

**THE FISCAL IMPACTS ASSOCIATED WITH THE PROPOSED
CANTERA POINT TOWNHOME DEVELOPMENT IN WARRENVILLE**

To

D.R. HORTON, INC. - MIDWEST

From

GRUEN GRUEN + ASSOCIATES

Urban Economists, Market Strategists & Land Use/Public Policy Analysts

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CHAPTER I

INTRODUCTION AND KEY FINDINGS AND CONCLUSIONS

INTRODUCTION

This report summarizes the evaluation by Gruen Gruen + Associates (“GG+A”) of the fiscal impacts on the City of Warrenville (“City”) General Fund of the Cantera Point townhome development (“Cantera Point”) D.R. Horton, Inc. - Midwest (“D.R. Horton”) proposes to build in the City. The proposed Cantera Point development is to be located on approximately 9.4 acres of land north of Ferry Road and southwest of Warrenville Road within the Cantera Planned Unit Development. Three different floor plans for a total of 91 units are anticipated to be offered, with those units ranging from approximately 1,661 square feet to approximately 1,827 square feet of living space.

Because the fiscal impact analysis addresses long-term rather than short-term fiscal effects of the proposed townhome development on the City's General Fund, the analysis excludes upfront capital costs and fee revenue associated with infrastructure or other capital items. Revenues collected on a cost-recovery basis and other fees-for-service (e.g. permit and plan checking fees, inspection fees, etc.) are assumed to be set at rates that will adequately offset municipal costs.

To evaluate the net fiscal impacts associated with Cantera Point, GG+A estimated the annual revenue likely to be generated by the proposed Cantera Point development for the City's General Fund. GG+A estimated the General Fund municipal expenditures potentially induced by the proposed Cantera Point development. GG+A then compared the estimated annual revenues and annual operating costs in order to estimate the net fiscal impact on the General Fund of the City associated with the proposed Cantera Point development at build-out. GG+A also estimated the annual revenues the proposed development will generate for the Capital Maintenance and Replacement Fund and the Motor Fuel Tax Fund. In addition, GG+A estimated the annual property tax revenues the proposed development will generate for the Warrenville Library District, Warrenville Park District, and Warrenville Fire District. GG+A also estimated the net fiscal impact of the proposed development on the Community Unit School District 200.

METHODOLOGICAL APPROACH

This fiscal impact analysis is based on a review of City budgets and annual financial reports, information obtained from representatives of D. R. Horton, and a review and analysis of secondary data sources including data from the Illinois State Board of Education. The DuPage County Clerk's Office provided information about current assessments, property tax rates, and existing allocations to taxing districts. This information was necessary to estimate annual property tax revenue of the Cantera Point development on the City's General Fund and annual property tax revenue for other taxing districts.

GG+A drew on the specific characteristics of the proposed Cantera Point development (e.g., property values) to estimate revenues such as property taxes and sales taxes which are affected by the development characteristics. The specific methodologies used to estimate each General Fund and

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other funds revenue items and General Fund cost items are discussed in the appropriate sections of this report. GG+A has assumed the current tax and fee structures will remain constant.

2025 CONSTANT DOLLARS

All cost and revenue projections in this report are expressed in constant 2025 dollars. That is, the possible effects of inflation or deflation on General Fund revenues and costs in the future are not quantified.

KEY FINDINGS AND CONCLUSIONS

Revenue for General Fund and Other Funds Resulting from the Cantera Point Townhome Development

Table I-1 summarizes the annual revenue for the General Fund and other funds the Cantera Point townhome development is estimated to generate following build-out of the project.

TABLE I-1	
Estimate of Annual Revenue for General Fund and Other Funds Following Build-out¹	
	Annual Revenue \$
Property Tax	87,700
State Income and Use Tax	40,400
Sales Tax ²	19,800
Food and Beverage Tax	2,500
General Fund Total	150,400
Other Funds:	
Capital Maintenance & Replacement Fund³	16,800
Motor Fuel Tax Fund⁴	9,100
¹ Figures are rounded. ² Includes home rule sales tax. ³ Includes telecommunications tax, cable franchise fees, electric utility tax, natural gas utility tax, and local motor fuel tax. ⁴ Motor fuel tax redistributed by the State of Illinois.	
Source: Gruen Gruen + Associates	

Following full build-out, the Cantera Point development is forecast to generate approximately \$150,400 of annual revenue for the City’s General Fund. Annual property tax revenue of \$87,700 is expected to comprise approximately 58 percent of all General Fund revenue generated by the planned Cantera Point development. Annual State income and use tax revenue of \$40,400 is forecast to comprise an additional 27 percent of General Fund revenue upon full build-out. Other General Fund revenues, including sales tax and food and beverage tax, of \$22,300, are forecast to comprise approximately 15 percent of annual revenue.

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Other revenues are estimated to be generated for the Capital Maintenance and Replacement Fund and the Motor Fuel Tax fund totaling \$25,900. The sources of revenues that Cantera Point is estimated to generate for these funds include telecommunications tax, cable franchise fees, electric utility tax, natural gas utility tax, local motor fuel tax, and motor fuel tax (redistributed by the State).

General Fund Expenditures Potentially Induced by the Cantera Point Townhome Development

Table I-2 summarizes the estimates of annual General Fund costs potentially induced by the Cantera Point townhome development following full build-out.

TABLE I-2	
Estimate of Annual General Fund Costs at Build-out¹	
	Annual Costs \$
Police	22,900
General Government ²	5,000
Public Works	5,400
General Fund Total	33,300
¹ Figures are rounded.	
² Includes Finance Department, Legal Department, Elected Officials and Administration Department.	
Source: Gruen Gruen + Associates	

Following full build-out, the Cantera Point development is forecast to potentially induce approximately \$33,300 of annual General Fund service costs. Annual police costs of \$22,900 are estimated at 69 percent of total General Fund costs at build-out.

