



**KANE COUNTY**  
IMPACT FEE PROGRAM

# KANE COUNTY IMPACT FEE ADVISORY COMMITTEE

*October 19, 2021*



# DISCUSSION ITEMS

- **Draft CRIP List**
  - Methodology
  - Project List
  - Initial Municipal Input
- **Ordinance Changes**
- **Next Steps**

# CRIP PROCESS OVERVIEW

## 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**

# LAND USE ASSUMPTIONS

- No changes since 8/10/2021 IFAC review
- 8/17/2021 Transportation Committee
  - Adopt LUA
  - Establish PH date for CRIP
- 9/14/2021 County Board adopted LUA
  - Adopt LUA (Resolution No. 21-411)
  - Establish PH date for CRIP (11/16/2021)

STATE OF ILLINOIS

COUNTY OF KANE

RESOLUTION NO. 21 - 411

**ADOPTING LAND USE ASSUMPTIONS ASSOCIATED WITH THE IMPOSITION OF IMPACT FEES**

WHEREAS, the Road Improvement Impact Fee Law (605 ILCS 5/5-901 *et. seq.*) requires the adoption of land use assumptions to be utilized to develop the Comprehensive Road Improvement Plan associated with the update thereof and the imposition of road improvement impact fees; and

WHEREAS, the Road Improvement Impact Fee Law requires the Kane County Board approve, disapprove, or modify by resolution the land use assumptions proposed at the public hearing held to consider said assumptions and the recommendations made by the Kane County Road Improvement Impact Fee Advisory Committee in relation to said land use assumptions; and

WHEREAS, the County has heretofore on July 27, 2021, conducted a public hearing on the proposed Land Use Assumptions in the manner provided and required by law; and

WHEREAS, the Kane County Road Improvement Impact Fee Advisory Committee has reviewed the comments from the Public Hearing on the proposed Land Use Assumptions and recommends adoption of the attached modified land use assumptions for year 2020 and 2030 as required by statute, (a copy of which land use assumptions for year 2020 through the year 2030 are on file in the office of the Kane County Clerk).

NOW, THEREFORE, BE IT RESOLVED by the Kane County Board that the modified Land Use Assumptions for year 2020 through the year 2030 as attached (Households, Population & Employment) and recommended by the Impact Fee Advisory Committee are hereby approved and adopted for the development of the Comprehensive Road Improvement Plan required for the imposition of road improvement impact fees.

Passed by the Kane County Board on September 14, 2021.

\_\_\_\_\_  
John A. Cunningham  
Clerk, County Board  
Kane County, Illinois

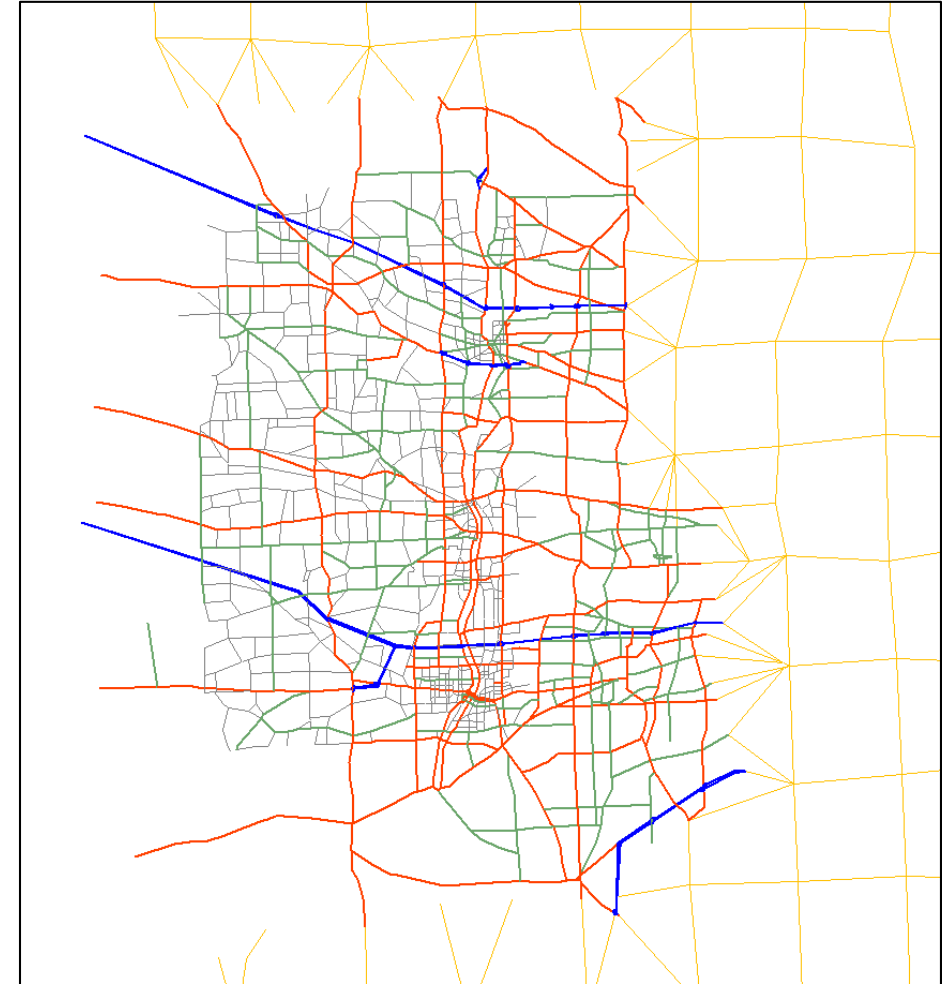
\_\_\_\_\_  
Corinne M. Pierog MA, MBA  
Chairman, County Board  
Kane County, Illinois

