

**NOTICE AND AGENDA FOR A SPECIAL MEETING
OF THE CORPORATE AUTHORITIES OF THE
VILLAGE OF CAMPTON HILLS
NOVEMBER 24, 2015 7:00 P.M.**

**THE CAMPTON TOWNSHIP COMMUNITY CENTER
5N082 OLD LAFOX ROAD
CAMPTON HILLS, ILLINOIS**

1. Call to Order
2. Roll Call
3. Pledge of Allegiance
4. Public Comments – Sign-up sheets are at the rear of the room. Please limit remarks to 3 minutes per person and please do not repeat topics previously discussed; total time allotted is 30 minutes. Please note, questions will not be answered during this time.
5. Discussion and consideration of A Resolution concerning Wasco School
6. Adjournment

VILLAGE OF CAMPTON HILLS

**A RESOLUTION OPPOSING THE PROPOSED
CLOSING OF WASCO ELEMENTARY SCHOOL BY
ST. CHARLES COMMUNITY UNIT SCHOOL DISTRICT 303**

WHEREAS, St. Charles Community Unit School District 303 ("*District 303*") is considering closing one or more schools in the District, including Wasco Elementary School which is located in and serves residents of the Village of Campton Hills; and

WHEREAS, District 303 appointed the Community Growth Committee comprised of members of the District 303 community ("*Growth Committee*"); and

WHEREAS, the Growth Committee conducted meetings in 2014 and 2015; and

WHEREAS, the Growth Committee commissioned an enrollment projections study from Dr. Charles Kofron, who presented his projections in a report dated July, 2015 ("*Kofron Report*"); and

WHEREAS, the Growth Committee presented a white paper to the District 303 Board, dated August 10, 2015 ("*Growth Committee Report*"); and

WHEREAS, it is the Village's position that the Growth Committee Report and the Kofron Report underestimate the potential for long term growth in the Village of Campton Hills; and

WHEREAS, moreover, it is the Village's position that District 303 did not take into consideration the data and information provided by Dr. Charles Cappell, who discussed the potential for future growth in Campton Hills, and that the data used by the District to justify closing Wasco School was outdated, underutilized, and had low validity; and

WHEREAS, moreover, the District failed to include Elgin planning in its forecast of potential growth, including unincorporated land that could be annexed to Elgin in the future; and

WHEREAS, Wasco Elementary School is the westernmost school in the District and would support future developments in that area; and

WHEREAS, continued reliance on the Growth Committee Report and the Kofron Report could lead to an unwarranted and premature closure of Wasco Elementary School; and

WHEREAS, the closing of Wasco Elementary School eliminates a venerable and historic educational site that provides identity and meaning to the Village of Campton Hills and its residents; and

WHEREAS, the estimated cost savings and alleged efficiency gains to District 303 by closing Wasco Elementary School are minimal when compared to the disruption the closing of Wasco Elementary School will have on current and future parents and students; and

WHEREAS, the Village Board of the Village of Campton Hills acknowledges the overwhelming community support for keeping Wasco Elementary School open, as demonstrated at Superintendent Schlomann’s presentation at the District 303 meetings; and

WHEREAS, the Village of Campton Hills urges District 303 to consider the community support shown for the continued viability of Wasco Elementary School, which demonstrates a high degree of trust among parents and the community, and not squander this trust by closing this school; and

THEREFORE, BE IT RESOLVED BY THE PRESIDENT AND BOARD OF TRUSTEES OF THE VILLAGE OF CAMPTON HILLS, KANE COUNTY, ILLINOIS, AS FOLLOWS:

SECTION 1. The recitals listed above are incorporated into this Resolution as if fully set forth in this Section 1.

SECTION 2. The Village Board of the Village of Campton Hills opposes any plan by District 303 to close Wasco Elementary School. The Village encourages District 303 to consider the overwhelming community support in favor of keeping Wasco Elementary School open, and reconsider the faulty assumptions and data contained in the Growth Committee Report and Kofron Report. The Village urges District 303 not to close Wasco Elementary School.

SECTION 3. All ordinances, resolutions, and other documents in conflict herewith are hereby repealed to the extent of the conflict.

