



United City of Yorkville

Population Projections

March 2011

Year	Dwelling Units (Residential Permits Issued)	Population Projections (Citywide)
2011	35	17052
2012	58	17259
2013	216	17896
2014	285	18701
2015	335	19705
2016	394	20849
2017	529	22376
Post 2017	9674	50704

Name of Current Development	Unit Type	Project Status / Lot Inventory							Population Projections																
		Total Units (Platted)	Total Units (Entitled)	Units Built	% Build Out (Platted Units Only)	% Build Out (Total Units Entitled)	Left to Build (Platted Units Only)	Left to Build (Total Units Entitled)	2011 Build Out	2011 PE	2012 Build Out	2012 PE	2013 Build Out	2013 PE	2014 Build Out	2014 PE	2015 Build Out	2015 PE	2016 Build Out	2016 PE	2017 Build Out	2017 PE	Post 2017 Build Out	Post 2017 PE	
Aspen Ridge Estates	Single Family	0	218	0	0.0%	0.0%	0	218	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	218	818
Autumn Creek	Single Family	167	317	116	69.5%	36.6%	51	201	10	38	15	56	20	75	20	75	30	113	30	113	40	150	36	135	
	Town Homes	258	258	134	51.9%	51.9%	124	124	0	0	0	0	36	79	36	79	0	0	0	0	0	0	52	114	
Bailey Meadows	Single Family	0	189	0	0.0%	0.0%	0	189	0	0	0	0	0	0	0	0	0	0	0	0	0	0	189	709	
	Town Homes	0	153	0	0.0%	0.0%	0	153	0	0	0	0	0	0	0	0	0	0	0	0	0	0	153	337	
Blackberry Woods	Single Family	132	132	15	11.4%	11.4%	117	117	2	8	8	30	10	38	10	38	20	75	20	75	20	75	27	101	
Briarwood	Single Family	41	41	7	17.1%	17.1%	34	34	0	0	0	0	0	0	0	0	5	19	5	19	7	26	17	64	
Bristol Bay	Single Family	208	467	185	88.9%	39.6%	23	282	7	26	6	23	9	34	0	0	10	38	15	56	20	75	215	806	
	Duplex	0	182	0	0.0%	0.0%	0	182	0	0	0	0	0	0	0	0	10	24	15	35	20	47	137	322	
	Town Homes	280	802	224	80.0%	27.9%	56	578	0	0	6	13	20	44	22	48	0	0	10	22	15	33	505	1111	
	Condominiums	624	624	336	53.8%	53.8%	288	288	0	0	0	0	16	30	32	61	32	61	32	61	48	91	128	243	
Bristol Ridge	Single Family	0	271	0	0.0%	0.0%	0	271	0	0	0	0	0	0	0	0	0	0	0	0	10	38	261	979	
	Duplex	0	92	0	0.0%	0.0%	0	92	0	0	0	0	0	0	0	0	0	0	0	0	0	92	216		
	Town Homes	0	57	0	0.0%	0.0%	0	57	0	0	0	0	0	0	0	0	0	0	0	0	10	22	47	103	
Caledonia	Single Family	145	206	50	34.5%	24.3%	95	156	4	15	6	23	8	30	10	38	20	75	20	75	25	94	63	236	
Chally Property	Single Family	0	234	0	0.0%	0.0%	0	234	0	0	0	0	0	0	0	0	0	0	0	0	5	19	229	859	
Corneils Crossing	Single Family	0	31	0	0.0%	0.0%	0	31	0	0	0	0	0	0	0	0	0	0	0	0	6	23	25	94	
Country Hills	Single Family	135	135	112	83.0%	83.0%	23	23	0	0	2	8	6	23	7	26	5	19	0	0	0	0	3	11	
	Duplex	34	34	0	0.0%	0.0%	34	34	0	0	0	0	4	9	8	19	10	24	12	28	0	0	0	0	
Edward Health Ventures	Single Family	0	30	0	0.0%	0.0%	0	30	0	0	0	0	0	0	0	0	0	0	0	0	0	0	30	113	
Evergreen Farm	Single Family	0	76	0	0.0%	0.0%	0	76	0	0	0	0	0	0	0	0	0	0	0	0	0	0	76	285	
Grande Reserve	Single Family	953	1324	263	27.6%	19.9%	690	1061	0	0	2	8	15	56	20	75	20	75	25	94	25	94	954	3578	
	Duplex	62	394	26	41.9%	6.6%	36	368	0	0	1	2	10	24	20	47	0	0	15	35	15	35	307	721	
	Town Homes	227	632	153	67.4%	24.2%	74	479	0	0	0	0	20	44	20	44	14	31	0	0	10	22	415	913	
	Apartments	0	300	0	0.0%	0.0%	0	300	0	0	0	0	0	0	0	0	20	38	30	57	40	76	210	399	
Heartland Circle	Single Family	262	262	197	75.2%	75.2%	65	65	6	23	6	23	7	26	0	0	0	0	0	0	0	0	46	173	
Hudson Lakes	Single Family	0	253	0	0.0%	0.0%	0	253	0	0	0	0	0	0	0	0	0	0	0	0	0	0	253	949	
Kendall Marketplace	Single Family	0	28	0	0.0%	0.0%	0	28	0	0	0	0	0	0	0	5	19	10	38	13	49	0	0		
	Town Homes	0	164	0	0.0%	0.0%	0	164	0	0	0	0	0	0	0	10	22	15	33	20	44	119	262		
Kendallwood Estates of Yorkville	Single Family	83	83	0	0.0%	0.0%	83	83	0	0	0	0	0	0	0	0	0	0	0	0	0	0	83	311	



