



KANE COUNTY
IMPACT FEE PROGRAM

IMPACT FEE LAND USE ASSUMPTIONS PUBLIC HEARING

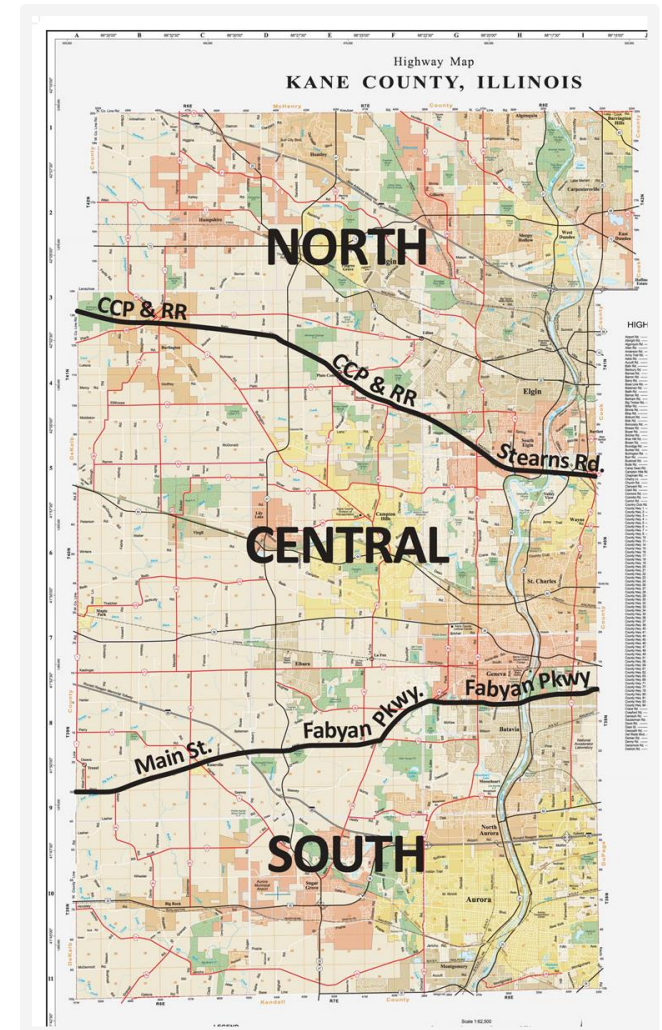
July 27, 2021

WELCOME


- **Program Overview**
 - Goals
 - Project Highlights
- **Land Use Assumptions**
- **Next Steps**

PROGRAM OVERVIEW

- **Impact Fee Program**
 - Collected for new development only
 - Applied to improvement, expansion, enlargement of County highways
 - Comprehensive Road Improvement Plan (CRIP)
 - Eligible: improvements attributable to new development
 - Not Eligible: improvements to address existing deficiencies
- **Impact Fee Program Update**
 - Current Program Adopted March 14, 2017
 - Comprehensive Road Improvement Plan (CRIP) projects every 5 years
 - Complete update by March 2022




ROAD IMPACT FEE GOALS




Promote orderly
economic
development




Assess roadway
network and
identify future
improvements
to support new
development



