

Planning for the Future

19/20 Generation Analysis

Presented on **February 10, 2020**



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- City of Naperville

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About RSP

- ❑ Founded in 2003
- ❑ Professional educational planning firm
- ❑ Expertise in multiple disciplines
- ❑ Over 20 Years of planning experience
- ❑ Over 80 years of education experience
- ❑ Over 20 years of GIS experience
- ❑ Clients in Arkansas, Iowa, Illinois, Kansas, Minnesota, Missouri, Nebraska, North Dakota, Oklahoma, and Wisconsin
- ❑ Projection accuracy of 97% or greater

Planning

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Our Clients

NORTH DAKOTA

Alexander
Bismarck
Bottineau
Central Cass
Dickinson
Fargo
Garrison
Glenburn
Grand Forks
Jamestown
Killdeer
Kindred

Mandan
McKenzie County
Minot
Northern Cass
Richardton Taylor
Rugby
West Fargo
Williams County #8
Williston #1
Williston #8
Wilton

ILLINOIS

Glenview 34
Indian Prairie 204
Keeneyville 20
Naperville 203
Norridge 80
Oswego 308
Rockford 205
Yorkville 115

MISSOURI

Columbia
Diamond R-IV
Fort Osage R-I
Fulton 58
Grain Valley
Harrisonville R-IX
Jackson
Jennings
Kearney R-I
Ladue

North Kansas City
Pattonville R-III
Platte County R-III
Raymore-Peculiar R-II
Raytown C-2
Rockwood
Troy R-III
University City
Wright City R-II

KANSAS

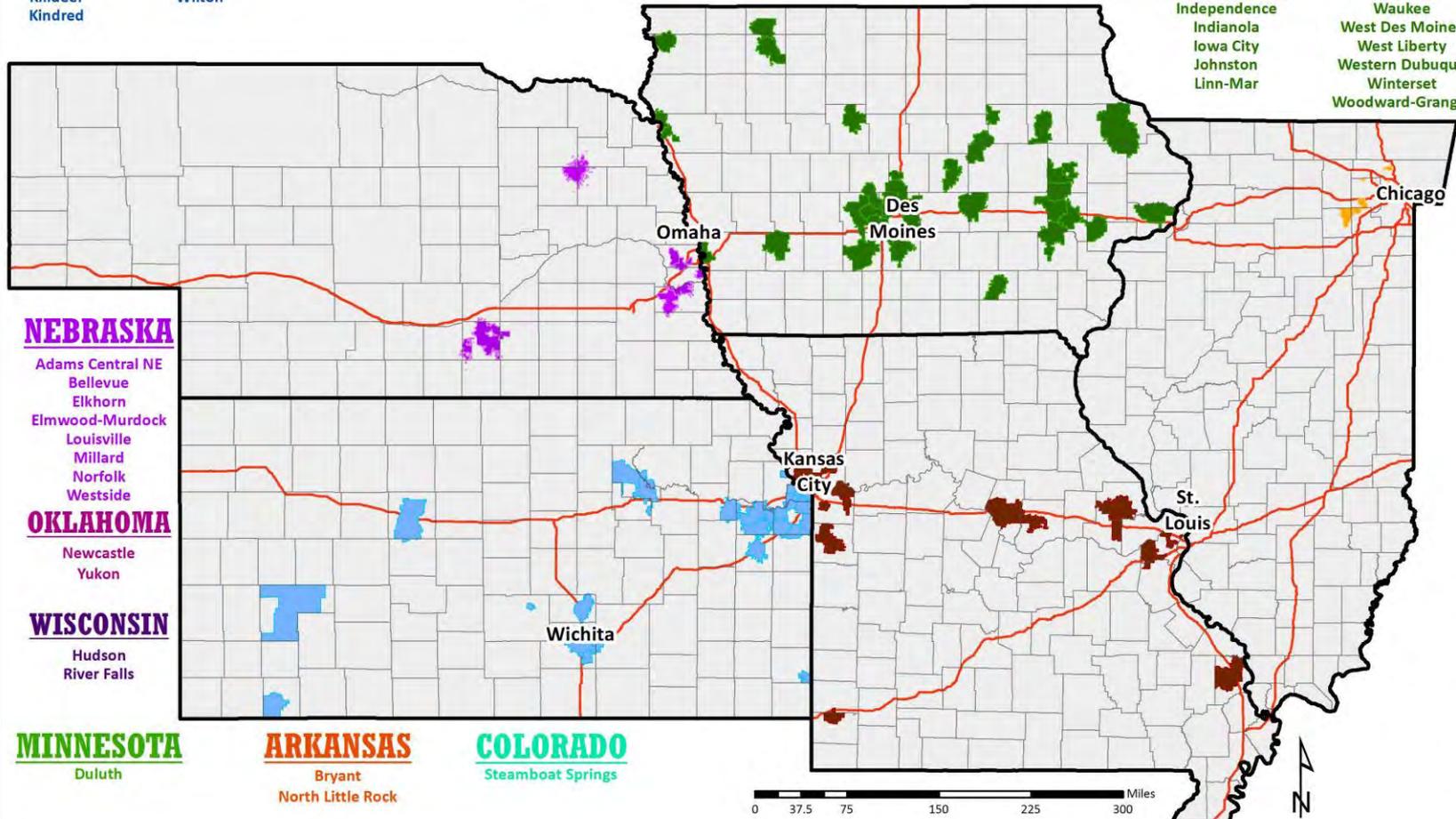
Andover
Arn-Washburn
Baldwin City
Bonner Springs
Derby
De Soto
Eudora
Garden City
Gardner-Edgerton
Hays
Hutchinson
Kansas City
Lawrence
Leavenworth

Liberal
Maize
Manhattan-Ogden
Newton
Ottawa
Pittsburg
Piper-Kansas City
Riley County
Shawnee Heights
Spring Hill
Turner-Kansas City
Wichita

IOWA

Adel DeSoto Minburn
Ames
Ankeny
Atlantic
Ballard
Bettendorf
Boundurant-Farrar
Cedar Falls
Cedar Rapids
Clear Creek-Amana
College Community
Council Bluffs
Dallas Center Grimes
Fort Dodge
Gladbrook-Reinbeck
Grinnell-Newburg
Independence
Indianola
Iowa City
Johnston
Linn-Mar

Marshalltown
Mid-Prairie
Newton
North Polk
North Scott
Norwalk
Okoboji
Ottumwa
Rock Valley
Saydel
Sergeant Bluff-Luton
Sioux City
Southeast Polk
Spencer
Urbandale
VanMeter
Waukee
West Des Moines
West Liberty
Western Dubuque
Winterset
Woodward-Granger



NEBRASKA

Adams Central NE
Bellevue
Elkhorn
Elmwood-Murdock
Louisville
Millard
Norfolk
Westside

OKLAHOMA

Newcastle
Yukon

WISCONSIN

Hudson
River Falls

MINNESOTA

Duluth

ARKANSAS

Bryant
North Little Rock

COLORADO

Steamboat Springs

Part One: Data Collection And Methodology

Visualizing Success

Sources

Below is a list of sources utilized in the study:

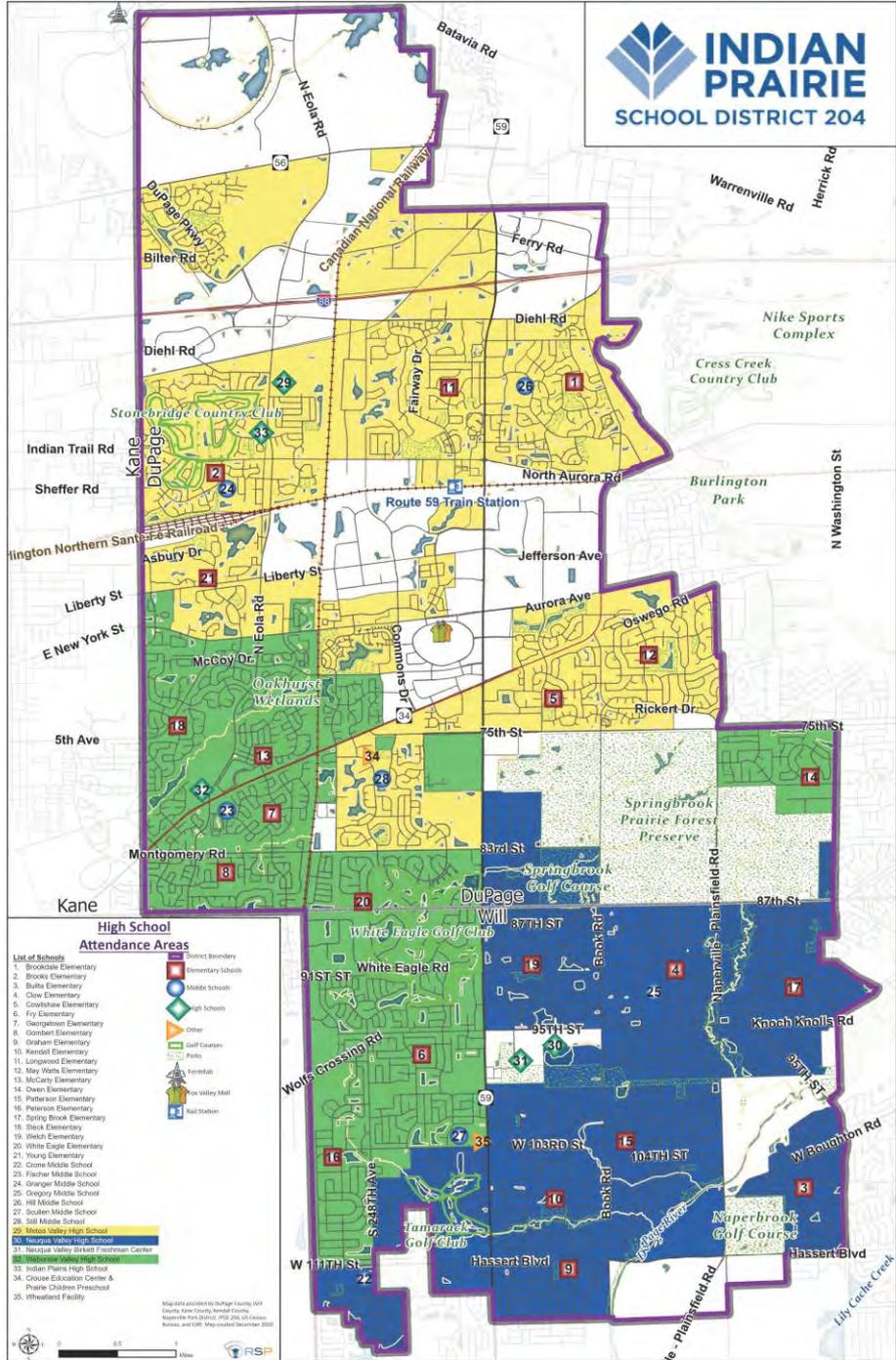
- IPSD 204
- Websites:
 - Apartments.com
 - Redfin.com
 - Realtor.com
 - Trulia.com
 - Zillow.com
- DuPage County
- Will County
- City of Aurora
- City of Naperville
- Naperville Township
- Wheatland Township
- ESRI
- United States Geological Survey

Methodology

Below is the general methodology to provide analysis on the yield rate developments are generating:

- ❑ Gather data from many different sources (Shown on previous page)
- ❑ **Geocoded student data (2007/08 to 2019/20)**
- ❑ Verified type of units with the Township data
- ❑ **Verified number of units with County Assessor information and residential websites**
- ❑ Verified number of bedrooms and bathrooms with County Assessor information and other residential websites and for some of the larger developments phone calls
- ❑ **Modified RSP planning areas to be associated with the type of development and city the development is within**
- ❑ Yield Rates are based on a 5-year average because of migration of students that can happen over a period of time and with the following attributes:
 - City boundary
 - Parcel Level
 - Development type
 - Number of Units
 - Number of bedrooms
 - Student data
- ❑ **Yield Rates still have challenges at the apartment level**
 - Fewer developments are categorized as apartments impacting the sample size
 - Apartment complexes units by bedroom had to be estimated using other apartment complex information
 - Several apartment complexes did not provide units by bedroom
 - Apartment complexes have a yield rate, but can not be associated by a student and the number of bedrooms that specific apartment has so RSP created a factor that was added or subtracted from the overall yield rate based on the assumption having more bedrooms will likely result in more students
 - This calculation was based on the expectation that Efficiency and 1 Bedroom apartments would yield fewer students, while 2-bedroom apartments would be closer to the overall yield rate and 3-bedroom apartments would be greater than the overall yield rate
 - ***Destination Apartment Complex are apartments and attached single-family which will have a characteristic of attracting more students because of its location, amenities and lifestyle attributes (Removed from analysis because of complications to administer)***
- ❑ Created tables with the above information to determine the yield rate by type of development (Attached Single-Family, Detached Single-Family, and Apartments)

