

Planning for the Future

Yorkville CUSD 115

Enrollment and Capacity Analysis

April 2025

RSP Quick Facts:

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

RSP Clients:

RSP was started with the desire and commitment to assist school districts in long-range planning. RSP has served over **130** clients in:

- | | | |
|------------|----------------|----------------|
| • Arkansas | • Minnesota | • South Dakota |
| • Colorado | • Missouri | • Tennessee |
| • Iowa | • Nebraska | • Wisconsin |
| • Illinois | • North Dakota | |
| • Kansas | • Oklahoma | |

RSP Planning Team:

Robert Schwarz, CEO

- Military, County, City, and School District Planner
- University of Kansas, Master of Urban Planning (MUP)
- American Institute of Certified Planners (AICP)
- Certified Education Facilities Professional (CEFP)

Ginna Wallace, Planner

- City, Demographic, and School District Planner
- University of Kansas, Master of Urban Planning (MUP)
- American Institute of Certified Planners (AICP)

RSP Recent Projects:

Central CUSD 301

- *Enrollment Analysis, 2023/24*
- *Capacity Analysis, 2023/24*

Oswego CUSD 308

- *Enrollment Analysis, 2024/25*
- *Capacity Analysis, 2024/25*

Schaumburg CCSD 54

- *Enrollment Analysis, 2024/25*
- *Capacity Analysis, 2024/25*

Our Partners:



Expectations



Indicates: Slide is a SIGNATURE SLIDE and illustrates most important variables in this unique analysis



Indicates: Variable contributes to student growth in forecasted model



Indicates: Variable contributes to student loss in forecasted model



Indicates: More information is available in the appendix (Hint: Click the symbol on the page to go to that page)

Timeline

Project timeline is a result of ensuring student data could represent as close as possible to the Official County Data with attributes that would allow RSP to forecast enrollment at a parcel level geography.

Findings

The findings were not focused on supporting or contradicting any past internal or outsourced studies. This analysis is based on data, data, and more data.

Study

This study factored in many different data sets to provide data driven analysis that is the foundation to the RSP Statistical Forecast Model (SFM).

Change

Enrollment change in the community is influenced by, but not limited to, the birth rate, demographics, types of development and/or housing affordability.

Facts

- ☐ 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
- ☐ Student data does not include virtual or 18-21 special education population. Enrollment best aligns with district Official Count Day data. Presented enrollment may vary from state-reported enrollment.

Discussion Points

HELPFUL HINTS TO READ THE REPORT:



Slides that have the flagged star symbol are SIGNATURE SLIDES



Orange: indicator of student growth



Green: indicator of student loss



Click the APPENDIX symbol on a page to reference additional analysis

Part 1: Enrollment & Demographic

Sophisticated Forecast Model (SFM)
Past Enrollment and Cohort Changes
Past Student Analysis Maps & Data

Part 2: Development

Population, Development, & Enrollment Trends
Housing Market Maps & Data
Potential Growth Analysis

Part 3: Capacity Analysis

Past, Current, & Future Enrollment
Building Projections
Grade Level Projections

Part 4: Projections

Past, Current, & Future Enrollment
Building Projections
Grade Level Projections

Part 5: Next Steps

Moving Forward
Challenges & Solutions
Next Steps & Key Considerations

Part 6: Appendix

Additional Student Analysis Maps
Definitions

Executive Summary

An overview of what is most notable for your school district, students, and community.

District enrollment to increase by 825 students by 2029/30

- Elementary enrollment to increase by 470 students by 2029/30
- Middle school enrollment to increase by 85 students by 2029/30
- High school enrollment to increase by 270 students by 2029/30

Building capacity was provided by the district and analyzed regarding projected enrollment. Utilizing the current district functional capacity challenges are forecasted to be experienced in the next five years at:

- Bristol Bay Elementary
- Circle Grade Center
- Grand Reserve
- Yorkville Grade Center
- Yorkville Middle School
- Yorkville High School

NOTE: examine capacity analysis section for clarity

Planned residential and economic growth are main drivers to future enrollment growth:

- Single-family residential built 168 new units in 2024; the District generated 57 students per 100 single-family units
- Multi-family residential built 93 new units in 2024; the District generated 32 students per 100 multi-family units
- There are over 9,000 housing units identified for potential development over the next decade (3,000+ units in current/active phases)



Past Enrollment and Demographics

Things to Consider

Student Analysis Maps & Data

Sophisticated Forecast Model

Demographics

Past Enrollment & Change

District Boundary & City Limits Map

Map Details

- District Boundary: **Purple Line**
- Schools: **Solid Colors**
 - City of Joliet: **Yellow**
 - City of Plano: **Green**
 - City of Yorkville: **Tan**
 - Village of Prattville: **Orange**
 - Village of Montgomery: **Blue**
 - Village of Oswego: **Teal**

District Boundary

School List:

1. Autumn Creek Elementary
2. Bristol Bay Elementary
3. Bristol Grade School
4. Circle Center Grade School
5. Grande Reserve Elementary
6. Yorkville Grade School
7. Yorkville Intermediate
8. Yorkville Middle School
9. Yorkville High School Academy
10. Yorkville High School

Legend

- District Boundary
- Elementary Schools
- Intermediate School
- Middle School
- High Schools
- Park/Recreation; Golf Course

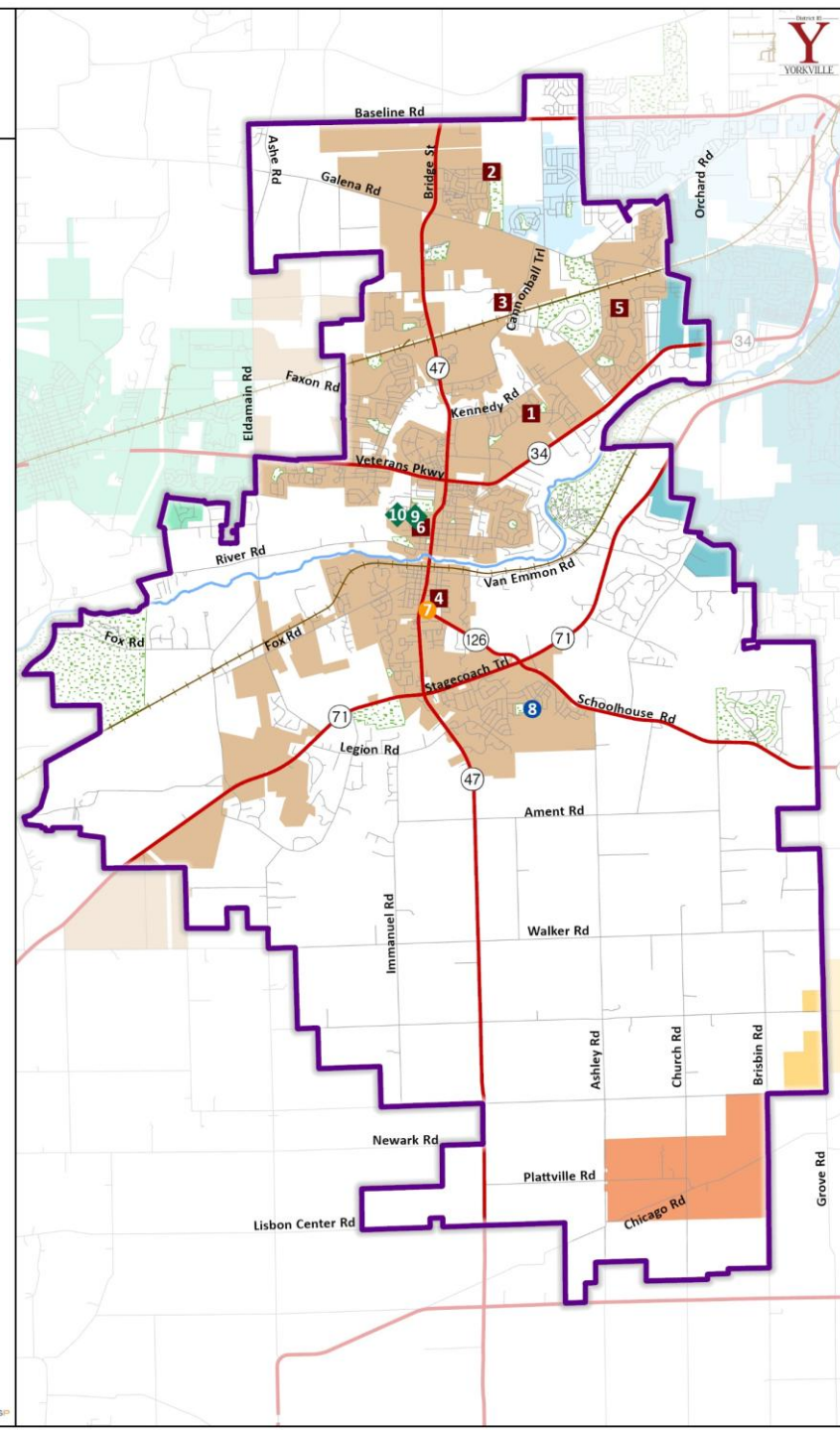
Cities

- City of Joliet
- City of Plano
- City of Yorkville
- Village of Prattville
- Village of Montgomery
- Village of Oswego



0 0.5 1 Miles

Map data provided by Yorkville School District, Kane County, and Kendall County, and ESRI.
Map created March 2025 by RSP & Associates.



Elementary Boundary Map

Map Details

- District Boundary: **Purple Line**
- Schools: **Solid Colors**
 - Autumn Creek: **Yellow**
 - Bristol Bay: **Green**
 - Bristol Grade School: **Lavender**
 - Circle Grade School: **Tan**
 - Grande Reserve: **Orange**
 - Yorkville Grade School: **Blue**

Elementary School Attendance Areas

School List:

1. Autumn Creek Elementary
2. Bristol Bay Elementary
3. Bristol Grade School
4. Circle Center Grade School
5. Grande Reserve Elementary
6. Yorkville Grade School
7. Yorkville Intermediate
8. Yorkville Middle School
9. Yorkville High School Academy
10. Yorkville High School

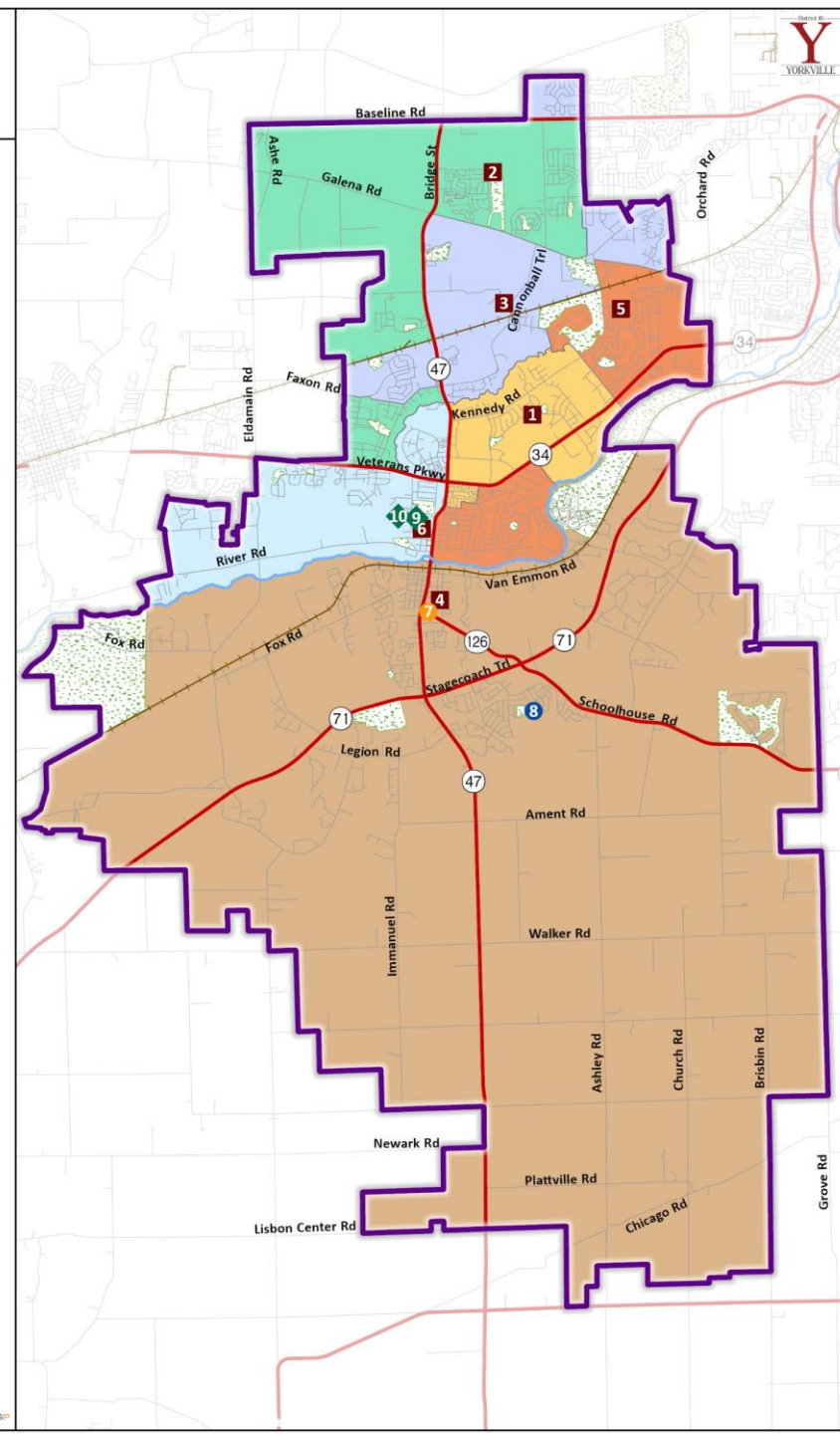
Legend

-  District Boundary
-  Elementary Schools
-  Intermediate School
-  Middle School
-  High Schools
-  Park/Recreation; Golf Course
-  Autumn Creek Elementary
-  Bristol Bay Elementary
-  Bristol Grade School
-  Circle Center Grade School
-  Grande Reserve Elementary
-  Yorkville Grade School



0 0.5 1
Miles

Map data provided by Yorkville School District, Kane County, and Kendall County, and ESRI.
Map created March 2025 by RSP & Associates.



Intermediate Boundary Map

Map Details

- District Boundary: **Purple Line**
- Schools: **Solid Colors**
 - Autumn Creek: **Yellow**
 - Bristol Bay: **Green**
 - Grande Reserve: **Orange**
 - Yorkville Intermediate: **Blue**

Intermediate School Attendance Areas

School List:

1. Autumn Creek Elementary
2. Bristol Bay Elementary
3. Bristol Grade School
4. Circle Center Grade School
5. Grande Reserve Elementary
6. Yorkville Grade School
7. Yorkville Intermediate
8. Yorkville Middle School
9. Yorkville High School Academy
10. Yorkville High School

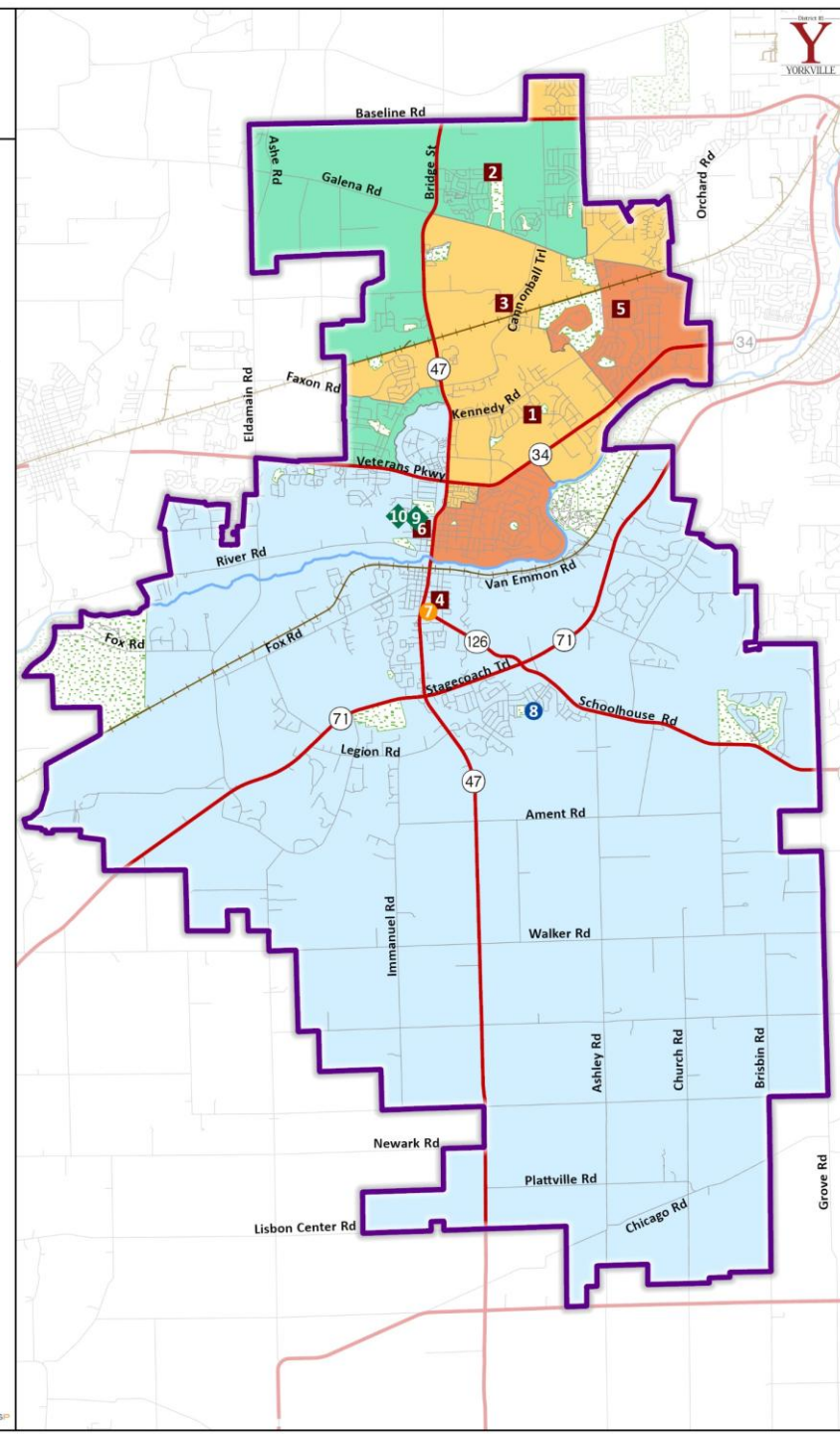
Legend

- District Boundary
- Elementary Schools
- Intermediate School
- Middle School
- High Schools
- Park/Recreation; Golf Course
- Autumn Creek Elementary
- Bristol Bay Elementary
- Grande Reserve Elementary
- Yorkville Intermediate



0 0.5 1
Miles

Map data provided by Yorkville School District, Kane County, and Kendall County, and ESRI.
Map created March 2025 by RSP & Associates.



RSP Planning Areas

Map Details

- Census Block Groups: **Yellow Line**
- RSP Planning Areas: **Green Lines**
- RSP analyzed over **250** Planning Areas in this study
- Planning Areas are created from: Census block groups and city geographies, land use and residential density, natural and manmade features and school attendance areas
- Planning Areas are more granular than census block groups enhancing the statistical connection between students and geography
- Each planning area had a different outlook based on indicators such as value of housing, square footage of housing unit, when the housing product was constructed, as well as access to amenities such as shopping, parks, trails, and roads

Planning Areas

School List:

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Legend

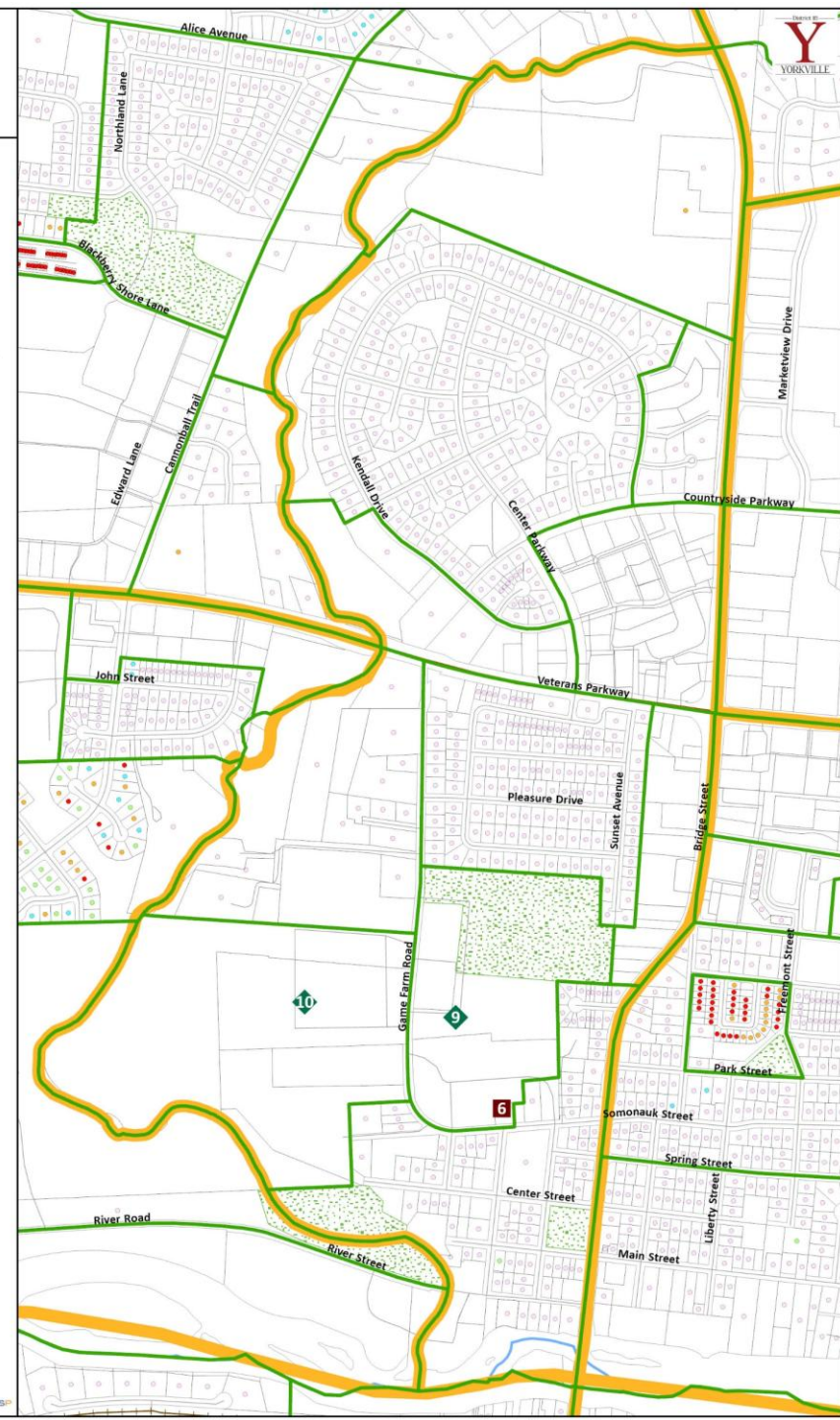
- District Boundary
- Elementary Schools
- Intermediate School
- Middle School
- ◆ High Schools
- Park/Recreation; Golf Course
- Census Block Groups
- Planning Areas

Year Built

- Before 2005
- 2006 to 2010
- 2011 to 2015
- 2016 to 2020
- After 2020



Map data provided by Yorkville School District, Kane County, and Kendall County, and ESRI.
Map created March 2025 by RSP & Associates.



Sophisticated 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 School District
- c = Grade level
- t = Time (years)
- BP = Building permit forecast as given by the Building Permit Allocation Model (BPAM) model
- R_{c, x} = 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 planning area
- A = An index which models the likelihood of development
- CT = Building permit control total forecast

The SFM is...

- a social science... not an exact science; it identifies behavior trends to determine the propensity of them to be recreated
- valuable in how our team created and analyzes the geography at a planning area level for any commonality which while help produce an accurate forecast

Some variables examined for each planning area (but not limited to) are...

- natural cohort (district data)
- planning area subdivision lifecycle (a RSP variable)
- the value of homes (county assessor data)
- type of residential units like single-family, multi-family, townhome, mobile home, etc. (county assessor data)
- year units were built
- 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 (county and city data)
- future development (county and city data)
- in-migration of students (district data) & out-migration of students (district data)

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.

Each variable is analyzed as an indicator of the future student population:

-  Indicator of Student Growth
-  Indicator of Student Loss

Understanding the Model

RSP Recommended to continually monitor the following indicators:

Enrollment may decrease more than forecasted if...	Enrollment may increase more than forecasted if...
⊖ Decreasing share of live births	⊕ Increasing share of live births
⊖ Current housing stock does not re-green (continues to age)	⊕ Current housing stock re-greens (turns over)
⊖ Housing development experiences minimal potential growth	⊕ Housing development experience more potential growth
⊖ Economic indicators challenge the ability for new homeowners and affordability aspects of the district	⊕ Economic indicators improve the ability for new homeowners and the affordability aspects of the district
⊖ Demographic shifts in community and/or surrounding communities	⊕ Demographic shifts in community and/or surrounding communities
⊖ Incoming Kindergarten class smaller than outgoing senior class	⊕ Incoming Kindergarten class larger than outgoing senior class

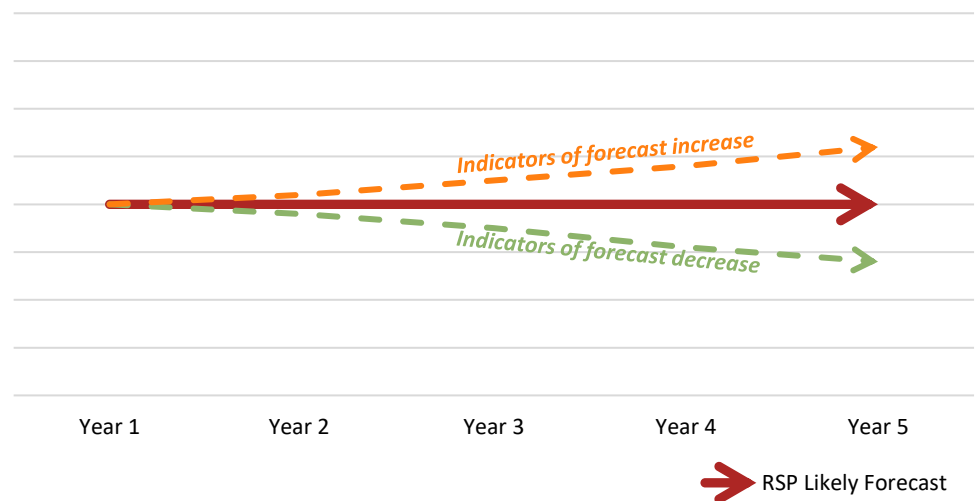
See graphic below to illustrate how the different variables may impact forecasted enrollment outlook:

Main Takeaway:

- These factors are not all positive or negative. Each have a different impact on future outlooks.
- State education policy change may impact enrollment outlook. This analysis assumes policies will continue as they currently operate throughout the projection time frame.
- It is important to continue to monitor these factors – RSP modeling attempts to find the most likely outcome:

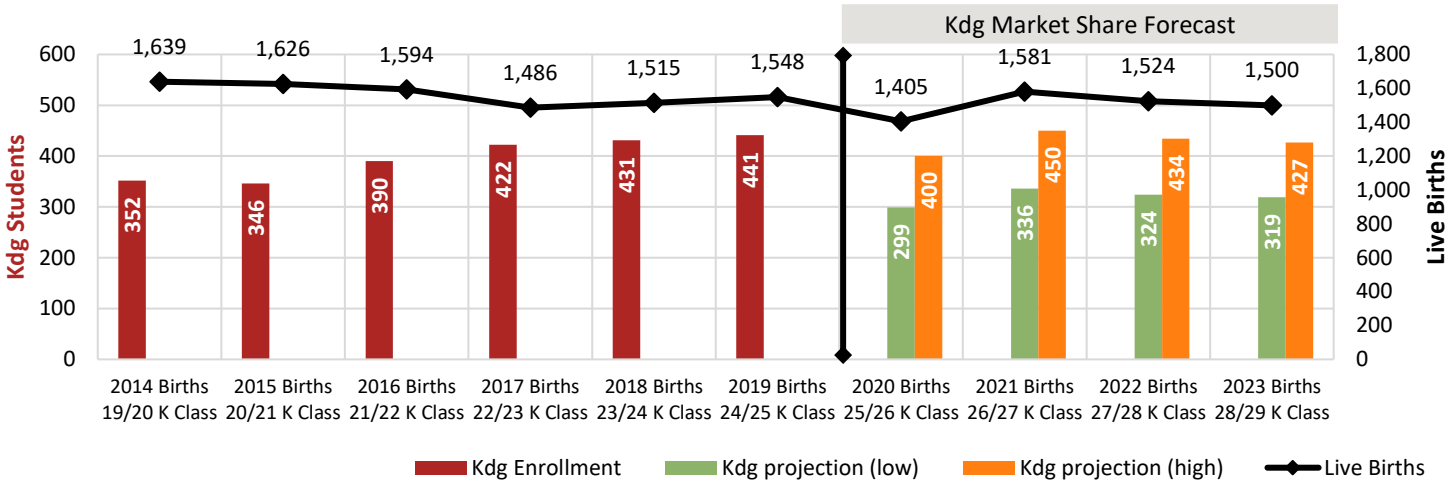
The goal of this study is to help the board, administration, and public understand how to make the best decision for the students at the classroom level.

Example of Forecast Evolution



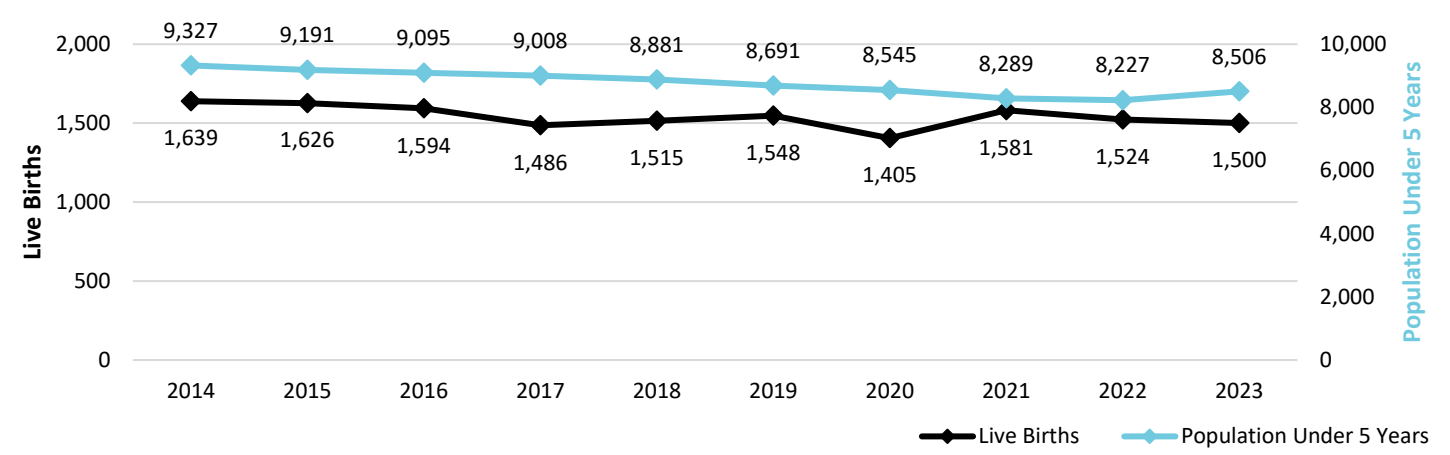
Birth Rate Visuals (Kendall County)

Kendall County Live Births V.S. Kindergarten Students 5 Year Later



Source: Illinois Department of Public Health (IDPH) (2009-2022), CDC Wonder (2023), and Yorkville CUSD 115
Table includes kindergarten students residing in Kendall County

Kendall County Live Births and Population Under 5 Years of Age



Source: Illinois Department of Public Health (IDPH) (2009-2022), CDC Wonder (2023), and Yorkville CUSD 115

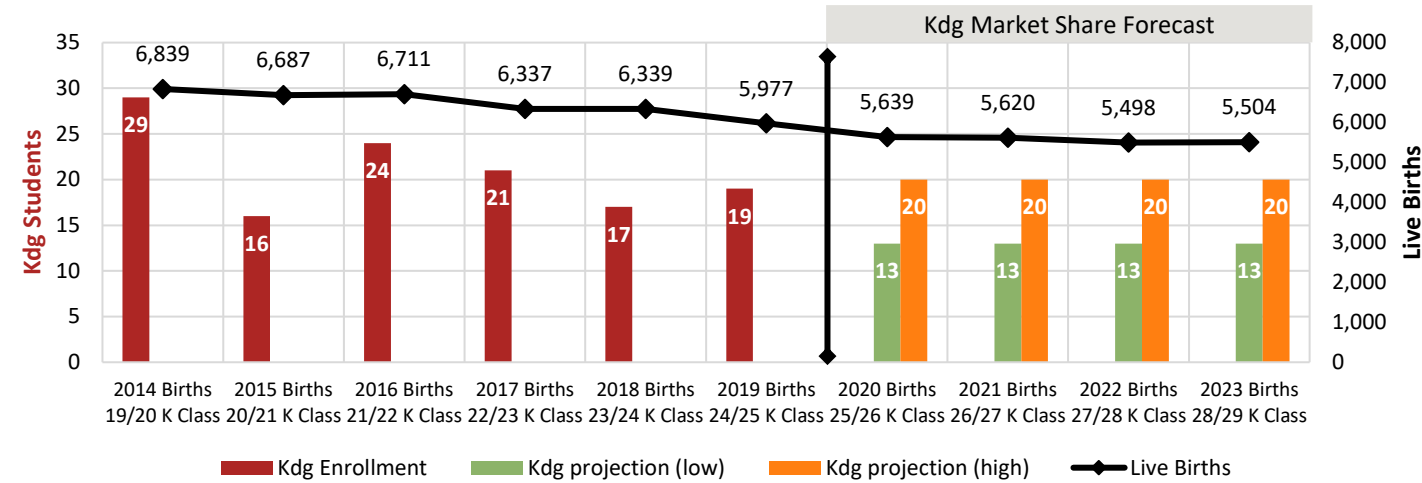
Observations:

- The number of live births have been decreasing
- There have been less than 1,600 live births in Kendall County for the past eight years
- Despite the decreasing birth rate, the Kdg class has increased enrolling over 28% (market share) of live births five years later
- With less births per year, the population under age 5 has decreased to around 8,500 people
- Based on these variables, increasing Kdg will be a challenge and is dependent on enrolling at least 28% of live births from Kendall County

Main Takeaway: Over the past ten years, the birth rate and census population have decreased by more than 8.5% while Kdg enrollment increased by 21.8%. Continuing to increase market share, is crucial for the elementary enrollment outlook.

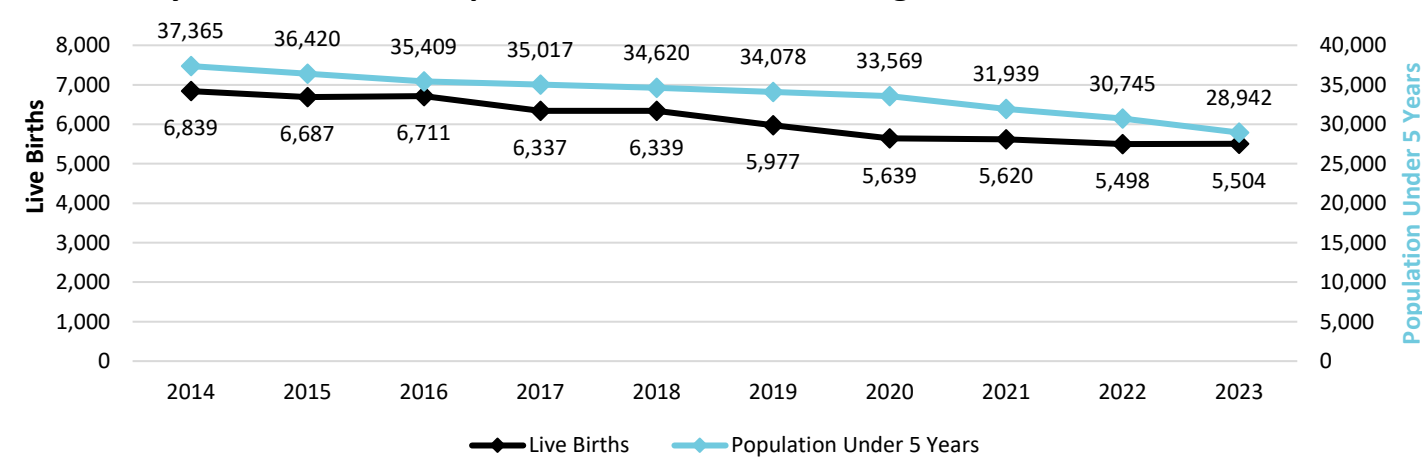
Birth Rate Visuals (Kane County)

Live Births V.S. Kindergarten Students 5 Year Later



Source: Illinois Department of Public Health (IDPH) (2009-2022), CDC Wonder (2023), and Yorkville CUSD 115
Table includes kindergarten students residing in Kane County

Kane County Live Births and Population Under 5 Years of Age



Source: Illinois Department of Public Health (IDPH) (2009-2022), CDC Wonder (2023), and Yorkville CUSD 115

Observations:

- The number of live births have been decreasing
- There have been less than 6,000 live births in Kane County for the past five years
- Kdg enrollment from Kane County fluctuates between 15 to 30 students per year (less than 1% market share)
- With less births per year, the population under age 5 has decreased to around 29,000 people
- Based on these variables, increasing Kdg will be a challenge and is dependent on enrolling at least 0.4% of live births from Kane County

Main Takeaway: Over the past ten years, the birth rate and census population have decreased by more than 20% while Kdg enrollment increased by 5.6%. Continuing to increase market share, is crucial for the elementary enrollment outlook.

Past Enrollment by Grade

ILLINOIS SCHOOL DISTRICT - Dept of Education

Enrollment By Grade

Year															PK-12		
	PK	K	1st	2nd	3rd	4th	5th	6th	7th	8th	9th	10th	11th	12th	Total	Change	% Change
2015/16	114	385	432	453	475	466	484	490	475	475	455	408	438	443	5,993		
2016/17	110	402	454	438	476	474	478	482	503	480	467	462	413	460	6,099	106	1.8%
2017/18	79	405	442	455	469	489	491	483	491	513	476	467	456	441	6,157	58	1.0%
2018/19	94	386	483	455	478	492	490	516	504	498	508	466	474	486	6,330	173	2.8%
2019/20	133	387	461	485	465	488	494	494	510	493	492	507	460	492	6,361	31	0.5%
2020/21	125	368	435	478	489	467	493	513	495	511	492	492	510	488	6,356	-5	-0.1%
2021/22	159	421	442	488	491	524	497	517	542	514	544	520	497	544	6,700	344	5.4%
2022/23	182	445	502	479	520	511	552	533	547	559	535	548	513	520	6,946	246	3.7%
2023/24	247	450	475	513	498	534	507	568	548	562	572	544	564	537	7,119	173	2.5%
2024/25	283	462	483	492	531	512	555	542	588	576	580	575	536	594	7,309	190	2.7%

Source: Illinois Department of Education and Yorkville District 115 (2015/16 to 2024/25)

Observations:

- Graduating senior class is larger than the incoming Kindergarten class which is a limitation to enrollment growth trends
 - Largest K-12 class in 2024/25: **12th grade with 594 students**
 - Smallest K-12 class in 2024/25: **Kindergarten with 462 students**
- The District has **increased** in enrollment for the past four years
 - Largest historical increase was from 2020/21 to 2021/22 with increase of 344 students (+5.4%)
 - Largest total enrollment since 2015/16 occurred this year in 2024/25 with enrollment of 7,309 students
- 2024/25 has the largest grades since 2014/15 in: PK, K, 3rd, 5th, 7th, 8th, 9th, 10th, and 12th grades

Cohort Student Change

Enrollment Grade Change

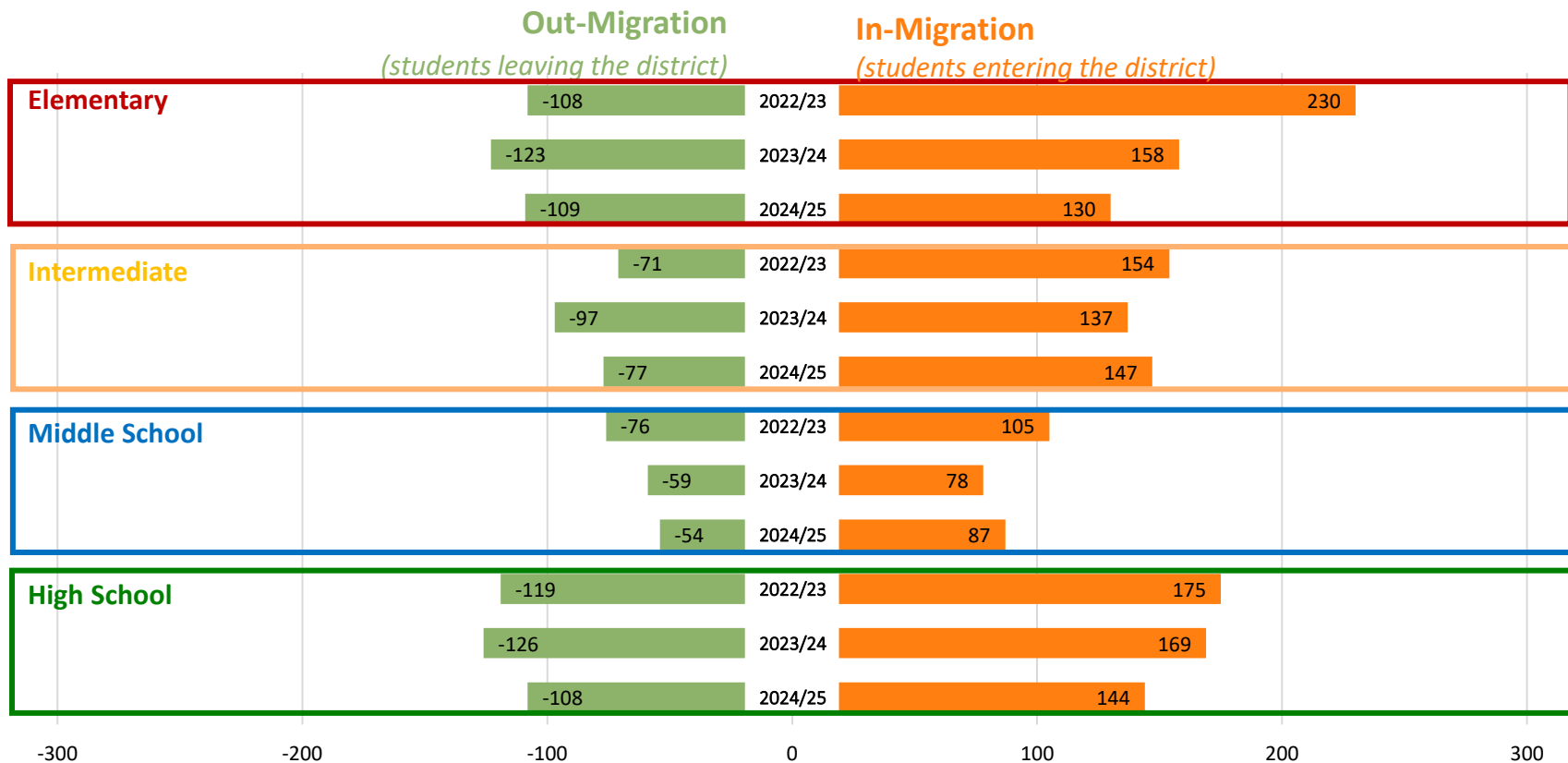
From	To	PK	K	1st	2nd	3rd	4th	5th	6th	7th	8th	9th	10th	11th	PK-12	
		K	1st	2nd	3rd	4th	5th	6th	7th	8th	9th	10th	11th	12th	Change	% Change
2015/16	2016/17	288	69	6	23	-1	12	-2	13	5	-8	7	5	22	106	1.8%
2016/17	2017/18	295	40	1	31	13	17	5	9	10	-4	0	-6	28	58	1.0%
2017/18	2018/19	307	78	13	23	23	1	25	21	7	-5	-10	7	30	173	2.8%
2018/19	2019/20	293	75	2	10	10	2	4	-6	-11	-6	-1	-6	18	31	0.5%
2019/20	2020/21	235	48	17	4	2	5	19	1	1	-1	0	3	28	-5	-0.1%
2020/21	2021/22	296	74	53	13	35	30	24	29	19	33	28	5	34	344	5.4%
2021/22	2022/23	286	81	37	32	20	28	36	30	17	21	4	-7	23	246	3.7%
2022/23	2023/24	268	30	11	19	14	-4	16	15	15	13	9	16	24	173	2.5%
2023/24	2024/25	215	33	17	18	14	21	35	20	28	18	3	-8	30	190	2.7%
3-Year Average		256.3	48.0	21.7	23.0	16.0	15.0	29.0	21.7	20.0	17.3	5.3	0.3	25.7	203.0	2.9%
3-Year Weighted Average		244.5	40.0	18.3	20.7	15.0	13.8	28.8	20.0	21.8	16.8	5.2	0.2	26.8	193.7	2.8%

Source: Illinois Department of Education and Yorkville District 115 (2015/16 to 2024/25)

Observations:

- Cohort growth year to year offsets the difference of incoming Kdg classes (smaller) and existing 12th grade classes (larger)
 - Largest 3-year average K-12 class cohort increase: **Kdg to 1st with +48.0 students**
 - Smallest 3-year average K-12 class cohort increase: **10th to 11th +0.3 students**
- Overall percent change from previous year of **+2.7% (increase of 190 students)**
- **Destination District:** Cohort increases are consistently seen at almost all levels of enrollment
 - Average increase of **+20 students** per grade from last year to this year
 - Increasing enrollment may require adjustments in school capacity and resources to best meet the needs of students

3-Year Student Migration Trend



Source: Yorkville CUSD 115 and RSP

Definition

Out-Migration: Shows number of students in grade K to 11th that were attending the District in the previous year, but are not attending the District in the current year.

