

# CITY OF WARRENVILLE

  

# MEMORANDUM

TO: Mayor Johnson, City Council, and City Administrator White  
FROM: Amy Emery, Director of Community and Economic Development *AEW*  
SUBJECT: 2024 TIF REIMBURESMENT PAYMENTS TO SCHOOL AND LIBRARY DISTRICTS  
DATE: November 6, 2025

This memo has been prepared to update the City Council on the TIF# 3 and TIF #4 reimbursement payments the City issued to the Warrenville Library District and Wheaton Warrenville School District 200 for calendar year (CY) 2024. The reimbursement payments were issued in November 2025.

**Background**

The State of Illinois TIF Act requires municipalities to reimburse school and library districts for increased costs each incur annually as a result of the additional residential population associated with new housing units within active TIF districts that have received some form of municipal TIF assistance. The TIF Act provides a detailed methodology for calculating the amount of TIF reimbursement due each year.

**CY 2024 TIF Reimbursement Details**

**TIF #3:** The Stafford Place Project is the only TIF assisted housing development in this TIF District.

At the end of CY 2024, 54 people reside in the 27 homes in this development. School District 200 reported that five (5) students from Stafford Place attended District 200 schools in CY 2024. This is a increase of one (1) student since CY2023. These 27 homes generated \$311,358.00 in TIF revenue in CY 2023 (an increase of \$15,819 from CY 2023).

Based on the above facts and figures, the City issued the following TIF #3 reimbursement payments for CY 2024:

- School District 200: \$75,974.85 (an increase of \$18,439.77 from CY2023)
- Warrenville Public Library District: \$6,227.00 (an increase of \$316.00 from CY2023)

**TIF #4:** The Lexington Trace and Everton Projects are the two TIF assisted housing developments located in this TIF District. All Everton and Lexington units are constructed and occupied.

All of the units in Lexington Trace Unit 1, 2, and 3 are completed and occupied. The 295 townhome units (29 buildings) received occupancy permits. An estimated 295 people live in these townhomes. School District 200 reported that eleven (an increase of four) students from these townhomes attended District 200 schools in CY 2024. These townhomes generated \$1,189,169 (an increase of \$262,625.06 from CY 2023).

At the end of CY 2024, all units of the Everton Project had received occupancy permits. An estimated 669 people live in these townhomes and apartments. School District 200 reported that 38 students (increase of 0 from CY 2023) from Everton attended District 200 schools in CY 2024. Everton generated \$2,012,213.00 in TIF revenue in CY 2024 (a decrease of \$24,239 from CY 2023 attributed to reappraisal of the apartment buildings).

Based on the above facts and figures, the City issued the following TIF #4 reimbursement payments for CY 2024:

- School District 200: \$759,748.50 (increase of \$112,478.85 from CY2023)
  - Warrenville Public Library District: \$ 64,028.00 (increase of \$4,355.00 from CY2023)
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