



**KANE COUNTY**  
IMPACT FEE PROGRAM

# IMPACT FEE LAND USE ASSUMPTIONS IFAC RECOMMENDATION

*August 10, 2021*

# WELCOME

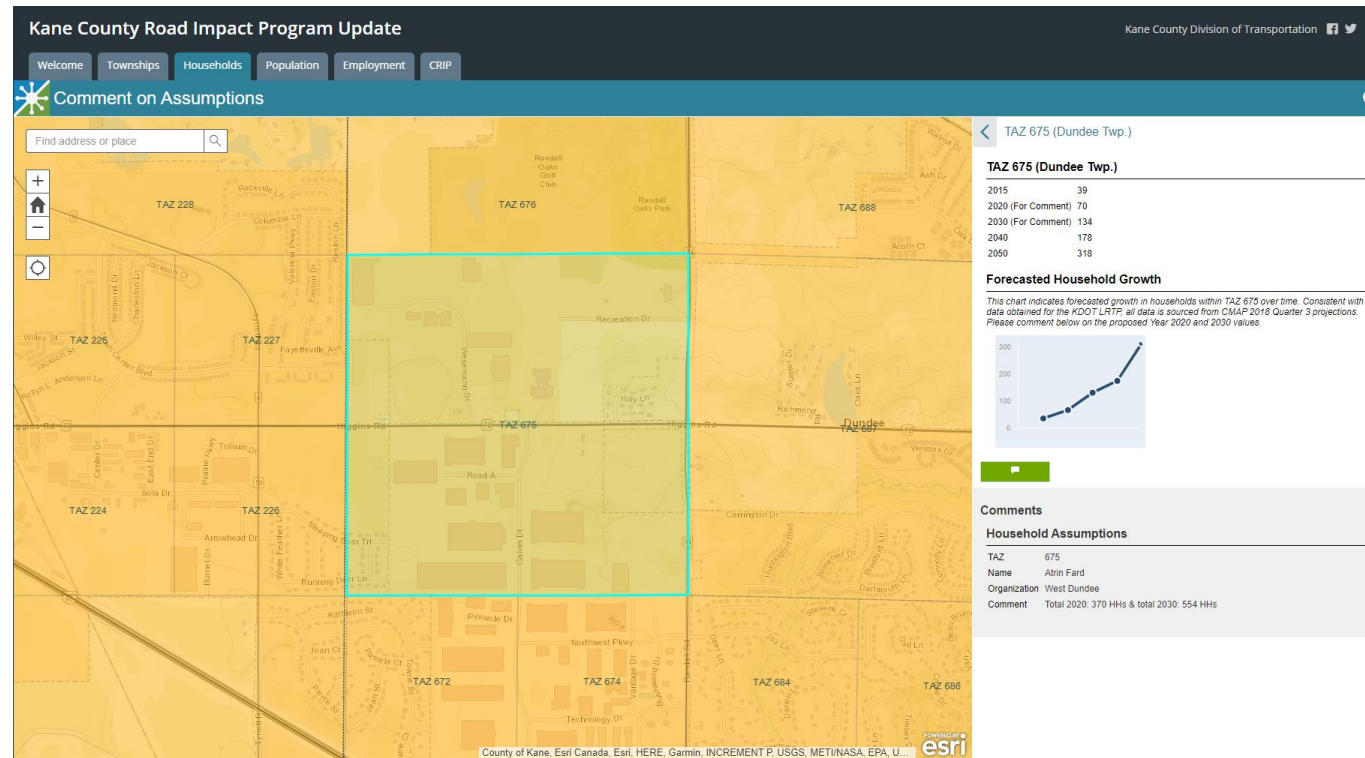
- **Land Use Assumptions Methodology**
- **Public Hearing Summary**
  - Comments Received
  - Responses to Comments
- **Recommendation for Adoption of the Land Use Assumptions**
- **CRIP Public Hearing Request**
- **Next Steps**

