72.3%	68.8%	68.1%
Granger Middle North of 34 Hwy Grades 6-8	998	Reside/Attend	929	1,050	1,071										
		Reside	986	1,057	1,084	1,050	1,006	971	919	876	105.2%	100.8%	97.3%	92.1%	87.8%
		Attend	1,014	1,069	1,086	1,048	1,011	976	924	881	105.0%	101.3%	97.8%	92.6%	88.3%
Gregory Middle South of 34 Hwy Grades 6-8	935	Reside/Attend	802	799	734										
		Reside	819	804	742	726	691	700	671	651	77.6%	73.9%	74.9%	71.8%	69.6%
		Attend	844	807	743	727	693	702	673	653	77.8%	74.1%	75.0%	71.9%	69.8%
Hill Middle North of 34 Hwy Grades 6-8	935	Reside/Attend	822	902	907										
		Reside	954	928	927	886	882	858	893	921	94.8%	94.3%	91.8%	95.5%	98.5%
		Attend	868	905	919	876	869	845	880	908	93.7%	92.9%	90.4%	94.1%	97.1%
Scullen Middle South of 34 Hwy Grades 6-8	970	Reside/Attend	949	1,016	1,014										
		Reside	994	1,023	1,022	1,029	1,022	1,050	1,028	1,040	106.1%	105.4%	108.2%	106.0%	107.2%
		Attend	1,034	1,033	1,030	1,034	1,031	1,059	1,037	1,049	106.6%	106.3%	109.1%	106.9%	108.1%
Still Middle South of 34 Hwy Grades 6-8	970	Reside/Attend	711	779	767										
		Reside	778	790	779	748	708	668	669	649	77.1%	73.0%	68.9%	69.0%	66.9%
		Attend	773	795	787	761	715	675	676	656	78.5%	73.7%	69.6%	69.7%	67.6%
MIDDLE TOTAL Grades 6-8	6,913	Reside	6,322	6,341	6,242	6,077	5,965	5,863	5,730	5,615	87.9%	86.3%	84.8%	82.9%	81.2%
		Attend	6,322	6,341	6,242	6,077	5,965	5,863	5,730	5,615	87.9%	86.3%	84.8%	82.9%	81.2%

Source: RSP & Associates, LLC - February 2021

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	Metee Valley HS & Waubonsie Valley HS
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# High School Projections

School	Capacity Current	Student Location	Past School Enrollment			Future Enrollment					Future Capacity				
			2018/19	2019/20	2020/21	2021/22	2022/23	2023/24	2024/25	2025/26	2021/22	2022/23	2023/24	2024/25	2025/26
Metea Valley High School North of 34 Hwy Grades 9-12	2,700	Reside/Attend Reside Attend	2,836 2,921 2,882	2,881 2,891 2,891	2,934 2,946 2,952	3,016 3,017	3,004 3,008	3,066 3,070	2,996 3,000	2,896 2,900	111.7% 111.7%	111.3% 111.4%	113.6% 113.7%	111.0% 111.1%	107.3% 107.4%
Neuqua Valley High School South of 34 Hwy Grades 9-12	3,780	Reside/Attend Reside Attend	3,382 3,418 3,439	3,362 3,366 3,375	3,323 3,329 3,341	3,228 3,239	3,099 3,110	2,934 2,945	2,867 2,878	2,792 2,803	85.4% 85.7%	82.0% 82.3%	77.6% 77.9%	75.8% 76.1%	73.9% 74.2%
Waubonsie Valley High School North of 34 Hwy Grades 9-12	2,700	Reside/Attend Reside Attend	2,435 2,505 2,523	2,524 2,547 2,538	2,458 2,487 2,469	2,495 2,483	2,462 2,447	2,455 2,440	2,499 2,484	2,487 2,472	92.4% 92.0%	91.2% 90.6%	90.9% 90.4%	92.6% 92.0%	92.1% 91.6%
Indian Plains High School North of 34 Hwy Grades 9-12	0	Reside/Attend Reside Attend	76 76 76	78 78 78	52 52 52	73 73	106 106	54 54	37 37	64 64	0.0% 0.0%	0.0% 0.0%	0.0% 0.0%	0.0% 0.0%	0.0% 0.0%
ELEMENTARY TOTAL Grades K-5	15,138	Reside Attend	11,705 11,705	11,482 11,482	10,911 10,911	11,055 11,055	10,982 10,982	11,016 11,016	11,024 11,024	11,131 11,131	73.0% 73.0%	72.5% 72.5%	72.8% 72.8%	72.8% 72.8%	73.5% 73.5%
MIDDLE TOTAL Grades 6-8	6,913	Reside Attend	6,322 6,322	6,341 6,341	6,242 6,242	6,077 6,077	5,965 5,965	5,863 5,863	5,730 5,730	5,615 5,615	87.9% 87.9%	86.3% 86.3%	84.8% 84.8%	82.9% 82.9%	81.2% 81.2%
HIGH TOTAL Grades 9-12	9,180	Reside Attend	8,991 8,991	8,940 8,940	8,839 8,839	8,812 8,812	8,671 8,671	8,509 8,509	8,399 8,399	8,239 8,239	96.0% 96.0%	94.5% 94.5%	92.7% 92.7%	91.5% 91.5%	89.7% 89.7%
DISTRICT K - 12 TOTALS Grades K-12	31,231	Reside Attend	27,018 27,018	26,763 26,763	25,992 25,992	25,944 25,944	25,618 25,618	25,388 25,388	25,153 25,153	24,985 24,985	83.1% 83.1%	82.0% 82.0%	81.3% 81.3%	80.5% 80.5%	80.0% 80.0%