High School Map



High School Attendance Areas

List of Schools

- Brookside Elementary
- Brooks Elementary
- Bulls Elementary
- Cow Elementary
- Coodale Elementary
- Fry Elementary
- Georgeman Elementary
- Gombert Elementary
- Graban Elementary
- Kendall Elementary
- Longwood Elementary
- May Wade Elementary
- McCarty Elementary
- Dawn Elementary
- Peterson Elementary
- Peterson Elementary
- Spring Brook Elementary
- Slick Elementary
- Webb Elementary
- White Eagle Elementary
- Young Elementary
- Cornel Middle School
- Flacher Middle School
- Oranger Middle School
- Gregory Middle School
- Hill Middle School
- Soulen Middle School
- Still Middle School
- Metz Valley High School
- Metz Valley High School
- Nauvoo Valley High School
- Nauvoo Valley Ski and Freestyle Center
- National Valley High School
- Indian Prairie High School
- Clouise Education Center & Prairie Children's Preschool
- Whiteland Facility

Legend:

- District Boundary
- Elementary Schools
- Middle Schools
- High Schools
- Other
- Golf Courses
- Park
- Tennis
- Post Valley Mall
- Rail Station

Map data provided by DuPage County GIS, Kane County, Kendall County, Naperville Park District, Will County, Aurora, and OHS. Map updated December 2020.

- District Boundary (Purple Line)
- Attendance Area (Solid Colors)
- Major Streets
- Major water features & cultural features

Past School Enrollment

Year	PreK	K	1st	2nd	3rd	4th	5th	6th	7th	8th	9th	10th	11th	12th	13th	Total
2003/04	562	2,009	2,164	2,196	2,314	2,311	2,182	2,097	2,113	1,963	1,819	1,759	1,616	1,467	17	26,589
2004/05	556	1,986	2,282	2,185	2,229	2,328	2,314	2,174	2,135	2,132	1,960	1,822	1,729	1,613	13	27,458
2005/06	613	2,048	2,200	2,322	2,209	2,257	2,311	2,323	2,171	2,149	2,132	1,953	1,833	1,749	21	28,291
2006/07	511	1,897	2,265	2,231	2,309	2,192	2,275	2,313	2,360	2,151	2,108	2,083	1,876	1,828	15	28,414
2007/08	606	1,824	2,200	2,363	2,264	2,330	2,228	2,309	2,360	2,380	2,188	2,112	2,096	1,952	24	29,236
2008/09	617	1,949	2,130	2,249	2,364	2,276	2,321	2,265	2,339	2,380	2,409	2,174	2,097	2,120	13	29,703
2009/10	680	2,032	2,071	2,140	2,238	2,393	2,287	2,349	2,243	2,319	2,373	2,301	2,133	2,095	60	29,714
2010/11	546	1,891	2,113	2,064	2,169	2,267	2,391	2,299	2,337	2,242	2,353	2,335	2,299	2,117	70	29,493
2011/12	547	1,789	1,998	2,138	2,078	2,166	2,249	2,432	2,265	2,323	2,245	2,315	2,328	2,255	83	29,211
2012/13	595	1,763	1,917	2,023	2,158	2,094	2,186	2,307	2,429	2,298	2,359	2,273	2,303	2,357	88	29,150
2013/14	606	1,737	1,934	1,941	2,034	2,174	2,094	2,201	2,290	2,408	2,307	2,312	2,197	2,308	81	28,624
2014/15	551	1,706	1,879	1,955	1,991	2,039	2,211	2,128	2,192	2,300	2,417	2,273	2,297	2,208	95	28,242
2015/16	592	1,681	1,815	1,913	1,981	2,002	2,100	2,255	2,155	2,227	2,338	2,397	2,281	2,278	107	28,122
2016/17	567	1,714	1,812	1,870	1,945	2,045	1,998	2,129	2,270	2,194	2,237	2,304	2,417	2,278	111	27,891
2017/18	655	1,622	1,822	1,850	1,906	1,976	2,078	2,043	2,149	2,277	2,218	2,247	2,303	2,391	125	27,662
2018/19	692	1,702	1,725	1,832	1,895	1,927	1,997	2,108	2,064	2,150	2,285	2,207	2,245	2,254	133	27,216
2019/20	686	1,578	1,778	1,779	1,832	1,928	1,957	2,046	2,163	2,132	2,182	2,273	2,220	2,265	110	26,929

Source: IPSD204 Student Data from 2007/08 to 2019/20 (All students to include in District who attend a Out of District School and Transitional Students)

Enrollment Table Explanation:

- Largest class (K-12) in 2019/20 – **10th grade (2,273)**
- Smallest class (K-12) in 2019/20 – **K grade (1,578)**
- Graduating senior class larger than the incoming Kindergarten class

Enrollment Change

Change By Grade from the Previous Year

From	To	PreK PreK	PreK K	K 1st	1st 2nd	2nd 3rd	3rd 4th	4th 5th	5th 6th	6th 7th	7th 8th	8th 9th	9th 10th	10th 11th	11th 12th	Annual Change
2003/04	2004/05	-6	1,424	273	21	33	14	3	-8	38	19	-3	3	-30	-3	869
2004/05	2005/06	57	1,492	214	40	24	28	-17	9	-3	14	0	-7	11	20	833
2005/06	2006/07	-102	1,284	217	31	-13	-17	18	2	37	-20	-41	-49	-77	-5	123
2006/07	2007/08	95	1,313	303	98	33	21	36	34	47	20	37	4	13	76	822
2007/08	2008/09	11	1,343	306	49	1	12	-9	37	30	20	29	-14	-15	24	467
2008/09	2009/10	63	1,415	122	10	-11	29	11	28	-22	-20	-7	-108	-41	-2	11
2009/10	2010/11	-134	1,211	81	-7	29	29	-2	12	-12	-1	34	-38	-2	-16	-221
2010/11	2011/12	1	1,243	107	25	14	-3	-18	41	-34	-14	3	-38	-7	-44	-282
2011/12	2012/13	48	1,216	128	25	20	16	20	58	-3	33	36	28	-12	29	-61
2012/13	2013/14	11	1,142	171	24	11	16	0	15	-17	-21	9	-47	-76	5	-526
2013/14	2014/15	-55	1,100	142	21	50	5	37	34	-9	10	9	-34	-15	11	-382
2014/15	2015/16	41	1,130	109	34	26	11	61	44	27	35	38	-20	8	-19	-120
2015/16	2016/17	-25	1,122	131	55	32	64	-4	29	15	39	10	-34	20	-3	-231
2016/17	2017/18	88	1,055	108	38	36	31	33	45	20	7	24	10	-1	-26	-229
2017/18	2018/19	37	1,047	103	10	45	21	21	30	21	1	8	-11	-2	-49	-446
2018/19	2019/20	-6	886	76	54	0	33	30	49	55	68	32	-12	13	20	-287
3-Yr Avg		39.7	996.0	95.7	34.0	27.0	28.3	28.0	41.3	32.0	25.3	21.3	-4.3	3.3	-18.3	-320.7
3-Yr Wavg		24.0	967.8	90.3	36.7	21.0	28.7	27.5	42.0	37.8	35.5	22.7	-8.0	5.7	-10.7	-330.3

Source: IPSD204 Student Data from 2007/08 to 2019/20 (All students to include in District who attend a Out of District School and Transitional Students)

Cohort Change Table:

- Largest average K-12 class increase – **K to 1st grade (+95.7)**
- Largest average K-12 class decrease – **11th to 12th grade (-18.3)**
- Propensity to have varying trends from year to year
- Overall decrease the district has had for the last four years mostly a result of larger 12th grade classes being replaced by smaller incoming Kindergarten classes

Part Two: Study Results

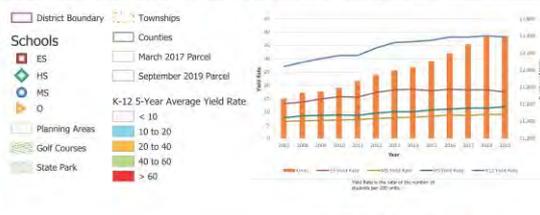
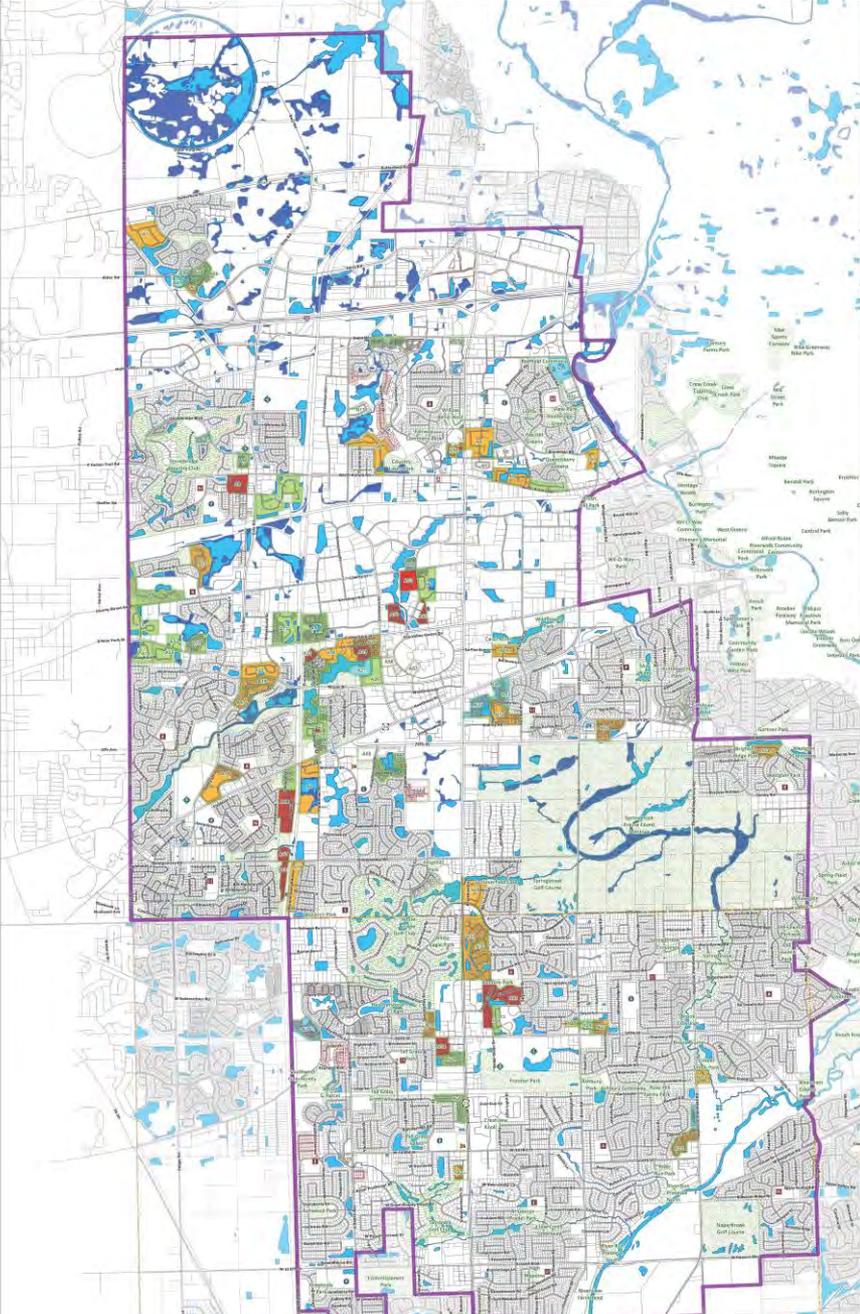
Visualizing Success