Vote:

21-09 AdptLndUseAssmpt

## Travel Demand Model

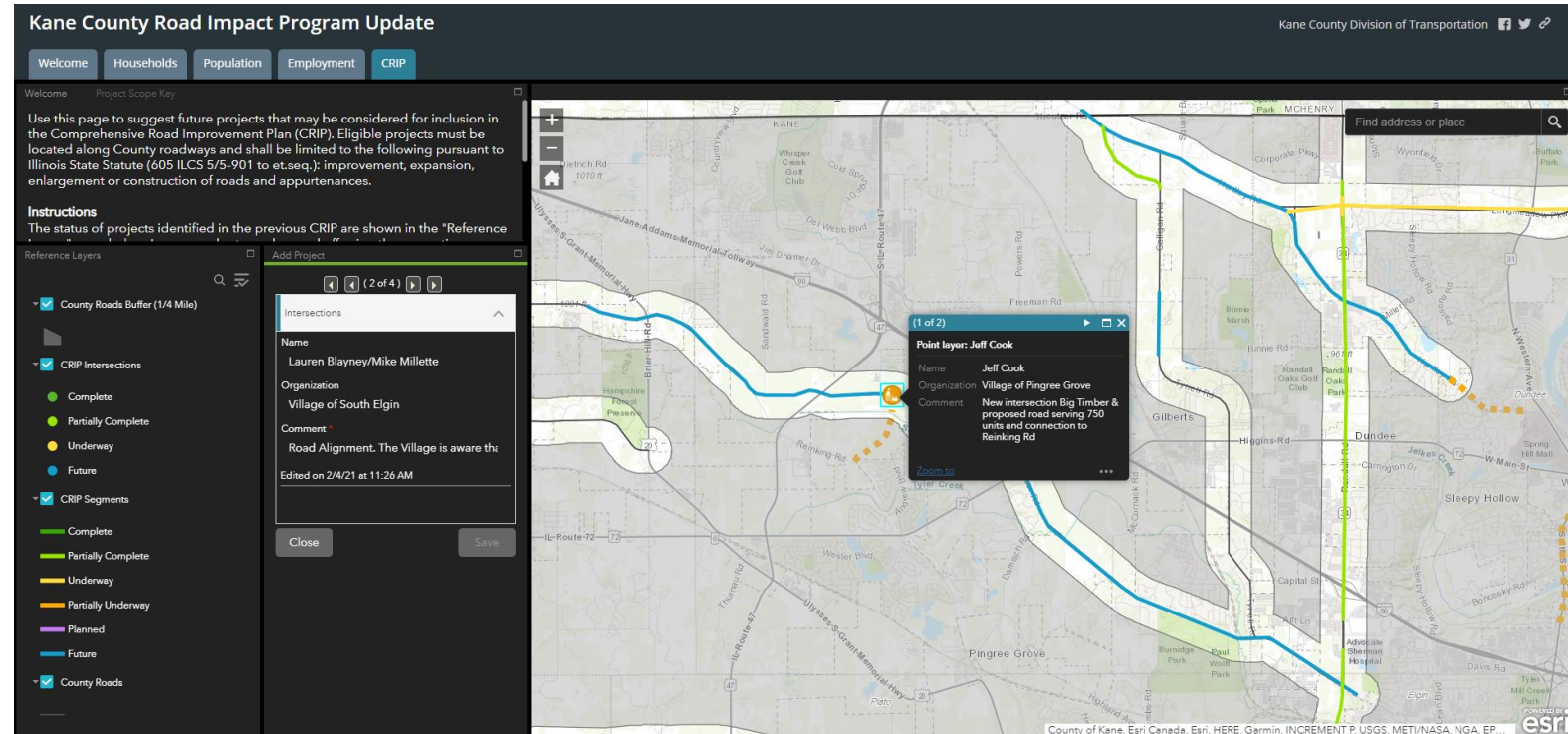
- **Inputs:** Roadway network, LUA
  - Roadway network updated to reflect improvements completed since 2016
- **Output:** Travel speed, daily traffic volumes
- **Analysis:**
  - Calculate level of service (LOS) for roadway segments and intersections
  - Determine deficient (LOS E or LOS F) segments and intersections
  - Confirm existing projects in CRIP
  - Evaluate improvement alternatives (where needed)
  - Develop draft project list for CRIP



*Image: Excerpt from the travel demand model depicting the roadway network*

# CRIP PROJECTS

- **Project categories**
  - Impact Fee Eligible
  - Partially Impact Fee Eligible
  - Not eligible (existing 2003 deficiency)
- **Municipal outreach**
  - Initial online input
  - Draft CRIP project available for online input