Net Fiscal Impact of the Cantera Point Townhome Development on the City of Warrenville General Fund

At full build-out, given an estimate of \$150,400 of revenues generated and estimated potential service costs of \$33,300, the Cantera Point townhome development is forecast to produce an annual General Fund operating surplus of approximately \$117,100 as summarized in Table I-3.

TABLE I-3	
Estimate of Net Annual Fiscal Impact of the Cantera Point Townhome Development	
	\$
General Fund Revenues	150,400
General Fund Costs	33,300
Net Fiscal Impact	117,100
Source: Gruen Gruen + Associates	

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Property Tax Impact on Other Taxing Districts

The Cantera Point townhome development can be expected to generate significant annual park district, fire district, and library district property revenue upon build-out. At build-out, the Cantera Point townhome development is estimated to generate annual property tax revenue of approximately \$87,000 for the Warrenville Fire District; approximately \$62,000 of annual revenue for the Warrenville Park District; and over \$51,000 of annual revenue for the Warrenville Library District. Appendix A of this report summarizes the estimated annual property tax revenue totaling approximately \$997,000 for all taxing entities.

Estimated Increase in Annual Property Tax Revenue Relative to the Property Tax Revenue Associated with the Existing Land Use

The 2024 property taxes for the existing property were approximately \$40,900. At build-out of the townhome development, annual property tax revenues are estimated to increase by approximately \$955,900 relative to the existing property taxes. According to the DuPage County Assessor, the 2024 total assessed value is \$563,387 compared to a 24.5 times higher estimated assessed value of \$13,832,000 for the proposed townhome development.

NET FISCAL IMPACT ON COMMUNITY UNIT SCHOOL DISTRICT 200

The proposed Cantera Point townhome development will positively impact the operating surplus of Community Unit School District 200 (CUSD 200). Using the student generation data from the City Dedication of Land or Cash Contribution municipal ordinance as a children-per-household metric, GG+A estimates Cantera Point will include approximately 17 school-age children. The difference between (a) projected annual property tax revenues and State funding, and (b) additional operating costs indicates an operating surplus of \$355,680 or \$20,922 per additional student generated for Community Unit School District 200.

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CHAPTER II

BASELINE ASSUMPTIONS AND PROJECT CHARACTERISTICS

INTRODUCTION

This chapter summarizes the baseline demographic assumptions for the City upon which some expenditure and revenue estimates are based. It also describes the anticipated characteristics of the proposed Cantera Point townhome development program, including household size and per-unit market value estimates.

DEMOGRAPHIC AND ECONOMIC PROFILE OF WARRENVILLE

Table II-1 shows the baseline demographic and employment estimates for the City.

TABLE II-1	
Baseline Demographic and Employment Estimates for the City of Warrenville	
	#
Total Population ¹	15,195
Households ²	5,483
Average Household Size ²	2.58
Total Employment (Non-local Jobs Estimated) ³	7,754
Resident Equivalents⁴	19,072
¹ City of Warrenville 2024 special Census. ² 2023 American Community Survey. ³ Employment data for 2022. ⁴ Assumes that two jobs located in the City generate the same service demand or revenue generation as one resident.	
Sources: U.S. Census Bureau, 2023 American Community Survey 5-Year Estimates; U.S. Census Bureau <i>On the Map</i> ; City of Warrenville; Gruen Gruen + Associates.	

According to the American Community Survey, the number of occupied housing units, or households, was 5,483 for the City in 2023. The average household size in the City was estimated at 2.58 persons per household. The U.S. Census Bureau *On the Map* estimate the number of private non-local (i.e., non-resident) jobs in Warrenville in 2022 is approximately 7,800 jobs.

Many of the municipal revenue and service cost equations used to estimate future General Fund impacts associated with development and operation of the Cantera Point project utilize a per-capita measure referred to as "resident equivalents." This approach combines the resident population and employment in the City to form a single per-capita metric. For the fiscal impact analysis summarized in this report, GG+A assumes that two workers generate the same level of service demand and revenue generation as one City resident. As summarized above in Table II-1, based on the two-to-

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one ratio of workers to residents, the City is estimated to currently contain a total of 19,072 resident equivalents.

CANTERA POINT TOWNHOME PROJECT CHARACTERISTICS AND ASSUMPTIONS

GG+A has relied in part upon information D.R. Horton provided about the project characteristics including number and type of units and per unit market value estimates, and in part on the City’s Dedication of Land or Cash Contribution ordinance provisions for anticipated household size (including number of children). Table II-2 summarizes the anticipated characteristics of the townhome units for Cantera Point.

TABLE II-2	
Residential Use Assumptions and Characteristics	
ATTACHED SINGLE-FAMILY RESIDENTIAL:	
Number of Units	91
Unit Size in Square Feet	1,661 - 1,827
Average Household Size (Persons)	2.24
Average Sales Price Per Unit	\$480,000
Average Household Income ¹	\$153,000
¹ Income estimates are based on the following home purchase assumptions: (a) monthly mortgage payments equal to 20 percent of before-tax income; (b) down payment equal to 20 percent of purchase price; and (c) 30-year conventional mortgage loan with an annual interest rate of 7.0 percent.	
Sources: D.R. Horton; City of Warrenville 8-12-1 DEDICATION OF LAND OR CASH CONTRIBUTION; U.S. Census Bureau; Gruen Gruen + Associates.	

The 9.4-acre townhome development is planned to include 91 attached single-family units, ranging from 1,661 to 1,827 square feet in size. The average household size for single-family units is estimated at 2.24 persons per household. According to D.R. Horton, sale prices for the townhome units are expected to average \$480,000 per unit. No price escalation is assumed to occur over time as the project is built-out.