Yield Rate Analysis Attached Single-Family

Yield Rate Area Lookup Table

Planning Area Name	Yield Rate Area	Yield Rate			Planning Area Name	Yield Rate Area	Yield Rate		
		ES 5-Year Avg	MS 5-Year Avg	HS 5-Year Avg			ES 5-Year Avg	MS 5-Year Avg	HS 5-Year Avg
Pin Lake at Courtyard	A3	13.02	7.87	13.87	The Condo Macrophorms of Spring Lake	A33	16.17	7.97	8.93
Autumn Farms Condo	A3	25.36	17.78	15.08	Burnside Hwy - West of Fremont St.	A37	20.17	10.43	27.87
Blackhawk Subdivision - West	A3	27.63	15.08	15.82	Autumn Lakes Condos	A35	24.46	12.77	14.45
Digital North Condo	A4	12.79	8.31	14.46	Autumn Lakes Condos	A33	16.08	7.46	8.41
Edgemoor Square	A5	14.42	14.17	14.44	Edgemoor West Condos	A34	24.78	13.26	13.52
English Station Condo	A6	35.32	10.25	13.77	Park Avenue of Aurora Condo	A35	25.90	9.64	12.83
Country Oaks of Northfield - South	A7	13.63	8.56	9.35	View of Silverdell	A36	3.83	4.37	3.93
Country Oaks Village - Southfield	A8	18.15	10.16	10.22	Woodloch Towers of White Eagle	A37	3.43	2.51	3.65
Northfield Subdivision	A9	25.70	5.14	11.05	Country Oaks of Northfield - Central	A38	18.56	8.83	10.73
Woodloch of Northfield North Condo	A12	15.24	8.09	9.23	Country Oaks of Northfield West	A39	5.83	4.31	6.26
Debra's Lakes Condo	A11	20.44	12.93	12.31	Country Oaks of Northfield - East	A40	21.18	13.53	15.59
Woodloch Lakes	A12	22.55	10.00	10.34	View at Silverdell	A41	3.67	1.33	4.06
Autumn Park Condo	A15	14.61	8.76	9.24	Country Homes of Oakhurst - Condo East	A42	14.89	9.49	11.51
Alpena Woods Condo	A14	22.87	8.46	14.24	Country Homes of Oakhurst - Condo South	A43	8.63	5.61	8.30
Country Homes of Oakhurst - Condo North	A25	10.06	6.14	6.87	Pin Valley Village - Fox Hill North Duplex	A44	27.13	16.05	21.28
Pin Valley Village - Apartments and Condo	A16	10.71	4.82	5.92	Westview Subdivision - East	A45	22.86	13.14	14.13
Pin Valley Village of Montgomery Rd Duplex	A17	41.74	22.83	14.35	Westview Subdivision - South	A46	22.99	8.36	10.55
Pin Valley Village at Anderson St Condos	A18	54.62	19.81	14.43	Parade at Courtyard	A47	6.49	4.49	7.83
Courts of Eagle Pointe Condo	A19	11.81	6.50	4.97	The Villas	A48	16.40	9.70	10.37
Summit Bar - South	A20	20.50	11.07	10.72	Country Homes of Northfield	A49	11.27	2.20	4.86
White Shores - South	A21	22.53	11.58	11.31	The Pines on Fox Hill - West	A50	16.56	11.49	11.53
Fox Chase of Duluth Condo	A22	15.83	10.67	11.75	The Pines on Fox Hill - East	A51	12.67	16.33	12.83
White Shores Condo - East	A23	16.03	10.69	10.00	Condo on Condo - West	A52	4.21	16.41	17.13
White Shores Condo - West	A24	20.68	14.08	14.14	Pin Valley Village - Fox Hill North Duplex	A53	22.97	15.02	22.03
White Shores - North	A25	17.44	10.29	11.53	Country Square	A54	0.00	0.00	0.00
The Village of Fox Valley Condo	A26	21.81	17.76	14.08	Hollow Ridge	A55	0.00	0.00	0.00
Ukiahne Townhomes at Fox Valley	A29	6.33	7.87	8.89	Pin Valley North Duplex Condo	A56	0.00	0.00	0.00
Ukiahne Square	A28	18.49	8.79	11.02	Country Homes of Northfield	A57	0.00	0.00	0.00
Townhomes of Spring Lake	A29	24.70	14.00	21.18	Country Homes of Northfield	A57	0.00	0.00	0.00

Planning Area Name	Yield Rate Area	Yield Rate			Planning Area Name	Yield Rate Area	Yield Rate		
		ES 5-Year Avg	MS 5-Year Avg	HS 5-Year Avg			ES 5-Year Avg	MS 5-Year Avg	HS 5-Year Avg
The Basin of Country Lakes	N1	22.80	11.43	11.50	Woodloch Town Townhomes	N21	16.20	10.56	11.87
Country Lakes Condo	N2	2.92	2.52	2.95	Windridge Village Sewage Works Sub	N25	25.69	6.46	7.98
Riverbrook Condo	N3	14.29	4.78	5.73	Hillcreek Condos	N24	21.83	8.94	11.13
Westbrook West Condo	N4	21.38	15.44	17.03	Windridge of Hazelville Condo - West	N25	26.21	8.24	10.14
Woodloch West Condo	N5	2.50	2.63	3.00	Westbrook Condo	N26	27.70	8.91	11.57
Kingspointe of Hazelville Condo	N6	15.50	8.11	9.92	Woodloch - West of Saginaw Dr	N27	34.70	18.19	24.48
Mountain Park of Hazelville Condo	N7	0.80	0.80	0.80	Woodloch - Middlefield	N28	22.76	8.50	7.75
Prosperity of Hazelville	N8	14.49	6.80	7.80	Prosperity at Bellvue Condo, Condo	N29	15.50	7.45	7.11
The Enclave at Country Lakes, Condo - South	N9	10.63	3.52	5.90	Trancon Subdivision Duplex	N30	12.31	2.31	3.00
The Village of Hazelville - Duplexes	N10	20.68	6.36	8.86	Woodloch Condo	N31	10.98	7.68	10.23
Hazelville Place	N11	2.87	3.21	2.50	Trancon of Brookside Condo	N32	5.87	1.36	2.83
Mayor of Hazelville Condo	N12	15.36	6.79	7.88	Eden Park, Phase I	N33	15.41	7.39	10.70
Village of Hazelville	N13	8.31	3.47	4.21	The Signature Club - South	N34	17.97	10.29	10.41
Townhomes of The Fields	N14	2.50	6.18	2.50	Windridge of Hazelville Condo - East	N35	15.63	8.51	10.73
Village of The Fields Condo	N15	5.53	2.60	1.84	Neighborhood Station Condo	N36	11.80	1.54	5.56
Countrywood Park Condo	N16	23.85	9.81	3.00	Wilder Court	N37	13.81	0.56	2.56
The Enclave of Country Lakes, Condo - North	N17	2.91	2.14	1.88	Sedgwick Townhomes	N38	18.47	3.50	1.08
Aztec Place	N18	1.80	1.83	0.95	Emerson Park	N39	7.96	2.71	3.50
Woodloch Park Townhomes	N19	2.81	0.80	1.00	Woodloch West Condo	N40	15.23	8.18	12.83
Mill Creek of Hazelville	N20	25.43	14.06	17.15	Woodloch Court	N41	24.22	14.70	23.61
The Signature Club - North	N21	25.82	14.82	16.46	English Rows Condo	N42	9.36	6.18	10.47



This map shows where Attached Single-Family developments are located in the district and its corresponding 5-year K-12 student average yield rate

Pink < 10 students
 Blue 10 to 20
 Orange 20 to 40
 Green 40 to 60
 Red > 60

This map will be available at the meeting at its full size

Yield Rate Analysis Apartments

Yield Rate Area Lookup Table

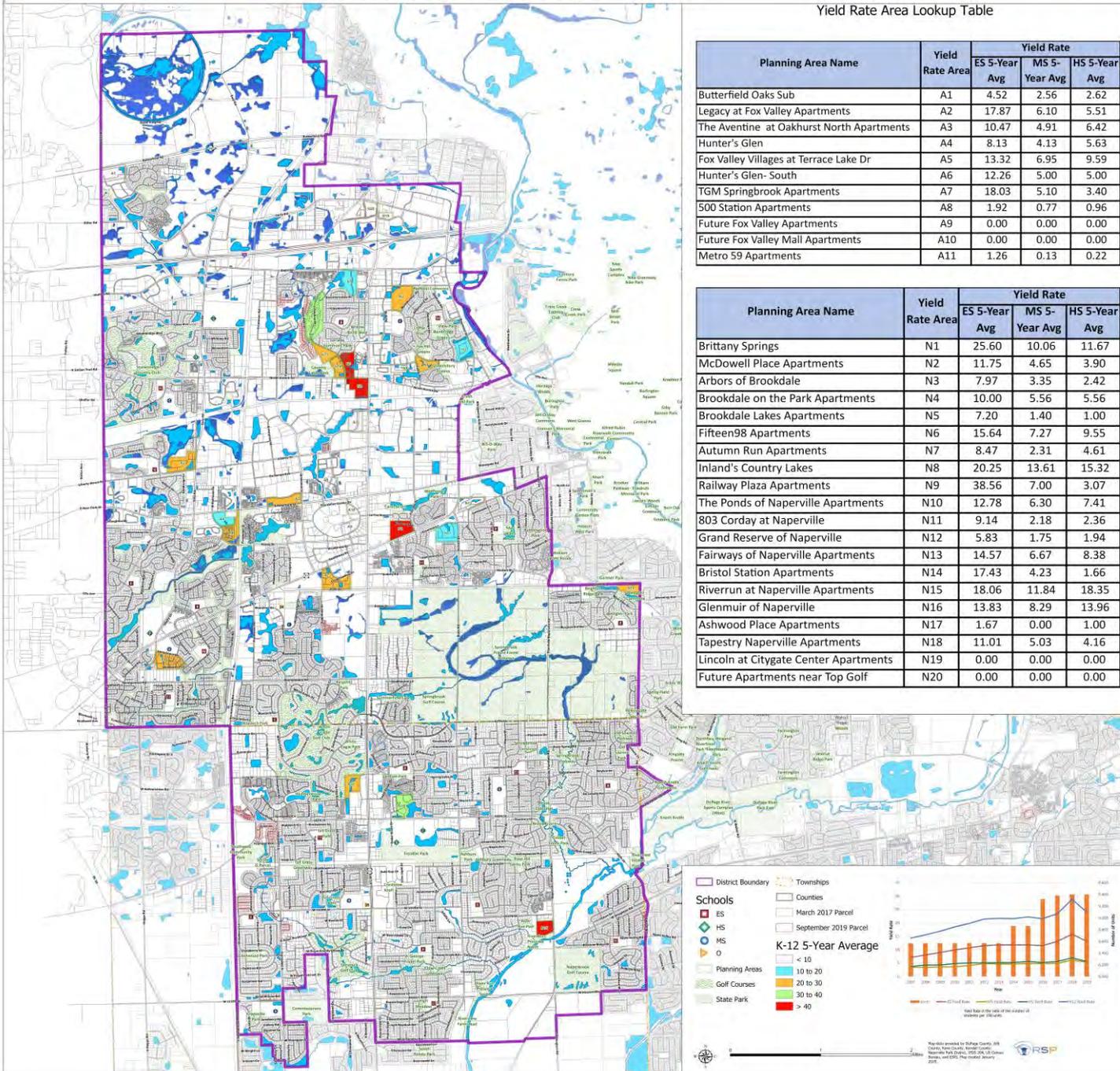
Planning Area Name	Yield Rate Area	Yield Rate		
		ES 5-Year Avg	MS 5-Year Avg	HS 5-Year Avg
Butterfield Oaks Sub	A1	4.52	2.56	2.62
Legacy at Fox Valley Apartments	A2	17.87	6.10	5.51
The Aventure at Oakhurst North Apartments	A3	10.47	4.91	6.42
Hunter's Glen	A4	8.13	4.13	5.63
Fox Valley Villages at Terrace Lake Dr	A5	13.32	6.95	9.59
Hunter's Glen- South	A6	12.26	5.00	5.00
TGM Springbrook Apartments	A7	18.03	5.10	3.40
500 Station Apartments	A8	1.92	0.77	0.96
Future Fox Valley Apartments	A9	0.00	0.00	0.00
Future Fox Valley Mall Apartments	A10	0.00	0.00	0.00
Metro 59 Apartments	A11	1.26	0.13	0.22