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# Moving Forward



# Next Steps

## **The following items will assist the district advance its educational goals:**

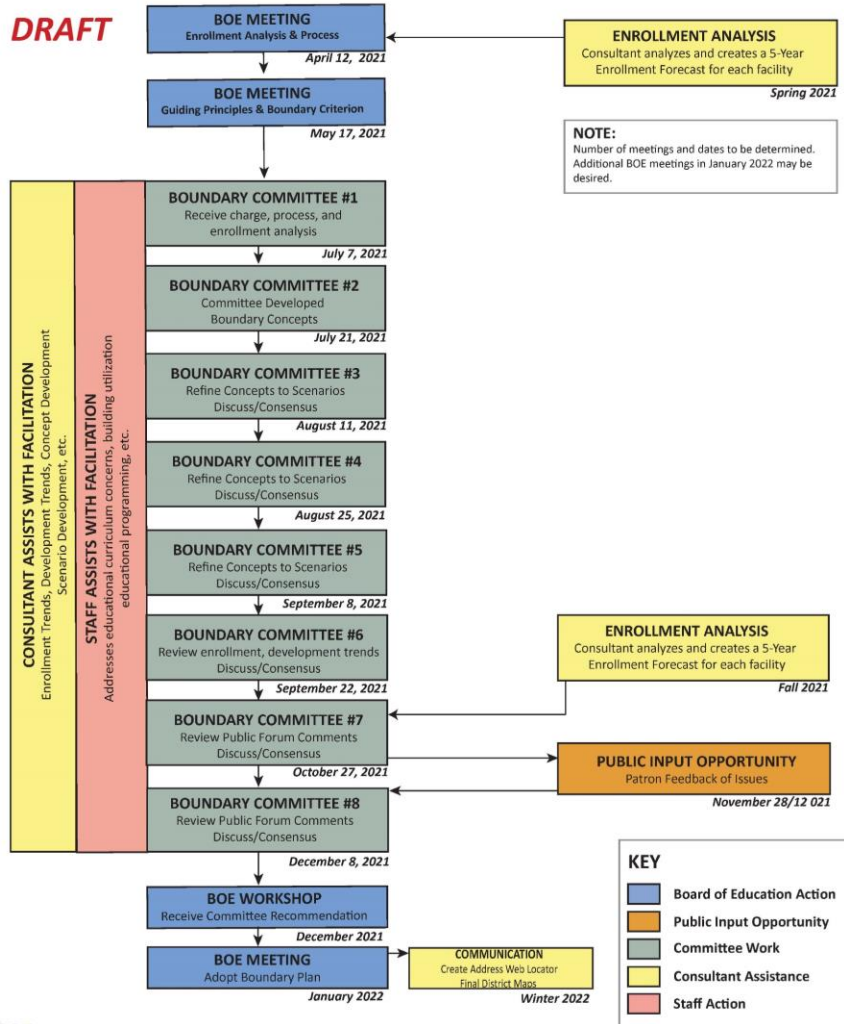
- District administration and the Board of Education further study the enrollment, demographic, and development information presented (**Enrollment projected to be below 25,000 students in 2025/26**)
- Continue to annually review enrollment projections
  - There was a significant decrease in enrollment in 2020/21, COVID-19 was likely a factor
  - Enrollment has been steadily decreasing since 2008/09 and is projected to continue to decrease over the next 5 years
- The type of residential development and how affordable it is will determine likely location and number of students (tracking of type of development important to knowing the impact of those trends)
  - Southern portion of the district has the least affordability with the most single-family units
  - Over 60% of proposed development will potentially be multi-family
  - Generation Yield Rate Study is proving more kids are coming from multi-family units than originally expected
- Determine the criteria to address capacity concerns
  - 14 elementary schools, 4 middle schools, and 1 high school are expected to be under 75% of the current capacity in one of the next five years
- Annually monitor the impact of future educational programming that will be integrated into each facility to ensure equitable and appropriate space is utilized in the building which will experience enrollment change (Emerging trends and demographic change)
- Utilize the enrollment model to assist with planning for staffing need at each facility for the following school year which will address how quickly areas are “Regreening”
- RSP Enrollment forecasting is based on the best-known information at the time of the study
  - RSP has integrated into its analysis the instructional modality (In-Person, Hybrid, Virtual/Online) options a district may choose based on the analysis of all the school districts RSP has worked with in the 2020/21 school year
  - The analysis is presented as neutral toward how the district determined the student learning experience and does not seek to influence decisions that would minimize creating and maintaining healthy environments for all who come to each school, but does provide information to plan for the potential impact of that decision in areas such as staffing or building need
  - Future planning requires seeking answers to questions outside of the determined COVID response



