

# Planning for the Future

## 19/20 Generation Analysis

Presented on **February 10, 2020**



# Discussion Points

## □ Introduction

- About RSP
- RSP Clients

## □ Data Collection and Methodology (Part One)

- Study Expectations
- Sources
- Methodology
- District Maps (Elementary, Middle School, High School)
- Past Enrollment Information

## □ Study Results (Part Two)

- District development map Detached Single-Family
- District development map Attached Single-Family
- District development map Apartments
- Summary/Next Steps

## □ Appendix (Part Three)

- Study Examples in City of Naperville

# About 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 30 years of GIS experience
- Projection accuracy of 97% or greater
- Specialized project experience based 100% on data



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

# Part One: Data Collection And Methodology

Visualizing Success

# Reason for Study

- ❑ Previous study is from over a decade ago
- ❑ Previous study methodology was based on Census Data
- ❑ IPSD 204 requested a study that would be based on current DATA that is more detailed than Census Data
- ❑ Assumptions were made that the housing type (Apartment, Single-Family Attached and Single-Family Detached) are not attracting the same type of household which could result in significantly more students in some type of developments and fewer in other type of developments
- ❑ Analyzing the data every few years is important to ensure IPSD 204 receives the correct amount of funds to support a student education in each of the new developments

# Study Sources

## **Below is a list of sources utilized in the study:**

- IPSD 204
- Websites:
  - Apartments.com
  - Redfin.com
  - Realtor.com
  - Trulia.com
  - Zillow.com
- DuPage County
- Will County
- City of Aurora
- City of Naperville
- Naperville Township
- Wheatland Township
- ESRI
- United States Geological Survey

# Study Methodology

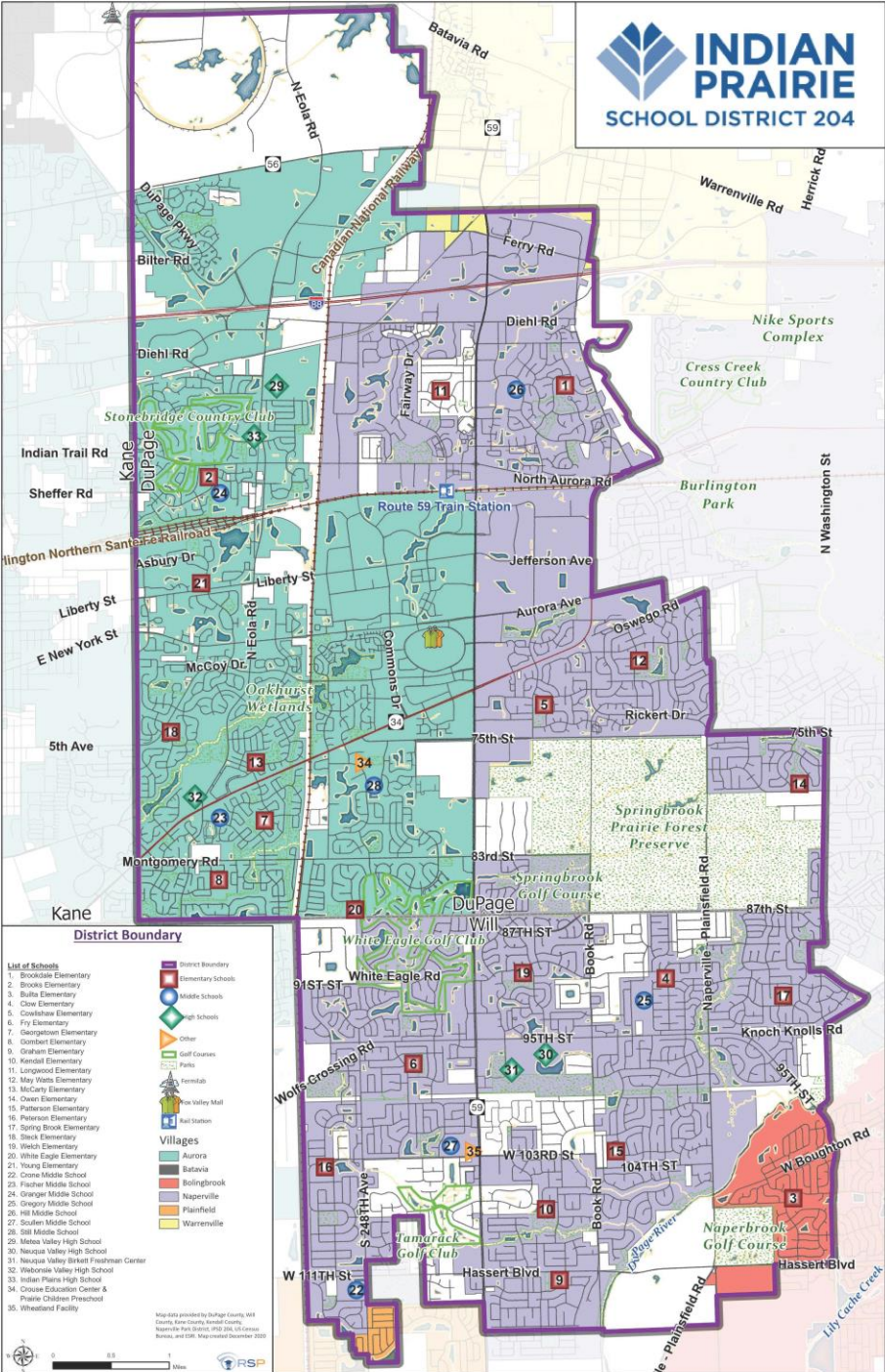
## **Below is the general methodology to provide analysis on the yield rate developments are generating:**

- ❑ Gather data from many different sources (Shown on previous page)
- ❑ **Geocoded student data (2007/08 to 2019/20)**
- ❑ Verified type of units with the Township data
- ❑ **Verified number of units with County Assessor information and residential websites**
- ❑ Verified number of bedrooms and bathrooms with County Assessor information and other residential websites and for some of the larger developments phone calls
- ❑ **Modified RSP planning areas to be associated with the type of development and city the development is within**
- ❑ Yield Rates are based on a 5-year average because of migration of students that can happen over a period of time and with the following attributes:
  - City boundary
  - Parcel Level
  - Development type
  - Number of Units
  - Number of bedrooms
  - Student data
- ❑ **Yield Rates still have challenges at the apartment level**
  - Fewer developments are categorized as apartments impacting the sample size
  - Apartment complexes units by bedroom had to be estimated using other apartment complex information
  - Several apartment complexes did not provide units by bedroom
  - Apartment complexes have a yield rate, but can not be associated by a student and the number of bedrooms that specific apartment has so RSP created a factor that was added or subtracted from the overall yield rate based on the assumption having more bedrooms will likely result in more students
    - This calculation was based on the expectation that Efficiency and 1 Bedroom apartments would yield fewer students, while 2-bedroom apartments would be closer to the overall yield rate and 3-bedroom apartments would be greater than the overall yield rate
  - ***Destination Apartment Complex are apartments and attached single-family which will have a characteristic of attracting more students because of its location, amenities and lifestyle attributes (Removed from analysis because of complications to administer)***
- ❑ Created tables with the above information to determine the yield rate by type of development (Attached Single-Family, Detached Single-Family, and Apartments)

# IPSD 204 District Map



- District Boundary (Purple Line)
- Municipality Limits
  - Aurora (Seafoam)
  - Batavia (Gray)
  - Bolingbrook (Coral)
  - Naperville (Purple)
  - Plainfield (Orange)
  - Warrenville (Yellow)
- Major Streets
- Major water features & cultural features

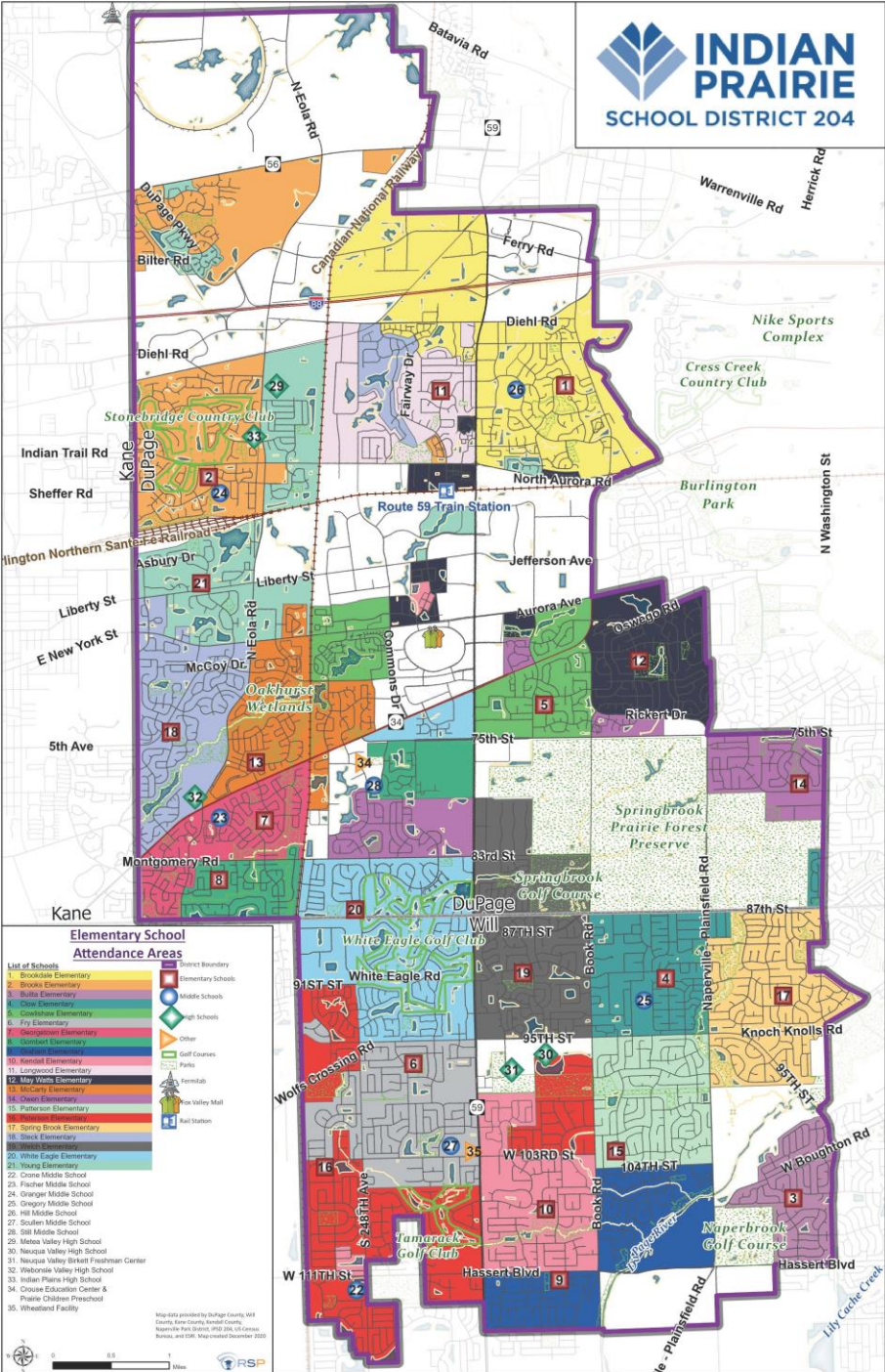




# IPSD 204 Elementary Map



- District Boundary (Purple Line)
- Attendance Areas (Solid Colors)
- Major Streets
- Major water features & cultural features



