



**KANE COUNTY**  
IMPACT FEE PROGRAM

# KANE COUNTY IMPACT FEE ADVISORY COMMITTEE

*March 5, 2021*



# DISCUSSION ITEMS

- **Online Map Comments**
  - Land Use Assumptions
  - Approval of Recommendation for Public Hearing
- **CRIP Project Suggestions**
- **Stakeholder Planning Session**
- **Next Steps**

# 2022 ROAD IMPACT FEE PROGRAM UPDATE

## *Land Use Assumptions*



CMAQ ON TO 2050 Plan

<https://www.cmap.illinois.gov/2050>

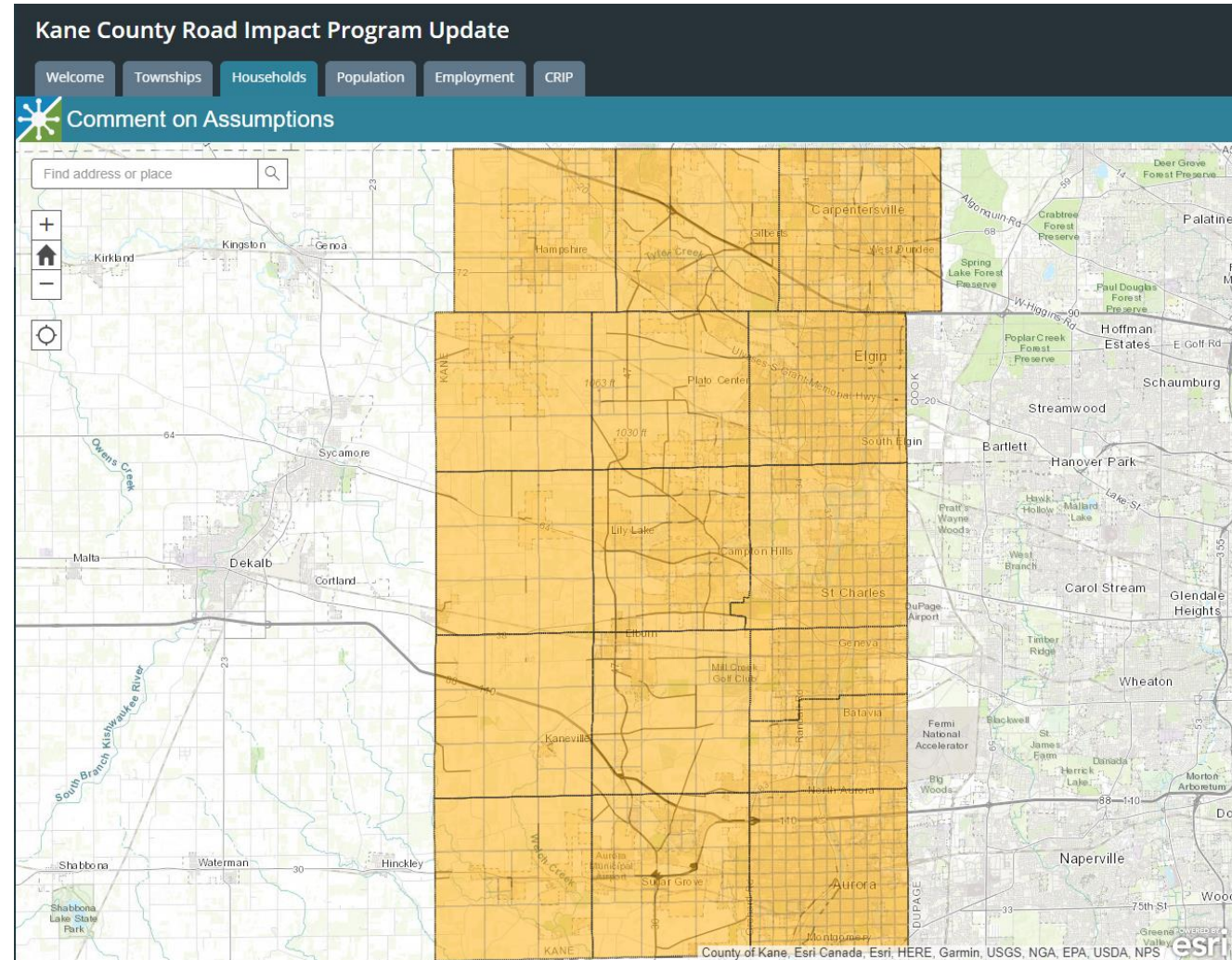
Kane County 2050 Long-Range Transportation Plan