# Boundary Process Details



## INDIAN PRAIRIE SCHOOL DISTRICT 204 COMPREHENSIVE BOUNDARY PROCESS



### 4 School Board Meetings

- April 12, 2021
- May 17, 2021
- December 2021
- January 2022

### 8 Boundary Team Meetings

### 2 Public Forums

Begins: **Spring 2021**

Completed: **Winter 2022**

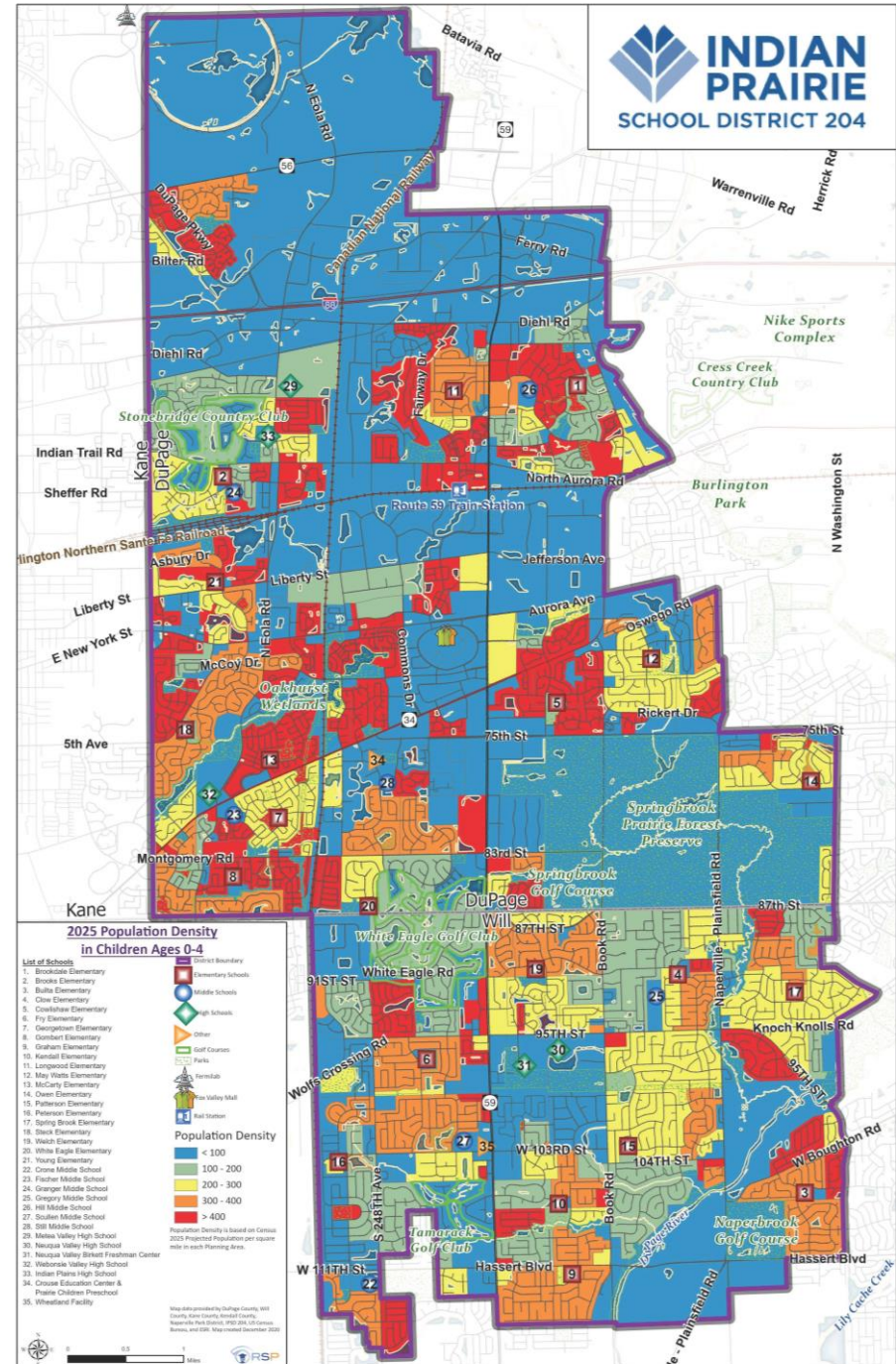
# Appendix

## Other useful resources for the District to reference

- Population of Kids and Women
- Demographics
- Employment Information

