

Elementary Boundary Committee

October 7, 2025

Housing Developments

Current Status



Completed Developments

- **Woodlore Estates (North of 176 and West of 31)**
 - Estimated student impact vs. actual enrollment
 - Elementary 51 (actual 34)
 - Middle School 25 (actual 12)
- **The Enclave (Main and Crystal Lake Ave)**
 - Estimated student impact vs. actual enrollment
 - Elementary 69 (actual 0)
 - Middle School 39 (actual 0)
- **The Springs at Three Oaks (South of Walmart on 31)**
 - 280 apartments (studio to 3-bedrooms - specific number of each not provided)
 - Estimated student impact*
 - Elementary 17 (actual 9)
 - Middle School 9 (actual 6)

Currently Building and Leasing/Selling

- **Water's Edge (Route 14 and Three Oaks Corridor)**
 - 240 Apartments & 20 Townhomes (assuming 2 bedroom for projections)
 - Estimated student impact*
 - PreK 12
 - Elementary 23
 - Canterbury
 - Middle School 11
 - RBMS

* Naperville housing projections supplied by City of Crystal Lake used for projections

Currently Building and Leasing/Selling

- **Redwood Living (Central Park Drive)**
 - 304 2-Bed Apartments (as of 8.25.25 124 of 304 completed)
 - Estimated student impact*
 - PreK 14
 - Elementary 26
 - Canterbury
 - Middle School 13
 - HBMS

* Naperville housing projections supplied by City of Crystal Lake used for projections

Currently Building

- **Derbyshire (Bard and Huntley Road)**
 - 48 3-bedroom Townhomes
 - Estimated student impact*
 - PreK 3
 - Elementary 11
 - West
 - Middle School 6
 - RBMS

* Naperville housing projections supplied by City of Crystal Lake used for projections

In Development (received zoning approval)

- **Courtyard (551 Congress) Apartments (Congress Parkway)**
 - 93 Apartments (1 and 2-bedrooms)
 - Estimated student impact*
 - PreK 4
 - Elementary 8
 - Coventry
 - Middle School 4
 - RBMS

* Naperville housing projections supplied by City of Crystal Lake used for projections

In Development (received zoning approval)

- **Pathway Court Apartments (Behind Jewel/Main St)**
 - 220 Apartments (1, 2, and 3-bedroom units)
 - Estimated student impact*
 - PreK 6
 - Elementary 16
 - Husmann
 - Middle School 8
 - RBMS

* Pathway Courts developer enrollment projections were used.

NEW - In Development (Received Zoning Approval)

- **Waterside (Main Street)**
 - 107 - 3 Bedroom townhomes
 - Estimated student impact*
 - Pre K 23 students
 - Elementary (25 students)
 - Canterbury
 - Middle School (6 students)
 - RBMS

* Naperville housing projections supplied by City of Crystal Lake used for projections

In Development (working on permits)

- **Prairie Grove (80 acres east side of Route 31 north of 176) - expected completion 2028**
 - 88 - 4 bedroom homes detached; 24 - 3 bedroom homes attached;
 - Estimated student impact as provided by the developer
 - Elementary (86)
 - North
 - Middle School (31)
 - HBMS

NEW – In Conceptual Stage

- Nature's Edge (9103 Miller Road)
 - 40 Townhomes (3-Bedrooms)
 - Estimated student impact*
 - PreK 9
 - Elementary (10 students)
 - Woods Creek
 - Middle School (3 students)
 - LMS

* Naperville housing projections supplied by City of Crystal Lake used for projections

NEW – In Conceptual Stage

- **Forest View (Jade Estates) of Crystal Lake (east of 31 and north of Three Oaks Rd)**
 - 70 Townhomes (3-Bedrooms)
 - Estimated student impact*
 - Pre K 4
 - Elementary (16 students)
 - Husmann
 - Middle School (9 students)
 - HBMS

* Naperville housing projections supplied by City of Crystal Lake used for projections

NEW – In Conceptual Stage

- Seasons of Cary (Route 31 south of Walmart) - not until spring 2027
 - 360 Apartments (**-Bedrooms) assuming 2 bedrooms per townhome
 - Estimated student impact*
 - Pre K 17 students
 - Elementary (31 students)
 - Canterbury
 - Middle School (15 students)
 - HBMS