## Eligibility Criteria

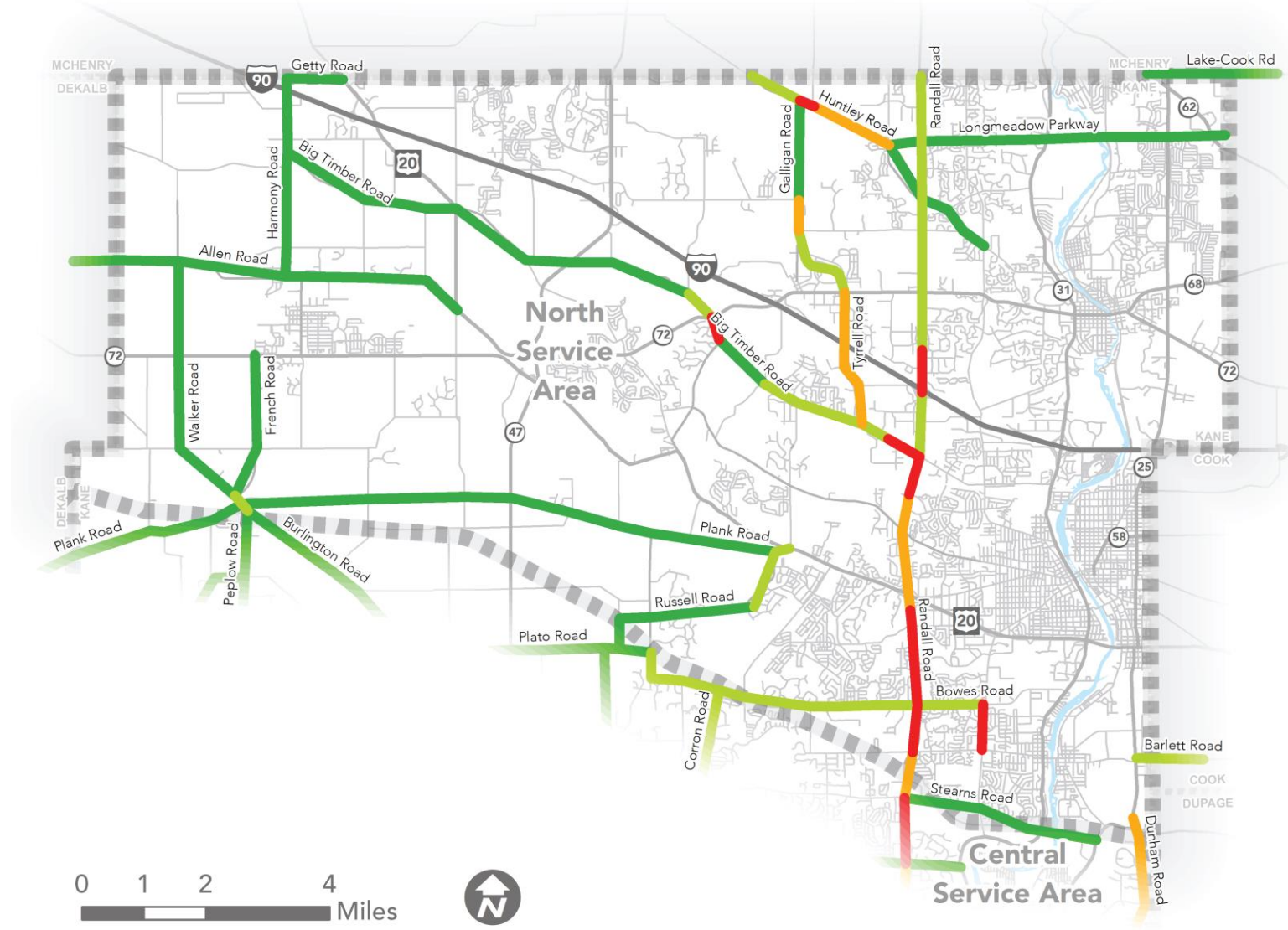
- County highway
- Transit, bicycle, and pedestrian infrastructure *not* eligible but included in projects with alternate funding

# 2030 MODEL LOS

## NORTH SERVICE AREA







*Daily Bidirectional Average*

- █ A / B
- █ C / D
- █ E
- █ F



# 2030 PROJECTS

## NORTH SERVICE AREA

-  New Intersection
-  Retained Intersection
-  Retained Intersection with Scope Update
-  New Segment
-  Retained Segment
-  Retained Segment with Scope Adjustment





# 2030 MODEL LOS

## CENTRAL SERVICE AREA







*Daily Bidirectional Average*

- █ A / B
- █ C / D
- █ E
- █ F



# 2030 PROJECTS

## CENTRAL SERVICE AREA

-  New Intersection
-  Retained Intersection
-  Retained Intersection with Scope Update
-  New Segment
-  Retained Segment
-  Retained Segment with Scope Adjustment