As summarized previously in Table II-2, the average household income of single-family households is estimated at approximately \$153,000. Estimates of household income are required to evaluate the impact of project household expenditures. The household income assumptions are higher than the characteristics of existing households that own housing in the City.¹

Public Roadways

The Cantera Point development will not include any public roadways for which the City will be responsible for maintaining. All roadways internal to Cantera Point as well the existing MaeCliff Drive roadway from which direct vehicular ingress and egress to and from Cantera Pointe will be provided

¹ According to the U.S. Census Bureau, the average household income in Warrenville in 2023 was \$125,006 and the median value for owner-occupied units was \$266,500.

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will be privately owned and maintained, thereby resulting in no financial responsibility to or associated expenditures borne by the City for roadways directly serving Cantera Point.

Project Population

Based on the City expected population per dwelling unit table for dedication of land or cash contribution in Municipal Code Section 8-12-1, Table II-3 summarizes the expected project population at full build-out and occupancy of the townhomes.

TABLE II-3	
Projected Cantera Point Population at Build-out	
	<u># Residents</u>
At Build-out/Occupancy of Townhomes ¹	204
¹ Based on average household size of 2.24 persons.	
Sources: D.R. Horton; City of Warrentville 8-12-1: DEDICATION OF LAND OR CASH CONTRIBUTION ; Gruen Gruen + Associates.	

At full build-out and occupancy of the townhome development, Cantera Point is estimated to include a total population of 204 residents. This estimate reflects an average household size assumption of 2.24 persons. Based on occupancy data obtained by D.R. Horton for communities constructed by it with housing product similar to that proposed for the Cantera Point development, D.R. Horton expects the average household size at Cantera Point to be smaller than the average household size of existing housing units in Warrentville.

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CHAPTER III

FORECAST OF REVENUE FOR GENERAL FUND AND OTHER FUNDS

INTRODUCTION

This chapter presents a forecast of annual City General Fund operating revenue and other annual fund revenues estimated to result from build-out of the Cantera Point townhome development. The following sources of revenue are estimated:

General Fund Revenue

- Property tax - the assessed value of new development such as Cantera Point will generate annual property tax revenue for the General Fund.
- Income and use taxes – the State of Illinois redistributes income taxes and sales use taxes to municipalities on a per capita basis.
- Sales tax - the sale of taxable retail goods will generate revenue for the General Fund through the one percent local sales tax rate shared by the State and the 1.25 percent home rule sales tax rate.
- Food and beverage tax – Warrenville imposes a 1.5-percent food and beverage tax on food and beverage sales made within Warrenville.

Other Funds Revenue

- Telecommunications tax – Warrenville imposes a 6.0 percent telecommunications tax on the use of telecommunications. This revenue is collected in the City's Capital Maintenance and Replacement Fund.
- Cable franchise fees - Warrenville imposes a franchise tax on cable service providers based on consumption and usage. This revenue is collected in the City's Capital Maintenance and Replacement Fund.
- Electric utility tax – Warrenville imposes an electric utility tax on the consumption of electricity. This revenue is collected in the City's Capital Maintenance and Replacement Fund.
- Natural gas utility tax – Warrenville imposes a three percent natural gas utility tax on gross receipts from usage. This revenue is collected in the City's Capital Maintenance and Replacement Fund.

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- Local motor fuel tax – Warrenville imposes a \$0.06 per gallon tax on fuel sales made within Warrenville. This revenue is collected in the City’s Capital Maintenance and Replacement Fund.
- Motor fuel tax – Warrenville’s share of the State-imposed tax on gasoline which is accounted for in the City’s Motor Fuel Tax Fund.

Table III-1 presents a summary of the annual General Fund and other fund revenues potentially generated by the Cantera Point townhome development at build-out.

TABLE III-1	
Estimated Annual Revenue for General Fund and Other Funds Generated by the Proposed Cantera Point Townhome Development at Build-Out	
Revenue	Annual \$
Property Tax	87,700
State Income and Use Tax	40,400
Sales Tax ¹	19,800
Food & Beverage Tax	2,500
TOTAL GENERAL FUND	150,400
Telecommunications Tax (Capital Maintenance & Replacement Fund)	5,300
Cable Franchise Fees (Capital Maintenance & Replacement Fund)	2,900
Local Motor Fuel Tax (Capital Maintenance & Replacement Fund)	5,700
Electric Utility Tax (Capital Maintenance & Replacement Fund)	1,000
Natural Gas Utility Tax (Capital Maintenance & Replacement Fund)	1,900
Motor Fuel Tax (Motor Fuel Tax Fund)	9,100
TOTAL OTHER FUNDS	25,900
¹ Includes home rule sales tax.	
Sources: City of Warrenville; Gruen Gruen + Associates.	

Following full build-out, the Cantera Point townhome development is forecast to generate approximately \$150,400 of annual revenue for the Warrenville General Fund. This equates to approximately \$1,700 per housing unit.

Property tax of an estimated \$87,700 is expected to comprise approximately 58 percent of all General Fund revenue generated. Annual State income and use tax revenue of \$40,400 is forecast to comprise an additional 27 percent of General Fund revenue upon full build-out. Other General Fund revenues, including sales tax and food and beverage tax, are forecast to comprise approximately 15 percent of annual revenue or a total of \$22,300.

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Other annual revenue from telecommunications, cable franchise fees, local motor fuel purchases, electric and natural gas usage, and State shared motor fuel tax for the Warrenville Capital Maintenance and Replacement Fund and Motor Fuel Tax Fund is estimated to total \$25,900.

