



Kane County Road Improvement Impact Fee Advisory Committee (IFAC)

Agenda

Tuesday, August 10, 2021 | 3:00PM

In-person or online options:

Kane County Government Center | Auditorium | 719 Batavia Avenue, Bldg. A | Geneva, IL 60134

Online option: Click [here](#) to connect to the Zoom meeting

Phone information: 1-312-626-6799

Meeting ID: 828 9764 2871

Passcode: 641356

1. **Call to Order** | Drew Frasz
2. **Roll Call** | Lisa Larson
3. **Public Comment**
4. **Approval of Minutes of March 3, 2021**
5. **Reports**
 - A. Consultant Report on Impact Fee Ordinance Update
 - Public Hearing Comments
 - Land Use Assumptions
 - General
 - Approval of Land Use Assumptions
 - Approval of Recommendation for Public Hearing #2
 - Next Steps
6. **Old Business / Announcements**
7. **Next Meeting**
 - TBD October
8. **Adjournment**

For more information regarding the 2022 Impact Fee Program Update, please contact Jackie Forbes, KDOT Chief of Planning and Programming via email at forbesjackie@co.kane.il.us or by phone at (630) 444-3142.



Kane County Road Improvement Impact Fee

Advisory Committee

Virtual Meeting Hosted by Kane County Division of Transportation

Online option: Click [here](#) to connect to the Zoom meeting

Phone information: 1-312-626-6799

Meeting ID: 871 5499 1521

Passcode: 243310

Meeting Minutes – March 5, 2021, 9:30 A.M.

Members in Attendance:

Chairman Drew Frasz	Kane County Board
Court Airhart	Airhart Construction
Alex Alexandrou	City of Aurora
Jennifer Becker	Kane County Division of Transportation
Greg Elsbree	Teamsters Local 179
John Hall Jr.	John Hall Custom Homes
Daniel Olsem	Crown Community Development
Tom Rickert	Kane County Division of Transportation
Jeffery Schielke	Mayor, City of Batavia
Carl Schoedel	Kane County Division of Transportation
Steve Ward	Village President, Village of South Elgin

Others Present:

Rory Fancler	Kimley-Horn
Jackie Forbes	Kane County Division of Transportation
Noah Jones	Kane County Division of Transportation
Lisa Larson	Kane County Division of Transportation

1. Call to Order

Chairman Drew Frasz called the Kane County Road Improvement Impact Fee Advisory Committee meeting to order at 9:16 A.M.

2. Roll Call

A quorum was established with nine (9) voting members present.

3. Public Comment

There was no public comment.

4. Approval of Minutes December 17, 2020

The minutes were approved on motion by Jeffery Schielke, second by John Hall Jr.

5. Reports

Rory Fancler from Kimley Horn explained that the land use assumptions are a key element to the Impact Fee Program update. Land use assumptions take into consideration changes in land use which includes commercial and residential densities, employment and population characteristics. The goal is to review the baseline data provided by the CMAP as part of the ON TO 2050 Plan and Kane County's Long Range Transportation Plan. The intent is the review the data and develop appropriate assumptions moving forward. Assumptions include population, household and employment.

An online map was created and sent to municipalities for review and solicited input from the municipalities. The goal was to present year 2020 and 2030 assumptions and have municipalities provide comment whether or not those assumptions were appropriate. The map was calculated by Traffic Analysis Zones (TAZ) and the municipalities reviewed the TAZ's within their area. The map was very successful, resulting in 105 online map comments with 13 municipalities providing feedback. There were additional comments from one municipality via email.

Rory explains the results of the feedback.

Jackie Forbes explains population trend analysis by comparing the data from the previous 2017 update to the current data. A chart was shown depicting an approximately 4% difference between CMAP and Census population estimates for Impact Fee forecast year (2026). The map was showing that things were decreasing but in the end, we were still hitting the 2040 data points. For this update, we are seeing an increase. Jackie goes on to show that employment and population are rebounding and trending upward since the last impact fee update.

Rory asks for approval of recommendation to conduct a public hearing to consider future land use assumptions. The tentative public hearing date is June 9, 2021. Public notice will be issued in accordance with the Road Improvement Impact Fee Law of the State of Illinois (602ILCS 5/5-901 to et. seq.)

Rory opens it up for discussion. Court Airhart asked to see the previous slide on population data. He asks if 2020 and 2015 number are the census numbers. Rory explains they are CMAP data.

Court asks if there was a reason why they didn't use federal numbers for 2020 and 2015.

Rory explains that for consistency with the traffic demand model historically all of the information is correlated with the CMAP data set. Chairman Drew Frasz states that CMAP is a regional planning umbrella organization. They are local and likely more accurate.

Tom Rickert shares that there are different perspectives on Census data as well as data that is utilized on a regional basis. CMAP utilizes Census data as well as two other data sources. It is believed this data is more reflective of the actual data.

Court Airhart states we have seen population loss in Illinois but we see population growth across Kane County. Tom Rickert confirms this.

Dan Olsem states the number are pre-pandemic numbers. There has been an increase because of the pandemic. He says it is dangerous to utilize the current trend using the numbers. He asks Rory to explain the impact of the pandemic on the numbers projected for 2040.

John Hall states he was looking at the census numbers for the City of St. Charles 2019. Asks if someone can explain the discrepancy in CMAP numbers. It was explained that the data in the table is reflective of St. Charles Township not the City of St. Charles.

Chairman Frasz asks for a motion and a second to approve the date of the public hearing for June 9, 2021. The date was approved on motion by Dale Berman, second by Greg Elsbree.

Rory continues with the presentation with discussion of future projects. Fifteen projects will be considered. She reminds everyone that eligible CRIP projects are for County Roads only. Local and state roads are not eligible.

She states that a Stakeholder Planning Session was held since the last meeting. The intent for this session was to solicit general feedback of the program, to review Impact Fee Program goals and benefits and to outline current policies and procedures. There were twenty-two participants of that meeting. They were representatives from municipal and development communities. Rory explains that the program should be about simplicity, predictability and visibility.

Rory goes over the timeline for next step in the update.

6. Old Business / Announcements

None

7. Next Meeting

TBD

8. Adjournment

Dale Berman makes a motion and Daniel Olsem seconds the motion.

HOUSEHOLDS

Political Township ^A	Kane County ^B	CMAP 2018 Q3 Conformity Analysis		Initial Recommendation		Revised Recommendation		Kane County ^B	
	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
Totals	181,339	196,871	226,556	198,728	230,264	197,706	231,065	258,835	298,205


 Decrease
 Increase

^A Political Township: Kane County GIS

^B Kane County 2050 LRTP is based on CMAP 2018 Q3 Conformity Analysis

POPULATION

Political Township ^A	Kane County ^B	CMAP 2018 Q3 Conformity Analysis		Initial Recommendation		Revised Recommendation		Kane County ^B	
	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
Totals	524,753	560,100	619,895	565,224	629,060	562,190	632,726	691,865	781,538

 Decrease
 Increase

^A Political Township: Kane County GIS

^B Kane County 2050 LRTP is based on CMAP 2018 Q3 Conformity Analysis

EMPLOYMENT

Political Township ^A	Kane County ^B	CMAP 2018 Q3 Conformity Analysis		Initial Recommendation		Revised Recommendation		Kane County ^B	
	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
Totals	210,578	222,779	237,625	222,534	237,563	222,521	240,781	262,455	301,019

Decrease
Increase

^A Political Township: Kane County GIS

^B Kane County 2050 LRTP is based on CMAP 2018 Q3 Conformity Analysis