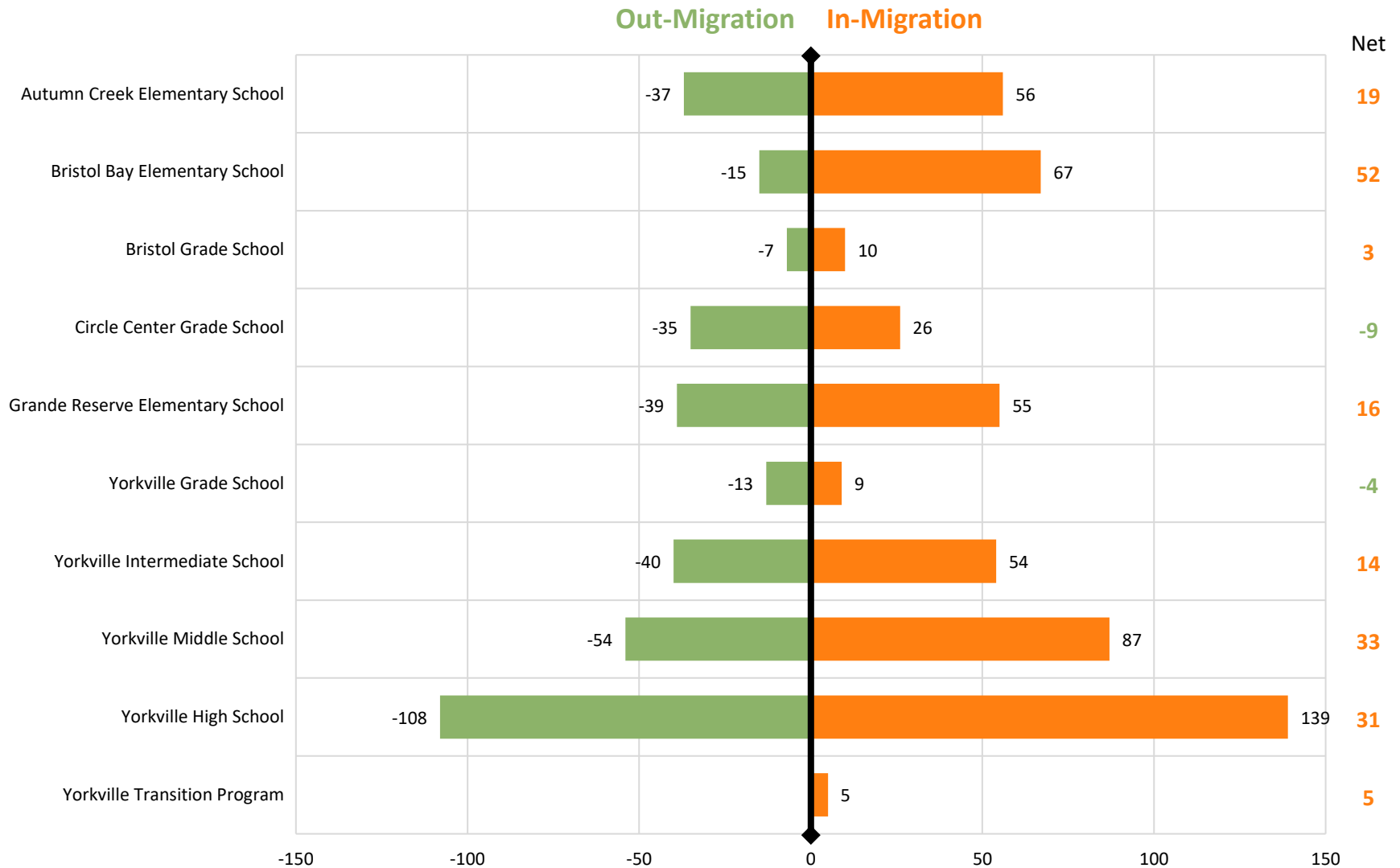
In-Migration: Shows number of students in grade 1st to 12th that are attending the District in the current year, but were not attending the District in the previous year.

Observations

- 2022/23 lost 374 students and gained 664 students; **NET: +290**
- 2023/24 lost 405 students and gained 542 students; **NET: +137**
- 2024/25 lost 348 students and gained 508 students; **NET: +160**

Main Takeaway: The District tends to experience greater in-migration than out-migration of students supporting district-wide growth and positive retention of student body.

1-Year Student Migration by Buildings

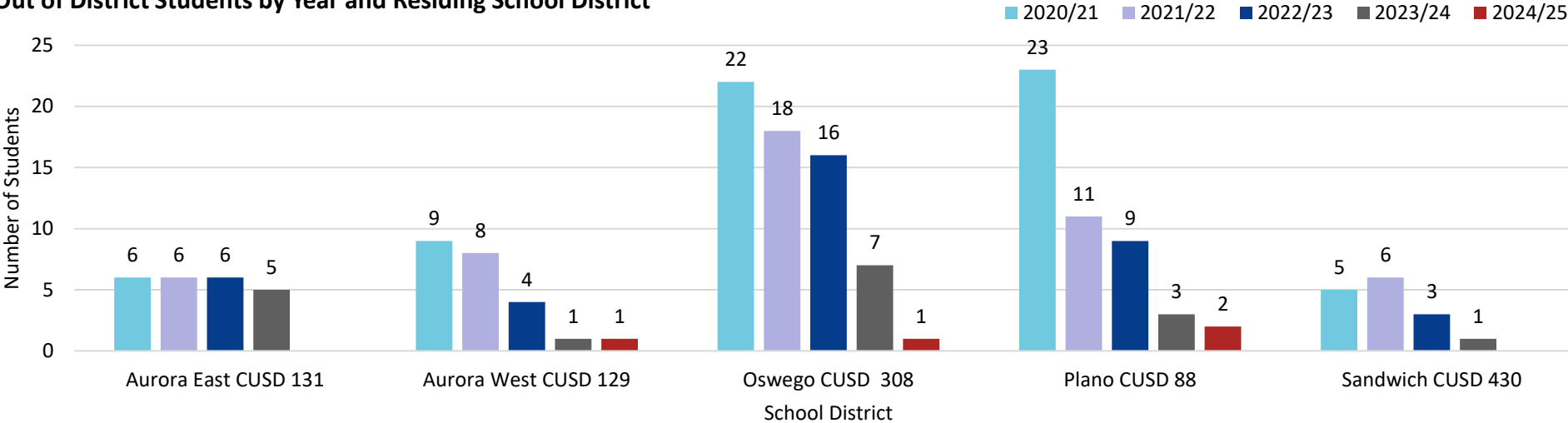


Source: Yorkville CUSD 115 and RSP

Main Takeaway: Bristol Bay Elementary experienced the greatest net growth from migration this year (+52) while Circle Grade Center experience the greatest net loss from migration this year (-9)

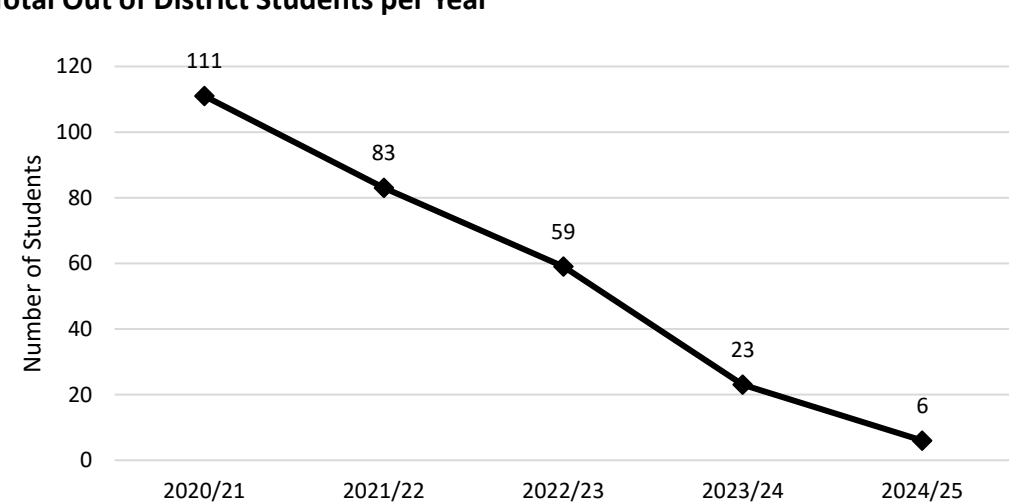
Out of District Student Analysis

Out of District Students by Year and Residing School District



Source: Yorkville CUSD 115 and RSP

Total Out of District Students per Year



Source: Yorkville CUSD 115 and RSP

Observations

- Out of district enrollment has decreased the past five years likely due to District policy and enrollment capping
- 6 total students reside out of the district boundary this year
- Historically, Oswego and Plano school districts contributed 20+ OOD students per year, but this has been reduced to less than 5 students from each district

Note: Analysis includes the number of students RSP has geocoded residing out of the district boundary. It may not align with district totals of out-of-district transfers, but provides count of students with addresses outside of the district at the time of Official Count provided data.

Main Takeaway: Changes to out of district policy could impact projections. The forecast is utilizing current trends in enrollment trends (limiting out of district students).

K-12 Student Count Change Map

Map Details

- Depicts student movement at each Planning Area from **2020/21** to **2024/25**
- **Orange:** student increase year to year
- **Green:** student decrease year to year
- **White:** no net change of students

Notes

- 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
- Each of these planning areas are fluid with respect to change – the visual shown is a snapshot: Areas shown as increasing will not always increase just like areas shown as decreasing will not always decrease

Main Takeaway: Areas of increase have been more located on the east side of the district near newly developed subdivisions.

Student Count Change from 2020/21 to 2024/25 in Grades K-12

School List:

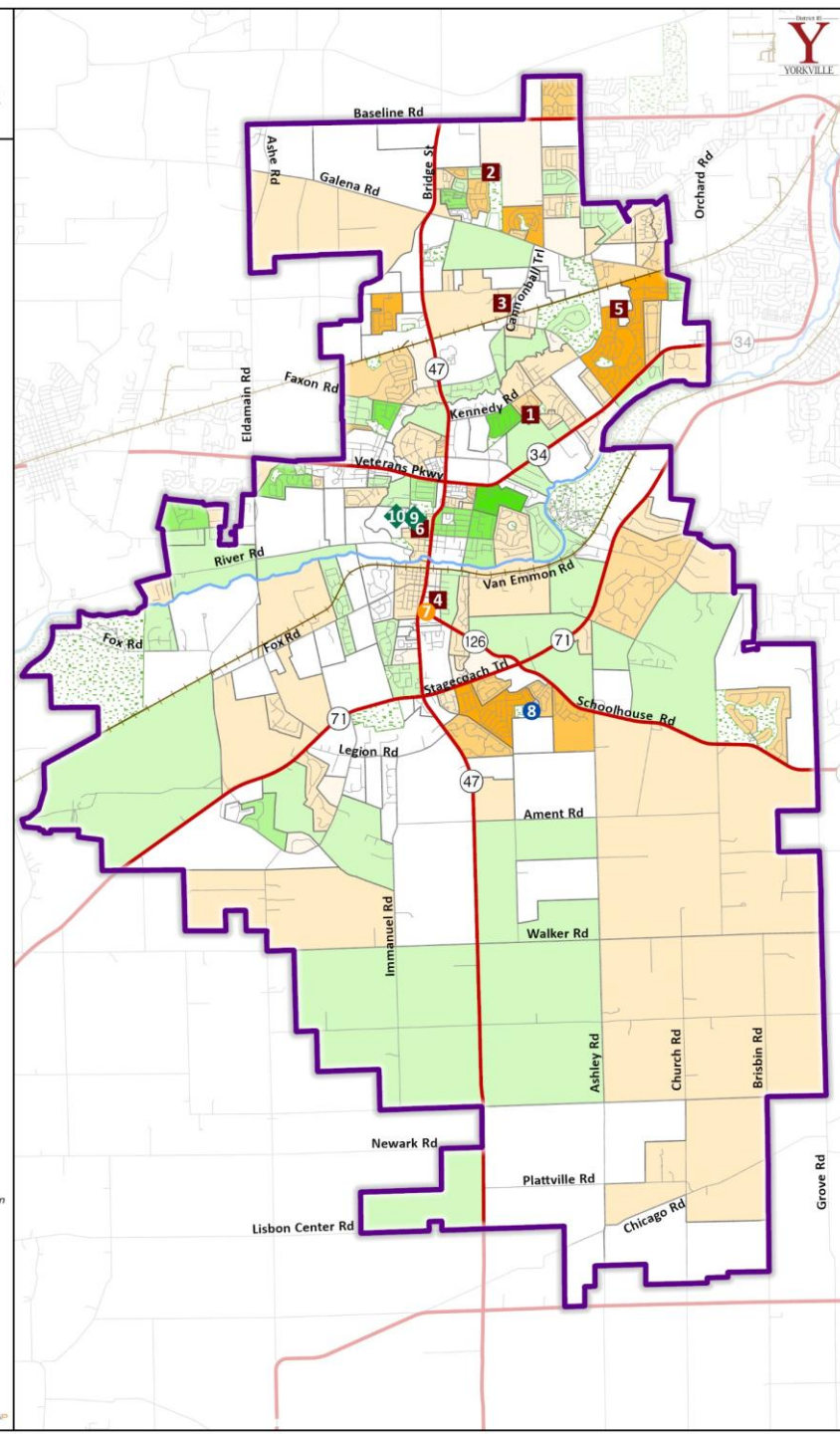
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Legend

- District Boundary
 - Elementary Schools
 - Intermediate School
 - Middle School
 - ◆ High Schools
 - Park/Recreation; Golf Course
- Decrease in Student Density Increase in Student Density

Count Change is the number of students in 2024/25 subtracted by the number in 2020/21 in each Planning Area.

0 0.5 1 Miles
Map data provided by Yorkville School District, Kane County, and Kendall County, and ESRI.
Map created March 2025 by RSP & Associates.



K-12 Student Heat Density Map

Map Details

- Visual shows the location of students in proximity to other students for a “heat affect” in the district.
- Red:** highest student density
- Gray:** lowest student density

Notes

- Overlapping points (2 or more students) are handled using a weighting of coincident points
- Newer developments and/or most affordable areas tend to have the greatest density

Student "Heat" Density in 2024/25 in Grades K-12

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9. Yorkville High School Academy
10. Yorkville High School

Legend

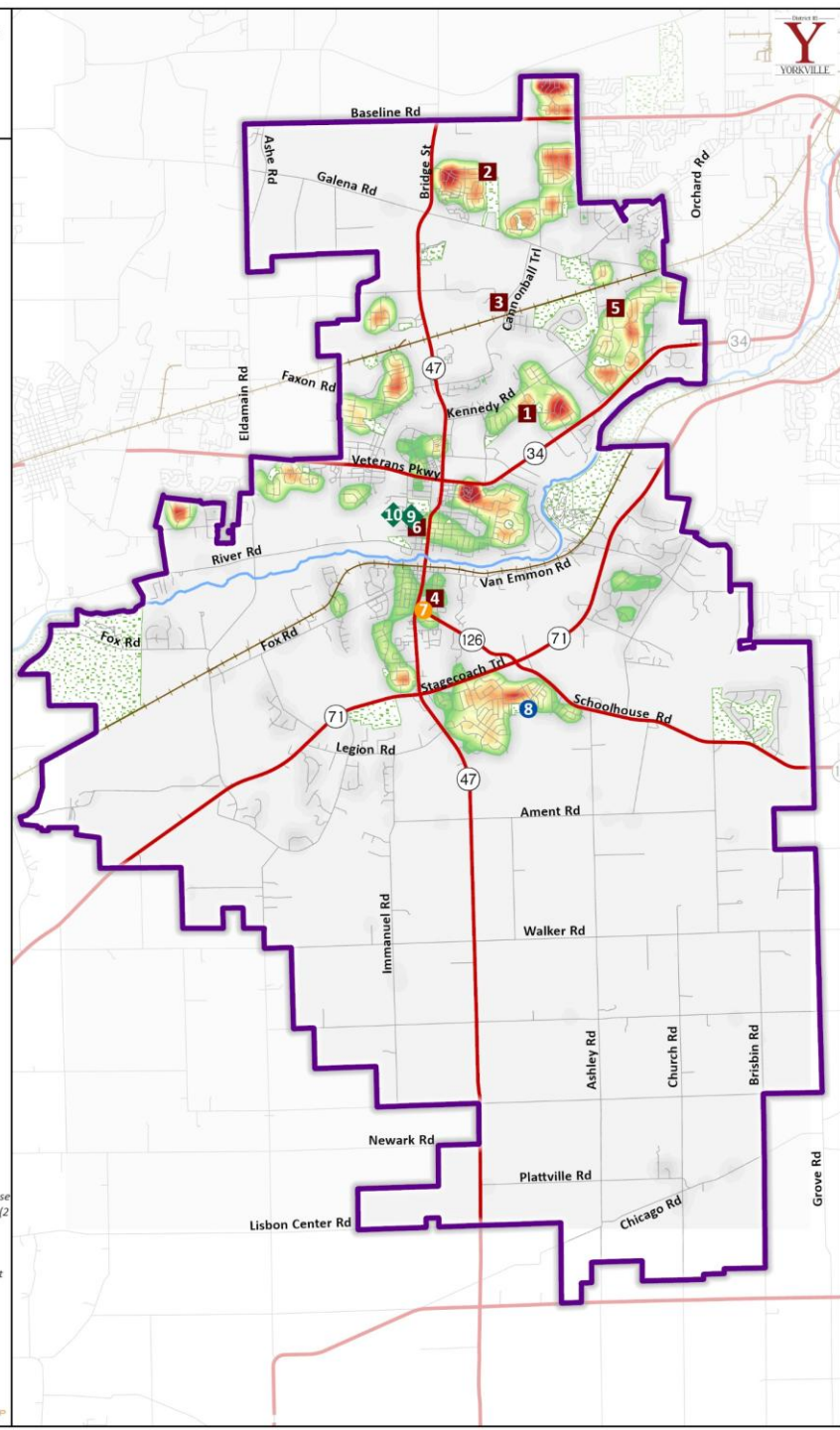
- District Boundary
- Elementary Schools
- Intermediate School
- Middle School
- High Schools
- Park/Recreation; Golf Course

Student Density
Low Density
High Density

Student "Heat" is determined by calculating the number of students that are clustered within close proximity of one another. Overlapping of points (2 or more students residing at the same address) are handled using a weighting of coincident points. This weighted data is calculated by relational distance, which helps to visually depict the areas of high student clustering.



Map data provided by Yorkville School District, Kane County, and Kendall County, and ESRI.
Map created March 2025 by RSP & Associates.



Part 1: Observations and Conclusion



RSP & Associates monitors over 250 unique planning areas for demographic, development, and enrollment data sets

- Understanding where neighborhoods are at in the subdivision life cycle increases projection accuracy and understanding of what is happening at the household level in Yorkville District 115
- Student density is greatest in the northeast quadrant of district



Live births in Kane and Kendall County have been decreasing – *limitation to student growth*

- The past five years, there has been less than 6,000 births reported per year
- Market share of Kindergartens entering this district has been increasing resulting in larger kindergarten classes despite lower live birth rates (*offsetting limitation*)



District enrollment increased by 190 students from last year – *indicator of student growth*

- Many grades are the largest that the district has historically experienced
- Grades 3rd to 12th are all over 500+ students
- With larger kindergarten classes entering into the District the past 4 years, the percent growth experienced the past couple of years has been positive



District has strong cohort increase, indicating a destination district – *indicator of student growth*

- Cohort increases were positive at almost all levels
- Current 12th grade class increased by +119 since they were 3rd graders 10 years ago



District experienced more students migrating into the District this year – *indicator of student growth*

- There was a net growth of 160 students from migration trends this year
- Out of District enrollment has decreased the past five years likely due to new District policies

Conclusion of Section:

- Student choice trends (Homeschool, Open Enrollment, Charter, etc.) should continually be analyzed as changes state policy have an impact on enrollment outlook.
- Potential changes to state or national immigration policy with 2024 presidential election may impact enrollment outlook.
- Most grade levels have experienced consistent increases, indicating sustained enrollment growth. As larger cohorts progress through the system, future facility and staffing needs may require adjustments.



Development and Growth Trends

Population, Development, & Enrollment

Student Yield Rate

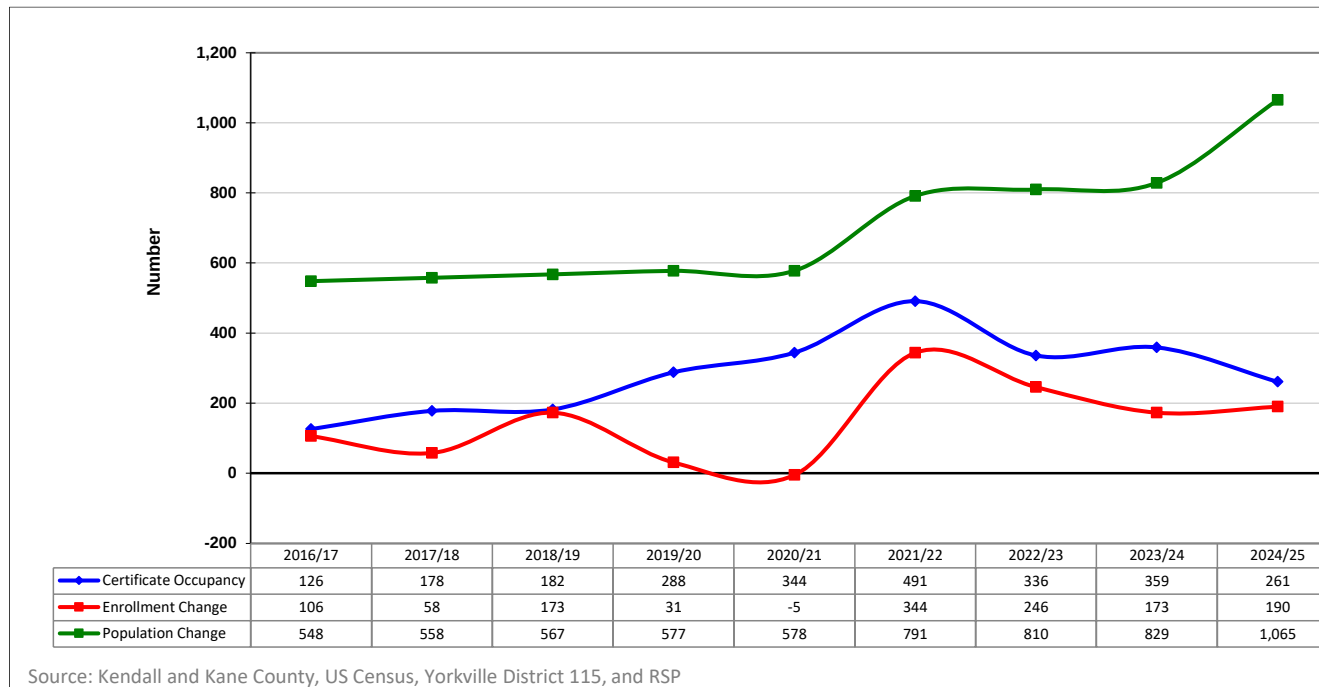
Housing Market Maps & Data

Potential Growth Analysis

Population, Development, & Enrollment

Observations:

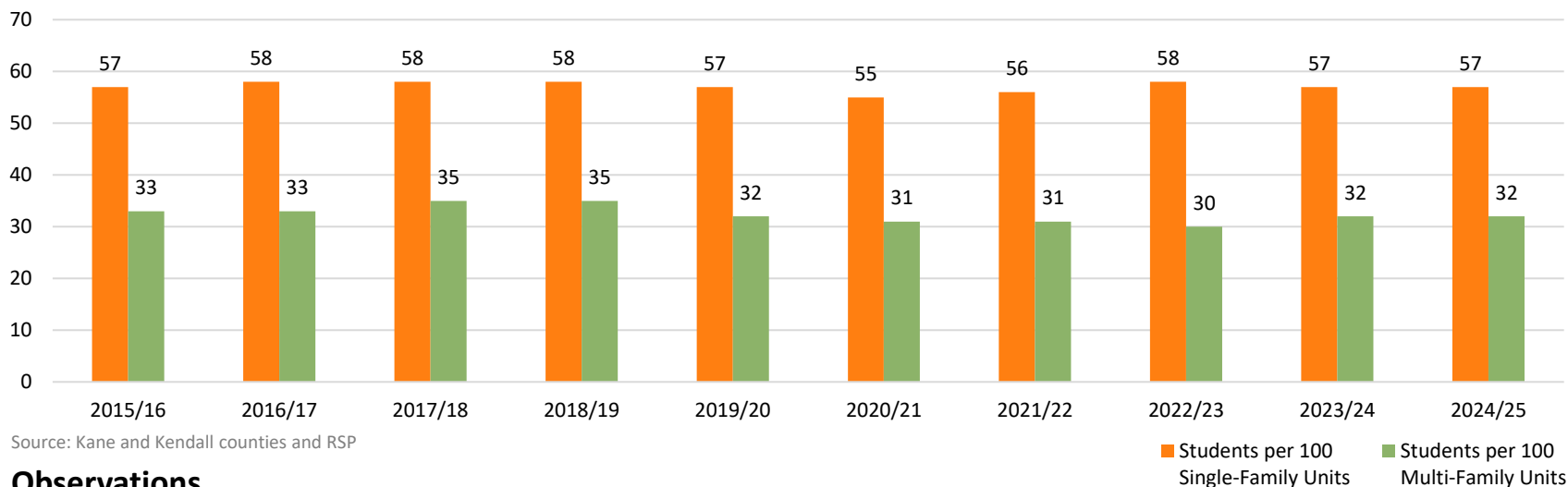
- **BLUE LINE:** Building activity has averaged about 280+ units a year
- **GREEN LINE:** Census data indicates an increasing population
 - Population shows the estimate growth of the whole decade; new decennial census often affect year-to-year change
- **RED LINE:** Student enrollment has been increasing year to year (the slight decrease in 2020/21 was likely due to global pandemic)



Main Takeaway: Graphic provides benchmark data to determine if there is a correlation between population change, building activity, and school enrollment. As housing and population have increased, they have influenced enrollment growth to occur.

K-12 Yield Rate Comparison Over Time

Yield Rate Comparison Graph



Observations

- Bar graph shows the number of students per 100 units by year and by housing unit type (single-family or multi-family)
- District sees on average 57 K-12 students per 100 single-family households
 - The yield rate for single-family units has been stable the past ten years
 - A stable student yield rate supports positive subdivision life cycles throughout the district indicating future growth
- District sees on average 32 K-12 students per 100 multi-family households (apartment, townhomes, duplex, mobile home, etc.)
 - The yield rate for multi-family units peaked in 2017/18 and 2018/19 and then decreased slightly
 - A slightly decreasing yield rate indicates that new multi-family units have not been generating the same amount of students that past limiting growth from this type of residential product
- Adding new housing inventory can impact the yield rates:
 - There were **2,045 single-family** homes built from 2015 to 2024
 - There were **622 multi-family homes** built from 2015 to 2024

Main Takeaway: As more single-family housing has been built, the generation of students from these units has remained stable supporting continued growth at the neighborhood level from new unit activity.

Student Yield Rate: Single-Family

Table Legend

-  +3 greater from District Average
-  -3 fewer from District Average

Students per 100 Single-Family Units	2015/16	2016/17	2017/18	2018/19	2019/20	2020/21	2021/22	2022/23	2023/24	2024/25	10 Year Average	10 Year Change
Autumn Creek Elementary	57	59	62	66	70	70	73	74	72	72	67.5	15
Bristol Bay Elementary	68	70	71	73	70	69	69	72	70	70	70.2	2
Bristol Grade School	58	59	60	58	58	54	55	56	55	54	56.7	-4
Circle Center Grade School	51	52	51	51	49	47	49	50	51	50	50.1	-1
Grande Reserve Elementary	60	60	59	60	57	57	57	58	57	58	58.3	-2
Yorkville Grade School	61	59	57	55	56	55	55	55	53	52	55.8	-9
District (K-12):	57.0	58.0	58.0	58.0	57.0	55.0	56.0	58.0	57.0	57.0	57.1	Total SF units: 10,689

Source: Kane, Kendall County, and RSP

Note: Includes number of students per 100 single-family units. Single-family units include houses that may be fully detached or semi-detached and occupied by one household or family.

Observations:

- Table shows the number of students per 100 single-family (SF) units by year and by elementary boundary
- District sees on average 57 students (K-12) per 100 single-family households
- Autumn Creek Elementary has the largest 2024/25 SF yield rate with 72 students per 100 single-family households
 - The yield rate for Autumn Creek has increased the most over the past years (+15 students per 100 SF units)
 - Neighborhoods in this school boundary have been generating more students per year supporting greater growth in this area
- Circle Center Grade School has the smallest 2024/25 SF yield rate with 50 students per 100 single-family households
 - The yield rate for Circle Center is historically the lowest yielding boundary in the District
 - Yorkville Grade School boundary has decreased the most over the past years (-9 students per 100 SF units)
 - Neighborhoods in Circle Center and Yorkville Grade Schools have been generating less students per year supporting less growth in these areas
- Adding new housing inventory can impact the yield rate – **There were 2,045 single-family homes built from 2015 to 2024**

Main Takeaway: The District yield rate has been stable over the past ten years. Units in Autumn Creek and Bristol Bay elementary boundaries have experience greater yield rate growth likely contributing to greater projection growth at these schools.

Student Yield Rate: Multi-Family

Table Legend

-  +3 greater from District Average
-  -3 fewer from District Average

Students per 100 Multi-Family Units	2015/16	2016/17	2017/18	2018/19	2019/20	2020/21	2021/22	2022/23	2023/24	2024/25	10 Year Average	10 Year Change
Autumn Creek Elementary	47	46	51	52	51	50	46	49	57	58	50.7	11
Bristol Bay Elementary	28	27	30	31	28	29	28	29	27	27	28.4	-1
Bristol Grade School	34	35	41	38	35	33	30	26	24	33	32.9	-1
Circle Center Grade School	28	26	27	28	26	21	23	22	25	26	25.2	-2
Grande Reserve Elementary	66	65	72	61	58	55	59	40	49	39	56.4	-27
Yorkville Grade School	29	31	30	29	24	25	26	25	25	26	27	-3
District (K-12):	33.0	33.0	35.0	35.0	32.0	31.0	31.0	30.0	32.0	32.0	32.4	Total MF units: 2,558

Source: Kane, Kendall County, and RSP

Note: Includes number of students per 100 multi-family units. Multi-family units include apartment, duplex, mixed-use, mobile home, townhome, etc. units.

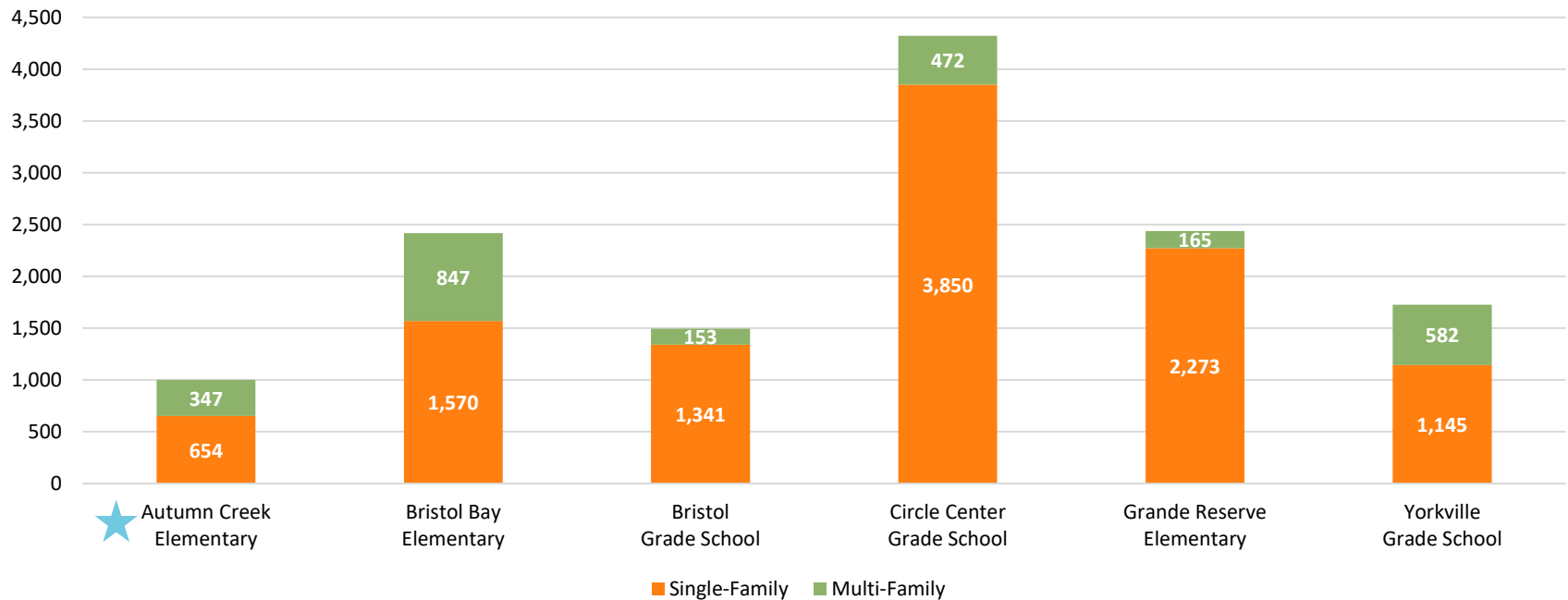
Observations:

- Table shows the number of students per 100 multi-family (MF) units by year and by elementary boundary
- District sees on average 32 students (K-12) per 100 multi-family households
- Autumn Creek Elementary has the largest 2024/25 MF yield rate with 58 students per 100 multi-family households
 - The yield rate for Autumn Creek has increased the most over the past years (+11 students per 100 SF units)
 - Neighborhoods in this school boundary have been generating more students per year supporting greater growth in this area
- Circle Center and Yorkville Grade Schools have the smallest 2024/25 MF yield rate with 26 students per 100 multi-family households
 - The yield rates for these schools have historically been the lowest yielding boundaries in the District
 - Grande Reserve Elementary boundary has decreased the most over the past years (-27 students per 100 SF units)
 - Depending on where new units have been built in the district impacts where the yield rate may increase or decrease
- Adding new housing inventory can impact the yield rate – **There were 622 multi-family homes built from 2015 to 2024**

Main Takeaway: The District yield rate peaked in 2017/18 and 2018/19 but then decreased slightly. Units in Autumn Creek elementary boundary have experience greater yield rate growth while units in Grande Reserve elementary boundary have experienced yield rate decline impacting building level projections.

Unit Type by Elementary Boundary

Type of Housing Units by Elementary Boundary



Source: Kane and Kendall County and RSP

Observations

- Bar graph shows the number of housing by type that currently reside in each elementary school boundary
- Circle Center Grade School has the most single-family units in their boundary, but the lowest SF yield rate (decreasing over time)
- Bristol Bay Elementary has the most multi-family units in their boundary and generates on average 28 students 100 MF units
- ★ Autumn Creek has the SF and MF yield rates in the district with less units in their boundary compared to other boundaries

Main Takeaway: The attendance boundaries that have the most units do not generate the highest number of students in the district. Other factors like affordability, square footage, access to amenities, etc. have a greater impact on whether new units are likely student generating.

Student Yield Rate Analysis Map

Map Details:

- Map correlates with Yield Rate Analysis Tables
- Visual shows the difference of yield rate by planning areas
 - **Orange to Red:** greatest yield rate of students
 - **Green to Blue:** lowest yield rate of students
 - **White:** no yield rate of students
- Map does not differentiate between single-family and multi-family – all residential units are utilized in this analysis

Yield Rate

School List:

1. Autumn Creek Elementary
2. Bristol Bay Elementary
3. Bristol Grade School
4. Circle Center Grade School
5. Grande Reserve Elementary
6. Yorkville Grade School
7. Yorkville Intermediate
8. Yorkville Middle School
9. Yorkville High School Academy
10. Yorkville High School

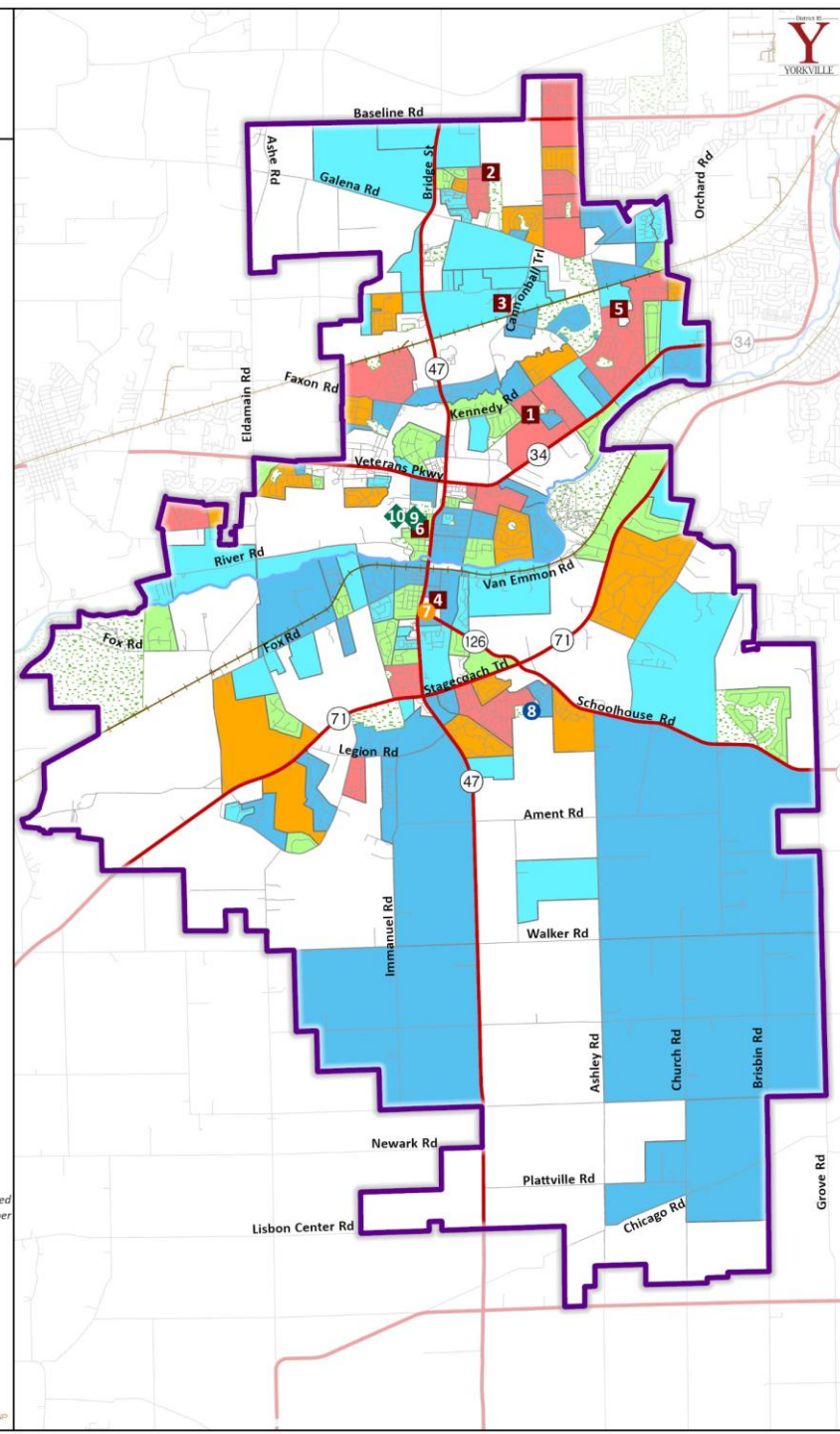
Legend

- District Boundary
- Elementary Schools
- Intermediate School
- Middle School
- ◆ High Schools
- Park/Recreation; Golf Course

Yield Rate

- < 20
- 21 to 40
- 41 to 60
- 61 to 80
- > 80

Year built data is provided by Counties of Kane and Kendall Assessor's Office. Yield Rate displayed by planning area. Yield Rate describes the number of K-12 students for every 100 units.



Main Takeaway: Yield rates may change each year impacting the potential enrollment production. Neighborhoods on the northside of Hwy 34 have a greater student yield rate.

Average Year Built Map

Map Details

- Year built data provided by Kane and Kendall County
- Colors to show decade units were built
 - White: no data
 - Blue: before 1990
 - Dark Blue: 1991 to 2000
 - Green: 2001 to 2010
 - Orange: 2011 to 2020
 - Red: After 2020
- Averages based on RSP Planning Areas and the units built in them
- Based on a planning area and could be influenced by the number of units prior to new units being built

Average Year Built

School List:

1. Autumn Creek Elementary
2. Bristol Bay Elementary
3. Bristol Grade School
4. Circle Center Grade School
5. Grande Reserve Elementary
6. Yorkville Grade School
7. Yorkville Intermediate
8. Yorkville Middle School
9. Yorkville High School Academy
10. Yorkville High School

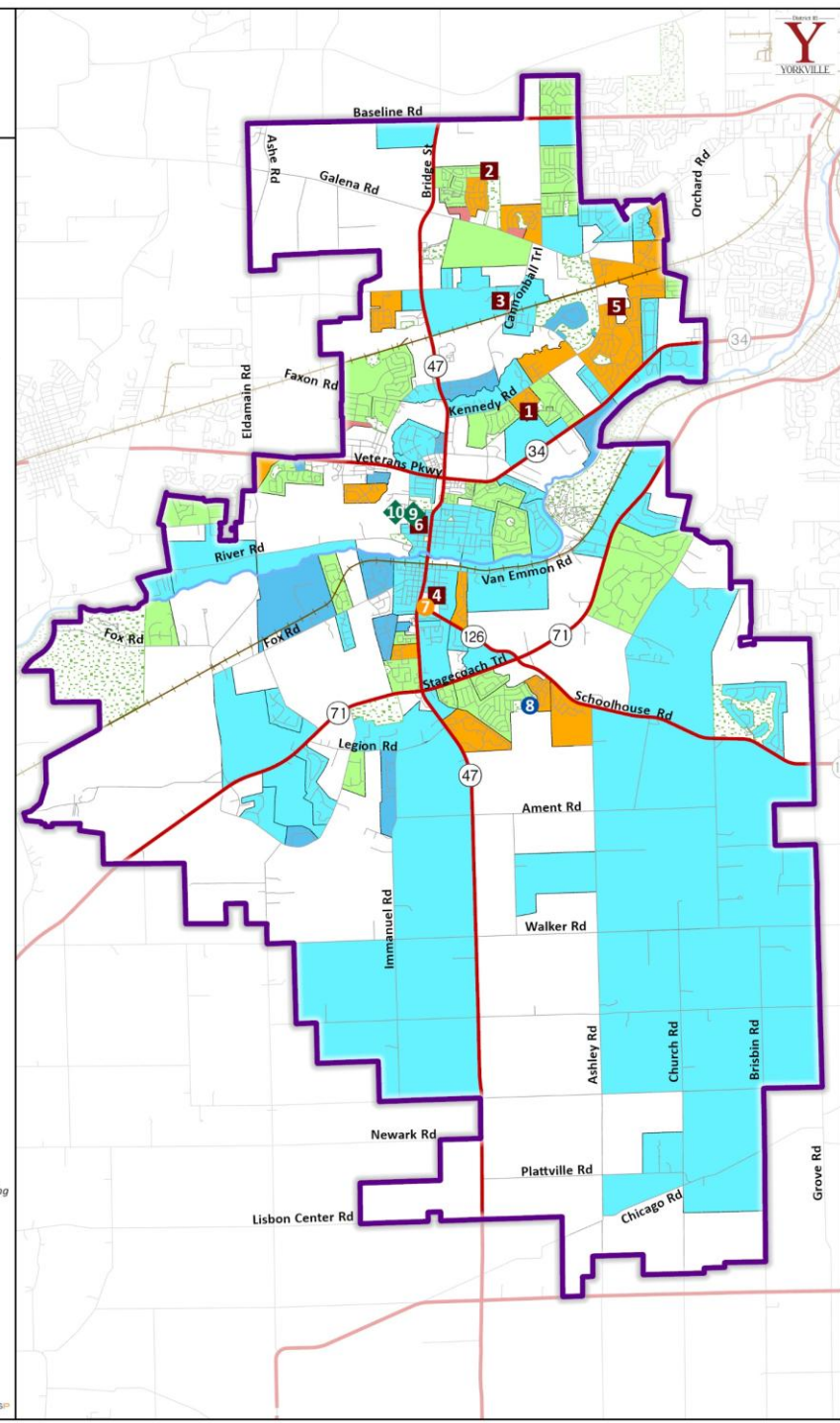
Legend

- District Boundary
- Elementary Schools
- Intermediate School
- Middle School
- ◆ High Schools
- Park/Recreation; Golf Course

Average Year Built

- No Data
- < 1990
- 1991 to 2000
- 2001 to 2010
- 2011 to 2020
- After 2020

Year Built provided by Counties of Kane and Kendall. Average Year Built displayed by planning area.



