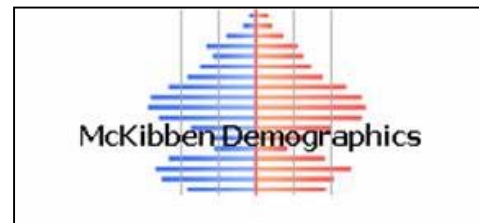


Winnetka School District 36, IL

Presentation of Demographic Study and Capacity / Utilization Study Findings



Cropper GIS



Project Objectives

**Present the DRAFT findings of the
Demographic Study
and
Capacity / Utilization Study**

Why We're Here



Demographic Study assumptions include:

- There will be no short term economic recovery in the next 18 months and the national, state or regional economy does not go into deep recession at any time during the 10 years of the forecasts; (Deep recession is defined as four consecutive quarters where the GDP contracts greater than 1% per quarter)
- Interest rates have reached a historic low and will not fluctuate more than one percentage point in the short term; the interest rate for a 30 year fixed home mortgage stays below 5.0%
- The rate of mortgage approval stays at 1999-2003 levels and lenders do not return to “sub-prime” mortgage practices
- There are no additional restrictions placed on home mortgage lenders or additional bankruptcies of major credit providers
- The rate of housing foreclosures does not exceed 125% of the 2005-2007 average of suburban Cook County for any year in the forecasts
- All currently planned, platted, and approved housing developments are built out and completed by 2024. All housing units constructed are occupied by 2025

Demographic Study assumptions include:

- The unemployment rates for the suburban Cook County and the Chicago Metropolitan Area will remain below 7.0% for the 10 years of the forecasts
- The rate of students transferring into and out of the Winnetka Public Schools will remain at the 2011-12 to 2015-16 average
- The Winnetka School District will continue to experience between 150 and 200 existing home sales annually over the next 10 years.
- The inflation rate for gasoline will stay below 5% per year for the 10 years of the forecasts
- There will be no building moratorium within the district
- Businesses within the district and the Winnetka Public Schools area will remain viable
- The number of existing home sales in the district that are a result of “distress sales” (homes worth less than the current mortgage value) will not exceed 20% of total homes sales in the district for any given year

Demographic Study assumptions include:

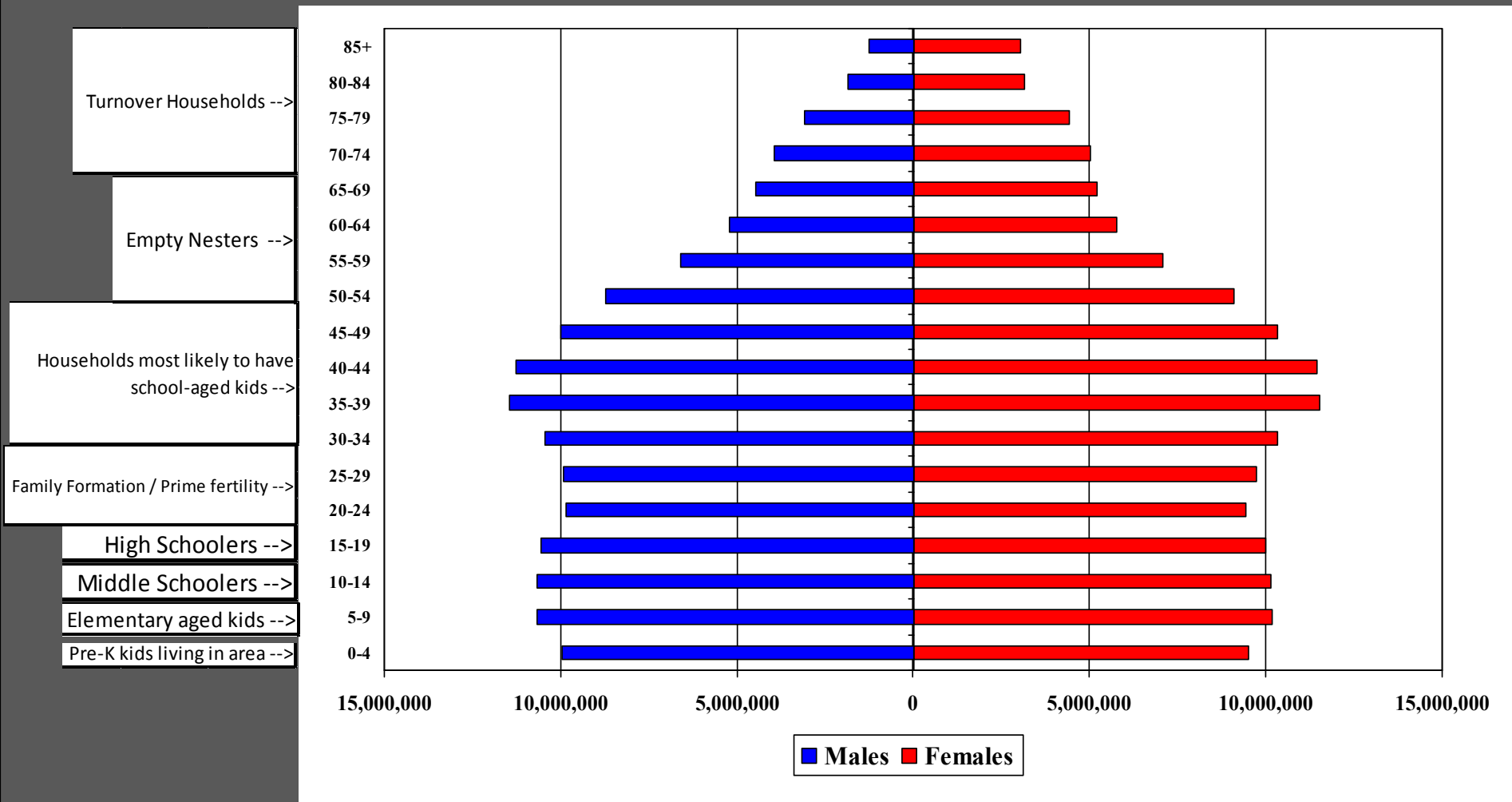
- Housing turnover rates (sale of existing homes in the district) will remain at their current levels. The majority of existing home sales are made by home owners over the age of 60
- Private school and home school attendance rates will remain constant
- The rate of foreclosures for commercial property remains at the 2004-2008 average for suburban Cook County;