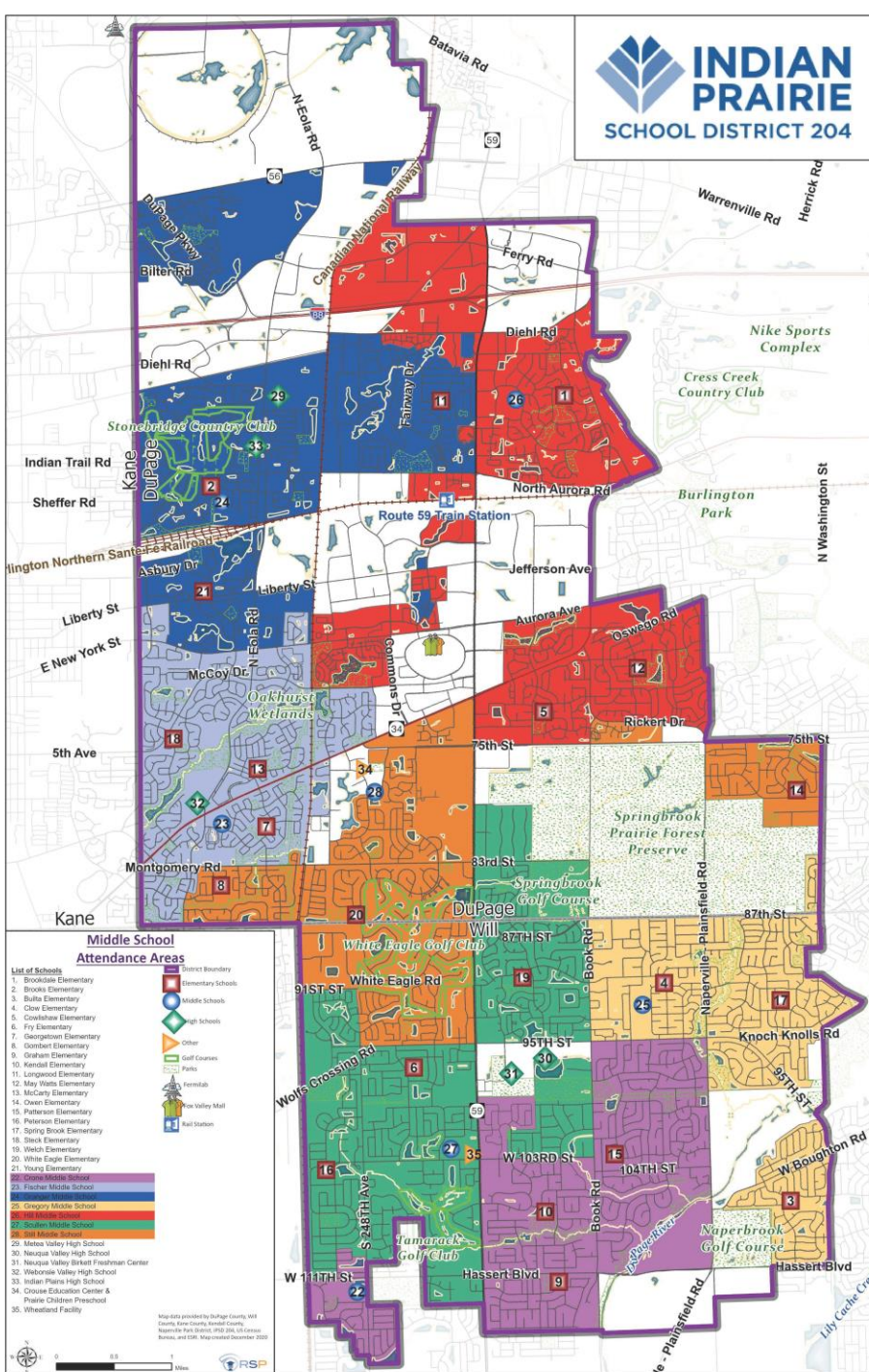
**Elementary School Attendance Areas**

Elementary School	Color
1. Brookdale Elementary	Light Blue
2. Brooks Elementary	Light Green
3. Bulka Elementary	Light Yellow
4. Clay Elementary	Light Purple
5. Conkle Elementary	Light Orange
6. Fry Elementary	Light Red
7. Georgetown Elementary	Light Blue-Gray
8. Gombert Elementary	Light Green
9. Herold Elementary	Light Yellow
10. Langwood Elementary	Light Purple
11. Longwood Elementary	Light Orange
12. Lyons Elementary	Light Blue-Gray
13. McCarty Elementary	Light Green
14. Owen Elementary	Light Yellow
15. Parkview Elementary	Light Purple
16. Reardon Elementary	Light Orange
17. Spring Brook Elementary	Light Blue-Gray
18. Slick Elementary	Light Green
19. Spring Elementary	Light Yellow
20. White Eagle Elementary	Light Purple
21. Young Elementary	Light Orange
22. Crane Middle School	Light Blue-Gray
23. Fischer Middle School	Light Green
24. Granger Middle School	Light Yellow
25. Gregory Middle School	Light Purple
26. Hill Middle School	Light Orange
27. Soulen Middle School	Light Blue-Gray
28. Still Middle School	Light Green
29. Metea Valley High School	Light Yellow
30. Nequa Valley High School	Light Purple
31. Nequa Valley Birkett Freshman Center	Light Orange
32. Vilasova Valley High School	Light Blue-Gray
33. Indian Prairie High School	Light Green
34. Crouse Education Center & Prairie Children Preschool	Light Yellow
35. Wheatland Facility	Light Purple

Map data provided by DuPage County, Will County, Kane County, Kendall County, McHenry County, Boone County, and IRR. Map created December 2020.

# IPSD 204 Middle School Map

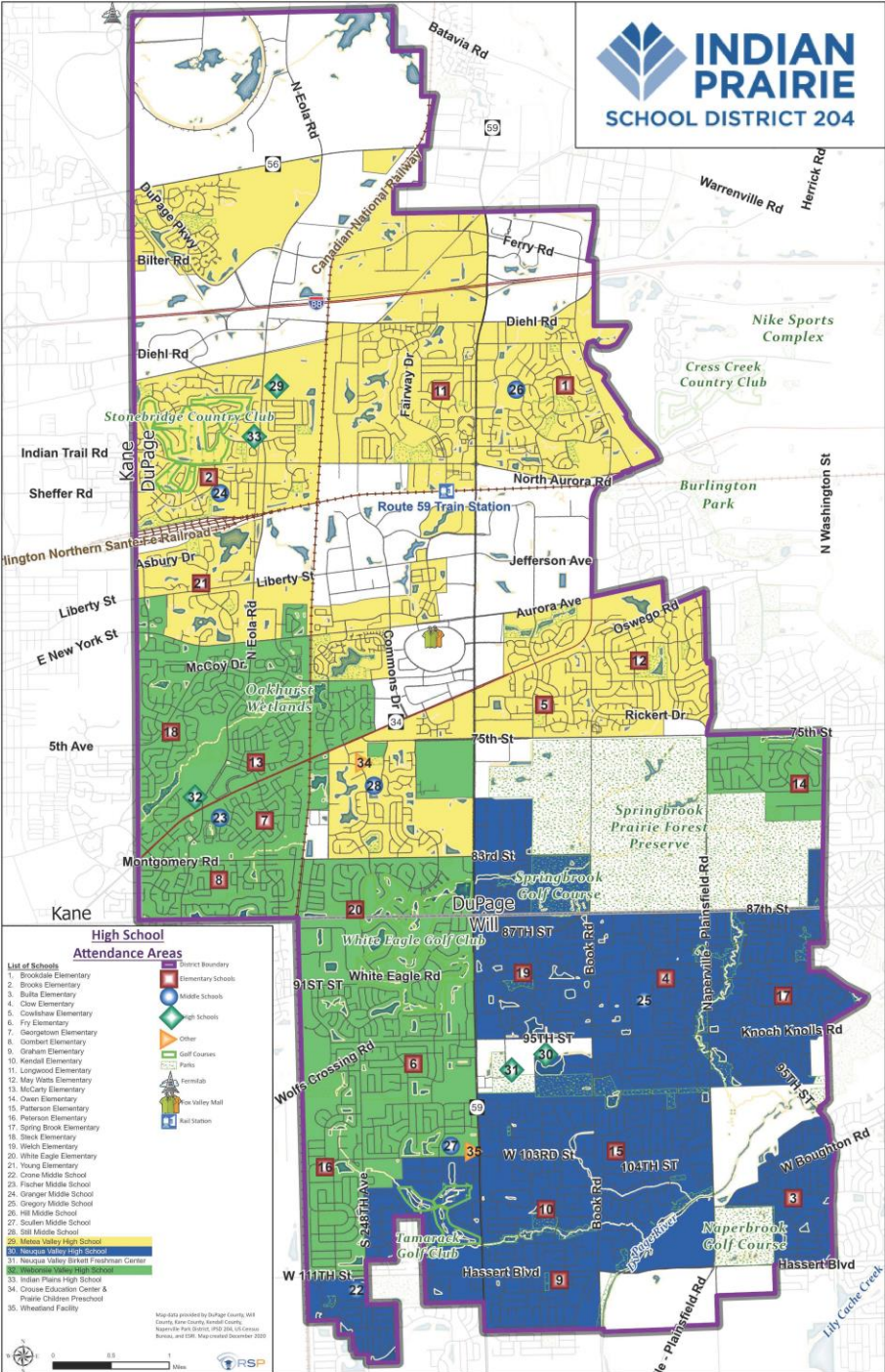
- District Boundary (Purple Line)
- Attendance Areas (Solid Colors)
- Major Streets
- Major water features & cultural features



# IPSD 204 High School Map



- District Boundary (Purple Line)
- Attendance Area (Solid Colors)
- Major Streets
- Major water features & cultural features