<http://kdot.countyofkane.org/Pages/Long-Range.aspx>

- Solicit input on Year 2020 & Year 2030 socioeconomic assumptions
  - Households
  - Population
  - Employment
- Calculated by County, Township, and Traffic Analysis Zones (TAZ)
- Data from CMAP *ON TO 2050*
  - Year 2020 & Year 2030 conformity analysis
  - Previously approved data for Year 2015 provided for reference
  - Years 2040 and 2050 are horizon years

## What is a TAZ?

A TAZ is a spatial unit used for assigning traffic in a travel demand model. The TAZ boundary is different from municipal, surveyed, or political boundaries.



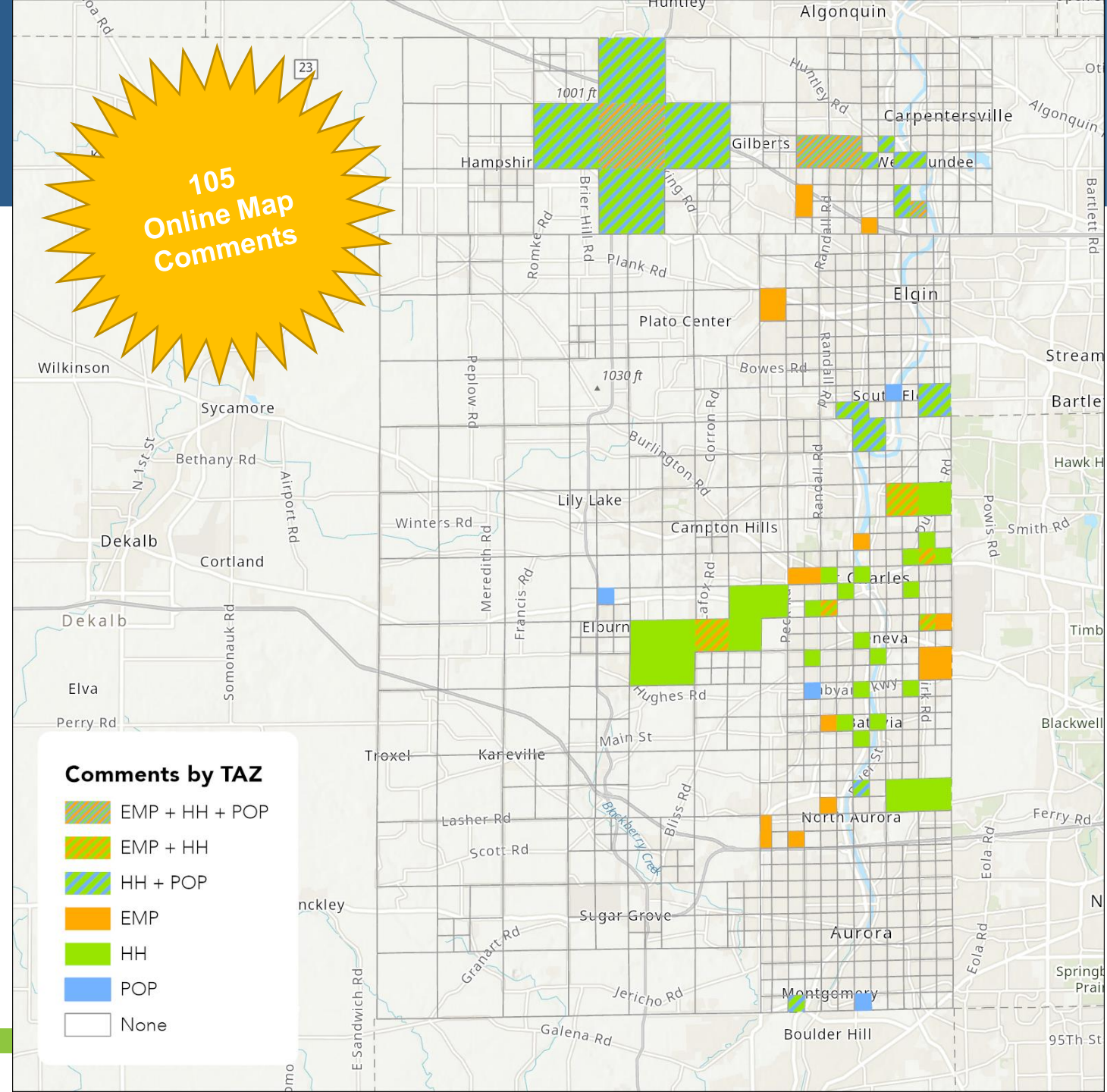
## Land Use Assumptions - Municipal Input