SECTION 4. This Resolution shall be in full force and effect from after its passage and approval in the manner provided by law.

Passed this ____ day of _____, 2015 by roll call vote:

	AYES	NAYES	ABSENT	ABSTAIN
Trustee Laura Andersen	_____	_____	_____	_____
Trustee Susan George	_____	_____	_____	_____
Trustee James McKelvie	_____	_____	_____	_____
Trustee Mike Millette	_____	_____	_____	_____
Trustee Michael O’Dwyer	_____	_____	_____	_____
Trustee Michael Tyrrell	_____	_____	_____	_____
President Harry Blecker	_____	_____	_____	_____

APPROVED THIS ____ DAY OF _____, 2015

Harry Blecker, Village President

(SEAL)

ATTEST: _____
Nicholas Girka, Village Clerk

Assessment of Wasco School Closing Option in the D303 Planning for Facilities Efficiency Report
Memo submitted to D303

C. Cappell
Cappell Statistical Consulting
Last updated Feb. 19, 2015

A member of the Village of Campton Hills (VCH) Plan Commission asked me to explain the report I drafted on behalf of the VCH as part of the D303 Growth Committee activities and the subsequent recommendations in the 4 options proposed by the Growth Committee. The effort to understand school enrollment projections was motivated to a large extent by options that included the closing of Wasco Elementary school. I reviewed the D303 Growth Committee White Paper and Dr. Koron's methods and results to provide further understanding of the proposed options. Below are my analysis of arguments focused on Wasco Elementary School. My views do not represent those of any VCH officials or entities.

I would like this memo containing my review and analysis of D303 proposals to be entered into the record of public feedback to the D303 Options and to be considered by D303 officials and the School Board as they deliberate on alternatives.

In general, the Growth Committee Report (White Paper), Aug. 10, Supt. Schlomann's presentation that I viewed online, and his Wasco presentation that I attended captured the essence of VCH planning priorities: low density residential estates. However, the D303 summary understates the potential for short term growth, and even more so, long term growth. Nowhere in my report to the D303 Growth Committee, nor in my powerpoint presentation, nor in the Growth Committee minutes from Dec. 9, 2014, did I use the phrase "very limited growth opportunities" for Campton Hills as characterized in the Growth Committee White Paper report. Discussion of Table 4 in my report calculating the potential acreage that could be rezoned from farmland to residential was missing from the Growth Committee White Paper; Table 4 showed the potential for substantial low density development.

Table 4 in my report indicates that a large amount of undeveloped (agricultural, etc.) acreage exists within VCH boundaries, approximately 1,850 acres (290 of which are owned by banks or trusts). Using a method that projects school age population from households, (Table of Estimated Ultimate School Population/Dwelling Unit in Flood, R., R.A. Schossberg, & H. Francke. 2008), I calculate that each 4 bedroom household will generate 1.2 students across all grades on average, and .5 elementary students on average. Even if VCH adheres to its low density planning guidelines, one may expect in the very long term if all this land is developed 2,220 students coming into the district. Granted, this is a long term projection well outside the time frame on which current D303 planning activities asked VCH to focus. However, it merits consideration since Wasco School is the most western elementary school in the district. It may be more prudent to keep this school online instead of confronting the need for an additional school 10-20 years down the line.

I mentioned in my report that there is additional land adjacent to or close to the village that D303 needs to take into account, land unincorporated or previously annexed into Elgin. Particularly threatening to enrollment impacts are potential high density developments on land previously annexed or with the potential for annexation by Elgin which has infrastructure capacities to generate densities with 3 or 4 dwellings per acre.

In the short term, perhaps 5-7 years, my report's Table 3 indicates that we can project 117 elementary students entering the district from known developments. Below I show how this addition could impact utilization percentages in elementary schools attended by Campton Hills and Township students.

Because of D303 concerns for efficiency, it is useful to present the elementary school enrollments projected under the 4 Kofron models using different averages of the Cohort Survival Ratio (CSR) as a percentage of capacity (refer to Col. 2 in Table 1) and with the projected additional 117 elementary students anticipated from currently planned residential development in VCH (see Cols. 3 & 4 in Table 1). I realize of course that school attendance boundaries can be manipulated in more tailored fashions, but my illustration shows what impact only the fairly credible

estimate of an increase of at least 117 students would have on each school if all were assigned to each school in turn. Note that a reasonable argument could be made based on location that the new developments be assigned to Wasco School.