# IPSD 204 Past School Enrollment

Year	PreK	K	1st	2nd	3rd	4th	5th	6th	7th	8th	9th	10th	11th	12th	13th	Total
2003/04	562	2,009	2,164	2,196	2,314	2,311	2,182	2,097	2,113	1,963	1,819	1,759	1,616	1,467	17	26,589
2004/05	556	1,986	2,282	2,185	2,229	2,328	2,314	2,174	2,135	2,132	1,960	1,822	1,729	1,613	13	27,458
2005/06	613	2,048	2,200	2,322	2,209	2,257	2,311	2,323	2,171	2,149	2,132	1,953	1,833	1,749	21	28,291
2006/07	511	1,897	2,265	2,231	2,309	2,192	2,275	2,313	2,360	2,151	2,108	2,083	1,876	1,828	15	28,414
2007/08	606	1,824	2,200	2,363	2,264	2,330	2,228	2,309	2,360	2,380	2,188	2,112	2,096	1,952	24	29,236
2008/09	617	1,949	2,130	2,249	2,364	2,276	2,321	2,265	2,339	2,380	2,409	2,174	2,097	2,120	13	29,703
2009/10	680	2,032	2,071	2,140	2,238	2,393	2,287	2,349	2,243	2,319	2,373	2,301	2,133	2,095	60	29,714
2010/11	546	1,891	2,113	2,064	2,169	2,267	2,391	2,299	2,337	2,242	2,353	2,335	2,299	2,117	70	29,493
2011/12	547	1,789	1,998	2,138	2,078	2,166	2,249	2,432	2,265	2,323	2,245	2,315	2,328	2,255	83	29,211
2012/13	595	1,763	1,917	2,023	2,158	2,094	2,186	2,307	2,429	2,298	2,359	2,273	2,303	2,357	88	29,150
2013/14	606	1,737	1,934	1,941	2,034	2,174	2,094	2,201	2,290	2,408	2,307	2,312	2,197	2,308	81	28,624
2014/15	551	1,706	1,879	1,955	1,991	2,039	2,211	2,128	2,192	2,300	2,417	2,273	2,297	2,208	95	28,242
2015/16	592	1,681	1,815	1,913	1,981	2,002	2,100	2,255	2,155	2,227	2,338	2,397	2,281	2,278	107	28,122
2016/17	567	1,714	1,812	1,870	1,945	2,045	1,998	2,129	2,270	2,194	2,237	2,304	2,417	2,278	111	27,891
2017/18	655	1,622	1,822	1,850	1,906	1,976	2,078	2,043	2,149	2,277	2,218	2,247	2,303	2,391	125	27,662
2018/19	692	1,702	1,725	1,832	1,895	1,927	1,997	2,108	2,064	2,150	2,285	2,207	2,245	2,254	133	27,216
2019/20	686	1,578	1,778	1,779	1,832	1,928	1,957	2,046	2,163	2,132	2,182	2,273	2,220	2,265	110	26,929

Source: IPSD204 Student Data from 2007/08 to 2019/20 (All students to include in District who attend a Out of District School and Transitional Students)

## **Enrollment Table Explanation:**

- Largest class (K-12) in 2019/20 – **10<sup>th</sup> grade (2,273)**
- Smallest class (K-12) in 2019/20 – **K grade (1,578)**
- Graduating senior class larger than the incoming Kindergarten class

# IPSD 204 Enrollment Change

## Change By Grade from the Previous Year

From	To	PreK PreK	PreK 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	Annual Change
2003/04	2004/05	-6	1,424	273	21	33	14	3	-8	38	19	-3	3	-30	-3	869
2004/05	2005/06	57	1,492	214	40	24	28	-17	9	-3	14	0	-7	11	20	833
2005/06	2006/07	-102	1,284	217	31	-13	-17	18	2	37	-20	-41	-49	-77	-5	123
2006/07	2007/08	95	1,313	303	98	33	21	36	34	47	20	37	4	13	76	822
2007/08	2008/09	11	1,343	306	49	1	12	-9	37	30	20	29	-14	-15	24	467
2008/09	2009/10	63	1,415	122	10	-11	29	11	28	-22	-20	-7	-108	-41	-2	11
2009/10	2010/11	-134	1,211	81	-7	29	29	-2	12	-12	-1	34	-38	-2	-16	-221
2010/11	2011/12	1	1,243	107	25	14	-3	-18	41	-34	-14	3	-38	-7	-44	-282
2011/12	2012/13	48	1,216	128	25	20	16	20	58	-3	33	36	28	-12	29	-61
2012/13	2013/14	11	1,142	171	24	11	16	0	15	-17	-21	9	-47	-76	5	-526
2013/14	2014/15	-55	1,100	142	21	50	5	37	34	-9	10	9	-34	-15	11	-382
2014/15	2015/16	41	1,130	109	34	26	11	61	44	27	35	38	-20	8	-19	-120
2015/16	2016/17	-25	1,122	131	55	32	64	-4	29	15	39	10	-34	20	-3	-231
2016/17	2017/18	88	1,055	108	38	36	31	33	45	20	7	24	10	-1	-26	-229
2017/18	2018/19	37	1,047	103	10	45	21	21	30	21	1	8	-11	-2	-49	-446
2018/19	2019/20	-6	886	76	54	0	33	30	49	55	68	32	-12	13	20	-287
3-Yr Avg		39.7	996.0	95.7	34.0	27.0	28.3	28.0	41.3	32.0	25.3	21.3	-4.3	3.3	-18.3	-320.7
3-Yr Wavg		24.0	967.8	90.3	36.7	21.0	28.7	27.5	42.0	37.8	35.5	22.7	-8.0	5.7	-10.7	-330.3

Source: IPSD204 Student Data from 2007/08 to 2019/20 (All students to include in District who attend a Out of District School and Transitional Students)

## Cohort Change Table:

- Largest average K-12 class increase – **K to 1<sup>st</sup> grade (+95.7)**
- Largest average K-12 class decrease – **11<sup>th</sup> to 12<sup>th</sup> grade (-18.3)**
- Propensity to have varying trends from year to year
- 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

# Part Two: Study Results

Visualizing Success



# Yield Rate Analysis Attached Single-Family

Yield Rate Area Lookup Table

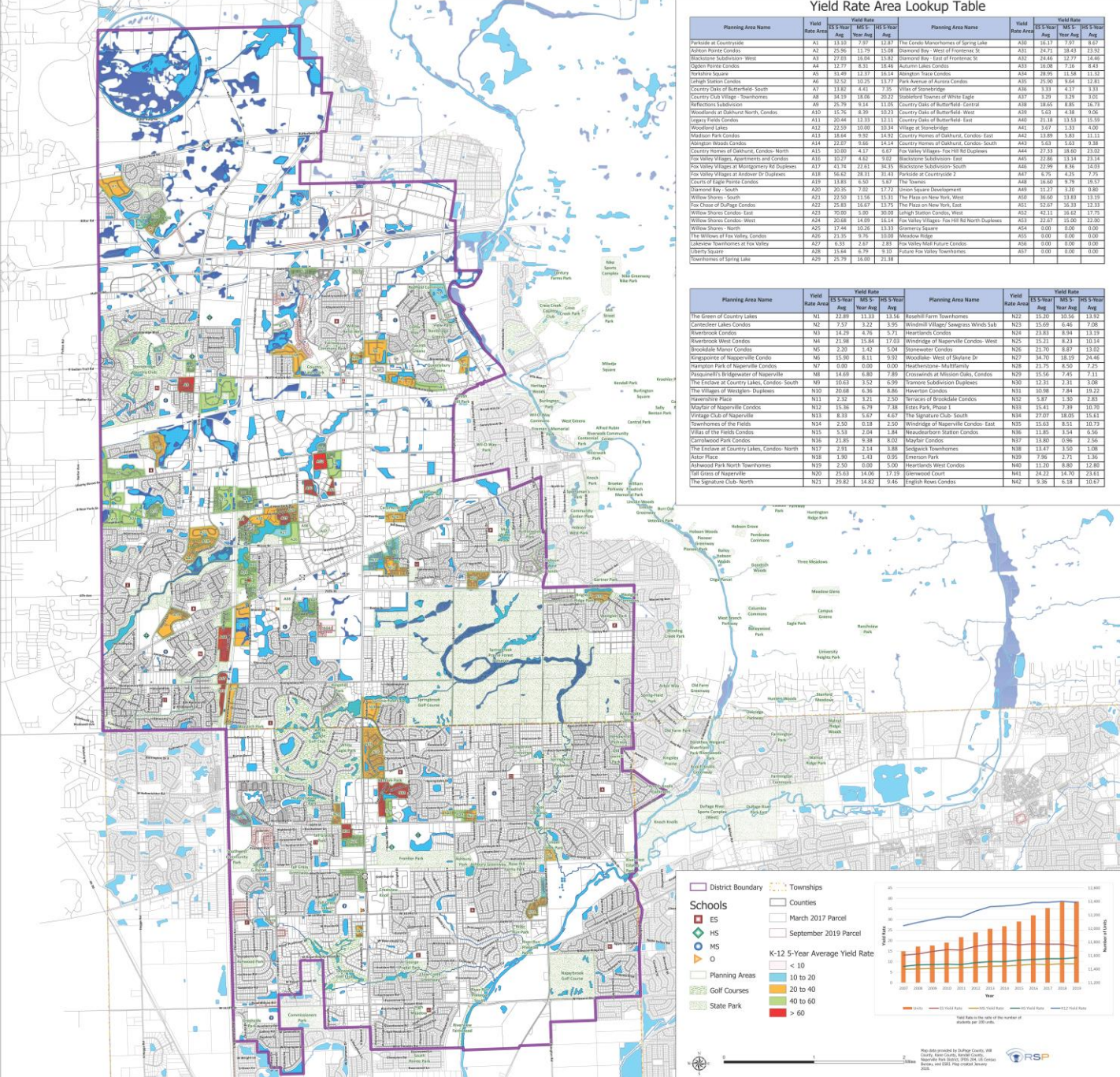
Planning Area Name	Yield Rate Area	Yield Rate			Planning Area Name	Yield Rate Area	Yield Rate			
		ES 5-Year Avg	MS 5-Year Avg	HS 5-Year Avg			ES 5-Year Avg	MS 5-Year Avg	HS 5-Year Avg	
Parade at Courtyards	A3	13.03	7.97	12.87	The Condo Macarothomas of Spring Lake	A10	16.17	7.97	8.63	
Aston Home Condos	A3	25.26	12.09	12.87	Downsview - West of Frodoon St	A11	26.32	18.43	23.82	
Brookstone Subdivision	West	A3	27.03	15.03	15.82	Downsview - East of Frodoon St	A12	24.46	12.77	14.40
Dogden Home Condos	A8	12.77	8.31	18.46	Aurora Lakes Condos	A13	16.08	7.96	8.41	
Excelsior Square	A5	14.42	1.34	14.44	Alexander Home Condos	A14	24.79	13.48	13.42	
High Station Condos	A6	32.32	10.25	13.77	Park Avenue of Aurora Condos	A15	25.00	9.64	12.81	
Courtesy Oaks of Northfield - South	A7	13.62	1.42	1.35	Village at Stoneridge	A16	3.33	4.37	3.37	
Country Club Village - Stonehenge	A8	14.13	15.06	20.22	Reflections of White Eagle	A17	1.31	2.20	10.51	
Reflections Subdivision	A9	24.70	5.14	11.05	Country Oaks of Butterfield - Central	A18	18.56	8.85	16.73	
Woodlands of Oakhurst North Condos	A10	15.29	8.09	20.23	Country Oaks of Butterfield West	A19	5.83	4.38	9.06	
Cypress Falls Condos	A11	20.44	13.33	13.11	Country Oaks of Butterfield East	A20	21.18	13.53	15.59	
Woodland Lakes	A12	22.50	10.00	10.34	Village at Stoneridge	A21	3.67	1.33	4.06	
Woodland Park Condos	A13	18.61	8.26	14.92	Country Homes of Oakhurst - Condo East	A22	13.80	9.49	11.11	
Argonaut Woods Condos	A14	22.07	8.46	14.14	Country Homes of Oakhurst - Condo South	A23	5.83	5.63	8.38	
Country Homes of Oakhurst - Condo North	A15	10.00	1.17	1.17	Fox Valley Villages - Fox Hill Rd Condos	A24	1.13	16.00	21.23	
Rox Valley Villages - Apartments and Condos	A16	10.71	4.82	1.92	Brookstone Subdivision - East	A25	22.86	13.14	21.13	
Rox Valley Villages of Montgomery Rd Duplexes	A17	41.74	22.83	34.35	Brookstone Subdivision - South	A26	22.99	8.36	14.03	
Rox Valley Villages at Anderson St Condos	A18	16.42	10.13	11.43	Parade at Courtyards 2	A27	6.79	8.20	10.57	
Courts of Eagle Pointe Condos	A19	13.81	6.50	1.87	The Venues	A28	16.40	9.70	10.57	
Harmony Bar - South	A20	22.07	7.02	17.72	Windridge at Stoneridge	A29	11.27	3.20	3.86	
Wilshire Shores - South	A21	22.50	11.06	15.31	The Plaza on New York - West	A30	16.50	13.43	13.33	
Rox Chase of DuPage Condos	A22	25.83	15.67	13.75	The Plaza on New York - East	A31	52.67	16.33	22.33	
Wilshire Shores Condos - East	A23	19.83	1.90	4.00	London Station Condos - West	A32	4.11	16.43	17.83	
Wilshire Shores - West	A24	20.48	14.09	14.14	Rox Valley Villages - Fox Hill Rd North Duplexes	A33	22.67	15.00	22.00	
Wilshire Shores - North	A25	17.44	10.26	11.53	Common Square	A34	0.00	0.00	0.00	
The Village of Fox Valley Condos	A26	21.81	7.76	10.00	Hollow Ridge	A35	0.00	0.00	0.00	
Lakewood Townhomes at Fox Valley	A27	6.33	2.87	2.83	Rox Valley Mall Future Condos	A36	0.00	0.00	0.00	
Wilshire Square	A28	18.61	1.59	1.10	Rox Valley Townhomes	A37	0.00	0.00	0.00	
Townhomes of Spring Lake	A29	24.70	14.00	21.18						

