



Business Office
Matt Shipley, Chief School Business Official

June 9, 2026

Ms. Allison Laff, AICP
Deputy Director, Planning & Development
City of Naperville
400 S. Eagle Street
Naperville, IL 60540

RE: CityGate II, Ferry and Route 59

Dear Allison,

We have reviewed M/I Homes' proposal for approximately 170 townhome units, located north of Ferry Road between Monarch Drive and Corporate Lane. After careful evaluation, Indian Prairie School District 204 is neutral on this development.

The District was a party to a covenant that restricted student generating development on this property. At the May 4, 2026 Board of Education meeting, the District amended the covenant to release this restriction. In exchange, the developer has agreed to pay an additional impact fee to the district, so that the total fee paid will be 150% of the amount calculated under the City's generation tables. The District will work collaboratively with the City to determine the best method to receive this additional payment.

When evaluating residential development projects, the District considers the estimated number of children generated, the capacity of the serving schools, and the balance between estimated revenues generated vs. cost to educate the students generated. While the District respectfully asks that City Staff and Council prioritize commercial development within the District boundaries, we recognize that targeted residential development is also necessary to support commercial growth and ensure that the City of Naperville continues to flourish.

In 2021, the District completed a comprehensive enrollment and boundary analysis, which included stakeholders throughout the district and representatives from the City. The district set aside capacity for future planned growth along Route 59 and the I-88 corridor. If this development is pursued, the number of new housing units added in this area will approximate what was estimated. Further residential growth could impact capacity at nearby schools, trigger additional school boundary adjustments, and impact the district's ability to provide the high-quality education expected of Indian Prairie.

If you have any further questions, please contact me at 630-375-3071.

Sincerely,

A handwritten signature in black ink, appearing to read "M-Shipley", written over a light blue horizontal line.

Matt Shipley
Chief School Business Official

Cc: Vince Rosanova, Rosanova & Whitaker, Ltd