



May 15, 2026

Ms. Tracey Vacek
Director
Zoning and Planning Division
City of Aurora, Illinois

RE: M/I Homes Project – Kingsley Row

Dear Tracey,

We have reviewed the proposed plans for the M/I Homes Kingsley Row development. M/I provided the district with plans for 188 attached-single family units, with 28 of the units being two-bedroom units and 160 units being three-bedroom units. This project is located on approximately thirty acres of undeveloped land between 75th Street and Ogden Avenue, on a parcel commonly referred to as the "Triangle Property". The property is currently in a Tax Increment Financing (TIF) district that is subject to the 2020 intergovernmental agreement (IGA) between Indian Prairie and Aurora. Of note, the IGA limits the length of the TIF to fifteen years and requires a timely surplus declaration for any increment created through student generating housing.

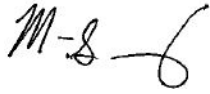
When evaluating residential development projects, the District considers the estimated number of children generated, the capacity of the serving schools, and the balance between estimated revenues generated vs. cost to educate the students generated. The current attendance areas for this property are White Eagle elementary, Still middle school, and Waubonsie Valley high school. We estimate this development as proposed would generate approximately 97 students. We have evaluated this anticipated student generation based on District specific data, which does differ from the generation tables included in City of Aurora code. We respectfully ask that the developer honor the District's student generation tables and make a payment directly to the District for any difference from the City tables.

After careful evaluation, Indian Prairie School District 204 is neutral on this development. During our 2021 enrollment and boundary study, which included stakeholders from the City, the District set aside capacity at various schools to account for future development. The district specifically set aside capacity for planned growth along Route 59 corridor and Fox Valley Mall. If the Kingsley Row development moves forward, the number new housing units added since 2021 will approximate what was estimated during the enrollment study. 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.

We recognize targeted residential development is necessary to support commercial growth. The District had many discussions with city staff regarding this property and appreciate that staff evaluated all potential options for this property before recommending student generating housing. However, Indian Prairie has seen a significant increase in multifamily development over the past several years, including three other townhome communities and two apartment complexes near this proposed development. The District's ability to continue serving students at a high level depends on a strong local property market and continued commercial investment. We request further development within the Route 59 corridor include significant commercial or non-student generating housing.

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". The signature is stylized with a large "M", a hyphen, and a cursive "Shipley".

Matt Shipley
Chief School Business Official