Year 2020 and Year 2030

- Population
- Households
- Employment

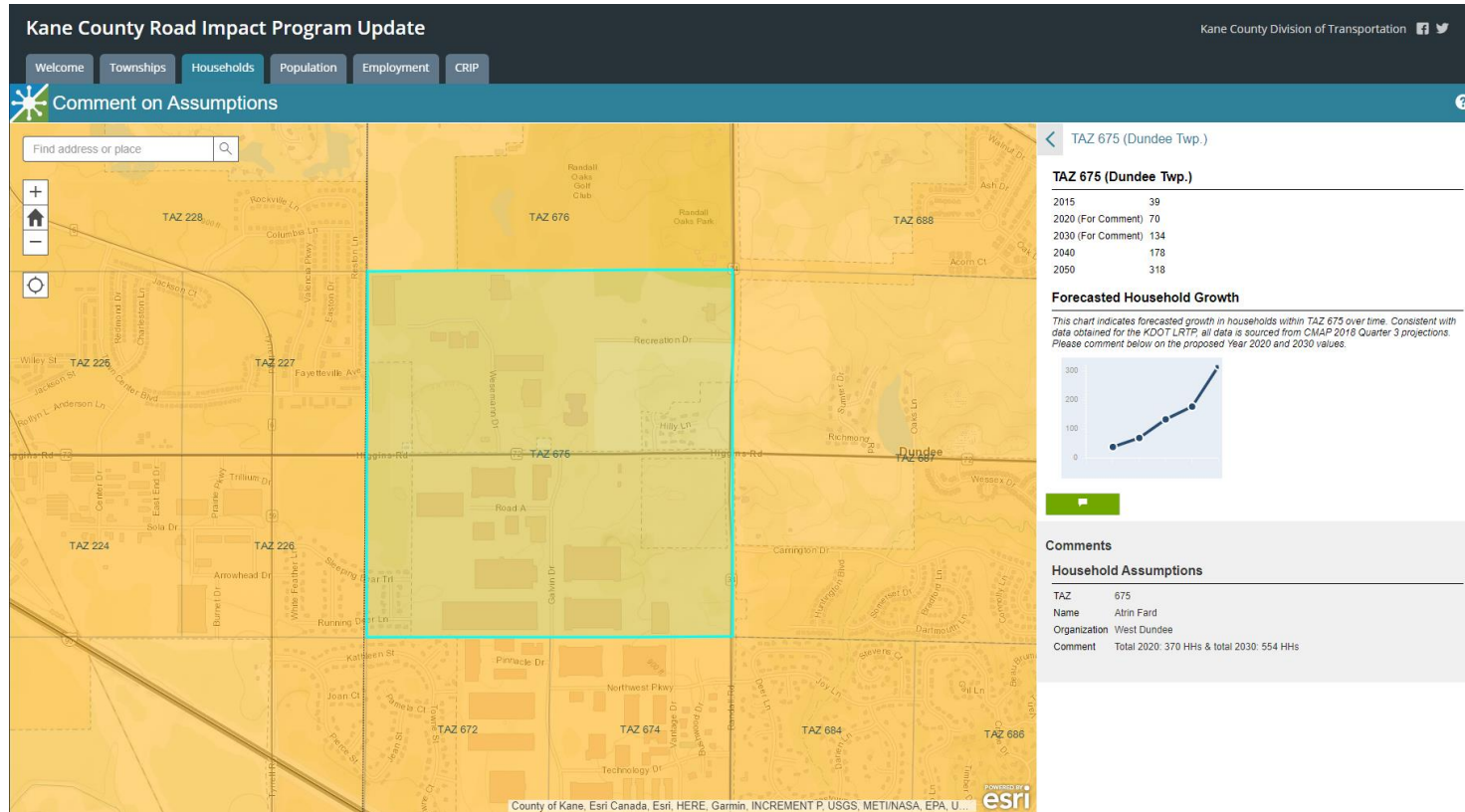
105 Online Map Comments  
13 Municipalities Commented