Planning Area Name	Yield Rate Area	Yield Rate			Planning Area Name	Yield Rate Area	Yield Rate		
		ES 5-Year Avg	MS 5-Year Avg	HS 5-Year Avg			ES 5-Year Avg	MS 5-Year Avg	HS 5-Year Avg
The Green of Country Lakes	N1	22.80	11.43	13.56	Woodlark Farm Townhomes	N21	10.20	10.50	11.92
Country Lakes Condos	N2	7.57	3.22	3.95	Windmill Village Sewgrass Woods Sub	N22	55.05	6.46	7.86
Riverbrook Condos	N3	14.29	4.78	5.73	Heartlands Condos	N23	23.83	8.94	13.13
Westbrook West Condos	N4	21.38	15.44	17.03	Windridge of Naperville Condo - West	N24	24.31	8.23	10.14
Woodlands West Condos	N5	2.50	2.42	3.00	Stonehenge Condo	N25	21.70	8.87	13.62
Kingspointe of Naperville Condo	N6	15.50	8.11	9.92	Woodlake - West of Skyline Dr	N27	34.70	13.19	24.40
Common Park of Naperville Condos	N7	0.00	0.00	0.00	Woodlands - Middlefield	N28	27.70	8.50	7.50
Princeton II Bridgeview of Naperville	N8	14.09	6.80	7.80	Crossroads at Bellison Oaks, Condos	N29	15.50	7.45	7.13
The Enclave at Country Lakes, Condos - South	N9	10.63	3.52	5.99	Harmon Subdivision Duplexes	N30	12.31	2.31	3.08
The Village of Naperville - East	N10	20.48	6.36	8.86	Harmon Condos	N31	10.98	7.84	13.23
Harvest Place	N11	2.51	3.21	2.50	Heritage of Brookdale Condos	N32	5.87	1.30	2.83
Mayfair of Naperville Condos	N12	15.36	6.70	7.88	Essex Park, Phase I	N33	15.41	7.30	10.70
Woodlands Park Condos	N13	8.31	5.47	4.21	The Signature Club - South	N34	17.07	10.20	12.41
Townhomes of the Fields	N14	2.50	0.18	2.50	Windridge of Naperville Condo - East	N35	15.63	8.51	10.73
Village of the Fields Condos	N15	5.53	2.50	1.84	Neauchaborn Station Condos	N36	11.80	3.54	6.56
Country Club Condos	N16	23.85	9.38	8.00	Wilder Condo	N37	13.01	0.96	2.50
The Enclave at Country Lakes, Condo - North	N17	2.91	2.14	3.84	Seapointe Townhomes	N38	13.47	1.50	1.08
Astor Place	N18	1.80	1.43	0.95	Emerson Park	N39	7.96	2.71	3.60
Woodland Park South Townhomes	N19	2.43	0.80	1.00	Harmon West Condos	N40	12.01	8.81	12.83
Tall Grass of Naperville	N20	25.83	14.00	17.15	Stonewood Court	N41	14.22	14.70	23.61
The Signature Club - North	N21	25.82	14.82	9.46	English Rows Condos	N42	9.36	6.18	10.87

This map shows where Attached Single-Family developments are located in the district and its corresponding 5-year K-12 student average yield rate

Pink < 10 students  
 Blue 10 to 20  
 Orange 20 to 40  
 Green 40 to 60  
 Red > 60

This map will be available at the meeting at its full size





# Yield Rate Analysis Apartments

Yield Rate Area Lookup Table

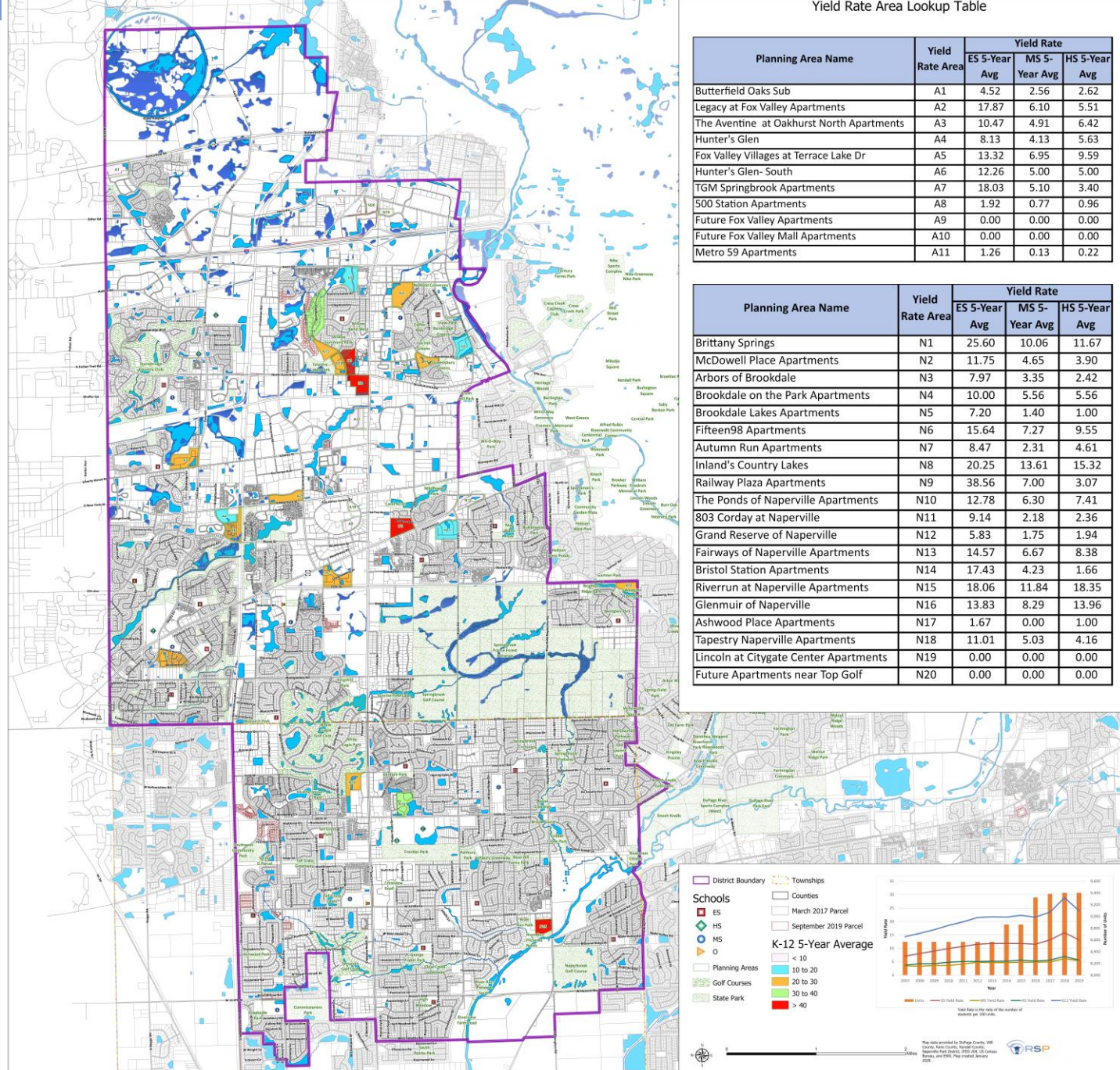
Planning Area Name	Yield Rate Area	Yield Rate		
		ES 5-Year Avg	MS 5-Year Avg	HS 5-Year Avg
Butterfield Oaks Sub	A1	4.52	2.56	2.62
Legacy at Fox Valley Apartments	A2	17.87	6.10	5.51
The Aventure at Oakhurst North Apartments	A3	10.47	4.91	6.42
Hunter's Glen	A4	8.13	4.13	5.63
Fox Valley Villages at Terrace Lake Dr	A5	13.32	6.95	9.59
Hunter's Glen- South	A6	12.26	5.00	5.00
TGM Springbrook Apartments	A7	18.03	5.10	3.40
500 Station Apartments	A8	1.92	0.77	0.96
Future Fox Valley Apartments	A9	0.00	0.00	0.00
Future Fox Valley Mall Apartments	A10	0.00	0.00	0.00
Metro 59 Apartments	A11	1.26	0.13	0.22

