



# COOPERATIVE STRATEGIES

COMPLETE FINANCIAL & DEMOGRAPHIC PLANNING FOR EDUCATION

## GLENVIEW 34 & GLENBROOK 225 SCHOOL DISTRICTS

### SUBDIVISION YIELD ANALYSIS

SEPTEMBER 22, 2022

**PREPARED BY:**

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## **ACKNOWLEDGMENTS**

On behalf of Cooperative Strategies, we would like to extend our appreciation to the Glenview 34 and Glenbrook 225 School Districts for the opportunity to assist them in developing this Subdivision Yield Analysis Report. As a planning team, we hope that this document will serve the Glenview 34 and Glenbrook 225 School Districts for years to come.

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## **EXECUTIVE SUMMARY**

### **Introduction**

In June of 2022, Cooperative Strategies was contracted to study student demographics and develop a subdivision yield analysis of Glenview 34 and Glenbrook 225. This summary is the result of collection, review, and analysis of student demographics and housing information for both School Districts.

The purpose of this analysis is to determine the potential growth for planned housing developments and the impact it has on the Glenview 34 and Glenbrook 225 student population. By providing this subdivision yield analysis to the District, it will be better equipped to make decisions impacted by future enrollment.

### **Methodology**

To determine the student yields by subdivision, students enrolled in the 2022-23 school year were first placed geographically on a map based on their home address. The subdivision/complex in which they reside was then determined, and a student yield ratio was found by dividing the number of students within the subdivision/complex by the number of housing units within the subdivision/complex. The subdivision/complex specific student yields can be found starting on page 7 of this report. In order to determine the number of students that a new development may generate, an average of the student yields by housing type was calculated, and applied to the number of units expected to develop. Development information can be found starting on page 16 of this report.

### **Findings**

The student potential of the identified active and planned housing developments known at the time of this report reaches 334 total PK-12 students. Developments outlined in this report are in various stages of planning and construction, so any student influx from these developments will occur over time and not all at once. It should be noted that students generated from planned housing developments may include students moving within the District and not necessarily new to the District. The student potential values assume that all units are completely constructed and occupied.

# HOUSING

## Housing Stock Types

For this analysis, the existing housing stock was divided into the categories below. The tables and maps on the following pages show the PK-12 student yields for each, individual subdivision or complex, separated by housing type. For the purposes of this analysis, the 467 PK-12 students living within either District but not within a subdivision were not included.

**Single Family Detached (SFD):** There are currently 9,548 single family homes in subdivisions within the Glenview 34. There are currently a total of 4,797 students living within these units and the current PK –12 student yield is 0.502.

There are currently 20,014 single family homes in subdivisions within the Glenbrook 225 (which includes Glenview 34). There are currently a total of 3,774 9-12th grade students living within these units and the current yield is 0.189.

**Multi Family Detached (MFD):** There are currently 416 existing MFD units within the Glenbrook 225 (there are none in Glenview 34). There are currently a total of 39 9-12th grade students living within these units and the current student yield is 0.09.

**Multi Family Attached (MFA):** There are currently 4,865 existing MFA units within the Glenview 34. There are currently a total of 1,462 PK-12 students living within these units and the current student yield is 0.30.

There are currently 10,457 existing MFA within the Glenbrook 225. There are currently a total of 912 9-12th grade students living within these units and the current student yield is 0.09.

**Manufactured Home Park (MHP):** There are currently 398 existing MHP units within the Glenview 34 and Glenbrook 225. There are currently a total of 349 PK-12 students living within these units and the current student yield is 0.87. The 9-12 yield for MHP units is 0.31.

### Glenview 34

Housing Type	Total Units	Student Counts				Student Yields			
		PK-5	6-8	9-12	PK-12	PK-5	6-8	9-12	PK-12
Single Family Detached	9,548	1,866	1,065	1,866	4,797	0.195	0.112	0.195	0.502
Multi Family Detached	-	-	-	-	-	Not Applicable			
Multi Family Attached	4,865	605	329	528	1,462	0.124	0.068	0.109	0.301
Mobile Home Park	398	135	90	124	349	0.339	0.226	0.312	0.877
<b>Total</b>	<b>14,811</b>	<b>2,606</b>	<b>1,484</b>	<b>2,518</b>	<b>6,608</b>	<b>0.176</b>	<b>0.100</b>	<b>0.170</b>	<b>0.446</b>

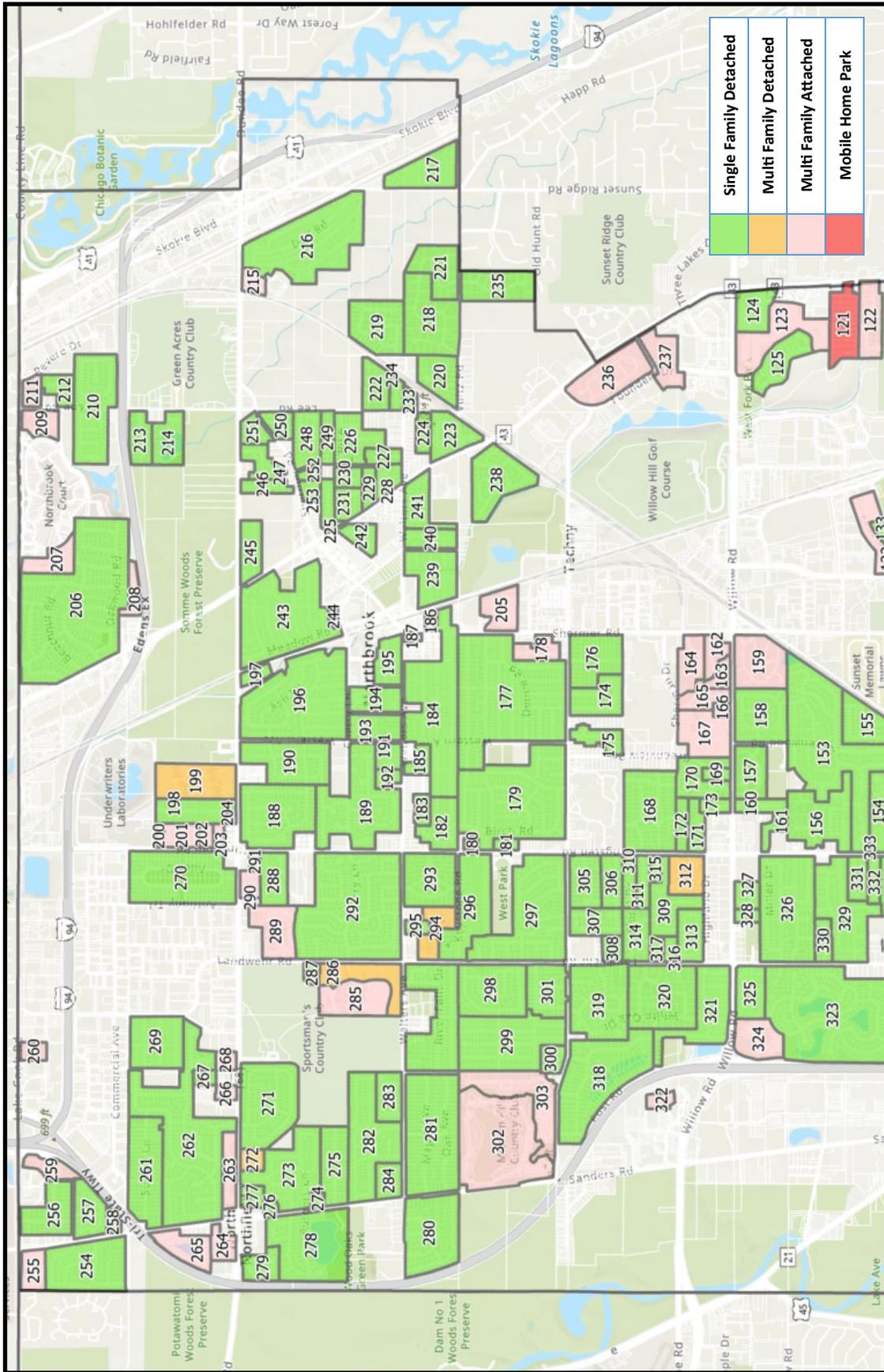
### Glenbrook 225

Housing Type	Total Units	9-12 Students	9-12 Yields
Single Family Detached	20,014	3,774	0.189
Multi Family Detached	416	39	0.094
Multi Family Attached	10,457	912	0.087
Mobile Home Park	398	124	0.312
<b>Total</b>	<b>31,285</b>	<b>4,849</b>	<b>0.155</b>