Additional comments from one  
municipality via email



# COMMENTS RECEIVED

- Projected changes in land use or density
  - Residential development (density provided)
  - Commercial (re)development
  - Property ownership or zoning not aligned with growth projections
- Area is built out and limited growth anticipated
- Employment growth
  - (Re)development activity
  - Employer identified



**Kane County Road Impact Program Update**

Home | Townships | Households | Population | Employment | CRIP

Comment on Assumptions

Find address or place

TAZ 675 (Dundee Twp.)

Year	Households
2015	39
2020 (For Comment)	70
2030 (For Comment)	134
2040	178
2050	318

**Forecasted Household Growth**

This chart indicates forecasted growth in households within TAZ 675 over time. Consistent with data obtained for the KDOT LRTP, all data is sourced from CMAP 2018 Quarter 3 projections. Please comment below on the proposed Year 2020 and 2030 values.

**Comments**


**Household Assumptions**

TAZ	675
Name	Atrin Fard
Organization	West Dundee
Comment	Total 2020: 370 HHs & total 2030: 554 HHs

Example of online input received from the Village of West Dundee

# HOUSEHOLDS

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

 Decrease  
 Increase

Sources:

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

<sup>B</sup> CMAP 2018 Q3 Conformity Analysis

<sup>C</sup> CMAP 2018 Q3 Conformity Analysis and municipal and KDOT feedback

# POPULATION

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

 Decrease  
 Increase

Sources:

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

<sup>B</sup> CMAP 2018 Q3 Conformity Analysis

<sup>C</sup> CMAP 2018 Q3 Conformity Analysis and municipal and KDOT feedback



# EMPLOYMENT

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

 Decrease  
 Increase

Sources:

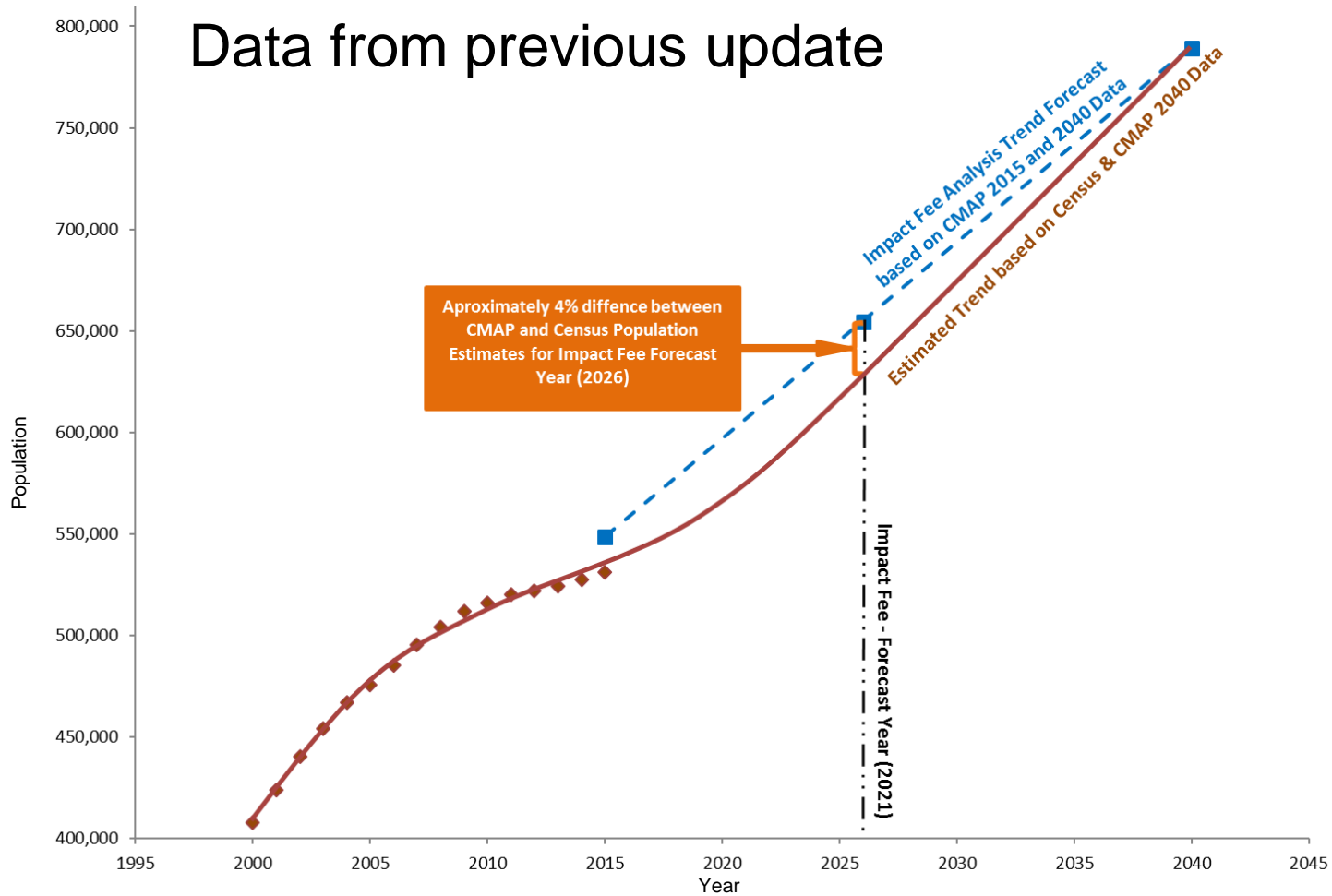
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<sup>B</sup> CMAP 2018 Q3 Conformity Analysis