Main Takeaway: Newest inventory has been built in the northeast near Grande Reserve Elementary.

Median Home Value Map

Map Details

- **Orange to Red:** greatest Median Home Value
- **Green to Blue:** greatest affordability
- Based on assessed Home Value as provided and maintained by Kane and Kendall County assessor's office
- Depicted by Median Value in each Planning Area - Based on a planning area and could be influenced by the number of units prior to new units being built
- Home values likely correlated to socio-economic status – new areas tend to be the least affordable

Median Home Value

School List:

1. Autumn Creek Elementary
2. Bristol Bay Elementary
3. Bristol Grade School
4. Circle Center Grade School
5. Grande Reserve Elementary
6. Yorkville Grade School
7. Yorkville Intermediate
8. Yorkville Middle School
9. Yorkville High School Academy
10. Yorkville High School

Legend

- District Boundary
- Elementary Schools
- Intermediate School
- Middle School
- ◆ High Schools
- Park/Recreation; Golf Course

Median Home Value

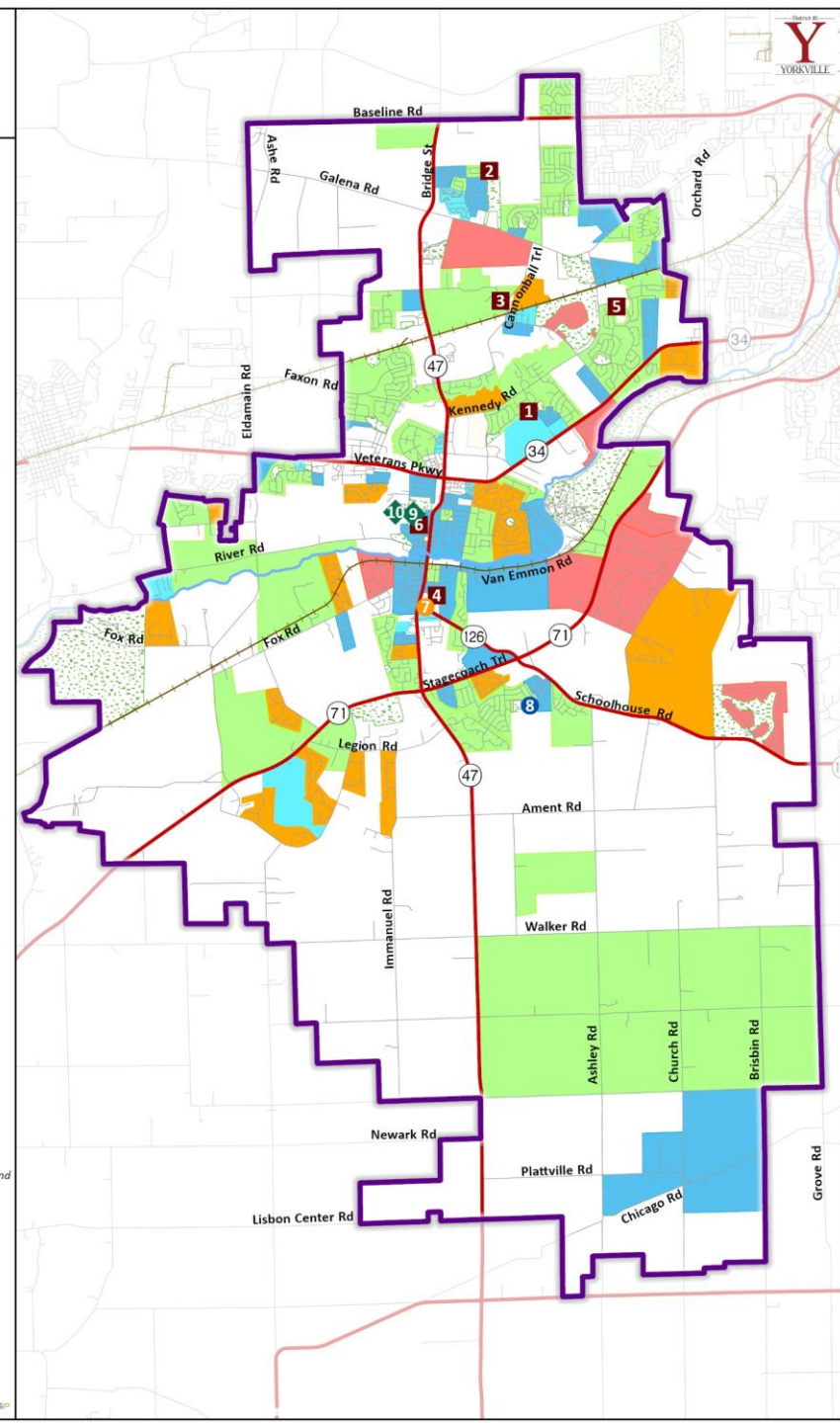
- No Residential Value
- < \$200,000
- \$200,001 to \$300,000
- \$300,001 to \$400,000
- \$400,001 to \$500,000
- > \$500,000

Property values provided by Counties of Kane and Kendall. Median Home Values displayed by planning area.



0 0.5 1 Miles

Map data provided by Yorkville School District, Kane County, and Kendall County, and ESRI.
Map created March 2025 by RSP & Associates.



Main Takeaway: Areas of greatest affordability are located in central Yorkville near the High School. Most of the District single-family inventory is between \$200K to \$400K.

Recent Year Built Map

Map Details

- Reveals the clusters of where recent residential development has occurred
- Some new areas do not necessarily lead to similar yield rates of like developments
- Colors of dots represent a specific year according to the county assessor's office
 - **Red: 152 units built in 2025 (partial record)**
 - **Orange: 261 units built in 2024**
 - **Yellow: 359 units built in 2023**
 - **Green: 336 units built in 2022**
 - **Blue: 491 units built in 2021**
- Type of housing is monitored as some planning areas (single-family or multi-family) do not necessarily lead to similar yield rates and may change from year to year
- Only partial record for 2025 (continue to monitor)

Residential Year Built

School List:

1. Autumn Creek Elementary
2. Bristol Bay Elementary
3. Bristol Grade School
4. Circle Center Grade School
5. Grande Reserve Elementary
6. Yorkville Grade School
7. Yorkville Intermediate
8. Yorkville Middle School
9. Yorkville High School Academy
10. Yorkville High School

Legend

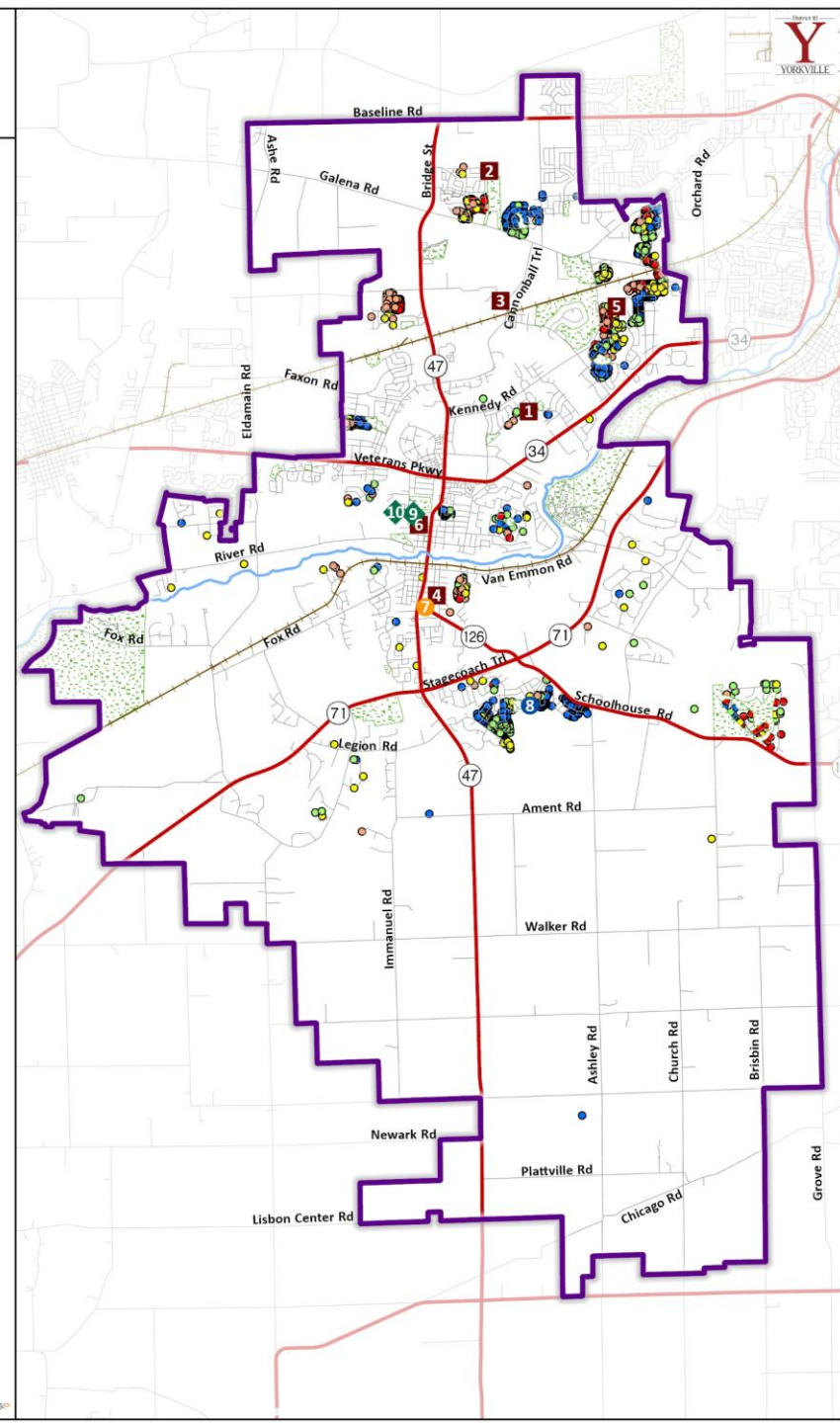
- District Boundary
- Elementary Schools
- Intermediate School
- Middle School
- ◆ High Schools
- Park/Recreation; Golf Course

Year Built

- 2021: 491 Units
- 2022: 336 Units
- 2023: 359 Units
- 2024: 261 Units
- 2025: 152 Units

Year built data is provided by Counties of Kane and Kendall Assessor's Office.

0 0.5 1 Miles
Map data provided by Yorkville School District, Kane County, and Kendall County, and ESRI.
Map created March 2025 by RSP & Associates.



Main Takeaway: Although still positive, rate of building activity has slowed down with the past four years building less than 400 units per year.

Growth Area Map

Map Details

- Growth areas are created from existing land use, future land use, capital improvement plan, zoning, and city staff input
 - **Green:** identifies where development activity is happening
 - **Yellow:** identifies possible areas that could develop within a 5-year range
 - **Purple:** identifies possible areas that could develop within a 10-year range
- There is no guarantee any of these growth areas will develop or that other areas not shown as a growth area will develop
 - The market demand and property owners desire to build guides the timing and type of development
 - Some growth areas may require infrastructure improvements

Main Takeaway: There is great potential in the District to continue building residential units. North of Hwy 34 has many neighborhoods in current stages of development.

Growth Areas

School List:

1. Autumn Creek Elementary
2. Bristol Bay Elementary
3. Bristol Grade School
4. Circle Center Grade School
5. Grande Reserve Elementary
6. Yorkville Grade School
7. Yorkville Intermediate
8. Yorkville Middle School
9. Yorkville High School Academy
10. Yorkville High School

Legend

- District Boundary
- Elementary Schools
- Intermediate School
- Middle School
- ◆ High Schools
- Park/Recreation; Golf Course

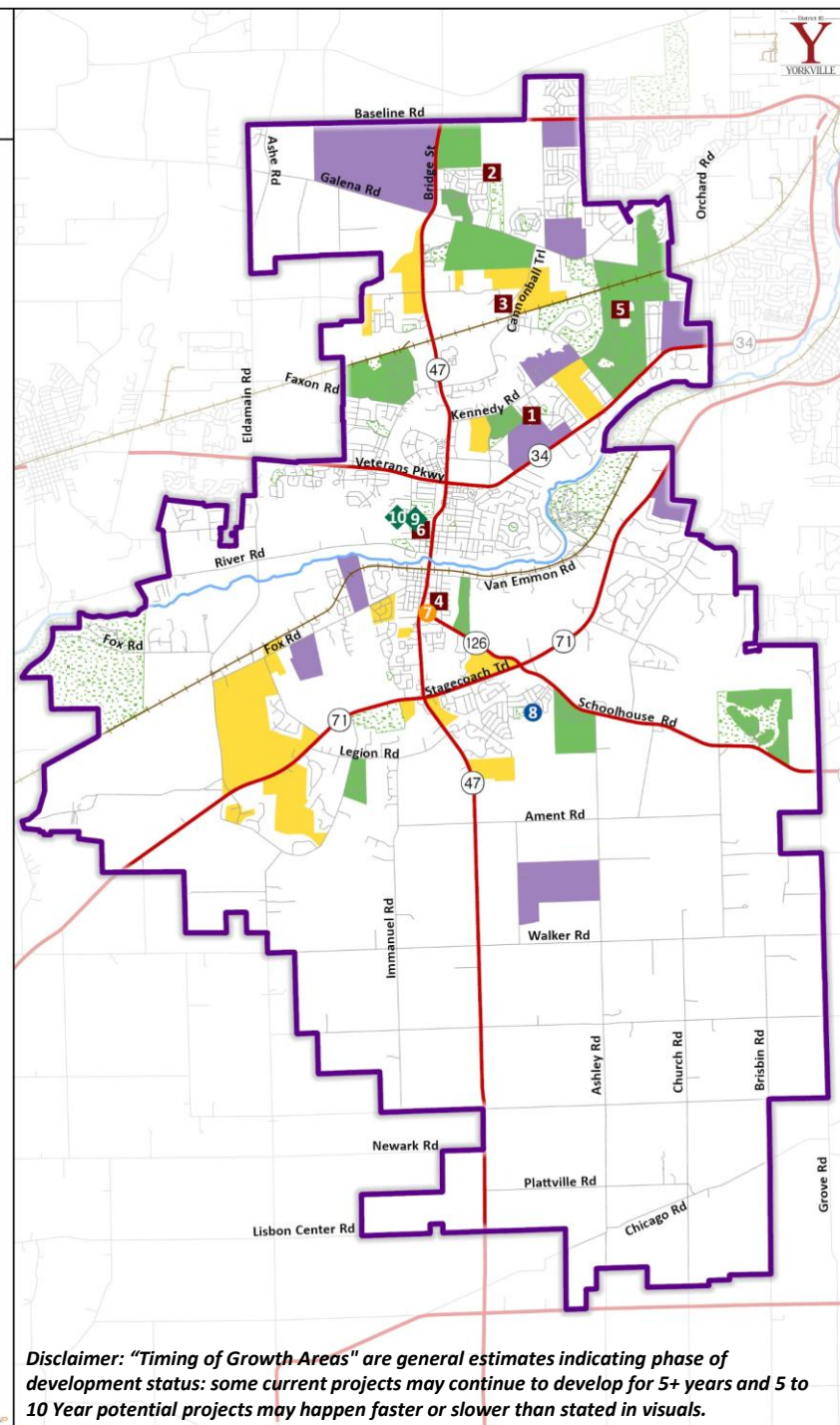
Growth Area

- Current
- 5 Year
- 10 Year



0 0.5 1 Miles

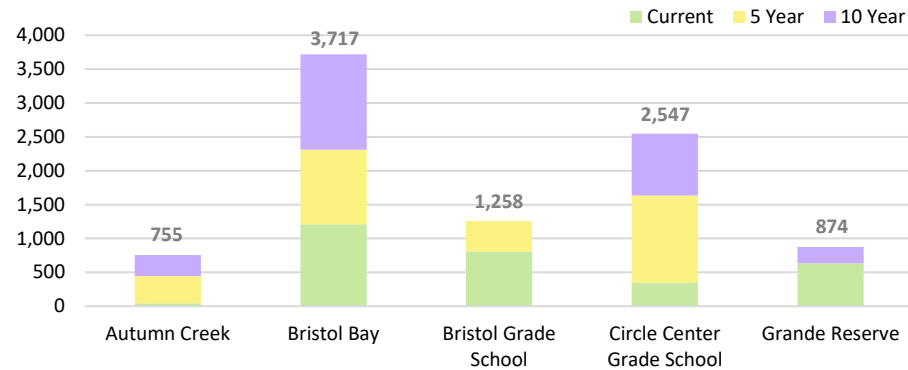
Map data provided by Yorkville School District, Kane County, and Kendall County, and ESRI.
Map created March 2025 by RSP & Associates.



Development Table

DISCLAIMER: "Timing of Growth Areas" are general estimates indicating phase of development status. Some current projects may continue to develop for 5+ years and 5-to-10 Year potential projects may happen faster or slower than stated in tables.

Potential Units by Elementary Boundary



Observations:

- Growth areas are created from existing land use, future land use, capital improvement plan, zoning, and city staff input
 - Green:** identifies where development activity is happening
 - Yellow:** identifies areas that could develop within 5 years
 - Purple:** identifies areas that could develop within 10 years
- There is no guarantee any of these growth areas will develop or that other areas not shown as a growth area will develop
 - The market demand and property owners desire to build guides the timing and type of development
 - Some growth areas may require infrastructure improvements

Main Takeaway: Over 9,000 units were identified for development over the next ten years; Bristol Bay Elementary has the most potential units in their current boundary.

RSP Plan Area Name: Identified Growth Areas	Current Development Type	Timing of Growth	Existing Units	Potential Units	Elementary Boundary
Prairie Meadows (Single-Family)	Single-Family	Current	123	41	Autumn Creek
Schramm Property	Mixed-Use	Current	0	810	Bristol Bay
Bristol Bay Pud Unit 11	Multi-Family	Current	352	272	Bristol Bay
Bristol Bay Duplexes	Townhomes	Current	55	127	Bristol Bay
Bristol Bay (South)	Single-Family	Current	1	201	Bristol Grade School
Grande Reserve (North)	Single-Family	Current	117	55	Bristol Grade School
Whispering Meadows Unit 4	Single-Family	Current	223	223	Bristol Grade School
Grande Reserve Duplexes	Townhomes	Current	62	172	Bristol Grade School
Grande Reserve Townhomes (North)	Townhomes	Current	81	156	Bristol Grade School
Prestwick Of Yorkville	Single-Family	Current	108	164	Circle Center Grade School
Tanglewood Trails	Single-Family	Current	16	22	Circle Center Grade School
Timber Ridge Estates	Single-Family	Current	33	50	Circle Center Grade School
Whitetail Ridge	Single-Family	Current	122	113	Circle Center Grade School
Grande Reserve (South)	Single-Family	Current	798	155	Grande Reserve
Grande Reserve (Mill Crossing)	Townhomes	Current	165	165	Grande Reserve
Grande Reserve Townhomes (South)	Townhomes	Current	0	312	Grande Reserve
Prairie Meadows (Multi-Family)	Multi-Family	5 Year	1	268	Autumn Creek
Grande Reserve Townhomes (Future)	Townhomes	5 Year	0	135	Autumn Creek
Westbury East	Mixed-Use	5 Year	0	898	Bristol Bay
Fisher's Sub	Single-Family	5 Year	5	94	Bristol Bay
Westbury South Village	Single-Family	5 Year	0	110	Bristol Bay
Bristol Ridge (Single-Family East)	Single-Family	5 Year	1	105	Bristol Grade School
Bristol Ridge (Single-Family West)	Single-Family	5 Year	0	166	Bristol Grade School
Cornells Crossing	Single-Family	5 Year	0	31	Bristol Grade School
Bristol Ridge (Duplex)	Townhomes	5 Year	0	92	Bristol Grade School
Bristol Ridge Townhomes	Townhomes	5 Year	0	57	Bristol Grade School
Aspen Ridge Estates	Agriculture	5 Year	0	178	Circle Center Grade School
Towns at Windette	Mixed-Use	5 Year	0	198	Circle Center Grade School
Chally Farm	Single-Family	5 Year	8	234	Circle Center Grade School
Edward Health Ventures	Single-Family	5 Year	2	30	Circle Center Grade School
Evergreen Farm Estates	Single-Family	5 Year	0	76	Circle Center Grade School
Highpoint Meadows	Single-Family	5 Year	0	52	Circle Center Grade School
Williamsport Unit 1	Single-Family	5 Year	0	75	Circle Center Grade School
Yorkwood Estates	Single-Family	5 Year	3	198	Circle Center Grade School
Fox Haven	Townhomes	5 Year	1	105	Circle Center Grade School
Villas at the Preserve	Townhomes	5 Year	0	84	Circle Center Grade School
Wynstone Townhomes	Townhomes	5 Year	13	56	Circle Center Grade School
Yorkville Crossings	Mixed-Use	10 Year	1	148	Autumn Creek
NW of Kennedy Rd & Ridge Rd	Rural	10 Year	75	163	Autumn Creek
Bailey Woods	Mixed-Use	10 Year	2	342	Bristol Bay
Westhaven	Mixed-Use	10 Year	0	484	Bristol Bay
Dickson Galena Farm	Rural	10 Year	2	330	Bristol Bay
SE of US Route 30 & Dickson Rd	Rural	10 Year	1	250	Bristol Bay
Christie Family Trust (North)	Agriculture	10 Year	0	260	Circle Center Grade School
National Developers Owned	Agriculture	10 Year	0	172	Circle Center Grade School
Silver Fox	Single-Family	10 Year	0	187	Circle Center Grade School
Yorkshire Estates	Single-Family	10 Year	4	293	Circle Center Grade School
Parksmith Run	Mixed-Use	10 Year	0	242	Grande Reserve
Current Growth Area Potential:			2,256	3,038	
5-Year Growth Area Potential:			34	3,242	
10-Year Growth Area Potential:			85	2,871	
Total Growth Area Potential:			2,375	9,151	

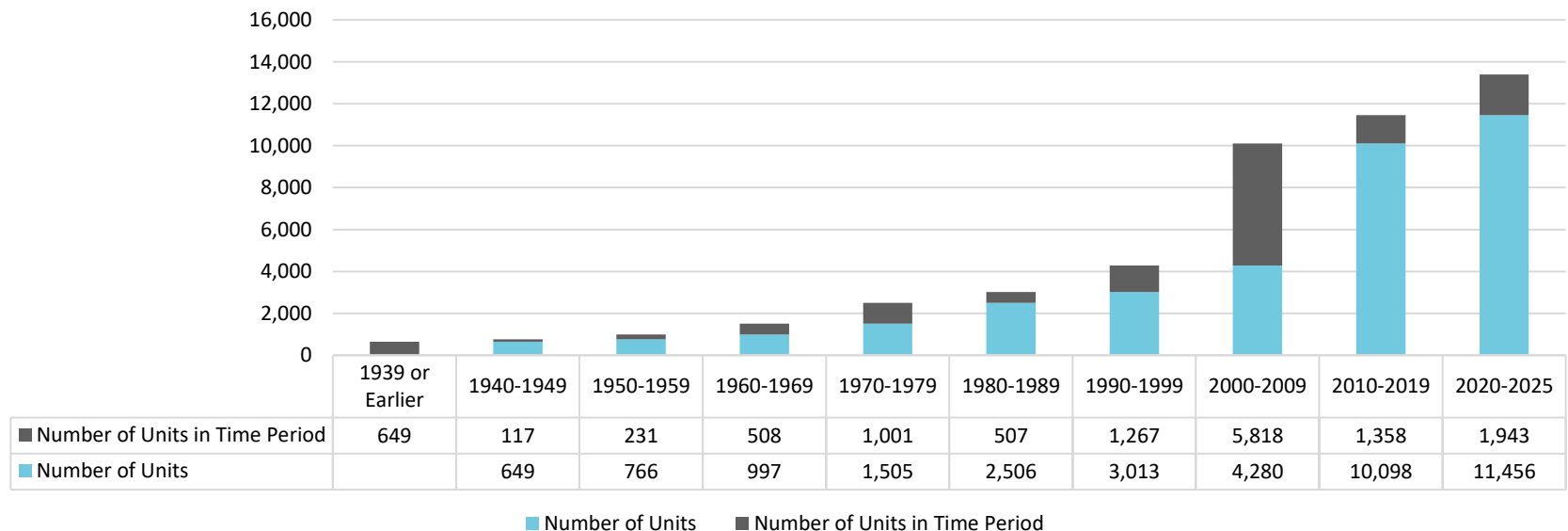
Source: Municipalities of Montgomery, Oswego, Plano, and Yorkville; Kane and Kendall counties, and RSP

Development Activity Over Time

Observations:

- Table has been created to illustrate the number of units by year built
 - The average year for all units built was 1975 while the median year built was 2005
- The decade with the most units built was 2000 to 2009
 - Development activity increased significantly after 2000 with over 9,000 units added to the district over the past 25 years
- Five years into the current decade, the District has added almost 2,000 units to residential inventory surpassing the total unit production in the previous decade (2010 to 2019)
 - Development activity maintaining the current pace is crucial for enrollment growth to continue at recent rates

New V.S. Existing Units by Decade Built



Source: Kane and Kendall County and ESRI

Economic Development (Project Spotlight)

○ **Project Cardinal** (Preliminary Information – March 2024)

- Pioneer Development, LLC is aiming to develop 14 two-story data center buildings totaling 17 million sq ft.
- The property is located northwest of Route 47 and Galena Road, south of Baseline Road, and east of Ashe Road.
- Each phase is expected to include one building (each phase is expected to become operational within 24 months); the first building is slated for operation in 2029.
- The proposal is set to go before the planning commission in June and the city council in July.
- Power connectivity challenges with this project may cause a delay.

Job impact currently unknown

○ **Project Steel** (Preliminary Information – March 2024)

- Includes the development of a 540-acre campus with 24 two-story data center buildings totaling more than 9 million sq ft.
- Construction on the first phase is anticipated to begin during the summer of 2027. The site would be fully developed in three phases over the course of 20 years.
- The property is located between Galena Road, Eldamain Road, and Corneils Road.
- The proposal is set to go before the planning commission in June and the city council in July.

Estimated 10-20 jobs long-term

○ **Costco**

- Plans include a 160,000 sq. ft. members-only retail store and a freestanding gas station, stormwater management and two perimeter lots.
- The proposed site plan calls for 956 parking spots.

Sources:

<https://www.datacenterdynamics.com/en/news/two-data-center-campuses-totaling-38-buildings-proposed-in-yorkville-illinois/>

<https://patch.com/illinois/yorkville/plans-build-new-costco-yorkville-move-forward>

<https://www.yorkville.il.us/895/Costco-Wholesale-Corp-PUD-Amendment-Spec>



Development Observation and Conclusion



Total population in the District has increased the past ten years – **indicator of enrollment growth**

- As housing and population growth accelerated, they have influenced enrollment growth to occur at a higher rate
- US Census forecasted population to increase by an annual rate of ~2.5% the next five years



Over 9,000 units identified for potential development within the next 10+ years – **indicator of enrollment growth**

- Bristol Bay Elementary has the most potential units in their current boundary
- Five years into the current decade, the District has added almost 2,000 units to residential inventory surpassing the total unit production in the previous decade (2010 to 2019)



Building activity has slowed down recently – **limitation to enrollment growth**

- The past four years the District has added less than 400 units per year
- Opportunities of residential growth still exist – Monitor local factors that may affect development timing and economic outlook to gauge how the new decade of residential growth will play out



Single-family units are being developed at a higher rate than multi-family – **indicator of enrollment growth**

- 2024 experienced 168 single-family units built and 93 multi-family units built
- Single-family residential has the highest propensity to have school aged students, yield rates of this development type are higher than that of multi-family
- Tracking the types of development is important to understand the yield rate of students for every part of the community – there are varying yield rates with all developments

Conclusion of Section:

- Despite recent slowdowns, the large number of identified future housing developments suggests sustained enrollment growth over the next decade.
- Residential development will continue if the housing product is affordable and have active residential projects – infrastructure connectivity also plays a role in the desirability and timing of residential development.
- As of February 2022, construction costs have increased over 100% from August 2020 and supply chain challenges impact the potential of new development and where new developments will occur in the district.
- Recent natural disasters throughout the country (East Coast Hurricane, West Coast Forest Fires, etc.) may impact the speed and cost of building activity limiting outlook of residential development projects.



Functional Capacity

Understanding Functional Capacity

Classroom Inventories

Grade Level Capacity

Building Capacity

Capacity Basis

What is a Building Utilization analysis?

- ❑ A method to identify the number of learners that can be reasonably accommodated by a school building by assessing the following variables:
 - **Physical** (building space, classroom size, support space)
 - **Operational** (utilization rate, staffing, class size range, building schedule)
 - **Programmatic** (core educational program, specialty programs, instructional model)

Why conduct a Building Utilization analysis?



- ❑ To manage schools that are the **right size** for their intended enrollment
- ❑ To effectively accommodate enrollment, and provide appropriate facility space for current **programs/curriculum equitably**



- ❑ To provide important information **for effective management of resources** which can be better replicated in other facilities
- ❑ To make decisions that will positively benefit **student experience** in the classroom



- ❑ To determine the **need** for existing inventory, remodeling, or new facilities
- ❑ To provide important information for **school construction** funding decisions

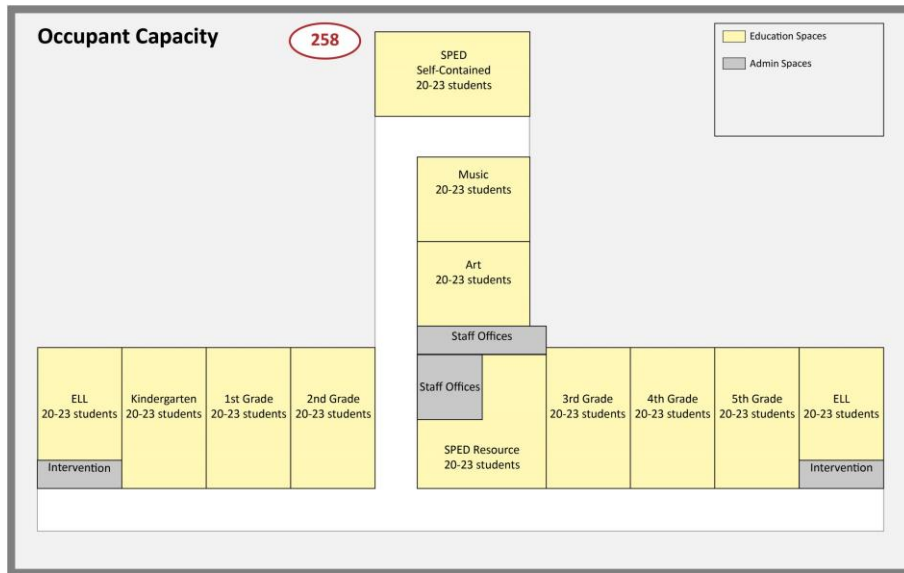


- ❑ To provide important information for **attendance boundary** decisions
- ❑ To better address **overcrowding or underutilization** of school facilities
- ❑ To create or validate **class size** standards and begin educational specifications required for the intended educational programming

Building Utilization Definitions

- ❑ **Design Capacity** = measured by counting the number of standard classrooms in a school multiplied by the maximum allowable class size.
- ❑ **Square Footage per student** = ratio of the number of students to total building floor plan, compared to adopted standards.
- ❑ **Program Capacity** = maximum number of students a facility can accommodate after applying grade level or content area class averages to standard teaching stations within a facility.
- ❑ **Desired Class Size** = an ideal number of students in a particular content area class for planning and scheduling purposes.
- ❑ **Standard Class Size** = a number of students in a particular content area class used to establish a maximum student-to-teacher ratio for planning and scheduling purposes.
- ❑ **Portable Classrooms** = Calculation based on number of portable classrooms multiplied by a variable influenced by how portable classrooms are utilized as Core, Elective, or Other Program Space
- ❑ **Functional Capacity** = number of students a building can accommodate by using a formula that considers educational programs, class size expectations and building schedules. Functional capacity measures the current usage of educational program space by assessing the following variables. **(RSP Recommends using Functional Capacity)**
 - Program type and requirements
 - Building schedule and class utilization
 - Class size ranges (desired and standard)
 - Staff levels
 - Square footage compared to adopted standards
 - Portable Classrooms
 - Repurposed building space possibilities

Benefits of Functional Capacity (Visual)

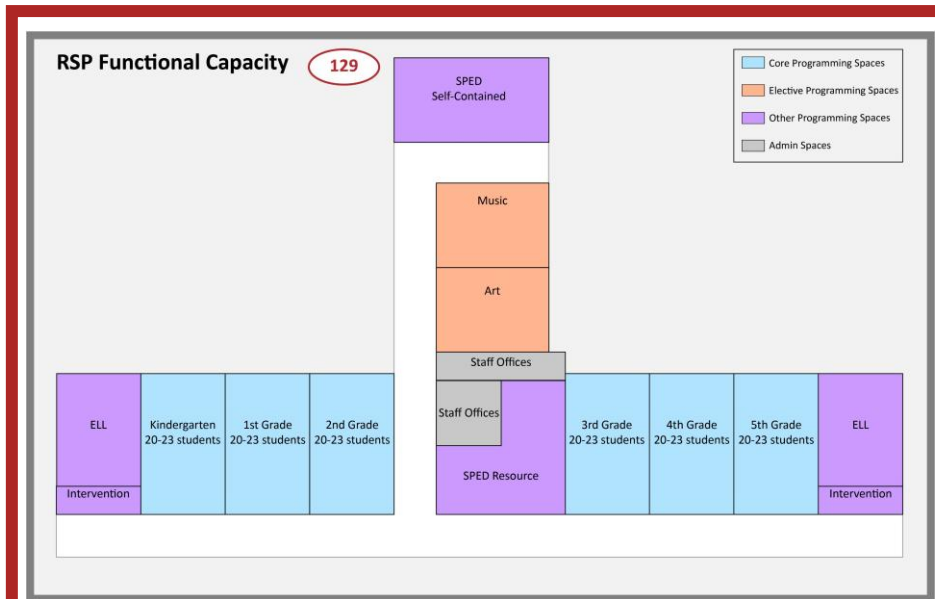


Occupant Capacity Example:

VISUAL: Creates occupant capacity of **258 students**

- Does NOT account for different programming of classrooms
- Utilizes the same class size range for all classrooms despite the needs of students
- Planning with the Occupant Capacity could result in a building(s) losing designated program spaces ("Art on a Cart")

Note: Example utilizes a class size range of 20 to 23 students per space. Slides serves as a demonstration of the differences between Functional and Occupant Capacity.



Functional Capacity (RSP Methodology):

VISUAL: Creates functional capacity of **129 students**

- Integrates programming of classrooms into capacity (Core, Elective, or Other) – programming of classrooms affects how many students utilize that classroom
- Integrates class size range by classroom type
- Ensures all student programs and resource offerings have designated spaces factored into the capacity
- Spaces that are smaller than the "ideal classroom size" are removed from the calculation as core learning cannot take place in those spaces
- Planning with Functional Capacities improve student programming and space allocation within buildings

Capacity Comparisons (Architect and RSP)

Yorkville School District 115 Capacity Comparison

School	Grade Level	Low District Capacity	High District Capacity	RSP Total Functional
Early Childhood Center	PK	120 *	144 *	256
Autumn Creek Elementary School	ES	725	860	785
Bristol Bay Elementary School	ES	675	790	713
Bristol Grade School	ES	290	320	342
Circle Center Grade School	ES	600	690	615
Grande Reserve Elementary School	ES	700	817.5	719
Yorkville Grade School	ES	225	260	220
Yorkville Intermediate School	ES	750	900	834
Yorkville Middle School	MS	1277	1355	1,166
Yorkville High School Academy	HS	715	755	708
Yorkville High School	HS	1771	1866	1,594
Special Programming	SPEC	0	0	0
Yorkville Transition Program	HS (SPEC)	0	0	21
Early Childhood Total	PK	120	144	256
Elementary Total	ES	3,965	4,638	4,228
Middle School Total	MS	1,277	1,355	1,166
High School Total	HS	2,486	2,621	2,302
Special Building Total	SPEC	0	0	21
District Total	PK-12	7,848	8,758	7,952

This table represents the low and high capacities provided from the district as well as the RSP total functional capacity.

Observations

- District low and high architect capacities are both higher than the RSP functional capacity
- The largest difference in capacities occurs at the high school level where district low capacity is 180+ students higher than the RSP total functional capacity because RSP's calculation fully factors how space is being programmed for students.

Source: Yorkville District 115 and RSP

Note: Special buildings are not included in totals

* PK may reflect capacity for only ½ day

Classroom Definitions

Because of the diverse course offerings and adaption of space in each building to provide various, enriched educational programming, RSP has used these definitions to group the various educational programming into these categories to uniformly classify classroom space

- ❑ **Core Classrooms** = Learning spaces for elementary students typically defined as their home room and for secondary students' classrooms where the core content of English Language Arts (ELA), Math, Science or Social Studies are taught to students
- ❑ **Elective/Non-Core Classrooms** = Learning spaces for elementary students that typically are Art, Computer, Speech, Foreign Language, Music Physical Education and for secondary students' courses that fall outside of Core classrooms (ELA, Math, Science, or Social Studies) that are not typically required, but a student chooses as an option
- ❑ **Other Program Space Classrooms** = Learning spaces that are typically defined as intervention spaces designed to meet the need of students who require additional academic, mental, or emotional support to ensure academic development and behavioral success
- ❑ **Repurpose Classrooms** = Learning spaces in each building that potentially could be utilized to increase core classroom space. These core classroom changes will impact the educational programs currently in that space to include physical location and potential learning environment opportunities

DISCLAIMER:

- RSP's capacity analysis of each school did not include a formal facility condition assessment. This report provides an analysis of space for capacity purposes only. RSP recommends a Facility Condition Assessment be conducted by qualified architecture, engineering or facility firms experienced in this area. Future capacity data can be updated upon completion of facility improvements and/or additions.
- Utilization results are based on assumptions about space that is currently in use with designated programming. This information was provided by District administration. Future utilization or changes to programming will be addressed in the recommendation section.

District Class Size Standards

RSP applied the district supplied class size ranges as Ideal/Desired and Maximum to all schools in the Capacity Analysis. This allowed for standardization across the analysis.

