



December 10, 2020

Naperville Planning and Zoning Commission
400 S Eagle Street
Naperville, IL 60540

Dear Commission Members,

Contrary to the historical practice between Indian Prairie School District 204 and the Naperville Planning and Zoning Commission, the district is providing this additional response regarding the proposed development of City Gate West.

Our Board of Education, by formal resolution, declared the district's support of economic development and redevelopment in the district for projects that have a positive impact on the district. Given the current zoning of the City Gate West property, the school district never anticipated students coming from this area. We are very mindful of our enrollment and capacity of schools so we can best serve the educational needs of our students. The district has commissioned independent demographic studies in 2012, 2017, and 2019 to monitor enrollment projections.

The district has no intention of entering into any additional agreements similar to the agreement with Lincoln at City Gate with any developer. That agreement was approved as non-precedential. The Lincoln at City Gate development had been in the plans for more than a decade and reduced the number of residential units. In addition, the developer has partnered with the district on other matters over the years.

As we have shared, the student generation tables date from 2000 and are not accurate. The district has publicly approved a third-party independent study regarding the student generation tables, with the City of Naperville and the district partnering to review that study.

Generally, there is enrollment capacity in the district as a whole, with less capacity in the north side of the district. As a result, residential developments on the north side create a negative impact to the district, the students we serve, and the taxpayers in our community. The financial impact is seen in additional expenses related to transportation and building pods. The educational impact is seen in curriculum items such as the loss of a room for art or music, higher class sizes, earlier lunch periods, reduced educational and extra-curricular opportunities, and the potential impact of boundary changes across the whole district.

Several school district representatives have spent many hours meeting with representatives of City Gate West to further understand the request to support this development. Indian Prairie School District has a clear and undisputed history of collaboration with developers. That being said, our first priority is to advocate for what is in the best interest of our schools and students.

Respectfully,

A handwritten signature in blue ink, appearing to read "Dr. Adrian B. Talley".

Dr. Adrian B. Talley, Superintendent

A handwritten signature in blue ink, appearing to read "Michael Raczak".

Mr. Michael Raczak, Board President