* Naperville housing projections supplied by City of Crystal Lake used for projections

NEW – In Conceptual Stage

- Lakeland Farm (Main Street)
 - 178 single family homes (3 & 4 Bedrooms)
 - Estimated student impact*
 - Pre K 63 students
 - Elementary (80 students)
 - Coventry
 - Middle School (42 students)
 - RBMS

* Naperville housing projections supplied by City of Crystal Lake used for projections



Current Enrollment

Elementary Buildings K-5 as of 9.26.2025

	Canterbury (510)	Coventry (696)	Glacier Ridge (611)	Husmann (503)	Indian Prairie (613)	North (742)	South (493)	West (618)	Woods Creek (590)
K	54	81	54	71	68	90	60	60	70
1st	54	72	45	62	70	88	53	54	60
2nd	76	98	57	77	71	97	54	80	61
3rd	78	104	41	64	83	106	59	77	91
4th	96	113	40	82	77	101	66	89	76
5th	67	92	66	82	88	125	64	95	85
Total	425	560	337* (34)	438	478* (21)	607	399* (43)	468* (14)	449* (6)



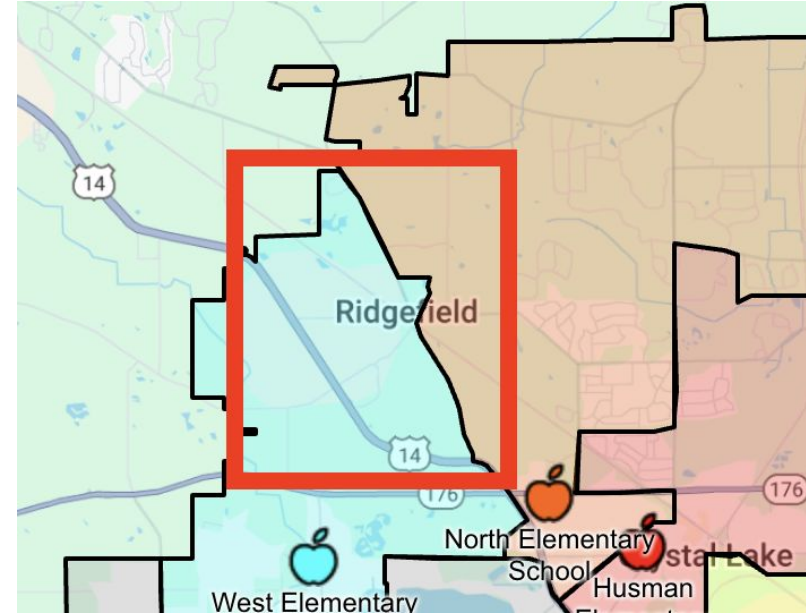
Requested Scenarios

Move Ridgefield neighborhood to North

STUDENTS LIVING IN THIS AREA (11 - K-4th)
All 11 students currently attend West

- K - 1
- 1st - 1
- 2nd - 1
- 3rd - 2
- 4th - 6

**5th grade was not included as they would be middle schoolers before any change could be done



Move South's non contiguous boundary to West

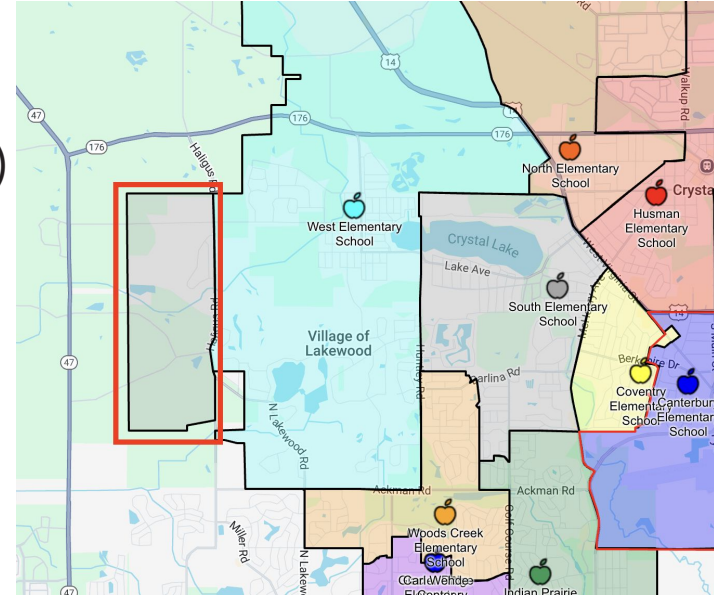
STUDENTS LIVING IN THIS AREA (8 - K-4th)