Data source: *CMAP ON TO 2050*  
Year 2020 & Year 2030 conformity analysis

- Population
- Households
- Employment

Initial input

- 105 online map comments
- Additional comments via email
- 13 municipalities

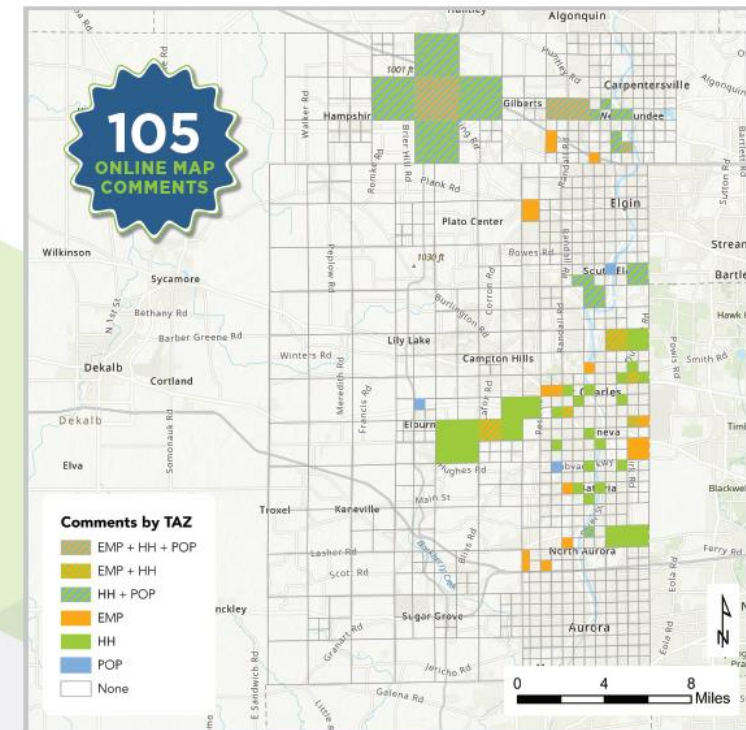


Example of online input received from the Village of West Dundee

# PUBLIC HEARING

- Required by state statute for Land Use Assumptions and CRIP
- Public hearing for Land Use Assumptions conducted on Tuesday, July 27<sup>th</sup> (5:30-7:00PM)
  - Hybrid format: in-person and online participation
  - 2 in-person attendees: Batavia, Huntley
  - 0 online attendees
  - 2 email comments: Algonquin, Elgin Development Group
- Comment period open thru August 3, 2021

## LAND USE - ONLINE MUNICIPAL INPUT SUMMARY


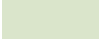



# SUMMARY OF COMMENTS

○ **Village of Algonquin**

*Specific adjustments based on known development activity*

TAZ: LUA	CMAP 2018 Q3 Conformity Analysis		Initial Recommendation		Revised Recommendation	
	2020	2030	2020 ADJ	2030 ADJ	2020 ADJ	2030 ADJ
677: Employment	39	64	39	64	39	539 ★
677: Households	532	603	532	603	532	532
678: Employment	562	629	562	629	562	762 ★
678: Households	441	540	441	540	441	741 ★
690: Employment	13	27	13	27	0 ★	200
690: Households	12	51	12	51	0	300
691: Employment	404	439	404	439	404	504 ★
691: Households	333	360	333	360	333	533 ★
714: Households	199	230	199	230	199	299 ★
762: Employment	80	94	80	94	80	180 ★
762: Households	252	283	252	283	252	336 ★

 Decrease  
 Increase  
 Updated per Village comment

*Population projections updated per Households (using average ratio of persons per Household)*

# SUMMARY OF COMMENTS

- **City of Batavia**
  - TAZ 452:
    - Household projection does not reflect existing industrial zoning and the area is largely developed
  - TAZ 384:
    - Area should reflect an increase in population due to 66-acre development to include 162 single-family units
  - TAZ 471 / TAZ 472:
    - Two new industrial buildings and a building addition under review; additional employment anticipated