Planning Area Name	Yield Rate Area	Yield Rate		
		ES 5-Year Avg	MS 5-Year Avg	HS 5-Year Avg
Brittany Springs	N1	25.60	10.06	11.67
McDowell Place Apartments	N2	11.75	4.65	3.90
Arbors of Brookdale	N3	7.97	3.35	2.42
Brookdale on the Park Apartments	N4	10.00	5.56	5.56
Brookdale Lakes Apartments	N5	7.20	1.40	1.00
Fifteen98 Apartments	N6	15.64	7.27	9.55
Autumn Run Apartments	N7	8.47	2.31	4.61
Inland's Country Lakes	N8	20.25	13.61	15.32
Railway Plaza Apartments	N9	38.56	7.00	3.07
The Ponds of Naperville Apartments	N10	12.78	6.30	7.41
803 Corday at Naperville	N11	9.14	2.18	2.36
Grand Reserve of Naperville	N12	5.83	1.75	1.94
Fairways of Naperville Apartments	N13	14.57	6.67	8.38
Bristol Station Apartments	N14	17.43	4.23	1.66
Riverrun at Naperville Apartments	N15	18.06	11.84	18.35
Glenmuir of Naperville	N16	13.83	8.29	13.96
Ashwood Place Apartments	N17	1.67	0.00	1.00
Tapestry Naperville Apartments	N18	11.01	5.03	4.16
Lincoln at Citygate Center Apartments	N19	0.00	0.00	0.00
Future Apartments near Top Golf	N20	0.00	0.00	0.00

This map shows where Apartment developments are located in the district and its corresponding 5-year K-12 student average yield rate

- Pink < 10 students
- Blue 10 to 20
- Orange 20 to 30
- Green 30 to 40
- Red > 40

This map will be available at the meeting at its full size



# Yield Rate Generation (Current)

## Current Yield Rates Naperville:

Data Geography	Development Type	ES (K-5)	MS (6-8)	HS (9-12)	Total (K-12)
Current Calculation	Single-Family Detached				
	Number of Units 2 Bedrooms	41.1	13.8	22.2	77.1
	Number of Units 3 Bedrooms	48.6	15.3	13.5	77.4
	Number of Units 4 Bedrooms	70.2	25.9	24.2	120.3
	Number of Units 5 Bedrooms	59.0	23.6	24.2	106.8
	Single-Family Attached				
	Number of Units 1 Bedrooms	0.0	0.0	0.0	0.0
	Number of Units 2 Bedrooms	8.4	5.7	3.0	17.1
	Number of Units 3 Bedrooms	10.4	3.9	5.0	19.3
	Number of Units 4 Bedrooms	27.1	10.6	10.5	48.2
	Apartments				
	Number of Efficiency	0.0	0.0	0.0	0.0
	Number of Units 1 Bedrooms	3.2	1.2	1.3	5.7
Number of Units 2 Bedrooms	6.4	3.1	3.8	13.3	
Number of Units 3 Bedrooms	11.5	7.3	8.3	27.1	

Source: Cities of Naperville, IPSD 204, and RSP & Associates

### **NOTES:**

If no yield rate shown, then the yield rates were not included in current City Ordinance

Current Yield Rates are **NOT** dependent on City the development is within

Calculation for each Development Type in table is based on Per 100 Units

### **Notes:**

Current Calculation is based on the rates that were in the previous study

2015 to 2019 5 Year rate average shows the last 5 years of student data.

Calculation for each Development Type of above table is based on Per 100 Units

# Yield Rate Generation (Recommended)

## Recommended Yield Rates based on the RSP analysis:

Data Geography	Development Type	ES (K-5)	MS (6-8)	HS (9-12)	Total (K-12)	Difference from Current Calculation			
						ES (K-5)	MS (6-8)	HS (9-12)	Total (K-12)
Student Data 2015 to 2019 (Naperville)	Single-Family Detached								
	Number of Units 2 Bedrooms	18.3	8.5	9.1	36.0	-22.8	-5.3	-13.1	-41.1
	Number of Units 3 Bedrooms	20.6	12.3	16.5	49.5	-28.0	-3.0	3.0	-27.9
	Number of Units 4 Bedrooms	36.2	21.2	27.7	85.1	-34.0	-4.7	3.5	-35.2
	Number of Units 5 Bedrooms	44.8	24.1	25.0	93.9	-14.2	0.5	0.8	-12.9
	Single-Family Attached								
	Number of Units 1 Bedrooms	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
	Number of Units 2 Bedrooms	12.4	5.7	7.6	25.6	4.0	0.0	4.6	8.5
	Number of Units 3 Bedrooms	20.8	11.1	13.0	45.0	10.4	7.2	8.0	25.7
	Number of Units 4 Bedrooms	22.8	17.2	17.2	57.3	-4.3	6.6	6.7	9.1
	Apartments								
	Number of Efficiency	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
	Number of Units 1 Bedrooms	3.1	1.8	1.6	6.5	-0.1	0.6	0.3	0.8
	Number of Units 2 Bedrooms	7.4	4.8	7.3	19.5	1.0	1.7	3.5	6.2
Number of Units 3 Bedrooms	16.4	7.3	8.1	31.8	4.9	0.0	-0.2	4.7	

Source: Cities of Aurora and Naperville, IPSD 204, and RSP & Associates

### Notes:

Current Calculation is based on the rates that were in the previous study 2015 to 2019 5 Year rate average shows the last 5 years of student data. Calculation for each Development Type of above table is based on Per 100 Units

- If no yield rate shown, then the yield rates were not included in current City Ordinance
- Current Yield Rates are NOT dependent on City the development is within
- Single-Family Detached is lower in recommended analysis
- Single-Family Attached is generally higher in recommended analysis
- Apartments are generally higher in recommended analysis

**Recommended Yield Rate for city of Naperville to adopt**

# Study Summary

## **The following are RSP's comments about the need to change the yield rates:**

- ❑ The analysis for this study is based on what has recently happened and likely will happen in the district by the type of development
- ❑ The results of the study are derived from **Local** data within the district
- ❑ As detached Single-Family developments age (>10 years in existence), they tend to have a lower Generation Yield Rate – The subdivision life-cycle “Regreening” will need to be monitored
- ❑ Apartment complexes and/or Attached Single-Family developments have been yielding more students than they may have had in the past
- ❑ *Future apartment complexes and/or Attached Single-Family developments proposed may have more of a Destination effect (More students yielded than typical/average apartment complexes because of amenities or type of households attracted to that type of development ) on the number of students that will be yielded when the apartments and/or Attached Single-Family developments are constructed*
- ❑ *If Planned future apartment complexes and/or Attached Single-Family developments proposed have similar Generation Yield Rates in the future, it potentially will require more school district services, requiring greater resources, which the current ordinance does not adequately provide the district*
- ❑ Another influencer to positive student learning experience beyond the number of students that are generated from any type of development is the educational programming that is necessary in each school, as well as the class size (optimal for smaller class sizes) – these are annually monitored and changed to adapt to the student need
- ❑ This type of study should be done every 3 to 5 years to ensure a reasonable/fair yield rate is the baseline for how to calculate the Cash and/or Land Donation

# Next Steps

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

- Present update to the IPSD 204 Board of Education
- Present findings to the following cities for them to amend city ordinance:
  - City of Naperville

# Part Three:

## Appendix

Visualizing Success

# Appendix: Specific Developments

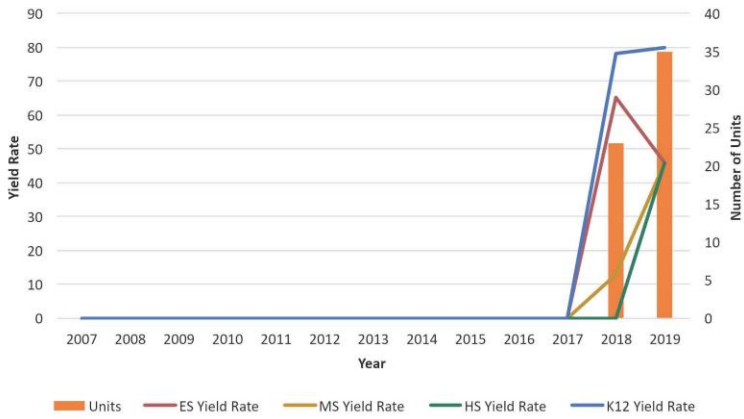
**The following sites are shown to illustrate how the data drives the result for a specific yield rate:**

□ Naperville

- Ashwood Park
- Ashwood Pointe
- Brittany Springs Apartments
- Burlington Woods Townhomes
- Emerson Park
- Kingspointe of Naperville
- Mayfair Condos
- Tall Grass
- The Paddocks
- The Reserve of Naperville
- Wheatland Heights
- Willow Ridge



## Ashwood Park



Subdivision	Development Type	Average Year Built	Min Value	Max Value	Average Value	Median Value	City
Ashwood Park	SF	2018	\$73,865	\$209,260	\$157,567	\$183,711	Naperville

### Closest School

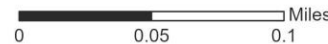
Subdivision	ES Distance	MS Distance	HS Distance
Ashwood Park	0.17	1.14	1.79

### Attending School

Subdivision	ES Distance	MS Distance	HS Distance
Ashwood Park	1.09	1.14	3.20

Yield Rate is the ratio of the number of students per 100 units.