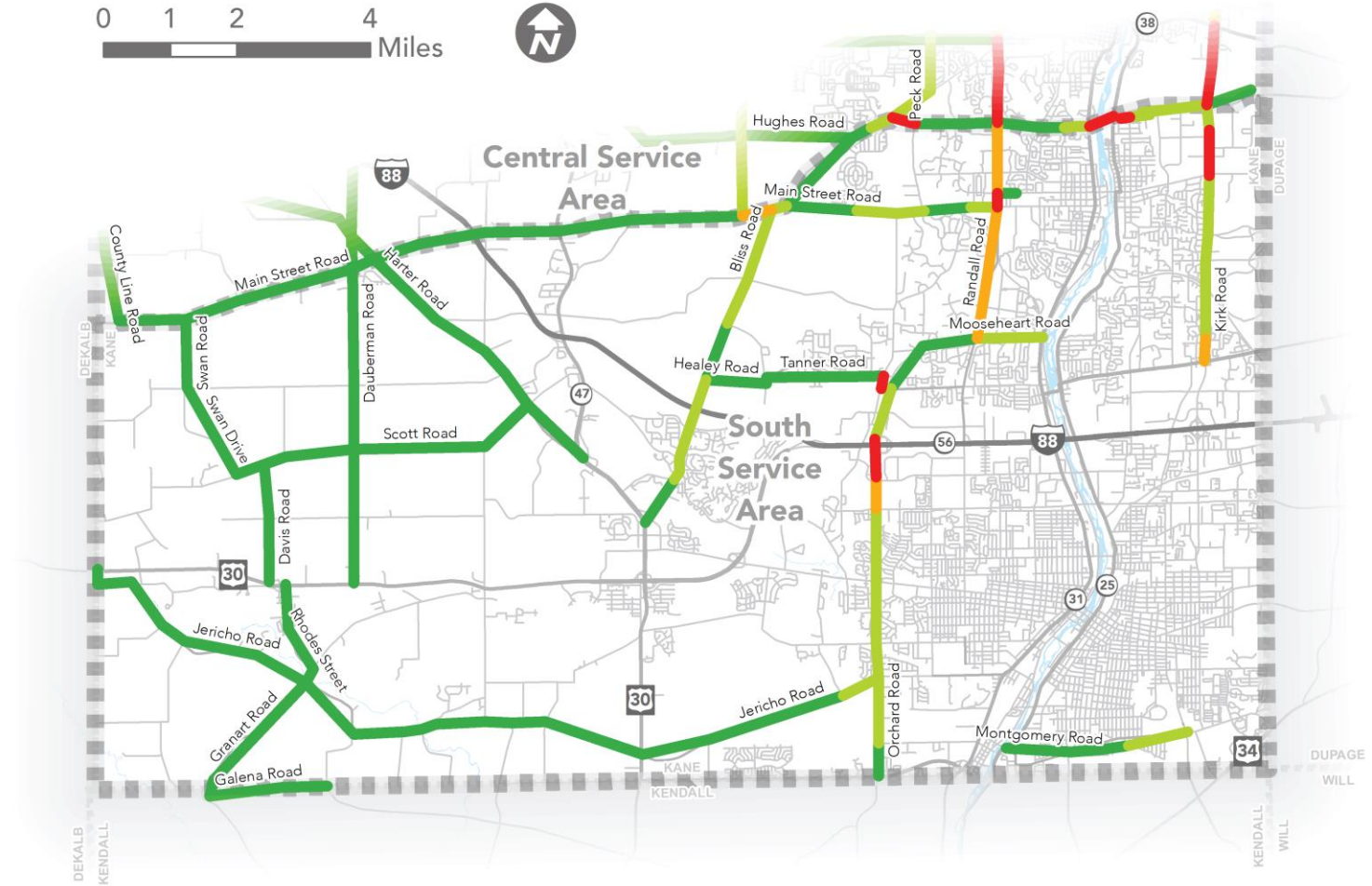


# 2030 MODEL LOS

## SOUTH SERVICE AREA







*Daily Bidirectional Average*

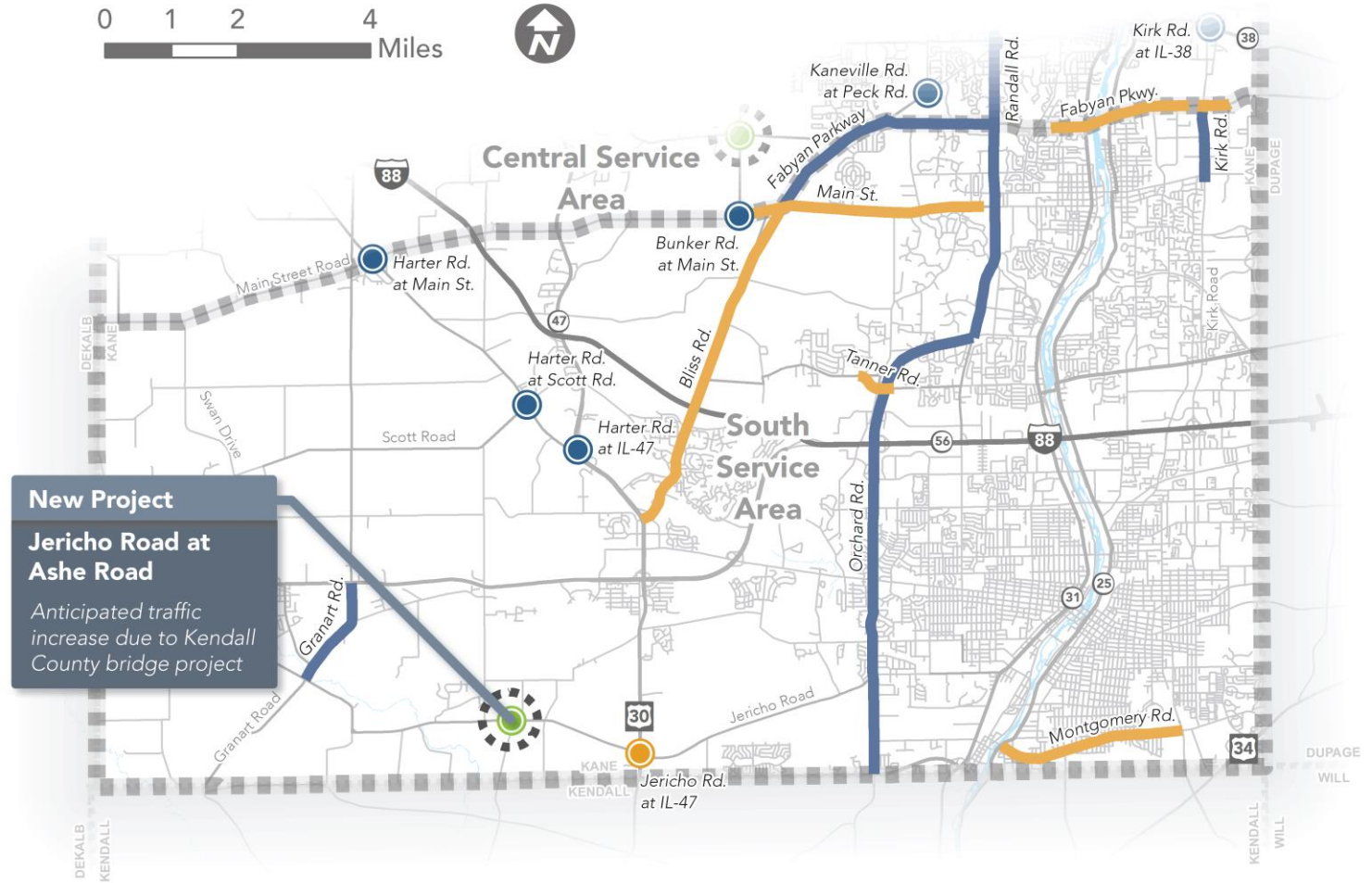
- █ A / B
- █ C / D
- █ E
- █ F



# 2030 PROJECTS

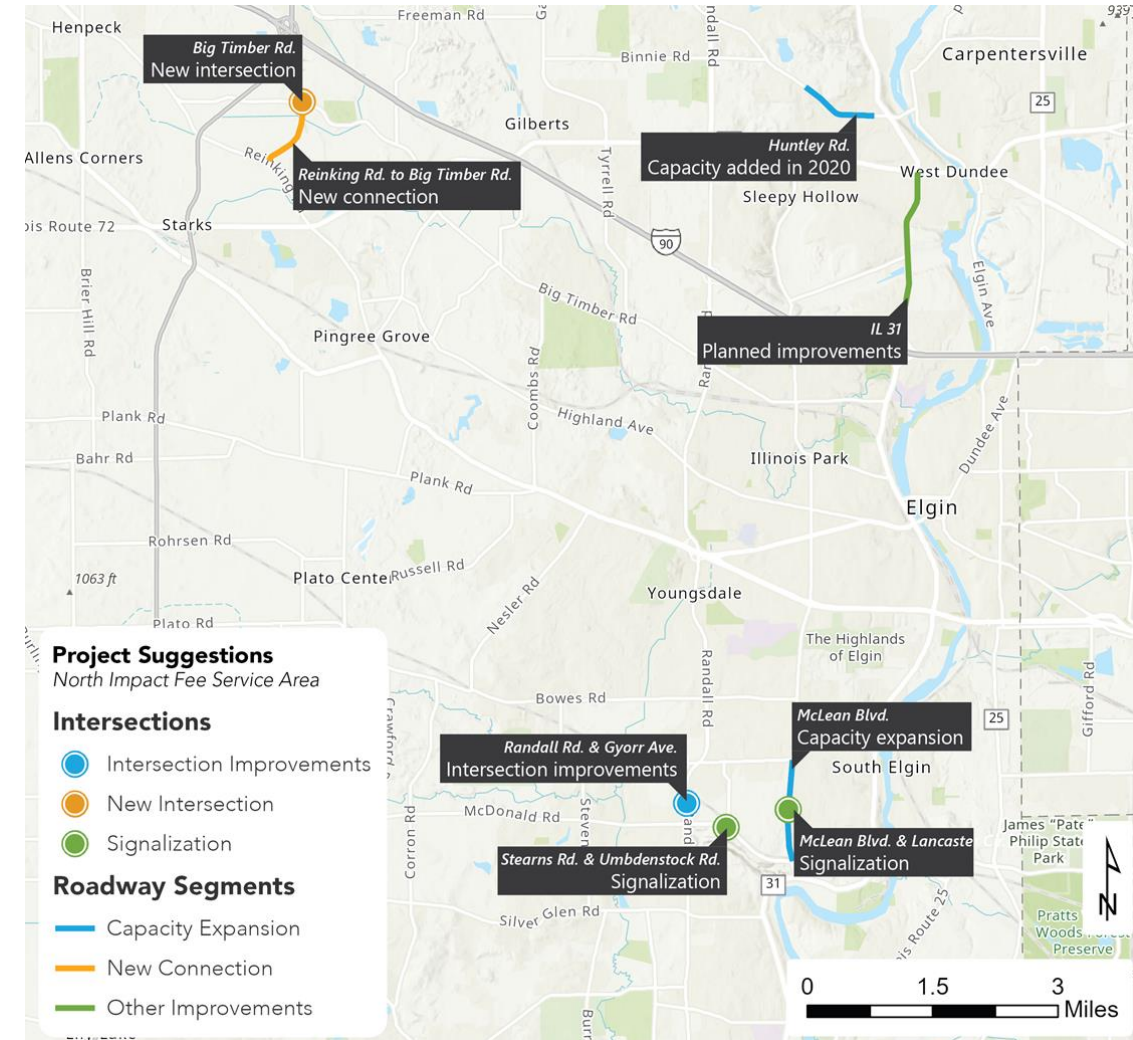
## SOUTH SERVICE AREA

-  New Intersection
-  Retained Intersection
-  Retained Intersection with Scope Update
-  New Segment
-  Retained Segment
-  Retained Segment with Scope Adjustment