TAZ: LUA	CMAP 2018 Q3 Conformity Analysis		Initial Recommendation		Revised Recommendation	
	2020	2030	2020 ADJ	2030 ADJ	2020 ADJ	2030 ADJ
452: Households	103	123	83	270	103	113 ★
452: Population	268	310	214	697	268	285 ★
384: Households	87	130	87	130	87	292 ★
384: Population	184	263	184	263	184	665 ★
471: Employment	582	592	582	592	582	602 ★
472: Employment	1,143	1,155	1,143	1,155	1,143	1,281 ★

Decrease  
 Increase  
 ★ Updated per City comment




# SUMMARY OF COMMENTS

○ **Village of Huntley**

*Specific adjustments based on known development activity*

TAZ: LUA	CMAP 2018 Q3 Conformity Analysis		Initial Recommendation		Revised Recommendation	
	2020	2030	2020 ADJ	2030 ADJ	2020 ADJ	2030 ADJ
210: Employment	1,206	1,287	1,206	1,287	1,206	1,406 ★
210: Households	3,704	4,586	3,704	4,586	3,704	4,004 ★
214: Employment	953	1,015	953	1,015	953	2,853 ★

*No changes to Population; CMAP projection aligns with revised Households (assumes lower ratio of persons per Household due to Sun City)*

 Decrease  
 Increase  
 Updated per Village comment

# SUMMARY OF COMMENTS

- **Elgin Development Group**

On behalf of the Elgin Development Group we would like to express our concern regarding the Kane County Impact Fee Ordinance to be discussed at the hearing on Tuesday, July 27, 2021. We are opposed to the Ordinance and ask that it be repealed and eliminated because it creates a disincentive to businesses and developers to create jobs in Kane County. As only one of two counties in the State of Illinois that imposes such fees, we would ask that you give serious consideration to our request because it puts communities such as ours at a competitive disadvantage in competing for new businesses with surrounding communities. The Impact Fee also discourages developers from attracting manufacturers and building speculative buildings for manufacturing because the fees place an additional cost and financial burden on the overall cost of constructing a manufacturing building. These manufacturing buildings already require reinforced floors, heavier electrical-load equipment and infrastructure to support manufacturing. Manufacturers create jobs, while developers instead are building warehouses that offer few jobs.

We would respectfully request that you consider getting rid of the Kane County Impact Fee ordinance.






# SUMMARY OF COMMENTS

- **Other Comments (Supplemental Review of Initial Municipal Comments)**
  - **City of Batavia**
    - Comment: “Portions of TAZ 404, 426, 427 are located in TIF 4. There may be increased populations/households (and employment) if successful”
    - Response: No changes to TAZ 427; projections increased for TAZ 404 and TAZ 426
  - **City of St. Charles**
    - Comment: Employment projection for TAZ 521 “seems small since the Q Center is included in this TAZ, unless the employment generated is included in a different TAZ”
    - Response: Added 25 jobs to TAZ 521 to account for potential expansion of Q Center
  - **Village of West Dundee**
    - Comment: Household data for TAZ 722 “Corrected Total 2020: 125 HHs & total 2030: 277 HHs”
    - Response: Accepted municipal adjustment for Year 2020; assumed 50% of projection for Year 2030
    - *Additional updates per corrected interpretation of initial Village comments*

# SUMMARY OF COMMENTS



○ **Other Comments (Supplemental Review of Initial Municipal Comments)**

TAZ: LUA	CMAP 2018 Q3 Conformity Analysis		Initial Recommendation		Revised Recommendation	
	2020	2030	2020 ADJ	2030 ADJ	2020 ADJ	2030 ADJ
TAZ 404: Households	273	304	273	304	273	324 ★
TAZ 404: Population	754	801	754	801	754	854 ★
TAZ 426: Households	662	720	662	720	662	740 ★
TAZ 426: Population	1,436	1,521	1,436	1,521	1,436	1,574 ★
TAZ 521: Employment	231	231	231	231	231	256 ★
TAZ 722: Households	133	158	133	158	125 ★	218 ★
TAZ 722: Population	414	468	414	468	391 ★	644 ★