- Year Built**
- < 2014
  - 2014
  - 2015
  - 2016
  - 2017
  - 2018
  - 2019
- Planning Areas**
- ▭ Subdivision
  - ▭ March 2017 Parcel
  - ▭ September 2019 Parcel



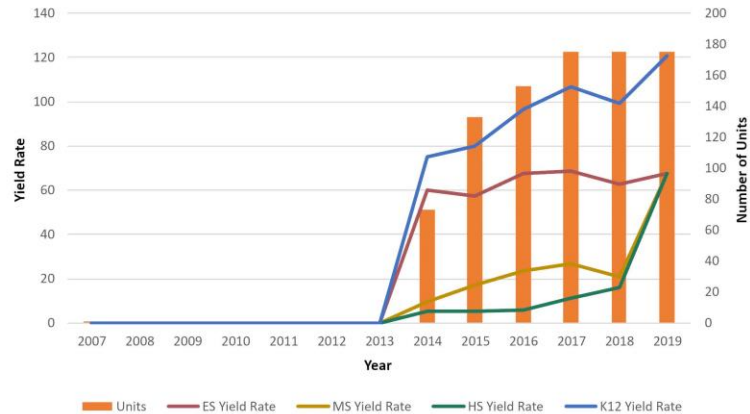
Map data provided by DuPage County, Will County, Kane County, Kendall County, Naperville Park District, IPDS 204, US Census Bureau, and ESRI. Map created January 2020.







## Ashwood Pointe



Subdivision	Development Type	Average Year Built	Min Value	Max Value	Average Value	Median Value	City
Ashwood Pointe	SF	2015	\$86,873	\$183,821	\$150,011	\$149,828	Naperville

**Closest School**

Subdivision	ES Distance	MS Distance	HS Distance
Ashwood Pointe	0.44	1.00	1.54

**Attending School**

Subdivision	ES Distance	MS Distance	HS Distance
Ashwood Pointe	0.44	1.00	3.02

Yield Rate is the ratio of the number of students per 100 units.

**Year Built**

- Planning Areas
- 2014
- 2015
- 2016
- 2017
- 2018
- 2019
- ▭ Subdivision
- ▭ March 2017 Parcel
- ▭ September 2019 Parcel

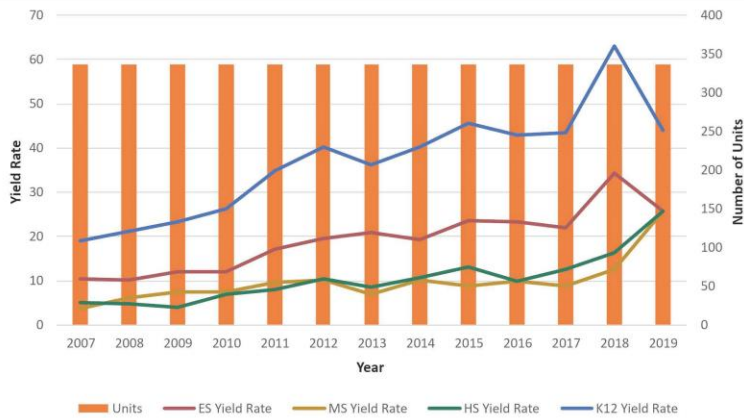
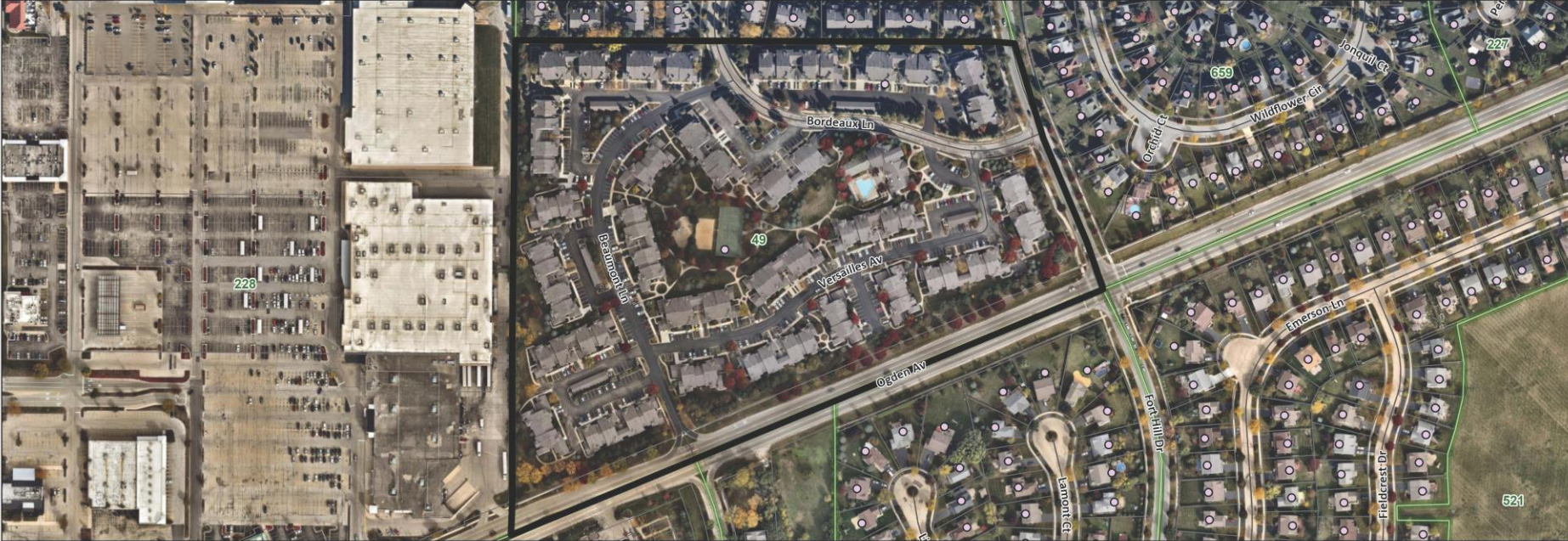


Map data provided by DuPage County, Will County, Kane County, Kendall County, Naperville Park District, IPDS 204, US Census Bureau, and ESRI. Map created January 2020.





## Brittany Springs Apartments



Subdivision	Development Type	Average Year Built	Min Value	Max Value	Average Value	Median Value	City
Brittany Springs Apartments	Apartments	1996	\$27,174	\$39,071	\$33,122	\$33,122	Naperville

### Closest School

Subdivision	ES Distance	MS Distance	HS Distance
Brittany Springs Apartments	0.44	1.63	2.97

### Attending School

Subdivision	ES Distance	MS Distance	HS Distance
Brittany Springs Apartments	2.65	2.33	3.13

Yield Rate is the ratio of the number of students per 100 units.

- Year Built**
- < 2014
  - 2014
  - 2015
  - 2016
  - 2017
  - 2018
  - 2019
- Planning Areas**
- ▭ Subdivision
  - ▭ March 2017 Parcel
  - ▭ September 2019 Parcel

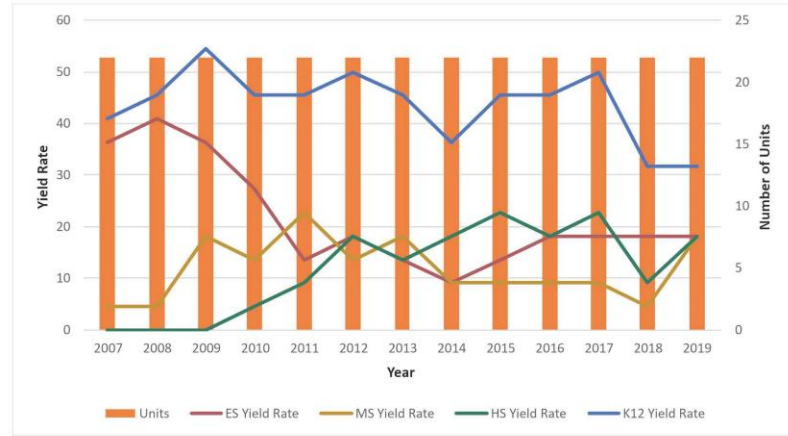
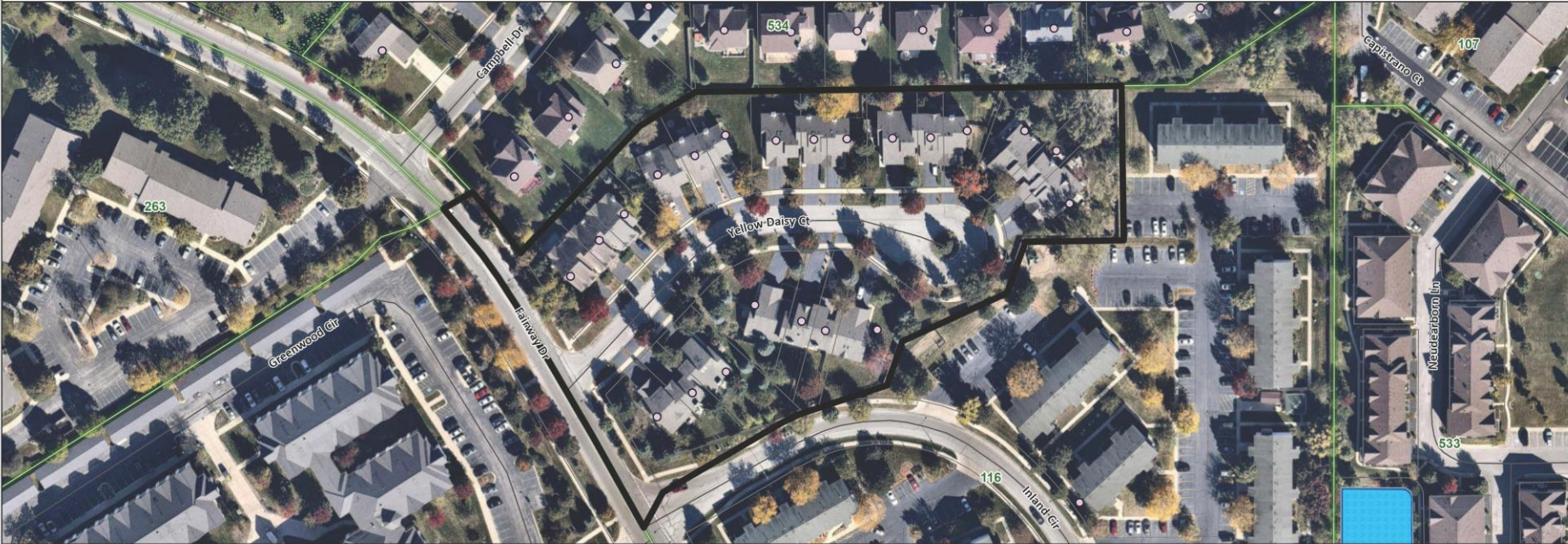


Map data provided by DuPage County, Will County, Kane County, Kendall County, Naperville Park District, IPDS 204, US Census Bureau, and ESRI. Map created January 2020.





