

SD204 Proposed Changes to Naperville Cash-In-Liu of Land Fees Public Meeting Summary

WHEN: March 11, 2021 at 11am

LOCATION: Zoom

ATTENDEES:

Indian Prairie School District 204: Jay Strang and Matthew Shipley

RSP Associates: Robert Schwarz

City of Naperville: Amy Emery, Ying Liu, Erin Venard, Laura McSweeney

Public Attendees:

Andrew Mouw, Caitlin Paloian, Carrie Hansen, Greg Collins, Kathleen C. West,
Russell Whittaker, McKenzie Kuhn, Rob Getz

Amy Emery, TED Operations Manager, welcomed those in attendance on behalf of the City of Naperville and provided opening remarks noting:

- The meeting is an open public meeting, duly posted on the City's web page
- Prior to the meeting, email invitations were sent to more than 100 individuals including residential builders, attorneys, developers and community stakeholders
- The format of the meeting will include a brief presentation and Q&A session
- Additional detailed information remains available on the project web site available at www.naperville.il.us

Jay Strang, Chief School Business Official for Indian Prairie School District 204 (SD204), thanked all for taking the time to participate in the meeting today. He:

- Explained the study and its recommendations are specific to SD204 fees. The recommended changes will have no impact on Naperville Community School District 203 or the Naperville Park District.
- Noted that Aurora will go thru a similar process to consider the recommended changes after Naperville later this year based on the study findings.
- Introduced Robert Schwartz of RSP Associates, the school district's consultant

Robert Schwartz provided a high-level overview of the study commissioned by SD204. He noted:

- The last study was completed more than a decade ago based exclusively on U.S. Census Data. SD204 has a lot more access to additional data sets that are far more specific than those available through the U.S. Census. With the more specific information, it is possible to appreciate changes in trends based on development type.

- The recommendations are based on a 5-year weighted average. There are some outlier developments, but by taking a 5-year weighted average the district is trying to make recommendations based on a reasonable average.
- The recommendations call for a reduced fee for single family homes. This is based on the data which shows the life cycle of homeownership in the school district and actual student generation rates.

Following the presentation, public attendees were provided the opportunity to ask questions.

- Greg Collins of M/I Homes asked what the proposed fee would be for a 2-bedroom townhome unit. Mr. Schwartz calculated and confirmed the proposed fee is \$1,941.63 per unit.
- Russ Whittaker of Rosanova & Whittaker asked if the data considered the style of unit (e.g., Garden Style apartment versus midrise) and if differences in student generation were observed. Jay Strang explained that the district spent a great deal of time trying to understand what creates enrollment from each development. All types of hypothesis were considered – proximity to parks, garage style, height, material finishes. There was nothing that could be isolated and considered consistently. The fairest method was to use the weighted average.
- Rob Getz of Pulte Homes asked about the impacts of any inclusionary housing ordinance adopted by the City on the numbers and opportunities to provide a waiver for age restricted units. Amy Emery noted that the current Municipal Code provides a fee waive for age-restricted units with conditions to ensure that units remain age restricted. Likewise, there is a process in the code that allows developers to object to any component of the ordinance, including land value.
- Ms. Carrie Hansen asked if the data showed differences based on the age of housing units. Similarly, does reinvestment in housing change the student generation rate? The School District team explained that since SD204 is an education destination for families, unit reinvestment was not a driving factor in student generation.

With no additional questions, City Staff wrapped up the meeting noting that the next step in the process is for City Council to consider the proposed fee changes. Per statute, such an ordinance will require a first and second reading at two separate meetings. Staff anticipate the matter may be before the City Council in April. Attendees were once again thanked for their time and thoughtful questions and encouraged to follow updates and progress on the City's website.

The meeting adjourned at 11:45am.