Proof is in the pyramid – Population Pyramids

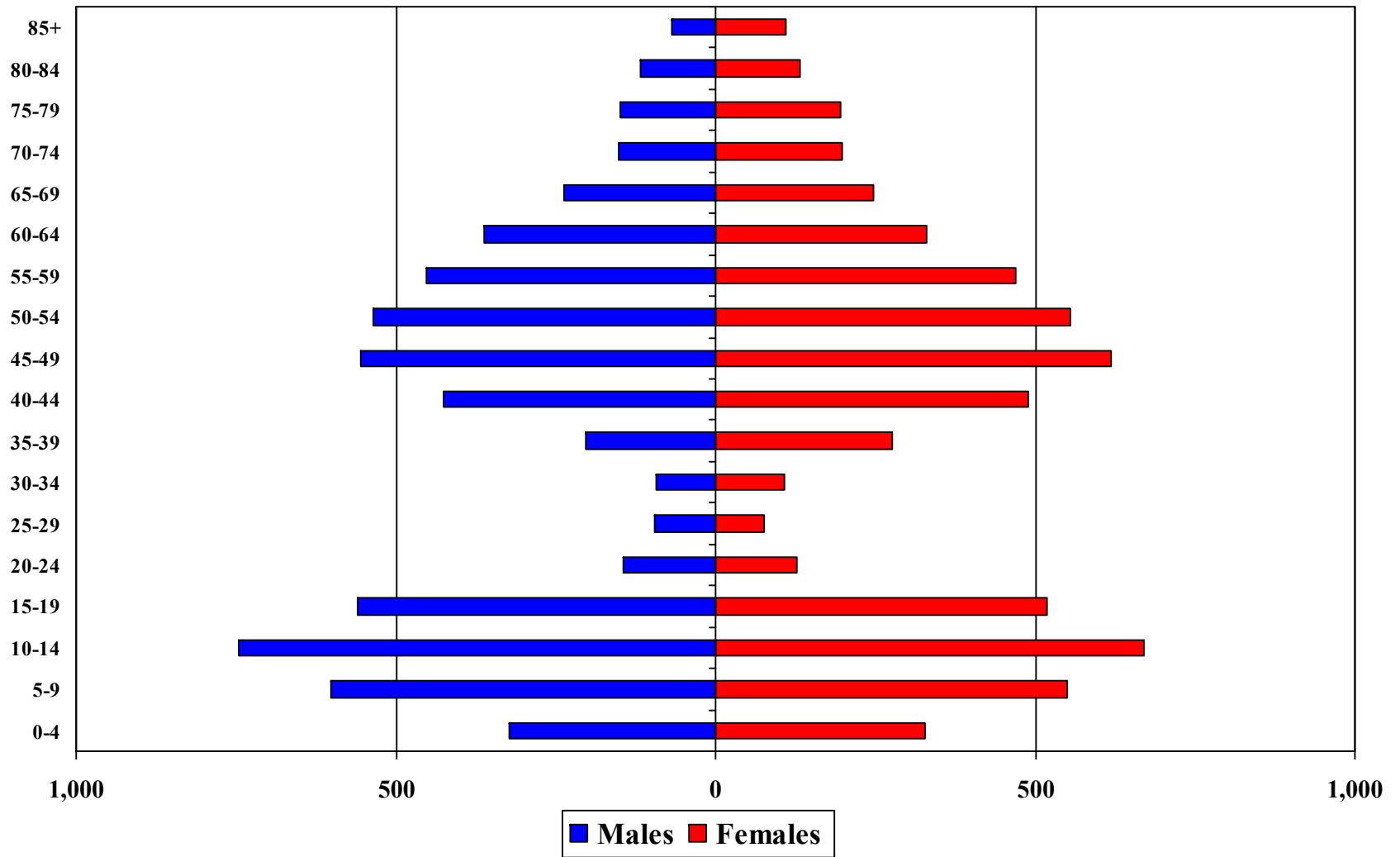
* Pop pyramids are graphic representations showing age-sex distribution of a geographic area.