## Burlington Woods Townhomes



Subdivision	Development Type	Average Year Built	Min Value	Max Value	Average Value	Median Value	City
Burlington Woods Townhomes	Townhomes	1993	\$64,640	\$90,370	\$74,654	\$72,575	Naperville

### Closest School

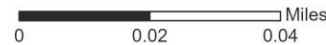
Subdivision	ES Distance	MS Distance	HS Distance
Burlington Woods Townhomes	0.38	0.73	1.50

### Attending School

Subdivision	ES Distance	MS Distance	HS Distance
Burlington Woods Townhomes	0.38	2.00	1.50

### Year Built

- Planning Areas
- Subdivision
- March 2017 Parcel
- September 2019 Parcel
- < 2014
- 2014
- 2015
- 2016
- 2017
- 2018
- 2019



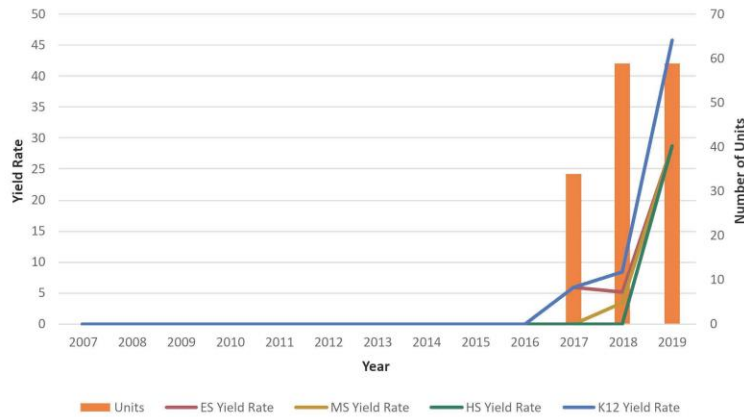
Yield Rate is the ratio of the number of students per 100 units.

Map data provided by DuPage County, Will County, Kane County, Kendall County, Naperville Park District, IPDS 204, US Census Bureau, and ESRI. Map created January 2020.





## Emerson Park



Subdivision	Development Type	Average Year Built	Min Value	Max Value	Average Value	Median Value	City
Emerson Park	Townhomes	2017	\$75,602	\$102,879	\$93,207	\$93,071	Naperville

### Closest School

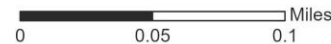
Subdivision	ES Distance	MS Distance	HS Distance
Emerson Park	0.88	1.52	1.72

### Attending School

Subdivision	ES Distance	MS Distance	HS Distance
Emerson Park	0.88	1.52	2.27

Yield Rate is the ratio of the number of students per 100 units.

- Year Built**
- < 2014
  - 2014
  - 2015
  - 2016
  - 2017
  - 2018
  - 2019
- Planning Areas**
- ▭ Subdivision
  - ▭ March 2017 Parcel
  - ▭ September 2019 Parcel

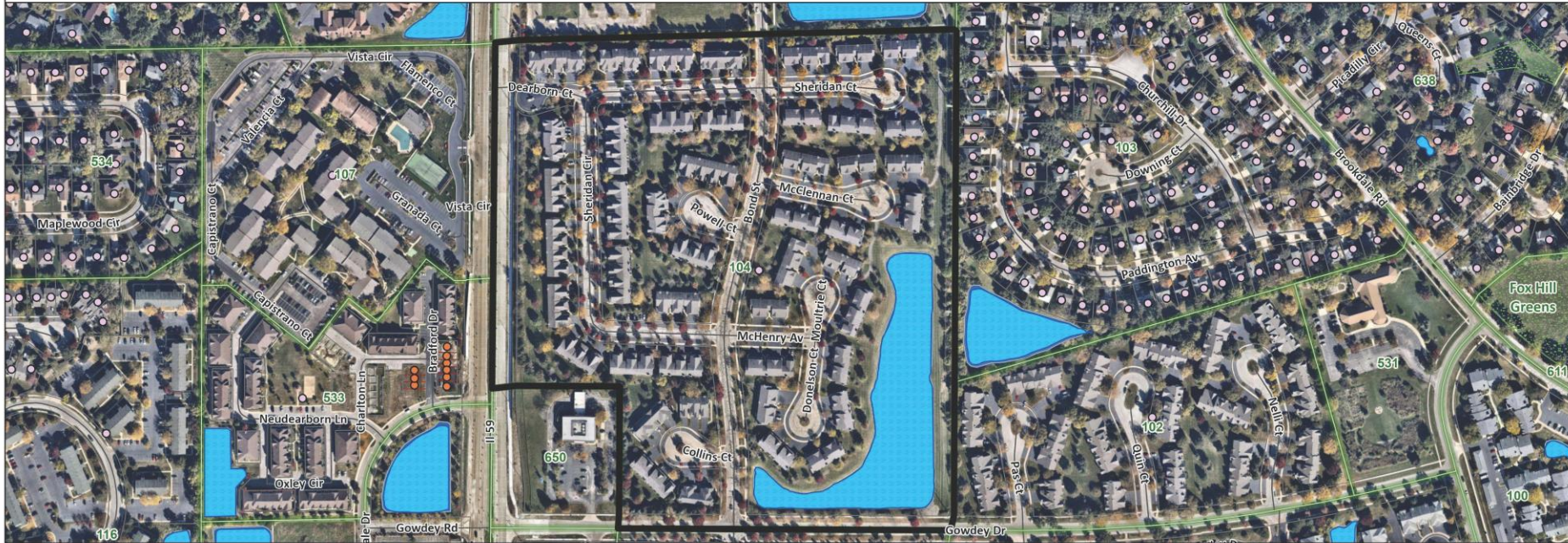


Map data provided by DuPage County, Will County, Kane County, Kendall County, Naperville Park District, IPDS 204, US Census Bureau, and ESRI. Map created January 2020.





## Kingspointe of Naperville



Subdivision	Development Type	Average Year Built	Min Value	Max Value	Average Value	Median Value	City
Kingspointe of Naperville Condos	Condos	1998	\$55,340	\$76,120	\$69,270	\$70,730	Naperville

**Closest School**

Subdivision	ES Distance	MS Distance	HS Distance
Kingspointe of Naperville Condos	0.55	0.41	1.89

**Attending School**

Subdivision	ES Distance	MS Distance	HS Distance
Kingspointe of Naperville Condos	0.74	0.41	1.89

Yield Rate is the ratio of the number of students per 100 units.

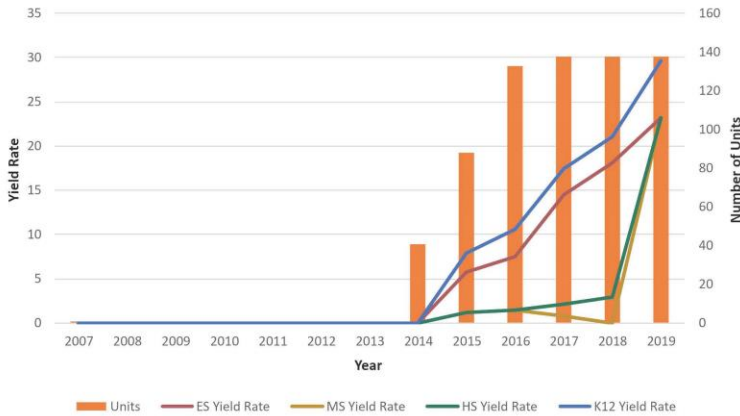
- Year Built**
- < 2014
  - 2014
  - 2015
  - 2016
  - 2017
  - 2018
  - 2019
- Planning Areas**
- ▭ Subdivision
  - ▭ March 2017 Parcel
  - ▭ September 2019 Parcel



Map data provided by DuPage County, Will County, Kane County, Kendall County, Naperville Park District, IPDS 204, US Census Bureau, and ESRI. Map created January 2020.



## Mayfair Condos



Subdivision	Development Type	Average Year Built	Min Value	Max Value	Average Value	Median Value	City
Mayfair Condos	Condos	2015	\$69,860	\$143,880	\$106,402	\$103,015	Naperville

### Closest School

Subdivision	ES Distance	MS Distance	HS Distance
Mayfair Condos	0.47	1.23	2.66

### Attending School

Subdivision	ES Distance	MS Distance	HS Distance
Mayfair Condos	0.47	2.68	3.26

Yield Rate is the ratio of the number of students per 100 units.

- Year Built**
- < 2014
  - 2014
  - 2015
  - 2016
  - 2017
  - 2018
  - 2019
- Planning Areas**
- ▭ Subdivision
  - ▭ March 2017 Parcel
  - ▭ September 2019 Parcel

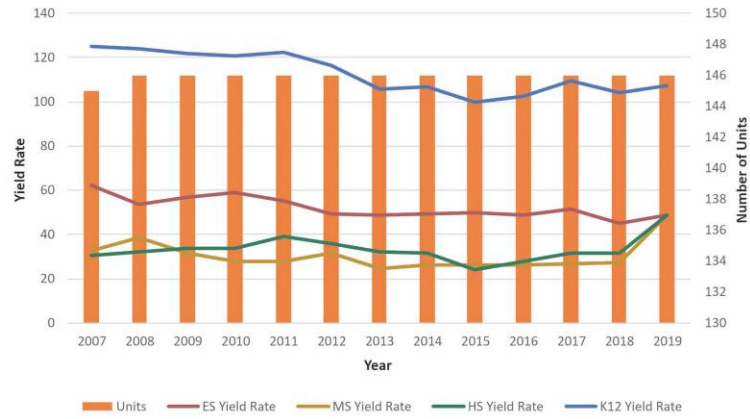
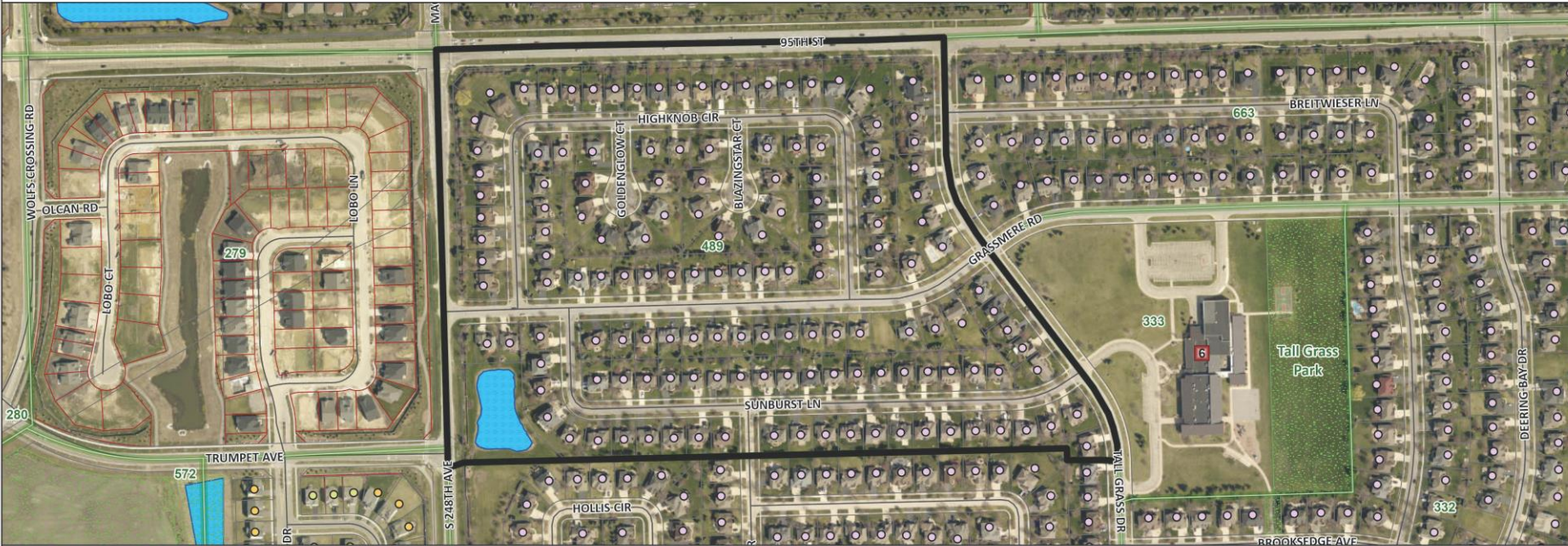