Supplement
other funding
sources for road
improvements



Prepare cost
estimates
for future
improvements



Develop fair and
equitable cost
share for new
development

PROJECT HIGHLIGHTS

Implemented with Impact Fee Funding



Burlington Road at Bolcum Road:
Roundabout

CENTRAL IMPACT FEE AREA



Orchard Road:
Corridor Improvements

SOUTH IMPACT FEE AREA



Huntley Road at Galligan Road:
Intersection Improvement

NORTH IMPACT FEE AREA



Randall Road at Stearns Road/McDonald Road:
Intersection Improvement

CENTRAL IMPACT FEE AREA

Collected \$44,542,651 thru May 31, 2021

2022 PROGRAM UPDATE

Land Use Assumptions



CMAP ON TO 2050 Plan

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

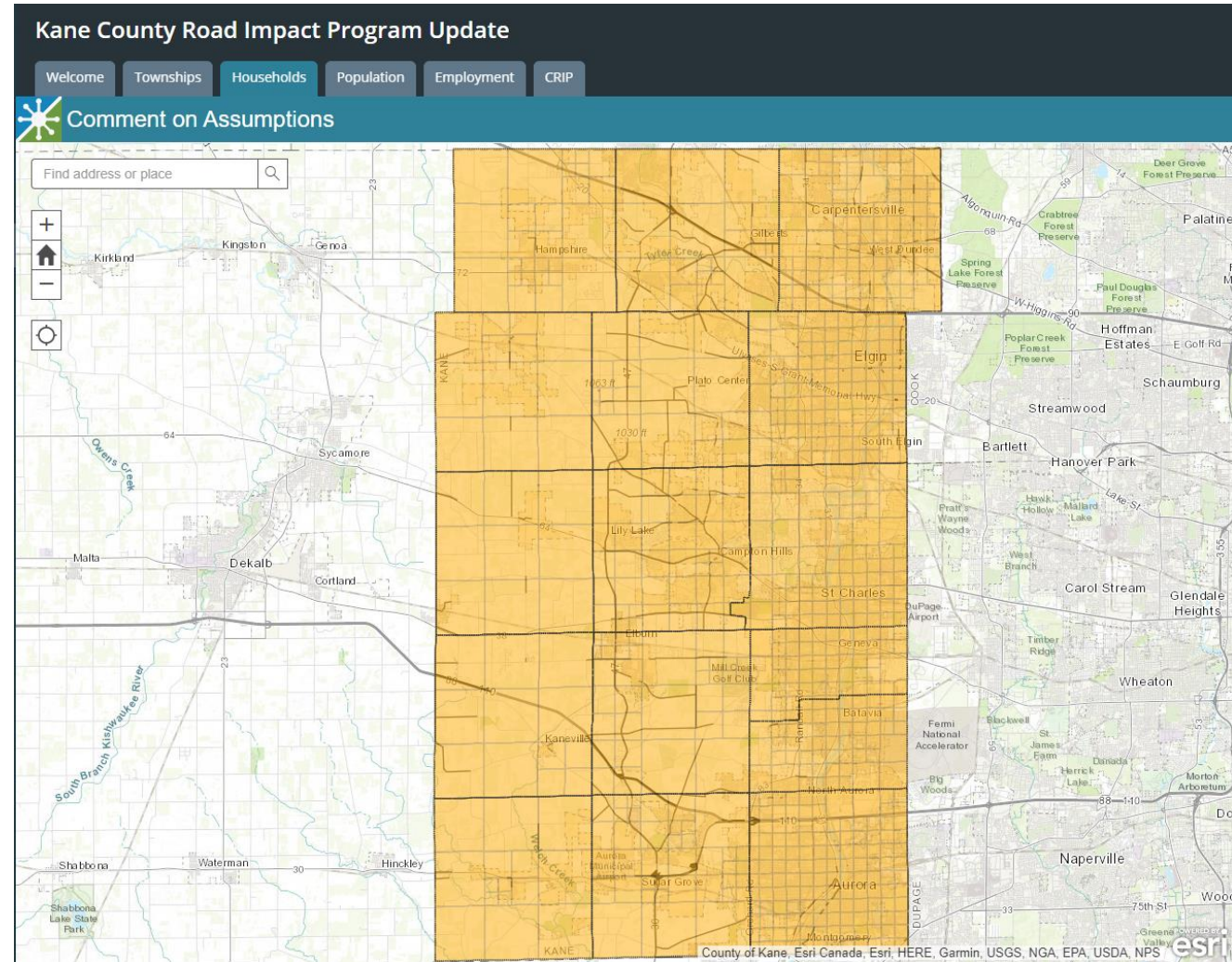
Kane County 2050 Long-Range Transportation Plan

<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.