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# POPULATION TREND ANALYSIS – 2017 UPDATE COMPARISON

Population - Trend Analysis



# ACTION REQUESTED

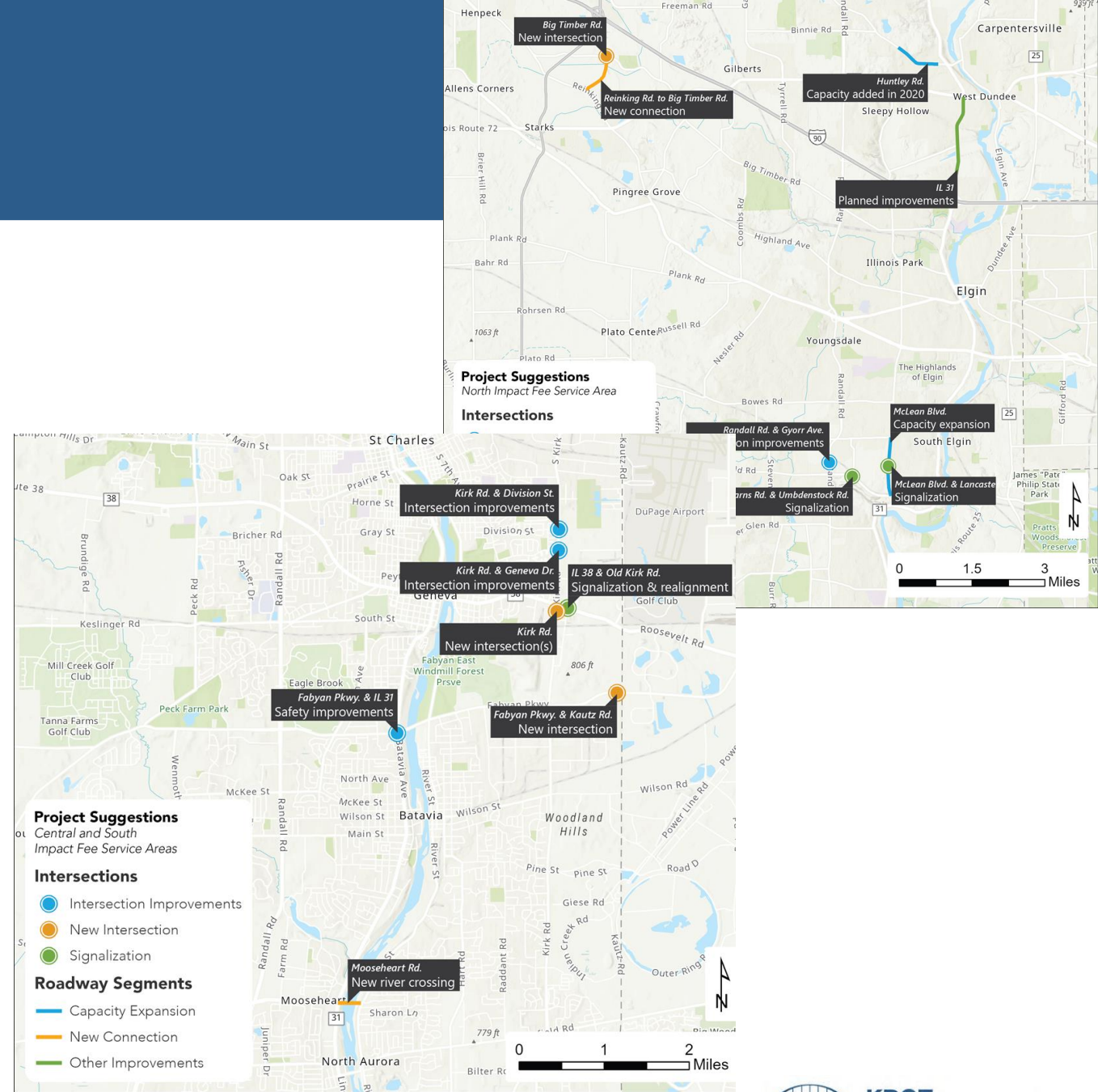
- Approval of recommendation to conduct the public hearing to consider the future land use assumptions.
  - Tentative public hearing date is June 9, 2021
  - Public notice will be issued in accordance with the Road Improvement Impact Fee Law of the State of Illinois (605ILCS 5/5-901 to et. seq.)

# CRIP Projects – Online Municipal Input

- Review status of existing CRIP – 15 comments received
- Identify future projects for consideration
  - Many comments were related to ongoing local projects
  - Some comments included projects for future CRIP consideration