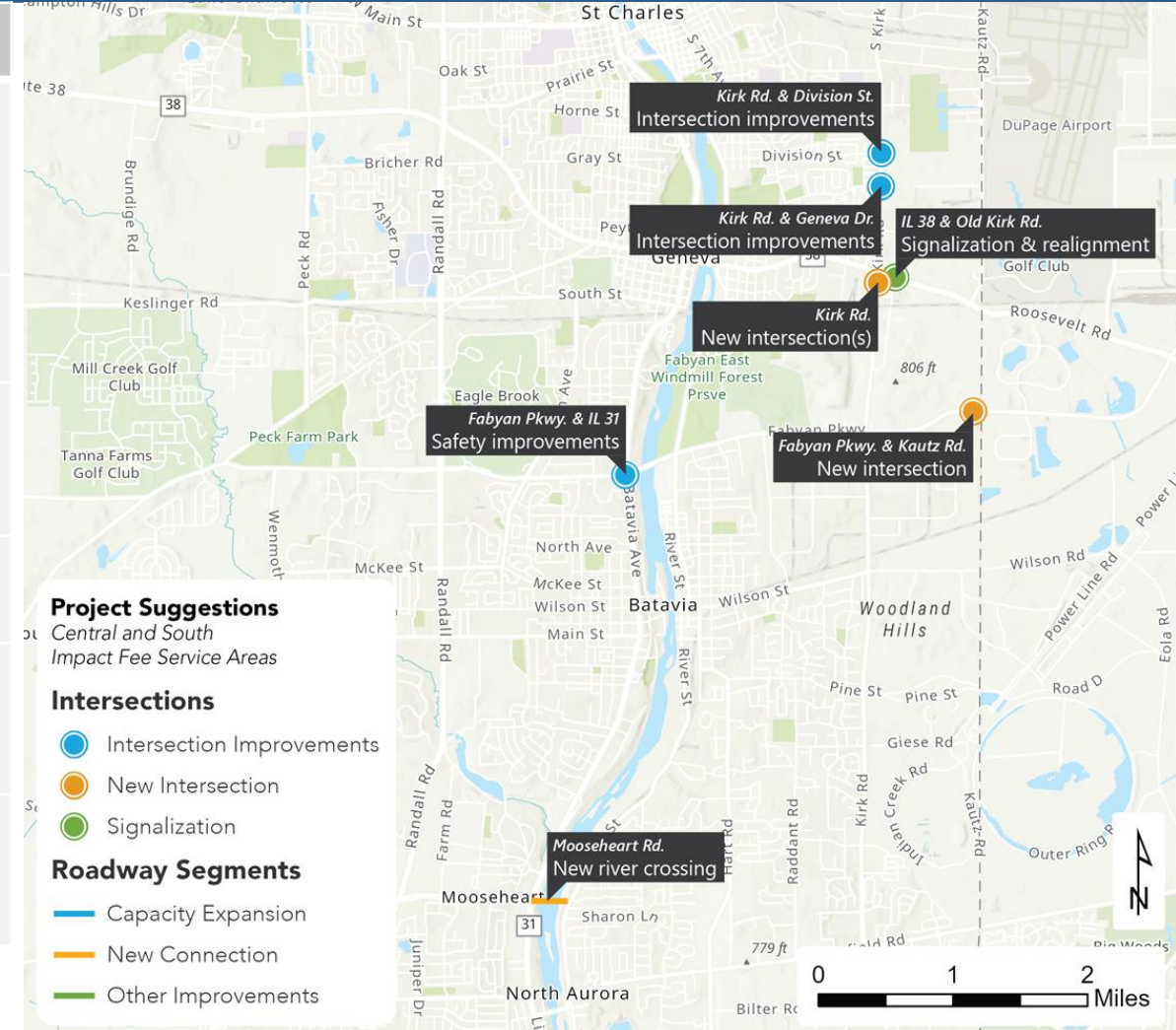
# INITIAL MUNICIPAL INPUT

Municipality	Comment	Response
Pingree Grove	New development intersection - Big Timber Rd	Not CRIP eligible
	New segment - Reinking Rd to Big Timber Rd	
West Dundee	Huntley Road - completed widening Spring 2020	Informational
	Improvements to IL 31 (including streetscape)	IL 31 is a state segment and not CRIP eligible
South Elgin	Discussions with IDOT to improve McLean Blvd from Spring St to Stearns Rd and widen McLean Blvd to 4 lanes	This portion of McLean Blvd is a state segment and not CRIP eligible
	Intersection improvements - Randall Rd/Gyorr Ave	Intersection is within existing CRIP project on Randall Rd; some improvements CRIP eligible
	New Traffic Signal - Stearns Rd/Umbdenstock Rd	Additional review needed; Stearns Rd segment to operate at LOS B or better in 2030