Planning Area Name	Yield Rate Area	Yield Rate		
		ES 5-Year Avg	MS 5-Year Avg	HS 5-Year Avg
Brittany Springs	N1	25.60	10.06	11.67
McDowell Place Apartments	N2	11.75	4.65	3.90
Arbors of Brookdale	N3	7.97	3.35	2.42
Brookdale on the Park Apartments	N4	10.00	5.56	5.56
Brookdale Lakes Apartments	N5	7.20	1.40	1.00
Fifteen98 Apartments	N6	15.64	7.27	9.55
Autumn Run Apartments	N7	8.47	2.31	4.61
Inland's Country Lakes	N8	20.25	13.61	15.32
Railway Plaza Apartments	N9	38.56	7.00	3.07
The Ponds of Naperville Apartments	N10	12.78	6.30	7.41
803 Corday at Naperville	N11	9.14	2.18	2.36
Grand Reserve of Naperville	N12	5.83	1.75	1.94
Fairways of Naperville Apartments	N13	14.57	6.67	8.38
Bristol Station Apartments	N14	17.43	4.23	1.66
Riverrun at Naperville Apartments	N15	18.06	11.84	18.35
Glenmuir of Naperville	N16	13.83	8.29	13.96
Ashwood Place Apartments	N17	1.67	0.00	1.00
Tapestry Naperville Apartments	N18	11.01	5.03	4.16
Lincoln at Citygate Center Apartments	N19	0.00	0.00	0.00
Future Apartments near Top Golf	N20	0.00	0.00	0.00

This map shows where Apartment developments are located in the district and its corresponding 5-year K-12 student average yield rate

- Pink < 10 students
- Blue 10 to 20
- Orange 20 to 30
- Green 30 to 40
- Red > 40

This map will be available at the meeting at its full size



Yield Rate Generation (Current)

Current Yield Rates Aurora:

Data Geography	Development Type	ES (K-5)	MS (6-8)	HS (9-12)	Total (K-12)
Current Calculation	Single-Family Detached				
	Number of Units 2 Bedrooms	41.1	13.8	22.2	77.1
	Number of Units 3 Bedrooms	48.6	15.3	13.5	77.4
	Number of Units 4 Bedrooms	70.2	25.9	24.2	120.3
	Number of Units 5 Bedrooms	59.0	23.6	24.2	106.8
	Single-Family Attached				
	Number of Units 1 Bedrooms	0.0	0.0	0.0	0.0
	Number of Units 2 Bedrooms	8.4	5.7	3.0	17.1
	Number of Units 3 Bedrooms	10.4	3.9	5.0	19.3
	Number of Units 4 Bedrooms	27.1	10.6	10.5	48.2
	Apartments				
	Number of Efficiency	0.0	0.0	0.0	0.0
	Number of Units 1 Bedrooms	3.2	1.2	1.3	5.7
	Number of Units 2 Bedrooms	6.4	3.1	3.8	13.3
	Number of Units 3 Bedrooms	11.5	7.3	8.3	27.1

NOTES:

If no yield rate shown, then the yield rates were not included in current City Ordinance

Current Yield Rates are **NOT** dependent on City the development is within

Source: Cities of Aurora and Naperville, IPSD 204, and RSP & Associates

Current Yield Rates Naperville:

Data Geography	Development Type	ES (K-5)	MS (6-8)	HS (9-12)	Total (K-12)
Current Calculation	Single-Family Detached				
	Number of Units 2 Bedrooms	41.1	13.8	22.2	77.1
	Number of Units 3 Bedrooms	48.6	15.3	13.5	77.4
	Number of Units 4 Bedrooms	70.2	25.9	24.2	120.3
	Number of Units 5 Bedrooms	59.0	23.6	24.2	106.8
	Single-Family Attached				
	Number of Units 1 Bedrooms	0.0	0.0	0.0	0.0
	Number of Units 2 Bedrooms	8.4	5.7	3.0	17.1
	Number of Units 3 Bedrooms	10.4	3.9	5.0	19.3
	Number of Units 4 Bedrooms	27.1	10.6	10.5	48.2
	Apartments				
	Number of Efficiency	0.0	0.0	0.0	0.0
	Number of Units 1 Bedrooms	3.2	1.2	1.3	5.7
	Number of Units 2 Bedrooms	6.4	3.1	3.8	13.3
	Number of Units 3 Bedrooms	11.5	7.3	8.3	27.1

Source: Cities of Aurora and Naperville, IPSD 204, and RSP & Associates

Yield Rate Generation (Aurora)

Recommended Yield Rates based on the RSP analysis:

Data Geography	Development Type	ES (K-5)	MS (6-8)	HS (9-12)	Total (K-12)	Difference from Current Calculation			
						ES (K-5)	MS (6-8)	HS (9-12)	Total (K-12)
Student Data 2015 to 2019 (Aurora)	Single-Family Detached								
	Number of Units 2 Bedrooms	19.3	11.3	14.3	45.0	-21.8	-2.5	-7.9	-32.1
	Number of Units 3 Bedrooms	28.8	15.7	21.3	65.8	-19.8	0.4	7.8	-11.6
	Number of Units 4 Bedrooms	30.8	20.8	30.9	82.5	-39.4	-5.1	6.7	-37.8
	Number of Units 5 Bedrooms	31.8	19.8	29.4	81.0	-27.2	-3.8	5.2	-25.8
	Single-Family Attached								
	Number of Units 1 Bedrooms	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
	Number of Units 2 Bedrooms	12.5	7.9	7.9	28.3	4.1	2.2	4.9	11.2
	Number of Units 3 Bedrooms	25.8	13.3	16.9	56.0	15.4	9.4	11.9	36.7
	Number of Units 4 Bedrooms	27.8	15.3	18.9	62.0	0.7	4.7	8.4	13.8
	Apartments								
	Number of Efficiency	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
	Number of Units 1 Bedrooms	3.7	1.6	1.6	6.8	0.5	0.4	0.3	1.1
	Number of Units 2 Bedrooms	7.2	4.1	4.6	15.8	0.8	1.0	0.8	2.5
Number of Units 3 Bedrooms	11.7	5.6	6.1	23.3	0.2	-1.7	-2.2	-3.8	

Source: Cities of Aurora and Naperville, IPSD 204, and RSP & Associates

Notes:

Current Calculation is based on the rates that were in the previous study

2015 to 2019 5 Year rate average shows the last 5 years of student data.

Calculation for each Development Type of above table is based on Per 100 Units

- If no yield rate shown, then the yield rates were not included in current City Ordinance
- Current Yield Rates are NOT dependent on City the development is within
- Recommended Yield Rates are dependent on City the development is within

Recommended Yield Rate for city to adopt

Yield Rate Generation (Naperville)

Recommended Yield Rates based on the RSP analysis:

Data Geography	Development Type	ES (K-5)	MS (6-8)	HS (9-12)	Total (K-12)	Difference from Current Calculation			
						ES (K-5)	MS (6-8)	HS (9-12)	Total (K-12)
Student Data 2015 to 2019 (Naperville)	Single-Family Detached								
	Number of Units 2 Bedrooms	18.3	8.5	9.1	36.0	-22.8	-5.3	-13.1	-41.1
	Number of Units 3 Bedrooms	20.6	12.3	16.5	49.5	-28.0	-3.0	3.0	-27.9
	Number of Units 4 Bedrooms	36.2	21.2	27.7	85.1	-34.0	-4.7	3.5	-35.2
	Number of Units 5 Bedrooms	44.8	24.1	25.0	93.9	-14.2	0.5	0.8	-12.9
	Single-Family Attached								
	Number of Units 1 Bedrooms	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
	Number of Units 2 Bedrooms	12.4	5.7	7.6	25.6	4.0	0.0	4.6	8.5
	Number of Units 3 Bedrooms	20.8	11.1	13.0	45.0	10.4	7.2	8.0	25.7
	Number of Units 4 Bedrooms	22.8	17.2	17.2	57.3	-4.3	6.6	6.7	9.1
	Apartments								
	Number of Efficiency	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
	Number of Units 1 Bedrooms	3.1	1.8	1.6	6.5	-0.1	0.6	0.3	0.8
Number of Units 2 Bedrooms	7.4	4.8	7.3	19.5	1.0	1.7	3.5	6.2	
Number of Units 3 Bedrooms	16.4	7.3	8.1	31.8	4.9	0.0	-0.2	4.7	

Source: Cities of Aurora and Naperville, IPSD 204, and RSP & Associates

Notes:

Current Calculation is based on the rates that were in the previous study

2015 to 2019 5 Year rate average shows the last 5 years of student data.

Calculation for each Development Type of above table is based on Per 100 Units

- If no yield rate shown, then the yield rates were not included in current City Ordinance
- Current Yield Rates are NOT dependent on City the development is within
- Recommended Yield Rates are dependent on City the development is within

Recommended Yield Rate for city to adopt

Part Three: Recommendations

Visualizing Success

Change Summary

The following are RSP's comments about the need to change the yield rates:

- ❑ The analysis for this study is based on what has recently happened and likely will happen in the district by the type of development
- ❑ The results of the study are derived from **Local** data within the district
- ❑ As detached Single-Family developments age (>10 years in existence), they tend to have a lower Generation Yield Rate – The subdivision life-cycle “Regreening” will need to be monitored
- ❑ Apartment complexes and/or Attached Single-Family developments have been yielding more students than they may have had in the past
- ❑ *Future apartment complexes and/or Attached Single-Family developments proposed may have more of a Destination effect (More students yielded than typical/average apartment complexes because of amenities or type of households attracted to that type of development) on the number of students that will be yielded when the apartments and/or Attached Single-Family developments are constructed*
- ❑ *If Planned future apartment complexes and/or Attached Single-Family developments proposed have similar Generation Yield Rates in the future, it potentially will require more school district services, requiring greater resources, which the current ordinance does not adequately provide the district*
- ❑ Another influencer to positive student learning experience beyond the number of students that are generated from any type of development is the educational programming that is necessary in each school, as well as the class size (optimal for smaller class sizes) – these are annually monitored and changed to adapt to the student need
- ❑ This type of study should be done every 3 to 5 years to ensure a reasonable/fair yield rate is the baseline for how to calculate the Cash and/or Land Donation

Part Four:

Moving Forward

Visualizing Success

Next Steps

The following items will assist the district advance its educational goals;

- Present finding to the IPSD 204 Board of Education
- Present findings to the following cities:
 - City of Aurora
 - City of Naperville
- Request changes to the city ordinances in the amount of funding for new and infill developments
- March 2020 will be the update of the Enrollment/Demographic/Development at the building level to understand how these variables may impact how the building operates

Appendix: Specific Developments

The following sites are shown to illustrate how the data drives the result for a specific yield rate:

□ Aurora

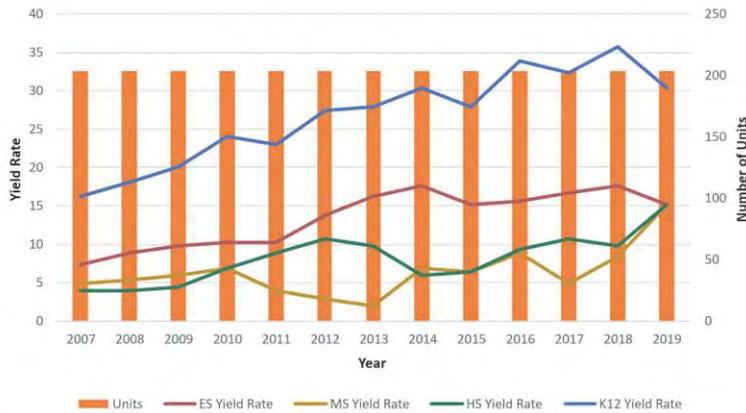
- Autumn Lake Condos
- Country Club Village
- Fox Valley at Oakhurst
- Fox Valley Villages (Aspen Place Apartments)
- Hunters Ridge
- Legacy at Fox Valley Apartments
- Lehigh Station Condos
- Reflections Subdivision Condos
- TGM Springbrook Apartments
- Union Square Development

□ Naperville

- Ashwood Park
- Ashwood Pointe
- Brittany Springs Apartments
- Burlington Woods Townhomes
- Emerson Park
- Kingspointe of Naperville
- Mayfair Condos
- Tall Grass
- The Paddocks
- The Reserve of Naperville
- Wheatland Heights
- Willow Ridge



Autumn Lake Condos



Subdivision	Development Type	Average Year Built	Min Value	Max Value	Average Value	Median Value	City
Autumn Lake Condos	Condos	1996	\$40,540	\$52,550	\$48,516	\$48,860	Aurora

Closest School

Subdivision	ES Distance	MS Distance	HS Distance
Autumn Lake Condos	0.85	1.38	1.31

Attending School

Subdivision	ES Distance	MS Distance	HS Distance
Autumn Lake Condos	0.85	1.39	1.31

Yield Rate is the ratio of the number of students per 100 units.