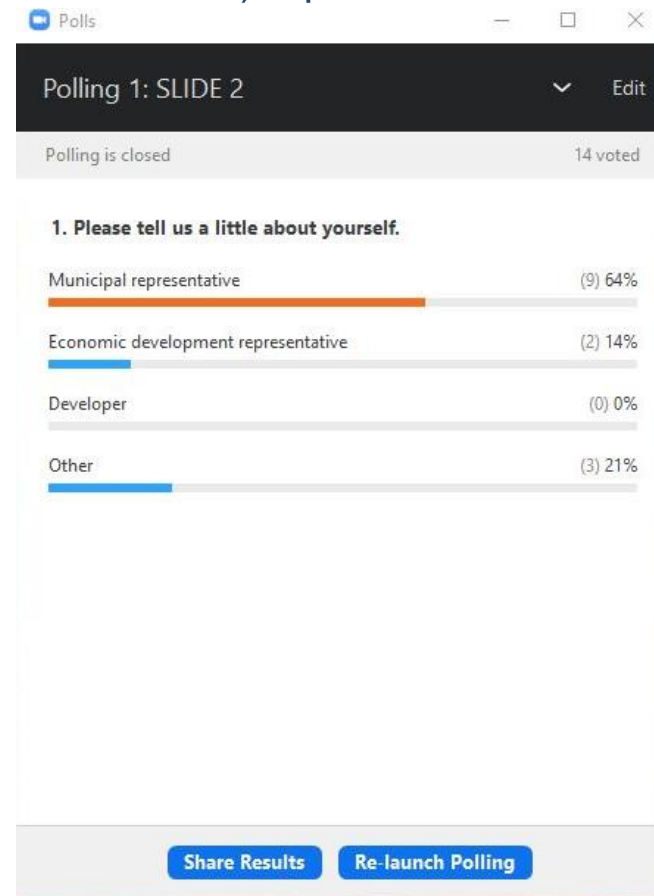
## Eligibility Criteria

- County highway
- Transit, bicycle, and pedestrian infrastructure *not* eligible but included in projects with alternate funding



# STAKEHOLDER PLANNING SESSION

- 22 participants, including municipal and developer (industrial, residential) representatives
- Review Impact Fee Program goals and benefits
- Outline current policies and procedures
  - Fee structure
  - Land use categories
  - Discounts and credits
  - Program administration
- Highlight best practices