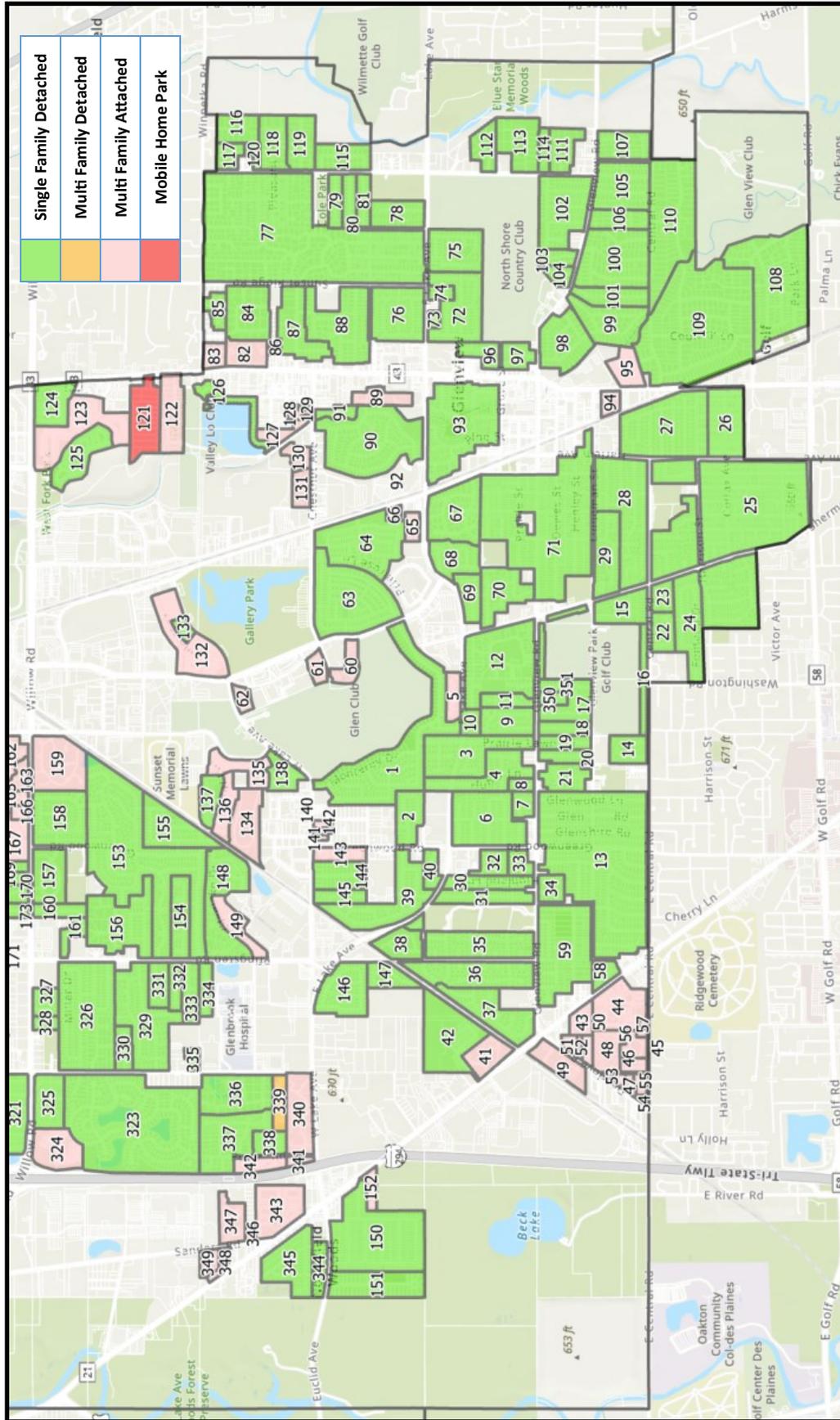
## **Existing Housing**

The map on the following page shows the location of the Single Family Detached (green), Multi Family Detached (orange), Multi Family Attached (pink), and Manufactured Home Parks (red). The tables on the pages following detail the student yields for each subdivision or complex.

# North Subdivision Map



# South Subdivision Map



Map ID	Name	Geography	Housing Type	Units	PK-5 Students	6-8 Students	9-12 Students	PK-5 Yields	6-8 Yields	9-12 Yields	PK-12 Yields
121	Sunset Village	Glenview 34	Mobile Home Park	398	135	90	124	0.339	0.226	0.312	0.877