* Can be placed into broad typologies, but no 2 areas have the same exact characteristics.

* Demographic fingerprint.



Winnetka, IL Total Population – 2010 Census



Population and Household Characteristics

Table 6: Age Under One to Age Ten Population Counts, by Year of Age, by Elementary Area: 2010 Census

	Under 1 year	1 year	2 years	3 years	4 years	5 years	6 years	7 years	8 years	9 years	10 years
Crow Island	42	47	60	70	69	74	81	91	85	102	116
Greeley	22	31	31	43	46	52	60	65	68	52	66
Hubbard Woods	18	34	37	55	45	69	81	82	94	94	95
District Total	82	112	128	168	160	195	222	238	247	248	277

Table 7: Comparison of District Enrollment by Grade with 2010 Census Counts by Age, 2010-2015

2010 Census	Under 1 year	1 year	2 years	3 years	4 years	5 years	6 years	7 years	8 years	9 years	10 years	11 years	12 years
Winnetka Public Schools Total:	82	112	128	168	160	195	222	238	247	248	277	287	266
2015 Enrollment	132	191	168	177	199	201	217	220	217				
	160.98%	170.54%	131.25%	105.36%	124.38%	103.08%	97.75%	92.44%	87.85%				
2014 Enrollment		157	172	180	196	189	224	215	224	217			
		140.18%	134.38%	107.14%	122.50%	96.92%	100.90%	90.34%	90.69%	87.50%			
2013 Enrollment			152	173	188	195	218	204	226	216	207		
			118.75%	102.98%	117.50%	100.00%	98.20%	85.71%	91.50%	87.10%	74.73%		
2012 Enrollment				139	174	186	204	203	223	217	206	249	
				82.74%	108.75%	95.38%	91.89%	85.29%	90.28%	87.50%	74.37%	86.76%	
2011 Enrollment					133	178	188	189	225	201	203	250	212
					83.13%	91.28%	84.68%	79.41%	91.09%	81.05%	73.29%	87.11%	79.70%

Summary of findings include:

- The resident total fertility rate for the Winnetka Public Schools District over the life of the forecasts is below replacement level. (1.56 vs. the replacement level of 2.1)
- Most in-migration to the district continues to occur in the 0-to-9 and 35-to-49 year old age groups
- The local 18-to-24 year old population continues to leave the district, going to college or moving to other urbanized areas. This population group accounts for the largest segment of the district's out-migration flow
- The primary factors causing the district's enrollment to decline over the next 10 years are the growing number of empty nest households, an insufficient existing homes sales market to maintain the current enrollment in the district, and a steady rate of in-migration of families
- Changes in year-to-year enrollment over the next 10 years will primarily be due to small cohorts entering and moving through the school system in conjunction with larger cohorts leaving the system.