5 - attend South

3 - attend Canterbury (dual language) (K -1, 3rd - 2)

- K - 0
- 1st - 0
- 2nd - 1
- 3rd - 1
- 4th - 3

**5th grade was not included as they would be middle schoolers before any change could be done



Move west of Swanson and south of Alexandra to Glacier

STUDENTS LIVING IN THIS AREA (215 - K-4th) - 205 attending Woods Creek

5 - attend Canterbury (dual language) (2-4th, 3-3rd)

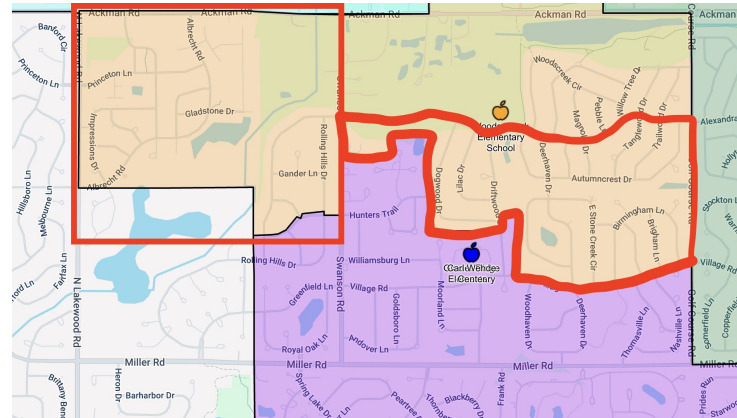
1 - attend Glacier Ridge (4th)

2 - attend Indian Prairie (1st & 4th)

2 - attend South (1st & 3rd)

- K - 37
- 1st - 34
- 2nd - 34
- 3rd - 51
- 4th - 49

**5th grade was not included as they would be middle schoolers before any change could be done



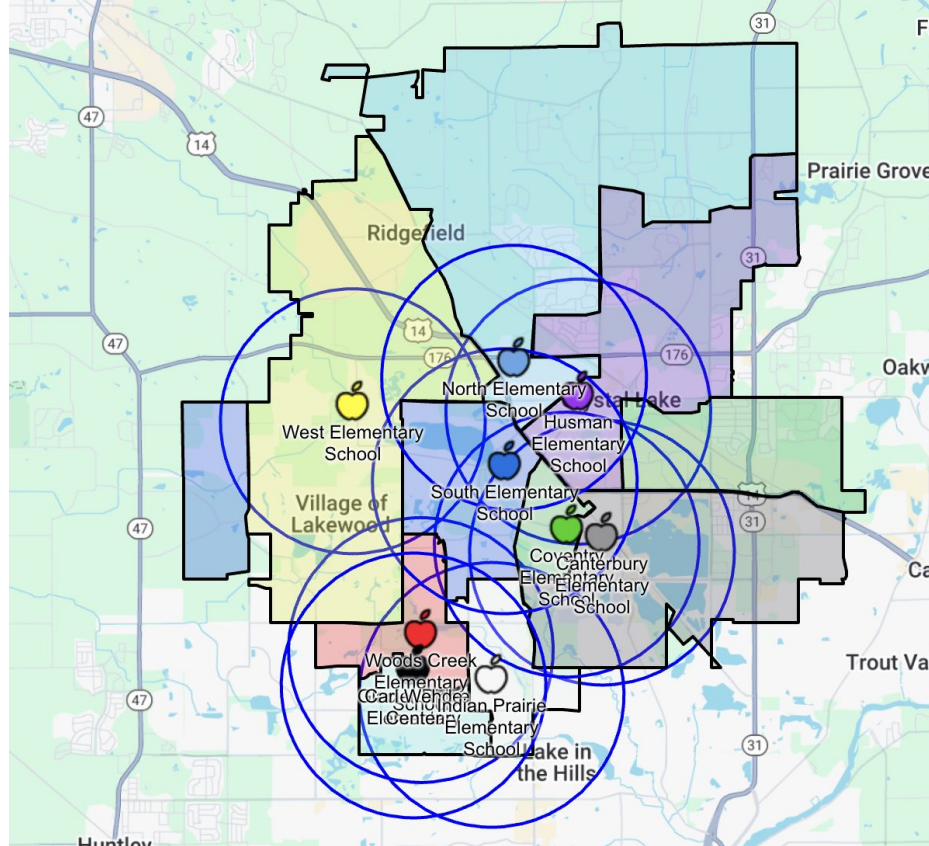
**Removing 205 from Woods Creek's population of 449 would leave the building was an enrollment of 244 students