Map ID	Name	Geography	Housing Type	Units	PK-5 Students	6-8 Students	9-12 Students	PK-5 Yields	6-8 Yields	9-12 Yields	PK-12 Yields
140	3223 West Lake Apartments	Glenview 34	Multi Family Attached	16	3	4	1	0.188	0.250	0.063	0.500
82	Ammer Ridge Condos	Glenview 34	Multi Family Attached	175	2	3	6	0.011	0.017	0.034	0.063
86	Ammer Road Townhomes	Glenview 34	Multi Family Attached	13	0	0	0	0.000	0.000	0.000	0.000
83	Big Oak Condos	Glenview 34	Multi Family Attached	80	3	2	6	0.038	0.025	0.075	0.138
53	Cabot Crossing Condos	Glenview 34	Multi Family Attached	13	9	6	6	0.692	0.462	0.462	1.615
132	Cambridge at the Glen	Glenview 34	Multi Family Attached	212	25	22	28	0.118	0.104	0.132	0.354
95	Carriage Hill on the West Fork	Glenview 34	Multi Family Attached	126	5	0	4	0.040	0.000	0.032	0.071
41	Castilian Court	Glenview 34	Multi Family Attached	284	9	8	23	0.032	0.028	0.081	0.141
128	Chesnut Gardens	Glenview 34	Multi Family Attached	32	8	1	1	0.250	0.031	0.031	0.313
129	Chesnut Manor	Glenview 34	Multi Family Attached	14	1	0	0	0.071	0.000	0.000	0.071
45	Cobblestone of Glenview Condos	Glenview 34	Multi Family Attached	182	17	13	19	0.093	0.071	0.104	0.269
49	Dearlove Cove Condos	Glenview 34	Multi Family Attached	347	26	29	41	0.075	0.084	0.118	0.277
51	Dearlove Manor Apartments	Glenview 34	Multi Family Attached	24	24	13	19	1.000	0.542	0.792	2.333
54	Dearlove West Apartments	Glenview 34	Multi Family Attached	39	15	7	7	0.385	0.179	0.179	0.744
52	Essex Court	Glenview 34	Multi Family Attached	22	9	4	7	0.409	0.182	0.318	0.909
50	Glen Grove Apartments	Glenview 34	Multi Family Attached	49	27	9	24	0.551	0.184	0.490	1.224
5	Glenbase	Glenview 34	Multi Family Attached	62	4	4	3	0.065	0.065	0.048	0.177
149	Glenlake Estates	Glenview 34	Multi Family Attached	66	1	0	2	0.015	0.000	0.030	0.045
141	Glenlake Townhomes	Glenview 34	Multi Family Attached	24	4	3	6	0.167	0.125	0.250	0.542
65	Glenview Gardens	Glenview 34	Multi Family Attached	118	8	3	13	0.068	0.025	0.110	0.203
134	Glenview Naval Condos	Glenview 34	Multi Family Attached	151	25	15	13	0.166	0.099	0.086	0.351
57	Glenview Ridge	Glenview 34	Multi Family Attached	28	0	0	0	0.000	0.000	0.000	0.000
56	Glenview West	Glenview 34	Multi Family Attached	27	2	1	0	0.074	0.037	0.000	0.111
66	Glenwest Apartments	Glenview 34	Multi Family Attached	45	1	1	3	0.022	0.022	0.067	0.111
143	Greenlake Manor Townhomes	Glenview 34	Multi Family Attached	146	47	25	41	0.322	0.171	0.281	0.774
123	Heatherford	Glenview 34	Multi Family Attached	172	3	1	1	0.017	0.006	0.006	0.029
43	Michael Todd Terrace Apartments	Glenview 34	Multi Family Attached	40	37	21	44	0.925	0.525	1.100	2.550
94	Orchard Gardens	Glenview 34	Multi Family Attached	103	2	2	4	0.019	0.019	0.039	0.078
60	Patriot Commons at the Glen	Glenview 34	Multi Family Attached	154	1	3	1	0.006	0.019	0.006	0.032
89	Pebble Creek Condos	Glenview 34	Multi Family Attached	74	4	3	11	0.054	0.041	0.149	0.243
139	Pickwick Lane Townhomes	Glenview 34	Multi Family Attached	24	5	2	2	0.208	0.083	0.083	0.375
142	Pickwick Place Townhomes	Glenview 34	Multi Family Attached	12	1	1	1	0.083	0.083	0.083	0.250
55	Plymouth Woods Apartments	Glenview 34	Multi Family Attached	16	13	4	0	0.813	0.250	0.000	1.063
46	Quincy Bridge Lane Apartments	Glenview 34	Multi Family Attached	110	18	7	13	0.164	0.064	0.118	0.345
136	Regency at the Glen	Glenview 34	Multi Family Attached	109	31	11	9	0.284	0.101	0.083	0.468
48	Regency Condos	Glenview 34	Multi Family Attached	272	51	32	27	0.188	0.118	0.099	0.404
152	The Insignia Preserve	Glenview 34	Multi Family Attached	32	11	4	3	0.344	0.125	0.094	0.563
62	Tower Crossing North Commons	Glenview 34	Multi Family Attached	55	4	7	13	0.073	0.127	0.236	0.436
61	Tower Crossing South Commons	Glenview 34	Multi Family Attached	82	10	0	8	0.122	0.000	0.098	0.220
44	Triumvera	Glenview 34	Multi Family Attached	479	53	22	53	0.111	0.046	0.111	0.267
122	Valley Lo	Glenview 34	Multi Family Attached	288	14	11	16	0.049	0.038	0.056	0.142
127	Valley Lo South	Glenview 34	Multi Family Attached	175	15	6	14	0.086	0.034	0.080	0.200
131	Valley Lo Towers I Condos	Glenview 34	Multi Family Attached	122	0	0	0	0.000	0.000	0.000	0.000
130	Valley Lo Towers II Apartments	Glenview 34	Multi Family Attached	115	3	1	3	0.026	0.009	0.026	0.061
135	Westgate at the Glen	Glenview 34	Multi Family Attached	121	28	2	13	0.231	0.017	0.107	0.355
47	Williamsburg Court Apartments	Glenview 34	Multi Family Attached	15	26	16	19	1.733	1.067	1.267	4.067

Map ID	Name	Geography	Housing Type	Units	PK-5 Students	6-8 Students	9-12 Students	PK-5 Yields	6-8 Yields	9-12 Yields	PK-12 Yields
92	Lehigh	Glenview 34	Planned Development	1	0	0	0	0.000	0.000	0.000	0.000
3	Apple Valley	Glenview 34	Single Family Detached	114	24	14	30	0.211	0.123	0.263	0.596
10	Ashton Park	Glenview 34	Single Family Detached	16	2	2	7	0.125	0.125	0.438	0.688
119	Becker Road	Glenview 34	Single Family Detached	29	7	6	6	0.241	0.207	0.207	0.655
24	Bel-Air Gardens	Glenview 34	Single Family Detached	126	26	3	25	0.206	0.024	0.198	0.429
2	Belwood	Glenview 34	Single Family Detached	50	11	5	12	0.220	0.100	0.240	0.560
72	Bonnie-Glen Estates	Glenview 34	Single Family Detached	133	21	10	27	0.158	0.075	0.203	0.436
81	Burton Terrace	Glenview 34	Single Family Detached	31	5	5	5	0.161	0.161	0.161	0.484
133	Cambridge at the Glen	Glenview 34	Single Family Detached	19	1	3	9	0.053	0.158	0.474	0.684
75	Canterbury Park	Glenview 34	Single Family Detached	71	16	7	11	0.225	0.099	0.155	0.479
59	Carol Estates	Glenview 34	Single Family Detached	142	22	18	39	0.155	0.127	0.275	0.556
70	Cedarwood	Glenview 34	Single Family Detached	76	26	10	15	0.342	0.132	0.197	0.671
27	Central Park	Glenview 34	Single Family Detached	196	52	20	32	0.265	0.102	0.163	0.531
22	Central Park West	Glenview 34	Single Family Detached	43	14	9	4	0.326	0.209	0.093	0.628
63	Chapel Crossing at the Glen	Glenview 34	Single Family Detached	181	49	19	65	0.271	0.105	0.359	0.735
16	Chesterfield	Glenview 34	Single Family Detached	72	12	8	7	0.167	0.111	0.097	0.375
104	Club Circle	Glenview 34	Single Family Detached	12	0	0	2	0.000	0.000	0.167	0.167
96	Clubview Highlands	Glenview 34	Single Family Detached	40	7	5	7	0.175	0.125	0.175	0.475
64	Concord at the Glen	Glenview 34	Single Family Detached	132	33	25	49	0.250	0.189	0.371	0.811
15	Country Club Garden Homes	Glenview 34	Single Family Detached	68	21	16	10	0.309	0.235	0.147	0.691
20	Country Park	Glenview 34	Single Family Detached	29	13	2	10	0.448	0.069	0.345	0.862
28	Country Place	Glenview 34	Single Family Detached	232	46	26	42	0.198	0.112	0.181	0.491
8	Crystal Court	Glenview 34	Single Family Detached	14	2	2	1	0.143	0.143	0.071	0.357
19	Daemickes	Glenview 34	Single Family Detached	31	2	3	4	0.065	0.097	0.129	0.290
115	De L'Ogier Park	Glenview 34	Single Family Detached	31	3	2	11	0.097	0.065	0.355	0.516
34	Doetsch's	Glenview 34	Single Family Detached	30	3	2	4	0.100	0.067	0.133	0.300
105	Drake Park	Glenview 34	Single Family Detached	85	18	4	9	0.212	0.047	0.106	0.365
114	Eastwood Lane	Glenview 34	Single Family Detached	5	1	1	1	0.200	0.200	0.200	0.600
23	Elmgate	Glenview 34	Single Family Detached	28	6	4	7	0.214	0.143	0.250	0.607
42	Enclave at the Grove	Glenview 34	Single Family Detached	49	4	2	4	0.082	0.041	0.082	0.204
78	Epson's Country Club Manor	Glenview 34	Single Family Detached	44	13	11	11	0.295	0.250	0.250	0.795
38	Estate Lane	Glenview 34	Single Family Detached	63	2	0	1	0.032	0.000	0.016	0.048
74	Evergreen	Glenview 34	Single Family Detached	13	2	3	1	0.154	0.231	0.077	0.462
117	Fairhope Ave	Glenview 34	Single Family Detached	14	3	1	5	0.214	0.071	0.357	0.643
14	Fairway Terrace	Glenview 34	Single Family Detached	48	20	7	3	0.417	0.146	0.063	0.625
106	Forest View	Glenview 34	Single Family Detached	30	3	2	3	0.100	0.067	0.100	0.267
77	Glen Oak Acres	Glenview 34	Single Family Detached	498	127	65	105	0.255	0.131	0.211	0.596
100	Glenayre	Glenview 34	Single Family Detached	78	13	3	9	0.167	0.038	0.115	0.321
1	Glenbase	Glenview 34	Single Family Detached	237	45	23	91	0.190	0.097	0.384	0.671
146	Glenbrook Estates	Glenview 34	Single Family Detached	94	24	5	15	0.255	0.053	0.160	0.468
37	Glengrove Acres	Glenview 34	Single Family Detached	90	20	9	15	0.222	0.100	0.167	0.489
148	Glenlake Estates	Glenview 34	Single Family Detached	106	23	18	10	0.217	0.170	0.094	0.481
9	Glenshire	Glenview 34	Single Family Detached	71	16	9	11	0.225	0.127	0.155	0.507
98	Glenview Borders	Glenview 34	Single Family Detached	53	9	8	17	0.170	0.151	0.321	0.642
110	Glenview Country Estates	Glenview 34	Single Family Detached	66	11	9	13	0.167	0.136	0.197	0.500
13	Glenview Countryside	Glenview 34	Single Family Detached	488	85	56	109	0.174	0.115	0.223	0.512
39	Glenview Estates	Glenview 34	Single Family Detached	138	32	18	30	0.232	0.130	0.217	0.580
88	Glenview Highlands	Glenview 34	Single Family Detached	113	22	16	25	0.195	0.142	0.221	0.558
25	Glenview Park Manor	Glenview 34	Single Family Detached	858	187	104	152	0.218	0.121	0.177	0.516
58	Glenview Reserve	Glenview 34	Single Family Detached	22	4	9	12	0.182	0.409	0.545	1.136
6	Glenview Westbrook	Glenview 34	Single Family Detached	141	15	23	24	0.106	0.163	0.170	0.440
36	Glenview Woodlands	Glenview 34	Single Family Detached	121	27	18	21	0.223	0.149	0.174	0.545
147	Glenview Woodlands	Glenview 34	Single Family Detached	37	11	3	8	0.297	0.081	0.216	0.595
109	Golf Acres	Glenview 34	Single Family Detached	197	42	23	35	0.213	0.117	0.178	0.508
17	Green Meadows	Glenview 34	Single Family Detached	65	9	4	14	0.138	0.062	0.215	0.415
111	Green Acres Rd	Glenview 34	Single Family Detached	13	3	1	0	0.231	0.077	0.000	0.308
26	Harlem Park	Glenview 34	Single Family Detached	157	32	16	17	0.204	0.102	0.108	0.414
124	Haverford	Glenview 34	Single Family Detached	51	3	6	9	0.059	0.118	0.176	0.353
125	Heatherford	Glenview 34	Single Family Detached	71	4	3	5	0.056	0.042	0.070	0.169
30	Highland Lane	Glenview 34	Single Family Detached	50	10	4	7	0.200	0.080	0.140	0.420
101	Homestead	Glenview 34	Single Family Detached	28	2	2	4	0.071	0.071	0.143	0.286