# Population of Kids 0-4, 2025

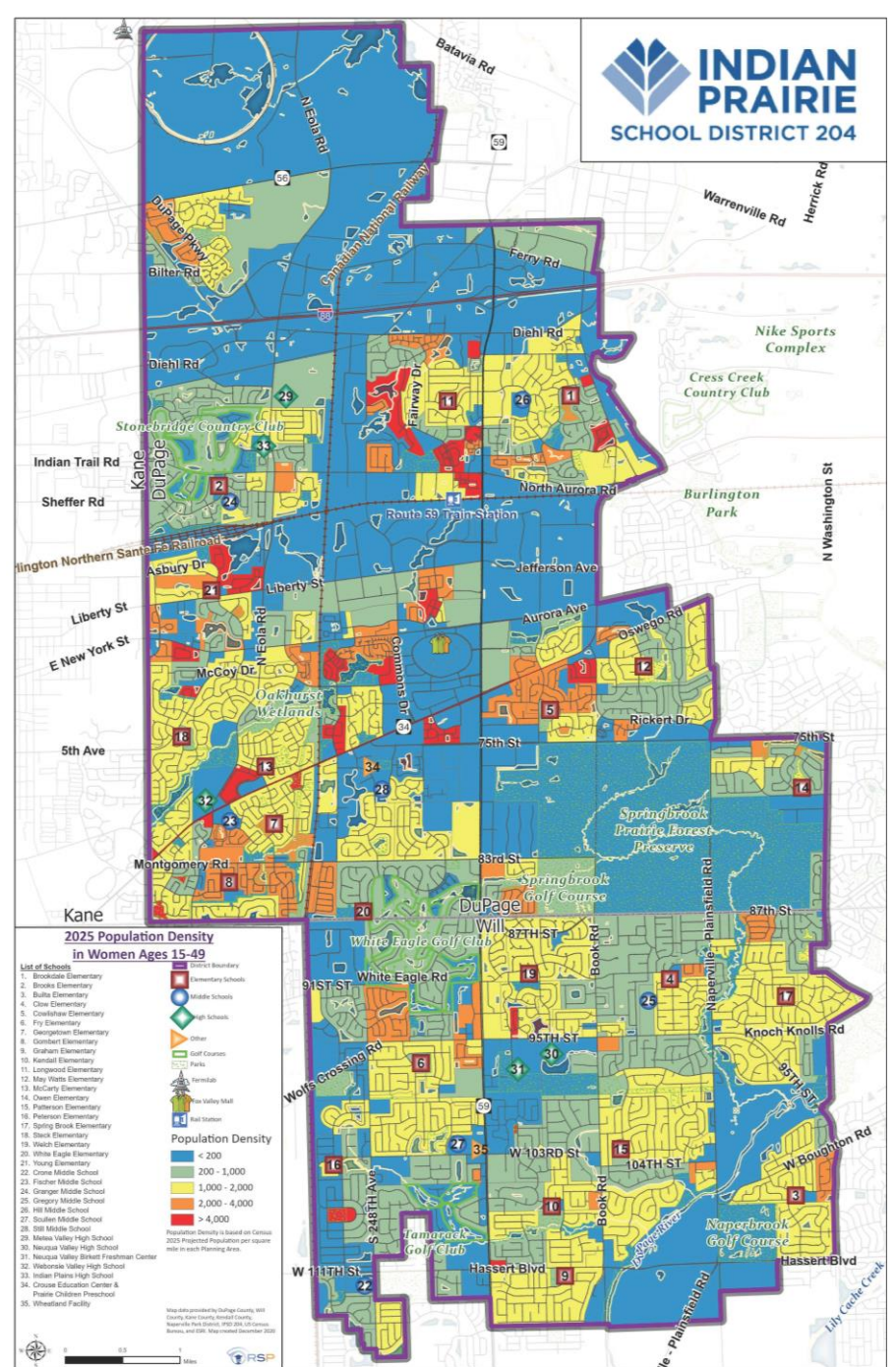
- Depicted by Census Block Group with 2025 estimates
- Density weighted by land area of each Block Group
- **Red** areas have greatest density, **Blue** have the least density
- This data helps benchmark the projection model choices for future student enrollment
- This data does not directly correlate with new development (growth area)
  - Delay in student yield from new development