- Year Built**
- < 2014
 - 2014
 - 2015
 - 2016
 - 2017
 - 2018
 - 2019
- Planning Areas
 Subdivision
 March 2017 Parcel
 September 2019 Parcel

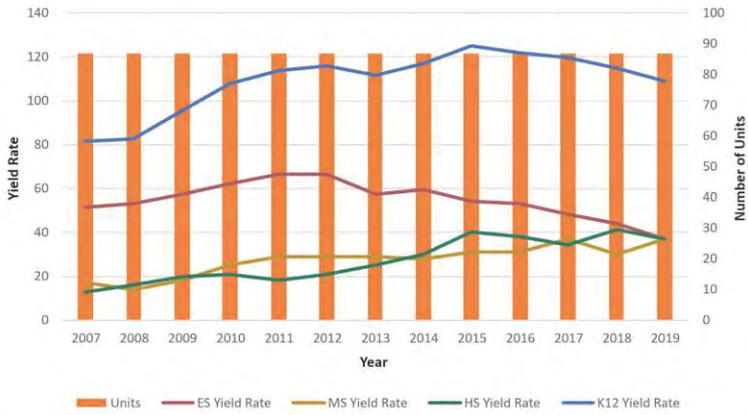


Map data provided by DuPage County, Will County, Kane County, Kendall County, Naperville Park District, IPDS 204, US Census Bureau, and ESRI. Map created January 2020.





Country Club Village



Subdivision	Development Type	Average Year Built	Min Value	Max Value	Average Value	Median Value	City
Country Club Village	SF	2000	\$127,850	\$176,120	\$147,052	\$144,880	Aurora

Closest School

Subdivision	ES Distance	MS Distance	HS Distance
Country Club Village	0.19	0.12	0.45

Attending School

Subdivision	ES Distance	MS Distance	HS Distance
Country Club Village	0.19	0.12	0.92

Yield Rate is the ratio of the number of students per 100 units.

- Year Built**
- Planning Areas
 - < 2014
 - 2014
 - 2015
 - 2016
 - 2017
 - 2018
 - 2019
- Subdivision
 March 2017 Parcel
 September 2019 Parcel

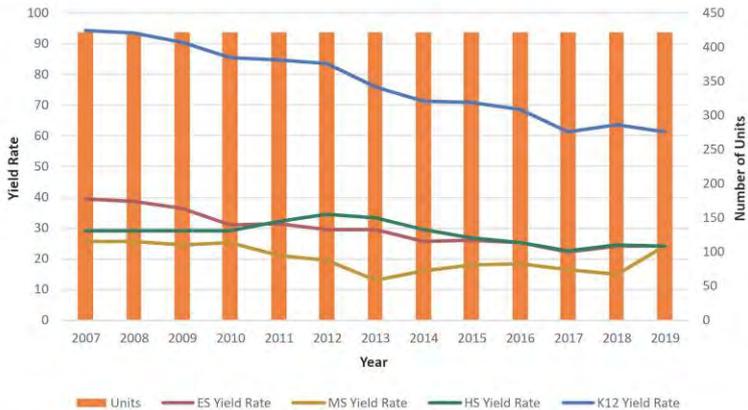


Map data provided by DuPage County, Will County, Kane County, Kendall County, Naperville Park District, IPDS 204, US Census Bureau, and ESRI. Map created January 2020.





Fox Valley East at Oakhurst



Subdivision	Development Type	Average Year Built	Min Value	Max Value	Average Value	Median Value	City
Fox Valley East at Oakhurst	SF	1991	\$76,580	\$168,800	\$118,389	\$116,670	Aurora

Closest School

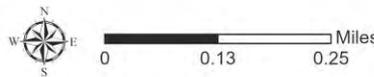
Subdivision	ES Distance	MS Distance	HS Distance
Fox Valley East at Oakhurst	0.44	1.03	0.85

Attending School

Subdivision	ES Distance	MS Distance	HS Distance
Fox Valley East at Oakhurst	0.44	1.03	0.85

Yield Rate is the ratio of the number of students per 100 units.

- Year Built**
- < 2014
 - 2014
 - 2015
 - 2016
 - 2017
 - 2018
 - 2019
- Planning Areas
 Subdivision
 March 2017 Parcel
 September 2019 Parcel

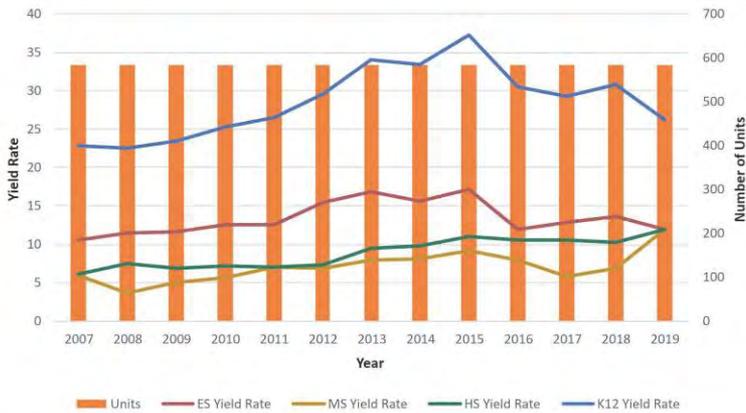


Map data provided by DuPage County, Will County, Kane County, Kendall County, Naperville Park District, IPDS 204, US Census Bureau, and ESRI. Map created January 2020.





Fox Valley Villages (Aspen Place Apartments)



Subdivision	Development Type	Average Year Built	Min Value	Max Value	Average Value	Median Value	City
Fox Valley Villages (Aspen Place Apartments)	MF	1986	\$18,450	\$40,410	\$38,351	\$40,402	Aurora

Closest School

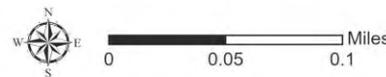
Subdivision	ES Distance	MS Distance	HS Distance
Fox Valley Villages (Aspen Place Apartments)	0.40	0.14	0.37

Attending School

Subdivision	ES Distance	MS Distance	HS Distance
Fox Valley Villages (Aspen Place Apartments)	0.41	0.14	0.37

Yield Rate is the ratio of the number of students per 100 units.

- Year Built**
- < 2014
 - 2014
 - 2015
 - 2016
 - 2017
 - 2018
 - 2019
- Planning Areas
 - ▭ Subdivision
 - March 2017 Parcel
 - September 2019 Parcel

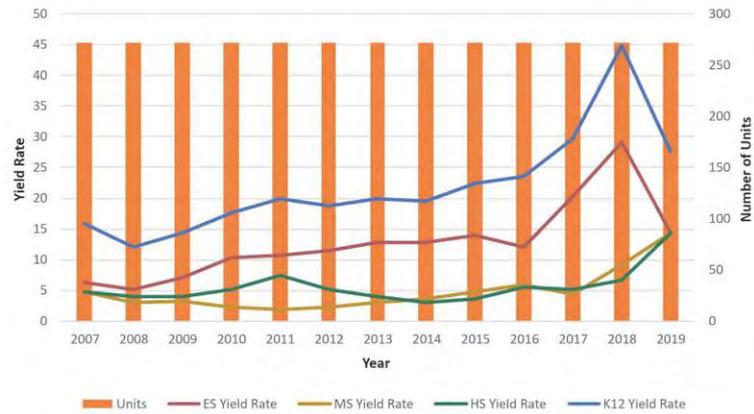
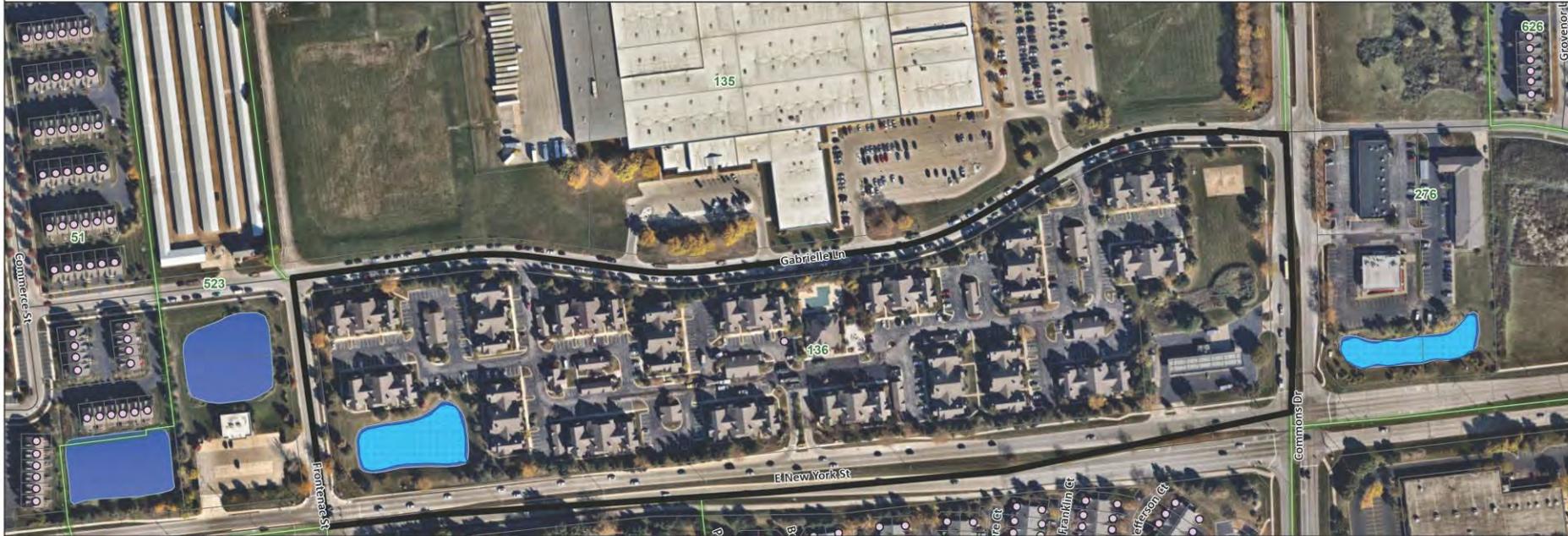


Map data provided by DuPage County, Will County, Kane County, Kendall County, Naperville Park District, IPDS 204, US Census Bureau, and ESRI. Map created January 2020.





Legacy at Fox Valley Apartments



Subdivision	Development Type	Average Year Built	Min Value	Max Value	Average Value	Median Value	City
Legacy at Fox Valley Apartments	Apartments	1997	\$33,472	\$33,472	\$33,472	\$33,472	Aurora

Closest School

Subdivision	ES Distance	MS Distance	HS Distance
Legacy at Fox Valley Apartments	1.48	1.39	1.88

Attending School

Subdivision	ES Distance	MS Distance	HS Distance
Legacy at Fox Valley Apartments	1.66	2.38	2.19

Yield Rate is the ratio of the number of students per 100 units.

