



TRACY CROSS & ASSOCIATES, INC.

June 10, 2026

Mr. Richard Kramer
Kramer Homes
319 Centennial Court
Naperville, IL 60540

Dear Mr. Kramer:

At the request of Kramer Homes, Tracy Cross & Associates, Inc. was retained to provide an objective and independent opinion regarding the potential impact of Kramer’s planned 25-unit luxury townhome/rowhome community in Naperville, Illinois on the local area school system. Specifically, this *professional opinion letter* provides an estimate of school-age children expected within the future development based upon the proposed mix of unit types and styles, which consist of 25 three-bedroom rowhomes.

Note: the 25-unit townhome/rowhome community will be developed at the northwest corner of Spring Avenue and Mill Street in the city of Naperville.

Utilizing accepted industry standards regarding expected demographic profiles per proposed attached single family dwelling unit, the following text table reveals that the subject rowhome development will have just a modest impact upon the host school district.

SCHOOL IMPACT ANALYSIS:
-- PROPOSED 25-UNIT LUXURY ROWHOME COMMUNITY - NAPERVILLE, ILLINOIS --

Unit Type	Number of Units	Percent of Total	Expected School-Age Children Per Unit Type (Fractionally)			Total School-Age Children (Numerically)			Overall Total
			Elementary (K-4)	Middle (5-8)	High (9-12)	Elementary (K-4)	Middle (5-8)	High (9-12)	
Two Bedroom RH	---	0.0	0.081	0.054	0.037	---	---	---	0
Three Bedroom RH	25	100.0	0.167	0.111	0.055	4	3	1	8
Four Bedroom RH	---	0.0	0.270	0.180	0.165	---	---	---	0
Total:	25	100.0	---	---	---	4	3	1	8

Source: Tracy Cross & Associates, Inc. and Associated Municipal School Consultants, inc.

As shown and based upon likely resident profiles given the proposed development size and planned home styles/unit types, it is estimated that eight (8) school-aged residents encompassing all grades from Kindergarten *through* Grade 12 could potentially reside within the community at any given time once the development is completed. This includes four (4) elementary-aged children; three (3) at the middle school level and one (1) in high school.

In addition, it is quite possible that the number of school-age children *will be lower* considering the fact that three of the primary buyer profiles of urban/suburban luxury rowhome product consist of younger professional couples without children; couples in their initial stages of family formation (i.e., those without school-age children); and empty-nesters/active adults, typically aged 55-64.

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Empirically, one only has to look at the 67-unit Naperville Station rowhome community located just east of the proposed Kramer development. According to Environics Analytics, through its review of the Census Bureau's annual American Community surveys, just 21 school-age children reside in this community. This translates to a student-to-unit ratio of 0.31-to-1.0. Applying this same ratio to the proposed rowhomes at Mill Street and Spring Avenue results in just seven (7) to eight (8) school-age children.

Please let me know if you have any questions or need anything further.

Respectfully submitted,

TRACY CROSS & ASSOCIATES, INC.

An Illinois Corporation

By: 
Erik A. Doersching
Its: President & CEO