 Decrease  
 Increase  
 Updated per Village comment

# HOUSEHOLDS

Political Township <sup>A</sup>	Kane County <sup>B</sup>	CMAP 2018 Q3 Conformity Analysis		Initial Recommendation		Revised Recommendation		Kane County <sup>B</sup>	
	2015	2020	2030	2020 ADJ	2030 ADJ	2020 ADJ	2030 ADJ	2040	2050
Aurora	47,497	50,017	56,243	49,976	56,090	49,976	56,090	63,456	68,213
Batavia	13,230	14,124	15,628	14,214	15,902	14,194	16,089	17,005	18,536
Big Rock	720	983	1,724	983	1,724	983	1,724	2,694	3,988
Blackberry	5,026	5,437	6,468	5,437	6,468	5,437	6,468	7,887	11,018
Burlington	747	1,035	1,922	1,035	1,922	1,035	1,922	3,244	5,490
Campton	5,570	6,281	7,416	6,281	7,554	6,281	7,554	8,659	10,528
Dundee	21,582	22,939	25,912	24,464	26,912	23,442	27,880	29,240	33,914
Elgin	35,180	37,244	41,647	37,244	42,615	37,244	42,615	46,489	49,101
Geneva	9,809	10,743	12,545	10,713	12,569	10,733	12,797	14,135	15,548
Hampshire	3,066	4,031	5,495	4,031	5,895	4,031	5,895	7,158	9,599
Kaneville	493	545	674	545	674	545	674	827	1,199
Plato	2,545	3,749	4,803	3,749	4,803	3,749	4,803	5,805	7,431
Rutland	9,144	10,200	12,516	10,835	14,504	10,835	13,922	14,793	19,286
St. Charles	18,852	20,725	22,869	20,454	22,892	20,454	22,892	24,232	25,486
Sugar Grove	7,097	7,857	9,349	7,806	8,395	7,806	8,395	11,274	15,916
Virgil	781	961	1,345	961	1,345	961	1,345	1,937	2,952
<b>Totals</b>	<b>181,339</b>	<b>196,871</b>	<b>226,556</b>	<b>198,728</b>	<b>230,264</b>	<b>197,706</b>	<b>231,065</b>	<b>258,835</b>	<b>298,205</b>



 Decrease  
 Increase

<sup>A</sup> Political Township: Kane County GIS

<sup>B</sup> Kane County 2050 LRTP is based on CMAP 2018 Q3 Conformity Analysis

# POPULATION

Political Township <sup>A</sup>	Kane County <sup>B</sup>	CMAP 2018 Q3 Conformity Analysis		Initial Recommendation		Revised Recommendation		Kane County <sup>B</sup>	
	2015	2020	2030	2020 ADJ	2030 ADJ	2020 ADJ	2030 ADJ	2040	2050
Aurora	146,217	152,434	166,596	152,356	166,308	152,356	166,308	184,920	197,184
Batavia	36,014	38,039	41,065	38,281	41,786	38,227	42,277	43,963	47,429
Big Rock	1,890	2,494	3,832	2,494	3,832	2,494	3,832	5,549	8,105
Blackberry	15,410	16,436	18,767	16,436	18,767	16,436	18,767	22,173	29,701
Burlington	1,998	2,723	4,343	2,723	4,343	2,723	4,343	6,793	11,298
Campton	16,873	18,604	21,085	18,604	21,475	18,604	21,475	23,900	28,462
Dundee	65,503	68,965	75,839	73,305	78,527	70,271	81,378	84,086	95,903
Elgin	102,049	106,881	116,226	106,881	118,885	106,881	118,885	127,625	133,968
Geneva	26,053	28,003	31,161	27,923	31,243	27,977	31,567	34,278	37,294
Hampshire	8,126	10,049	12,315	10,049	13,203	10,049	13,203	15,314	20,156
Kaneville	1,232	1,361	1,650	1,361	1,650	1,361	1,650	1,960	2,820
Plato	7,475	10,222	12,295	10,222	12,295	10,222	12,295	14,442	18,135
Rutland	23,475	25,284	28,461	26,833	32,955	26,833	32,955	32,498	41,320
St. Charles	50,286	54,300	58,224	53,593	58,293	53,593	58,293	60,924	63,650
Sugar Grove	20,101	21,837	24,869	21,695	22,331	21,695	22,331	29,081	39,637
Virgil	2,051	2,468	3,167	2,468	3,167	2,468	3,167	4,359	6,476
<b>Totals</b>	<b>524,753</b>	<b>560,100</b>	<b>619,895</b>	<b>565,224</b>	<b>629,060</b>	<b>562,190</b>	<b>632,726</b>	<b>691,865</b>	<b>781,538</b>