PROPERTY TAX REVENUE

Table III-2 presents an estimate of market value, equalized assessed value, and a forecast of annual General Fund property tax revenue to result from development and build-out of the planned Cantera Point development. The estimates of equalized assessed value reflect an \$8,000 homeowners’ exemption per housing unit.²

TABLE III-2	
Estimate of Taxable Value and Annual Property Taxes of Cantera Point Townhome Development at Build-out	
	Annual \$
Market Value	43,680,000
Equalized Assessed Value ¹	13,832,000
Annual Property Tax ²	87,736
¹ Equalized assessed value is calculated at 33.33% of market value. Adjusted equalized assessed value for residential uses to subtract \$8,000 homeowners’ exemption per built unit. ² City of Warrenville 2024 property tax rate is \$0.6343 per \$100 of equalized assessed value.	
Sources: D. R. Horton; DuPage County Assessor; Gruen Gruen + Associates.	

At build-out, the market value of the townhome development is estimated at approximately \$43.7 million (i.e., \$480,000 per townhome unit). The equalized assessed value of the development is forecast to total approximately \$13.8 million. Following full build-out, annual General Fund property tax revenue is estimated at \$87,700.

STATE INCOME AND USE TAX

The State of Illinois redistributes income and use taxes to municipalities on a per capita basis. According to Illinois Municipal League, the redistribution for fiscal year 2026 is estimated to be \$178.27 per capita for income tax and \$19.60 for use tax. At build-out, the Cantera Point townhome development is estimated to include 204 residents. Annual State income tax and use tax revenue for the Warrenville General Fund is estimated to total \$40,365 (\$197.87 per capita income and use tax redistribution multiplied by 204 residents).

² <http://www.dupageco.org/SOA/1508/>, DuPage County Supervisor of Assessments, General (Residential) Homestead Exemption.

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SALES TAX

Warrenville receives State of Illinois sales tax revenue equal to one percent of taxable purchases within the City plus sales tax revenue from a 1.25 percent home-rule sales tax. Table III-3 summarizes the forecast of annual General Fund sales tax revenue associated with Cantera Point households.

TABLE III-3	
Estimated Annual Sales Tax Revenue Attributable to Households within the Cantera Point Townhome Development at Build-out	
Number of Households	91
Annual Retail Expenditure Made by Households ¹	\$878,869
Annual Sales Tax Revenue	\$19,775
¹ Assuming 21 percent of household income is expended on retail goods and services, and 30 percent of that amount is spent within Warrenville. Assumes household income of \$153,000 for the Cantera Point townhome development.	
² Assumes tax rate of 1.0 percent of municipal sales and 1.25 percent home-rule sales tax.	
Sources: City of Warrenville; D.R. Horton; U.S. Bureau of Labor Statistics Consumer Expenditure Survey 2022-2023; Gruen Gruen + Associates.	

The Cantera Point townhome development will generate General Fund annual sales tax revenue from the expenditures of households occupying the housing units. At build-out, the total household income of the Cantera Point households is estimated at approximately \$14 million or \$153,000 per household. The results of the 2022-2023 Consumer Expenditure Survey for Chicago area households indicate that expenditures on most retail goods and services, excluding automotive goods, averaged 21 percent of income. A portion of retail expenditures will also be made outside of the City. GG+A assumes that taxable retail expenditures made by Cantera Point households will approximate 21 percent of income and that 30 percent of that amount will be spent within the City. At full build-out, annual taxable expenditures attributable to Cantera Point households and made in the City are estimated at \$878,900. This equates to annual sales tax revenue of approximately \$19,800.

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FOOD & BEVERAGE TAX

Warrenville imposes a 1.5 percent food and beverage tax upon the sale of food and beverages at eating and drinking establishments. Table III-4 presents an estimate of the annual food and beverage tax revenue generated by the Cantera Point households at build-out of the development.

TABLE III-4	
Estimated Annual Food & Beverage Tax Revenue Generated by Cantera Point Townhome Development at Build-out	
	Annual
Number of Households	91
Annual Food & Beverage Expenditure Made by Households ¹	\$167,404
Food & Beverage Tax Revenue @ Build-out²	\$2,511
¹ Assumes household income of \$153,000, and food away from home and beverage expenditures of four percent of household income, and that 30 percent of these expenditures are made within the City of Warrenville.	
² City of Warrenville food and beverage tax rate of 1.5 percent.	
Sources: D.R. Horton; City of Warrenville; U.S. Bureau of Labor Statistics Consumer Expenditure Survey 2022-2023 Gruen Gruen + Associates.	

Based on the Bureau of Labor Statistics Consumer Expenditure Survey data for the Chicago area, GG+A assumes that annual household expenditures for food away from home and alcoholic beverages approximate four percent of household income. GG+A assumes that 30 percent of such expenditures are made locally in Warrenville. These assumptions produce an estimate of annual food and beverage tax revenue at build-out of approximately \$2,500.

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TELECOMMUNICATIONS TAX

Warrenville imposes a telecommunications tax of 6.0 percent on the use of telecommunications. The City’s annual telecommunications tax revenue is allocated to the Capital Maintenance and Replacement Fund. Table III-5 presents an estimate of the annual telecommunications tax revenue generated by the households of the Cantera Point development.

TABLE III-5	
Estimated Annual Telecommunications Tax Revenue Generated by Cantera Point Townhome Development at Build-out	
	Annual
FY 2026 Capital Maintenance & Replacement Fund Budgeted Telecommunications Tax Revenue	\$316,342
Number of Warrenville Households	5,483
Average Telecommunications Tax Revenue Per Household	\$57.70
Number of Cantera Point Households @ Build-out	91
Telecommunications Tax Revenue @ Build-out	5,250
Sources: D.R. Horton; City of Warrenville; Gruen Gruen + Associates.	

To estimate the annual telecommunications tax revenue attributable to households of the proposed Cantera Point development, GG+A derived a per household estimate by dividing the 2026 Fiscal Year budgeted telecommunications tax revenue (Capital Maintenance and Replacement Fund) of \$316,342 by the estimated 5,483 households in the City. This results in an average household annual telecommunications tax revenue estimate of \$57.70. Multiplying the estimate of \$57.70 per household by the 91 households of the Cantera Point development at build-out results in estimated annual telecommunications tax revenue of approximately \$5,300.