- Year Built**
- < 2014
 - 2014
 - 2015
 - 2016
 - 2017
 - 2018
 - 2019
- Planning Areas
 Subdivision
 March 2017 Parcel
 September 2019 Parcel

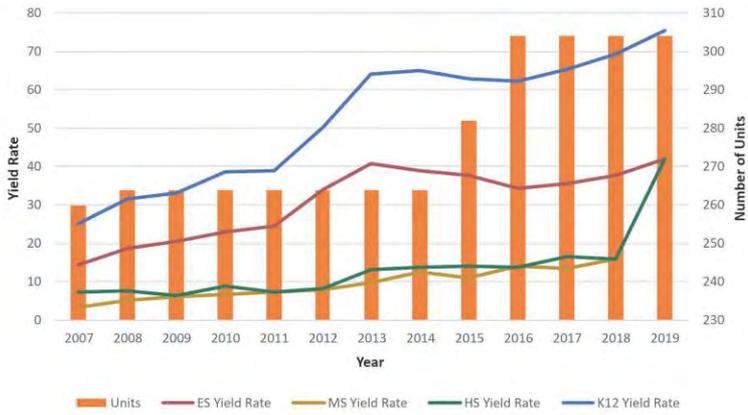


Map data provided by DuPage County, Will County, Kane County, Kendall County, Naperville Park District, IPDS 204, US Census Bureau, and ESRI. Map created January 2020.





Lehigh Station Condos



Subdivision	Development Type	Average Year Built	Min Value	Max Value	Average Value	Median Value	City
Lehigh Station Condos	Condos	2007	\$69,760	\$101,770	\$87,203	\$87,665	Aurora

Closest School

Subdivision	ES Distance	MS Distance	HS Distance
Lehigh Station Condos	1.49	1.75	1.92

Attending School

Subdivision	ES Distance	MS Distance	HS Distance
Lehigh Station Condos	1.94	1.75	2.09

Yield Rate is the ratio of the number of students per 100 units.

- Year Built**
- < 2014
 - 2014
 - 2015
 - 2016
 - 2017
 - 2018
 - 2019
- Planning Areas
 Subdivision
 March 2017 Parcel
 September 2019 Parcel

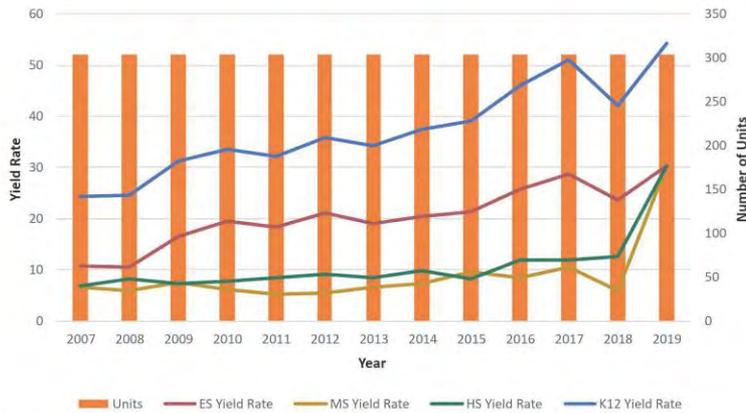


Map data provided by DuPage County, Will County, Kane County, Kendall County, Naperville Park District, IPDS 204, US Census Bureau, and ESRI. Map created January 2020.





Reflections Subdivision Condos



Subdivision	Development Type	Average Year Built	Min Value	Max Value	Average Value	Median Value	City
Reflections Subdivision Condos	Condos	2000	\$43,130	\$71,540	\$53,432	\$52,030	Aurora

Closest School

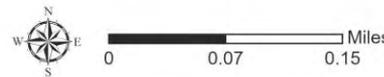
Subdivision	ES Distance	MS Distance	HS Distance
Reflections Subdivision Condos	0.37	0.94	1.51

Attending School

Subdivision	ES Distance	MS Distance	HS Distance
Reflections Subdivision Condos	0.37	0.94	1.98

Yield Rate is the ratio of the number of students per 100 units.

- Year Built**
- < 2014
 - 2014
 - 2015
 - 2016
 - 2017
 - 2018
 - 2019
- Planning Areas
 Subdivision
 March 2017 Parcel
 September 2019 Parcel

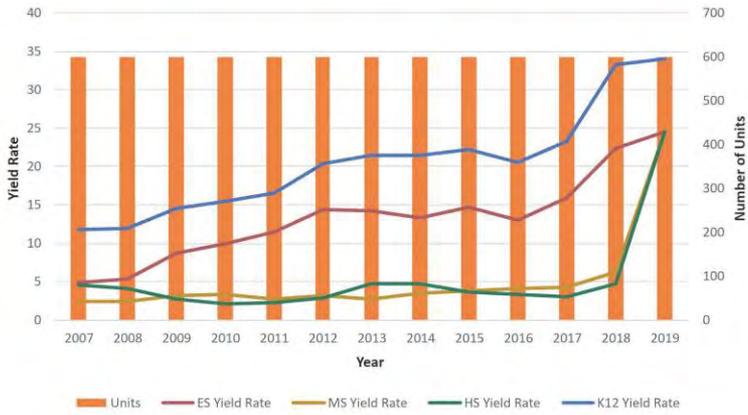


Map data provided by DuPage County, Will County, Kane County, Kendall County, Naperville Park District, IPDS 204, US Census Bureau, and ESRI. Map created January 2020.





TGM Springbrook Apartments



Subdivision	Development Type	Average Year Built	Min Value	Max Value	Average Value	Median Value	City
TGM Springbrook Apartments	Apartments	1987	\$30,729	\$34,008	\$32,368	\$32,368	Aurora

Closest School

Subdivision	ES Distance	MS Distance	HS Distance
TGM Springbrook Apartments	0.98	0.70	2.12

Attending School

Subdivision	ES Distance	MS Distance	HS Distance
TGM Springbrook Apartments	1.69	0.70	3.24

Yield Rate is the ratio of the number of students per 100 units.

- Year Built**
- < 2014
 - 2014
 - 2015
 - 2016
 - 2017
 - 2018
 - 2019
- Planning Areas
 - ▭ Subdivision
 - March 2017 Parcel
 - September 2019 Parcel

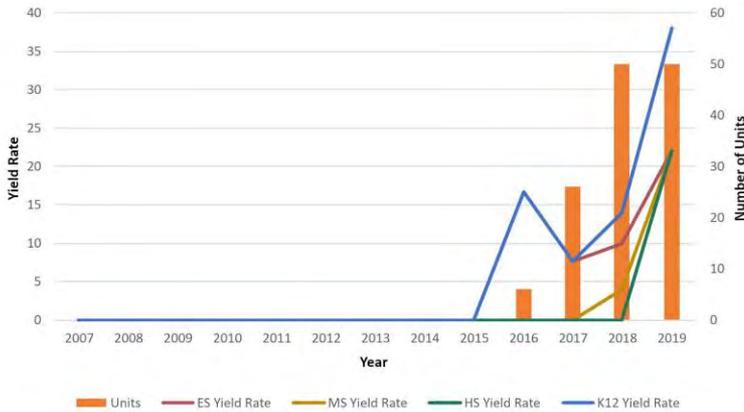


Map data provided by DuPage County, Will County, Kane County, Kendall County, Naperville Park District, IPDS 204, US Census Bureau, and ESRI. Map created January 2020.





Union Square Development



Subdivision	Development Type	Average Year Built	Min Value	Max Value	Average Value	Median Value	City
Union Square Development	Townhomes	2017	\$4,430	\$121,230	\$80,250	\$106,340	Aurora

Closest School

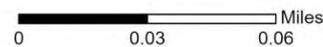
Subdivision	ES Distance	MS Distance	HS Distance
Union Square Development	1.42	1.64	1.76

Attending School

Subdivision	ES Distance	MS Distance	HS Distance
Union Square Development	1.91	1.64	1.91

Yield Rate is the ratio of the number of students per 100 units.

- Year Built**
- < 2014
 - 2014
 - 2015
 - 2016
 - 2017
 - 2018
 - 2019
- Planning Areas**
- ▭ Subdivision
 - ▭ March 2017 Parcel
 - ▭ September 2019 Parcel

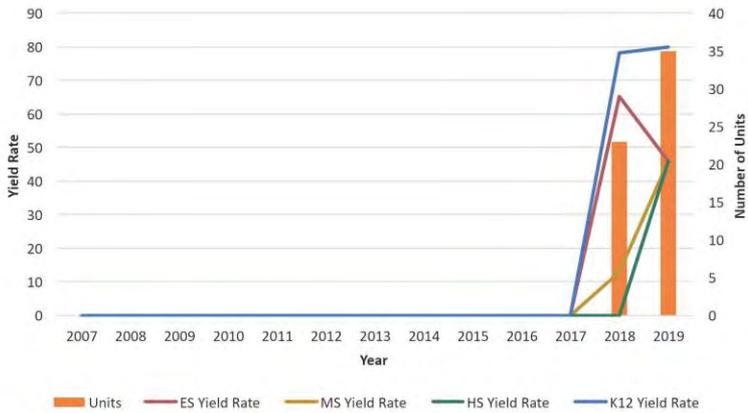


Map data provided by DuPage County, Will County, Kane County, Kendall County, Naperville Park District, IPDS 204, US Census Bureau, and ESRI. Map created January 2020.





Ashwood Park



Subdivision	Development Type	Average Year Built	Min Value	Max Value	Average Value	Median Value	City
Ashwood Park	SF	2018	\$73,865	\$209,260	\$157,567	\$183,711	Naperville

Closest School

Subdivision	ES Distance	MS Distance	HS Distance
Ashwood Park	0.17	1.14	1.79

Attending School

Subdivision	ES Distance	MS Distance	HS Distance
Ashwood Park	1.09	1.14	3.20

Yield Rate is the ratio of the number of students per 100 units.

- Year Built**
- < 2014
 - 2014
 - 2015
 - 2016
 - 2017
 - 2018
 - 2019
- Planning Areas**
- ▭ Subdivision
 - ▭ March 2017 Parcel
 - ▭ September 2019 Parcel

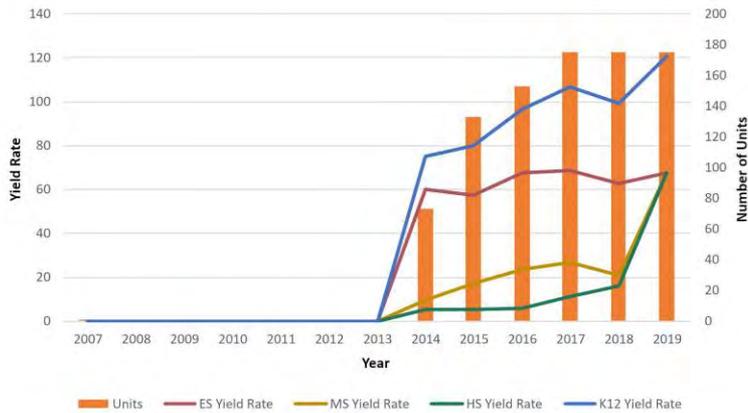


Map data provided by DuPage County, Will County, Kane County, Kendall County, Naperville Park District, IPDS 204, US Census Bureau, and ESRI. Map created January 2020.





Ashwood Pointe



Subdivision	Development Type	Average Year Built	Min Value	Max Value	Average Value	Median Value	City
Ashwood Pointe	SF	2015	\$86,873	\$183,821	\$150,011	\$149,828	Naperville

Closest School

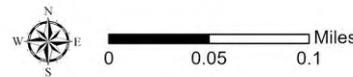
Subdivision	ES Distance	MS Distance	HS Distance
Ashwood Pointe	0.44	1.00	1.54

Attending School

Subdivision	ES Distance	MS Distance	HS Distance
Ashwood Pointe	0.44	1.00	3.02

Yield Rate is the ratio of the number of students per 100 units.

- Year Built**
- < 2014
 - 2014
 - 2015
 - 2016
 - 2017
 - 2018
 - 2019
- Planning Areas
 Subdivision
 March 2017 Parcel
 September 2019 Parcel

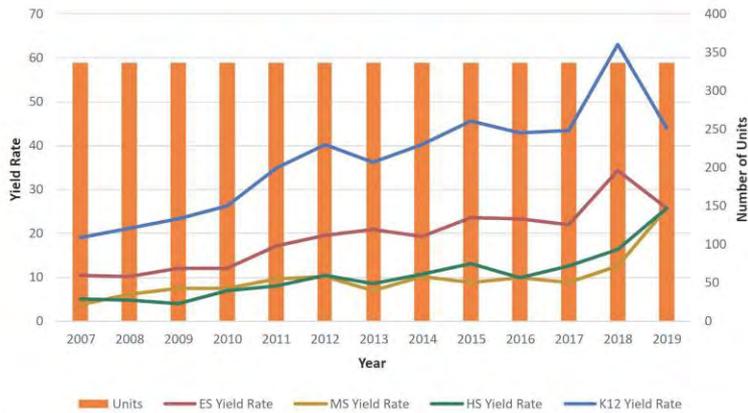


Map data provided by DuPage County, Will County, Kane County, Kendall County, Naperville Park District, IPDS 204, US Census Bureau, and ESRI. Map created January 2020.





