



**INDIAN
PRAIRIE**
SCHOOL DISTRICT 204

Business Office
Jay Strang, Chief School Business Official

July 16, 2019

Mrs. Allison Laff
City of Naperville
Planning Team Operations Manager
South Eagle Street
Naperville, Illinois

RE: Lincoln at City Gate

The Board of Education has evaluated the proposed Lincoln at City Gate development. As always, the primary concerns of the district are the estimated number of children to be generated by the project, the capacity of the schools which would serve this development and the balance between estimated revenues generated vs. cost to educate the students generated from the development.

We have been informed that the proposed development would contain 281 apartment units with a fair market value of \$50M. At this time, we cannot support this development due to its location in an overcrowded area of the school district and inaccurate student generation tables. The City of Naperville's generation tables suggest we would receive 22.11 students from this development with an associated impact fee of \$165,579, but when you apply actual ratios from current students residing in Indian Prairie School District 204, the table suggest we would receive 112.9 students with an actual impact fee of \$846,423. Brookdale Elementary School, Hill Middle School, and Metea Valley High School are all overcrowded and cannot house these students without building modifications and the use of alternative instructional spaces being utilized. Furthermore the cost to modify the schools, and possibility of transporting these students to schools on the south end of the district is cost prohibitive.

We can support the property being developed if the developer recognizes the impact of 112.9 students coming from this development and agrees to an impact fee of \$846,423.

If you have any further questions, please contact me at 630-375-3070.

Sincerely,



Jay Strang
Chief School Business Official

Cc: Board of Education, Indian Prairie School District
Dr. Karen Sullivan, Superintendent
Vince Rosanova, Rosanova & Whitaker Ltd.