Early Childhood

- ½ day program so each assigned room can serve more students of the course of the day
- Class size generally between 14 and 18 students

Elementary K-6

- Kdg: 21 to 25
- 1st: 24 to 30
- 2nd: 24 to 30
- 3rd: 24 to 30
- 4th: 24 to 30
- 5th: 24 to 30
- 6th: 24 to 30

Middle School 7-8 (24 to 30) and High School 9-12 (28 to 30)

- ELA: 24 to 30
- Math: 24 to 30
- Science: 24 to 30
- Social Studies: 24 to 30

RSP recognizes the following caveats should be considered when assessing the capacity in relation to the class size ranges:

- ☐ Not all spaces are always programmed at the lowest or highest size.
- ☐ Some spaces cannot physically accommodate students at the highest point in the range
- ☐ Some programs are mandated to use other class size ranges (Support programs, CTE)
- ☐ Attendance boundaries may influence the number of students in a classroom
- ☐ Use of portable or non-standard size spaces maybe used for core instruction

Capacity Analysis Methodology

Data Collection:



Step 1: Gather

09/24 to 10/24

- Building Floor Plans
- Building Master Schedules
- Class Size Guidelines

Step 2: Remote Review of Buildings

10/24 to 11/24

- Building Administrator(s) provide programming of each classroom
- RSP validates Building Administrator input with Master Schedules and Building Floor Plans
- RSP uses information for qualitative educational space impacts which allow for deeper understanding of how programs are impacted by space limitations

Capacity Calculation:



Step 3:

Size of Spaces

- Review Floor Plans and data collection notes to determine if spaces are standard size classrooms

Step 4:

Space Assignment

- Assign each space a size (standard classroom, smaller space)
- Assign each space a type (Core, Elective, or Other Program Space)

Step 5:

Apply Class Size

- Apply class sizes based on District class size guidelines
- Calculate **Functional Capacity** of each building

Step 6:

Repurpose Potential

- Determine if any classrooms could be reassigned as Core programming classrooms
- Utilize results to calculate **Functional Repurpose Capacity**

Product Delivery:



Step 7:

Data Entry

- Enter building attributes for each school (Address, Year Built, Recent Remodel, Title 1 Designation, Special Designation, and Section/Team Quantity)

Step 8:

Create Visuals

- Create a visual of the Building Floor Plan that identifies space by use (Core, Elective, Other Program Space, or Administration)

Step 9:

Final Report

- Create the report of Building Utilization findings

Step 10:

Review Results

- Review with Administration to finalize for presentation to the Board of Education

Building Utilization Process

☐ **Data Collection: (December 2024)**

- District Building Floor Plans for 1 Early Learning Center, 7 elementary buildings, 1 middle school building, 2 high school buildings, and 1 special transition building for a total of 1 buildings
- District Master Schedules for 12 buildings
- Studio GC facility condition assessment floor plans
- District Class Size Guidelines

☐ **Conduct Virtual Building Audit: (January 2025)**

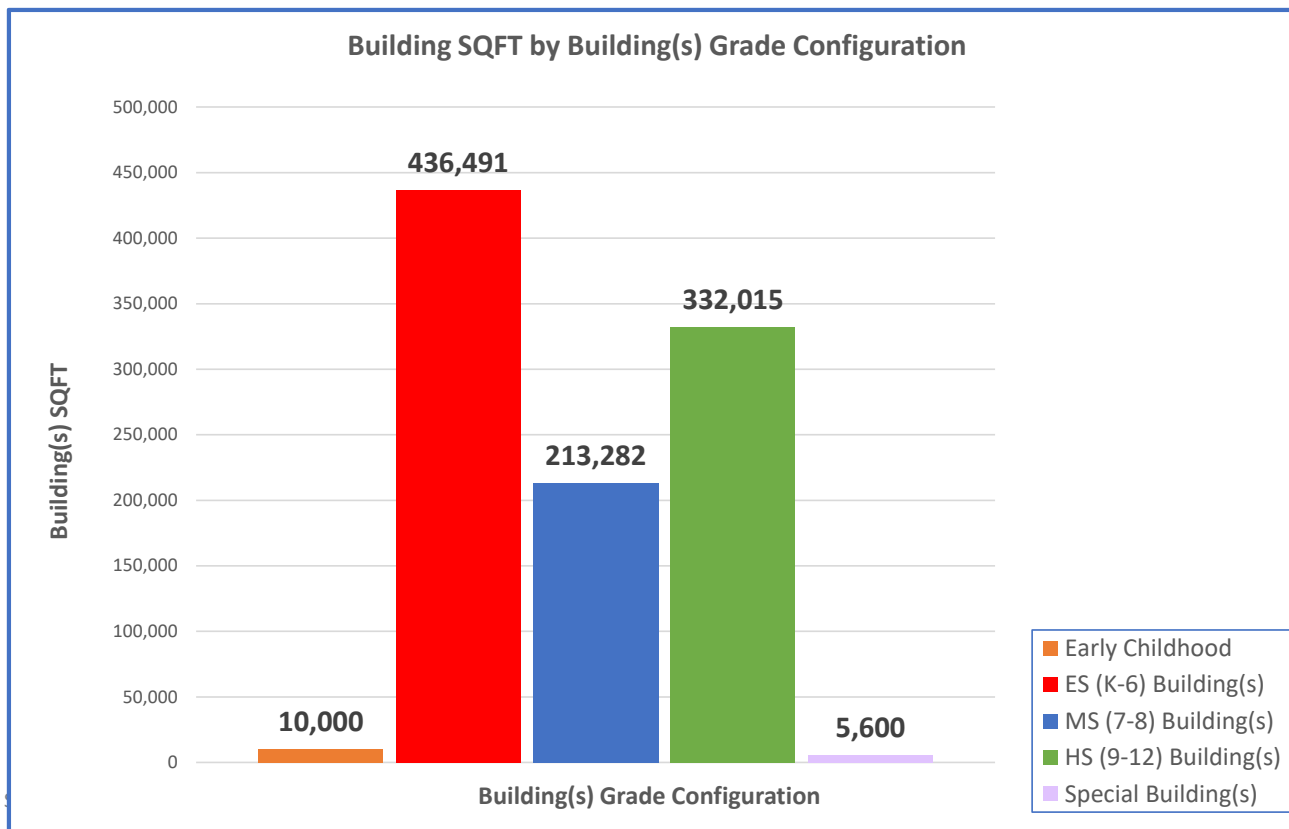
- Google worksheets with building administration
- Focused on identifying and categorizing Academic Learning Spaces
- Confirm classroom space uses, and program delivery
- Identify space challenges, limitations and opportunities
- Follow-up with the district (Phone, Email, and/or ZOOM)

☐ **Administration Review of study findings and recommendations: March & April 2025**

- This will need to be an ongoing process as how space is used and defined changes over time

☐ **Presentation to the Board of Education: May 2025**

Building SQFT (Grade Configuration)



SQFT per student: (24/25 student data)

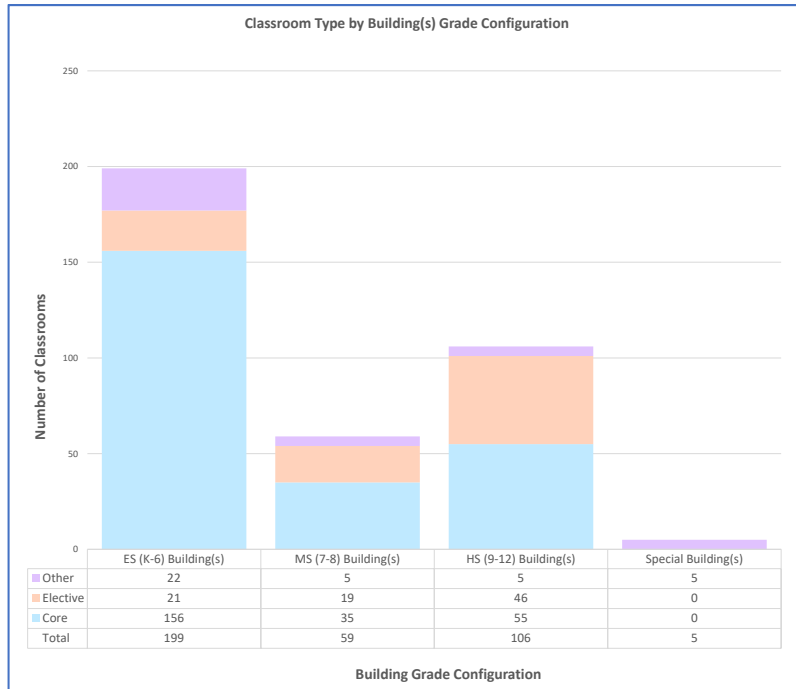
- Early Childhood: 140.85 SQFT per student
- Elementary: 118.64 SQFT per student
- Middle: 184.66 SQFT per student
- High: 150.51 SQFT per student
- Special Buildings: 44.09 SQFT per student
- PK-12: 136.46 SQFT per student

District Grade Level Capacity Comparison:

- ❑ Yorkville CUSD 110 has nearly 1 million square feet of building inventory (997,388 sqft)
 - 1 Early Childhood, 7 Elementary Schools, 1 Middle School, 2 High Schools, and 1 Special Transition School
- ❑ The sqft of buildings by grade configuration indicates that the majority is at the elementary level
- ❑ The number of facilities the district operates as well as the square feet this includes creates a challenge in understanding how all the space operates within the spectrum of a desired student educational experience

Note: Early childhood represents only the Early Childhood Center. Some classrooms in the Bristol Grade Center ES serve early childhood

Classroom Type Inventory



Source: Yorkville CUSD 110 and RSP

Classroom Inventory Comparison

- ❑ Table represents the number of classrooms by building level and classroom type
- ❑ There is a total 378 classroom spaces in the district
- ❑ Breakdown of Building(s) classroom space:
 - Core Classroom spaces: 254 (67.2%)
 - Elective classroom spaces: 82 (22.8%)
 - Other program spaces: 41 (10.1%)
- ❑ The three areas of classroom space designation indicates a diverse specification to address individual learning need(s) (Core, Elective, Other) meaning all these various program utilizations required for student academic excellence

NOTES:

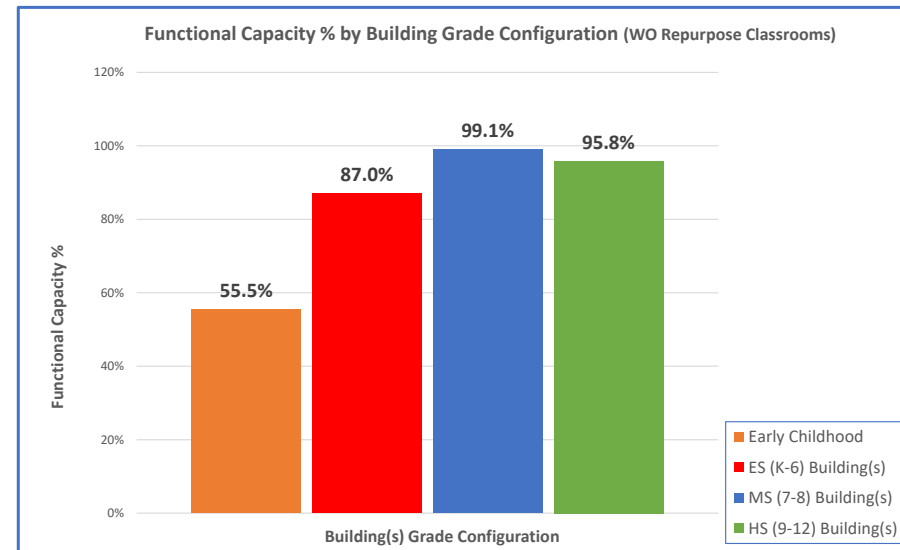
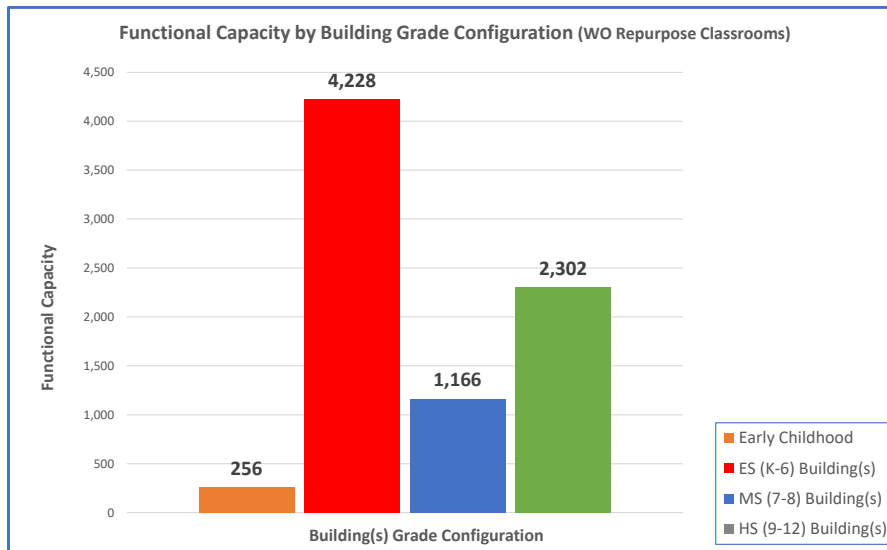
- ❑ **Core Classrooms** = Learning spaces for elementary students typically defined as their home room and for secondary students' classrooms where the core content of English Language Arts (ELA), Math, Science or Social Studies are taught to students
- ❑ **Elective/Non-Core Classrooms** = Learning spaces for elementary students that typically are Art, Computer, Speech, Foreign Language, Music Physical Education and for secondary students' courses that fall outside of Core classrooms (ELA, Math, Science, or Social Studies) that are not typically required, but a student chooses as an option
- ❑ **Other Program Space Classrooms** = Learning spaces that are typically defined as intervention spaces designed to meet the need of students who require additional academic, mental, or emotional support to ensure academic development and behavioral success

Note: Early childhood represents only Early Childhood Center. Some classrooms in the Bristol Grade Center ES serve early childhood

Functional Capacity

Functional Capacity Comparison

- ❑ Table represents the Functional Capacity by building level for all the schools within that classification
 - Capacity totals do NOT include portable/mobile classrooms
- ❑ Breakdown of Functional Capacity with 24/25 student data through projected enrollment data (2028/29):
 - Early Childhood: Within Guidelines
 - K-6 Building(s): Within Guidelines
 - 7-8 Buildings: Not within Guidelines
 - 9-12 Buildings: Not within Guidelines
- ❑ Future enrollment growth will result in many buildings being over-utilized which may require more portables, additions, remodeling, programming changes, or boundary realignment
- ❑ Ideal building utilization is brick and mortar and between 80% and 90% to allow for changing enrollment and program decisions specific to that building and student need this could increase to 95% but there potentially could be additional challenges with ingress/egress, hallway congestion, parking, and program offerings, etc..



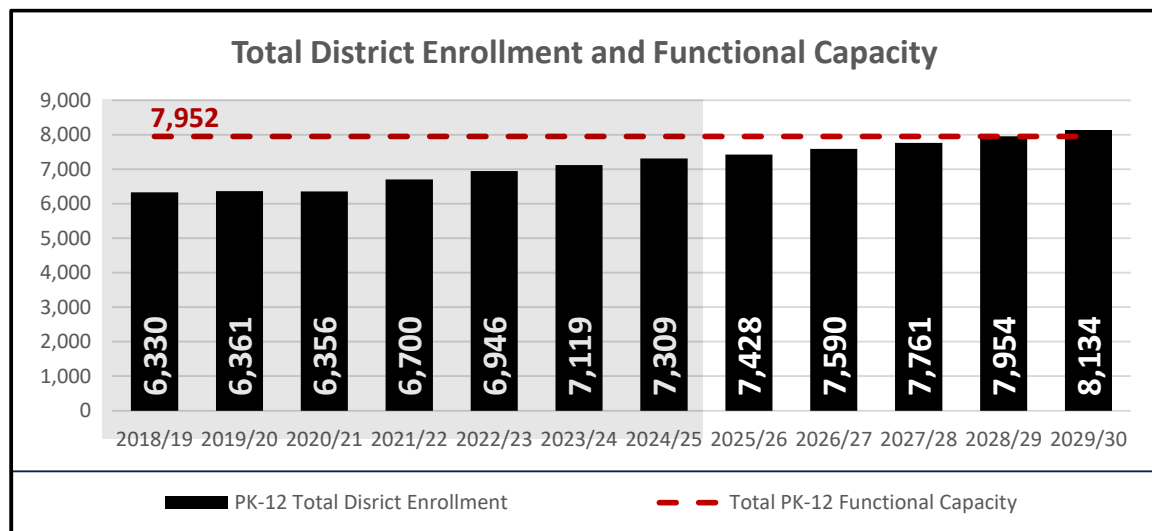
Source: Yorkville CUSD 110 and RSP

Note: Early childhood represents only the Early Childhood Center. Some classrooms in the Bristol Grade Center ES serve early childhood

RSP Capacity Recommendation(s)

- ❑ For elementary schools to operate efficiently, elementary utilization should be between 85% and 90%.
- ❑ For middle schools to operate efficiently, middle school utilization should be between 85% and 90%.
- ❑ For high schools to operate efficiently, high school utilization should be between 85% and 90%.
- ❑ Specialized programming will likely continue to be in building(s) where it will be under-utilized
 - Marketing and communication could attract students to under-utilized schools
 - Allocation of district-wide special programming should account for quality of space and best geographic location
 - Creating an Education Spec will assist in providing qualitative data points on where programming could be located
- ❑ Potential solutions to balance utilization:
 - Adding physical space
 - Relocation of specialized educational programming (Within a school)
 - Realignment of boundaries
 - Enrollment capping
 - Consider an alternate schedule to increase classroom utilization
 - Identification and integration of repurpose spaces for core educational need
- ❑ Continue to annually monitor enrollment, demographic, and development trends to ensure the best planning decisions are made for program locations, staffing, and the built environment
 - Examine educational program locations and quality/equity of space need

PK-12 District-wide Building(s) Capacity



PK-12 Functional Capacity

General Education Capacity	7,838
Special Education (Self-Contained) Capacity	114
Total PK-8 Functional Capacity	7,952

Source: Yorkville CUSD 110 and RSP

PK-12 District-wide Building(s) Summary:

- ☐ PK Building(s) included: Early Childhood
- ☐ PK-6, K-6, K-3, 4-6 Building(s) included: Autumn Creek ES, Bristol Bay Elementary, Bristol Grade School, Circle Center Grade School, Grand Reserve Elementary, Yorkville Grade School, and Yorkville Intermediate School
- ☐ 7-8 Building(s) included: Yorkville MS
- ☐ 9, 10-12 Building(s) included: Yorkville Academy and Yorkville High School
- ☐ Transition Building(s) included: Yorkville Transition (Capacity not included in district total)
- ☐ PK-12 Building(s) General Education Capacity is 7,838 students (Current Attend Utilization is 90.3%)
- ☐ PK-12 Building(s) Special Education Capacity is 114 students
- ☐ PK-12 Building(s) Functional Capacity is 7,952 students
- ☐ Official PK-12 Building(s) 2024/25 count enrollment was 7,309 students (increase to 8,134 students)

Note: Some students included in enrollment (Special programming students) may attend a building which capacity is not included in the district-wide total.

Details of Schools

Yorkville School District 115 Functional Capacity by Building Information

School	Grade Level	Functional Capacity			24/25 Official Count	Classrooms			
		General Education	Special Education	Total	Enrollment	Core	Elective	Other	Total
Early Learning Center	PK	256	0	256	142	8	0	1	9
Autumn Creek Elementary	ES	767	18	785	649	29	4	3	36
Bristol Bay Elementary	ES	713	0	713	632	27	4	2	33
Bristol Grade School	ES	336	6	342	291	12	2	2	16
Circle Center Grade School	ES	597	18	615	500	23	2	3	28
Grand Reserve Elementary	ES	713	6	719	684	27	3	2	32
Yorkville Grade School	ES	208	12	220	186	8	2	5	15
Yorkville Intermediate School	ES	810	24	834	737	30	4	5	39
Yorkville Middle School	MS	1,154	12	1,166	1,155	35	19	5	59
Yorkville Academy	HS	696	12	708	577	16	15	3	34
Yorkville High School	HS	1,588	6	1,594	1,629	39	31	2	72
Yorkville Transition	SPEC	0	21	21	20	0	0	5	5
Early Childhood	PK	256	0	256	142	8	0	1	9
ES (K-6) Building(s)	ES	4,144	84	4,228	3,679	156	21	22	199
K-8 Building(s)	PK8	0	0	0	0	0	0	0	0
MS (7-8) Building(s)	MS	1,154	12	1,166	1,155	35	19	5	59
HS (9-12) Building(s)	HS	2,284	18	2,302	2,206	55	46	5	106
Special Building(s)	SPEC	0	21	21	20	0	0	5	5
District (PK-12) Buildings	District	7,838	114	7,952	7,182	254	86	38	378

Source: Yorkville District 115 and RSP

Note: Full sized classrooms only are shown. Special Building not included in district total.

Disclaimer: Where principal verification was unavailable, district-provided architectural floor plans were used to verify space use. Some data may not meet the same verification standard.

Note: Early childhood represents only Early Childhood Center. Some classrooms in the Bristol Grade Center ES serve early childhood

Elementary Boundary Map

Map Details

- District Boundary: **Purple Line**
- Schools: **Solid Colors**
 - Autumn Creek: **Yellow**
 - Bristol Bay: **Green**
 - Bristol Grade School: **Lavender**
 - Circle Grade School: **Tan**
 - Grande Reserve: **Orange**
 - Yorkville Grade School: **Blue**

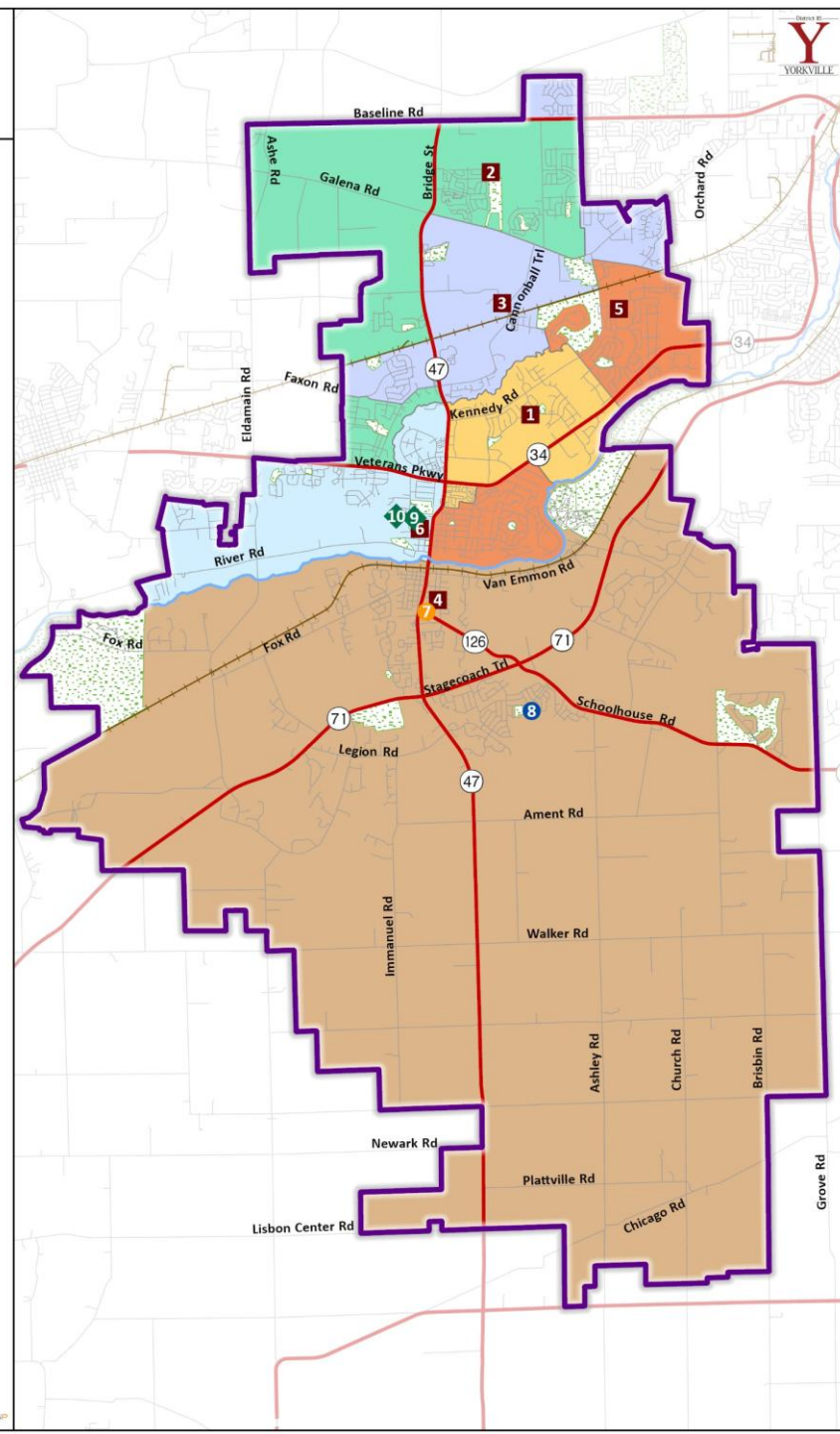
Elementary School Attendance Areas

School List:

1. Autumn Creek Elementary
2. Bristol Bay Elementary
3. Bristol Grade School
4. Circle Center Grade School
5. Grande Reserve Elementary
6. Yorkville Grade School
7. Yorkville Intermediate
8. Yorkville Middle School
9. Yorkville High School Academy
10. Yorkville High School

Legend

- District Boundary
- Elementary Schools
- Intermediate School
- Middle School
- High Schools
- Park/Recreation; Golf Course
- Autumn Creek Elementary
- Bristol Bay Elementary
- Bristol Grade School
- Circle Center Grade School
- Grande Reserve Elementary
- Yorkville Grade School



Intermediate Boundary Map

Map Details

- District Boundary: **Purple Line**
- Schools: **Solid Colors**
 - Autumn Creek: **Yellow**
 - Bristol Bay: **Green**
 - Grande Reserve: **Orange**
 - Yorkville Intermediate: **Blue**

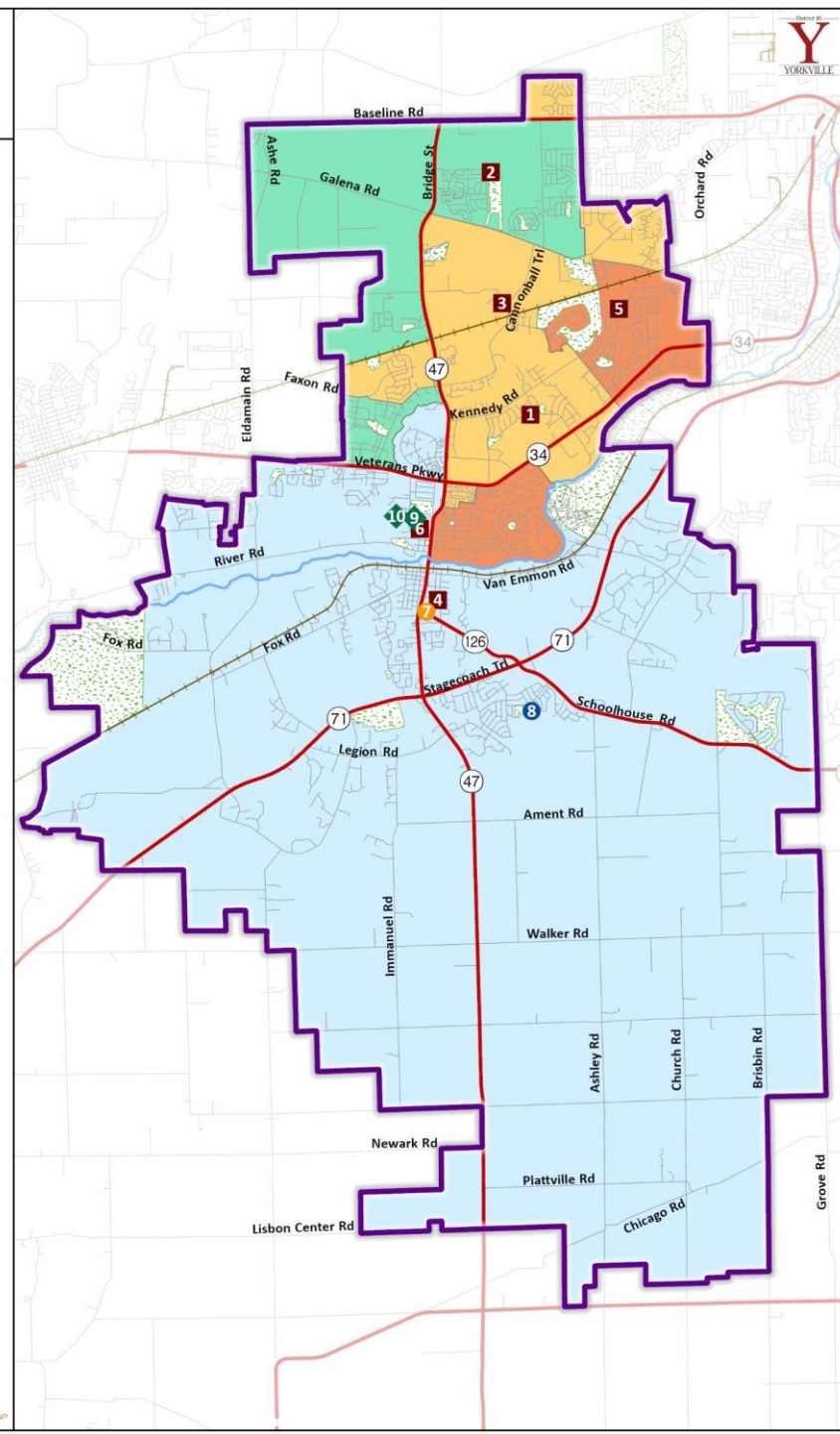
Intermediate School Attendance Areas

School List:

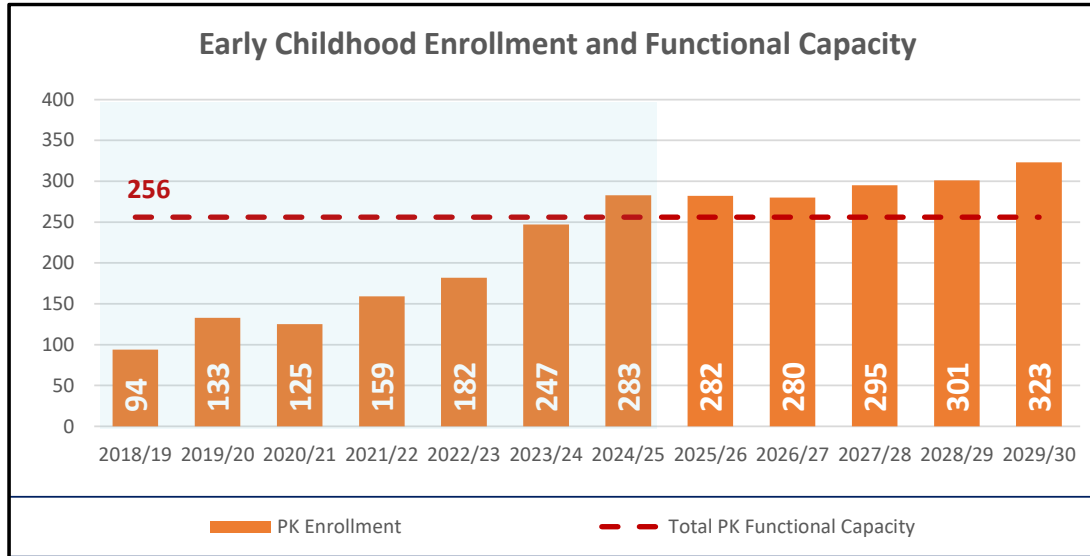
1. Autumn Creek Elementary
2. Bristol Bay Elementary
3. Bristol Grade School
4. Circle Center Grade School
5. Grande Reserve Elementary
6. Yorkville Grade School
7. Yorkville Intermediate
8. Yorkville Middle School
9. Yorkville High School Academy
10. Yorkville High School

Legend

- District Boundary
- Elementary Schools
- Intermediate School
- Middle School
- High Schools
- Park/Recreation; Golf Course
- Autumn Creek Elementary
- Bristol Bay Elementary
- Grande Reserve Elementary
- Yorkville Intermediate



Early Childhood(s) Capacity



Source: Yorkville CUSD 110 and RSP

PK Building Functional Capacity

General Education Capacity	256
Special Education (Self-Contained) Capacity	0
Total PK Functional Capacity	256

Early Childhood Building(s) Summary:

- ☐ PK Building(s) included: Early Childhood
- ☐ PK Building(s) General Education Capacity is 256 students (With ½ day unitization, Current Attend Utilization is 55.5%: Highest Future is 63.2% in 2029/30)
- ☐ PK Building(s) Special Education Capacity is 0 students
- ☐ PK Building(s) Functional Capacity is 256 students
- ☐ Official PK Building(s) 2024/25 count enrollment was 283 students
- ☐ There is a need for additional PK Building(s) school capacity district-wide
- ☐ Over 100% Functional Capacity with Attend Enrollment
- ☐ This facility has a district-wide attendance area

Note: Early childhood represents only Early Childhood Center. Some classrooms in the Bristol Grade Center ES serve early childhood

Early Childhood Center Floor Plan

EARLY CHILDHOOD CENTER



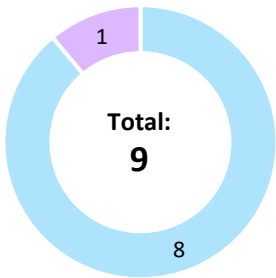
Building Functional Capacity

General Education Capacity	256
Special Education (Self-Contained) Capacity	0
Total Building Functional Capacity	256

Principal verification was completed.

Page 1: Level 1

Functional Classroom Inventory:



Core Classrooms	Current Room Assignment (Full Size Classrooms)									
	Room 1	Room 2	Room 3	Room 4	Room 5	Room 6	Room 7	Room 8	Room 9	Room 10
Early Childhood/ Preschool	104	105	109	114	118	123	126	132		
Early Childhood/ Preschool										
1st Grade										
2nd Grade										
3rd Grade										
4th Grade										
5th Grade										
6th Grade										

Elective/Non-Core Classrooms	Current Room Assignment (Full Size Space)									
	Room 1	Room 2	Room 3	Room 4	Room 5	Room 6	Room 7	Room 8	Room 9	Room 10
Art / Digital										
Computer Lab / Technology / Computer Studies										
Communication										
Foreign Language / Debate										
Music Vocal										
Music Band										
Auditorium										
Physical Education Main Gym										
Physical Education Auxiliary Gym										

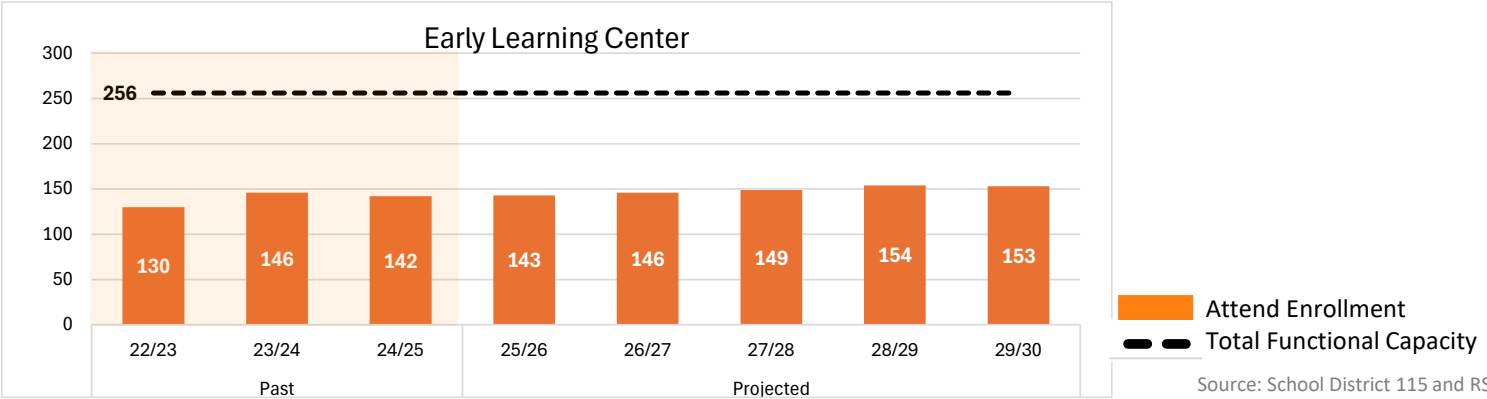
Other Program Space Classrooms	Current Room Assignment (Full Size Space)									
	Room 1	Room 2	Room 3	Room 4	Room 5	Room 6	Room 7	Room 8	Room 9	Room 10
ESOL / ELL / Newcomer										
Intervention Space (NonSped) Reading / Speech / Math / AVID										
Intervention Space (NonSped) Psych / OT / SW / Counselor										
Flex Space (STEM / Maker Space, etc.)		108								
Gifted Enrichment										
Adult Literacy / Community Resource										
Early Childhood Special Education (ECSE)										
In School Suspension (ISS) or SRO										
Conference Room										
Instructional Classes (SPED) (Self-Contained) (Low)										
Instructional Classes (SPED) (Self-Contained) (Moderate)										
Instructional Classes (SPED) (Self-Contained) (High)										
Resource (SPED) Pull Out Space										

Support Spaces	Current Room Assignment (Full Size Space)									
	Room 1	Room 2	Room 3	Room 4	Room 5	Room 6	Room 7	Room 8	Room 9	Room 10
Cafeteria / Dining (Multi-Purpose)										
Media Center / Library										

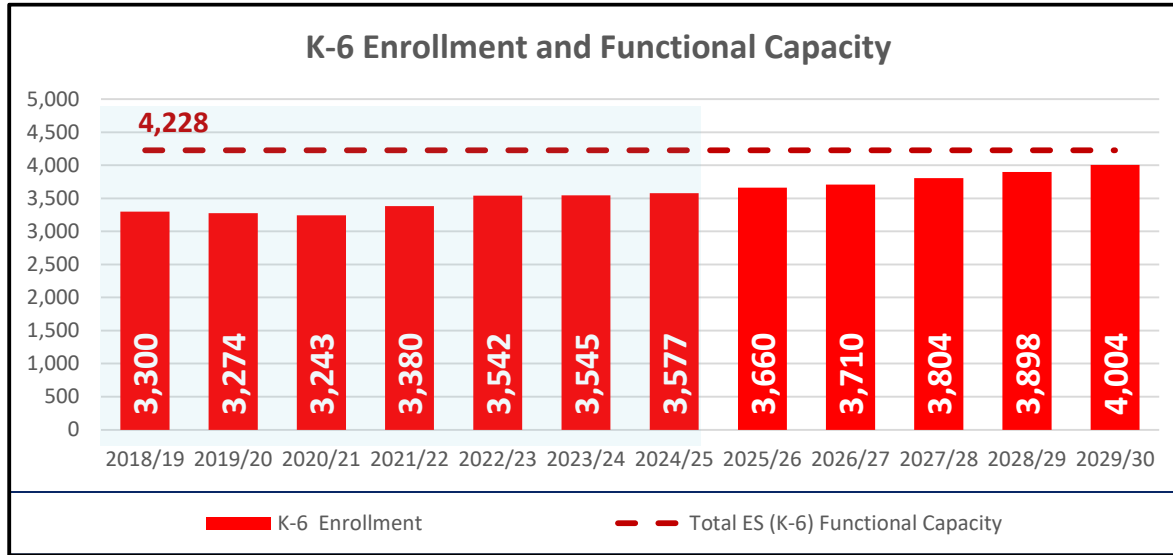
Building Functional Capacity

General Education Capacity	256
Special Education (Self-Contained) Capacity	0
Total Building Functional Capacity	256

Principal verification was completed.



K-6 Building(s) Capacity



Source: Yorkville CUSD 110 and RSP

K-6 Building Functional Capacity

General Education Capacity	4,144
Special Education (Self-Contained) Capacity	84
Total K-6 Functional Capacity	4,228

K-6 Building(s) Summary:

- ☐ K-6 Building(s) included: Autumn Creek, Bristol Bay, Bristol Grade, Circle Center Grade, Grand Reserve, Yorkville Grade, Yorkville Intermediate
- ☐ K-6 Building(s) General Education Capacity is 4,144 students (Current Attend Utilization is 87.0%)
- ☐ K-6 Building(s) Special Education Capacity is 84 students
- ☐ K-6 Building(s) Functional Capacity is 4,228 students
- ☐ Official K-6 Building(s) 2024/25 count enrollment was 3,577 students (Increases to 4,004 students)
- ☐ There is adequate K-6 Building(s) school capacity district-wide

Note: Some classrooms in the Bristol Grade Center ES serve early childhood

ES

Autumn Creek Capacity

Core Classrooms	Current Room Assignment (Full Size Classrooms)									
	Room 1	Room 2	Room 3	Room 4	Room 5	Room 6	Room 7	Room 8	Room 9	Room 10
Early Childhood/ Preschool										
Kindergarten	1003	1107 (DL)	1116	1117 (DL)						
1st Grade	1101	1102	1109 (DL)	1110 (DL)						
2nd Grade	1103	1108	2100 (DL)	2103 (DL)						
3rd Grade	1104	2101 (DL)	2102 (DL)	2112	2113					
4th Grade	2106	2107	2108	2109						
5th Grade	2006	2007	2008	2009						
6th Grade	2002	2003	2004	2005						

Elective/Non-Core Classrooms	Current Room Assignment (Full Size Space)									
	Room 1	Room 2	Room 3	Room 4	Room 5	Room 6	Room 7	Room 8	Room 9	Room 10
Art / Digital	1007									
Computer Lab / Technology / Computer Studies										
Communication										
Foreign Language / Debate										
Music Vocal	1019									
Music Band	1021									
Auditorium										
Physical Education Main Gym	1012									
Physical Education Auxiliary Gym										

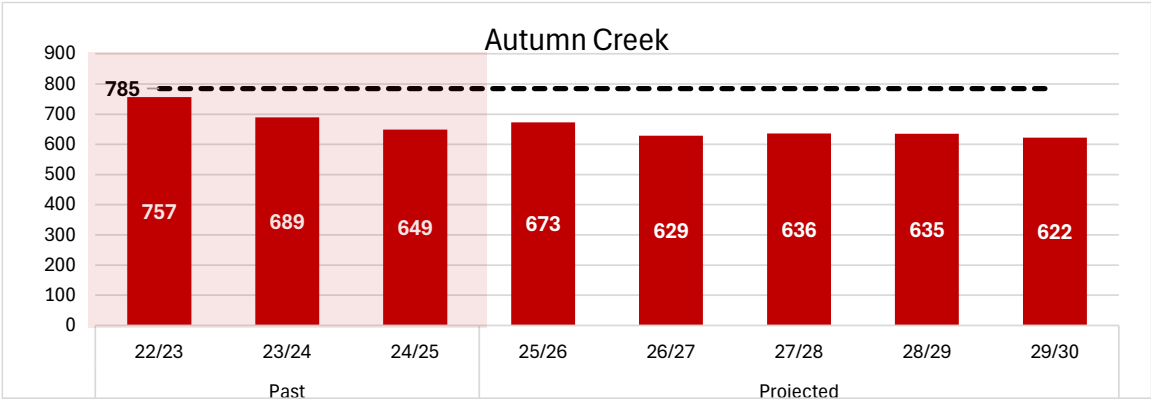
Other Program Space Classrooms	Current Room Assignment (Full Size Space)									
	Room 1	Room 2	Room 3	Room 4	Room 5	Room 6	Room 7	Room 8	Room 9	Room 10
ESOL / ELL / Newcomer										
Intervention Space (NonSped) Reading / Speech / Math / AVID										
Intervention Space (NonSped) Psych / OT / SW / Counselor										
Flex Space (STEM / Maker Space, etc.)										
Gifted Enrichment										
Adult Literacy / Community Resource										
Early Childhood Special Education (ECSE)										
In School Suspension (ISS) or SRO										
Conference Room										
Instructional Classes (SPED) (Self-Contained) (Low)										
Instructional Classes (SPED) (Self-Contained) (Moderate)	1010	1111	1112							
Instructional Classes (SPED) (Self-Contained) (High)										
Resource (SPED) Pull Out Space										

Support Spaces	Current Room Assignment (Full Size Space)									
	Room 1	Room 2	Room 3	Room 4	Room 5	Room 6	Room 7	Room 8	Room 9	Room 10
Cafeteria / Dining (Multi-Purpose)	1001									
Media Center / Library	1016									

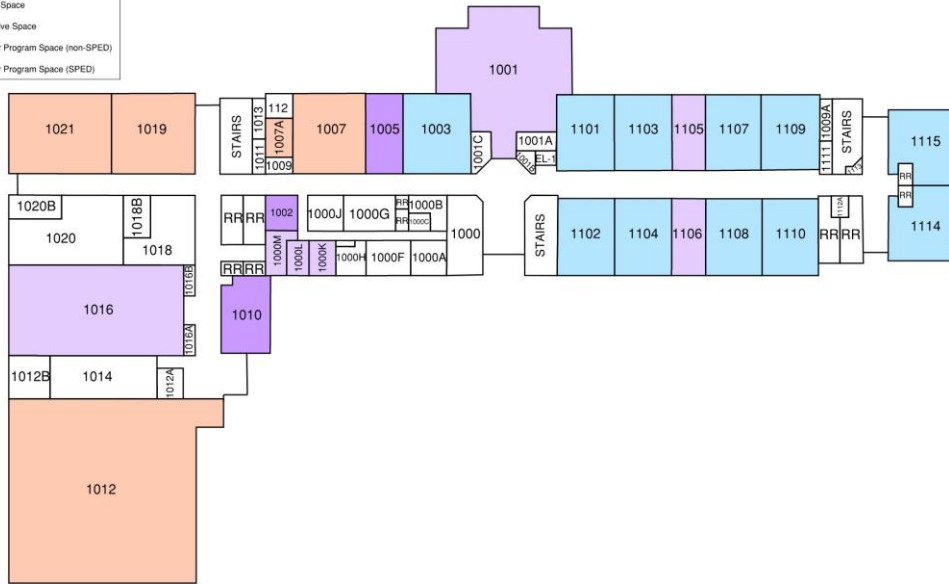
Building Functional Capacity

General Education Capacity	767
Special Education (Self-Contained) Capacity	18
Total Building Functional Capacity	785

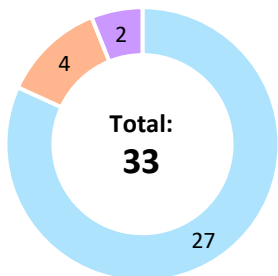
Principal verification was completed.



- Core Space
- Elective Space
- Other Program Space (non-SPED)
- Other Program Space (SPED)

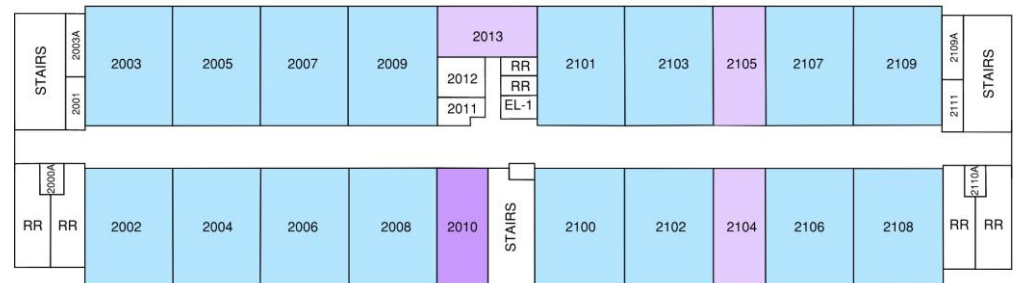


Functional Classroom Inventory:



General Education Capacity	713
Special Education (Self-Contained) Capacity	0
Total Building Functional Capacity	713

Disclaimer: principal verification was unavailable, district-provided architectural floor plans were used to verify space use. Some data may not meet the same verification standard.



Source: School District 115 and RSP

Bristol Bay Capacity

Core Classrooms	Current Room Assignment (Full Size Classrooms)									
	Room 1	Room 2	Room 3	Room 4	Room 5	Room 6	Room 7	Room 8	Room 9	Room 10
Early Childhood/ Preschool										
Kindergarten	1003	1110	1114	1115						
1st Grade	1107	1108	1109	2108						
2nd Grade	1101	1102	1103	1104						
3rd Grade	2100	2101	2102	2103	2106	2107				
4th Grade	2109									
5th Grade	2006	2007	2008	2009						
6th Grade	2002	2003	2004	2005						

Elective/Non-Core Classrooms	Current Room Assignment (Full Size Space)									
	Room 1	Room 2	Room 3	Room 4	Room 5	Room 6	Room 7	Room 8	Room 9	Room 10
Art / Digital	1007									
Computer Lab / Technology / Computer Studies										
Communication										
Foreign Language / Debate										
Music Vocal		1019								
Music Band		1021								
Auditorium										
Physical Education Main Gym		1012								
Physical Education Auxiliary Gym										

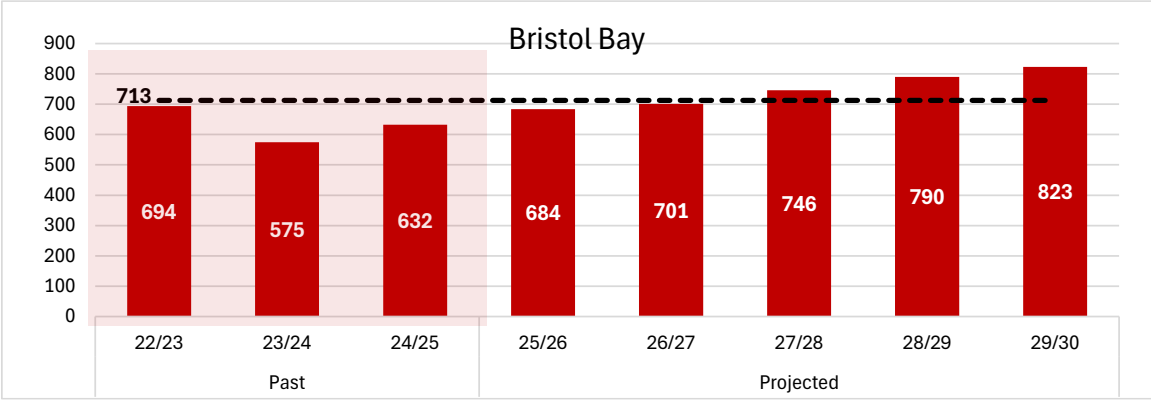
Other Program Space Classrooms	Current Room Assignment (Full Size Space)									
	Room 1	Room 2	Room 3	Room 4	Room 5	Room 6	Room 7	Room 8	Room 9	Room 10
ESOL / ELL / Newcomer										
Intervention Space (NonSped) Reading / Speech / Math / AVID										
Intervention Space (NonSped) Psych / OT / SW / Counselor										
Flex Space (STEM / Maker Space, etc.)										
Gifted Enrichment										
Adult Literacy / Community Resource										
Early Childhood Special Education (ECSE)										
In School Suspension (ISS) or SRO										
Conference Room										
Instructional Classes (SPED) (Self-Contained) (Low)										
Instructional Classes (SPED) (Self-Contained) (Moderate)										
Instructional Classes (SPED) (Self-Contained) (High)										
Resource (SPED) Pull Out Space	1010	1002								

Support Spaces	Current Room Assignment (Full Size Space)									
	Room 1	Room 2	Room 3	Room 4	Room 5	Room 6	Room 7	Room 8	Room 9	Room 10
Cafeteria / Dining (Multi-Purpose)	1016									
Media Center / Library	1001									

Building Functional Capacity

General Education Capacity	713
Special Education (Self-Contained) Capacity	0
Total Building Functional Capacity	713

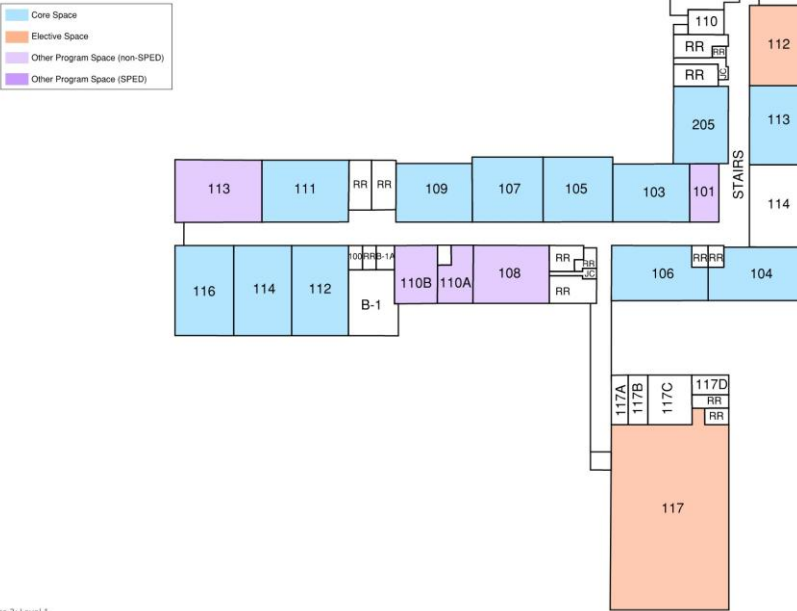
Disclaimer: principal verification was unavailable, district-provided architectural floor plans were used to verify space use. Some data may not meet the same verification standard.