Summary of findings include:

- The elementary enrollment will begin a slight decline after the 2021-22 school year. This will be due primarily to the fact that the rising 4th grade cohorts will be greater than 175 students in size.
- The median age of the population will increase from 42.7 in 2010 to 45.1 in 2025.
- The rate, magnitude and price of existing home sales will become the increasingly dominant factor affecting the amount of population and enrollment change.
- Total district enrollment is forecasted to decrease by 93 students, or -5.4%, between 2015-16 and 2020-21. Total enrollment will decline by 59 students, or -3.6%, from 2020-21 to 2025-26.

Winnetka Public Schools: Total District Enrollment

	2011-12	2012-13	2013-14	2014-15	2015-16	2016-17	2017-18	2018-19	2019-20	2020-21
K	133	139	152	157	132	145	143	144	143	143
1	178	174	173	172	191	171	171	169	168	166
2	188	186	188	180	168	197	176	176	174	174
3	189	204	195	196	177	171	201	179	179	177
4	225	203	218	189	199	180	174	204	181	184
Total: K-4	913	906	926	894	867	864	865	872	845	844

5	201	223	204	224	201	203	184	177	208	186
6	203	217	226	215	217	207	209	190	182	216
Total: 5-6	404	440	430	439	418	410	393	367	390	402

7	250	206	216	224	220	219	209	211	192	186
8	212	249	207	217	217	223	222	212	214	197
Total: 7-8	462	455	423	441	437	442	431	423	406	383

Total: K-8	1779	1801	1779	1774	1722	1716	1689	1662	1641	1629
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Forecasts Developed July 2016

Green Cells (2015-16 and earlier) are historical data

Blue Cells (2016-17 and later) are forecasted years



Winnetka Public Schools: Total District Enrollment

	2011-12	2012-13	2013-14	2014-15	2015-16	2016-17	2017-18	2018-19	2019-20	2020-21
Total: K-8	1779	1801	1779	1774	1722	1716	1689	1662	1641	1629
Change		22	-22	-5	-52	-6	-27	-27	-21	-12
%-Change		1.2%	-1.2%	-0.3%	-2.9%	-0.3%	-1.6%	-1.6%	-1.3%	-0.7%

Total: K-4	913	906	926	894	867	864	865	872	845	844
Change		-7	20	-32	-27	-3	1	7	-27	-1
%-Change		-0.8%	2.2%	-3.5%	-3.0%	-0.3%	0.1%	0.8%	-3.1%	-0.1%

Total: 5-6	404	440	430	439	418	410	393	367	390	402
Change		36	-10	9	-21	-8	-17	-26	23	12
%-Change		8.9%	-2.3%	2.1%	-4.8%	-1.9%	-4.1%	-6.6%	6.3%	3.1%

Total: 7-8	462	455	423	441	437	442	431	423	406	383
Change		-7	-32	18	-4	5	-11	-8	-17	-23
%-Change		-1.5%	-7.0%	4.3%	-0.9%	1.1%	-2.5%	-1.9%	-4.0%	-5.7%

Forecasts Developed July 2016

Green Cells (2015-16 and earlier) are historical data

Blue Cells (2016-17 and later) are forecasted years

Capacity Study

Calculating Capacities

Cropper toured school buildings and meet with administrators in Summer 2016.

1. The District's specific class size guidelines were provided, which were used in the formula to calculate optimal and maximum school capacity.
2. Cropper met with each building principal to better understand building/room uses and limitations.
3. For elementary schools, certain spaces are not counted in the capacity. These include:
 - Special Education pull-out/resource rooms, music, art, library, and computer labs

Winnetka District 36 - Class Size Guidelines	
Grade	Class Size
KG-2	17-20
3-4	17-21
5-6	18-23
7-8	18-24

Calculating Capacities

- Computer labs, music, and art are calculated in the Washburne capacity because of the nature of how education is delivered at the upper grades.
- Once meetings with principals occurred, rooms were itemized and counted.
- Special use rooms were not included as 'capacity' rooms for the counts.
- Based on discussions with principals or observations in the buildings, some schools had rooms being used as resource/pull-out because the space is available.
 - Some rooms that are not being used as standard classrooms could be counted in the capacity if an adequate number of spaces to provide pull-out/resource instruction exists.
 - Any room changes that were assumed were noted in the 'building notes / assumptions' section of the report.

Optimal Capacity

The classroom inventory along with optimal capacity figures are shown in the table below.