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FRANCHISE CABLE FEES

Utilizing a per-household approach, this section presents an estimate of cable franchise fee revenue potentially induced by the development of the Cantera Point townhome development. The City's cable franchise fee revenue is allocated to the Capital Maintenance and Replacement Fund. Table III-6 summarizes the forecast of cable franchise fee revenue.

TABLE III-6	
Estimated Annual Cable Franchise Fee Revenue Generated by Cantera Point Townhome Development at Build-out	
	Annual
FY 2026 Capital Maintenance & Replacement Fund Budgeted Cable Franchise Fee Revenue	172,057
Number of Warrenville Households	5,483
2026 Telecommunications Tax Revenue Per Household	\$31.38
Number of Cantera Point Households @ Build-out	91
Cable Franchise Fee Revenue @ Build-out	\$2,856
Sources: D.R. Horton; City of Warrenville; Gruen Gruen + Associates.	

GG+A uses budgeted cable franchise fee revenues for the fiscal year 2026 which total \$172,057. On a per-household basis, this equates to \$31.38 per household in the City. Total annual cable franchise fee revenue at build-out of the Cantera Point development is estimated at approximately \$2,900.

**THE FISCAL IMPACTS ASSOCIATED WITH THE PROPOSED
CANTERA POINT TOWNHOME DEVELOPMENT IN WARRENVILLE**

ELECTRIC UTILITY TAXES

The City imposes an electric tax based on the kilowatt usage of electricity. The City’s annual electric utility tax revenue is allocated to the Capital Maintenance and Replacement Fund. Table III-7 presents an estimate of the annual electric tax revenue generated by the residents of the proposed Cantera Point development.

TABLE III-7	
Estimated Annual Electric Utility Tax Revenue Generated by Cantera Point Townhome Development at Build-out	
	Annual
FY 2026 Capital Maintenance & Replacement Fund Budgeted Electric Utility Tax Revenue	\$94,057
Number of Warrenville Resident Equivalents	19,072
Tax Revenue Per Resident Equivalent	\$4.93
Estimated Number of Cantera Point Resident Equivalents (Residential Population)	204
Tax Revenue @ Build-out	\$1,006
Sources: D.R. Horton; City of Warrenville; Gruen Gruen + Associates.	

To estimate the annual electric utility tax revenue attributable to residents of the proposed Cantera Point development, we used a per resident equivalent estimate by dividing the fiscal year 2026 budgeted electric utility tax revenue of \$94,057 by the estimated 19,072 resident equivalents (residents and one-half of workers) in the City. This results in an average resident equivalent annual electric utility tax revenue estimate of \$4.93. Multiplying the per resident equivalent estimate by the 204 resident equivalents (residential population) of the proposed Cantera Point development at build-out results in annual electric utility tax revenue of approximately \$1,000.

**THE FISCAL IMPACTS ASSOCIATED WITH THE PROPOSED
CANTERA POINT TOWNHOME DEVELOPMENT IN WARRENVILLE**

NATURAL GAS UTILITY TAXES

The City imposes a natural gas utility tax based on the natural gas gross receipts. The City’s natural gas utility tax revenue is allocated to the Capital Maintenance and Replacement Fund. Table III-8 presents an estimate of the annual natural gas utility tax revenue generated by the residents of the proposed Cantera Point development.

TABLE III-8	
Estimated Annual Natural Gas Utility Tax Revenue Generated by Cantera Point Townhome Development at Build-out	
	Annual
FY 2026 Capital Maintenance & Replacement Fund Budgeted Natural Gas Tax Revenue	\$176,854
Number of Warrenville Resident Equivalents	19,072
Tax Revenue Per Resident Equivalent	\$9.27
Estimated Number of Cantera Point Resident Equivalents (Residential Population)	204
Tax Revenue @ Build-out	\$1,892
Sources: D.R. Horton; City of Warrenville; Gruen Gruen + Associates.	

To estimate the annual natural gas utility tax revenue attributable to residents of the proposed Cantera Point development, we used a per resident equivalent estimate by dividing the fiscal year 2026 budgeted natural gas utility tax revenue of \$176,854 by the estimated 19,072 resident equivalents (residents and one-half of workers) in the City. This results in an average resident equivalent annual utility tax revenue estimate of \$9.27. Multiplying the per resident equivalent estimate by the 204 resident equivalents (residential population) of the proposed Cantera Point development at build-out results in an estimate of annual natural gas utility tax revenue of approximately \$1,900.

**THE FISCAL IMPACTS ASSOCIATED WITH THE PROPOSED
CANTERA POINT TOWNHOME DEVELOPMENT IN WARRENVILLE**

LOCAL MOTOR FUEL TAX

Warrenville imposes a local motor fuel tax of \$0.06 per gallon on fuel purchases in the City. The City’s annual local motor fuel tax revenue is allocated to the Capital Maintenance and Replacement Fund. Utilizing a per-resident equivalent approach, this section presents an estimate of annual local motor fuel tax revenue potentially induced by the development of the Cantera Point townhome development. Table III-9 summarizes the forecast of annual local motor fuel tax revenue.

TABLE III-9	
Estimated Annual Local Motor Fuel Tax Revenue Generated by Cantera Point Townhome Development at Build-out	
	Annual
FY 2026 Capital Maintenance & Replacement Fund Budgeted Local Motor Fuel Tax Revenue	\$536,230
Number of Warrenville Resident Equivalents	19,072
Tax Revenue Per Resident Equivalent	\$28.12
Estimated Number of Cantera Point Resident Equivalents (Residential Population)	204
Tax Revenue @ Build-out	\$5,736
Sources: D.R. Horton; City of Warrenville; Gruen Gruen + Associates.	