Map ID	Name	Geography	Housing Type	Units	PK-5 Students	6-8 Students	9-12 Students	PK-5 Yields	6-8 Yields	9-12 Yields	PK-12 Yields
21	Huber Lane	Glenview 34	Single Family Detached	32	6	5	7	0.188	0.156	0.219	0.563
79	Huckleberry Lane	Glenview 34	Single Family Detached	26	2	5	5	0.077	0.192	0.192	0.462
12	Immanuel Church Park	Glenview 34	Single Family Detached	108	16	8	16	0.148	0.074	0.148	0.370
31	Kempson Countryside	Glenview 34	Single Family Detached	54	7	2	10	0.130	0.037	0.185	0.352
73	Kensington Court	Glenview 34	Single Family Detached	9	2	2	3	0.222	0.222	0.333	0.778
40	Lakewood Court	Glenview 34	Single Family Detached	23	5	10	4	0.217	0.435	0.174	0.826
145	Longmeadow Acres	Glenview 34	Single Family Detached	32	8	5	7	0.250	0.156	0.219	0.625
7	Meadowood	Glenview 34	Single Family Detached	24	4	4	6	0.167	0.167	0.250	0.583
116	Meadowood Lane	Glenview 34	Single Family Detached	11	0	1	2	0.000	0.091	0.182	0.273
113	Normandy Lane	Glenview 34	Single Family Detached	18	4	0	3	0.222	0.000	0.167	0.389
103	North Glenayre Drive	Glenview 34	Single Family Detached	17	1	4	1	0.059	0.235	0.059	0.353
99	North Shore Borders	Glenview 34	Single Family Detached	47	4	9	7	0.085	0.191	0.149	0.426
97	North Shore Club	Glenview 34	Single Family Detached	40	5	5	3	0.125	0.125	0.075	0.325
102	North Shore Golf View Homes	Glenview 34	Single Family Detached	120	17	11	22	0.142	0.092	0.183	0.417
150	Northfield Woods	Glenview 34	Single Family Detached	266	46	34	47	0.173	0.128	0.177	0.477
93	Oakwood Knoll	Glenview 34	Single Family Detached	199	51	18	41	0.256	0.090	0.206	0.553
29	Orchard Properties	Glenview 34	Single Family Detached	79	16	6	19	0.203	0.076	0.241	0.519
35	Pam Anne Estates	Glenview 34	Single Family Detached	111	26	12	21	0.234	0.108	0.189	0.532
11	Park Terrace	Glenview 34	Single Family Detached	29	7	5	6	0.241	0.172	0.207	0.621
33	Philips	Glenview 34	Single Family Detached	21	4	1	3	0.190	0.048	0.143	0.381
144	Pickaway Acres	Glenview 34	Single Family Detached	24	10	5	3	0.417	0.208	0.125	0.750
68	Pinehurst	Glenview 34	Single Family Detached	60	24	8	15	0.400	0.133	0.250	0.783
87	Pleasant Lane	Glenview 34	Single Family Detached	44	7	7	7	0.159	0.159	0.159	0.477
118	Pleasant Lane	Glenview 34	Single Family Detached	24	1	1	2	0.042	0.042	0.083	0.167
120	Queens Lane	Glenview 34	Single Family Detached	5	5	2	1	1.000	0.400	0.200	1.600
137	Regency at the Glen	Glenview 34	Single Family Detached	40	5	2	5	0.125	0.050	0.125	0.300
91	Rivers's Edge	Glenview 34	Single Family Detached	19	6	2	4	0.316	0.105	0.211	0.632
18	Rolling Country Estates	Glenview 34	Single Family Detached	41	6	0	6	0.146	0.000	0.146	0.293
107	Solar Park	Glenview 34	Single Family Detached	42	8	5	4	0.190	0.119	0.095	0.405
350	Starkey	Glenview 34	Single Family Detached	16	0	1	1	0.000	0.063	0.063	0.125
76	Sunset Park	Glenview 34	Single Family Detached	139	26	20	12	0.187	0.144	0.086	0.417
4	Sunset Terrace	Glenview 34	Single Family Detached	87	11	10	13	0.126	0.115	0.149	0.391
84	Sunset Village	Glenview 34	Single Family Detached	25	1	5	3	0.040	0.200	0.120	0.360
67	Swainwood	Glenview 34	Single Family Detached	77	9	0	19	0.117	0.000	0.247	0.364
69	Swainwood Terrace	Glenview 34	Single Family Detached	42	15	3	12	0.357	0.071	0.286	0.714
90	Tall Trees	Glenview 34	Single Family Detached	177	74	36	38	0.418	0.203	0.215	0.836
153	The Willows	Glenview 34	Single Family Detached	411	4	2	70	0.010	0.005	0.170	0.185
112	Timberline Drive	Glenview 34	Single Family Detached	10	1	0	2	0.100	0.000	0.200	0.300
344	Timber's Edge	Glenview 34	Single Family Detached	27	4	2	5	0.148	0.074	0.185	0.407
85	Tuscany Court	Glenview 34	Single Family Detached	9	2	2	3	0.222	0.222	0.333	0.778
71	Unsubdivided Glenview	Glenview 34	Single Family Detached	485	113	61	118	0.233	0.126	0.243	0.602
126	Valley Lo	Glenview 34	Single Family Detached	38	2	2	6	0.053	0.053	0.158	0.263
108	Village of Golf	Glenview 34	Single Family Detached	155	16	19	25	0.103	0.123	0.161	0.387
151	Virginia Woods	Glenview 34	Single Family Detached	36	6	2	3	0.167	0.056	0.083	0.306
351	Wedgewood	Glenview 34	Single Family Detached	16	5	1	3	0.313	0.063	0.188	0.563
138	Westgate at the Glen	Glenview 34	Single Family Detached	39	1	0	1	0.026	0.000	0.026	0.051
32	Windsor Estates	Glenview 34	Single Family Detached	30	3	2	4	0.100	0.067	0.133	0.300
80	Woodlawn	Glenview 34	Single Family Detached	24	4	6	11	0.167	0.250	0.458	0.875