Source: School District 115 and RSP

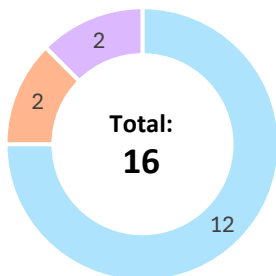
Bristol Grade Center Floorplan

BRISTOL GRADE CENTER



Page 2: Level 1

Functional Classroom Inventory:

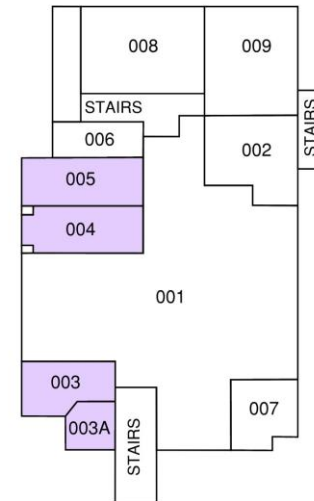


Page 1: Level 0

Building Functional Capacity

General Education Capacity	336
Special Education (Self-Contained) Capacity	6
Total Building Functional Capacity	342

Disclaimer: principal verification was unavailable, district-provided architectural floor plans were used to verify space use. Some data may not meet the same verification standard.



Source: School District 115 and RSP

Bristol Grade Center Capacity

Core Classrooms	Current Room Assignment (Full Size Classrooms)									
	Room 1	Room 2	Room 3	Room 4	Room 5	Room 6	Room 7	Room 8	Room 9	Room 10
Early Childhood/ Preschool	103	104	105	106						
Kindergarten	113	205								
1st Grade	107	109								
2nd Grade	112	114								
3rd Grade	111	116								
4th Grade										
5th Grade										
6th Grade										

Elective/Non-Core Classrooms	Current Room Assignment (Full Size Space)									
	Room 1	Room 2	Room 3	Room 4	Room 5	Room 6	Room 7	Room 8	Room 9	Room 10
Art / Digital	112(Art)									
Computer Lab / Technology / Computer Studies										
Communication										
Foreign Language / Debate										
Music Vocal										
Music Band										
Auditorium										
Physical Education Main Gym	117									
Physical Education Auxiliary Gym										

Other Program Space Classrooms	Current Room Assignment (Full Size Space)									
	Room 1	Room 2	Room 3	Room 4	Room 5	Room 6	Room 7	Room 8	Room 9	Room 10
ESOL / ELL / Newcomer										
Intervention Space (NonSped) Reading / Speech / Math / AVID										
Intervention Space (NonSped) Psych / OT / SW / Counselor	113(OT)									
Flex Space (STEM / Maker Space, etc.)										
Gifted Enrichment										
Adult Literacy / Community Resource										
Early Childhood Special Education (ECSE)										
In School Suspension (ISS) or SRO										
Conference Room										
Instructional Classes (SPED) (Self-Contained) (Low)										
Instructional Classes (SPED) (Self-Contained) (Moderate)	108									
Instructional Classes (SPED) (Self-Contained) (High)										
Resource (SPED) Pull Out Space										

Support Spaces	Current Room Assignment (Full Size Space)									
	Room 1	Room 2	Room 3	Room 4	Room 5	Room 6	Room 7	Room 8	Room 9	Room 10
Cafeteria / Dining (Multi-Purpose)	117									
Media Center / Library	1									

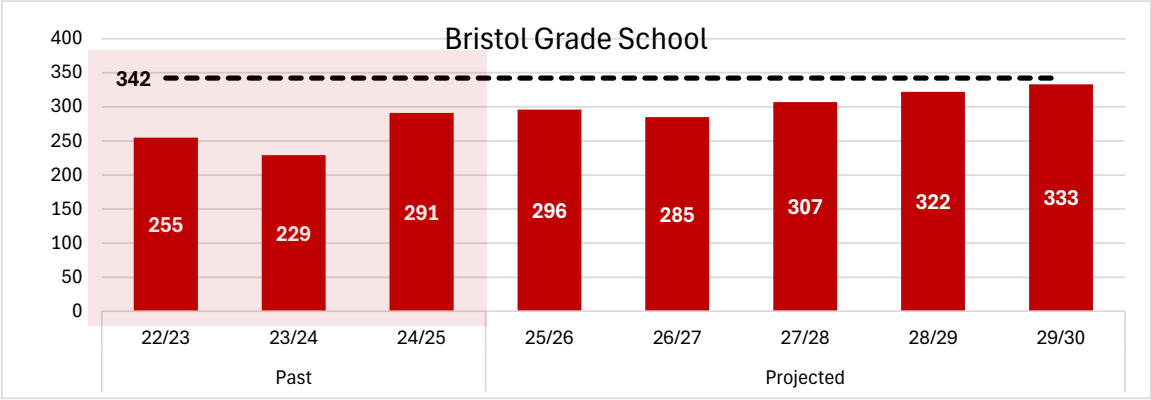
Building Functional Capacity

General Education Capacity	336
Special Education (Self-Contained) Capacity	6
Total Building Functional Capacity	342

Disclaimer: principal verification was unavailable, district-provided architectural floor plans were used to verify space use. Some data may not meet the same verification standard.

Instructional Classroom(s)

- 4 PK / Early childhood classrooms



Source: School District 115 and RSP

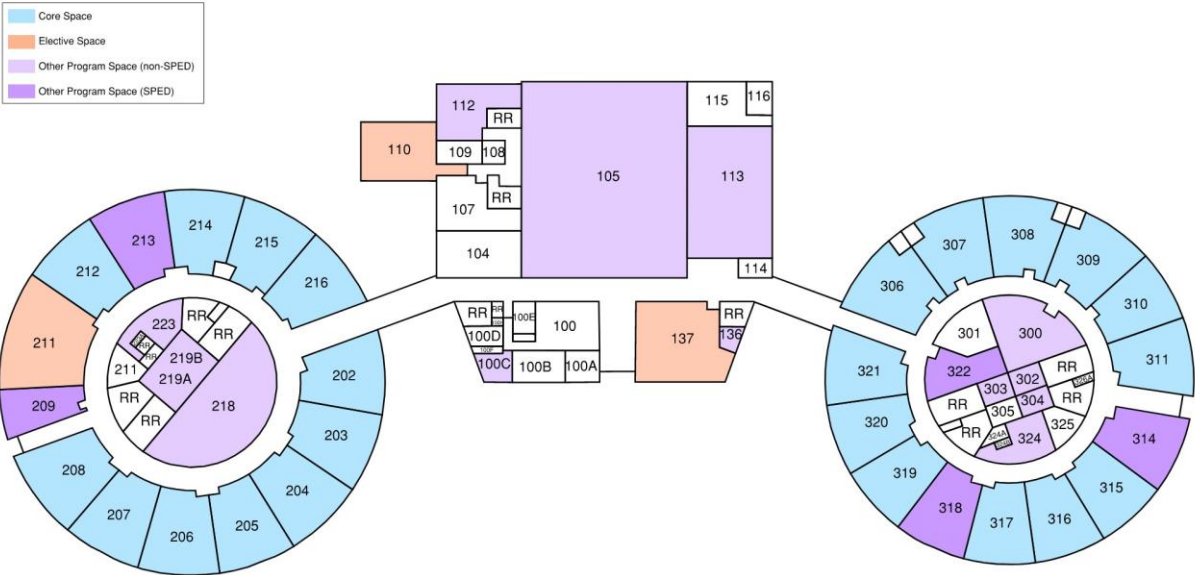
Circle Center Floorplan

Building Functional Capacity

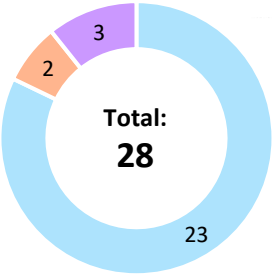
General Education Capacity	597
Special Education (Self-Contained) Capacity	18
Total Building Functional Capacity	615

Principal verification was completed.

CIRCLE GRADE CENTER



Functional Classroom Inventory:



Circle Center Capacity

Core Classrooms	Current Room Assignment (Full Size Classrooms)									
	Room 1	Room 2	Room 3	Room 4	Room 5	Room 6	Room 7	Room 8	Room 9	Room 10
Early Childhood/ Preschool										
Kindergarten	306	307	308	309	310	311				
1st Grade	315	316	317	319	320	321				
2nd Grade	208	212	214	215	216					
3rd Grade	202	203	204	205	206	207				
4th Grade										
5th Grade										
6th Grade										

Elective/Non-Core Classrooms	Current Room Assignment (Full Size Space)									
	Room 1	Room 2	Room 3	Room 4	Room 5	Room 6	Room 7	Room 8	Room 9	Room 10
Art / Digital	211									
Computer Lab / Technology / Computer Studies										
Communication										
Foreign Language / Debate										
Music Vocal	137									
Music Band										
Auditorium										
Physical Education Main Gym										
Physical Education Auxiliary Gym										

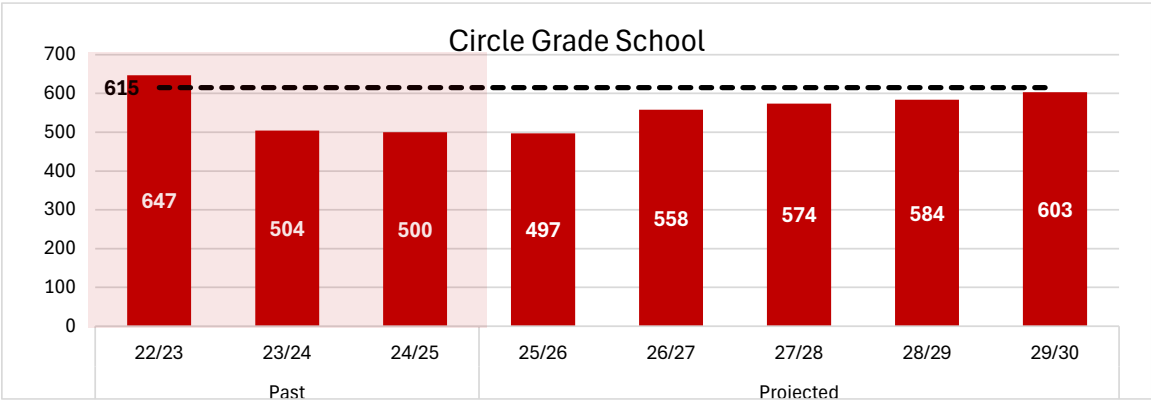
Other Program Space Classrooms	Current Room Assignment (Full Size Space)									
	Room 1	Room 2	Room 3	Room 4	Room 5	Room 6	Room 7	Room 8	Room 9	Room 10
ESOL / ELL / Newcomer										
Intervention Space (NonSped) Reading / Speech / Math / AVID										
Intervention Space (NonSped) Psych / OT / SW / Counselor										
Flex Space (STEM / Maker Space, etc.)										
Gifted Enrichment										
Adult Literacy / Community Resource										
Early Childhood Special Education (ECSE)										
In School Suspension (ISS) or SRO										
Conference Room										
Instructional Classes (SPED) (Self-Contained) (Low)										
Instructional Classes (SPED) (Self-Contained) (Moderate)	213	314	318							
Instructional Classes (SPED) (Self-Contained) (High)										
Resource (SPED) Pull Out Space										

Support Spaces	Current Room Assignment (Full Size Space)									
	Room 1	Room 2	Room 3	Room 4	Room 5	Room 6	Room 7	Room 8	Room 9	Room 10
Cafeteria / Dining (Multi-Purpose)	113	105								
Media Center / Library	218									

Building Functional Capacity

General Education Capacity	597
Special Education (Self-Contained) Capacity	18
Total Building Functional Capacity	615

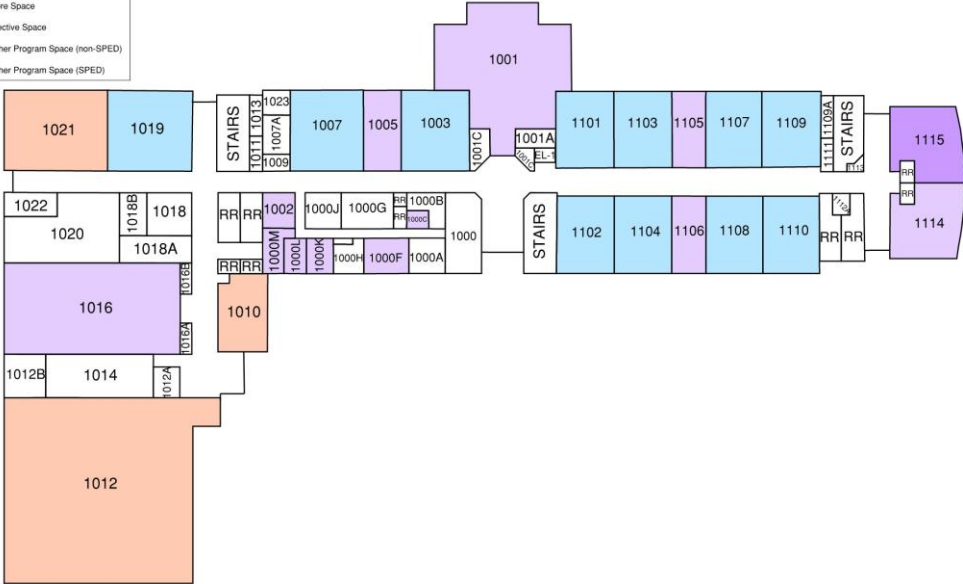
Principal verification was completed.



Source: School District 115 and RSP

Grand Reserve Floorplan

GRAND RESERVE ELEMENTARY



Room 1114 reflects
½ kindergarten and
½ acerated math

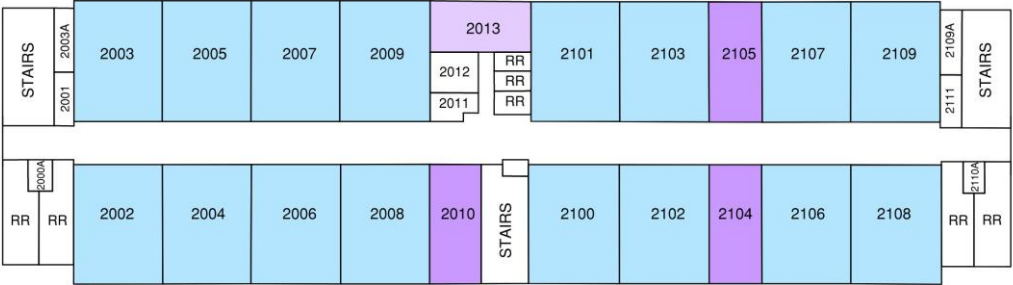
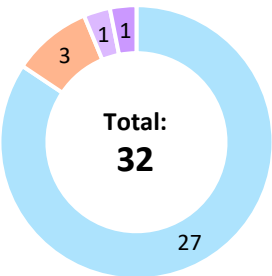
Building Functional Capacity

General Education Capacity	713
Special Education (Self-Contained) Capacity	6
Total Building Functional Capacity	719

Principal verification was completed.

Page 1: Level 1

Functional Classroom Inventory:



Page 1: Level 1

Source: School District 115 and RSP

Grand Reserve Capacity

Core Classrooms	Current Room Assignment (Full Size Classrooms)									
	Room 1	Room 2	Room 3	Room 4	Room 5	Room 6	Room 7	Room 8	Room 9	Room 10
Early Childhood/ Preschool										
Kindergarten	1107	1108	1109	1110						
1st Grade	1101	1102	1103	1104						
2nd Grade	2100	2101	2102	2103						
3rd Grade	2006	2007	2008	2009						
4th Grade	2106	2107	2108	2109						
5th Grade	1019	2004	2005							
6th Grade	1003	1007	2002	2003						

Elective/Non-Core Classrooms	Current Room Assignment (Full Size Space)									
	Room 1	Room 2	Room 3	Room 4	Room 5	Room 6	Room 7	Room 8	Room 9	Room 10
Art / Digital	1021									
Computer Lab / Technology / Computer Studies										
Communication										
Foreign Language / Debate										
Music Vocal										
Music Band	1010									
Auditorium										
Physical Education Main Gym	1012									
Physical Education Auxiliary Gym										

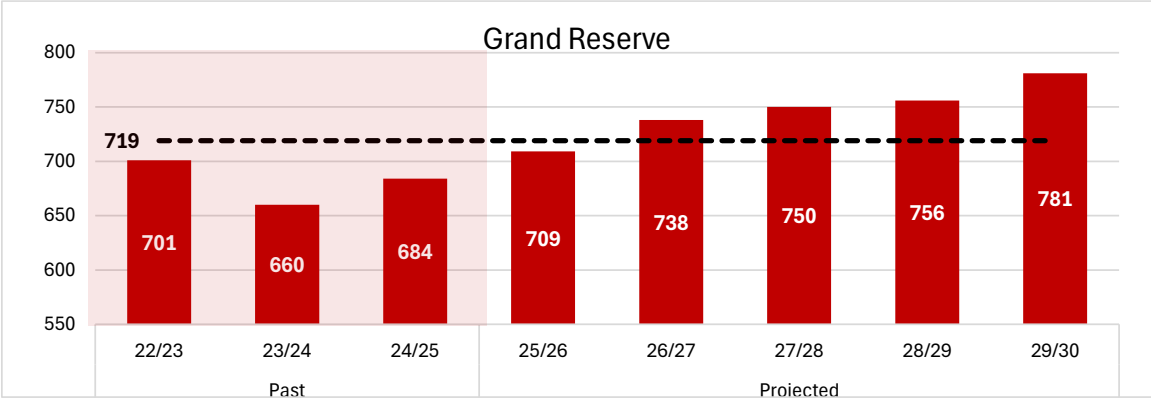
Other Program Space Classrooms	Current Room Assignment (Full Size Space)									
	Room 1	Room 2	Room 3	Room 4	Room 5	Room 6	Room 7	Room 8	Room 9	Room 10
ESOL / ELL / Newcomer										
Intervention Space (NonSped) Reading / Speech / Math / AVID										
Intervention Space (NonSped) Psych / OT / SW / Counselor										
Flex Space (STEM / Maker Space, etc.)										
Gifted Enrichment	1114									
Adult Literacy / Community Resource										
Early Childhood Special Education (ECSE)										
In School Suspension (ISS) or SRO										
Conference Room										
Instructional Classes (SPED) (Self-Contained) (Low)										
Instructional Classes (SPED) (Self-Contained) (Moderate)	1115									
Instructional Classes (SPED) (Self-Contained) (High)										
Resource (SPED) Pull Out Space										

Support Spaces	Current Room Assignment (Full Size Space)									
	Room 1	Room 2	Room 3	Room 4	Room 5	Room 6	Room 7	Room 8	Room 9	Room 10
Cafeteria / Dining (Multi-Purpose)	1016									
Media Center / Library	1001									

Building Functional Capacity

General Education Capacity	713
Special Education (Self-Contained) Capacity	6
Total Building Functional Capacity	719

Principal verification was completed.



Source: School District 115 and RSP

Yorkville Grade Center Floorplan

Building Functional Capacity

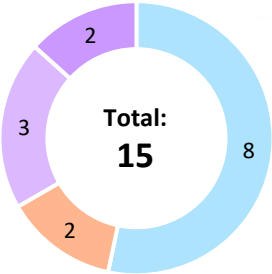
General Education Capacity	208
Special Education (Self-Contained) Capacity	12
Total Building Functional Capacity	220

Principal verification was completed.

YORKVILLE GRADE SCHOOL



Functional Classroom Inventory:



Source: School District 115 and RSP

Yorkville Grade Center Capacity

Core Classrooms	Current Room Assignment (Full Size Classrooms)									
	Room 1	Room 2	Room 3	Room 4	Room 5	Room 6	Room 7	Room 8	Room 9	Room 10
Early Childhood/ Preschool										
Kindergarten	109	110								
1st Grade	107	108								
2nd Grade	208	210								
3rd Grade	209	211								
4th Grade										
5th Grade										
6th Grade										

Elective/Non-Core Classrooms	Current Room Assignment (Full Size Space)									
	Room 1	Room 2	Room 3	Room 4	Room 5	Room 6	Room 7	Room 8	Room 9	Room 10
Art / Digital	202									
Computer Lab / Technology / Computer Studies										
Communication										
Foreign Language / Debate										
Music Vocal										
Music Band										
Auditorium										
Physical Education Main Gym	201									
Physical Education Auxiliary Gym										

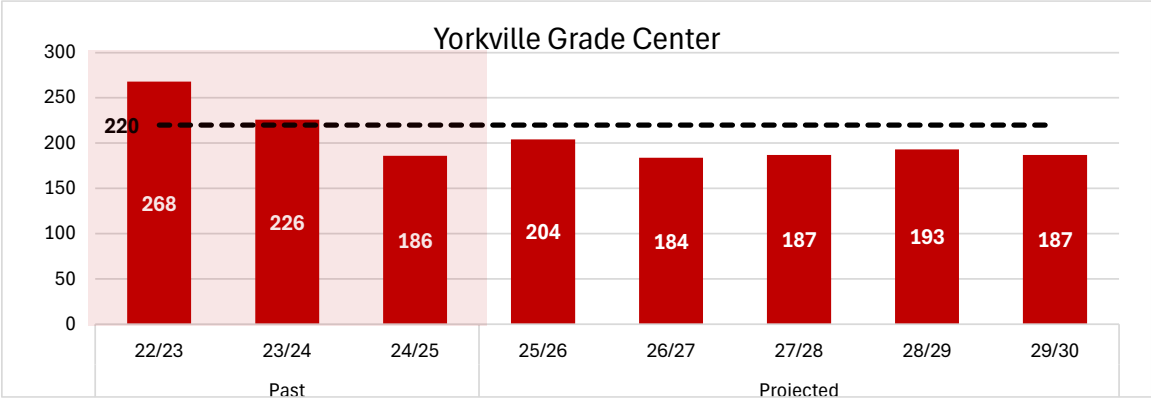
Other Program Space Classrooms	Current Room Assignment (Full Size Space)									
	Room 1	Room 2	Room 3	Room 4	Room 5	Room 6	Room 7	Room 8	Room 9	Room 10
ESOL / ELL / Newcomer	212									
Intervention Space (NonSped) Reading / Speech / Math / AVID										
Intervention Space (NonSped) Psych / OT / SW / Counselor										
Flex Space (STEM / Maker Space, etc.)										
Gifted Enrichment										
Adult Literacy / Community Resource										
Early Childhood Special Education (ECSE)										
In School Suspension (ISS) or SRO										
Conference Room	104	238								
Instructional Classes (SPED) (Self-Contained) (Low)										
Instructional Classes (SPED) (Self-Contained) (Moderate)	105	106								
Instructional Classes (SPED) (Self-Contained) (High)										
Resource (SPED) Pull Out Space										

Support Spaces	Current Room Assignment (Full Size Space)									
	Room 1	Room 2	Room 3	Room 4	Room 5	Room 6	Room 7	Room 8	Room 9	Room 10
Cafeteria / Dining (Multi-Purpose)	202									
Media Center / Library	205									

Building Functional Capacity

General Education Capacity	208
Special Education (Self-Contained) Capacity	12
Total Building Functional Capacity	220

Principal verification was completed.



Source: School District 115 and RSP

Yorkville Intermediate Capacity

Core Classrooms	Current Room Assignment (Full Size Classrooms)									
	Room 1	Room 2	Room 3	Room 4	Room 5	Room 6	Room 7	Room 8	Room 9	Room 10
Early Childhood/ Preschool										
Kindergarten										
1st Grade										
2nd Grade										
3rd Grade										
4th Grade										
5th Grade	1003	1005	1101 (DL)	1102 (DL)	1103	1104	1105	1106	1107	1108
6th Grade	2100 (DL)	2101	2102 (DL)	2103	2104	2105	2106	2107	2108	2109
	2002	2003	2004	2005	2006	2007	2008	2009	2010 (DL)	2011 (DL)

Elective/Non-Core Classrooms	Current Room Assignment (Full Size Space)									
	Room 1	Room 2	Room 3	Room 4	Room 5	Room 6	Room 7	Room 8	Room 9	Room 10
Art / Digital	1009									
Computer Lab / Technology / Computer Studies										
Communication										
Foreign Language / Debate										
Music Vocal		1015								
Music Band		1017								
Auditorium										
Physical Education Main Gym		1012								
Physical Education Auxiliary Gym										

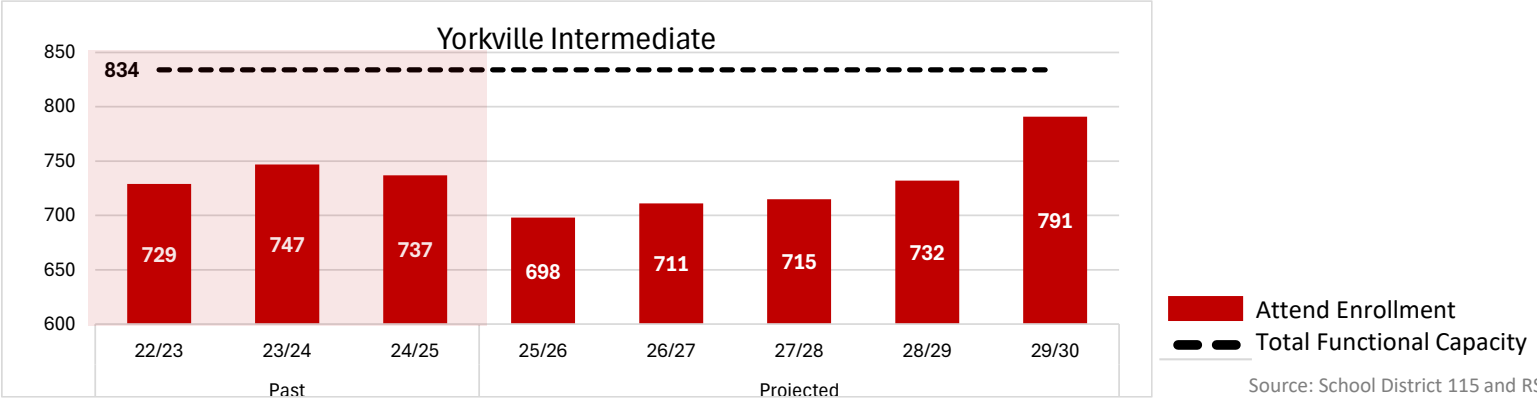
Other Program Space Classrooms	Current Room Assignment (Full Size Space)									
	Room 1	Room 2	Room 3	Room 4	Room 5	Room 6	Room 7	Room 8	Room 9	Room 10
ESOL / ELL / Newcomer										
Intervention Space (NonSped) Reading / Speech / Math / AVID	1005A									
Intervention Space (NonSped) Psych / OT / SW / Counselor										
Flex Space (STEM / Maker Space, etc.)										
Gifted Enrichment										
Adult Literacy / Community Resource										
Early Childhood Special Education (ECSE)										
In School Suspension (ISS) or SRO										
Conference Room										
Instructional Classes (SPED) (Self-Contained) (Low)										
Instructional Classes (SPED) (Self-Contained) (Moderate)	1010	1109	1110	2012						
Instructional Classes (SPED) (Self-Contained) (High)										
Resource (SPED) Pull Out Space										

Support Spaces	Current Room Assignment (Full Size Space)									
	Room 1	Room 2	Room 3	Room 4	Room 5	Room 6	Room 7	Room 8	Room 9	Room 10
Cafeteria / Dining (Multi-Purpose)	1016									
Media Center / Library	1001									

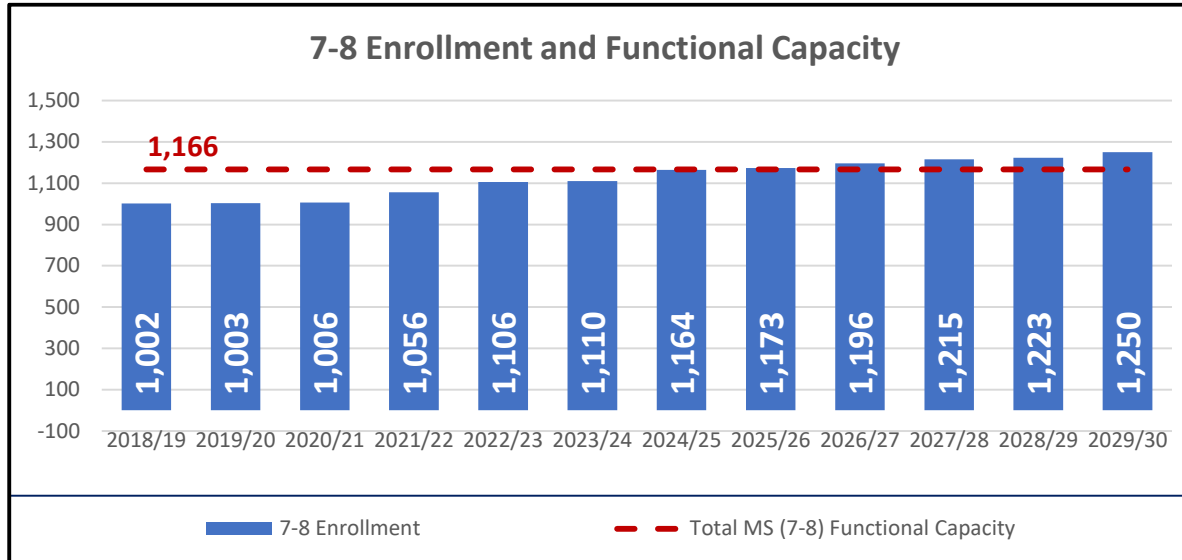
Building Functional Capacity

General Education Capacity	810
Special Education (Self-Contained) Capacity	24
Total Building Functional Capacity	834

Disclaimer: principal verification was unavailable, district-provided architectural floor plans were used to verify space use. Some data may not meet the same verification standard.



7-8 Building(s) Capacity



Source: Yorkville CUSD 110 and RSP

7-8 Building Functional Capacity

General Education Capacity	1,154
Special Education (Self-Contained) Capacity	12
Total 7-8 Functional Capacity	1,166

7-8 Building(s) Summary:

- ❑ 7-8 Building(s) included: Yorkville Middle School
- ❑ 7-8 Building(s) General Education Capacity is 1,154 students (Current Attend Utilization is 99.1%)
- ❑ 7-8 Building(s) Special Education Capacity is 12 students
- ❑ 7-8 Building(s) Functional Capacity is 1,166 students
- ❑ Official 7-8 Building(s) 2024/25 count enrollment was 1,164 students (Increases to 1,250 students)
- ❑ There is a need for additional 7-8 Building(s) capacity district-wide – by 2025/26 over 100% utilization and increasing

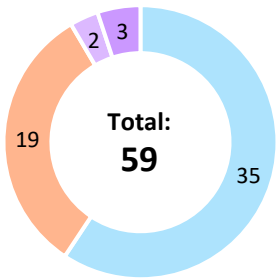
Yorkville Middle Floor Plan

YORKVILLE MIDDLE



Page 1: Level 1

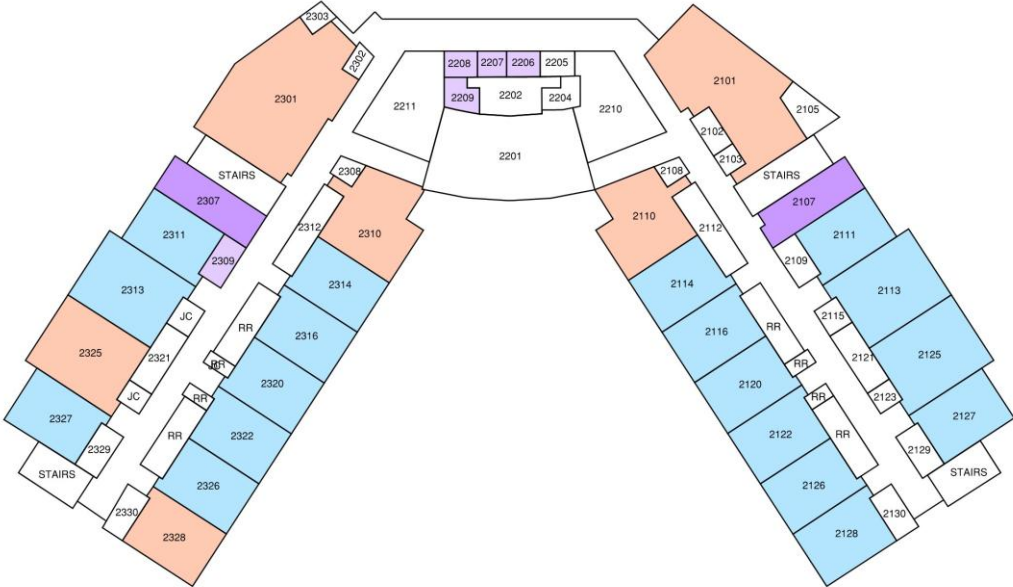
Functional Classroom Inventory:



Building Functional Capacity

General Education Capacity	1,154
Special Education (Self-Contained) Capacity	12
Total Building Functional Capacity	1,166

Disclaimer: principal verification was unavailable, district-provided architectural floor plans were used to verify space use. Some data may not meet the same verification standard.



Page 2: Level 2

Source: School District 115 and RSP

Yorkville Middle Capacity

Core Classrooms	Current Room Assignment (Full Size Classrooms)									
	Room 1	Room 2	Room 3	Room 4	Room 5	Room 6	Room 7	Room 8	Room 9	Room 10
MS English Language Arts (ELA)	1114	1116	1126	1314	2116	2126	2128	2314	2316	
MS Math	1111	1127	1128	1311	2111	2114	2127	2320	2322	2327
MS Science	1113	1125	1313	1325	2113	2125	2313	2335		
MS Social Studies	1120	1122	1320	2120	2122	2311				
MS Literacy	1322 (DL)	2326 (DL)								
Co-Taught Instruction										

Foreign Language / Debate	Current Room Assignment (Full Size Space)									
	Room 1	Room 2	Room 3	Room 4	Room 5	Room 6	Room 7	Room 8	Room 9	Room 10
Art / Digital	1401	1407								
Computer Lab / Technology / Computer Studies	1101	2101	2110							
Communication										
Foreign Language / Debate	1326	1327	1328							
Music Vocal	1604									
Music Band	1616									
MusicOrchestra/Strings	1612									
Physical Education Main Gym	1425(A/B)									
Physical Education Auxiliary Gym										
Physical Education Wrestling Room	1411									
Physical Education Weight Room	1301									
Physical Education Health Classroom	1305	2328								
Auditorium	1504									
Theater / Green Room / Black Box/ Stage										
Family & Consumer Science (FACS) Culinary	2301	2310								
Business / Journalism / Yearbook										
Technical Sciences										
Leadership										
Study Hall										
Industrial Arts										
Career Technical Education (CTE)										
Miscellaneous										

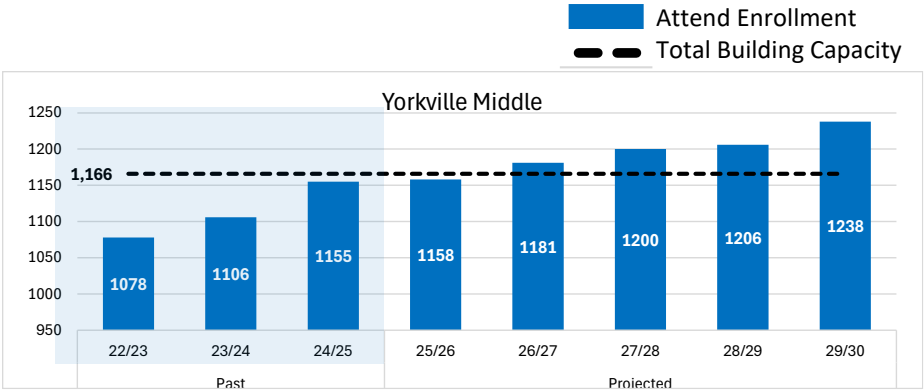
Leadership	Current Room Assignment (Full Size Space)									
	Room 1	Room 2	Room 3	Room 4	Room 5	Room 6	Room 7	Room 8	Room 9	Room 10
ESOL / ELL / Newcomer	1310									
Intervention Space (NonSped) Reading / Speech / Math / AVID										
Intervention Space (NonSped) Psych / OT / SW / Counselor										
Flex Space (STEM / Maker Space, etc.)	1029									
Gifted Enrichment										
Adult Literacy / Community Resource										
Early Childhood Special Education (ECSE)										
In School Suspension (ISS) or SRO										
Conference Room										
Instructional Classes (SPED) (Self-Contained) (Low)										
Instructional Classes (SPED) (Self-Contained) (Moderate)	1316	1105								
Instructional Classes (SPED) (Self-Contained) (High)										
Resource (SPED) Pull Out Space	1110									
Miscellaneous										

Support Spaces	Current Room Assignment (Full Size Space)									
	Room 1	Room 2	Room 3	Room 4	Room 5	Room 6	Room 7	Room 8	Room 9	Room 10
Cafeteria / Dining (Multi-Purpose)	1601									
Media Center / Library										

Building Functional Capacity

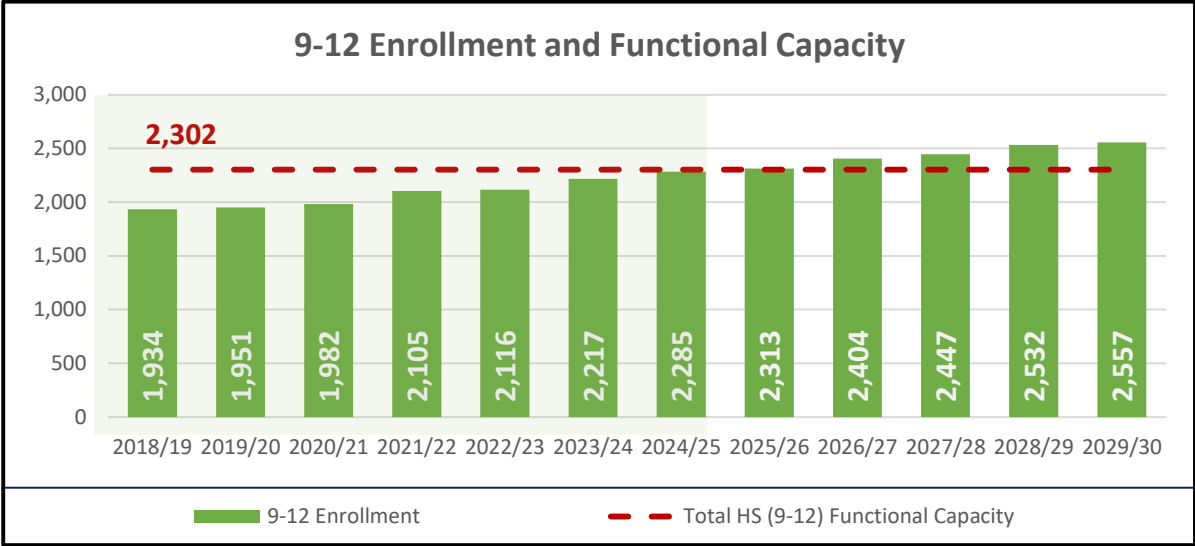
General Education Capacity	1,154
Special Education (Self-Contained) Capacity	12
Total Building Functional Capacity	1,166

Disclaimer: principal verification was unavailable, district-provided architectural floor plans were used to verify space use. Some data may not meet the same verification standard.