Optimal Class Sizes	
KG-2	17
3-4	17
5-6	18
7-8	18
Sp. Ed*	10

*Note: Special Ed rooms for elementary schools were not included in capacity totals.

Winnetka School District 36, Illinois : Optimal Capacity Calculations									
School	Classrooms							Total Classroom Capacity	Music / Art / Labs
	Grades Served	Grade KG-2 Classrooms	Grade 3-4 Classrooms	Grade 5-6 Classrooms	Grade 7-8 Classrooms	Special Education	Total Classrooms		
Crow Island	K-4	10	8			3	21	306	3
Greeley	K-4	9	7			3	19	272	4
Hubbard Woods	K-4	9	7			2	18	272	4
Skokie	5-6			23			23	414	15
Washburne	7-8				41	6	47	798	
Total		28	22	23	41	14	128	2,062	26

Note: Special Education spaces not included in capacity total for any school except Washburne.

Maximum Capacity

The classroom inventory along with maximum capacity figures are shown in the table below.

Maximum Class Sizes	
KG-2	20
3-4	21
5-6	23
7-8	24
Sp. Ed*	10

*Note: Special Ed rooms for elementary schools were not included in capacity totals.

Winnetka School District 36, Illinois : Maximum Capacity Calculations									
School	Classrooms							Total Classroom Capacity	Music/ Art / Labs
	Grades Served	Grade KG-2 Classrooms	Grade 3-4 Classrooms	Grade 5-6 Classrooms	Grade 7-8 Classrooms	Special Education	Total Classrooms		
Crow Island	K-4	10	8			3	21	368	3
Greeley	K-4	9	7			3	19	327	4
Hubbard Woods	K-4	9	7			2	18	327	4
Skokie	5-6			23			23	529	15
Washburne	7-8				41	6	47	1044	
Total		28	22	23	41	14	128	2,595	26

Note: Special Education spaces not included in capacity total for any school except Washburne.

Capacity Summary

Below is a summary tables showing both the optimal and maximum capacity figures.

Winnetka School District 36, Illinois : Capacity Summary					
School	Grades Served	Total Classrooms	Pull-Out / Music/ Art / Labs	Optimal Capacity	Maximum Capacity
Crow Island	K-4	18	6	306	368
Greeley	K-4	16	7	272	327
Hubbard Woods	K-4	16	6	272	327
Skokie	5-6	23	15	414	529
Washburne	7-8	47		798	1044
Total		120	34	2,062	2,595

It is recommended that the Winnetka District 36 target schools to have enrollments between the optimal and maximum capacity figures, but attempt to be closer to the optimal capacity of the schools.

Utilization Needs Assessment

Building Utilization

- Once forecasts were drafted and capacities calculated, the utilization of buildings were analyzed.
- The maximum capacity was compared to enrollment (current and forecasted) to understand how buildings are currently being utilized and how they may change through the life of the forecasts.

Winnetka District 36: Total District Forecasted Enrollment											
	Maximum Capacity	2011-12	2012-13	2013-14	2014-15	2015-16	2016-17	2017-18	2018-19	2019-20	2020-21
Total: K-4	1022	913	906	926	894	867	864	865	872	845	844
Total: 5-6	529	404	440	430	439	418	410	393	367	390	402
Total: 7-8	1044	462	455	423	441	437	442	431	423	406	383
Total: K-8	2595	1779	1801	1779	1774	1722	1716	1689	1662	1641	1629

- Tables were color-coded to visualize how utilization changes over time:

- Green: < 70%
- Yellow: 70%-89%
- Orange: 90%-99%
- Red: 100% or higher

Below 70% utilization
Between 70-89% utilization
Between 90-99% utilization
100% utilization or higher

Winnetka District 36: Forecasted Utilization											
Config	Maximum Capacity	2011-12	2012-13	2013-14	2014-15	2015-16	2016-17	2017-18	2018-19	2019-20	2020-21
Total: K-4	1022	89%	89%	91%	87%	85%	85%	85%	85%	83%	83%
Total: 5-6	529	76%	83%	81%	83%	79%	78%	74%	69%	74%	76%
Total: 7-8	1044	44%	44%	41%	42%	42%	42%	41%	41%	39%	37%
Total: K-8	2595	68%	69%	68%	68%	66%	66%	65%	64%	63%	62%