Map ID	Name	Geography	Housing Type	Units	PK-5 Students	6-8 Students	9-12 Students	PK-5 Yields	6-8 Yields	9-12 Yields	PK-12 Yields
349	12 Oaks at Northbrook	Remaining area in Glenbrook 225	Multi Family Attached	16	0	0	17			1.063	
259	153 Pointe Drive	Remaining area in Glenbrook 225	Multi Family Attached	88	0	0	3			0.034	
260	AMLI Deerfield	Remaining area in Glenbrook 225	Multi Family Attached	240	0	0	2			0.008	
285	Ancient Tree	Remaining area in Glenbrook 225	Multi Family Attached	228	0	0	1			0.004	
322	Arrive Glenview	Remaining area in Glenbrook 225	Multi Family Attached	290	0	0	6			0.021	
348	Bishop's Gate	Remaining area in Glenbrook 225	Multi Family Attached	77	0	0	9			0.117	
268	Brandess	Remaining area in Glenbrook 225	Multi Family Attached	20	0	0	0			0.000	
291	Briarwood Glen	Remaining area in Glenbrook 225	Multi Family Attached	20	0	0	1			0.050	
266	Carlyle	Remaining area in Glenbrook 225	Multi Family Attached	15	0	0	0			0.000	
244	Cherry Lane Condos	Remaining area in Glenbrook 225	Multi Family Attached	102	0	0	9			0.088	
209	Condominiums of Northbrook	Remaining area in Glenbrook 225	Multi Family Attached	216	0	0	1			0.005	
342	Courts of Amber Woods	Remaining area in Glenbrook 225	Multi Family Attached	48	0	0	3			0.063	
204	Dundee Road Acres	Remaining area in Glenbrook 225	Multi Family Attached	12	0	0	2			0.167	
201	Dunsten Green	Remaining area in Glenbrook 225	Multi Family Attached	68	0	0	10			0.147	
340	Glen Lake Village	Remaining area in Glenbrook 225	Multi Family Attached	425	0	0	35			0.082	
208	Glenbrook Countryside	Remaining area in Glenbrook 225	Multi Family Attached	51	0	0	5			0.098	
347	Glenview Place	Remaining area in Glenbrook 225	Multi Family Attached	122	0	0	13			0.107	
346	Greenleaf Manor	Remaining area in Glenbrook 225	Multi Family Attached	20	0	0	4			0.200	
324	Indian Ridge	Remaining area in Glenbrook 225	Multi Family Attached	60	0	0	2			0.033	
255	Ivy Club of Northbrook	Remaining area in Glenbrook 225	Multi Family Attached	65	0	0	3			0.046	
164	La Salceda Del Norte	Remaining area in Glenbrook 225	Multi Family Attached	226	0	0	19			0.084	
236	Meadow Ridge	Remaining area in Glenbrook 225	Multi Family Attached	164	0	0	6			0.037	
302	Mission Hills	Remaining area in Glenbrook 225	Multi Family Attached	1034	0	0	9			0.009	
263	Normandy Hill	Remaining area in Glenbrook 225	Multi Family Attached	148	0	0	6			0.041	
211	Northbrook Country	Remaining area in Glenbrook 225	Multi Family Attached	90	0	0	1			0.011	
237	Northbrook Greens	Remaining area in Glenbrook 225	Multi Family Attached	160	0	0	11			0.069	
203	Northbrook Mews	Remaining area in Glenbrook 225	Multi Family Attached	23	0	0	4			0.174	
207	Optima of Northbrook Townhomes	Remaining area in Glenbrook 225	Multi Family Attached	104	0	0	5			0.048	
289	Peasant Creek	Remaining area in Glenbrook 225	Multi Family Attached	108	0	0	30			0.278	
265	Picardy Circle	Remaining area in Glenbrook 225	Multi Family Attached	83	0	0	4			0.048	
162	Princeton Club Towne Villa	Remaining area in Glenbrook 225	Multi Family Attached	83	0	0	1			0.012	
159	Princeton Village	Remaining area in Glenbrook 225	Multi Family Attached	193	0	0	1			0.005	
303	Provenance	Remaining area in Glenbrook 225	Multi Family Attached	137	0	0	4			0.029	
343	Salem Walk Apartments	Remaining area in Glenbrook 225	Multi Family Attached	95	0	0	72			0.758	
264	Sanders Prairie	Remaining area in Glenbrook 225	Multi Family Attached	57	0	0	14			0.246	
205	Shermer Place	Remaining area in Glenbrook 225	Multi Family Attached	76	0	0	18			0.237	
187	Shermer Road Condos	Remaining area in Glenbrook 225	Multi Family Attached	42	0	0	9			0.214	
186	The Citadel	Remaining area in Glenbrook 225	Multi Family Attached	86	0	0	4			0.047	
215	The Colonnades	Remaining area in Glenbrook 225	Multi Family Attached	64	0	0	3			0.047	
178	The Commons	Remaining area in Glenbrook 225	Multi Family Attached	80	0	0	1			0.013	
163	The Princeton Club	Remaining area in Glenbrook 225	Multi Family Attached	54	0	0	1			0.019	
341	Timbers Glen	Remaining area in Glenbrook 225	Multi Family Attached	17	0	0	5			0.294	
200	Villas of Northbrook	Remaining area in Glenbrook 225	Multi Family Attached	12	0	0	1			0.083	
165	Villas Salceda Condos	Remaining area in Glenbrook 225	Multi Family Attached	58	0	0	1			0.017	
167	Villas West Condo	Remaining area in Glenbrook 225	Multi Family Attached	119	0	0	15			0.126	
166	Willow Cove	Remaining area in Glenbrook 225	Multi Family Attached	20	0	0	0			0.000	
202	Wilshire Terrace	Remaining area in Glenbrook 225	Multi Family Attached	33	0	0	7			0.212	
290	Winchester Lane	Remaining area in Glenbrook 225	Multi Family Attached	43	0	0	6			0.140	
286	Ancient Tree	Remaining area in Glenbrook 225	Multi Family Detached	108	0	0	4			0.037	
199	Cotswold	Remaining area in Glenbrook 225	Multi Family Detached	103	0	0	1			0.010	
339	Linden Tree	Remaining area in Glenbrook 225	Multi Family Detached	67	0	0	4			0.060	
272	Timber's Edge	Remaining area in Glenbrook 225	Multi Family Detached	21	0	0	0			0.000	
294	Ville Du Parc	Remaining area in Glenbrook 225	Multi Family Detached	47	0	0	7			0.149	
312	Windham Manor	Remaining area in Glenbrook 225	Multi Family Detached	70	0	0	23			0.329	

