



United City of Yorkville

Population Projections January 2010

Year	Dwelling Units (Residential Permits Issued)	Population Projections (Citywide)
2009	64	17041
2010	100	17369
2011	254	18126
2012	388	19261
2013	476	20691
2014	626	22542
2015	807	24891
Post 2015	8917	50959

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)	2009 Build Out	2009 PE	2010 Build Out	2010 PE	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	Post 2015 Build Out	Post 2015 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	5	19	10	38	203	761
Autumn Creek	Single Family	167	317	55	32.9%	17.4%	112	262	36	135	20	75	20	75	20	75	30	113	40	150	40	150	56	210
	Town Homes	258	258	126	48.8%	48.8%	132	132	8	18	15	33	36	79	36	79	0	0	0	0	0	0	37	81
Bailey Meadows	Single Family	0	189	0	0.0%	0.0%	0	189	0	0	0	0	0	0	5	19	5	19	10	38	10	38	159	596
	Town Homes	0	153	0	0.0%	0.0%	0	153	0	0	0	0	0	0	5	11	5	11	10	22	10	22	123	271
Blackberry Woods	Single Family	132	132	12	9.1%	9.1%	120	120	2	8	5	19	10	38	10	38	20	75	20	75	20	75	33	124
Briarwood	Single Family	41	41	7	17.1%	17.1%	34	34	0	0	1	4	5	19	5	19	7	26	7	26	7	26	2	8
Bristol Bay	Single Family	208	467	174	83.7%	37.3%	34	293	9	34	12	45	9	34	0	0	10	38	15	56	20	75	218	818
	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	218	77.9%	27.2%	62	584	0	0	0	0	20	44	22	48	0	0	10	22	15	33	517	1137
	Condominiums	624	624	336	53.8%	53.8%	288	288	0	0	8	15	16	30	32	61	32	61	32	61	48	91	120	228
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	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	49	33.8%	23.8%	96	157	0	0	5	19	10	38	15	56	20	75	20	75	25	94	62	233
Chally Property	Single Family	0	234	0	0.0%	0.0%	0	234	0	0	0	0	0	0	0	0	0	0	5	19	10	38	219	821
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	5	19	10	38	61	229
Grande Reserve	Single Family	953	1324	263	27.6%	19.9%	690	1061	0	0	5	19	15	56	20	75	20	75	25	94	25	94	951	3566
	Duplex	62	394	26	41.9%	6.6%	36	368	0	0	6	14	10	24	20	47	0	0	15	35	15	35	302	710
	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	182	69.5%	69.5%	80	80	3	11	5	19	10	38	17	64	22	83	26	98	0	0	-3	-11
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	10	38	243	911
Kendall Marketplace	Single Family	0	28	0	0.0%	0.0%	0	28	0	0	0	0	0	0	5	19	10	38	13	49	0	0	0	0
	Town Homes	0	164	0	0.0%	0.0%	0	164	0	0	0	0	10	22	15	33	20	44	30	66	35	77	54	119
Kendallwood Estates of Yorkville	Single Family	83	83	0	0.0%	0.0%	83	83	0	0	0	0	3	11	5	19	7	26	10	38	15	56	43	161



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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)	2009 Build Out	2009 PE	2010 Build Out	2010 PE	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	Post 2015 Build Out	Post 2015 PE
Prairie Meadows	Single Family	164	164	115	70.1%	70.1%	49	49	0	0	5	19	10	38	15	56	19	71	0	0	0	0	0	0
	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	5	19	5	19	10	38	10	38	15	56	307	1151
Raintree Village	Single Family	402	402	221	55.0%	55.0%	181	181	0	0	3	11	3	11	10	38	10	38	20	75	30	113	105	394
	Duplex	124	124	50	40.3%	40.3%	74	74	0	0	0	0	4	9	10	24	14	33	18	42	22	52	6	14
	Town Homes	128	128	25	19.5%	19.5%	103	103	0	0	0	0	0	0	10	22	20	44	20	44	25	55	28	62
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	10	38	98	368
	Town Homes	0	110	0	0.0%	0.0%	0	110	0	0	0	0	0	0	0	0	0	0	0	0	10	22	100	220
	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	5	19	10	38	172	645
Westbury East Village	Single Family	0	293	0	0.0%	0.0%	0	293	0	0	0	0	5	19	5	19	10	38	15	56	20	75	238	893
	Town Homes	0	605	0	0.0%	0.0%	0	605	0	0	0	0	5	11	5	11	10	22	20	44	30	66	535	1177
Westbury South Village	Single Family	0	181	0	0.0%	0.0%	0	181	0	0	0	0	0	5	19	5	19	10	38	15	56	146	548	
	Town Homes	0	294	0	0.0%	0.0%	0	294	0	0	0	0	0	5	11	5	11	10	22	20	44	254	559	
Westhaven	Single Family	0	484	0	0.0%	0.0%	0	484	0	0	0	0	0	10	38	15	56	15	56	20	75	424	1590	
	Age Rest. SF	0	568	0	0.0%	0.0%	0	568	0	0	0	0	0	0	0	10	18	15	27	20	36	523	941	
	Age Rest. DU	0	244	0	0.0%	0.0%	0	244	0	0	0	0	0	0	0	14	25	20	36	24	43	186	335	
Whispering Meadows	Single Family	295	445	211	71.5%	47.4%	84	234	6	23	3	11	8	30	15	56	20	75	20	75	25	94	137	514
Windett Ridge	Single Family	261	277	102	39.1%	36.8%	159	175	0	0	5	19	10	38	10	38	15	56	20	75	20	75	95	356
Wynstone Townhomes	Town Homes	0	56	0	0.0%	0.0%	0	56	0	0	0	0	0	0	6	13	12	26	18	40	20	44	0	0
York Wood Estates	Single Family	0	198	0	0.0%	0.0%	0	198	0	0	0	0	0	0	0	0	0	5	19	10	38	183	686	
Build Out Potential	Total Units Platted	5093	14073	2441	47.9%	17.3%	2652	11632	64		100		254		388		476		626		807		8917	
	Single Family	3356	7392	1507	44.9%	20.4%	1849	5885	56	210	71	266	129	484	184	690	260	975	321	1204	393	1474	4471	16766
	Town Homes	893	3527	522	58.5%	14.8%	371	3005	8	18	15	33	91	200	134	295	106	233	148	326	225	495	2278	5012
	Duplex	220	826	76	34.5%	9.2%	144	750	0	0	6	14	18	42	38	89	34	80	60	141	57	134	537	1262
	Condominiums	624	1516	336	53.8%	22.2%	288	1180	0	0	8	15	16	30	32	61	52	99	62	118	88	167	922	1752
	Age Rest. SF	0	568	0	0.0%	0.0%	0	568	0	0	0	0	0	0	0	0	10	18	15	27	20	36	523	941
Age Rest. DU	0	244	0	0.0%	0.0%	0	244	0	0	0	0	0	0	0	0	14	25	20	36	24	43	186	335	
Population Equivalency									228		329		757		1135		1430		1851		2349		26068	
Projected City Population		2008	16813						17041		17369		18126		19261		20691		22542		24891		50959	

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. January 2010