Move Dual from North to South or Indian Prairie

- Canterbury (217 students in Dual)
 - 118 (54%) home school Canterbury
 - 99 (46%) not home school Canterbury
- Coventry (222 students in Dual)
 - 152 (68%) home school Coventry
 - 70 (32%) not home school Coventry
- North (203 students in Dual)
 - 112 (55%) home school North
 - 91 (45%) not home school North

** None of our south side buildings (Woods Creek, Glacier Ridge, or Indian Prairie have the capacity to take on 200+ students or have the 12 classrooms needed)

Create a map identifying walker zones

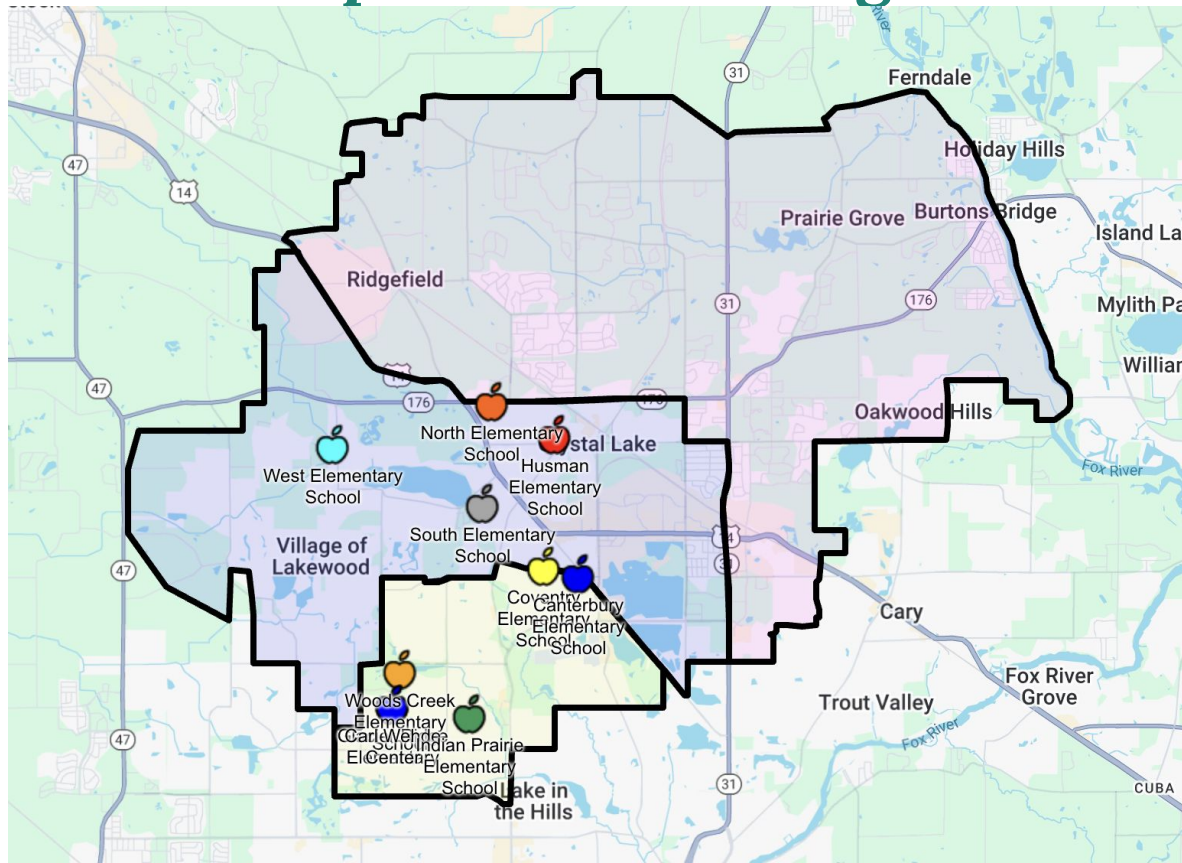


Expand Pre K to North

Would need an option that frees up 2 classrooms with bathrooms in order to bring Pre K to North

**Currently North is using every classroom in the building for grades K-5

Closest possible K-12 alignment



How to relieve pressure on Canterbury & remove non contiguous Coventry boundary

Option #1 - Combine boundaries and make grade level centers adding PreK

- Canterbury - PreK-2
 - 2 Pre K classes
- Coventry 3-5

Canterbury - 22 class capacity

Coventry - 30 class capacity

Grade	Mono	# of Sections	Dual	Total# of Sections
Kindy	71	3 (5)	64	3 (4)
1st	65	3 (5)	61	3 (4)
2nd	98	4 (5)	76	4 (4)
3rd	101	4 (5)	81	4 (4)
4th	118	5 (5)	91	4 (4)
5th	88	4 (4)	71	3 (4)
		24 (29)		21 (24)