# INITIAL MUNICIPAL INPUT

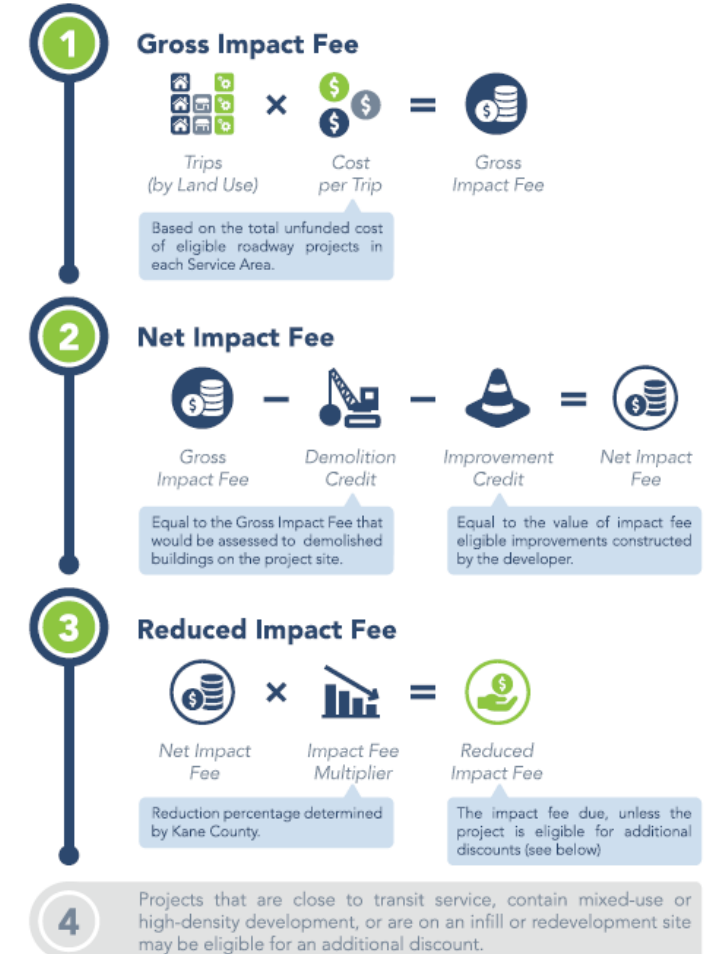
Municipality	Comment	Response
Batavia	Mooseheart Rd bridge over Fox River	North and south river crossings to operate at LOS E/F; additional review of new crossing needed prior to including in CRIP
	Intersection improvements (safety) - Fabyan Pkwy/IL 31	Currently included in CRIP
Geneva	Intersection improvements - Kirk Rd/Division St Kirk/Geneva Dr	Improvements to be considered with future development and not included in CRIP
	New traffic signal & realignment - IL 38/Old Kirk Rd	IL 38 is a state segment and not CRIP eligible
	New intersections - Kirk Rd (per Preliminary East Gateway PUD)	Improvements to be considered with future development and not included in CRIP
	Extension of Kautz Rd per Geneva Southeast Master Plan	CRIP project Fabyan Parkway – Western Avenue to Paramount Parkway



# ORDINANCE UPDATE

- **Goal**
  - Simplify / enhance experience for
    - KDOT, municipalities, developers
- **Key Changes**
  - Streamline discounts
    - Mobility
    - Mixed-Use
    - Density
    - Infill/Redevelopment/Downtown
    - Employment
  - Create Individual Assessment (IA) Lite
    - Fillable form
    - Published ITE-based IA
    - Administrative review and approval process
  - Fee Structure

## How a Project Fee is Calculated





# KEY NEXT STEPS

# 1

**Project team to refine CRIP Project list and distribute to stakeholders for comments.**

**Project team to consider fee structure**

- Estimate costs for CRIP projects
- Determine cost per trip by service area

# 2

**11/4 IFAC Meeting**

- Review CRIP
- Consider fee structure and ordinance
- Recommend Materials for CRIP Public Hearing (11/16)