 Decrease  
 Increase

<sup>A</sup> Political Township: Kane County GIS

<sup>B</sup> Kane County 2050 LRTP is based on CMAP 2018 Q3 Conformity Analysis

# EMPLOYMENT

Political Township <sup>A</sup>	Kane County <sup>B</sup>	CMAP 2018 Q3 Conformity Analysis		Initial Recommendation		Revised Recommendation		Kane County <sup>B</sup>	
	2015	2020	2030	2020 Adj	2030 Adj	2020 ADJ	2030 ADJ	2040	2050
Aurora	49,900	53,182	56,466	53,077	56,544	53,077	56,544	62,606	69,720
Batavia	14,214	14,577	15,320	14,469	15,236	14,469	15,246	16,422	18,474
Big Rock	3,660	3,727	4,064	3,727	4,064	3,727	4,064	4,745	5,379
Blackberry	3,122	3,256	3,744	3,256	3,744	3,256	3,744	4,639	6,660
Burlington	539	610	942	610	942	610	942	1,617	3,253
Campton	2,318	2,468	2,937	2,468	2,937	2,468	2,937	3,607	4,890
Dundee	33,156	36,334	38,189	36,357	38,282	36,344	39,382	41,137	46,501
Elgin	39,185	40,646	43,411	40,646	43,411	40,646	43,411	48,084	52,786
Geneva	23,824	24,140	25,193	24,140	25,268	24,140	25,394	26,592	27,938
Hampshire	2,632	2,766	3,243	2,766	3,243	2,766	3,243	4,145	5,926
Kaneville	431	460	571	460	571	460	571	732	986
Plato	906	997	1,296	997	1,296	997	1,296	1,841	3,027
Rutland	3,919	4,861	5,476	4,861	5,476	4,861	7,433	6,592	9,433
St. Charles	27,685	28,791	29,880	28,716	30,090	28,716	30,115	31,205	33,239
Sugar Grove	4,756	5,587	6,339	5,607	5,905	5,607	5,905	7,579	11,154
Virgil	331	377	554	377	554	377	554	912	1,653
<b>Totals</b>	<b>210,578</b>	<b>222,779</b>	<b>237,625</b>	<b>222,534</b>	<b>237,563</b>	<b>222,521</b>	<b>240,781</b>	<b>262,455</b>	<b>301,019</b>

Decrease  
Increase

<sup>A</sup> Political Township: Kane County GIS

<sup>B</sup> Kane County 2050 LRTP is based on CMAP 2018 Q3 Conformity Analysis

# ACTION REQUESTED

- Approval of recommended Land Use Assumptions as presented.

SEPTEMBER 14, 2021  
COUNTY BOARD CONSIDERATION OF  
LAND USE ASSUMPTIONS

# ACTION REQUESTED

- Approval of recommendation to conduct the public hearing to consider the Comprehensive Road Improvement Plan (CRIP).
  - Tentative public hearing date is **November 16, 2021**
  - Public notice will be issued in accordance with the Road Improvement Impact Fee Law of the State of Illinois (605ILCS 5/5-901 to et. seq.)

# NEXT STEPS

## Comprehensive Road Improvement Plan (CRIP)

- ✓ Travel demand model Year 2020 and Year 2030
- ✓ Define CRIP-eligible deficiencies
- ✓ Evaluate improvement alternatives
- ✓ Outline improvement projects
- ✓ Prepare planning-level cost estimates

**FUTURE NEEDS - EXISTING DEFICIENCIES =  
ELIGIBLE PROJECTS FOR IMPACT FEE**





# QUESTIONS

**For a copy of all documentation related to the Impact Fee Update, visit:**

<http://kdot.countyofkane.org/Pages/Impact-Fees.aspx>