



# 2007 REFERENDUM FACT SHEET

Fact Sheet #2: Frequently Asked Questions (FAQs)

2/16/07

## WHAT IS THE REFERENDUM FOR?

The referendum is a \$40 million bond referendum to finance expansions and renovations of our schools. D41 has 26 portable classrooms housing nearly 600 students across the district, and expects slow enrollment growth through 2013. Libraries, gyms, lunchrooms, bathrooms and hallways are at or near capacity. If the referendum passes, by the time this building project is complete, it will have been 12 years since our schools were enlarged.

Watch for future  
**REFERENDUM FACT SHEETS**. Please  
email questions or comments to  
[referendum@d41.org](mailto:referendum@d41.org).

## WHAT DOES THE OVERALL PLAN LOOK LIKE?

An addition will be connected to Hadley Junior High through core spaces; this will add one grade level to the site to create a 5-8 middle-level campus. The elementary schools would house students through grade 4, and the project will prioritize each elementary school's unique needs. Approximately \$36 million would be spent at Hadley, and approximately \$4 million would be spent among the four elementary schools. The plan will reduce the need for portables; it's not possible to guarantee that they will be eliminated. Based on community input, the BOE decided not to spend money on detailed plans prior to voter approval of the project; therefore, architectural drawings and construction documents will be developed after referendum passage.

## HOW WOULD THE HADLEY CAMPUS OPERATE—WOULD FIFTH AND EIGHTH GRADERS MIX?

No. One wing would contain grades 5 and 6, and another wing would contain grades 7 and 8. Each wing would have its own entrance, arrival and dismissal times, daily schedules and buses. This plan allows implementation of a developmentally and academically appropriate instructional plan, and would provide an environment for 5-6 that respects their childhood while providing a rich academic experience, and an environment for 7-8 that fosters independence and provides structure for increasing academic challenge.

## HOW WILL THE REFERENDUM AFFECT TAXES?

The referendum is for a \$40 million bond sale to be repaid through 2025. Like a mortgage, repayments include principal plus interest, and the total repaid by D41 will be \$68,418,690. The information below isolates the tax impact of the proposed referendum. Visit [www.d41.org](http://www.d41.org) to see charts and graphs that depict the projected annual impact on your taxes. The following numbers are estimates that factor in projected property value appreciation over time.

- Estimated tax impact to the owner of a property with a fair market value of \$300,000 in 2007 would range from \$134 to \$342, averaging \$243 a year over the 19-year term of the bonds. These calculations account for property value appreciation, estimating that by 2025, this property would be worth \$714,739.
- The estimated tax impact to the owner of a property with a fair market value of \$600,000 in 2007 would range from \$273 to \$695, averaging \$494 a year over the 19-year term of the bonds. These calculations account for property value appreciation, estimating that by 2025, this property would be worth \$1,429,479.
- Future needs: Passage of the proposed referendum addresses the current **facilities** needs of D41. Regardless of whether D41 builds new space, projections show a likely need to ask for a tax rate increase for **operations** by 2013. If the current facilities referendum is passed, projections show that D41 would likely need the increase for operations in 2012, one year earlier than otherwise.

## WHAT IS THE RATIONALE FOR ADDING ON TO HADLEY?

The district pursued a number of avenues for building a 5-6 school during its site selection process, investigating commercial parcels and possible collaboration with the Park District. In the end, the only viable options were the two parcels it already owns: the Hadley campus and the vacant Spalding site. The 4.7-acre Spalding site is too small unless additional parcels are acquired. The advantages of conjoined buildings on the Hadley site include operational efficiencies (since staffing and other costs would be less than they would with



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two buildings) and the chance to remedy inefficient spaces in Hadley. In addition, the new space can be built without acquiring additional land. Creating a 5-8 educational facility provides an opportunity to meet the developmental needs that are unique to 5<sup>th</sup> and 6<sup>th</sup> grades, and to 7<sup>th</sup> and 8<sup>th</sup> grades.

### **WHAT IS THE CONSTRUCTION TIMELINE?**

Much of the construction must be done when school is not in session. After the referendum, detailed design, construction and bid documents will be prepared. Construction will begin in summer of 2008 and continue through 2011. Hadley will be ready to receive the fifth graders in August of 2010. Then, the elementary portables can be removed or relocated and work at the elementary schools will begin in earnest. Work at the elementary schools will be complete in 2011.

### **WHAT'S WRONG WITH USING PORTABLES?**

Portables are well-equipped and comfortable, but they do not solve crowded libraries, gyms, hallways and parking, nor do they get programs for kids out of inappropriate spaces. On high-wind days (35 mph or more), students are brought into the building, and space must be found in already crowded buildings for between 50-200 students, depending on the school. There are no bathrooms in the portables and instructional time is lost as students get on their coats and go into the main building for rest breaks and to access the programs and services that are essential parts of their day.

### **WHY CAN'T WE INCREASE CLASS SIZE TO MAKE ROOM FOR MORE CHILDREN?**

Portables have allowed us to maintain reasonable class sizes up to now. Even if we increased class size, we would still have many children in portables and no solution to the pressures on infrastructure and programs.

### **WHAT ARE THE ENROLLMENT PROJECTIONS AND HOW ACCURATE ARE THEY?**

Our demographic study projects enrollment growth of approximately 200 students by 2013. Projections are estimates based on the best information available. The demographers looked at census data, local trends such as tear-downs, and development plans for the five communities we serve. The demographic study cited several reasons for enrollment growth, among them desirability of the D41 area, which attracts and retains many young families; intergenerational turnover in which empty nesters sell to young families; and changes in D41's socioeconomics which has led to more large families in the district.

### **WHY AND WHEN DID D41 SELL OR DEMOLISH SOME OF ITS SCHOOLS?**

Between 1970 and 1985, enrollment throughout the state declined and many districts closed schools. D41 closed Spalding, Glen Oak, Hawthorne and Main St. schools, first leasing, and then selling them. It retained Spalding, which it leased until its demolition in 1997 (the district owns the site). In making these decisions, the Board of that time had to consider the resources required to maintain and operate aging buildings and manage tenants for 20 or 30 years.

### **IF D41 IS CROWDED, WHY DO STUDENTS FROM OTHER TOWNS ATTEND ITS SCHOOLS?**

Parts of the following five towns have always been part of D41 and pay taxes to D41: Carol Stream, Glendale Heights, Glen Ellyn, Lombard and Wheaton.

### **DIDN'T WE PASS A REFERENDUM IN RECENT YEARS?**

A 1997 building referendum funded additions and renovations to all the schools. A rate increase referendum in 2001 paid for hiring additional staff to improve and expand programming.

**HOW CAN I FIND OUT MORE?** Visit [www.d41.org](http://www.d41.org), attend informational sessions (dates will be posted and publicized once set), watch for upcoming **REFERENDUM FACT SHEETS**, AND direct questions or comments to [referendum@d41.org](mailto:referendum@d41.org).