How to relieve pressure on Canterbury & remove non contiguous Coventry boundary

Option #2 - Create a Dual Language Building & a Mono Building by combining Canterbury and Coventry current boundaries

Canterbury - 22 class capacity

Coventry - 30 class capacity

Grade	Mono	# of Sections	Dual	Total# of Sections
Kindy	71	3 (5)	64	3 (4)
1st	65	3 (5)	61	3 (4)
2nd	98	4 (5)	76	4 (4)
3rd	101	4 (5)	81	4 (4)
4th	118	5 (5)	91	4 (4)
5th	88	4 (4)	71	3 (4)
		24 (29)		21 (24)

Grade-Level Centers - WC & Glacier

Combine boundaries and make grade level centers including PreK

- Glacier - PreK-2
- Woods Creek - 3-5

Grade	Glacier	WC	Total	# of Sections
Kindy	54	70	124	5 (6)
1st	45	60	105	5 (6)
2nd	57	61	118	5 (6)
3rd	41	91	132	5 (7)
4th	40	76	116	5 (7)
5th	66	85	151	6 (7)
				31 (38)

Glacier Ridge - 24 class
capacity (15)

Woods Creek - 24 class
capacity (16)

Grade-Level Centers - North & Husmann

Option #1 - Combine boundaries and make grade level centers adding PreK

- North - PreK-2
 - 2 Pre K classes
- Husmann 3-5

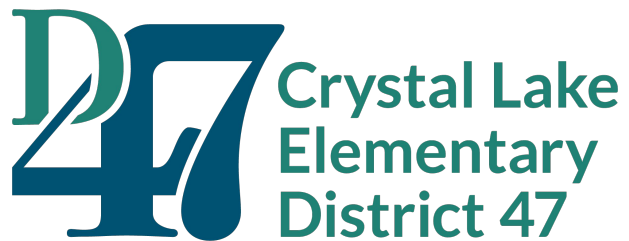
Husmann - 24 class
capacity (23)

North - 30 class
capacity (22)

Grade	Mono	# of Sections	Dual	Total# of Sections
Kindy	139	6 (7)	22	1 (1)
1st	116	5 (7)	34	2 (2)
2nd	136	6 (7)	38	2 (2)
3rd	134	5 (6)	36	2 (2)
4th	148	6 (7)	35	2 (2)
5th	163	6 (8)	44	2 (2)
		34 (42)		11 (11)

Q&A





Thank You

Subtitle/Date/Extra Info Here