



Business Office
Matt Shipley, Chief School Business Official

May 29, 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 Willow Bridge developer's proposal for approximately 297 apartment units within the CityGate complex and Ferry and Route 59. Willow Bridge has represented the unit mix, price point, amenities and overall vision for this development is like the current apartments, "CityGate I", within the CityGate complex. After careful evaluation, Indian Prairie School District 204 is neutral on this development.

In 2019, the district, City and developers of CityGate I agreed to an innovative solution regarding the student impact fees. The District has been working with Vince Rosanova on a similar agreement for this development. We expect to have the agreement finalized soon and will provide copies to the City once available.

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. 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 moves forward, 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", with a stylized flourish at the end.

Matt Shipley
Chief School Business Official

Cc: Vince Rosanova, Rosanova & Whitaker, Ltd