Brittany Springs Apartments



Subdivision	Development Type	Average Year Built	Min Value	Max Value	Average Value	Median Value	City
Brittany Springs Apartments	Apartments	1996	\$27,174	\$39,071	\$33,122	\$33,122	Naperville

Closest School

Subdivision	ES Distance	MS Distance	HS Distance
Brittany Springs Apartments	0.44	1.63	2.97

Attending School

Subdivision	ES Distance	MS Distance	HS Distance
Brittany Springs Apartments	2.65	2.33	3.13

Yield Rate is the ratio of the number of students per 100 units.

- Year Built**
- < 2014
 - 2014
 - 2015
 - 2016
 - 2017
 - 2018
 - 2019
- Planning Areas**
- ▭ Subdivision
 - ▭ March 2017 Parcel
 - ▭ September 2019 Parcel

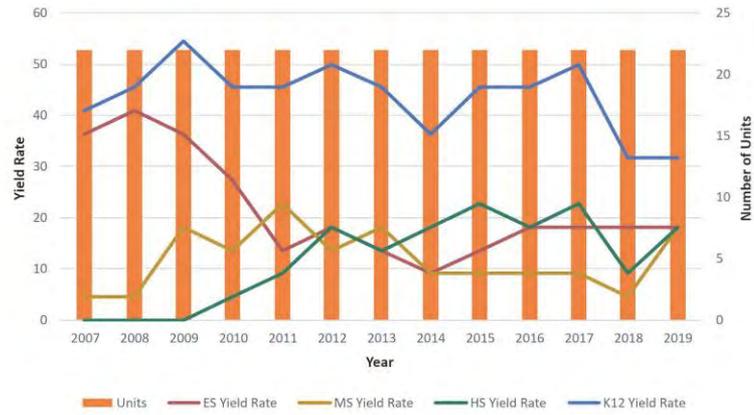


Map data provided by DuPage County, Will County, Kane County, Kendall County, Naperville Park District, IPDS 204, US Census Bureau, and ESRI. Map created January 2020.





Burlington Woods Townhomes



Subdivision	Development Type	Average Year Built	Min Value	Max Value	Average Value	Median Value	City
Burlington Woods Townhomes	Townhomes	1993	\$64,640	\$90,370	\$74,654	\$72,575	Naperville

Closest School

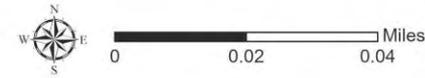
Subdivision	ES Distance	MS Distance	HS Distance
Burlington Woods Townhomes	0.38	0.73	1.50

Attending School

Subdivision	ES Distance	MS Distance	HS Distance
Burlington Woods Townhomes	0.38	2.00	1.50

Year Built

- < 2014
 - 2014
 - 2015
 - 2016
 - 2017
 - 2018
 - 2019
- ▭ Planning Areas
 - ▭ Subdivision
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 - ▭ September 2019 Parcel

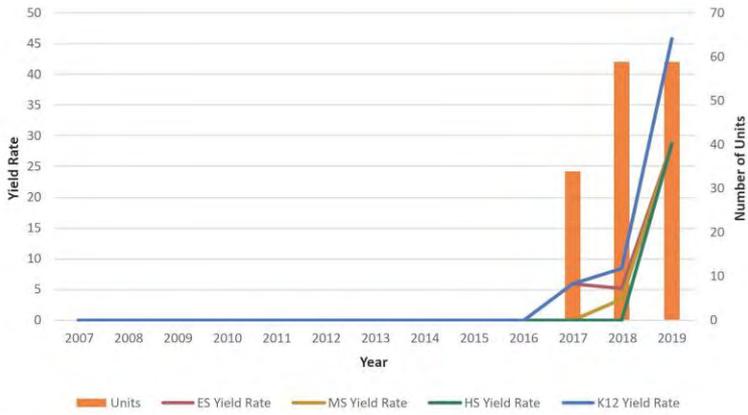


Yield Rate is the ratio of the number of students per 100 units.

Map data provided by DuPage County, Will County, Kane County, Kendall County, Naperville Park District, IPDS 204, US Census Bureau, and ESRI. Map created January 2020.



Emerson Park



Subdivision	Development Type	Average Year Built	Min Value	Max Value	Average Value	Median Value	City
Emerson Park	Townhomes	2017	\$75,602	\$102,879	\$93,207	\$93,071	Naperville

Closest School

Subdivision	ES Distance	MS Distance	HS Distance
Emerson Park	0.88	1.52	1.72

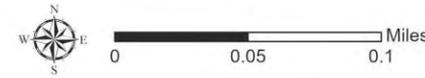
Attending School

Subdivision	ES Distance	MS Distance	HS Distance
Emerson Park	0.88	1.52	2.27

Yield Rate is the ratio of the number of students per 100 units.

Year Built

- < 2014
 - 2014
 - 2015
 - 2016
 - 2017
 - 2018
 - 2019
- ▭ Planning Areas
 - ▭ Subdivision
 - ▭ March 2017 Parcel
 - ▭ September 2019 Parcel

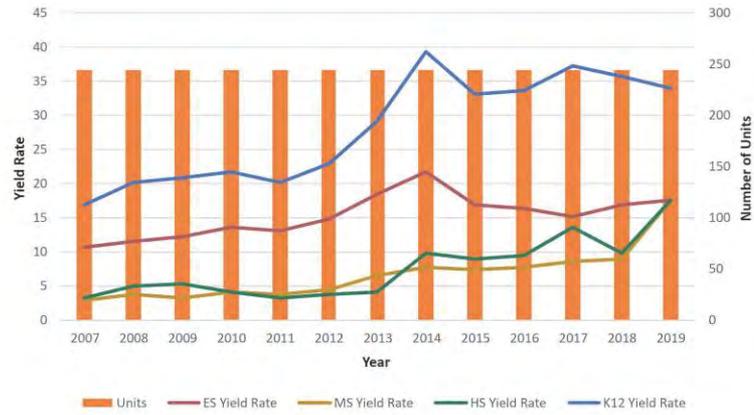


Map data provided by DuPage County, Will County, Kane County, Kendall County, Naperville Park District, IPDS 204, US Census Bureau, and ESRI. Map created January 2020.





Kingspointe of Naperville



Subdivision	Development Type	Average Year Built	Min Value	Max Value	Average Value	Median Value	City
Kingspointe of Naperville Condos	Condos	1998	\$55,340	\$76,120	\$69,270	\$70,730	Naperville

Closest School

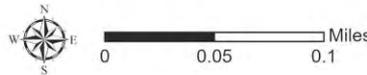
Subdivision	ES Distance	MS Distance	HS Distance
Kingspointe of Naperville Condos	0.55	0.41	1.89

Attending School

Subdivision	ES Distance	MS Distance	HS Distance
Kingspointe of Naperville Condos	0.74	0.41	1.89

Yield Rate is the ratio of the number of students per 100 units.

- Year Built**
- < 2014
 - 2014
 - 2015
 - 2016
 - 2017
 - 2018
 - 2019
- Planning Areas**
- ▭ Subdivision
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 - ▭ September 2019 Parcel

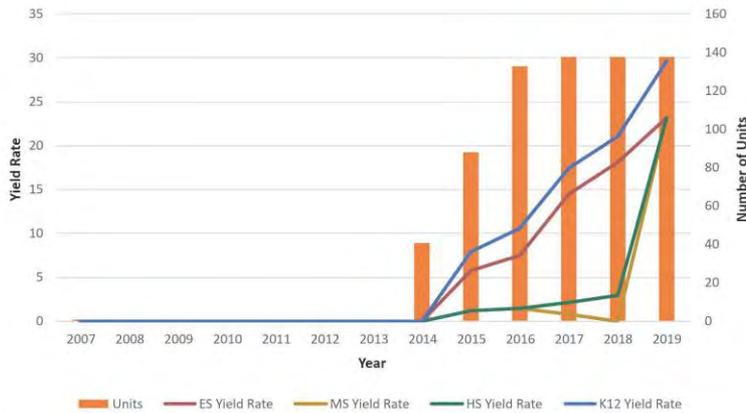


Map data provided by DuPage County, Will County, Kane County, Kendall County, Naperville Park District, IPDS 204, US Census Bureau, and ESRI. Map created January 2020.





Mayfair Condos



Subdivision	Development Type	Average Year Built	Min Value	Max Value	Average Value	Median Value	City
Mayfair Condos	Condos	2015	\$69,860	\$143,880	\$106,402	\$103,015	Naperville

Closest School

Subdivision	ES Distance	MS Distance	HS Distance
Mayfair Condos	0.47	1.23	2.66

Attending School

Subdivision	ES Distance	MS Distance	HS Distance
Mayfair Condos	0.47	2.68	3.26

Yield Rate is the ratio of the number of students per 100 units.

- Year Built**
- Planning Areas
 - < 2014
 - 2014
 - 2015
 - 2016
 - 2017
 - 2018
 - 2019
- Subdivision**
- ▭ March 2017 Parcel
 - ▭ September 2019 Parcel

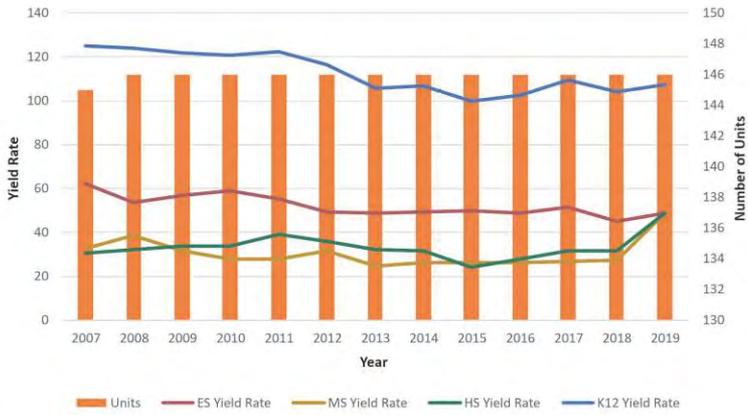
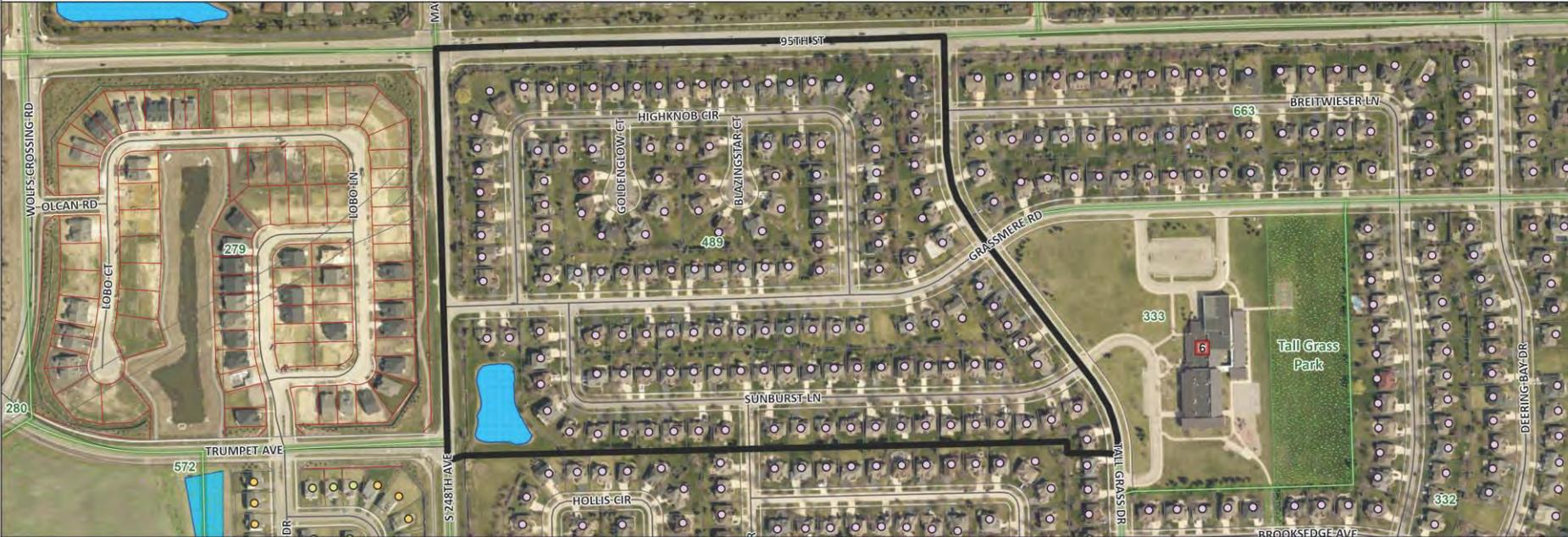


Map data provided by DuPage County, Will County, Kane County, Kendall County, Naperville Park District, IPDS 204, US Census Bureau, and ESRI. Map created January 2020.