The following points can be observed in Table 1.

1. The SNAPSHOT projections based on the average of the last two year estimates of the Cohort Survival Ratios (CSR) likely capture the most recent trends. Short term trends may more accurately reflect recent inflections in trends, such as noticeable economic/housing up- or downturns. If the economy and housing market are reviving, more recent estimates of CSR may be more predictive.
2. Coron School is currently the most underutilized school, not Wasco (see Col. 2 in Table 1).
3. Wasco School has 2019-20 enrollment projections, even without new projected students from known planned VCH developments, that are near capacity: HI (89%), SNAP (85%), MID (66%), LOW (52%) (see Col. 2 in Table 1).
4. If all 117 students from projected VCH developments were sent to Wasco, utilization near capacity is realized; the lowest projection of 74% capacity from the LOW method is still near capacity; HI and SNAP projections are over capacity (see col. 3, Table 1).
5. Bell-Graham’s capacity is exceeded, in all but the LOW projection (80% of capacity), if all 117 new students were enrolled there (see col. 3, Table 1).
6. Ferson Creek’s capacity is exceeded if all new 117 students were sent there in two of the forecasts: HI (104%) and SNAP (124%) (see col. 3, Table 1).

In sum, closing Wasco School using an underutilization argument has low validity.

Assigning new students from new developments currently known to VCH to be in various planning stages can keep Wasco School operational at near capacity by end of the projected time frame of this D303 planning cycle. Capacity stays online for potential growth from improving economic conditions in the VCH area.

Table 1: Projected Enrollments and Percentage of Capacity

	1 2019 Proj. enroll.	2 Percentage of Seats (Capacity)	3 +117 from VCH	4 Percentage of Seats (Capacity)
Bell Graham (552 seats)				
HI	694	126%	811	147%
MID	460	83%	577	105%
LOW	327	59%	444	80%
SNAP(last 2 yrs)	740	134%	857	155%
Coron (600 seats)				
HI	398	66%	515	86%
MID	340	57%	457	76%
LOW	290	48%	407	68%
SNAP(last 2 yrs)	358	60%	475	79%
Ferson Creek (504 seats)				
HI	409	81%	526	104%
MID	320	63%	437	87%
LOW	256	51%	373	74%
SNAP(last 2 yrs)	509	100%	626	124%
Wasco (528 seats)				
HI	469	89%	586	110%
MID	350	66%	467	88%
LOW	273	52%	390	74%
SNAP(last 2 yrs)	448	85%	565	107%

Source: Column 1 figures from Kofron, July 2015. CUSD. 303 Enrollment Projections Update; Table 5, p. 24, Table 6, p. 25, Table 8, p. 27, Table 14, p. 33. School seats provided by Seth Chapman via Christine Brauer.

Village of Campton Hills Growth Presentation Prepared for St. Charles School District #D303

Charles Cappell, Ph.D. – Cappell Statistical Consulting
 Jim Newman - CF Geographics LLC
 Updated Jan. 5, 2015

Table 1: Past, Current and Projected Demographics

	2010 census	2013 Est.7/1	ACS 2009-13 5 yr Survey Est.
Population	11,131	11,305	
Children < 5	468		367 (+/-192)
Children 5-9	959		904 (+/-163)
Children 10-14	1,180		1,159 (+/-248)
Children 15-19	1,028		831 (+/-172)
Housing Units	3,608		3,508
Ave. Household size	3.16		3.16

Source: 2010 Census, Table QT-P1; American Community Survey 2009-13, Tables DP04, DP05.

Table 2: Census Estimates of School Enrollment ACS 2009-13

	ACS 2009-13 5 yr Survey Est.	Percent in Private School
Population		
Preschool	175 (+/-94)	82.3 (+/-17.0)
K - 12	2,713 (+/-319)	14.2 (+/-5.7)
Elem 1 - 4	709 (+/-171)	16.6 (+/-11.8)
Elem 5 - 8	962 (+/-210)	11.7 (+/-7.9)
H.S. 9 - 12	819 (+/-170)	13.7 (+/-9.6)

Source: American Community Survey 2009-13, Table S1401.

