



*Business Office*  
*Matt Shipley, Chief School Business Official*

April 12, 2024

Tracey Vacek  
Senior Planner  
City of Aurora Zoning and Planning Division  
77 S. Broadway  
Aurora, IL 60505

RE: Proposed Pulte Multifamily Development, Indian Prairie District 204

Dear Tracey,

Indian Prairie District 204 (the District) has reviewed the initial plans for a residential, market rate multifamily development on a vacant parcel off of Old Eola Road. The property is northwest of the Liberty and Eola intersection and borders the Aventine at Oakhurst North Apartments.

The District's analysis and opinion is based on the property generating approximately 54 total units, with a unit mix of 5 two bedroom units, and 49 three bedroom units.

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. We consider not just the proposed development but also other developments in the area and the potential cumulative impact on district facilities. The District has a collaborative relationship with the City of Aurora and works closely with your team to understand any planned developments.

After careful evaluation, the District does not object to this project. We have evaluated the anticipated student generation based on District specific data on student generation. For this project, student generation is anticipated to be slightly higher than with the generation tables included in City of Aurora code. The developer has agreed to honor the District's student generation tables and make a payment directly to the District for any difference from the City tables. We estimate this difference to be approximately \$10,000.

A significant change in total units, or the unit mix noted above, could change the District's opinion on this development.

If you have any further questions, please contact me at 630-375-3071. I ask that you continue to inform the District on the progress of this development.

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 and Whitaker