To estimate the annual local motor fuel tax attributable to residents of the proposed Cantera Point development, GG+A used the budgeted local motor fuel tax revenues for fiscal year 2026, which total \$536,230. This equates to \$28.12 per resident equivalent in the City. Total annual local motor fuel tax revenue at build-out of the Cantera Point development is estimated at approximately \$5,700.

**THE FISCAL IMPACTS ASSOCIATED WITH THE PROPOSED
CANTERA POINT TOWNHOME DEVELOPMENT IN WARRENVILLE**

MOTOR FUEL TAX (STATE SHARED)

Warrenville receives a share of the tax on gasoline imposed by the State which is accounted for in Warrenville’s Motor Fuel Tax Fund. In 2019, the State doubled the cost of motor fuel taxes which are placed in a Transportation Renewal Fund. Motor fuel taxes and Transportation Renewal Funds are distributed to municipalities on a per capita basis. The Illinois Municipal League estimates municipal distributions for municipal fiscal year 2026 of \$21.57 per capita for motor fuel tax and \$23.17 per capita for Transportation Renewal Fund.

Table III-10 presents an estimate of the annual motor fuel tax revenue (including Transportation Renewal Fund revenue) generated by the residential population of the proposed Cantera Point development.

TABLE III-10	
Estimated Annual Motor Fuel Tax Fund Revenue Generated by Cantera Point Townhome Development at Build-out	
	Annual
Motor Fuel Tax Fund Revenue Per Capita ¹	\$44.74
Estimated Number of Cantera Point Residents	204
Tax Revenue @ Build-out	\$9,127
¹ Based on Illinois Municipal League revenue estimates for Municipal Fiscal Year 2026 of \$21.57 per capita for motor fuel taxes and \$23.17 per capita for Transportation Renewal Fund.	
Sources: D.R. Horton; City of Warrenville; Illinois Municipal League; Gruen Gruen + Associates.	

Annual motor fuel tax revenue (including Transportation Renewal Fund revenue) to the City is estimated to total approximately \$9,100.

**THE FISCAL IMPACTS ASSOCIATED WITH THE PROPOSED
CANTERA POINT TOWNHOME DEVELOPMENT IN WARRENVILLE**

CHAPTER IV

FORECAST GENERAL FUND EXPENDITURES

INTRODUCTION

General Fund costs that the City may incur to serve the Cantera Point development can be grouped into the following categories:

- Police;
- Public Works;
- General Government; and
- Community Development.

Budgeted General Fund expenditures for fiscal year 2026 are summarized in Table IV-1. It is evident that a high percentage of the City’s General Fund expenditure total is attributable to public safety. Police expenditures comprise the majority - 62 percent - of total General Fund expenditures.

TABLE IV-1	
City of Warrenville General Fund Expenditures by Department (FY2026)	
Department	Budgeted Fiscal Year 2026 \$
Police	8,548,262
General Government ¹	1,887,054
Public Works ²	2,032,632
Community Development	1,286,755
TOTAL GENERAL FUND³	13,754,703
¹ Finance Department, Legal Department, Elected Officials and Administration Department. ² Streets department of Public Works budget. ³ Does not include Central Services cost center which is utilized to account for organization-wide expenditures that are not managed by a specific department. Also does not include Parks & Rec expenditures which relate to building, grounds, and equipment maintenance. Cantera Point will not include any public park space.	
Sources: City of Warrenville 2026 City Budget; Gruen Gruen + Associates.	

General Fund budgeted expenditures for police, general government, public works and community development departments total approximately \$13.8 million for the Fiscal Year 2026. Costs associated with the Community Development department have not been estimated for the proposed Cantera Point development because it is assumed that project fees and permit revenues would offset any associated costs.

**THE FISCAL IMPACTS ASSOCIATED WITH THE PROPOSED
CANTERA POINT TOWNHOME DEVELOPMENT IN WARRENVILLE**

Table IV-2 presents a summary of the annual General Fund expenditures potentially induced by the proposed Cantera Point development at build-out.

TABLE IV-2	
Estimated Annual General Fund Expenditures Potentially Induced by Cantera Point Townhome Development at Build-Out¹	
Expenditures	Annual \$
Police	22,900
General Government	5,000
Public Works	5,400
TOTAL GENERAL FUND	33,300
¹ Figures have been rounded.	
Sources: City of Warrenville; Gruen Gruen + Associates.	

Following full build-out, the Cantera Point development is forecast to potentially induce approximately \$33,300 of annual General Fund costs. Police Department costs are estimated to total \$22,900.

**THE FISCAL IMPACTS ASSOCIATED WITH THE PROPOSED
CANTERA POINT TOWNHOME DEVELOPMENT IN WARRENVILLE**

POLICE

Table IV-3 presents an estimate of the annual costs of providing police service to Cantera Point at full build-out.

TABLE IV-3	
Estimated Annual Operating Costs of Providing Police Service to Cantera Point Townhome Development at Build-out	
	Annual
FY2026 Budgeted Police Department Expenditures (General Fund)	\$8,548,262
2026 Variable Police Department Operating Costs	25%/\$2,137,066
2026 City of Warrenville Resident Equivalent Population	19,072
2026 Variable Cost Per Resident Equivalent	\$112.05
Estimated Cantera Point Resident Equivalent Population @ Build-out	204
Police Department Operating Costs @ Build-out	\$22,859
Sources: D.R. Horton; City of Warrenville; Gruen Gruen + Associates.	

The estimate of police service costs assumes that approximately 75 percent of Police Department operating expenditures funded by the General Fund are fixed. In other words, approximately \$7.2 million in annual operating and overhead costs are assumed to be unaffected by changes in service population.

Police department budgeted expenditures in fiscal year 2026 are approximately \$8.5 million. Assuming 75 percent of costs are fixed or do not vary with changes in population and a resident equivalent population in Warrenville of 19,072, variable costs per resident equivalent is estimated at \$112.05. Multiplying the estimated Cantera Point population at build-out and occupancy of 204 by the estimated resident equivalent cost of \$112.05 produces an estimate of annual Police department operating costs of approximately \$22,900.