# Population of Women 15-49, 2025

- Depicted by Census Block Group with 2025 estimates
- Density weighted by land area of each Block Group
- **Red** areas have greatest density, **Blue** have the least density
- This data helps benchmark the projection model choices for future student enrollment
- This data correlates with the population of kids 0-4 in 2025



# District Demographics



Annual Rate;  
Percent Change

2000-2010: 2.32%  
2010-2020: 0.62%  
2020-2025: 0.49%



Annual Rate;  
Percent Change

2000-2010: 2.42%  
2010-2020: 0.68%  
2020-2025: 0.77%



Per Capita;  
Percent Change

2020-2025: 1.92%



Unemployment Rate

2020: 9.3%

### Notes:

Overall, the District is experiencing an **increase** in population at a lower rate than the previous twenty years. Overall, the District is experiencing an **increase** in housing at a lower rate than the previous twenty years. In a growing community housing and population should have a correlation and, on the surface, indicate a general housing supply/demand. The type of residential unit is not known in these numbers or how affordable the units are so more analysis is required. Income is projected to **increase** by almost two percent by 2025. Unemployment is **lower** than the State of Illinois. Estimate are from August 2020 from the US Census.

# Demographic Consideration

	Indian Prairie School District 204	Naperville Community Unit School District 203	SD 308 Oswego	City of Aurora	City of Naperville	State of Illinois
Unemployment Rate	9.3%	9.8%	9.5%	11.8%	9.5%	11.8%
Average Household Size	2.86	2.64	3.07	3.14	2.77	2.56
Median Age	35.7	40.6	34.7	32.3	39.1	38.2
Total Population	136,848	84,809	82,934	203,191	146,195	12,862,980
Median Household Income	\$117,498	\$116,247	\$95,147	\$72,749	\$125,188	\$65,003
Total Housing Units	49,870	33,029	28,123	69,128	54,596	5,400,681
Owner Occupied Housing Units	34,724	22,529	23,557	43,313	38,678	3,213,433
Renter Occupied Housing Units	12,942	8,629	3,392	20,750	13,176	1,687,139
Vacancy Rate	4.4%	5.7%	4.2%	7.3%	5.0%	9.3%
Ethnicity	Indian Prairie School District 204	Naperville Community Unit School District 203	SD 308 Oswego	City of Aurora	City of Naperville	State of Illinois
White	56.7%	70.6%	64.0%	35.6%	67.0%	60.2%
Black	8.3%	4.4%	8.0%	10.1%	5.1%	13.9%
American Indian/Alaskan	0.1%	0.1%	0.1%	0.1%	0.1%	0.1%
Asian	22.3%	15.8%	6.5%	8.0%	18.8%	5.9%
Pacific Islander	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
Other Race	0.2%	0.1%	0.1%	0.2%	0.2%	0.1%
Two or More Races	2.8%	2.3%	2.2%	1.9%	2.5%	1.8%
Hispanic	9.6%	6.8%	19.1%	44.1%	6.4%	17.9%