Map ID	Name	Geography	Housing Type	Units	PK-5 Students	6-8 Students	9-12 Students	PK-5 Yields	6-8 Yields	9-12 Yields	PK-12 Yields
223	Anet's Wood	Remaining area in Glenbrook 225	Single Family Detached	8	0	0	1			0.125	
298	Arrowhead	Remaining area in Glenbrook 225	Single Family Detached	114	0	0	24			0.211	
293	Arthur Weller	Remaining area in Glenbrook 225	Single Family Detached	44	0	0	2			0.045	
279	Avanti Ridge	Remaining area in Glenbrook 225	Single Family Detached	27	0	0	4			0.148	
181	Birch Pond	Remaining area in Glenbrook 225	Single Family Detached	13	0	0	4			0.308	
229	Boyles	Remaining area in Glenbrook 225	Single Family Detached	19	0	0	5			0.263	
235	Braeside	Remaining area in Glenbrook 225	Single Family Detached	16	0	0	2			0.125	
155	Brandess	Remaining area in Glenbrook 225	Single Family Detached	74	0	0	12			0.162	
218	Bridlewood Drive	Remaining area in Glenbrook 225	Single Family Detached	28	0	0	4			0.143	
192	Brookside Estates	Remaining area in Glenbrook 225	Single Family Detached	16	0	0	4			0.250	
222	Buttonwood	Remaining area in Glenbrook 225	Single Family Detached	18	0	0	2			0.111	
225	Chapel Hill Estates	Remaining area in Glenbrook 225	Single Family Detached	28	0	0	6			0.214	
262	Charlemange	Remaining area in Glenbrook 225	Single Family Detached	332	0	0	54			0.163	
318	Citation Lake	Remaining area in Glenbrook 225	Single Family Detached	113	0	0	9			0.080	
157	Cobblewood	Remaining area in Glenbrook 225	Single Family Detached	109	0	0	26			0.239	
224	Colonial Village	Remaining area in Glenbrook 225	Single Family Detached	19	0	0	3			0.158	
276	Dana Court	Remaining area in Glenbrook 225	Single Family Detached	7	0	0	0			0.000	
300	Deercrest Estates	Remaining area in Glenbrook 225	Single Family Detached	18	0	0	4			0.222	
316	Donovan Glen	Remaining area in Glenbrook 225	Single Family Detached	11	0	0	3			0.273	
277	Downing Street	Remaining area in Glenbrook 225	Single Family Detached	19	0	0	0			0.000	
198	Dundee Road Acres	Remaining area in Glenbrook 225	Single Family Detached	41	0	0	12			0.293	
284	Edgewood Grove	Remaining area in Glenbrook 225	Single Family Detached	31	0	0	10			0.323	
213	Fair Acres	Remaining area in Glenbrook 225	Single Family Detached	11	0	0	0			0.000	
197	Fair Meadows	Remaining area in Glenbrook 225	Single Family Detached	23	0	0	6			0.261	
314	Floral Terrace Estates	Remaining area in Glenbrook 225	Single Family Detached	22	0	0	2			0.091	
315	Florian's	Remaining area in Glenbrook 225	Single Family Detached	9	0	0	0			0.000	
247	Forest View	Remaining area in Glenbrook 225	Single Family Detached	30	0	0	2			0.067	
245	Forest Vista	Remaining area in Glenbrook 225	Single Family Detached	69	0	0	9			0.130	
160	Fox Run	Remaining area in Glenbrook 225	Single Family Detached	30	0	0	7			0.233	
173	Foxhedge	Remaining area in Glenbrook 225	Single Family Detached	16	0	0	5			0.313	
283	Garden Court	Remaining area in Glenbrook 225	Single Family Detached	36	0	0	10			0.278	
206	Glenbrook Countryside	Remaining area in Glenbrook 225	Single Family Detached	278	0	0	56			0.201	
325	Glenridge Meadows	Remaining area in Glenbrook 225	Single Family Detached	38	0	0	3			0.079	
185	Greenbriar Highlands	Remaining area in Glenbrook 225	Single Family Detached	29	0	0	8			0.276	
330	Greens of Landwehr	Remaining area in Glenbrook 225	Single Family Detached	28	0	0	1			0.036	
241	Heart O'Northbrook	Remaining area in Glenbrook 225	Single Family Detached	64	0	0	15			0.234	
297	Heathercrest	Remaining area in Glenbrook 225	Single Family Detached	230	0	0	36			0.157	
233	Heritage Oakes	Remaining area in Glenbrook 225	Single Family Detached	1	0	0	0			0.000	
172	Highcrest	Remaining area in Glenbrook 225	Single Family Detached	10	0	0	2			0.200	
194	Highlands	Remaining area in Glenbrook 225	Single Family Detached	76	0	0	19			0.250	
282	Huntington (Westview)	Remaining area in Glenbrook 225	Single Family Detached	182	0	0	50			0.275	
323	Indian Ridge	Remaining area in Glenbrook 225	Single Family Detached	289	0	0	47			0.163	
295	Kingsport Court	Remaining area in Glenbrook 225	Single Family Detached	12	0	0	2			0.167	
332	Kingsport Estates	Remaining area in Glenbrook 225	Single Family Detached	25	0	0	3			0.120	
158	La Salceda	Remaining area in Glenbrook 225	Single Family Detached	99	0	0	16			0.162	
267	Laburnham Village	Remaining area in Glenbrook 225	Single Family Detached	2	0	0	1			0.500	
278	Lakeshire	Remaining area in Glenbrook 225	Single Family Detached	99	0	0	15			0.152	
320	Landwehr Estates	Remaining area in Glenbrook 225	Single Family Detached	52	0	0	9			0.173	
221	Lawrence's Woodlands	Remaining area in Glenbrook 225	Single Family Detached	17	0	0	0			0.000	
212	Lee Acres	Remaining area in Glenbrook 225	Single Family Detached	10	0	0	1			0.100	
219	Lee Woods	Remaining area in Glenbrook 225	Single Family Detached	42	0	0	11			0.262	
296	Levelview Acres	Remaining area in Glenbrook 225	Single Family Detached	104	0	0	16			0.154	
227	Linden Ridge	Remaining area in Glenbrook 225	Single Family Detached	10	0	0	0			0.000	
228	Linden Ridge	Remaining area in Glenbrook 225	Single Family Detached	18	0	0	4			0.222	
269	Lone Tree	Remaining area in Glenbrook 225	Single Family Detached	120	0	0	21			0.175	
175	Mallard Creek	Remaining area in Glenbrook 225	Single Family Detached	27	0	0	2			0.074	
270	Manus's North Shore Estates	Remaining area in Glenbrook 225	Single Family Detached	121	0	0	11			0.091	
183	Maple Ridge	Remaining area in Glenbrook 225	Single Family Detached	14	0	0	3			0.214	
310	Meadow Green	Remaining area in Glenbrook 225	Single Family Detached	26	0	0	6			0.231	
338	Meadowood West	Remaining area in Glenbrook 225	Single Family Detached	33	0	0	6			0.182	
281	Mission Hills Estates	Remaining area in Glenbrook 225	Single Family Detached	137	0	0	25			0.182	
176	Northbrook Acres	Remaining area in Glenbrook 225	Single Family Detached	34	0	0	16			0.471	
253	Northbrook Colonial Estates	Remaining area in Glenbrook 225	Single Family Detached	16	0	0	6			0.375	
216	Northbrook East	Remaining area in Glenbrook 225	Single Family Detached	341	0	0	34			0.100	
243	Northbrook Estates	Remaining area in Glenbrook 225	Single Family Detached	342	0	0	78			0.228	
191	Northbrook Gardens	Remaining area in Glenbrook 225	Single Family Detached	41	0	0	8			0.195	
226	Northbrook Glen	Remaining area in Glenbrook 225	Single Family Detached	70	0	0	14			0.200	
248	Northbrook Heights	Remaining area in Glenbrook 225	Single Family Detached	45	0	0	13			0.289	
252	Northbrook Heights	Remaining area in Glenbrook 225	Single Family Detached	6	0	0	3			0.500	
196	Northbrook Highlands	Remaining area in Glenbrook 225	Single Family Detached	328	0	0	76			0.232	