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2011	35	17,052
2012	58	17,259
2013	216	17,896
2014	285	18,701
2015	335	19,705
2016	394	20,849
2017	529	22,376
Post 2017	9674	50,704

Name of Current Development	Unit Type	Project Status / Lot Inventory							Population Projections															
		Total Units Platted	Total Units Entitled	Units Built	% Build Out (Platted Units Only)	% Build Out (Total Units Entitled)	Left to Build (Platted Units Only)	Left to Build (Total Units Entitled)	2011 Build Out	2011 PE	2012 Build Out	2012 PE	2013 Build Out	2013 PE	2014 Build Out	2014 PE	2015 Build Out	2015 PE	2016 Build Out	2016 PE	2017 Build Out	2017 PE	Post 2017 Build Out	Post 2017 PE
Prairie Meadows	Single Family	164	164	115	70.1%	70.1%	49	49	0	0	1	4	10	38	15	56	19	71	0	0	0	0	4	15
	Multi Family	0	268	0	0.0%	0.0%	0	268	0	0	0	0	0	0	10	22	20	44	30	66	40	88	168	370
Prestwick of Yorkville	Single Family	108	356	4	3.7%	1.1%	104	352	0	0	0	0	0	0	0	0	0	0	0	0	0	0	352	1320
Raintree Village	Single Family	402	402	206	51.2%	51.2%	196	196	0	0	2	8	3	11	10	38	10	38	20	75	30	113	121	454
	Duplex	124	124	65	52.4%	52.4%	59	59	0	0	0	0	4	9	10	24	14	33	18	42	22	52	-9	-21
	Town Homes	128	128	20	15.6%	15.6%	108	108	0	0	0	0	0	0	10	22	20	44	20	44	25	55	33	73
Schramm Property	Single Family	0	108	0	0.0%	0.0%	0	108	0	0	0	0	0	0	0	0	0	0	0	0	0	0	108	405
	Town Homes	0	110	0	0.0%	0.0%	0	110	0	0	0	0	0	0	0	0	0	0	0	0	0	0	110	242
	Condominiums	0	592	0	0.0%	0.0%	0	592	0	0	0	0	0	0	0	0	0	0	0	0	0	0	592	1125
Silver Fox Subdivision	Single Family	0	187	0	0.0%	0.0%	0	187	0	0	0	0	0	0	0	0	0	0	0	0	0	0	187	701
Westbury East Village	Single Family	0	293	0	0.0%	0.0%	0	293	0	0	0	0	0	0	0	0	0	0	0	0	0	0	293	1099
	Town Homes	0	605	0	0.0%	0.0%	0	605	0	0	0	0	0	0	0	0	0	0	0	0	0	0	605	1331
Westbury South Village	Single Family	0	181	0	0.0%	0.0%	0	181	0	0	0	0	0	0	0	0	0	0	0	0	0	0	181	679
	Town Homes	0	294	0	0.0%	0.0%	0	294	0	0	0	0	0	0	0	0	0	0	0	0	0	0	294	647
Westhaven	Single Family	0	484	0	0.0%	0.0%	0	484	0	0	0	0	0	0	0	0	0	0	0	0	0	0	484	1815
	Age Rest. SF	0	568	0	0.0%	0.0%	0	568	0	0	0	0	0	0	0	0	0	0	0	0	0	0	568	1022
	Age Rest. DU	0	244	0	0.0%	0.0%	0	244	0	0	0	0	0	0	0	0	0	0	0	0	0	0	244	439
Whispering Meadows	Single Family	295	445	217	73.6%	48.8%	78	228	6	23	2	8	8	30	15	56	20	75	20	75	25	94	132	495
Windett Ridge	Single Family	261	277	102	39.1%	36.8%	159	175	0	0	1	4	10	38	10	38	15	56	20	75	20	75	99	371
Wynstone Townhomes	Town Homes	0	56	0	0.0%	0.0%	0	56	0	0	0	0	0	0	0	6	13	12	26	18	40	20	44	
York Wood Estates	Single Family	0	198	0	0.0%	0.0%	0	198	0	0	0	0	0	0	0	0	0	0	0	0	0	0	198	743
Build Out Potential	Total Units Platted	3356	7392	1589	47.3%	21.5%	1767	5803	35	131	51	191	106	398	117	439	179	671	185	694	246	923	4884	m
	Single Family	893	3527	531	59.5%	15.1%	362	2996	0	0	6	13	76	167	98	216	70	154	87	191	138	304	2521	5546
	Duplex	220	826	91	41.4%	11.0%	129	735	0	0	1	2	18	42	38	89	34	80	60	141	57	134	527	1238
	Condominiums	624	1516	336	53.8%	22.2%	288	1180	0	0	0	0	16	30	32	61	52	99	62	118	88	167	930	1767
	Age Rest. SF	0	568	0	0.0%	0.0%	0	568	0	0	0	0	0	0	0	0	0	0	0	0	0	0	568	1022
	Age Rest. DU	0	244	0	0.0%	0.0%	0	244	0	0	0	0	0	0	0	0	0	0	0	0	0	0	244	439
Population Equivalency									131		207		637		804		1004		1144		1527		28328	
Actual City Population		2010	16921	Projected City Population					17052		17259		17896		18701		19705		20849		22376		50704	

This chart contains only major subdivisions/developments that have received zoning entitlement and are less than 90% built out. Commencement of construction and completion of buildout within the territories of the United City of Yorkville and the projected planning area may occur in phases. The City does not warrant the accuracy of the information contained within this chart, and therefore is to be used as a planning tool only. The chart in no way represents an agreement between the City and any developer. March 2011