Map data provided by DuPage County, Will County, Kane County, Kendall County, Naperville Park District, IPDS 204, US Census Bureau, and ESRI. Map created January 2020.





## Tall Grass



Subdivision	Development Type	Average Year Built	Min Value	Max Value	Average Value	Median Value	City
Tall Grass	SF	2000	\$153,066	\$232,511	\$182,262	\$181,737	Naperville

**Closest School**

Subdivision	ES Distance	MS Distance	HS Distance
Tall Grass	0.29	0.97	1.14

**Attending School**

Subdivision	ES Distance	MS Distance	HS Distance
Tall Grass	0.29	0.97	2.74

Yield Rate is the ratio of the number of students per 100 units.

- Year Built**
- < 2014
  - 2014
  - 2015
  - 2016
  - 2017
  - 2018
  - 2019
- Planning Areas  
 Subdivision  
 March 2017 Parcel  
 September 2019 Parcel

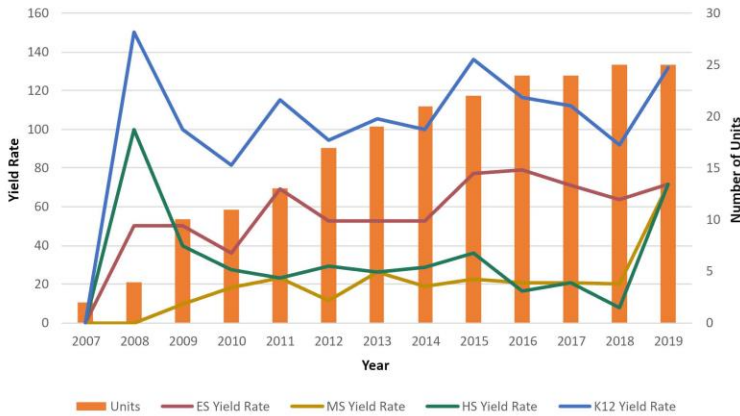


Map data provided by DuPage County, Will County, Kane County, Kendall County, Naperville Park District, IPDS 204, US Census Bureau, and ESRI. Map created January 2020.





## The Paddocks



Subdivision	Development Type	Average Year Built	Min Value	Max Value	Average Value	Median Value	City
The Paddocks	SF	2011	\$286,446	\$424,540	\$328,751	\$315,660	Naperville

**Closest School**

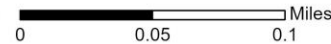
Subdivision	ES Distance	MS Distance	HS Distance
The Paddocks	0.70	0.69	1.13

**Attending School**

Subdivision	ES Distance	MS Distance	HS Distance
The Paddocks	0.70	0.69	1.13

Yield Rate is the ratio of the number of students per 100 units.

- Year Built**
- < 2014
  - 2014
  - 2015
  - 2016
  - 2017
  - 2018
  - 2019
- Planning Areas**
- March 2017 Parcel
  - September 2019 Parcel
- Subdivision**
- ▭ Subdivision



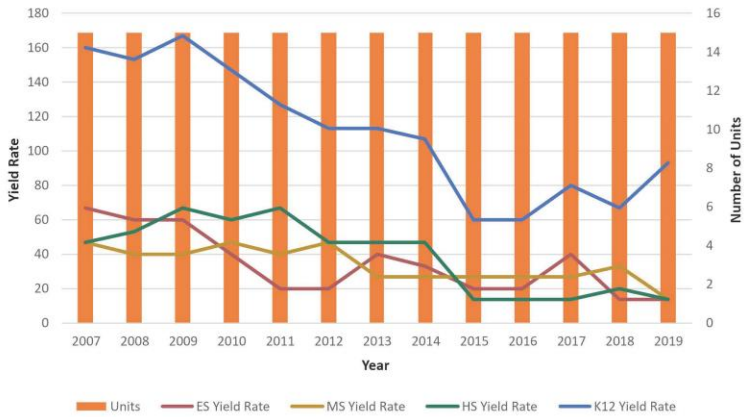
Map data provided by DuPage County, Will County, Kane County, Kendall County, Naperville Park District, IPDS 204, US Census Bureau, and ESRI. Map created January 2020.







## The Reserve of Naperville



Subdivision	Development Type	Average Year Built	Min Value	Max Value	Average Value	Median Value	City
The Reserve of Naperville	SF	2004	\$205,004	\$264,349	\$235,399	\$231,970	Naperville

### Closest School

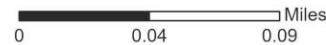
Subdivision	ES Distance	MS Distance	HS Distance
The Reserve of Naperville	0.28	1.11	0.75

### Attending School

Subdivision	ES Distance	MS Distance	HS Distance
The Reserve of Naperville	0.28	2.54	0.75

Yield Rate is the ratio of the number of students per 100 units.

- Year Built**
- < 2014
  - 2014
  - 2015
  - 2016
  - 2017
  - 2018
  - 2019
- Planning Areas**
- ▭ Subdivision
  - ▭ March 2017 Parcel
  - ▭ September 2019 Parcel

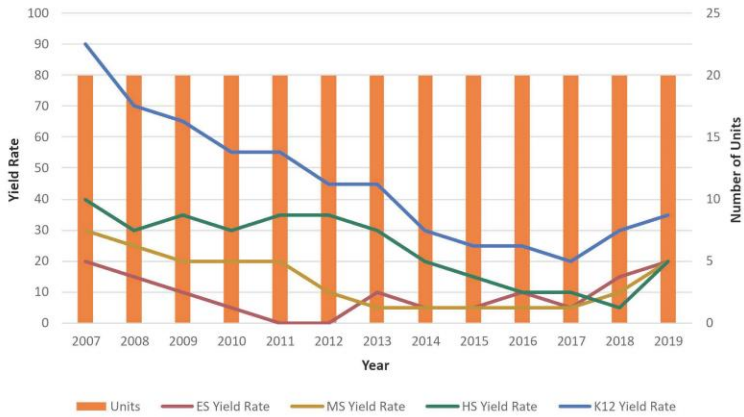


Map data provided by DuPage County, Will County, Kane County, Kendall County, Naperville Park District, IPDS 204, US Census Bureau, and ESRI. Map created January 2020.





## Wheatland Heights



Subdivision	Development Type	Average Year Built	Min Value	Max Value	Average Value	Median Value	City
Wheatland Heights	SF	1986	\$118,701	\$190,376	\$161,116	\$163,522	Naperville

**Closest School**

Subdivision	ES Distance	MS Distance	HS Distance
Wheatland Heights	0.81	0.79	0.30

**Attending School**

Subdivision	ES Distance	MS Distance	HS Distance
Wheatland Heights	2.35	1.30	0.30

- Year Built**
- < 2014
  - 2014
  - 2015
  - 2016
  - 2017
  - 2018
  - 2019
- Planning Areas  
 Subdivision  
 March 2017 Parcel  
 September 2019 Parcel



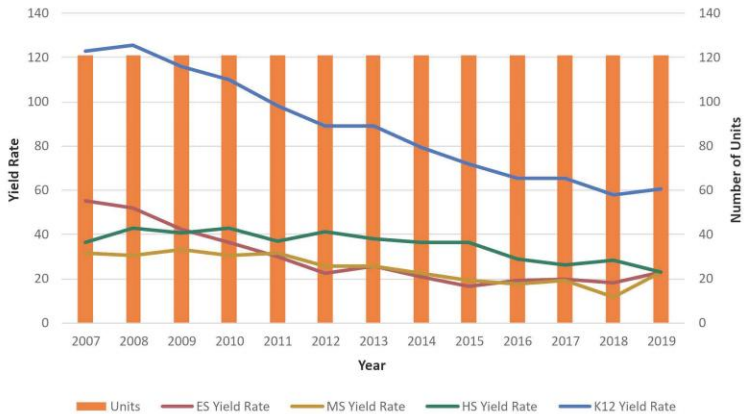
Yield Rate is the ratio of the number of students per 100 units.

Map data provided by DuPage County, Will County, Kane County, Kendall County, Naperville Park District, IPDS 204, US Census Bureau, and ESRI. Map created January 2020.





## Willow Ridge



Subdivision	Development Type	Average Year Built	Min Value	Max Value	Average Value	Median Value	City
Willow Ridge	SF	1996	\$137,079	\$252,535	\$165,409	\$164,039	Naperville

**Closest School**

Subdivision	ES Distance	MS Distance	HS Distance
Willow Ridge	0.37	0.13	0.85

**Attending School**

Subdivision	ES Distance	MS Distance	HS Distance
Willow Ridge	0.37	0.13	0.85

Yield Rate is the ratio of the number of students per 100 units.

- Year Built**
- < 2014
  - 2014
  - 2015
  - 2016
  - 2017
  - 2018
  - 2019
- Planning Areas**
- ▭ Subdivision
  - ▭ March 2017 Parcel
  - ▭ September 2019 Parcel



Map data provided by DuPage County, Will County, Kane County, Kendall County, Naperville Park District, IPDS 204, US Census Bureau, and ESRI. Map created January 2020.



# Notes

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