Map ID	Name	Geography	Housing Type	Units	PK-5 Students	6-8 Students	9-12 Students	PK-5 Yields	6-8 Yields	9-12 Yields	PK-12 Yields
188	Northbrook Knolls	Remaining area in Glenbrook 225	Single Family Detached	141	0	0	32			0.227	
184	Northbrook Manor	Remaining area in Glenbrook 225	Single Family Detached	349	0	0	70			0.201	
239	Northbrook Manor	Remaining area in Glenbrook 225	Single Family Detached	127	0	0	26			0.205	
177	Northbrook Parks	Remaining area in Glenbrook 225	Single Family Detached	392	0	0	87			0.222	
242	Northbrook Villa	Remaining area in Glenbrook 225	Single Family Detached	37	0	0	6			0.162	
299	Northbrook West	Remaining area in Glenbrook 225	Single Family Detached	210	0	0	19			0.090	
193	Northfield Acres	Remaining area in Glenbrook 225	Single Family Detached	46	0	0	16			0.348	
335	Norwood Hampton Court	Remaining area in Glenbrook 225	Single Family Detached	8	0	0	5			0.625	
337	Oak Hill	Remaining area in Glenbrook 225	Single Family Detached	96	0	0	12			0.125	
317	Oliver Lane	Remaining area in Glenbrook 225	Single Family Detached	10	0	0	3			0.300	
238	Park Place Estates of Northbrook	Remaining area in Glenbrook 225	Single Family Detached	71	0	0	13			0.183	
306	Pine Grove	Remaining area in Glenbrook 225	Single Family Detached	40	0	0	4			0.100	
336	Pleasant Plains	Remaining area in Glenbrook 225	Single Family Detached	29	0	0	5			0.172	
345	Pleasant Tree Garden Estates	Remaining area in Glenbrook 225	Single Family Detached	91	0	0	24			0.264	
328	Porters Glen	Remaining area in Glenbrook 225	Single Family Detached	11	0	0	1			0.091	
307	Ramsgate South	Remaining area in Glenbrook 225	Single Family Detached	50	0	0	6			0.120	
250	Red Haw Ridge	Remaining area in Glenbrook 225	Single Family Detached	24	0	0	2			0.083	
274	Regency Place	Remaining area in Glenbrook 225	Single Family Detached	5	0	0	0			0.000	
230	Ridgecroft	Remaining area in Glenbrook 225	Single Family Detached	21	0	0	3			0.143	
180	Royal Court	Remaining area in Glenbrook 225	Single Family Detached	8	0	0	1			0.125	
182	Royal Oaks	Remaining area in Glenbrook 225	Single Family Detached	62	0	0	12			0.194	
254	Salceda North	Remaining area in Glenbrook 225	Single Family Detached	138	0	0	32			0.232	
257	Sanders Crossing	Remaining area in Glenbrook 225	Single Family Detached	61	0	0	7			0.115	
258	Sanders Green	Remaining area in Glenbrook 225	Single Family Detached	8	0	0	4			0.500	
275	Sanwaldrun	Remaining area in Glenbrook 225	Single Family Detached	36	0	0	12			0.333	
217	Skokie Highlands	Remaining area in Glenbrook 225	Single Family Detached	129	0	0	17			0.132	
174	Southbridge Commons	Remaining area in Glenbrook 225	Single Family Detached	65	0	0	12			0.185	
287	Sportsman's Cove	Remaining area in Glenbrook 225	Single Family Detached	8	0	0	3			0.375	
190	St. Stephen's Green	Remaining area in Glenbrook 225	Single Family Detached	105	0	0	15			0.143	
171	Stone Hedge Manor	Remaining area in Glenbrook 225	Single Family Detached	26	0	0	4			0.154	
313	Stonebrook	Remaining area in Glenbrook 225	Single Family Detached	49	0	0	5			0.102	
321	Stonegate	Remaining area in Glenbrook 225	Single Family Detached	126	0	0	26			0.206	
170	Stonehedge	Remaining area in Glenbrook 225	Single Family Detached	47	0	0	10			0.213	
319	Summer Hill	Remaining area in Glenbrook 225	Single Family Detached	120	0	0	24			0.200	
256	Sunny Acres	Remaining area in Glenbrook 225	Single Family Detached	45	0	0	4			0.089	
179	Sunset Fields	Remaining area in Glenbrook 225	Single Family Detached	311	0	0	58			0.186	
261	Sunset View Estates	Remaining area in Glenbrook 225	Single Family Detached	47	0	0	12			0.255	
273	Sutton Point	Remaining area in Glenbrook 225	Single Family Detached	156	0	0	28			0.179	
240	Sycamore Lane	Remaining area in Glenbrook 225	Single Family Detached	56	0	0	10			0.179	
309	Tall Oaks	Remaining area in Glenbrook 225	Single Family Detached	67	0	0	10			0.149	
301	Techny Estates	Remaining area in Glenbrook 225	Single Family Detached	48	0	0	9			0.188	
169	The Courts	Remaining area in Glenbrook 225	Single Family Detached	12	0	0	1			0.083	
251	Thornwood	Remaining area in Glenbrook 225	Single Family Detached	12	0	0	1			0.083	
231	Timber Hill Estates	Remaining area in Glenbrook 225	Single Family Detached	27	0	0	5			0.185	
246	Timber Lane	Remaining area in Glenbrook 225	Single Family Detached	27	0	0	5			0.185	
220	Timber Ridge	Remaining area in Glenbrook 225	Single Family Detached	25	0	0	6			0.240	
154	Vantage Point	Remaining area in Glenbrook 225	Single Family Detached	54	0	0	2			0.037	
195	Walters	Remaining area in Glenbrook 225	Single Family Detached	52	0	0	12			0.231	
214	Waters Edge	Remaining area in Glenbrook 225	Single Family Detached	13	0	0	1			0.077	
249	Wertheimer's	Remaining area in Glenbrook 225	Single Family Detached	23	0	0	7			0.304	
161	Westfield	Remaining area in Glenbrook 225	Single Family Detached	18	0	0	4			0.222	
334	Westwood	Remaining area in Glenbrook 225	Single Family Detached	30	0	0	3			0.100	
331	Westwood II	Remaining area in Glenbrook 225	Single Family Detached	33	0	0	4			0.121	
308	Whisperwoods of Northwood	Remaining area in Glenbrook 225	Single Family Detached	11	0	0	3			0.273	
292	White Plains	Remaining area in Glenbrook 225	Single Family Detached	501	0	0	91			0.182	
189	White Planes	Remaining area in Glenbrook 225	Single Family Detached	187	0	0	34			0.182	
271	Wildebroom on the Green	Remaining area in Glenbrook 225	Single Family Detached	155	0	0	25			0.161	
210	Williamsburg Square of Northbrook	Remaining area in Glenbrook 225	Single Family Detached	156	0	0	25			0.160	
168	Willow Creek	Remaining area in Glenbrook 225	Single Family Detached	97	0	0	18			0.186	
333	Willow Hills	Remaining area in Glenbrook 225	Single Family Detached	37	0	0	4			0.108	
234	Willow Lane	Remaining area in Glenbrook 225	Single Family Detached	6	0	0	2			0.333	
156	Willowridge Estates	Remaining area in Glenbrook 225	Single Family Detached	84	0	0	14			0.167	
326	Willows North	Remaining area in Glenbrook 225	Single Family Detached	221	0	0	31			0.140	
329	Willows North	Remaining area in Glenbrook 225	Single Family Detached	157	0	0	31			0.197	
311	Windham	Remaining area in Glenbrook 225	Single Family Detached	26	0	0	2			0.077	
327	Winswept	Remaining area in Glenbrook 225	Single Family Detached	28	0	0	5			0.179	
280	Wood Oaks Glen	Remaining area in Glenbrook 225	Single Family Detached	127	0	0	40			0.315	
288	Woodlands	Remaining area in Glenbrook 225	Single Family Detached	67	0	0	8			0.119	
305	Woodmere	Remaining area in Glenbrook 225	Single Family Detached	37	0	0	6			0.162	

## Student Yield Ranges

Student yields can and do vary among housing complexes or subdivisions. The tables below detail the number of units that fall into each yield range. This information can be used to determine which yields should be applied to any new development. Due to varying geographies between the Glenview 24 and Glenbrook 225 School Districts, the Glenview 34 charts below include yields for grades PK-12 and include all of the Glenview 34 School District (Glenview 34 is completely within Glenbrook 225). The Glenbrook 225 charts below only include yields for grades 9-12, and are showing housing units that appear only in Glenbrook 225 School District boundary. This is the area that does not overlap between the two districts.