## Simplicity

- Focus on trips
- Define the role of impact fees

## Predictability

- Online impact fee estimate

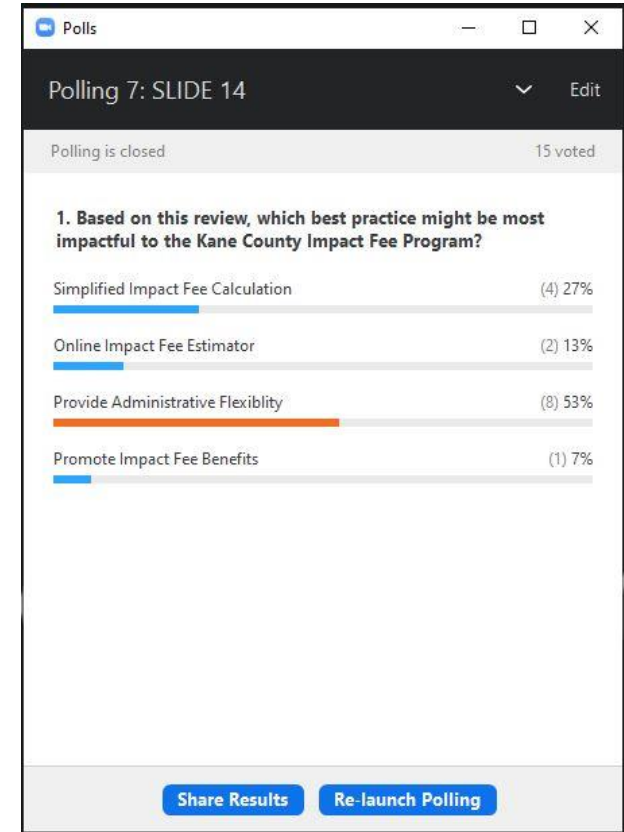
## Visibility

- Celebrate impact fee funded infrastructure projects



# STAKEHOLDER INPUT

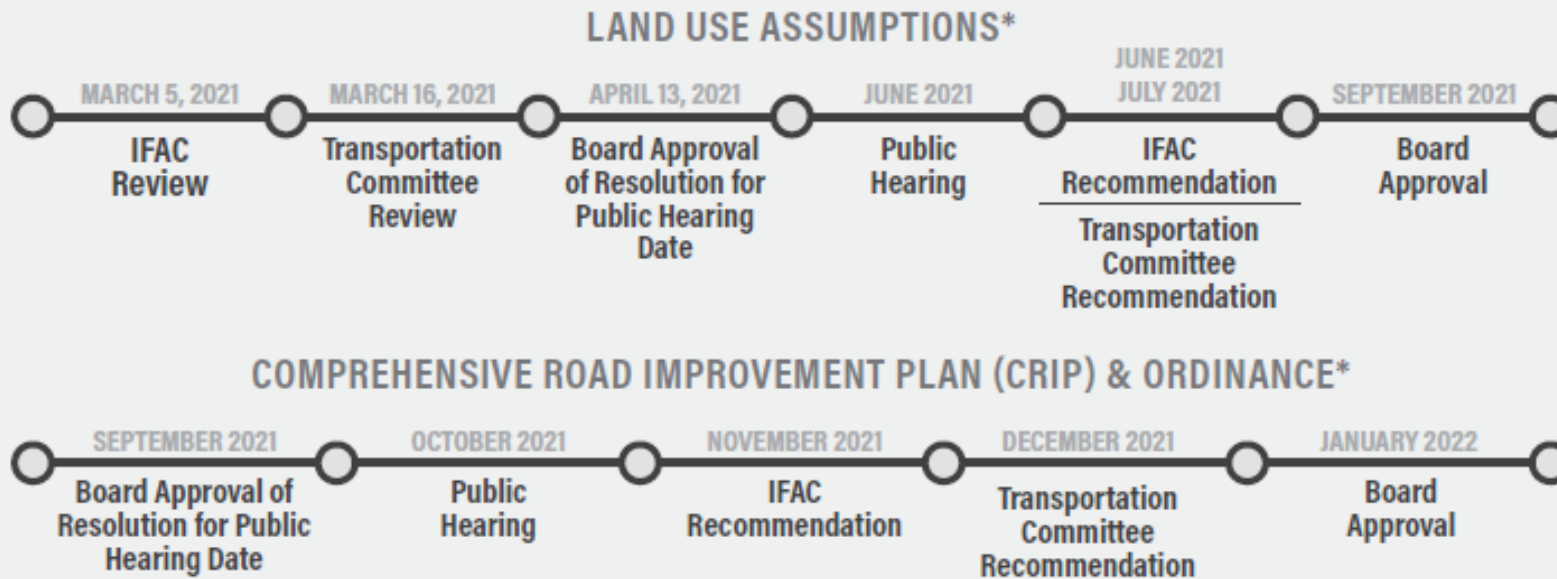
- Consider including additional details in annual reporting
  - Impact fee funded projects
  - Expenditures by municipality (in addition to service area)
- Review impact fee structure for industrial development
- Evaluate fee per trip (not fee per building size)
- Increase awareness of Impact Fee Program
  - Consider an online impact fee estimator tool
  - Highlight impact fee-funded projects
- Evaluate discount for off-site roadway improvements on non-County highways



# TIMELINE

## REVIEW / APPROVAL PROCESS

**UPDATE MUST BE COMPLETED BY MARCH 2022 (STATUTORY REQUIREMENT)**



*\*Dates are anticipated and subject to change*





# NEXT STEPS

# 1

**4/13 County Board Resolution  
for Public Hearing to Consider  
Land Use Assumptions**

**Public Hearing Notice per  
State Statute**

# 2

**Land Use Assumptions Public Hearing  
(anticipated 6/9)**

**Travel Demand Model**

- Deficiencies analysis



# QUESTIONS

**For more information, visit the Impact Fee webpage:**

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