Tall Grass



Subdivision	Development Type	Average Year Built	Min Value	Max Value	Average Value	Median Value	City
Tall Grass	SF	2000	\$153,066	\$232,511	\$182,262	\$181,737	Naperville

Closest School

Subdivision	ES Distance	MS Distance	HS Distance
Tall Grass	0.29	0.97	1.14

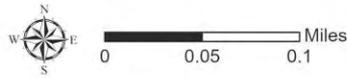
Attending School

Subdivision	ES Distance	MS Distance	HS Distance
Tall Grass	0.29	0.97	2.74

Year Built

- < 2014
- 2014
- 2015
- 2016
- 2017
- 2018
- 2019

Planning Areas
 Subdivision
 March 2017 Parcel
 September 2019 Parcel

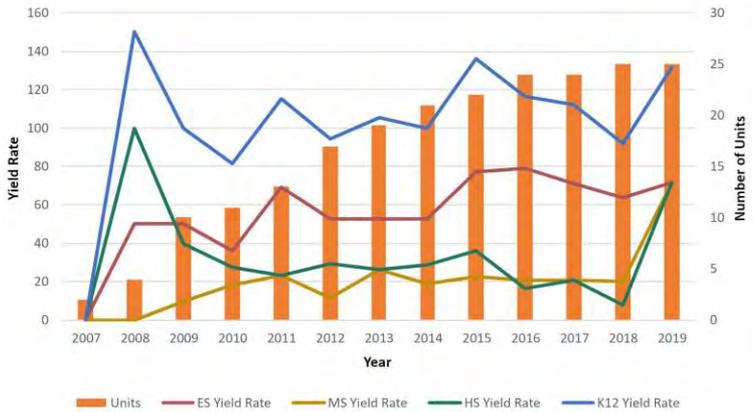


Yield Rate is the ratio of the number of students per 100 units.

Map data provided by DuPage County, Will County, Kane County, Kendall County, Naperville Park District, IPDS 204, US Census Bureau, and ESRI. Map created January 2020.



The Paddocks



Subdivision	Development Type	Average Year Built	Min Value	Max Value	Average Value	Median Value	City
The Paddocks	SF	2011	\$286,446	\$424,540	\$328,751	\$315,660	Naperville

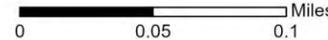
Closest School

Subdivision	ES Distance	MS Distance	HS Distance
The Paddocks	0.70	0.69	1.13

Attending School

Subdivision	ES Distance	MS Distance	HS Distance
The Paddocks	0.70	0.69	1.13

- Year Built**
- < 2014
 - 2014
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 - 2016
 - 2017
 - 2018
 - 2019
- Planning Areas**
- ▭ Subdivision
 - ▭ March 2017 Parcel
 - ▭ September 2019 Parcel



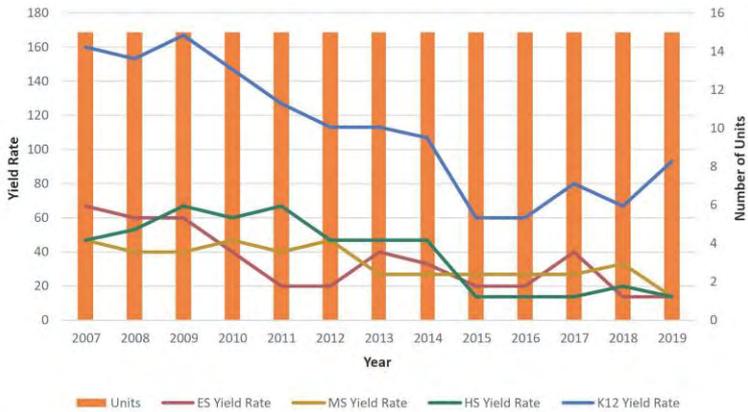
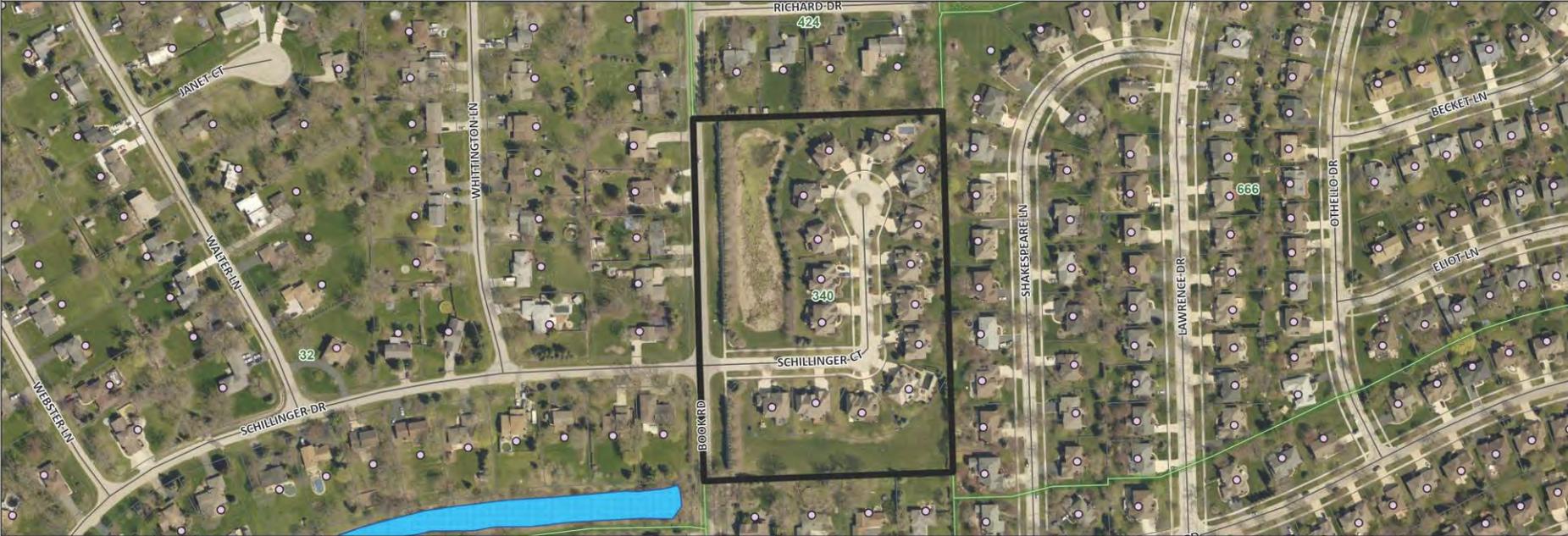
Yield Rate is the ratio of the number of students per 100 units.

Map data provided by DuPage County, Will County, Kane County, Kendall County, Naperville Park District, IPDS 204, US Census Bureau, and ESRI. Map created January 2020.





The Reserve of Naperville



Subdivision	Development Type	Average Year Built	Min Value	Max Value	Average Value	Median Value	City
The Reserve of Naperville	SF	2004	\$205,004	\$264,349	\$235,399	\$231,970	Naperville

Closest School

Subdivision	ES Distance	MS Distance	HS Distance
The Reserve of Naperville	0.28	1.11	0.75

Attending School

Subdivision	ES Distance	MS Distance	HS Distance
The Reserve of Naperville	0.28	2.54	0.75

Yield Rate is the ratio of the number of students per 100 units.

- Year Built**
- < 2014
 - 2014
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 - 2016
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 - 2018
 - 2019
- Subdivision
 March 2017 Parcel
 September 2019 Parcel

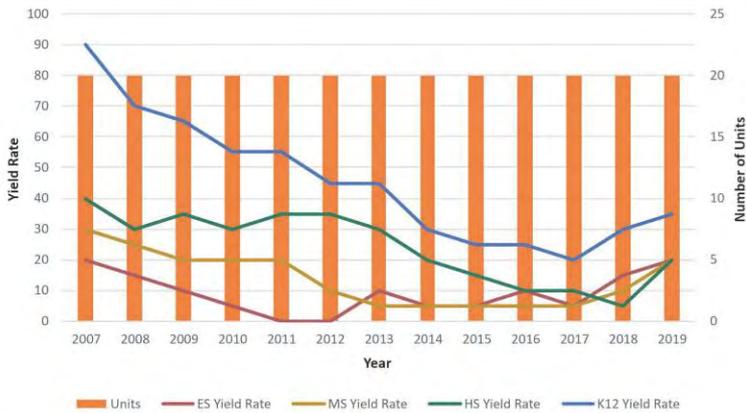


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Wheatland Heights



Subdivision	Development Type	Average Year Built	Min Value	Max Value	Average Value	Median Value	City
Wheatland Heights	SF	1986	\$118,701	\$190,376	\$161,116	\$163,522	Naperville

Closest School

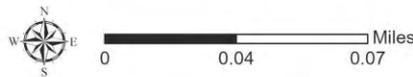
Subdivision	ES Distance	MS Distance	HS Distance
Wheatland Heights	0.81	0.79	0.30

Attending School

Subdivision	ES Distance	MS Distance	HS Distance
Wheatland Heights	2.35	1.30	0.30

Yield Rate is the ratio of the number of students per 100 units.

- Year Built**
- < 2014
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 - 2019
- Planning Areas
 Subdivision
 March 2017 Parcel
 September 2019 Parcel

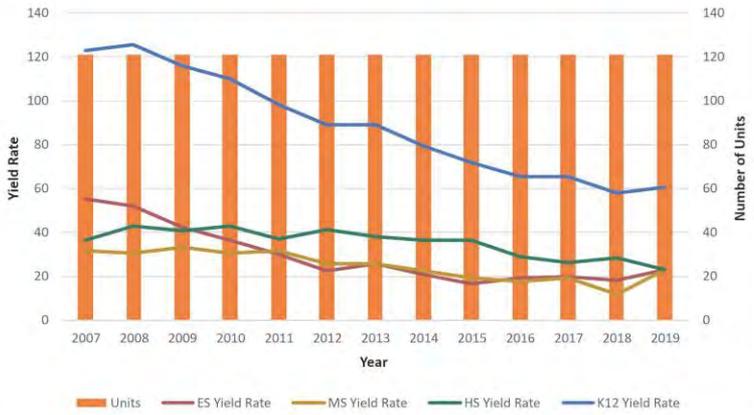


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Willow Ridge



Subdivision	Development Type	Average Year Built	Min Value	Max Value	Average Value	Median Value	City
Willow Ridge	SF	1996	\$137,079	\$252,535	\$165,409	\$164,039	Naperville

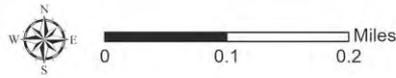
Closest School

Subdivision	ES Distance	MS Distance	HS Distance
Willow Ridge	0.37	0.13	0.85

Attending School

Subdivision	ES Distance	MS Distance	HS Distance
Willow Ridge	0.37	0.13	0.85

- Year Built**
- < 2014
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Yield Rate is the ratio of the number of students per 100 units.

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