Glenview 34		
Single Family Detached		
PK-12 Yield Range	Units	
0	0.1	102
0.1	0.2	534
0.2	0.3	228
0.3	0.4	951
0.4	0.5	2,060
0.5	0.6	3,515
0.6	0.7	1,196
0.7	0.8	369
0.8	0.9	385
0.9	1	0
-	>1	27

Glenview 34		
Multi Family Attached		
PK-12 Yield Range	Units	
0	0.1	925
0.1	0.2	786
0.2	0.3	1,294
0.3	0.4	650
0.4	0.5	436
0.5	0.6	56
0.6	0.7	0
0.7	0.8	185
0.8	0.9	0
0.9	1	22
-	>1	157

Glenview 34		
Mobile Home Park		
PK-12 Yield Range	Units	
0	0.1	0
0.1	0.2	0
0.2	0.3	0
0.3	0.4	0
0.4	0.5	0
0.5	0.6	0
0.6	0.7	0
0.7	0.8	0
0.8	0.9	398
0.9	1	0
-	>1	0

Glenbrook 225		
Single Family Detached		
9-12 Yield Range	Units	
0	0.1	1,171
0.1	0.2	5,093
0.2	0.3	3,453
0.3	0.4	322
0.4	0.5	34
0.5	0.6	0
0.6	0.7	8
0.7	0.8	0
0.8	0.9	0
0.9	1	0
-	>1	0

Glenbrook 225		
Multi Family Detached		
9-12 Yield Range	Units	
0	0.1	278
0.1	0.2	47
0.2	0.3	0
0.3	0.4	70
0.4	0.5	0
0.5	0.6	0
0.6	0.7	0
0.7	0.8	0
0.8	0.9	0
0.9	1	0
-	>1	0

Glenbrook 225		
Multi Family Attached		
9-12 Yield Range	Units	
0	0.1	4,609
0.1	0.2	464
0.2	0.3	333
0.3	0.4	0
0.4	0.5	0
0.5	0.6	0
0.6	0.7	0
0.7	0.8	95
0.8	0.9	0
0.9	1	0
-	>1	16



### Developing Single-Family and Multi-Family

The table below and map on the previous page represents the housing development currently occurring within the Districts. The yields applied to each development are higher than the average yield for each housing type; this allows us to model the maximum impact to each District.

It should be noted that students generated from planned housing developments may include students moving within the District and not necessarily new to the District. Please note that all student potential values have been rounded up.

Signode				
Housing Type	Planned Units	Applied Yield	K-8 Students	9-12 Students
Townhomes	80	0.6	33	15
Duplex	66	0.6	27	12
Single Family	69	0.8	38	17
<b>Total</b>	<b>215</b>	<b>-</b>	<b>98</b>	<b>44</b>

Pearson				
Housing Type	Planned Units	Applied Yield	K-8 Students	9-12 Students
Townhomes	86	0.6	36	16
Single Family	64	0.8	35	16
<b>Total</b>	<b>150</b>	<b>-</b>	<b>71</b>	<b>31</b>

1842 Lehigh				
Housing Type	Planned Units	Applied Yield	K-8 Students	9-12 Students
Townhomes	34	0.6	16	6

1657 Shermer				
Housing Type	Planned Units	Applied Yield	K-8 Students	9-12 Students
Efficiency	66	0	0	0
1 Bedroom	168	0.05	6	3
2 Bedroom	101	0.4	28	12
3 Bedroom	48	0.4	13	6
<b>Total</b>	<b>383</b>	<b>-</b>	<b>47</b>	<b>21</b>

## **CONCLUSION**

As with any projection, the District should review any updated information including land annexation plans, zoning, planned and active housing development, student enrollment trends, and student location data.

Cooperative Strategies is pleased to have had the opportunity to provide the Districts with this Subdivision Yield Analysis Report. We hope this document will provide the necessary information to make informed decisions about the future of the Glenview 34 and Glenbrook 225 School Districts.



## **GLENVIEW 34 & GLENBROOK 225**

### **SUBDIVISION ANALYSIS**

September 1, 2022



# **AGENDA**

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**Introduction & Understanding**

**Methodology**

**Preliminary Findings**

**Next Steps**



# METHODOLOGY

## STUDENT YIELD ANALYSIS

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- Collected End of Year 2021-22 student address point data from both districts.
- Collected Address Point and Parcel Data from Cook County
- Identified neighborhoods and apartment complexes.
- Calculated Student Yields (Students / Units)
- Apply range of student yields to upcoming development projects.



# UPCOMING DEVELOPMENTS

## PRELIMINARY FINDINGS

### Overview

- **There is a range of student yields**
  - Single family: 0.8 K-12 students / unit +/- .15
  - Multi-family: 0.6 K-12 students / unit +/- .2
- **Factors that impact student yield**
  - Age of housing stock – yields typically go down as homes age.
  - Price point and number of bedrooms of apartments – lower prices = more students.



# UPCOMING DEVELOPMENTS

## SIGNODE

Housing Type	Planned Units	Anticipated Students K-12 (From Developer)	Applied Yield	K-8 Students	9-12 Students
Townhomes	80	100 students @ .46 students / unit	.6	33	15
Duplex	66		.6	27	12
Single Family	69		.8	38	17
<b>Total</b>	<b>215</b>		<b>98</b>	<b>44</b>	

- Student yields would have to be .46 to meet the developer estimate of 100 students
- Typical observed yields may result in an additional **42 students above the estimate**



# UPCOMING DEVELOPMENTS

## PEARSON

Housing Type	Planned Units	Anticipated Students K-12 (From Developer)	Applied Yield	K-8 Students	9-12 Students
Townhomes	86	40 students @ .26 students / unit	.6	36	16
Single Family	64		.8	35	16
<b>Total</b>	<b>150</b>		<b>71</b>	<b>31</b>	

- Student yields would have to be .26 to meet the developer estimate of 40 students
- Typical observed yields may result in an additional **62 students above the estimate**



# UPCOMING DEVELOPMENTS

## 1842 LEHIGH

Housing Type	Planned Units	Anticipated Students K-12 (From Developer)	Applied Yield	K-8 Students	9-12 Students
Townhomes	34	Developer did not provide	.6	16	6



# UPCOMING DEVELOPMENTS

## 1657 SHERMER

Housing Type	Planned Units	Anticipated Students K-12 (From Developer)	Applied Yield	K-8 Students	9-12 Students
Efficiency	66	0	0	0	0
1 Bedroom	168	1	.05	6	3
2 Bedroom	101	18	.4	28	12
3 Bedroom	48	23	.4	13	6
<b>Total</b>	<b>383</b>	<b>42</b>		<b>47</b>	<b>21</b>

- Student yields would have to be .11 to meet the developer estimate of 42 students
- Typical observed yields may result in an additional **26 students above the estimate**



# NEXT STEPS

## STUDENT YIELD ANALYSIS

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- Based on September 1<sup>st</sup> discussion, determine whether we need to pull 2022-23 beginning of year data.
- Finalize Report (September 9<sup>th</sup>)
- Identify Presentation Dates (If needed)