Building Utilization

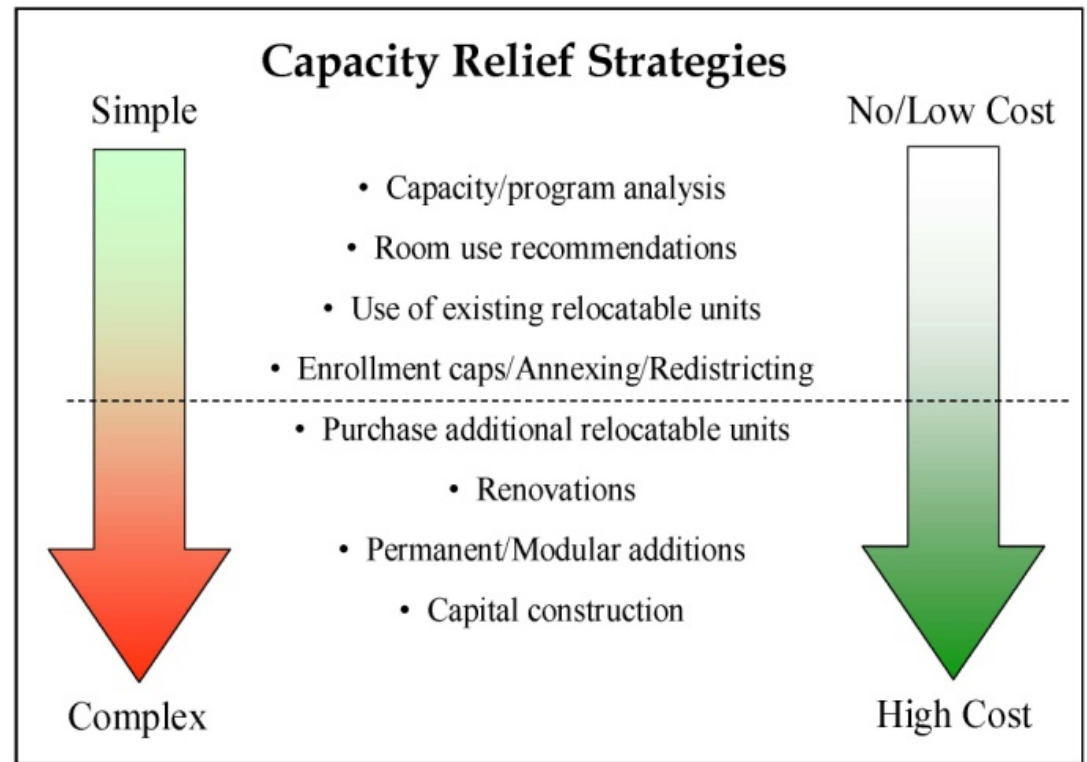
- Individual school utilization forecasts were analyzed as shown below.
- Tables were color-coded to visualize how utilization changes over time:
 - Green: < 70%
 - Yellow: 70%-89%
 - Orange: 90%-99%
 - Red: 100% or higher

Below 70% utilization
Between 70-89% utilization
Between 90-99% utilization
100% utilization or higher

Utilization Forecast by School (2015-16 grade cohorts)													
School Name	Maximum Capacity	Grade Config		2011-12	2012-13	2013-14	2014-15	2015-16	2016-17	2017-18	2018-19	2019-20	2020-21
Crow Island Elementary	368	K-4	Enrollment	342	348	370	385	385	394	400	402	383	383
			Utilization	93%	95%	101%	105%	105%	107%	109%	109%	104%	104%
Greeley Elementary	327	K-4	Enrollment	279	271	279	266	241	238	245	252	243	243
			Utilization	85%	83%	85%	81%	74%	73%	75%	77%	74%	74%
Hubbard Woods Elementary	327	K-4	Enrollment	292	287	277	243	241	232	220	218	219	218
			Utilization	89%	88%	85%	74%	74%	71%	67%	67%	67%	67%
Skokie School	529	5-6	Enrollment	404	440	430	439	418	410	393	367	390	402
			Utilization	76%	83%	81%	83%	79%	78%	74%	69%	74%	76%
Washburne School	1044	7-8	Enrollment	462	455	423	441	437	442	431	423	406	383
			Utilization	44%	44%	41%	42%	42%	42%	41%	41%	39%	37%

Planning Model Development

- Cropper will work with the District to analyze and assess potential relief strategies.
- A series of planning models will be created to understand the long-term impacts of a change.



Questions?