GENERAL GOVERNMENT

The cost of providing General Government services to the proposed development is a function of the increased burden placed on the City’s administrative and support services. Typically, General Government services contain a significant fixed cost that does not change as the result of new development. For example, even as the City's population grows, its high-level managerial and administrative personnel costs tend to remain fixed (e.g. Warrenville only needs one City Manager, one Finance Director, etc., irrespective of the size of the service population). Based on our review of the Budget, GG+A estimates that a high proportion of the General Government costs are fixed and will not vary with changes in the population. Approximately 75 percent of General Government operating costs funded by the General Fund are assumed to be fixed.

**THE FISCAL IMPACTS ASSOCIATED WITH THE PROPOSED
CANTERA POINT TOWNHOME DEVELOPMENT IN WARRENVILLE**

Table IV-4 presents a forecast of annual General Government service costs at build-out.

TABLE IV-4	
Estimated Annual Operating Costs of Providing General Government Service to the Cantera Point Townhome Development at Build-out	
	Annual
FY2026 Budgeted General Government Expenditures (General Fund) ¹	1,887,054
2026 Variable General Government Department Operating Costs	25%/\$471,764
2026 City of Warrenville Resident Equivalent Population	19,072
2026 Variable Cost Per Resident Equivalent	\$24.74
Estimated Cantera Point Resident Equivalent Population @ Build-out	204
General Government Operating Costs @ Build-out	\$5,046
Sources: D.R. Horton; City of Warrenville; Gruen Gruen + Associates.	

The Warrenville Budget indicates that budgeted fiscal year 2026 General Government expenditures totaled nearly \$1.9 million. Assuming 75 percent of General Government costs are fixed, variable costs, at 25 percent, are accordingly estimated at approximately \$471,800 or \$24.74 per resident equivalent. At full build-out of the proposed development, annual General Government costs are estimated at approximately \$5,000.

**THE FISCAL IMPACTS ASSOCIATED WITH THE PROPOSED
CANTERA POINT TOWNHOME DEVELOPMENT IN WARRENVILLE**

PUBLIC WORKS

Table IV-5 presents an estimate of the annual costs of providing Public Works services (i.e., public streets, public utility infrastructure, public buildings and public grounds maintenance, and public landscaping) to Cantera Point at full build-out. However, the extent of such public facilities at the Cantera Point development will be limited to potable water main and sanitary sewer system improvements. The General Fund cost estimate assumes that approximately 75 percent of Public Works Department budgeted expenditures funded by the General Fund are fixed. The facilities maintenance and vehicle maintenance division which maintain public buildings and grounds and the City’s entire fleet are not likely to be vary with changes in population. The streets division which maintains streets, sidewalks, bike paths, and provides snow removal is more likely to vary with changes in population. In other words, approximately \$1.5 million in annual operating and overhead costs are assumed to be unaffected by changes in service population.

TABLE IV-5	
Estimated Annual Operating Cost of Providing Public Works Service to the Cantera Point Townhome Development at Build-out	
	Annual
FY 2026 Budgeted Public Works Department Expenditures (General Fund) ¹	\$2,032,632
2026 Variable Public Works Department Operating Costs	25%/\$508,158
2026 City of Warrenville Resident Equivalent Population	19,072
2026 Variable Cost Per Resident Equivalent	\$26.64
Estimated Cantera Point Resident Equivalent Population @ Build-out	204
Public Works Department Operating Cost @ Build-out	\$5,435
¹ Streets department of Public Works budget.	
Sources: D. R. Horton; City of Warrenville; Gruen Gruen + Associates.	

Given Public Work expenditures budgeted in fiscal year 2026 of approximately \$2.0 million and an estimate that 75 percent of costs are fixed or do not vary with changes in population and a resident equivalent population in Warrenville of 19,072, variable costs per resident equivalent are estimated at \$26.64. Multiplying the estimated Cantera Point population at build-out and occupancy of 204 by the estimated resident equivalent cost of \$26.64 produces an estimate of annual Public Works department operating costs of approximately \$5,400.

**THE FISCAL IMPACTS ASSOCIATED WITH THE PROPOSED
CANTERA POINT TOWNHOME DEVELOPMENT IN WARRENVILLE**

CHAPTER V

**FISCAL IMPACT OF CANTERA POINT DEVELOPMENT
ON COMMUNITY UNIT SCHOOL DISTRICT 200**

**SCHOOL-AGE CHILDREN POTENTIALLY GENERATED BY THE CANTERA
POINT DEVELOPMENT**

The proposed Cantera Point townhome development will positively impact the operating surplus of Community Unit School District 200 (CUSD 200). Using the student generation data from the City’s Dedication of Land or Cash Contribution municipal ordinance as a children-per-household metric, GG+A estimates Cantera Point will include approximately 17 school-age children. Children would comprise eight percent of the total estimated number of residents for the Cantera Point development.

Table V-1 presents the number of school-aged children assumed to be generated by the Cantera Point development.

TABLE V-1	
Estimated Number of Students for Community Unit School District 200 of Cantera Point Townhome Development at Build-out¹	
	Attached Single-Family #
Number of Bedrooms	18 units – 2 Bedroom 73 units – 3 Bedroom
Number of Units	91
Number of Students	17
¹ Figures are rounded.	
Sources: D.R. Horton; City of Warrenville CHAPTER 12 LAND DEDICATION FOR PUBLIC USE ; Gruen Gruen + Associates.	

**THE FISCAL IMPACTS ASSOCIATED WITH THE PROPOSED
CANTERA POINT TOWNHOME DEVELOPMENT IN WARRENVILLE**

**PROPERTY TAX REVENUE ESTIMATE FOR COMMUNITY UNIT SCHOOL
DISTRICT 200**

Table V-2 presents the estimate of annual property tax revenues generated at the build-out of Cantera Point for Community Unit School District 200.