Source: School District 115 and RSP

9-12 Building(s) Capacity



9-12 Building(s) Functional Capacity	
General Education Capacity	2,284
Special Education (Self-Contained) Capacity	18
Total K-8 Functional Capacity	2,302

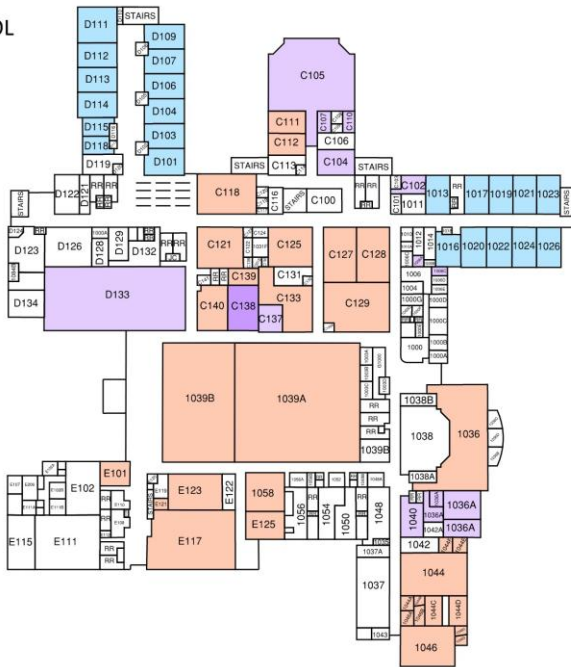
Source: Yorkville CUSD 110 and RSP

7-8 Building(s) Summary:

- ❑ 9-12 Building(s) included: Yorkville Academy and Yorkville High School
- ❑ 9-12 Building(s) General Education Capacity is 2,284 students (Current Attend Utilization is 95.8%)
- ❑ 9-12 Building(s) Special Education Capacity is 18 students
- ❑ 9-12 Building(s) Functional Capacity is 2,302 students
- ❑ Official 9-12 Building(s) 2024/25 count enrollment was 2,285 students (Increases to 2,557 students)
- ❑ There is a need for additional 9-12 Building(s) capacity district-wide – by 2025/26 over 100% utilization and increasing

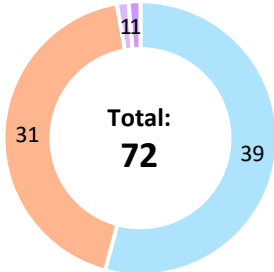
Yorkville High School Floor Plan

YORKVILLE HIGH SCHOOL

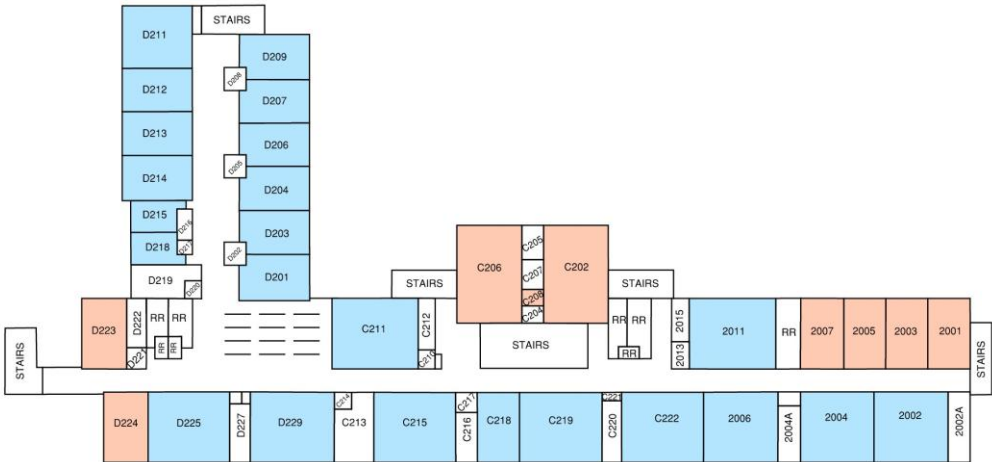


Page 1: Level 1

Functional Classroom Inventory:



YORKVILLE HIGH SCHOOL



Yorkville High School Capacity

Core Classrooms	Current Room Assignment (Full Size Classrooms)									
	Room 1	Room 2	Room 3	Room 4	Room 5	Room 6	Room 7	Room 8	Room 9	Room 10
HS English Language Arts (ELA)	1013	1016	1017	1019	1020	1021	1022	1023	1024	1026
HS Math	D201	D203	D204	D206	D207	D209	D211	D212	D213	D214
HS Science	2002	2004	2006	2011	C211	C215	C219	C222	D225	D229
HS Social Studies	D101	D103	D104	D107	D109	D111	D112	D113	D114	
HS Literacy										
Co-Taught Instruction										

Foreign Language / Debate	Current Room Assignment (Full Size Space)									
	Room 1	Room 2	Room 3	Room 4	Room 5	Room 6	Room 7	Room 8	Room 9	Room 10
Art / Digital	C128	C202	C206							
Computer Lab / Technology / Computer Studies	C111	C112	C127	C133						
Communication										
Foreign Language / Debate	2001	2003	2005	2007						
Music Vocal										
Music Band	1044									
MusicOrchestra/Strings	1046									
Physical Education Main Gym	1039(A/B)									
Physical Education Auxiliary Gym	1041									
Physical Education Wrestling Room										
Physical Education Weight Room	1060	1058	E117	E121						
Physical Education Health Classroom	E123	E125								
Auditorium										
Theater / Green Room / Black Box / Stage										
Family & Consumer Science (FACS) Culinary	C118	C121								
Business / Journalism / Yearbook										
Technical Sciences										
Leadership										
Study Hall										
Industrial Arts										
Career Technical Education (CTE)	C125	C128	C139	C140						
Miscellaneous	C129	D224	D223	1036						

Leadership	Current Room Assignment (Full Size Space)									
	Room 1	Room 2	Room 3	Room 4	Room 5	Room 6	Room 7	Room 8	Room 9	Room 10
ESOL / ELL / Newcomer										
Intervention Space (NonSpEd) Reading / Speech / Math / AVID										
Intervention Space (NonSpEd) Psych / OT / SW / Counselor										
Flex Space (STEM / Maker Space, etc.)										
Gifted Enrichment										
Adult Literacy / Community Resource										
Early Childhood Special Education (ECSE)										
In School Suspension (ISS) or SRO		1040								
Conference Room										
Instructional Classes (SPED) (Self-Contained) (Low)										
Instructional Classes (SPED) (Self-Contained) (Moderate)	C138									
Instructional Classes (SPED) (Self-Contained) (High)										
Resource (SPED) Pull Out Space										
Miscellaneous										

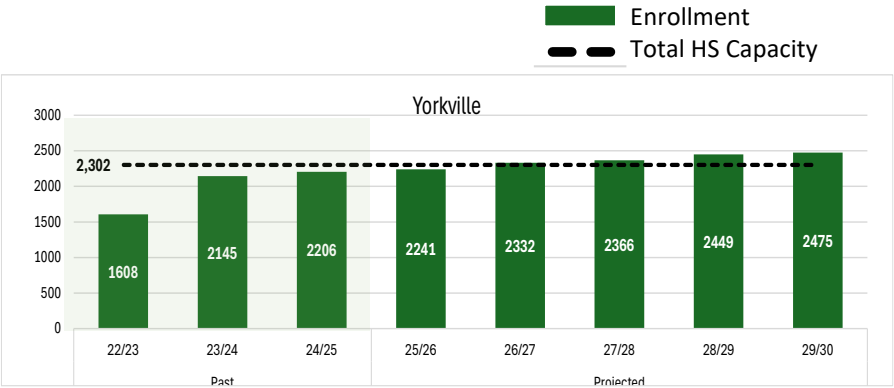
Support Spaces	Current Room Assignment (Full Size Space)									
	Room 1	Room 2	Room 3	Room 4	Room 5	Room 6	Room 7	Room 8	Room 9	Room 10
Cafeteria / Dining (Multi-Purpose)	D133									
Media Center / Library	C105									

Building Functional Capacity

General Education Capacity	1,588
Special Education (Self-Contained) Capacity	6
Total Building Functional Capacity	1,594

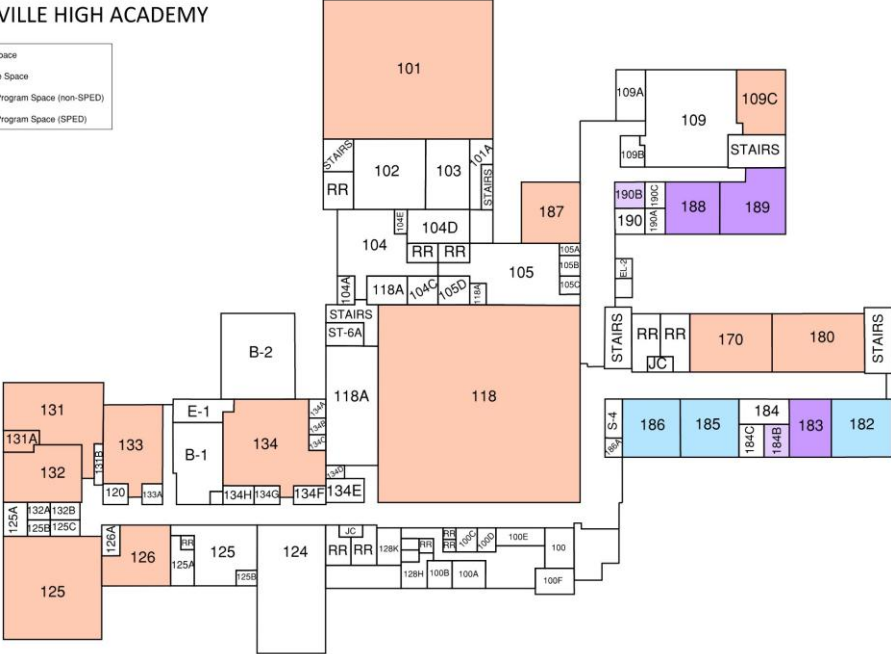
Disclaimer: principal verification was unavailable, district-provided architectural floor plans were used to verify space use. Some data may not meet the same verification standard.

Note: Enrollment includes all Yorkville high and academy 9th to 12th grade students when the total high school capacity for Yorkville high and Yorkville academy



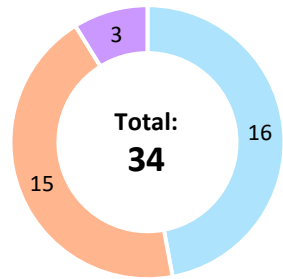
Source: School District 115 and RSP

- Core Space
- Elective Space
- Other Program Space (non-SPED)
- Other Program Space (SPED)



Page 1: Level 1

Functional Classroom Inventory:



Page 2: Level 2

Building Functional Capacity

General Education Capacity	696
Special Education (Self-Contained) Capacity	12
Total Building Functional Capacity	708

Disclaimer: principal verification was unavailable, district-provided architectural floor plans were used to verify space use. Some data may not meet the same verification standard.



Yorkville Academy Capacity

Core Classrooms	Current Room Assignment (Full Size Classrooms)									
	Room 1	Room 2	Room 3	Room 4	Room 5	Room 6	Room 7	Room 8	Room 9	Room 10
HS English Language Arts (ELA)	178	182	185	186						
HS Math	224	225	226	227						
HS Science	203	204	206	207						
HS Social Studies	201	218	219	229						
HS Literacy										
Co-Taught Instruction										

Foreign Language / Debate	Current Room Assignment (Full Size Space)									
	Room 1	Room 2	Room 3	Room 4	Room 5	Room 6	Room 7	Room 8	Room 9	Room 10
Art / Digital	133									
Computer Lab / Technology / Computer Studies	109C									
Communication										
Foreign Language / Debate	187	202								
Music Vocal	131	132								
Music Band										
MusicOrchestra/Strings										
Physical Education Main Gym	118									
Physical Education Auxiliary Gym	101									
Physical Education Wrestling Room	209									
Physical Education Weight Room	125(WR)									
Physical Education Health Classroom	228									
Auditorium										
Theater / Green Room / Black Box/ Stage										
Family & Consumer Science (FACS) Culinary	170	180								
Business / Journalism / Yearbook										
Technical Sciences										
Leadership										
Study Hall										
Industrial Arts										
Career Technical Education (CTE)	126									
Miscellaneous	134									

Leadership	Current Room Assignment (Full Size Space)									
	Room 1	Room 2	Room 3	Room 4	Room 5	Room 6	Room 7	Room 8	Room 9	Room 10
ESOL / ELL / Newcomer										
Intervention Space (NonSpEd) Reading / Speech / Math / AVID										
Intervention Space (NonSpEd) Psych / OT / SW / Counselor										
Flex Space (STEM / Maker Space, etc.)										
Gifted Enrichment										
Adult Literacy / Community Resource										
Early Childhood Special Education (ECSE)										
In School Suspension (ISS) or SRO										
Conference Room										
Instructional Classes (SPED) (Self-Contained) (Low)										
Instructional Classes (SPED) (Self-Contained) (Moderate)										
Instructional Classes (SPED) (Self-Contained) (High)	183									
Resource (SPED) Pull Out Space	188	189								
Miscellaneous										

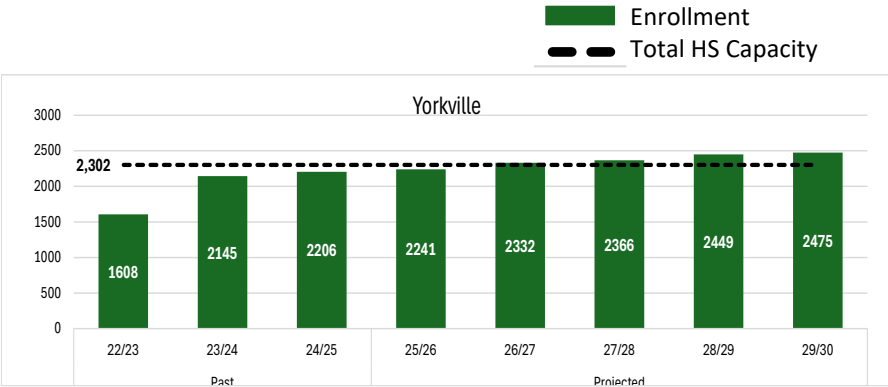
Support Spaces	Current Room Assignment (Full Size Space)									
	Room 1	Room 2	Room 3	Room 4	Room 5	Room 6	Room 7	Room 8	Room 9	Room 10
Cafeteria / Dining (Multi-Purpose)	124									
Media Center / Library	109									

Building Functional Capacity

General Education Capacity	696
Special Education (Self-Contained) Capacity	12
Total Building Functional Capacity	708

Disclaimer: principal verification was unavailable, district-provided architectural floor plans were used to verify space use. Some data may not meet the same verification standard.

Note: Enrollment includes all Yorkville high and academy 9th to 12th grade students when the total high school capacity for Yorkville high and Yorkville academy



Source: School District 115 and RSP

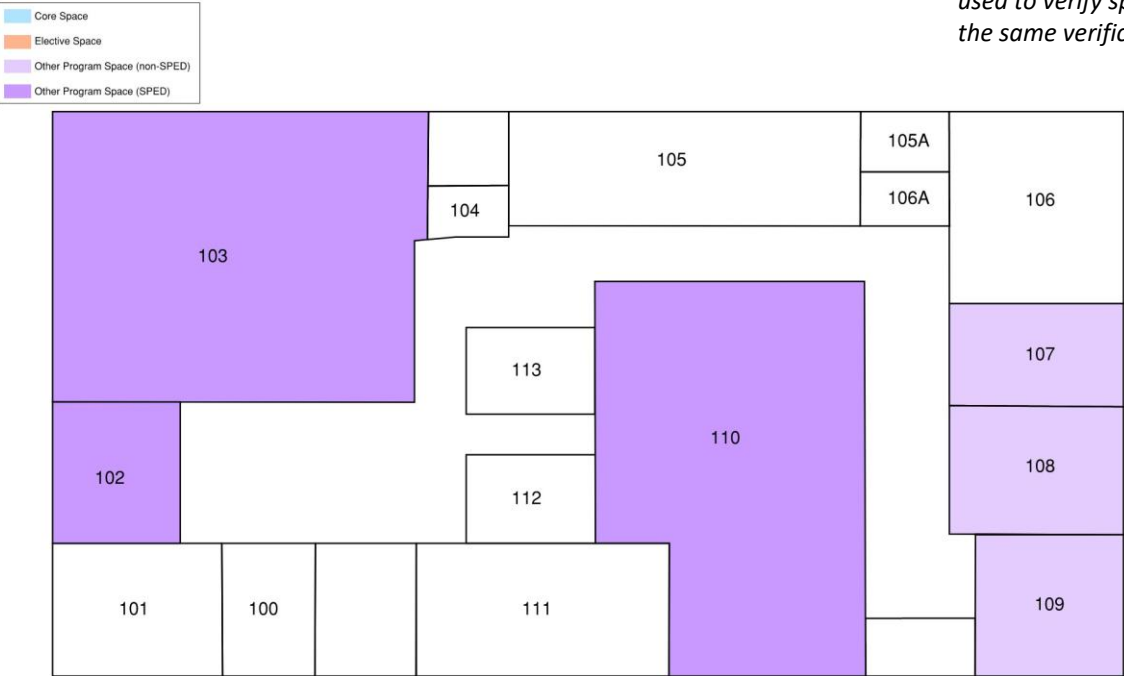
Yorkville Transitional Floor Plan

Building Functional Capacity

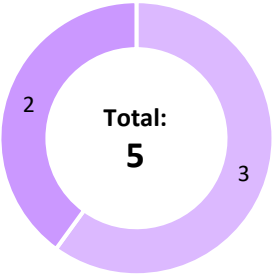
General Education Capacity	0
Special Education (Self-Contained) Capacity	21
Total Building Functional Capacity	21

Disclaimer: principal verification was unavailable, district-provided architectural floor plans were used to verify space use. Some data may not meet the same verification standard.

YORKVILLE TRANSITION



Functional Classroom Inventory:



Yorkville Transitional Capacity

Core Classrooms	Current Room Assignment (Full Size Classrooms)									
	Room 1	Room 2	Room 3	Room 4	Room 5	Room 6	Room 7	Room 8	Room 9	Room 10
Early Childhood/ Preschool										
Early Childhood/ Preschool										
1st Grade										
2nd Grade										
3rd Grade										
4th Grade										
5th Grade										
6th Grade										

Elective/Non-Core Classrooms	Current Room Assignment (Full Size Space)									
	Room 1	Room 2	Room 3	Room 4	Room 5	Room 6	Room 7	Room 8	Room 9	Room 10
Art / Digital										
Computer Lab / Technology / Computer Studies										
Communication										
Foreign Language / Debate										
Music Vocal										
Music Band										
Auditorium										
Physical Education Main Gym										
Physical Education Auxiliary Gym										

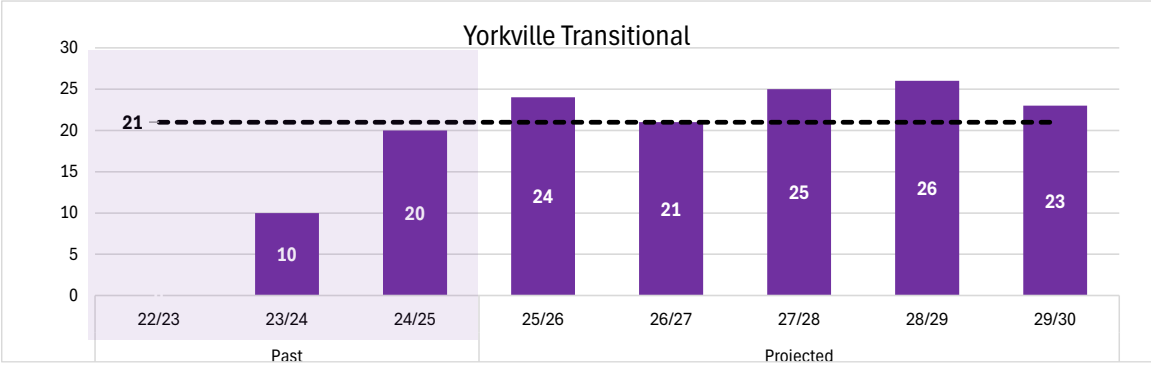
Other Program Space Classrooms	Current Room Assignment (Full Size Space)									
	Room 1	Room 2	Room 3	Room 4	Room 5	Room 6	Room 7	Room 8	Room 9	Room 10
ESOL / ELL / Newcomer										
Intervention Space (NonSped) Reading / Speech / Math / AVID										
Intervention Space (NonSped) Psych / OT / SW / Counselor		108	109							
Flex Space (STEM / Maker Space, etc.)										
Gifted Enrichment										
Adult Literacy / Community Resource										
Early Childhood Special Education (ECSE)										
In School Suspension (ISS) or SRO										
Conference Room		107								
Instructional Classes (SPED) (Self-Contained) (Low)		103								
Instructional Classes (SPED) (Self-Contained) (Moderate)		110								
Instructional Classes (SPED) (Self-Contained) (High)										
Resource (SPED) Pull Out Space										

Support Spaces	Current Room Assignment (Full Size Space)									
	Room 1	Room 2	Room 3	Room 4	Room 5	Room 6	Room 7	Room 8	Room 9	Room 10
Cafeteria / Dining (Multi-Purpose)										
Media Center / Library										

Building Functional Capacity

General Education Capacity	0
Special Education (Self-Contained) Capacity	21
Total Building Functional Capacity	21

Disclaimer: principal verification was unavailable, district-provided architectural floor plans were used to verify space use. Some data may not meet the same verification standard.



Source: School District 115 and RSP

Forecast and Capacity Overview

Enrollment Forecast:

District enrollment forecasted to increase to **8,134** total students by 2029/230 (PK-12)

- increase of +825 PK-12 students district-wide
- Total capacity for 7,952 PK-12 students

PK Building enrollment forecasted to increase to 323 students by 2029/30

- Current capacity is inadequate for current and projected enrollment
- General Education Capacity for 256 PK students
- Special Education Capacity for 0 PK students
- Total Functional Capacity for 256 PK students (2029/30 utilization forecasted to be 63.1% with ½ day utilization)

Elementary (K-6) Building(s) enrollment forecasted to increase to 4,293 students by 2029/30

- Current capacity will be adequate for current and projected enrollment
- General Education Capacity for 4,144 elementary students
- Special Education Capacity for 84 elementary students
- Total Functional Capacity for 4,228 elementary students (2029/30 utilization forecasted to be 94.7%)

Middle School (7-8) Building enrollment forecasted to increase to 1,238 students by 2029/30

- Current capacity is NOT adequate for current and projected enrollment
- General Education Capacity for 1,154 middle school students
- Special Education Capacity for 12 middle school students
- Total Functional Capacity for 1,166 middle school students (2029/30 utilization forecasted to be 107.2%)

High School (9-12) building enrollment forecasted to increase to 2,498 students by 2029/30

- Current capacity is NOT adequate for current and projected enrollment (all 9th to 12th grade)
- General Education Capacity for 2,284 high school students
- Special Education Capacity for 18 high school students
- Total Functional Capacity for 2,302 high school students (2029/30 utilization forecasted to be 108.5%)

Note: PK building come classrooms in the Bristol Grade Center ES serve early childhood

Ideal Capacity Considerations

Building Considerations for Ideal Facility Capacity and Facility Planning:

- ❑ Ideal School Size by Grade Level (Academics, Culture, Economics):
 - Elementary School: Continue 4-section models based on community needs and future growth projections and standard grade configuration for all schools
 - Middle School: Plan for specialized spaces (labs, athletics, CTE)
 - High School: Discuss grades to be in brick and mortar and plan for specialized spaces (labs, athletics, CTE)
- ❑ Section Capacity Guidelines Details (If all K-6 Buildings):
 - 2-Section Building (370): Functional Capacity Range: 330 to 410 students
 - 3-Section Building (555): Functional Capacity Range: 495 to 615 students
 - 4-Section Building (740): Functional Capacity Range: 660 to 820 students
- ❑ Impact of Exceeding Functional Capacity: When student enrollment consistently exceeds functional capacity, it may cause...
 - Overuse of shared spaces (e.g., cafeterias, libraries, gyms) and increased demand for support programs without adequate space
 - A need for additional classrooms, reducing available space for electives, specialized programs, and student services (operational challenges)
- ❑ Facility Age and Condition:
 - Older buildings may have smaller classrooms, outdated infrastructure, or fewer flexible spaces, impacting functional capacity
 - Consider modernization or renovation to align with current educational standards and capacity needs
- ❑ Space Utilization and Educational Specifications:
 - Specialty Classrooms: Ensure dedicated rooms for art, music, STEM, and special education
 - Support Spaces: Allocate appropriately sized rooms for intervention services, counseling, and therapy, ensuring privacy, and accessibility
 - Flexible Learning Spaces: Include multi-purpose rooms and adaptable areas to support collaborative learning and small group instruction
- ❑ Strategic Program Planning:
 - Identify and plan for core and specialized programs (e.g., STEM, CTE, fine arts, and language programs) in each building
 - Ensure future capacity accommodates increasing student needs and new educational initiatives
- ❑ Brick-and-Mortar Planning:
 - Consider remodeling to enhance student learning experiences, improve operational efficiency, and increase building adaptability
 - Integrate technology infrastructure during remodeling to future-proof educational spaces
 - Account for community projections and demographic changes when determining facility capacity

Potential Outlook

Purpose of Analysis:

- ❑ Create a data-informed foundation of the district's current enrollment, projected enrollment, and capacity/utilization of buildings
- ❑ Opportunity for the Board and Administration to ask questions and dig deeper into enrollment trends and how facilities and programs are currently being utilized
- ❑ Set the stage for future facility planning decisions to include but not limited to:
 - Future site locations
 - Future program locations
 - Future attendance boundaries
 - Building Renovations
 - New facilities

Future Work Considerations From the Study:

- ❑ Create an Education Spec for each grade level for dedicated spaces to ensure similar educational environments exist throughout the district
- ❑ Policies for how to allocate special programming throughout the district to ensure the success of existing and new educational programming
- ❑ Other Areas of Concern/Challenges as it relates to building capacity:
 - Right Sizing Schools based on Functional Capacity
 - Ideal grade configuration to meet student academic and social well being
 - Building Inventory and utilization
 - Hallway challenges with passing periods and congestion decreasing instruction time
 - Discussion about early childhood facility future need
 - Enrollment and capacity stresses and how to plan for those changes
 - Ingress and Egress from school sites
 - Equity of space between buildings (Example: Size of classroom, windows, Spaces utilized, etc.)



Student Projections

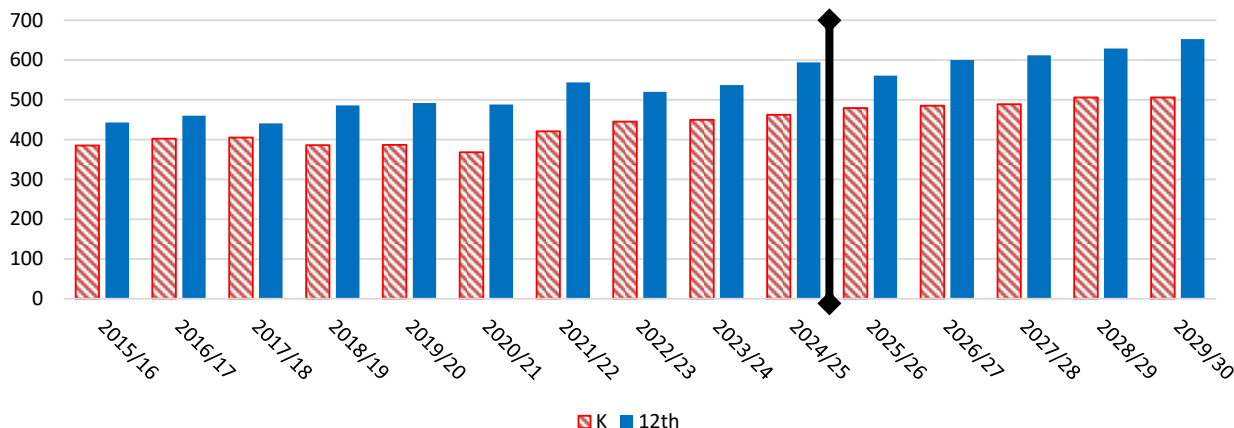
Past, Current, & Future Enrollment

Building Projections

Grade Level Projections

Grade Size Comparisons

Kindergarten and 12th Grade Size

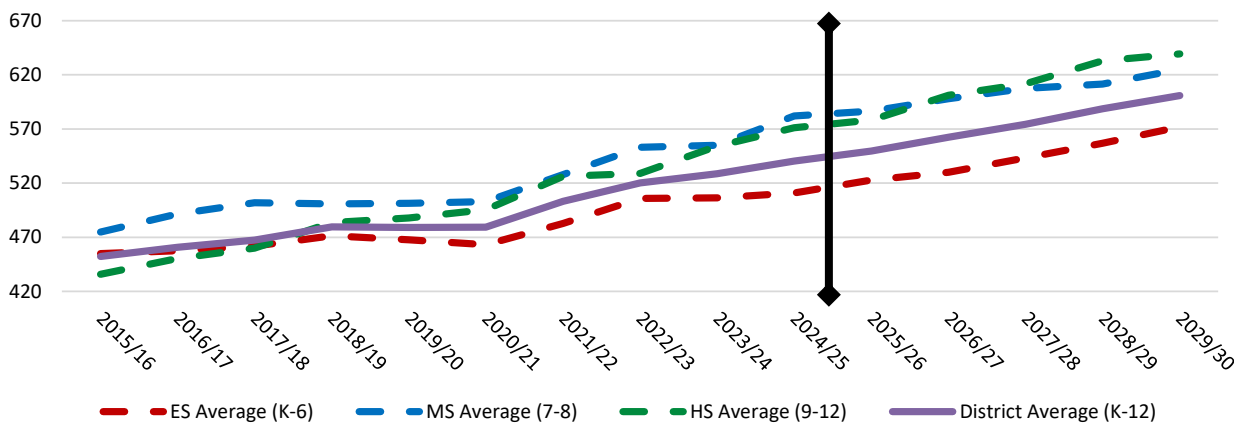


K and 12th Grade Comparisons:

- Current 12th grade class is 132 students larger than the current Kindergarten class
- Larger exiting classes make it more difficult for growth to occur, however consistently positive cohort increases can make up for these differences
- Over the next 5 years:
 - The Kdg class is projected to **increase** to around 495 students
 - The 12th grade class is projected to **increase** to 610 students

Source: RSP & Associates – March 2025

Grade Size Comparison

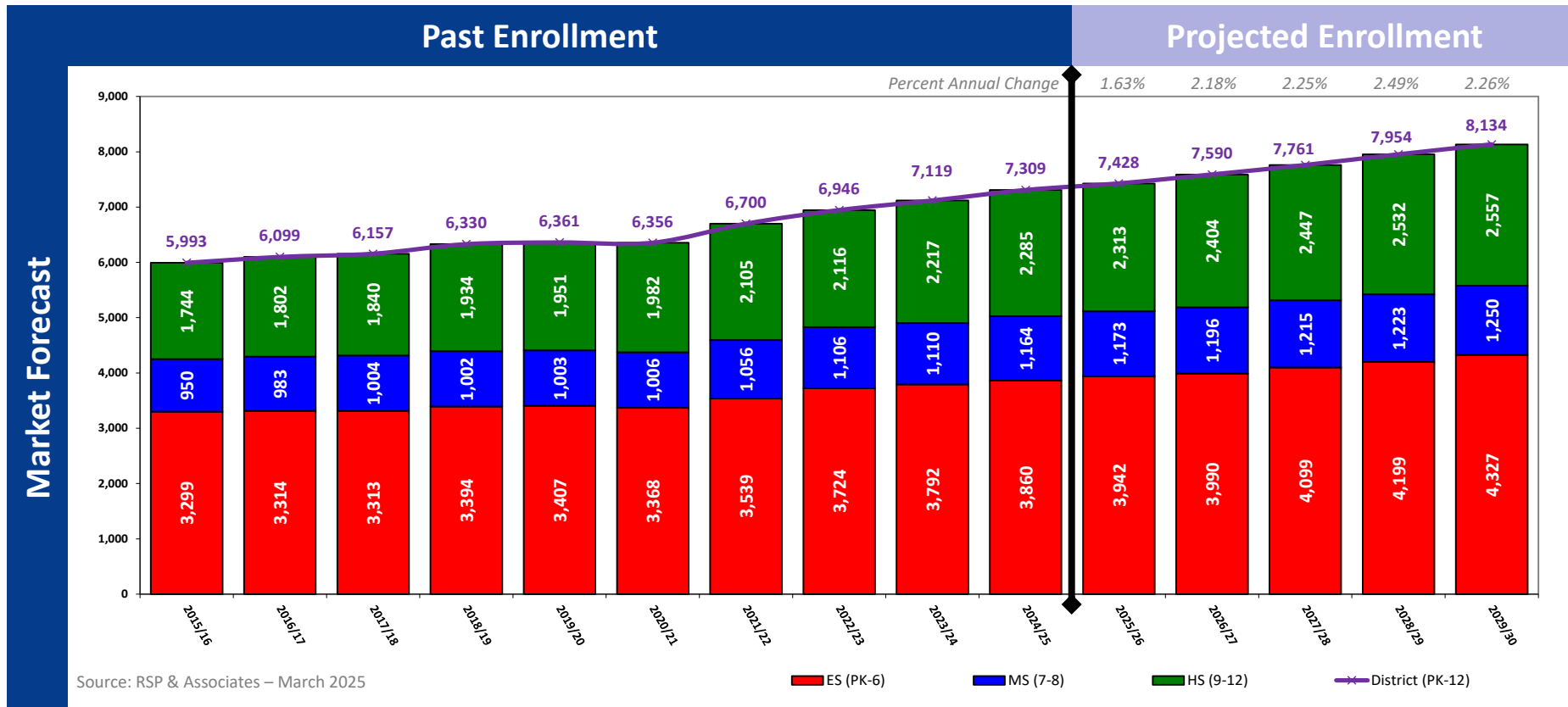


Average Grade Sizes

- The average MS grade is 71 students larger than the average ES grade
- As the elementary average grade size has increased by 10% since 2020/21, the average middle and high school grade sizes have both increased by over +15%
- Over the next 5 years:
 - The average MS class size is projected to **increase** by 7.4%
 - Both the average ES and HS grades are projected to **increase** by 11.9%

Source: RSP & Associates – March 2025

Past, Current, & Future Enrollment



Observations:

- Enrollment is forecasted to continue increasing over the next five years: +825 students by 2029/30 (+11.3%)
 - Elementary** enrollment is forecasted to increase to total 4,327 students by 2029/30 (+467, +12.1%)
 - Middle School** enrollment is forecasted to increase to total 1,250 students by 2029/30 (+86, 7.4%)
 - High School** enrollment is forecasted to increase to total 2,557 students by 2029/30 (+272, +11.9%)
- Enrollment is forecasted to increase by 1.5% to 2.5% per year over the next five years; enrollment peaks in 2029/30 with **8,134 students**

Projection Notes and Clarifications

Past Enrollment is shown three ways:

1. **Reside:** Based on where a student Resides in relation to the district boundary
2. **Attend:** Based on both a student residing in the district and attending and students not residing in the district attending
3. **Reside/Attend:** Subset of reside to know how many of Reside students 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 district boundary
2. **Attend:** Based on both a student residing in the district and attending and students not residing in the district attending

Capacity

- RSP Capacity Analysis provided the “Functional total Capacity”
- Capacity should be annually examined to ensure appropriate education space is available for students

Other Items

- Enrollment Grade Configuration in Student Forecast Model (PK-6, 7-8, 9-12)
- Enrollment forecast included students in ISP Parochial, Special Education Out of District, and YEA Programs within the “special programing” field
- Out of District student trends are assumed to follow District policy and follow similar trends as the last few years
- Projection accuracy is limited by the number of years of student data which matches the State enrollment
- Housing challenges that may result in a slowdown in new housing starts and challenges with the economy as it adapts to a “New Normal” of supply challenges, cost increases, and other housing policy changes

Projections by Elementary Building

Yorkville District 115 Projections By School (Based on Student Reside)

Market Forecast	School	Functional Capacity	Enrollment Type (Past)	Past School Enrollment				Projections Based on Residence (1-5 years)				
				2021/22	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30
	Early Childhood Center PK	256	Reside/Attend	0	3	1	1					
			Reside	0	3	1	1	2	1	1	2	2
			Attend	0	130	146	142	143	146	149	154	153
	Autumn Creek Elementary School K to 6th	785	Reside/Attend	477	455	499	459					
			Reside	548	559	584	552	537	530	537	537	524
			Attend	674	757	689	649	673	629	636	635	622
	Bristol Bay Elementary School K to 6th	713	Reside/Attend	551	580	555	612					
			Reside	665	719	703	762	821	830	876	920	953
			Attend	588	694	575	632	684	701	746	790	823
	Bristol Grade School PK to 3rd	342	Reside/Attend	155	177	169	173					
			Reside	209	235	227	228	236	229	251	266	277
			Attend	205	255	229	291	296	285	307	322	333
	Circle Center Grade School K to 3rd	615	Reside/Attend	497	487	490	478					
			Reside	576	601	615	620	627	677	694	706	725
			Attend	545	647	504	500	497	558	574	584	603
	Grande Reserve Elementary School K to 6th	719	Reside/Attend	536	573	637	663					
			Reside	635	682	751	799	822	851	864	870	895
			Attend	575	701	660	684	709	738	750	756	781
	Yorkville Grade School K to 3rd	220	Reside/Attend	195	172	198	169					
			Reside	244	226	239	222	224	219	222	229	223
			Attend	230	268	226	186	204	184	187	193	187
	Yorkville Intermediate School 4th to 6th	834	Reside/Attend	597	440	640	625					
			Reside	636	669	656	637	635	615	619	636	694
			Attend	696	729	747	737	698	711	715	732	791
	ELEMENTARY SCHOOL TOTAL PK to 6th	4,484	Reside/Attend	3,008	2,887	3,189	3,180					
			Reside	3,513	3,694	3,776	3,821	3,904	3,952	4,064	4,166	4,293
			Attend	3,513	4,181	3,776	3,821	3,904	3,952	4,064	4,166	4,293

Source: RSP & Associates, LLC - March 2025

Note 1: Student Projections are based on the residence of the student.

Note 2: The Enrollment Model is based on a Head count of students by Planning Area at each facility

Note 3: Transfers between Facilities are shown with Attend Projections

Note 4: The Enrollment Model assumes ES(PK-6) MS(7-8) and HS (9-12)

Note 5: Each planning area is assigned the 2024/25 boundary

Note 6: School capacity provided by RSP Capacity Analysis 24/25

Note 7: Reside is based on the student home address

Note 8: Attend is based on which facility the student attends

Note 9: Res/Att (Reside/Attend) are the students who reside in the attendance area that they have chosen to attend

Note 10: PK students are included in the reside of the elementary school in which they reside regardless of PK programing offered

School Utilization Legend

	Over 100% School Capacity
	Under 70% School Capacity

Observations:

- Capacity challenges are forecasted to be experienced at **4 of 8 Elementary Schools** at some point over the next 5 years (reside)

Main Takeaway: District-wide, elementary school capacity will be at 95.7% utilization of capacity in 2029/30.

Projections by Secondary Building

Yorkville District 115 Projections By School (Based on Student Reside)

Market Forecast	School	Functional Capacity	Enrollment Type (Past)	Past School Enrollment				Projections Based on Residence (1-5 years)				
				2021/22	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30
	Yorkville Middle School 7th to 8th	1,166	Reside/Attend	1,048	616	1,106	1,155					
			Reside	1,048	1,103	1,106	1,155	1,158	1,181	1,200	1,206	1,238
			Attend	1,048	1,078	1,106	1,155	1,158	1,181	1,200	1,206	1,238
	Yorkville High School 9th to 12th	2,302 * see note	Reside/Attend	2,054	1,608	2,145	2,206					
			Reside	2,054	2,070	2,145	2,206	2,241	2,332	2,366	2,449	2,475
			Attend	2,054	1,608	2,145	2,206	2,241	2,332	2,366	2,449	2,475
	Special Programming PK to 12th *included in PK-12 total*		Reside/Attend	85	79	82	107					
			Reside	85	79	82	107	101	104	106	107	105
			Attend	85	79	82	107	101	104	106	107	105
	Yorkville Transition Program 9th to 12th		Reside/Attend	0	0	10	20					
			Reside	0	0	10	20	24	21	25	26	23
			Attend	0	0	10	20	24	21	25	26	23
	ELEMENTARY SCHOOL TOTAL PK to 6th	4,484	Reside/Attend	3,008	2,887	3,189	3,180					
			Reside	3,513	3,694	3,776	3,821	3,904	3,952	4,064	4,166	4,293
			Attend	3,513	4,181	3,776	3,821	3,904	3,952	4,064	4,166	4,293
	MIDDLE SCHOOL TOTAL 7th to 8th	1,166	Reside/Attend	1,048	616	1,106	1,155					
			Reside	1,048	1,103	1,106	1,155	1,158	1,181	1,200	1,206	1,238
			Attend	1,048	1,078	1,106	1,155	1,158	1,181	1,200	1,206	1,238
	HIGH SCHOOL TOTAL 9th to 12th	2,302	Reside/Attend	2,054	1,608	2,155	2,226					
			Reside	2,054	2,070	2,155	2,226	2,265	2,353	2,391	2,475	2,498
			Attend	2,054	1,608	2,155	2,226	2,265	2,353	2,391	2,475	2,498
	DISTRICT TOTALS PK to 12th	7,952	Reside/Attend	6,195	5,190	6,532	6,668					
			Reside	6,700	6,946	7,119	7,309	7,428	7,590	7,761	7,954	8,134
			Attend	6,700	6,946	7,119	7,309	7,428	7,590	7,761	7,954	8,134

*High school capacity includes Yorkville Academy and is also assisted by Open Campus Lunch, vocational/work-study programs, and career pathways which may take students off campus for portions of the school day

Source: RSP & Associates, LLC - March 2025

Note 1: Student Projections are based on the residence of the student.

Note 2: The Enrollment Model is based on a Head count of students by Planning Area at each facility

Note 3: Transfers between Facilities are shown with Attend Projections

Note 4: The Enrollment Model assumes ES(PK-6) MS(7-8) and HS (9-12)

Note 5: Each planning area is assigned the 2024/25 boundary

Note 6: School capacity provided by RSP Capacity Analysis 24/25

Note 7: Reside is based on the student home address

Note 8: Attend is based on which facility the student attends

Note 9: Res/Att (Reside/Attend) are the students who reside in the attendance area that they have chosen to attend

Note 10: PK students are included in the reside of the elementary school in which they reside regardless of PK programing offered

School Utilization Legend

Over 100% School Capacity

Under 70% School Capacity

Observations:

- Capacity challenges are forecasted to be experienced at the middle and high school
- District Wide Middle and High School capacity are over utilized and are forecasted to continue to be over utilized

Main Takeaway: District-wide total capacity will be over 100% in 2029/30 with challenges at middle and high school levels.

Projections by Grade

Past, Current, and Future Enrollment

Market Forecast

Grade	Past and Current Enrollment										Projected Enrollment				
	2015/16	2016/17	2017/18	2018/19	2019/20	2020/21	2021/22	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30
PK	114	110	79	94	133	125	159	182	247	283	282	280	295	301	323
K	385	402	405	386	387	368	421	445	450	462	479	485	489	506	506
1st	432	454	442	483	461	435	442	502	475	483	505	527	534	542	558
2nd	453	438	455	455	485	478	488	479	513	492	503	525	551	557	566
3rd	475	476	469	478	465	489	491	520	498	531	515	526	551	580	585
4th	466	474	489	492	488	467	524	511	534	512	547	532	543	572	602
5th	484	478	491	490	494	493	497	552	507	555	526	561	546	565	594
6th	490	482	483	516	494	513	517	533	568	542	585	554	590	576	593
7th	475	503	491	504	510	495	542	547	548	588	564	612	579	620	605
8th	475	480	513	498	493	511	514	559	562	576	609	584	636	603	645
9th	455	467	476	508	492	492	544	535	572	580	592	625	603	662	624
10th	408	462	467	466	507	492	520	548	544	575	585	597	632	609	669
11th	438	413	456	474	460	510	497	513	564	536	575	582	600	632	611
12th	443	460	441	486	492	488	544	520	537	594	561	600	612	629	653
PK-6	3,299	3,314	3,313	3,394	3,407	3,368	3,539	3,724	3,792	3,860	3,942	3,990	4,099	4,199	4,327
7-8	950	983	1,004	1,002	1,003	1,006	1,056	1,106	1,110	1,164	1,173	1,196	1,215	1,223	1,250
9-12	1,744	1,802	1,840	1,934	1,951	1,982	2,105	2,116	2,217	2,285	2,313	2,404	2,447	2,532	2,557
District	5,993	6,099	6,157	6,330	6,361	6,356	6,700	6,946	7,119	7,309	7,428	7,590	7,761	7,954	8,134
Enrollment Change		106	58	173	31	-5	344	246	173	190	119	162	171	193	180

Sources:

2015/16 to 2024/25 Yorkville District 115

2025/26 to 2029/30 RSP & Associates SFM Projections from the 2024/25 Enrollment 5-Year Projections

Part 4: Observations and Conclusions



With the forecasted growth, utilization challenges may occur over the next five years:

- In 2029/30 enrollment is forecasted to utilize **95.7% of elementary capacity, 106.2% of middle school capacity, and 108.5% of high school capacity** (based on RSP Functional Capacity)
- There may be other ways the District could program buildings to enhance the resources for social, emotional, and mental well-being of students as well as expanded spaces for specialized programming

RSP recommends District administration and Board of Education to annually review enrollment projections, demographics, and development trends as it relates to available building capacity

- Continuing to annually monitor the items in this report is recommended; key variables to monitor may include: live births, kindergarten enrollment, yield rates, building rates, etc.
- Local factors may affect development timing and economic outlook; reviewing these variable annually will help gauge how the new decade of residential growth will play out
- Recent natural disasters throughout the country (East Coast Hurricane, West Coast Forest Fires, etc.) may impact the speed and cost of building activity limiting the outlook of residential development projects

RSP enrollment forecasting is based on the best-known information at the time

- Recent economic indicators have been in-flux (interest rates, housing prices, supply chain)
- Live birth and census population data continues to be lower than it has been in the last decade which will impact future kindergarten enrollment
- Potential changes to state or national policy with 2025 President Election may impact the enrollment outlook

Utilize the enrollment model to assist with planning for staffing needs at each facility for the following school year which will address how quickly areas are “Regreening” and “Emerging”

- The type of residential development and how affordable it is will determine the likely location and number of students
- Utilizing current student density, count change visuals and potential developments, RSP has calculated the likely subdivision lifecycle for neighborhoods and their generation of students



Next Steps

Moving Forward

Next Steps

Key Considerations



Annually Review and Update Projected Enrollment Outlook

- ☐ Enrollment is forecasted to continue increasing over the next five years (+11.3%); continued evaluation of enrollment each year will enhance decision-making
- ☐ Future enrollment reports can better account for unknown variables and ensure future student demographics are accurately analyzed

ACTION: Review enrollment outlook for the 2025/26 school year



Consider Avenues to Address Over-Capacity Challenges:

- ☐ Multiple buildings are forecasted to be over-utilized over the next five years:
 - Bristol Bay Elementary (Reside 2025/26 to 2029/30; Attend 2027/28 to 2029/30)
 - Circle Center Grade School (Reside 2025/26 to 2029/30)
 - Grande Reserve Elementary (Reside 2025/26 to 2029/30; Attend 2026/27 to 2029/30)
 - Yorkville Grade School (Reside 2025/26, and 2027/28 to 2029/30)
 - Yorkville Middle School (Reside and Attend 2026/27 to 2029/30)
 - Yorkville High School (Reside and Attend 2026/27 to 2029/30)
- ☐ The District has taken recent action to address these challenges, including (but not limited to) land purchase(s), portable/temporary classroom(s), class caps, architectural planning, etc.
- ☐ RSP recommends utilizing and integrating the results of this report to in facility planning

ACTION: Discuss facility capacity needs at each level with decision-making bodies

Conclusion of Section:

- ✓ RSP recommended analyzing potential facility planning scenarios to improve **enrollment distribution, capacity utilization, and class size balance** throughout the District
- ✓ Financial and facility challenges may influence community conversations toward creating a **more efficient utilization of schools**, ranging from ideal school size to the number of appropriate schools to be in the district inventory
- ✓ Balancing enrollment and efficiently utilizing facility space ensures the **adequate and appropriate space** is allocated for **programming needs for all students** (Core, Elective, SPED, ELL, Support Services, Staff/Office, etc.)