Village Contiguity and Planning Issues:

The political boundaries of the Village are irregular, not comprising a contiguous and whole area, so Village based estimates may not take into account all areas within the Village planning area that could impact D303 operations.

Excluding the PUD of Fox Mill, the planned Norton Farms development, and the Wasco hamlet area, that are serviced by the Wasco Sanitation District, residential lots rely on well & septic systems. The density of future developments is constrained to lot sizes able to support well and septic systems.

Long Term Vision & Planning Objectives

Village Strategic & Comprehensive Plan Highlights:

Maintain semi-rural, low density residential development.

Limited economic development focused on Wasco hamlet settlement area (Rt. 64 & La Fox Rd.)

Commitment to preserving Open Space.

Trends in Residential Housing Market

Home Sales: Averaging 4 new homes per year over the last 3 years.

Remodeling: Averaging 23 permits per year

Building Permits & New Housing Developments

Currently authorized or platted single family home developments:

Norton Lake	106 Lots	High Confidence with next 10 years
Corron Estates	24 Lots	Moderate Confidence with next 10 years
Other scattered lots	+/- 35 Lots	High Confidence with next 10 years

Possible Future Development / Single Family:

Campton Prairie (Harley)	+/- 55 lots	Low Confidence with next 10 years
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Total Possible: 220

Impact and Land Cash Fees

For purposes of locating an elementary, junior high school or high school within the applicable School Districts and for park and recreational purposes.

\$195,000/acre (One Hundred Ninety-five Thousand Dollars per acre)

Age Restricted/Targeted Plans	NONE
Foreclosures	APROX: 40

Commercial Property
 Growth areas targeted: Campton Hills Town Center / Wasco
 Declining areas: none
 TIF's: none

Estimated School Population Impact from Approved & Potential Developments

Using a Table of Estimated Ultimate School Population per dwelling unit, the calculated estimates of increased school population for the planned and pending new dwelling units are shown in the table below.

Table 3: Estimated School Population Impact from Planned Developments in VCH

Children/unit	Pre-school	K-5 (5-10)	6-8 (11-13)	Total K-8	H.S. 9-12	Adults 18+
4-bedroom	0.418	.530	.298	.828	.360	2.158
Norton Farm (106 units platted)	44	56	32	88	38	229
Corron Estates (24 units platted)	10	13	7	20	9	52
Other Scattered (35 units)	14	19	10	29	13	76
Campton Prairie (not yet platted, potential for 55)	23	29	16	46	20	119
Total (220 units)	91	117	65	183	80	476

Source: Calculations used Table of Estimated Ultimate School Population/Dwelling Unit in Flood, R., R.A. Schossberg, & H. Francke. 2008. "Impact Fees & Other Responses to Growth." Presentation made to Illinois Municipal League, Sept. 26, 2008.

Undeveloped Land in the Village of Campton Hills Planning Area

The table below summarizes the potential land available for future development within the VCH Planning area and also located within D303 boundaries. Of special note are the parcels and acreage held by banks or trusts as these land holdings are often held in speculation of future development.

Table 4: Undeveloped Land in the Village of Campton Hills Planning Area

	Not Owned by Bank or Trust		Owned by Bank or Trust		Total	
	Parcels	Acres	Parcels	Acres	Parcels	Acres
Inside VCH	3499	6589.5	562	1246.6	4061	7836.1
Developed	3057	5032.0	491	954.9	3548	5987.0
Undeveloped	442	1557.5	71	291.7	513	1849.2
Outside VCH	4254	7724.6	623	2040.8	4877	9765.4
Developed	3821	6125.3	504	991.0	4325	7116.3
Undeveloped	433	1599.2	119	1049.8	552	2649.0
Grand Total	7753	14314.1	1185	3287.4	8938	17601.5

Source: Kane GIS v31, July 25, 2014.

Of the 71 undeveloped parcels in VCH owned by banks or trusts, only 13 are 3 acres or larger, totaling 220.9 acres. Of the 119 in the planning area but outside the village, 51 are 3 acres or larger totaling 990.7 acres.