TABLE V-2	
Estimated Annual Property Tax Revenue for Community Unit School District 200 of Cantera Point Townhome Development at Build-out¹	
	Annual Residential \$
Equalized Assessed Value ²	13,832,000
Annual Property Tax Revenue for Community Unit School District 200 @ Build-out³	630,600
¹ Figures are rounded. ² Equalized assessed value is calculated at 33.33% of market value. Adjusted equalized assessed value factor of 1.0000. Net of homeowner’s exemption of \$8,000 per unit. ³ Community Unit School District 200 2024 property tax rate is \$4.5592 per \$100 of equalized assessed value.	
Sources: D.R. Horton; DuPage County Assessor; Gruen Gruen + Associates.	

With an equalized assessed value of \$13.8 million and a property tax rate of \$4.5592 per \$100 of equalized assessed value at build-out, the proposed Cantera Point development is estimated to generate annual property tax revenue of approximately \$630,600 for Community Unit School District 200.

**THE FISCAL IMPACTS ASSOCIATED WITH THE PROPOSED
CANTERA POINT TOWNHOME DEVELOPMENT IN WARRENVILLE**

NET FISCAL EFFECT ON COMMUNITY UNIT SCHOOL DISTRICT 200

Table V-3 compares the revenues, operating expenses, and operating surplus resulting from the 17 additional school-age children assumed to be added to the Community Unit School District 200 from the proposed Cantera Point development.

TABLE V-3		
Estimated Operating Revenues and Expenses for Community Unit School District 200 Generated by Cantera Point Townhome Development at Build-out		
	Annual Per Additional Student	Annual Total
	\$	\$
District Property Tax Revenues	37,096	630,629
State Aid/Evidence-Based Funding	1,287	21,871
Gross Operating Costs	(17,460)	(296,820)
District Operating Surplus	20,922	355,680
Sources: D.R. Horton; DuPage County Assessor; Illinois State Board of Education; Gruen Gruen + Associates.		

The estimate of annual property tax revenue of \$630,629 to the Community Unit School District 200 equates to \$37,096 per additional student per year upon build-out.

According to the Illinois State Board of Education (ISBE), School District 200 is scheduled to receive minimum Gross Evidence-Based Funding for the 2025 fiscal year totaling over \$14 million, or the equivalent of \$1,287 per pupil. This represents additional operating revenues of \$21,871 (i.e., \$1,287 multiplied by 17 pupils projected to be generated by the proposed Cantera Point development). (The State Evidence-Based Funding formulas replaced General State Aid in 2017; they are not specifically based on student population, so the estimate is an approximation based on current district enrollment and level of State funding).

Annual ISBE district report cards indicate that gross operating expenditures of \$17,460 per pupil in Community Unit School District 200 in 2022-2023.³ Thus, with 17 additional students projected to be generated by the proposed Cantera Point development, annual operating expenditures based on current rates are assumed to increase by \$296,820 annually.

The difference between (a) projected annual property tax revenues and State funding resulting from student generation at Cantera Point and (b) additional annual operating costs resulting from student generation at Cantera Point indicates an estimated annual operating surplus of \$355,680 or \$20,922 per additional student generated for Community Unit School District 200.

³ Most recent year available as reported in the Illinois Report Card 2023-2024.

**THE FISCAL IMPACTS ASSOCIATED WITH THE PROPOSED
CANTERA POINT TOWNHOME DEVELOPMENT IN WARRENVILLE**

APPENDIX A

TOTAL ANNUAL PROPERTY TAX REVENUE FOR ALL TAXING DISTRICTS

Table A-1 presents the estimated total annual property tax revenue associated with the Cantera Point townhome development at build-out.

TABLE A-1	
Total Annual Property Tax Revenue Estimated by Taxing District of the Cantera Point Townhome Development	
Taxing District	Total Development \$
College of DuPage 502	24,815
City of Warrenville	87,736
County of DuPage	18,825
DuPage Airport Authority	1,688
Forest Preserve District	18,120
Naperville Township	5,256
Naperville Township Road Department	4,191
Naperville Township Mental Health	1,936
Community Unit School District 200	630,629
Warrenville Street & Bridge Naperville Township	3,361
Warrenville Fire District	87,031
Warrenville Park District	61,967
Warrenville Library District	51,289
TOTAL PROPERTY TAXES¹	996,845
¹ Based on 2024 property tax rate for City of Warrenville and 2024 property tax rate for other taxing districts.	
Sources: DuPage County Treasurer; Gruen Gruen + Associates.	

Total annual property taxes are estimated at over \$996,000 from the development for all taxing entities. Of that total, Community Unit School District 200 is estimated to receive over \$630,000 or about 63 percent of total annual property tax revenue. The City is expected to receive approximately \$87,700 or about nine percent of total annual property tax revenue.

Gruen Gruen + Associates (GG+A) is a firm of economists, sociologists, statisticians and market, financial and fiscal analysts. Developers, public agencies, attorneys and others involved in real estate asset management utilize GG+A research and consulting to make and implement investment, marketing, product, pricing and legal support decisions. The firm's staff has extensive experience and special training in the use of demographic analysis, survey research, econometrics, psychometrics and financial analysis to describe and forecast markets for a wide variety of real estate projects and economic activities.

Since its founding in 1970, GG+A has pioneered the integration of behavioral research and econometric analysis to provide a sound foundation for successful land use policy and economic development actions. GG+A has also pioneered the use of economic, social and fiscal impact analysis. GG+A impact studies accurately and comprehensively portray the effects of public and private real estate developments, land use plans, regulations, annexations and assessments on the affected treasuries, taxpayers, consumers, other residents and property owners.

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