Source: U.S. Census, Esri BAO

## Demographics Information

- Demographic attribute information for Indian Prairie School District is similar to City of Naperville
- The Unemployment Rate is lower than the State of Illinois (estimates from August 2020 from the US Census)
- The Median Household Income is higher than all geographies except for the City of Naperville compared in the table
- Indian Prairie School District has a larger percentage of Asian compared to the other geographies in this comparison



# Employment Information

	Indian Prairie School District 204	Naperville Community Unit School District 203	SD 308 Oswego	City of Aurora	City of Naperville	State of Illinois
2019 Agriculture/Mining (SIC01-14) Employees	0.8%	0.5%	1.6%	0.7%	0.6%	1.1%
2019 Construction (SIC15-17) Employees	3.2%	2.0%	5.6%	3.0%	2.6%	3.7%
2019 Manufacturing (SIC20-39) Employees	8.3%	9.4%	3.5%	8.6%	3.3%	8.9%
2019 Transportation (SIC40-47) Employees	3.4%	1.9%	4.0%	1.9%	2.5%	3.3%
2019 Communication (SIC48) Employees	0.6%	1.8%	0.5%	0.5%	0.4%	0.8%
2019 Utility (SIC49) Employees	1.0%	0.3%	0.6%	0.1%	1.2%	0.6%
2019 Wholesale Trade (SIC50-51) Employees	14.5%	7.1%	8.7%	11.0%	5.6%	5.2%
2019 Home Improvement (SIC52) Employees	1.8%	0.9%	4.7%	1.1%	1.3%	1.3%
2019 General Merchandise (SIC53) Employees	2.0%	0.5%	7.4%	1.1%	0.8%	2.0%
2019 Food Stores (SIC54) Employees	3.3%	1.7%	3.6%	3.3%	2.4%	2.5%
2019 Auto Dealer/Gas Station (SIC55) Employees	3.3%	0.8%	1.6%	1.3%	2.5%	1.7%
2019 Apparel/Accessory (SIC56) Employees	1.7%	0.7%	1.0%	1.9%	0.9%	0.8%
2019 Furniture/Home Furnishings (SIC57) Employees	5.5%	0.6%	1.3%	2.1%	3.6%	1.3%
2019 Eating & Drinking (SIC58) Employees	7.4%	6.4%	9.5%	6.7%	7.6%	7.0%
2019 Miscellaneous Retail (SIC59) Employees	2.9%	1.7%	3.3%	4.0%	2.6%	3.0%
2019 Banks (SIC60-61) Employees	1.2%	1.6%	1.2%	1.5%	1.7%	1.8%
2019 Securities Broker (SIC62) Employees	1.3%	2.8%	0.2%	0.2%	3.2%	1.2%
2019 Insurance (SIC63-64) Employees	2.4%	2.0%	0.7%	1.8%	2.0%	2.9%
2019 Real Estate/Holding (SIC65-67) Employees	1.6%	2.5%	1.2%	1.6%	2.2%	2.5%
2019 Hotel/Lodging (SIC70) Employees	0.4%	1.6%	0.3%	0.2%	0.9%	1.1%
2019 Auto Services (SIC75) Employees	1.1%	0.6%	1.3%	0.8%	0.9%	1.1%
2019 Movie/Amusement (SIC78-79) Employees	2.4%	2.2%	4.2%	4.5%	2.3%	3.0%
2019 Health Services (SIC80) Employees	7.2%	15.8%	8.7%	12.7%	14.8%	12.1%
2019 Legal Services (SIC81) Employees	0.4%	0.8%	0.2%	0.5%	0.8%	1.3%
2019 Education/Library (SIC82) Employees	7.4%	5.9%	11.1%	12.1%	7.4%	8.3%
2019 Other Service (SIC72-89SEL) Employees	12.5%	25.6%	9.9%	14.5%	22.9%	16.1%
2019 Government (SIC91-97) Employees	1.4%	2.0%	3.7%	1.8%	2.3%	5.0%
2019 Unclassified Establishments (SIC99) Employees	0.8%	0.5%	0.4%	0.5%	0.7%	0.6%

Source: U.S. Census, Esri BAO

## Employment Information

- This table provides the type of employment a person has based on the geography of each column
- Highest percentage of employees are in Wholesale Trade (14.5%)
- When compared to all neighboring geographies, Indian Prairie School District has a greater percentage of employees working in Wholesale Trade and lower percentage of employees working in Health Services (estimates from August 2020 from the US Census)

# Notes

[illegible]