Appendix

Additional Student Analysis Maps

Comparative Regional Demographics

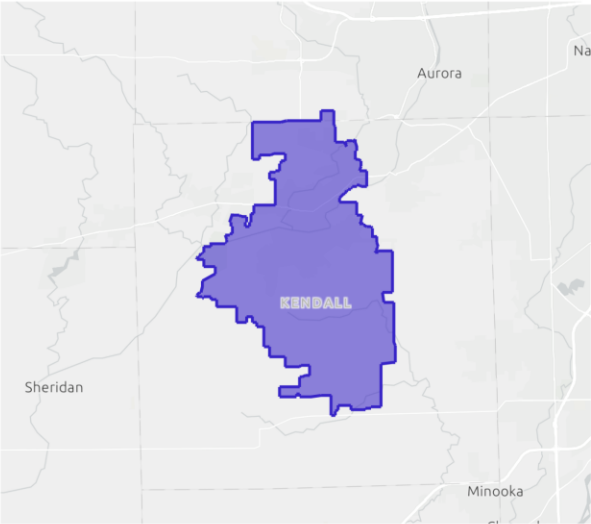
General Demographics	Yorkville CUSD 115	Oswego CUSD 308	City of Yorkville	Kane County	Kendall County	State of Illinois
Unemployment Rate	4.3%	3.3%	3.4%	4.7%	3.6%	5.2%
Average Household Size	2.92	3.02	2.86	2.72	2.99	2.45
Median Age	37.2	36.3	37.4	39.2	36.3	39.4
Total Population	37,458	85,482	24,142	510,614	139,977	12,544,951
Median Household Income	\$105,933	\$107,435	\$105,348	\$100,546	\$104,669	\$81,015
Total Housing Units	13,165	29,175	8,686	193,637	48,232	5,482,242
Owner Occupied Housing	10,834	23,355	6,973	138,856	38,937	3,308,496
Renter Occupied Housing	1,916	4,878	1,408	46,595	7,730	1,698,839
Vacancy Rate	3.2%	3.2%	3.5%	4.2%	3.2%	8.7%
Race/Ethnicity	Yorkville CUSD 115	Oswego CUSD 308	City of Yorkville	Kane County	Kendall County	State of Illinois
White	68.8%	56.5%	70.7%	53.0%	60.8%	56.8%
Black	6.6%	9.1%	6.6%	5.1%	8.2%	13.8%
American Indian/Alaskan	0.1%	0.1%	0.1%	0.1%	0.1%	0.1%
Asian	2.1%	8.3%	1.8%	4.5%	4.0%	6.2%
Pacific Islander	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
Other Race	0.3%	0.4%	0.4%	0.3%	0.4%	0.4%
Two or More Races	3.9%	4.3%	3.9%	3.0%	4.0%	3.4%
Hispanic	18.2%	21.3%	16.6%	34.0%	22.5%	19.2%

Source: U.S. Census, ESRI BAO

Observations:

- Demographic attribute information for Yorkville Community Unit School District 115 is similar to City of Yorkville
- The Average Household Size is third highest in Yorkville Community Unit School District 115 when compared to the other geographies
- The Unemployment Rate is lower than the State of Illinois (estimates from July 2024 from the US Census)
- The Median Age is third lowest in Yorkville Community Unit School District 115 when compared to the other geographies

Census Demographic Overview



POPULATION TRENDS AND KEY INDICATORS

Yorkville Community Unit School District 115

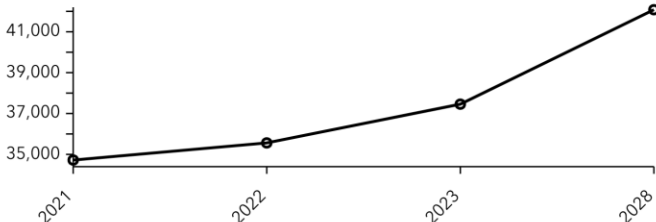
Area: 85.61 square miles

37,458	12,750	2.92	37.2	\$105,933	\$323,467	121	105	61
Population	Households	Avg Size Household	Median Age	Median Household Income	Median Home Value	Wealth Index	Housing Affordability	Diversity Index

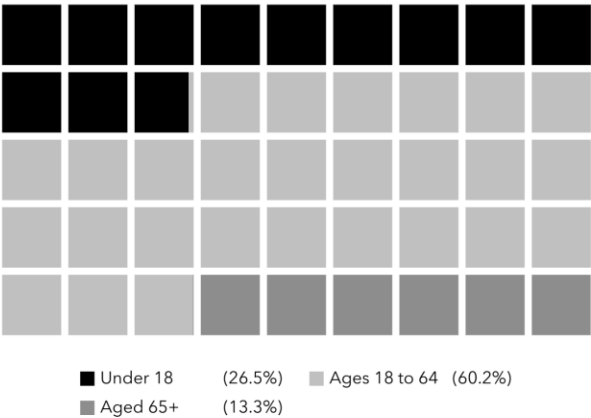
MORTGAGE INDICATORS



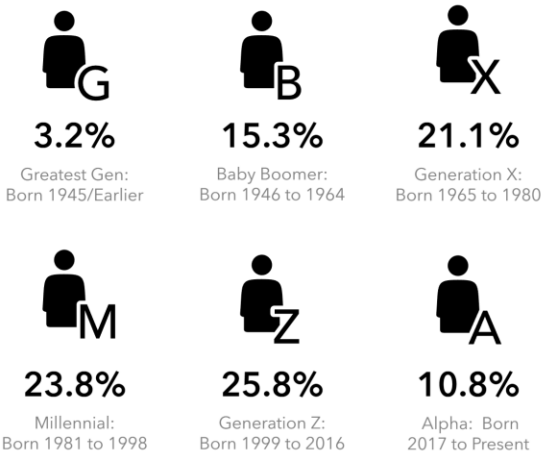
Historical Trends: Population



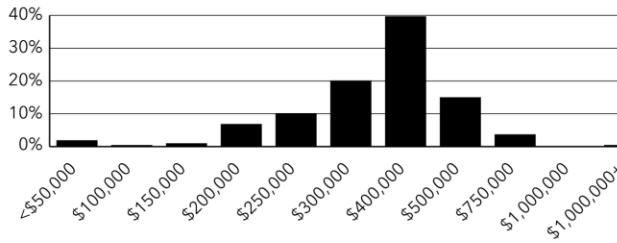
POPULATION BY AGE



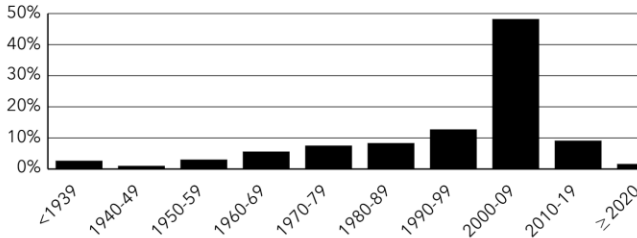
POPULATION BY GENERATION



Home Value



Housing: Year Built



esri | THE SCIENCE OF WHERE®
Source: This infographic contains data provided by Esri (2024, 2029), Esri-U.S. BLS (2024), ACS (2018-2022). © 2025 Esri

Source: US Census BAO and ESRI
Note: Demographic information includes all persons residing in the school district boundary (not just student data)

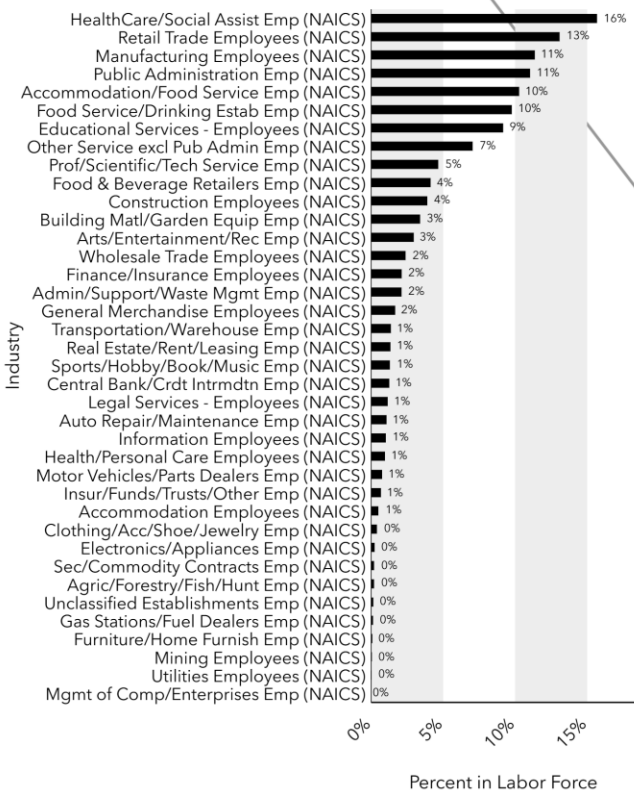
Census Employment Outlook

Economic Development Profile

Yorkville Community Unit School District 115

Area: 85.61 square miles

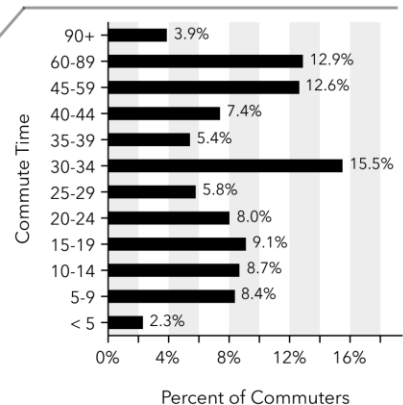
2024 The North American Industry Classification System (NAICS)



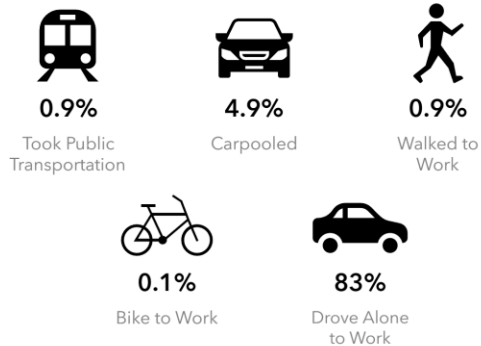
Workforce Overview



Commute Time: Minutes



Transportation to Work



Source: This infographic contains data provided by Esri (2024), Esri-Data Axle (2024), ACS (2018-2022). © 2025 Esri

Source: US Census BAO and ESRI
Note: Demographic information includes all persons residing in the school district boundary (not just student data)

Birth Rate Information (Raw Tables)

Kane County Live Births and SD308 Kindergarten 5-Years Later

Calendar Year	# Live Births	Birth Change	% Birth Change	School Year	# Kdg	%Kdg of Live Births
2010	7,232			2015/16	18	0.2%
2011	6,954	-278	-3.8%	2016/17	29	0.4%
2012	6,857	-97	-1.4%	2017/18	25	0.4%
2013	6,767	-90	-1.3%	2018/19	19	0.3%
2014	6,839	72	1.1%	2019/20	29	0.4%
2015	6,687	-152	-2.2%	2020/21	16	0.2%
2016	6,711	24	0.4%	2021/22	24	0.4%
2017	6,337	-374	-5.6%	2022/23	21	0.3%
2018	6,339	2	0.0%	2023/24	17	0.3%
2019	5,977	-362	-5.7%	2024/25	19	0.3%
2020	5,639	-338	-5.7%	2025/26	13	20
2021	5,620	-19	-0.3%	2026/27	13	20
2022	5,498	-122	-2.2%	2027/28	13	20
2023	5,504	6	0.1%	2028/29	13	20
3-Year Average	5,540.7	-45				
3-Year Weighted Average	5,521.3	-40.8				

Source: Illinois Department of Public Health (IDPH) (2009-2022), CDC Wonder (2023), and Yorkville CUSD 115
Table includes kindergarten students residing in Kane County



Kendall County Live Births and SD308 Kindergarten 5-Years Later

Calendar Year	# Live Births	Birth Change	% Birth Change	School Year	# Kdg	%Kdg of Live Births
2010	1,789			2015/16	362	20.2%
2011	1,746	-43	-2.4%	2016/17	370	21.2%
2012	1,702	-44	-2.5%	2017/18	375	22.0%
2013	1,675	-27	-1.6%	2018/19	362	21.6%
2014	1,639	-36	-2.1%	2019/20	352	21.5%
2015	1,626	-13	-0.8%	2020/21	346	21.3%
2016	1,594	-32	-2.0%	2021/22	390	24.5%
2017	1,486	-108	-6.8%	2022/23	422	28.4%
2018	1,515	29	2.0%	2023/24	431	28.4%
2019	1,548	33	2.2%	2024/25	441	28.5%
2020	1,405	-143	-9.2%	2025/26	299	400
2021	1,581	176	12.5%	2026/27	336	450
2022	1,524	-57	-3.6%	2027/28	324	434
2023	1,500	-24	-1.6%	2028/29	319	427
3-Year Average	1,535.0	32				
3-Year Weighted Average	1,521.5	-1.7				

Source: Illinois Department of Public Health (IDPH) (2009-2022), CDC Wonder (2023), and Yorkville CUSD 115
Table includes kindergarten students residing in Kane County



Main Takeaway: The decline of live births can potentially result in smaller kindergarten classes. To keep similar or greater enrollment, the district will need to experience an increase in the market share of future kindergarten students from Kendall and Kane counties.

RSP recommends continuing to monitor this variable for more understanding on demographic trends as propensity of county live births enrolling in the District.

Elementary Intra-District Transfers

ES Transfers (K-6)	Attend								
Reside	Autumn Creek School (K-6)	Bristol Bay School (K-6)	Bristol Grade School (K-3)	Circle Center Grade School (K-3)	Grande Reserve School (K-6)	Yorkville Grade School (K-3)	Yorkville Intermediate (4-6)	Out Total	Net Change
Autumn Creek School (K-6)	0	4	0	3	6	0	56	69	121
Bristol Bay School (K-6)	47	0	0	2	6	4	28	87	-67
Bristol Grade School (K-3)	38	0	0	9	0	3	0	50	-50
Circle Center Grade School (K-3)	55	2	0	0	2	7	0	66	-44
Grande Reserve School (K-6)	28	10	0	3	0	3	28	72	-51
Yorkville Grade School (K-3)	21	0	0	5	0	0	0	26	-9
Yorkville Intermediate (4-6)	1	4	0	0	7	0	0	12	100
In Total	190	20	0	22	21	17	112	382	0

Source: Yorkville CUSD 115 and RSP

NOTE: The schools in the left column are associated with the current attendance area. Reading to the right indicates a school choice change from where they are assigned based on the Reside attendance area. For example: Autumn Creek has 69 students attending a different school and 190 students from another elementary school choosing to attend Autumn Creek. This results in 121 more students attending Autumn Creek than what reside in that attendance area.

Observations:

- Illustrates school choice that could be impacted by location of educational programming; reviewed on an annual basis and approved based on capacity availability
 - District staff can have their students transfer to the building which they work at increasing intra-district student movement
- Autumn Creek ES had the most students transferring in (+190) and the greatest net gain of transfer students (+121)
 - Autumn Creek houses the K-3 Dual Language program which influences the number of students transferring in
 - Yorkville Intermediate houses the 4-6 Dual Language program which influences the number of students transferring in
- Bristol Bay ES had the most transferring out (-87) and the greatest net loss of transfer students (-67)
- 382 total K-6 students transferred between schools from where they reside this year

Elementary Count Change Map

Map Details

- Depicts student movement at each Planning Area from **2020/21** to **2024/25**
- **Orange:** student increase year to year
- **Green:** student decrease year to year
- **White:** no net change of students

Notes

- 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
- Each of these planning areas are fluid with respect to change – the visual shown is a snapshot: Areas shown as increasing will not always increase just like areas shown as decreasing will not always decrease

Student Count Change from 2020/21 to 2024/25 in Grades K-3

School List:

1. Autumn Creek Elementary
2. Bristol Bay Elementary
3. Bristol Grade School
4. Circle Center Grade School
5. Grande Reserve Elementary
6. Yorkville Grade School
7. Yorkville Intermediate
8. Yorkville Middle School
9. Yorkville High School Academy
10. Yorkville High School

Legend

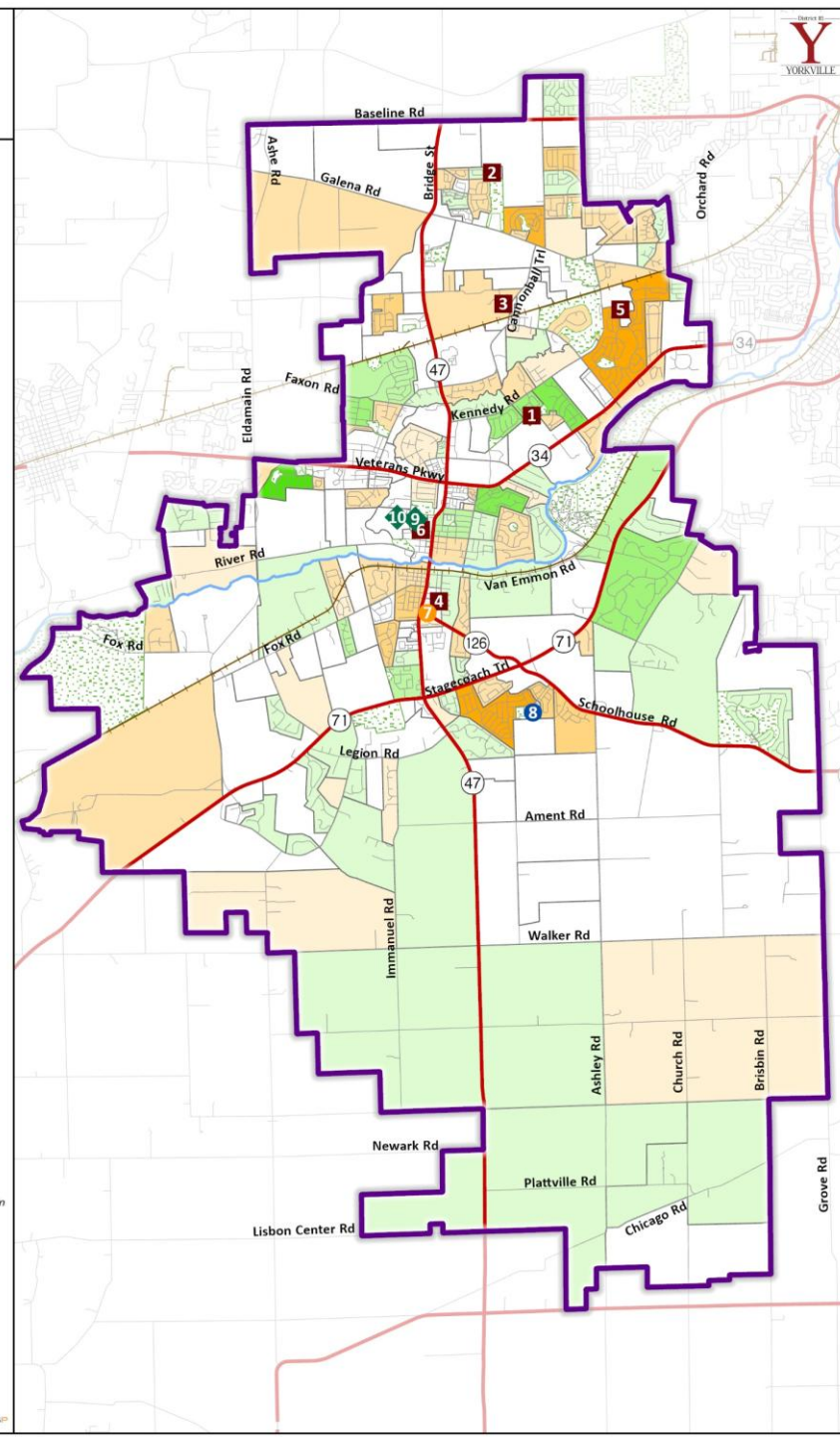
- District Boundary
 - Elementary Schools
 - Intermediate School
 - Middle School
 - ◆ High Schools
 - Park/Recreation; Golf Course
- Decrease in Student Density Increase in Student Density

Count Change is the number of students in 2024/25 subtracted by the number in 2020/21 in each Planning Area.



0 0.5 1 Miles

Map data provided by Yorkville School District, Kane County, and Kendall County, and ESRI.
Map created March 2025 by RSP & Associates.



Intermediate Count Change Map

Map Details

- Depicts student movement at each Planning Area from **2020/21** to **2024/25**
- **Orange:** student increase year to year
- **Green:** student decrease year to year
- **White:** no net change of students

Notes

- 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
- Each of these planning areas are fluid with respect to change – the visual shown is a snapshot: Areas shown as increasing will not always increase just like areas shown as decreasing will not always decrease

Student Count Change from 2020/21 to 2024/25 in Grades 4-6

School List:

1. Autumn Creek Elementary
2. Bristol Bay Elementary
3. Bristol Grade School
4. Circle Center Grade School
5. Grande Reserve Elementary
6. Yorkville Grade School
7. Yorkville Intermediate
8. Yorkville Middle School
9. Yorkville High School Academy
10. Yorkville High School

Legend

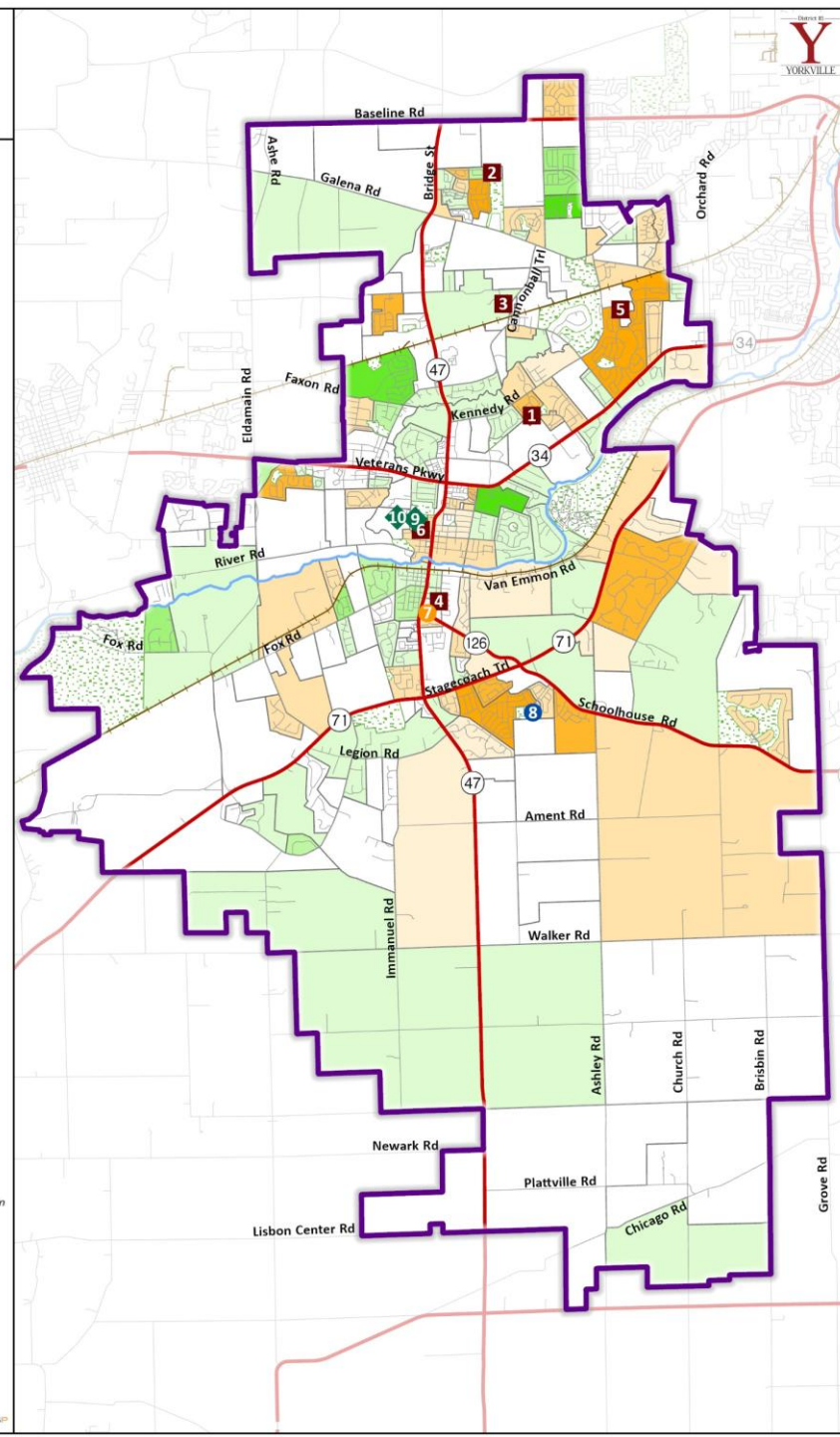
- District Boundary
 - Elementary Schools
 - Intermediate School
 - Middle School
 - ◆ High Schools
 - Park/Recreation; Golf Course
- Decrease in Student Density Increase in Student Density

Count Change is the number of students in 2024/25 subtracted by the number in 2020/21 in each Planning Area.



0 0.5 1 Miles

Map data provided by Yorkville School District, Kane County, and Kendall County, and ESRI.
Map created March 2025 by RSP & Associates.



Middle School Count Change Map

Map Details

- Depicts student movement at each Planning Area from **2020/21** to **2024/25**
- **Orange:** student increase year to year
- **Green:** student decrease year to year
- **White:** no net change of students

Notes

- 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
- Each of these planning areas are fluid with respect to change – the visual shown is a snapshot: Areas shown as increasing will not always increase just like areas shown as decreasing will not always decrease

Student Count Change from 2020/21 to 2024/25 in Grades 7-8

School List:

1. Autumn Creek Elementary
2. Bristol Bay Elementary
3. Bristol Grade School
4. Circle Center Grade School
5. Grande Reserve Elementary
6. Yorkville Grade School
7. Yorkville Intermediate
8. Yorkville Middle School
9. Yorkville High School Academy
10. Yorkville High School

Legend

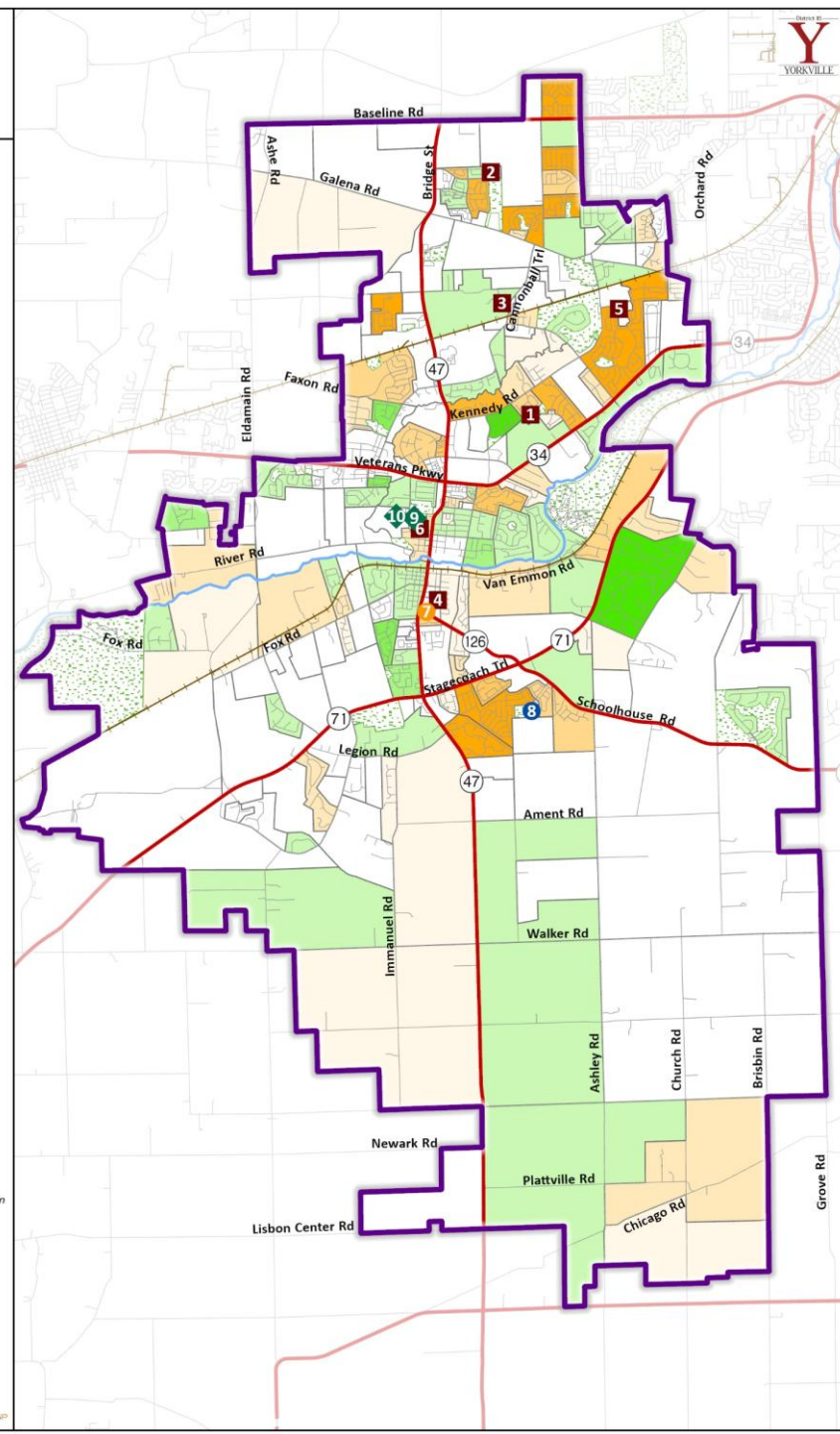
- District Boundary
 - Elementary Schools
 - Intermediate School
 - Middle School
 - ◆ High Schools
 - Park/Recreation; Golf Course
- Decrease in Student Density Increase in Student Density

Count Change is the number of students in 2024/25 subtracted by the number in 2020/21 in each Planning Area.



0 0.5 1 Miles

Map data provided by Yorkville School District, Kane County, and Kendall County, and ESRI.
Map created March 2025 by RSP & Associates.



High School Count Change Map

Map Details

- Depicts student movement at each Planning Area from **2020/21** to **2024/25**
- **Orange:** student increase year to year
- **Green:** student decrease year to year
- **White:** no net change of students

Notes

- 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
- Each of these planning areas are fluid with respect to change – the visual shown is a snapshot: Areas shown as increasing will not always increase just like areas shown as decreasing will not always decrease

Student Count Change from 2020/21 to 2024/25 in Grades 9-12

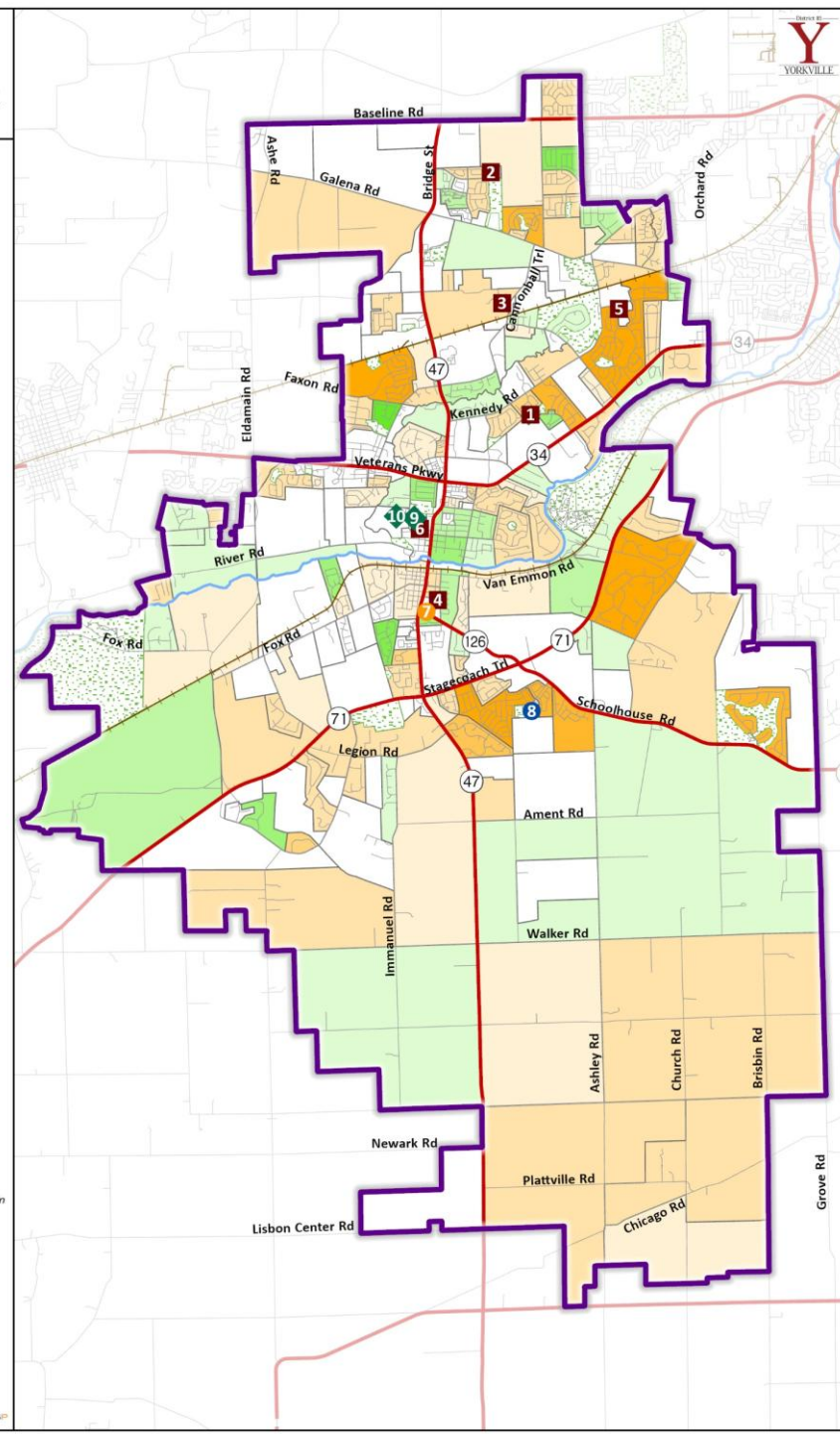
School List:

1. Autumn Creek Elementary
2. Bristol Bay Elementary
3. Bristol Grade School
4. Circle Center Grade School
5. Grande Reserve Elementary
6. Yorkville Grade School
7. Yorkville Intermediate
8. Yorkville Middle School
9. Yorkville High School Academy
10. Yorkville High School

Legend

- District Boundary
 - Elementary Schools
 - Intermediate School
 - Middle School
 - ◆ High Schools
 - Park/Recreation; Golf Course
- Decrease in Student Density Increase in Student Density

Count Change is the number of students in 2024/25 subtracted by the number in 2020/21 in each Planning Area.



Elementary Heat Density Map

Map Details

- Visual shows the location of students in proximity to other students for a “heat affect” in the district.

- Red:** highest student density
- Gray:** lowest student density

Notes

- Overlapping points (2 or more students) are handled using a weighting of coincident points
- Newer developments and/or most affordable areas tend to have the greatest density

Student "Heat" Density in 2024/25 in Grades K-3

School List:

1. Autumn Creek Elementary
2. Bristol Bay Elementary
3. Bristol Grade School
4. Circle Center Grade School
5. Grande Reserve Elementary
6. Yorkville Grade School
7. Yorkville Intermediate
8. Yorkville Middle School
9. Yorkville High School Academy
10. Yorkville High School

Legend

- District Boundary
- Elementary Schools
- Intermediate School
- Middle School
- High Schools
- Park/Recreation; Golf Course

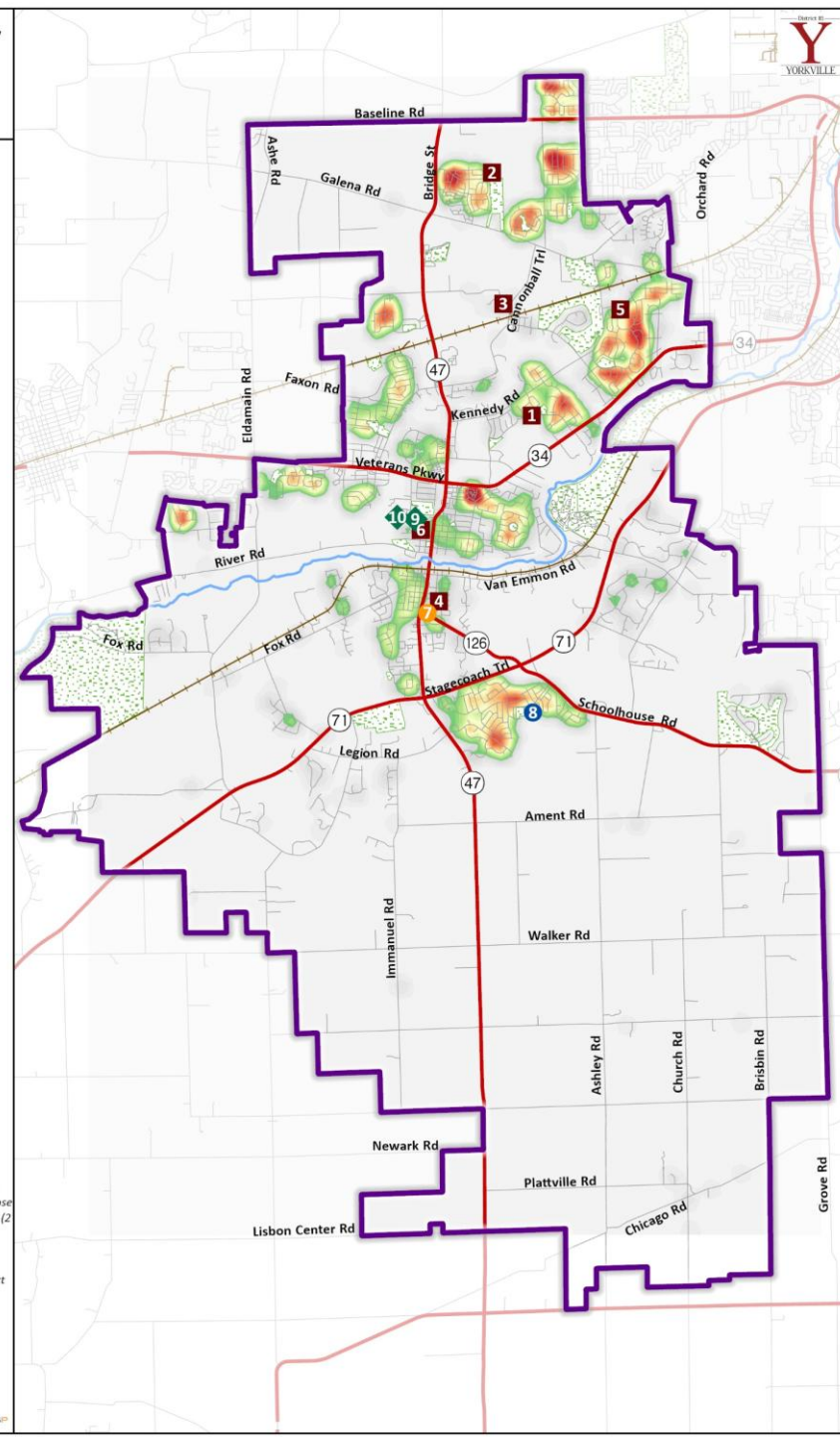
Student Density
Low Density
High Density

Student "Heat" is determined by calculating the number of students that are clustered within close proximity of one another. Overlapping of points (2 or more students residing at the same address) are handled using a weighting of coincident points. This weighted data is calculated by relational distance, which helps to visually depict the areas of high student clustering.



0 0.5 1 Miles

Map data provided by Yorkville School District, Kane County, and Kendall County, and ESRI.
Map created March 2025 by RSP & Associates.



Intermediate Heat Density Map

Map Details

- Visual shows the location of students in proximity to other students for a “heat affect” in the district.

- Red:** highest student density
- Gray:** lowest student density

Notes

- Overlapping points (2 or more students) are handled using a weighting of coincident points
- Newer developments and/or most affordable areas tend to have the greatest density

Student "Heat" Density in 2024/25 in Grades 4-6

School List:

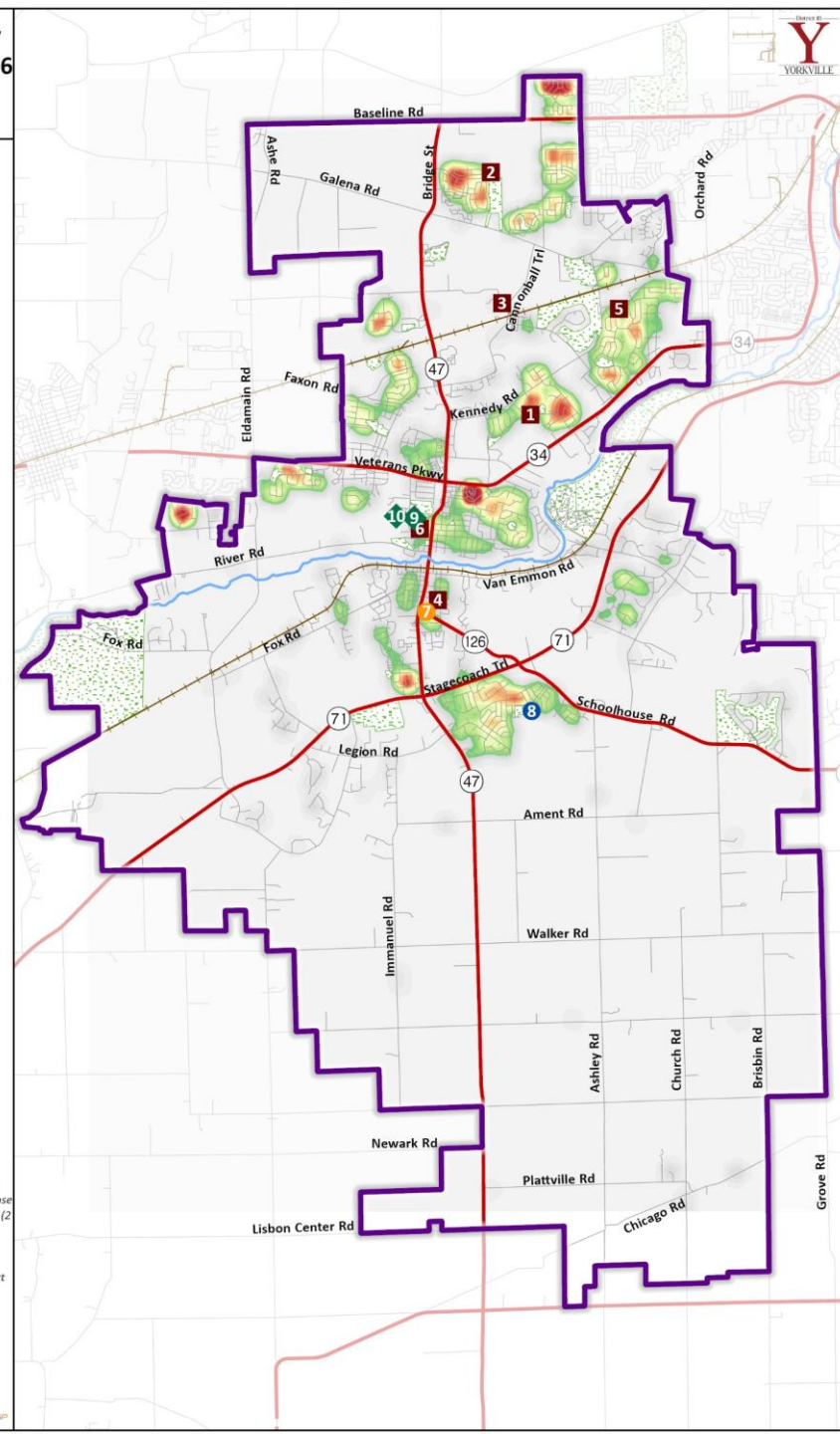
1. Autumn Creek Elementary
2. Bristol Bay Elementary
3. Bristol Grade School
4. Circle Center Grade School
5. Grande Reserve Elementary
6. Yorkville Grade School
7. Yorkville Intermediate
8. Yorkville Middle School
9. Yorkville High School Academy
10. Yorkville High School

Legend

- District Boundary
- Elementary Schools
- Intermediate School
- Middle School
- High Schools
- Park/Recreation; Golf Course

Student Density
Low Density
High Density

Student "Heat" is determined by calculating the number of students that are clustered within close proximity of one another. Overlapping of points (2 or more students residing at the same address) are handled using a weighting of coincident points. This weighted data is calculated by relational distance, which helps to visually depict the areas of high student clustering.



Middle School Heat Density Map

Map Details

- Visual shows the location of students in proximity to other students for a “heat affect” in the district.