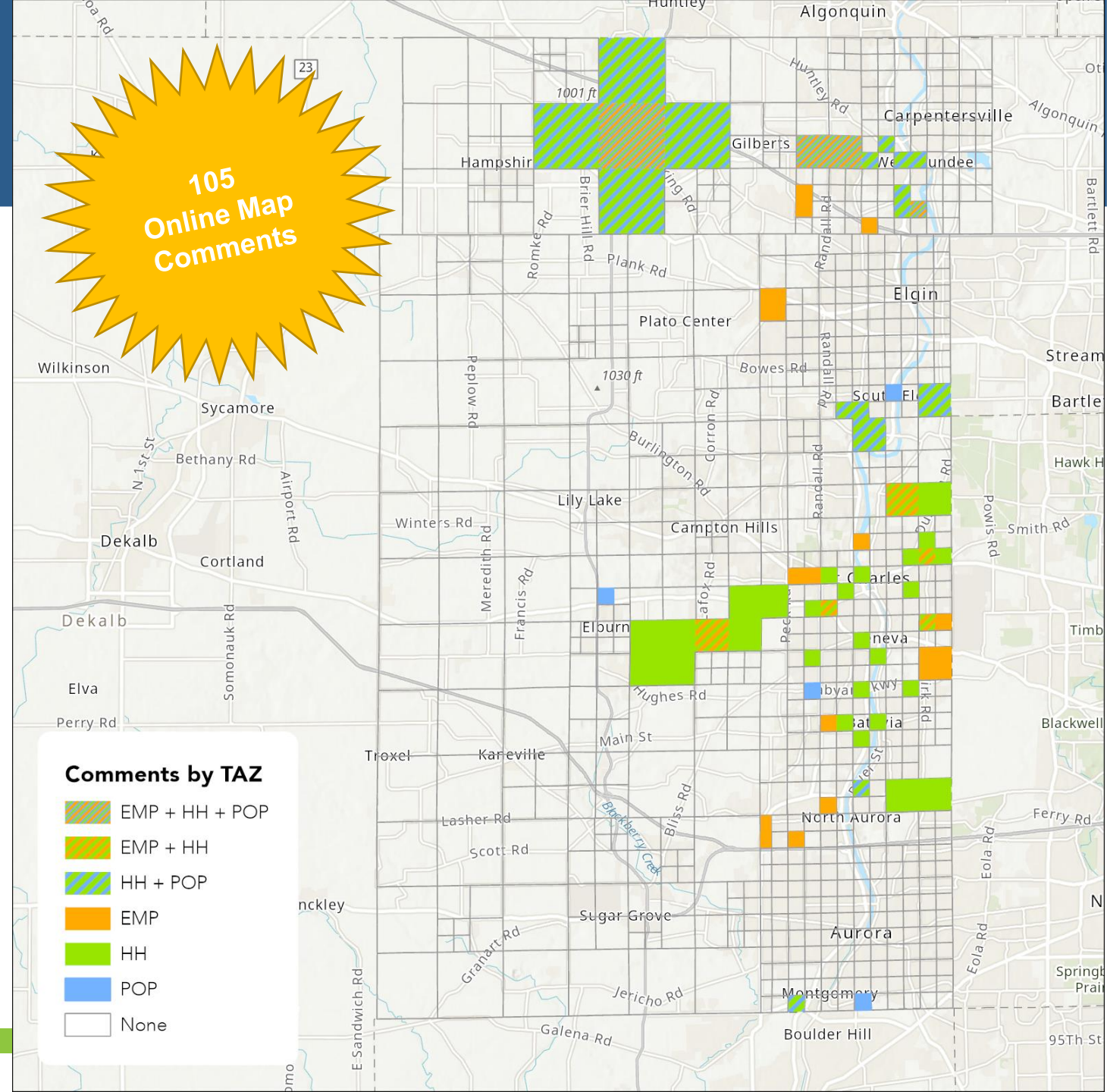
Land Use Assumptions - Municipal Input

Year 2020 and Year 2030

- Population
- Households
- Employment

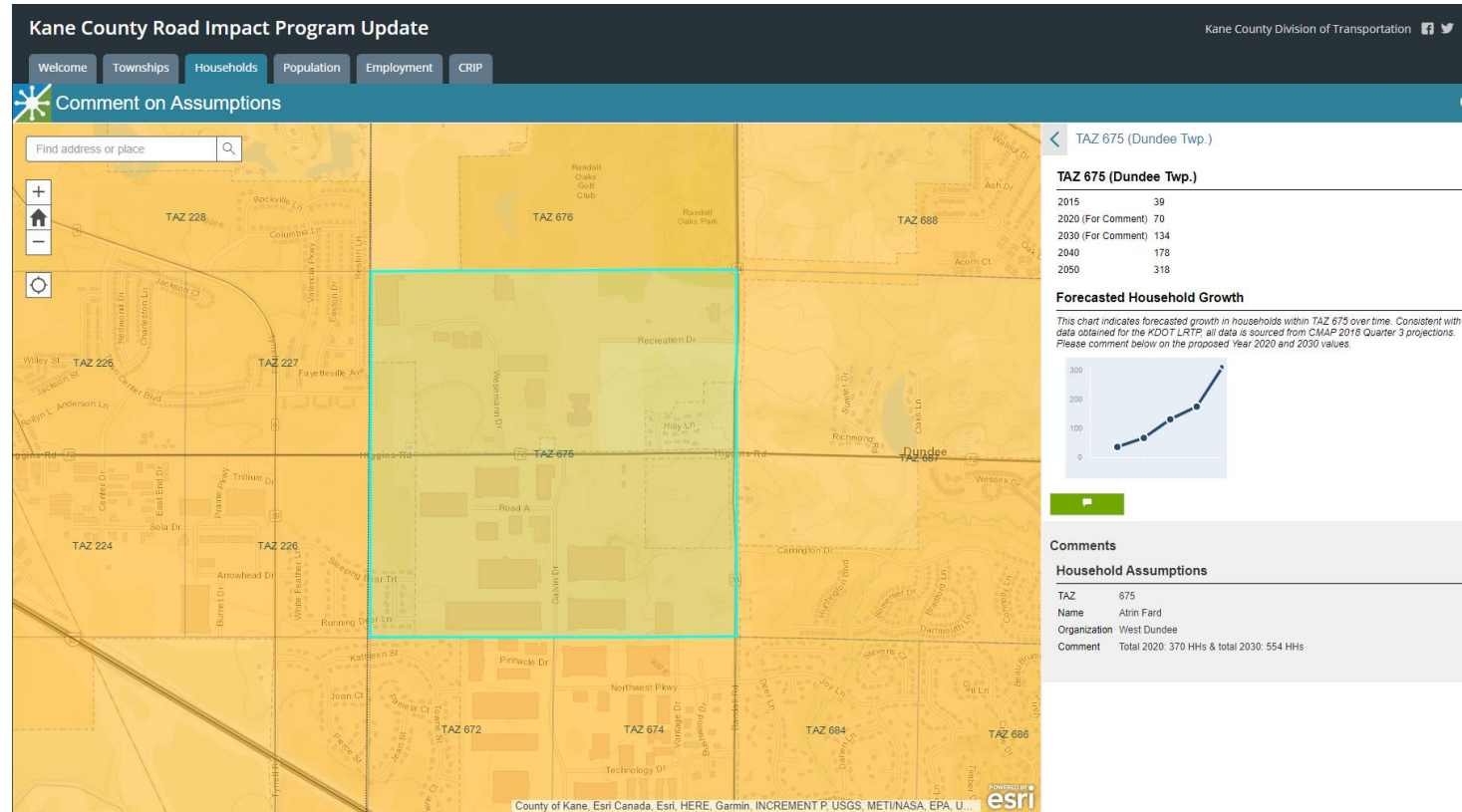
105 Online Map Comments
13 Municipalities Commented

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 2016 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 ^A	Kane County ^B		CMAP 2018 Q3 Conformity Analysis			Kane County ^B	
	2015	2020	2030	2020 Adj	2030 Adj	2040	2050
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
Totals	181,339	196,871	226,556	198,728	230,264	258,835	298,205

Decrease
 Increase

Sources:
^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			Kane County ^B	
	2015	2020	2030	2020 Adj	2030 Adj	2040	2050
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
Totals	524,753	560,100	619,895	565,224	629,060	691,865	781,538

Decrease
 Increase

Sources:
^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			Kane County ^B	
	2015	2020	2030	2020 Adj	2030 Adj	2040	2050
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
Totals	210,578	222,779	237,625	222,534	237,563	262,455	301,019

 Decrease
 Increase

Sources:
^A Political Township: Kane County GIS
^B Kane County 2050 LRTP is based on CMAP 2018 Q3 Conformity Analysis

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 more information, visit the Impact Fee webpage:

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

Send your questions/comments to:

kdotimpactfee@co.kane.il.us