# TIMELINE

## REVIEW / APPROVAL PROCESS

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



*\*Dates are anticipated and subject to change*



# QUESTIONS

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



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



**FOR  
REFERENCE**

# 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>

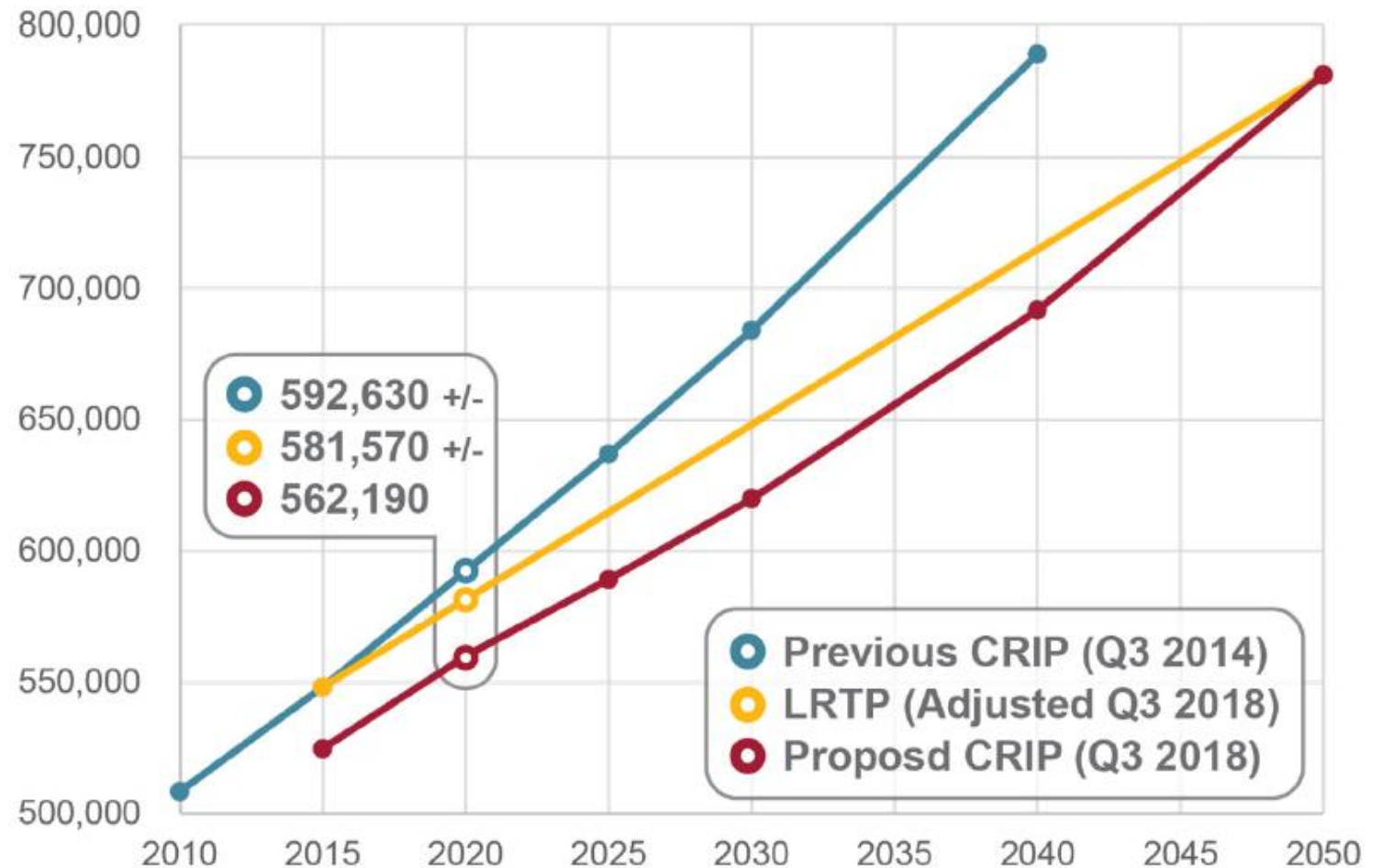
Decrease  
Increase

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

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

# 2020 POPULATION ESTIMATES

- 2022 CRIP Data Source: CMAP Conformity Analysis
  - Households
  - Employment
- LRTP Data Source:
  - CMAP Q3 2018 Conformity Analysis
- Population estimate per TAZ  
= (HH x Adults per HH) + (HH x Children per HH)
- Adjustments based on stakeholder input



# 2020 POPULATION ESTIMATES

- Data Source Comparison
  - 2020 Census vs. CMAP
  - 56% of the difference within Aurora Township

Township	2020 Population Estimates		Difference	% Difference
	Census (New August 2021)	Adjusted Model (CMAP 2018 Q3)		
Aurora	126,929	152,356	25,427	16.69%
Batavia	35,363	38,227	2,864	7.49%
Big Rock	1,765	2,494	729	29.23%
Blackberry	16,324	16,436	112	0.68%
Burlington	2,639	2,723	84	3.08%
Campton	16,745	18,604	1,859	9.99%
Dundee	64,722	70,271	5,549	7.90%
Elgin	104,493	106,881	2,388	2.23%
Geneva	26,396	27,977	1,581	5.65%
Hampshire	9,740	10,049	309	3.07%
Kaneville	1,178	1,361	183	13.45%
Plato	9,908	10,222	314	3.07%
Rutland	24,507	26,833	2,326	8.67%
St. Charles	51,902	53,593	1,691	3.16%
Sugar Grove	21,689	21,695	6	0.03%
Virgil	2,221	2,468	247	10.01%
<b>Total</b>	<b>516,522</b>	<b>562,190</b>	<b>45,668</b>	<b>8.12%</b>
<i>Total - Less Aurora</i>	<i>389,593</i>	<i>409,834</i>	<i>20,241</i>	<i>4.94%</i>