- Red:** highest student density
- Gray:** lowest student density

Notes

- Overlapping points (2 or more students) are handled using a weighting of coincident points
- Newer developments and/or most affordable areas tend to have the greatest density

Student "Heat" Density in 2024/25 in Grades 7-8

School List:

1. Autumn Creek Elementary
2. Bristol Bay Elementary
3. Bristol Grade School
4. Circle Center Grade School
5. Grande Reserve Elementary
6. Yorkville Grade School
7. Yorkville Intermediate
8. Yorkville Middle School
9. Yorkville High School Academy
10. Yorkville High School

Legend

- District Boundary
- Elementary Schools
- Intermediate School
- Middle School
- High Schools
- Park/Recreation; Golf Course

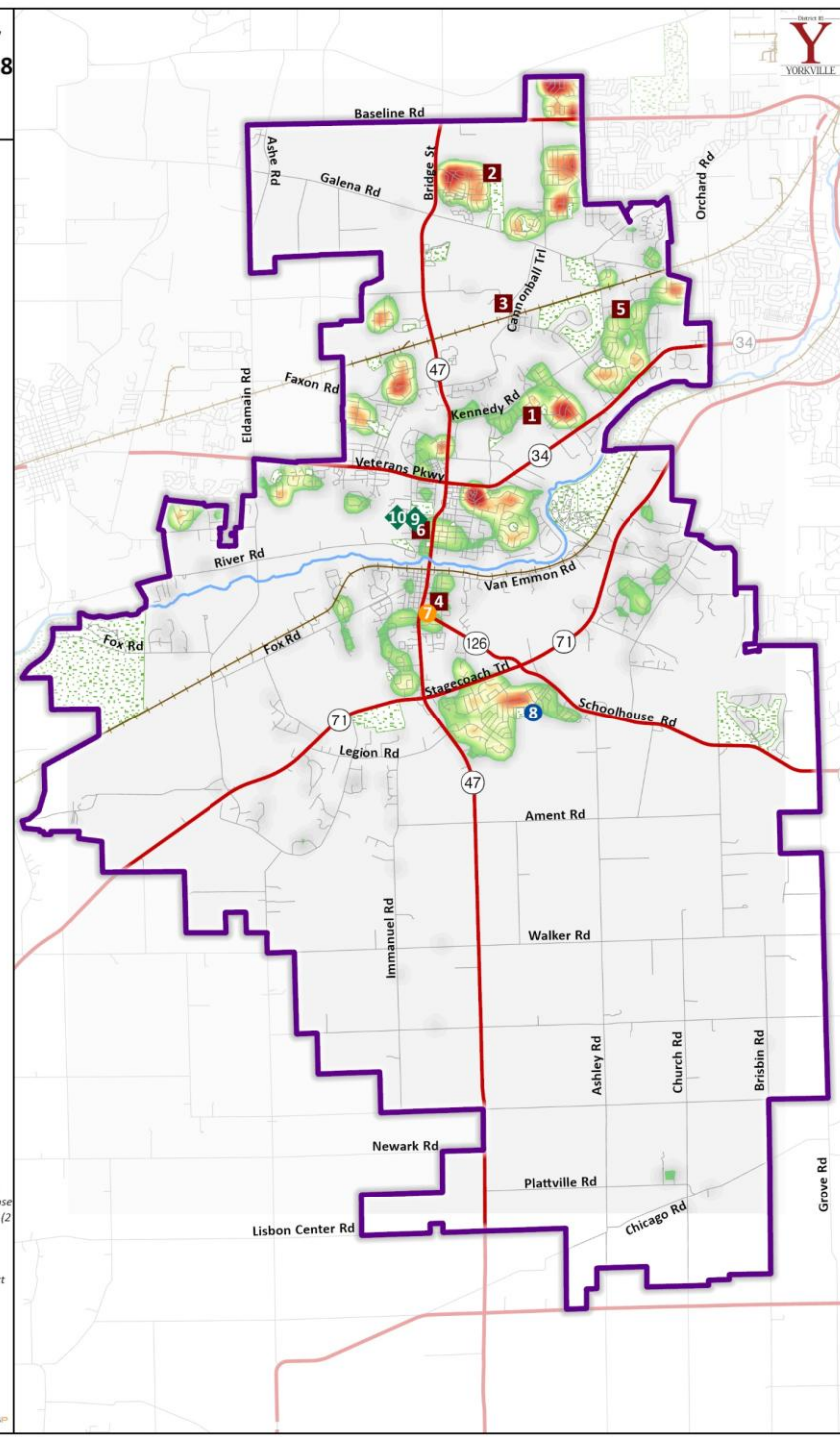
Student Density
Low Density
High Density

Student "Heat" is determined by calculating the number of students that are clustered within close proximity of one another. Overlapping of points (2 or more students residing at the same address) are handled using a weighting of coincident points. This weighted data is calculated by relational distance, which helps to visually depict the areas of high student clustering.



0 0.5 1 Miles

Map data provided by Yorkville School District, Kane County, and Kendall County, and ESRI.
Map created March 2025 by RSP & Associates.



High School Heat Density Map

Map Details

- Visual shows the location of students in proximity to other students for a “heat affect” in the district.

- Red:** highest student density
- Gray:** lowest student density

Notes

- Overlapping points (2 or more students) are handled using a weighting of coincident points
- Newer developments and/or most affordable areas tend to have the greatest density

Student "Heat" Density in 2024/25 in Grades 9-12

School List:

1. Autumn Creek Elementary
2. Bristol Bay Elementary
3. Bristol Grade School
4. Circle Center Grade School
5. Grande Reserve Elementary
6. Yorkville Grade School
7. Yorkville Intermediate
8. Yorkville Middle School
9. Yorkville High School Academy
10. Yorkville High School

Legend

- District Boundary
- Elementary Schools
- Intermediate School
- Middle School
- High Schools
- Park/Recreation; Golf Course

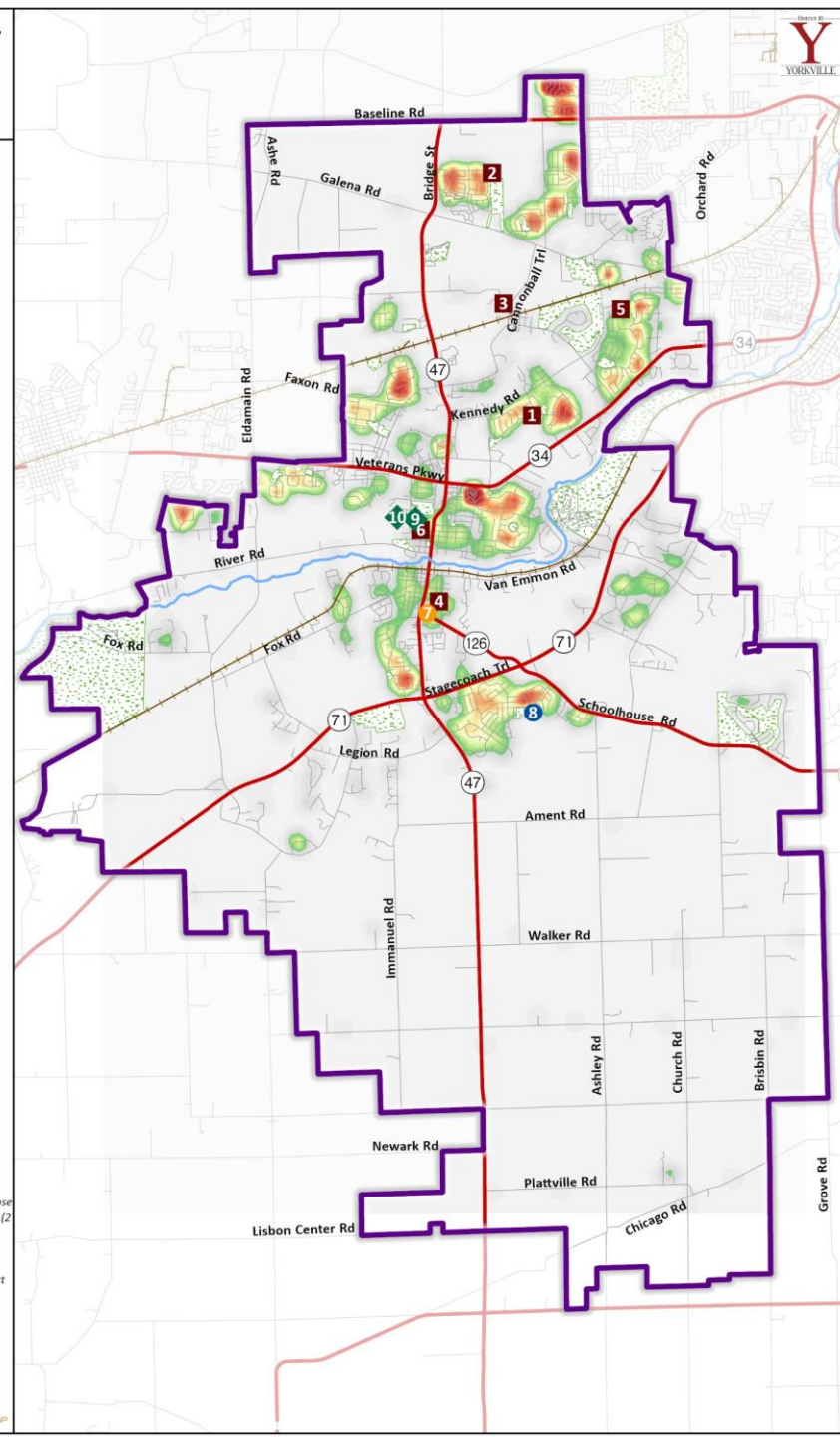
Student Density
Low Density
High Density

Student "Heat" is determined by calculating the number of students that are clustered within close proximity of one another. Overlapping of points (2 or more students residing at the same address) are handled using a weighting of coincident points. This weighted data is calculated by relational distance, which helps to visually depict the areas of high student clustering.



0 0.5 1 Miles

Map data provided by Yorkville School District, Kane County, and Kendall County, and ESRI.
Map created March 2025 by RSP & Associates.



2020/21 Student Density Map

Map Details:

- Shows students density by planning area in 2020/21
 - **White:** no students
 - **Pink:** Less than 100 students
 - **Blue:** 101 to 300 students
 - **Green:** 301 to 500 students
 - **Orange:** 501 to 700 students
 - **Red:** over 700 students

2020/21 Student Density in Grades K-12

School List:

1. Autumn Creek Elementary
2. Bristol Bay Elementary
3. Bristol Grade School
4. Circle Center Grade School
5. Grande Reserve Elementary
6. Yorkville Grade School
7. Yorkville Intermediate
8. Yorkville Middle School
9. Yorkville High School Academy
10. Yorkville High School

Legend

- District Boundary
- Elementary Schools
- Intermediate School
- Middle School
- High Schools
- Park/Recreation; Golf Course

Student Density

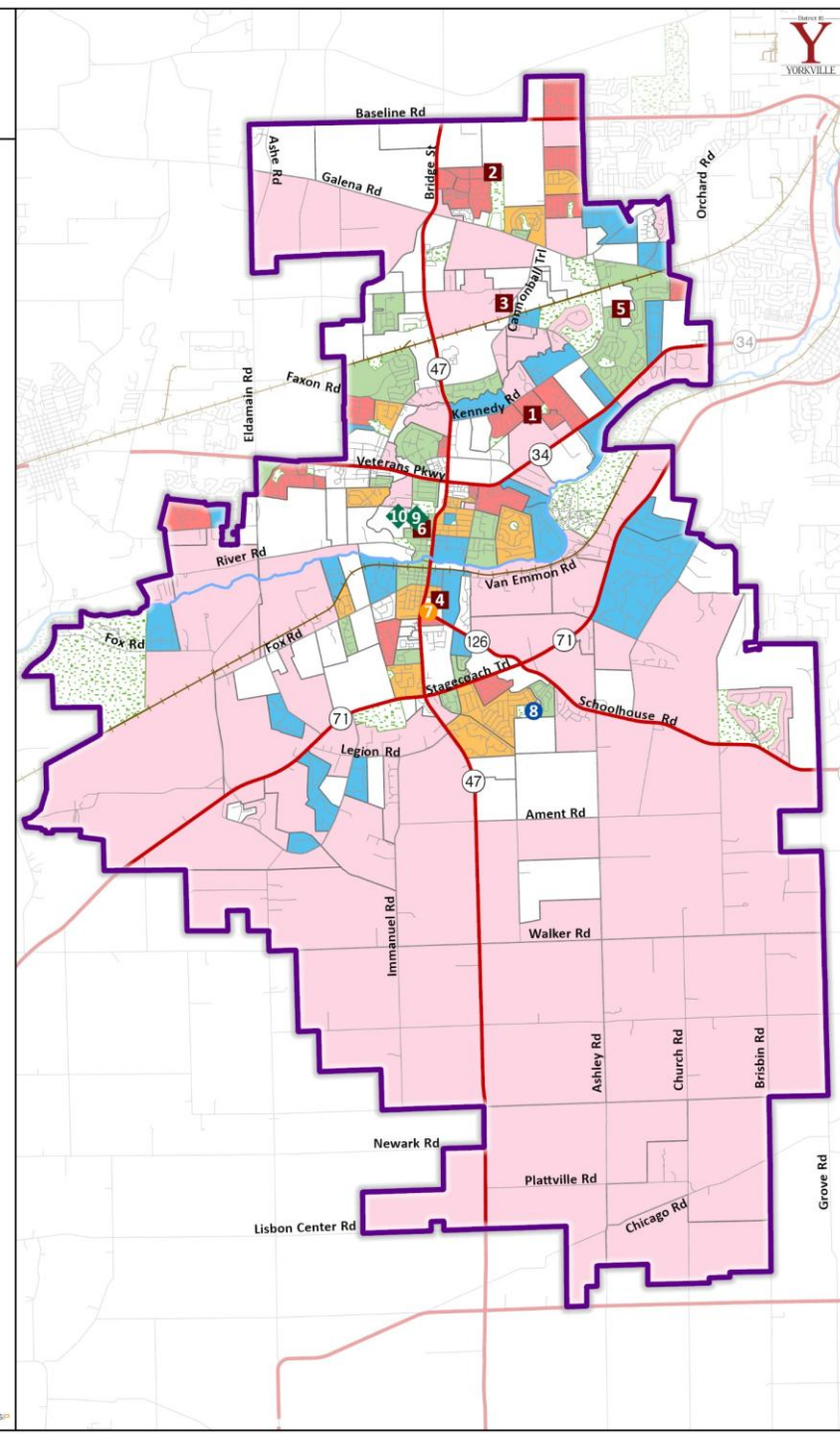
- 0
- 1 to 100
- 101 to 300
- 301 to 500
- 501 to 700
- > 700

Student Density is the number of students per square mile within each Planning Area.



0 0.5 1
Miles

Map data provided by Yorkville School District, Kane County, and Kendall County, and ESRI.
Map created March 2025 by RSP & Associates.



2024/25 Student Density Map

Map Details:

- Shows students density by planning area in 2024/25
 - **White: no students**
 - **Pink: Less than 100 students**
 - **Blue: 101 to 300 students**
 - **Green: 301 to 500 students**
 - **Orange: 501 to 700 students**
 - **Red: over 700 students**

2024/25 Student Density in Grades K-12

School List:

1. Autumn Creek Elementary
2. Bristol Bay Elementary
3. Bristol Grade School
4. Circle Center Grade School
5. Grande Reserve Elementary
6. Yorkville Grade School
7. Yorkville Intermediate
8. Yorkville Middle School
9. Yorkville High School Academy
10. Yorkville High School

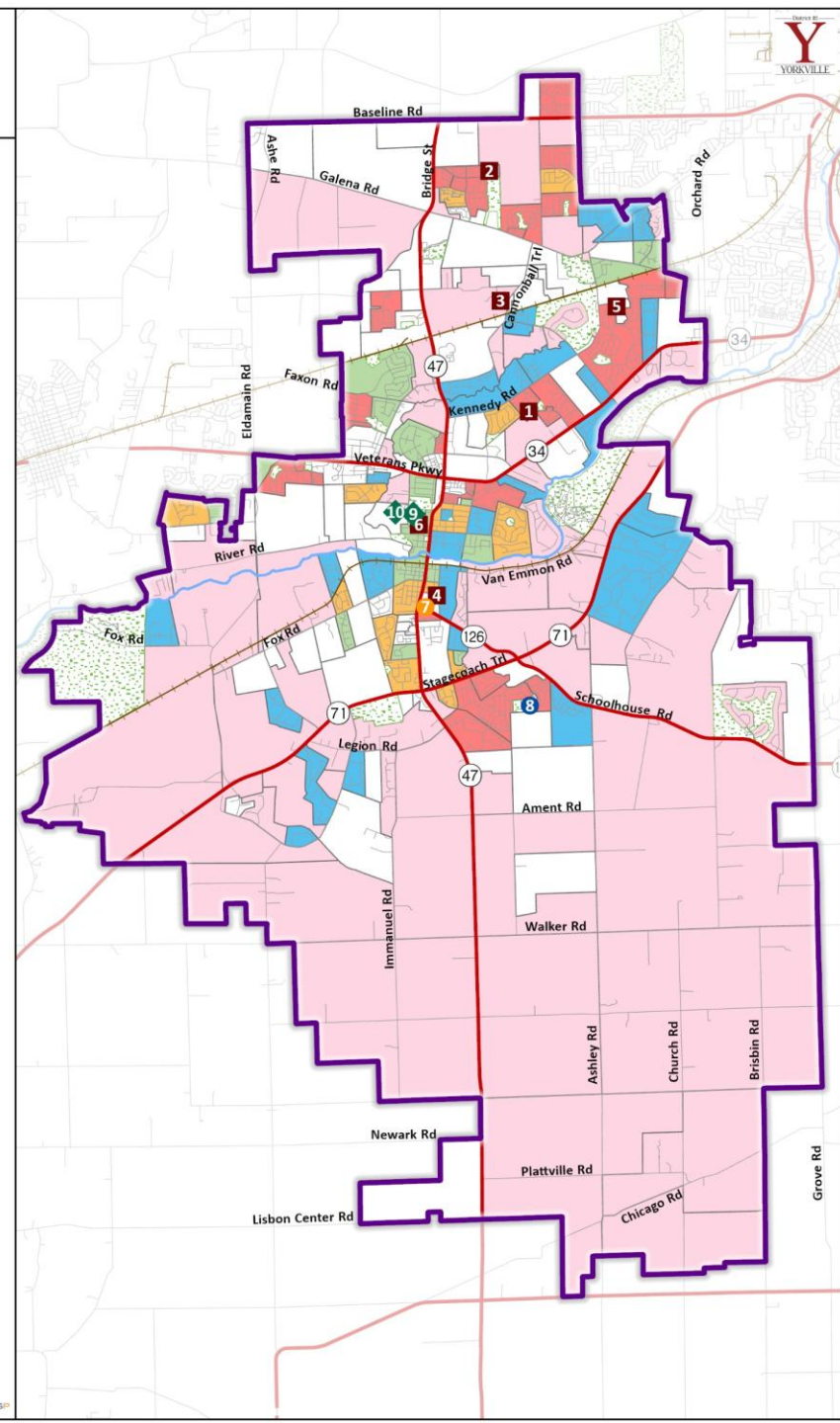
Legend

- District Boundary
- Elementary Schools
- Intermediate School
- Middle School
- ◆ High Schools
- Park/Recreation; Golf Course

Student Density

- 0
- 1 to 100
- 101 to 300
- 301 to 500
- 501 to 700
- > 700

Student Density is the number of students per square mile within each Planning Area.



5-Year Average Kdg Count Map

Map Details:

- Shows location of greatest kindergarten student density in relation to planning areas
 - **Orange to Red:** greatest average Kdg students
 - **Green to Blue:** lowest average Kdg students

2020/21 to 2024/25
Kindergarten Count

School List:

1. Autumn Creek Elementary
2. Bristol Bay Elementary
3. Bristol Grade School
4. Circle Center Grade School
5. Grande Reserve Elementary
6. Yorkville Grade School
7. Yorkville Intermediate
8. Yorkville Middle School
9. Yorkville High School Academy
10. Yorkville High School

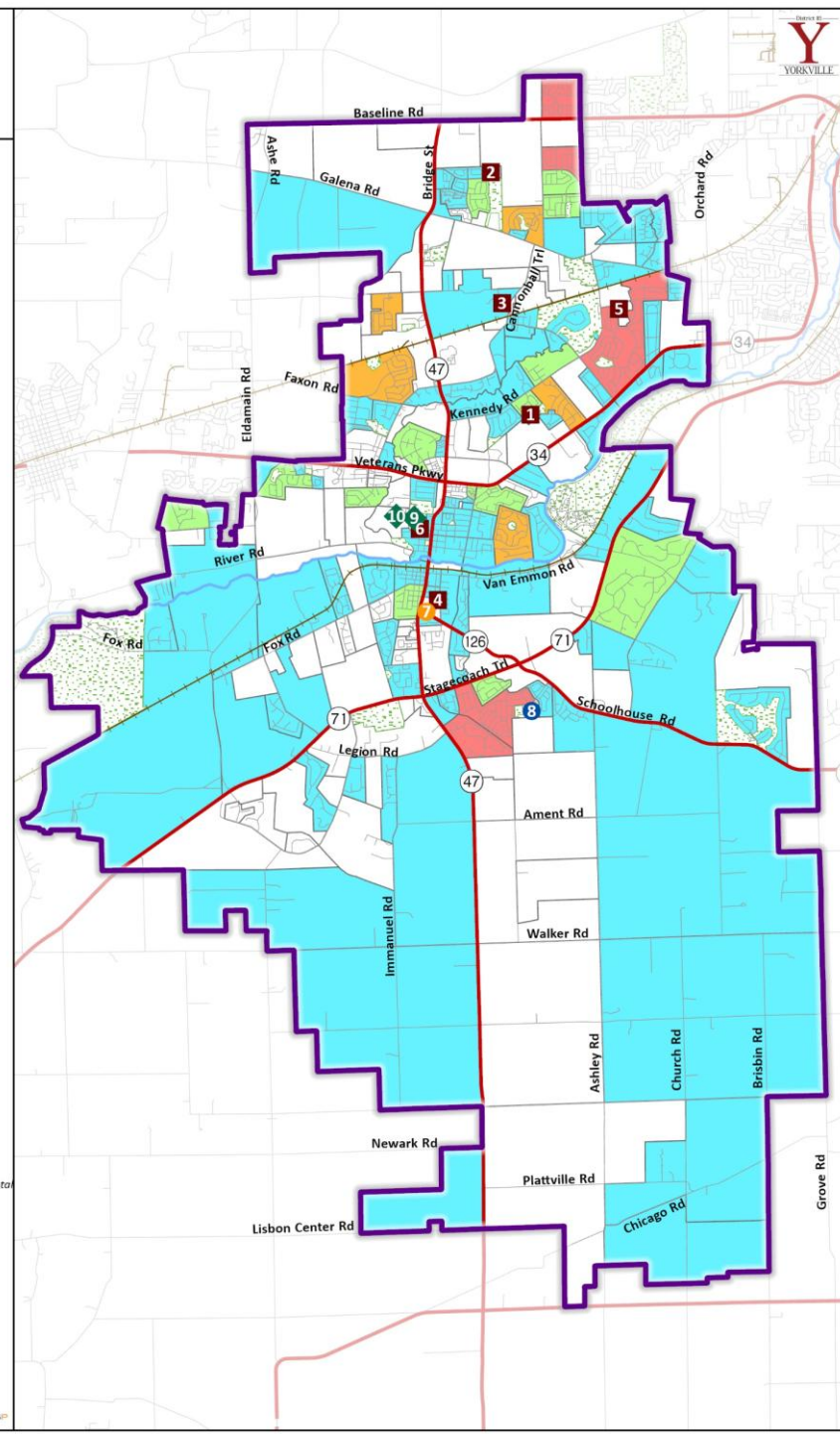
Legend

- District Boundary
- Elementary Schools
- Intermediate School
- Middle School
- ◆ High Schools
- Park/Recreation; Golf Course

Number of K Students

- 0
- < 5
- 6 to 10
- 11 to 15
- > 15

Kindergarten Count is the average number of total K students within each Planning Area in a five year period.



Demographic Summary



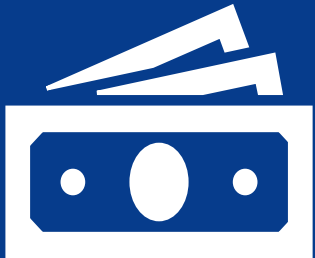
Percent Change of Annual Rate:

- 2000 to 2010: 8.18%
- 2010 to 2020: 1.76%
- 2020 to 2024: 2.48%
- 2024 to 2029: 2.35%



Percent Change of Annual Rate of Housing Inventory:

- 2000 to 2010: 8.28%
- 2010 to 2020: 1.40%
- 2020 to 2024: 2.60%
- 2024 to 2029: 2.70%



Percent Change of Median Household Income:

- 2024: \$105,933
- 2029: \$112,952
- 2024 to 2029: 1.29%



Key Variables

- 4.3% Unemployment Rate
- 957 Businesses
- 10,732 Employees

Source: US Census BAO and ESRI; estimates from July 2024

Note: Demographic information includes all persons residing in the school district boundary (not just student data)

Observations:

- Population in the District has increased and is forecasted to continue increasing by 2.35% annually for the next five years
- The census anticipated continued residential construction; housing is expected to increase by 2.70% annually for the next five years
- Income will continue to increase and is forecasted to surpass \$112K by 2029
- Unemployment rate is lower than State of Illinois (5.2%)

Student Yield Rate: Single-Family

Students per 100 Single-Family Units	2015/16	2016/17	2017/18	2018/19	2019/20	2020/21	2021/22	2022/23	2023/24	2024/25	10 Year Average
Autumn Creek Elementary	22	23	24	26	25	25	24	24	22	19	23.4
Bristol Bay Elementary	23	24	25	23	22	20	21	22	21	22	22.3
Bristol Grade School	17	18	17	18	18	15	14	15	14	14	16
Circle Center Grade School	15	14	13	14	14	13	14	14	14	13	13.8
Grande Reserve Elementary	17	18	17	17	16	16	16	18	18	18	17.1
Yorkville Grade School	16	15	16	15	15	17	16	15	14	13	15.2
District (K-3):	17.0	17.0	17.0	17.0	17.0	16.0	16.0	17.0	16.0	16.0	16.6

Table Legend

-  +3 greater from District Average
-  -3 fewer from District Average

Students per 100 Single-Family Units	2015/16	2016/17	2017/18	2018/19	2019/20	2020/21	2021/22	2022/23	2023/24	2024/25	10 Year Average
Autumn Creek Elementary	14	14	14	15	15	15	15	15	16	14	14.7
Bristol Bay Elementary	19	19	17	18	16	18	17	17	16	16	17.3
Grande Reserve Elementary	15	14	14	15	14	14	13	13	13	13	13.8
Yorkville Intermediate	13	13	13	12	12	11	12	12	12	12	12.2
District (4-6):	14.0	14.0	14.0	14.0	13.0	13.0	13.0	14.0	14.0	13.0	13.6

Students per 100 Single-Family Units	2015/16	2016/17	2017/18	2018/19	2019/20	2020/21	2021/22	2022/23	2023/24	2024/25	10 Year Average
Yorkville Middle School	9	9	10	9	9	9	9	9	9	10	9.2

Students per 100 Single-Family Units	2015/16	2016/17	2017/18	2018/19	2019/20	2020/21	2021/22	2022/23	2023/24	2024/25	10 Year Average
Yorkville High School	17	17	17	18	17	17	18	18	18	18	17.5

Total SF units: 10,689

Source: Kane, Kendall County, and RSP

Note: Includes number of students per 100 single-family units. Single-family units include houses that may be fully detached or semi-detached and occupied by one household or family.

Observations:

- Table shows the number of students per 100 single-family (SF) units by year and by grade configuration
- District sees on average 16.6 Elementary, 13.6 Intermediate, 9.2 Middle School, and 17.5 High School students per 100 SF households
- Adding new housing inventory can impact the yield rate – **There were 2,045 single-family homes built from 2015 to 2024**

Student Yield Rate: Multi-Family

Students per 100 Multi-Family Units	2015/16	2016/17	2017/18	2018/19	2019/20	2020/21	2021/22	2022/23	2023/24	2024/25	10 Year Average
Autumn Creek Elementary	14	12	12	14	11	13	15	16	17	16	14
Bristol Bay Elementary	11	11	10	9	8	8	8	9	8	9	9.1
Bristol Grade School	11	14	12	10	11	10	10	8	6	10	10.2
Circle Center Grade School	7	7	6	6	5	5	6	7	7	8	6.4
Grande Reserve Elementary	16	15	15	9	7	11	14	9	14	11	12.1
Yorkville Grade School	9	9	8	7	6	6	7	6	8	7	7.3
District (K-3):	11.0	10.0	10.0	9.0	7.0	8.0	9.0	9.0	10.0	10.0	9.3

Table Legend

- +3 greater from District Average
- 3 fewer from District Average

Students per 100 Multi-Family Units	2015/16	2016/17	2017/18	2018/19	2019/20	2020/21	2021/22	2022/23	2023/24	2024/25	10 Year Average
Autumn Creek Elementary	12	11	14	10	11	10	8	9	11	13	10.9
Bristol Bay Elementary	5	5	8	9	9	7	8	8	7	5	7.1
Grande Reserve Elementary	14	15	15	14	13	14	9	7	11	10	12.2
Yorkville Intermediate	7	7	8	7	6	6	6	5	4	5	6.1
District (4-6):	8.0	8.0	9.0	8.0	8.0	7.0	7.0	7.0	7.0	7.0	7.6

Students per 100 Multi-Family Units	2015/16	2016/17	2017/18	2018/19	2019/20	2020/21	2021/22	2022/23	2023/24	2024/25	10 Year Average
Yorkville Middle School	6	6	5	6	6	5	5	5	5	5	5.4

Students per 100 Multi-Family Units	2015/16	2016/17	2017/18	2018/19	2019/20	2020/21	2021/22	2022/23	2023/24	2024/25	10 Year Average
Yorkville High School	9	9	11	11	10	11	10	9	10	11	10.1

Total MF units: 2,558

Source: Kane, Kendall County, and RSP

Note: Includes number of students per 100 multi-family units. Multi-family units include apartment, duplex, mixed-use, mobile home, townhome, etc. units.

Observations:

- Table shows the number of students per 100 multi-family (MF) units by year and by grade configuration
- District sees on average 9.3 Elementary, 7.6 Intermediate, 5.4 Middle School, and 10.1 High School students per 100 MF households
- Adding new housing inventory can impact the yield rate – **There were 622 multi-family homes built from 2015 to 2024**

Grande Reserve Growth Area Map (Detailed)

Map Details

- Growth areas are created from existing land use, future land use, capital improvement plan, zoning, and city staff input
 - **Green:** identifies where development activity is happening
 - **Yellow:** identifies possible areas that could develop within a 5-year range
 - **Purple:** identifies possible areas that could develop within a 10-year range
- There is no guarantee any of these growth areas will develop or that other areas not shown as a growth area will develop
 - The market demand and property owners desire to build guides the timing and type of development
 - Some growth areas may require infrastructure improvements

Disclaimer: "Timing of Growth Areas" are general estimates indicating phase of development status: some current projects may continue to develop for 5+ years and 5 to 10 Year potential projects may happen faster or slower than stated in visuals.

Growth Areas

School List:

1. Autumn Creek Elementary
2. Bristol Bay Elementary
3. Bristol Grade School
4. Circle Center Grade School
5. Grande Reserve Elementary
6. Yorkville Grade School
7. Yorkville Intermediate
8. Yorkville Middle School
9. Yorkville High School Academy
10. Yorkville High School

Legend

- District Boundary
- Elementary Schools
- Intermediate School
- Middle School
- ◆ High Schools
- Park/Recreation; Golf Course

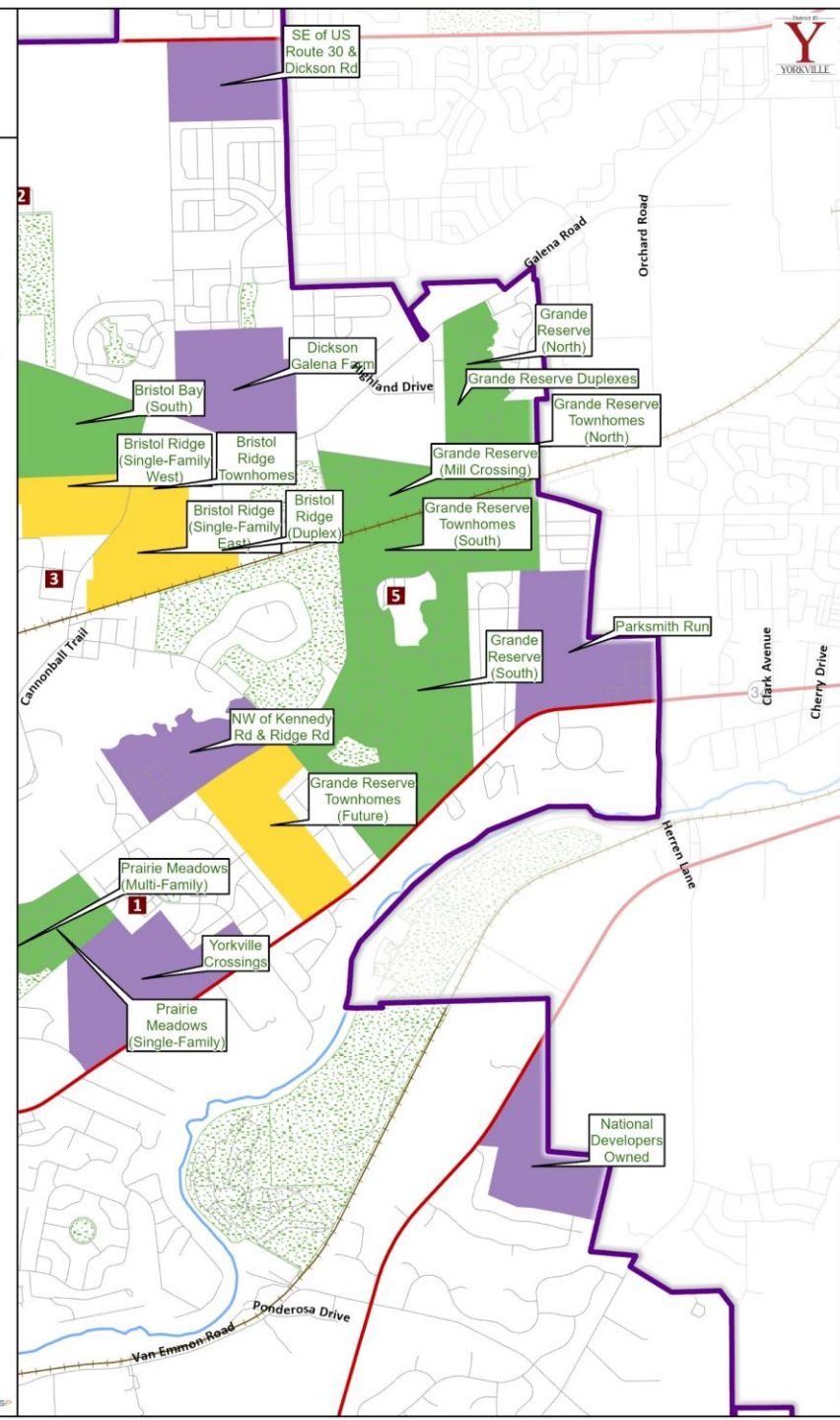
Growth Area

- Current
- 5 Year
- 10 Year

Population growth Areas are defined as areas that display a high propensity for growth; however, development is not guaranteed. Additionally, it is possible that areas not designated for growth may develop.



Map data provided by Yorkville School District, Kane County, and Kendall County, and ESRI.
Map created March 2025 by RSP & Associates.

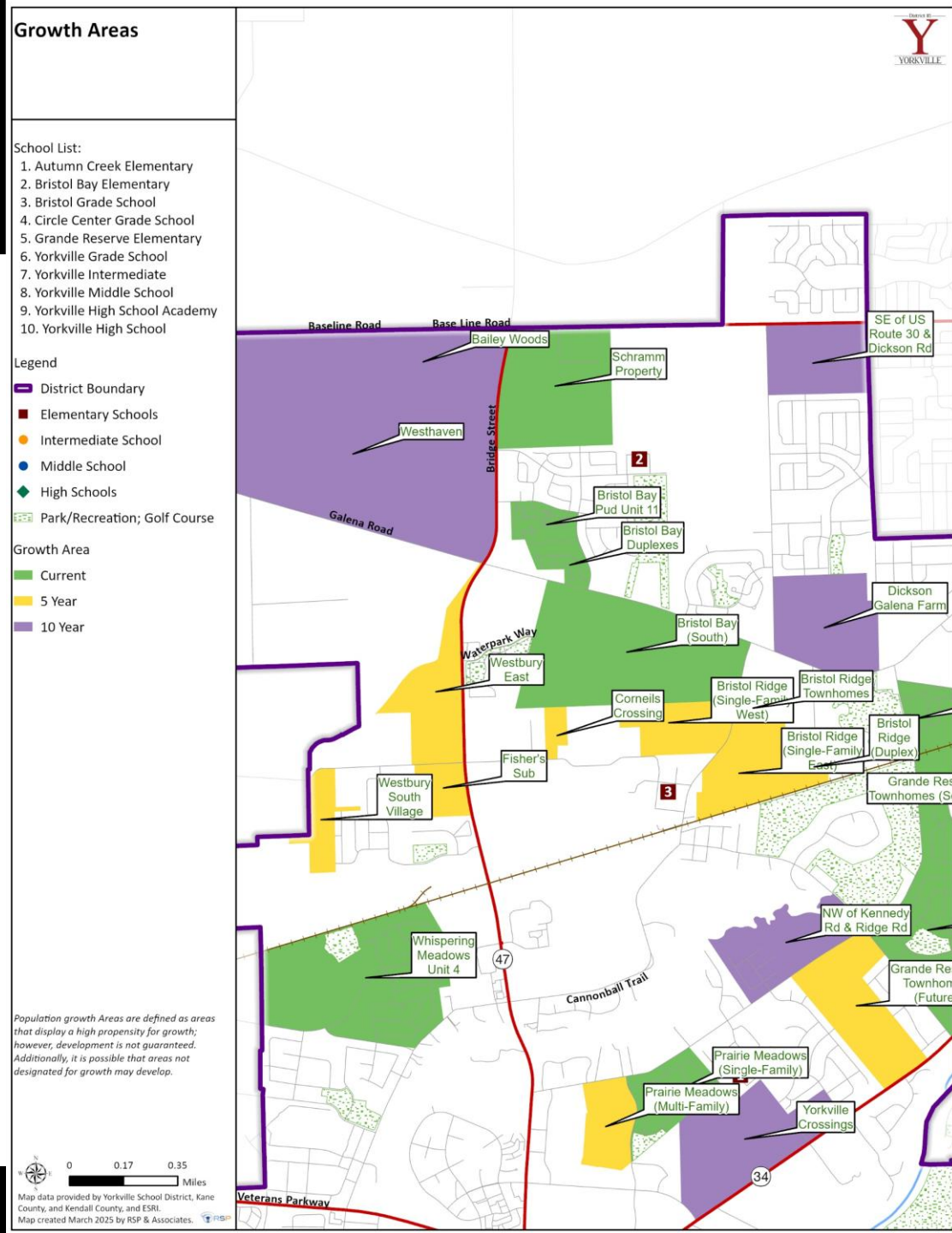


Bristol Bay Growth Area Map (Detailed)

Map Details

- Growth areas are created from existing land use, future land use, capital improvement plan, zoning, and city staff input
 - **Green:** identifies where development activity is happening
 - **Yellow:** identifies possible areas that could develop within a 5-year range
 - **Purple:** identifies possible areas that could develop within a 10-year range
- There is no guarantee any of these growth areas will develop or that other areas not shown as a growth area will develop
 - The market demand and property owners desire to build guides the timing and type of development
 - Some growth areas may require infrastructure improvements

Disclaimer: "Timing of Growth Areas" are general estimates indicating phase of development status: some current projects may continue to develop for 5+ years and 5 to 10 Year potential projects may happen faster or slower than stated in visuals.



Yorkville Central Growth Area Map (Detailed)

Map Details

- Growth areas are created from existing land use, future land use, capital improvement plan, zoning, and city staff input
 - **Green:** identifies where development activity is happening
 - **Yellow:** identifies possible areas that could develop within a 5-year range
 - **Purple:** identifies possible areas that could develop within a 10-year range
- There is no guarantee any of these growth areas will develop or that other areas not shown as a growth area will develop
 - The market demand and property owners desire to build guides the timing and type of development
 - Some growth areas may require infrastructure improvements

Disclaimer: "Timing of Growth Areas" are general estimates indicating phase of development status: some current projects may continue to develop for 5+ years and 5 to 10 Year potential projects may happen faster or slower than stated in visuals.

Growth Areas

School List:

1. Autumn Creek Elementary
2. Bristol Bay Elementary
3. Bristol Grade School
4. Circle Center Grade School
5. Grande Reserve Elementary
6. Yorkville Grade School
7. Yorkville Intermediate
8. Yorkville Middle School
9. Yorkville High School Academy
10. Yorkville High School

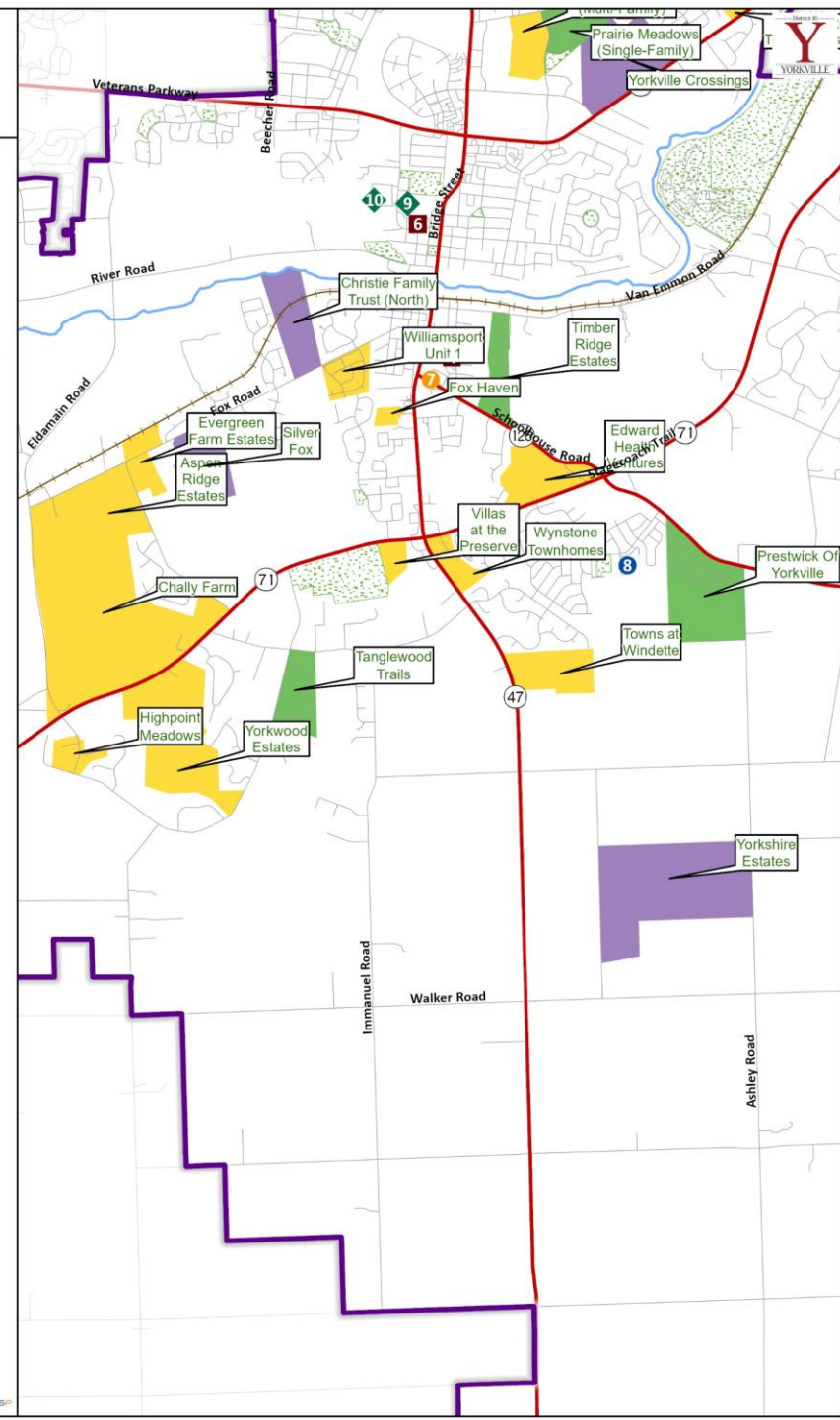
Legend

- District Boundary
- Elementary Schools
- Intermediate School
- Middle School
- ◆ High Schools
- Park/Recreation; Golf Course

Growth Area

- Current
- 5 Year
- 10 Year

Population growth Areas are defined as areas that display a high propensity for growth; however, development is not guaranteed. Additionally, it is possible that areas not designated for growth may develop.



Key Definitions

- Cohort: a group of individuals having a statistical factor (such as grade level) in common in a demographic study
- In-Migration: shows number of students in grade 1st to 12th that are attending the district in the current year, but were not attending the district in the previous year
- Home Value Bar Chart: Percent of total homes by range of home value
- Housing Affordability Index: Measures affordability using an index to quantify the ability of a typical household to purchase an existing home in an area.
- Household Income Bar Chart: Percent of households by range of household income
- Median Home Value: equal to the middle point of all reported home values from the assessor's office in the district
- Median Year Built: equal to the middle point of all reported years when each dwelling unit was built based on information from the local assessor's office
- Mixed-use development (MU): development that blends two or more residential, commercial, cultural, institutional, and/or industrial uses
- Mobile Home Park: movable dwelling, 8 feet or more wide and 40 feet or more long, designed to be towed on its own chassis, with transportation gear integral to the unit when it leaves the factory, and without need of a permanent foundation.
- Mortgage as % Salary: Number of households by what percent salary goes to mortgage experiences
- Multi-family (MF): a classification of housing where multiple separate housing units for residential inhabitants are contained within one building or several buildings within one complex
- Single-family (SF): a house that is may be fully detached or semi-detached occupied by one household or family
- Town Homes (TH): Side by side housing units that do not meet the definition of single-family houses
- Out-Migration: shows number of students in grade Kindergarten to 11th that are attending the district in the previous year, but were not attending the district in the current year
- Percent of Income for Mortgage: Provides a monthly budget perspective to examine the relationship between household income and mortgage payments (based on a median-valued home).
- Vacant Land: means any undeveloped land/ erf within a proclaimed township or a land development area and will continue to be rated as vacant until such time as a certificate of occupancy
- Year Property Built Bar Chart: Percent of households by decade home was built
- Yield Rate: ratio of students that attend each school to the number of housing units in that school's attendance area