



KANE COUNTY
IMPACT FEE PROGRAM

2022 IMPACT FEE UPDATE STAKEHOLDER PLANNING SESSION

February 25, 2021



KANE COUNTY
IMPACT FEE PROGRAM

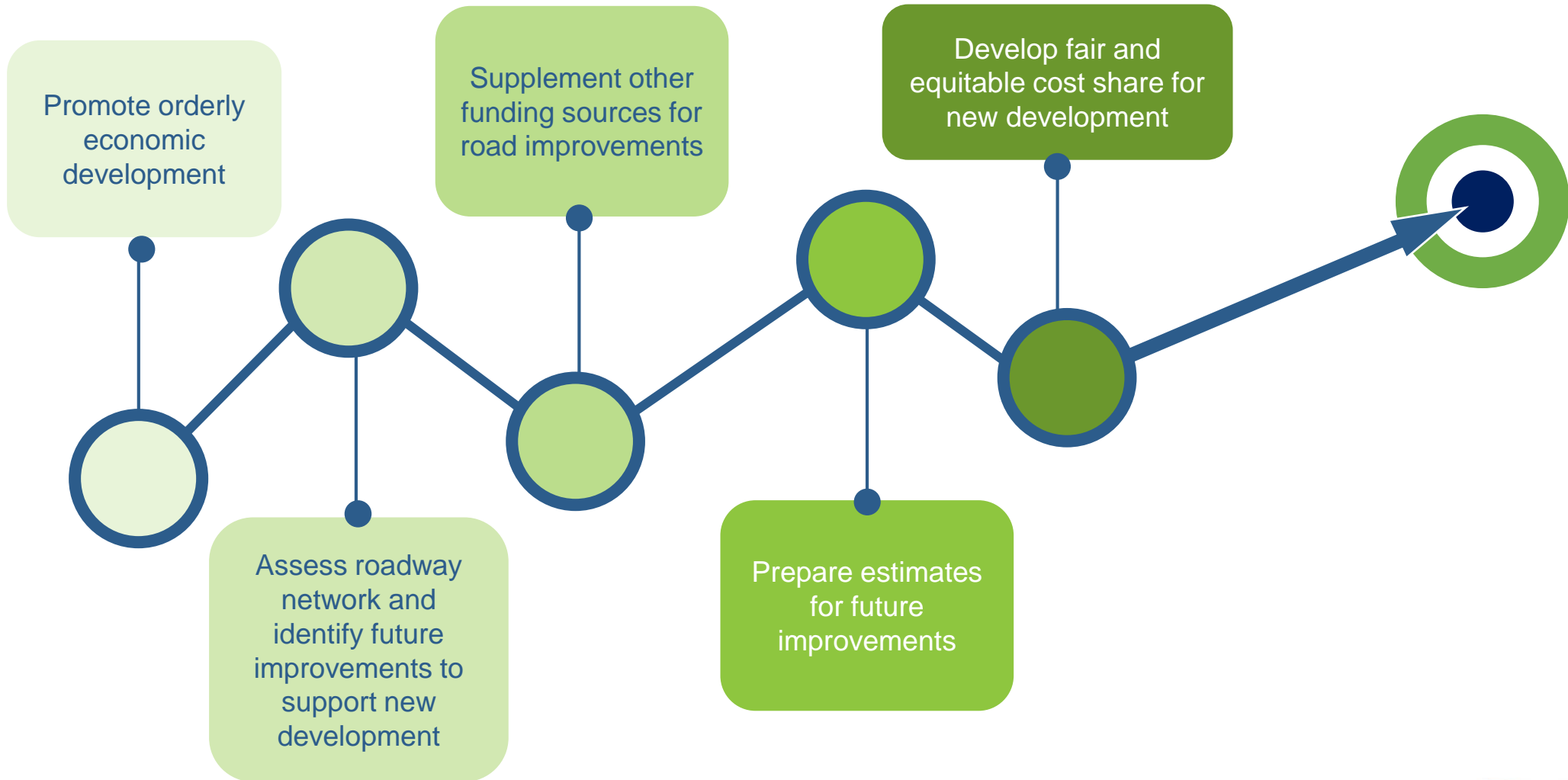
INTRODUCTIONS



DISCUSSION ITEMS

- **Impact Fee Program Goals + Benefits**
- **Current Policies + Procedures**
 - Fee Structure
 - Land Use Categories
 - Discounts + Credits
 - Program Administration
- **Best Practices**
- **Next Steps**

ROAD IMPACT FEE GOALS



IMPACT FEE PROJECT 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 \$43,475,828 thru November 30, 2020

CURRENT POLICIES & PROCEDURES

Fee Structure

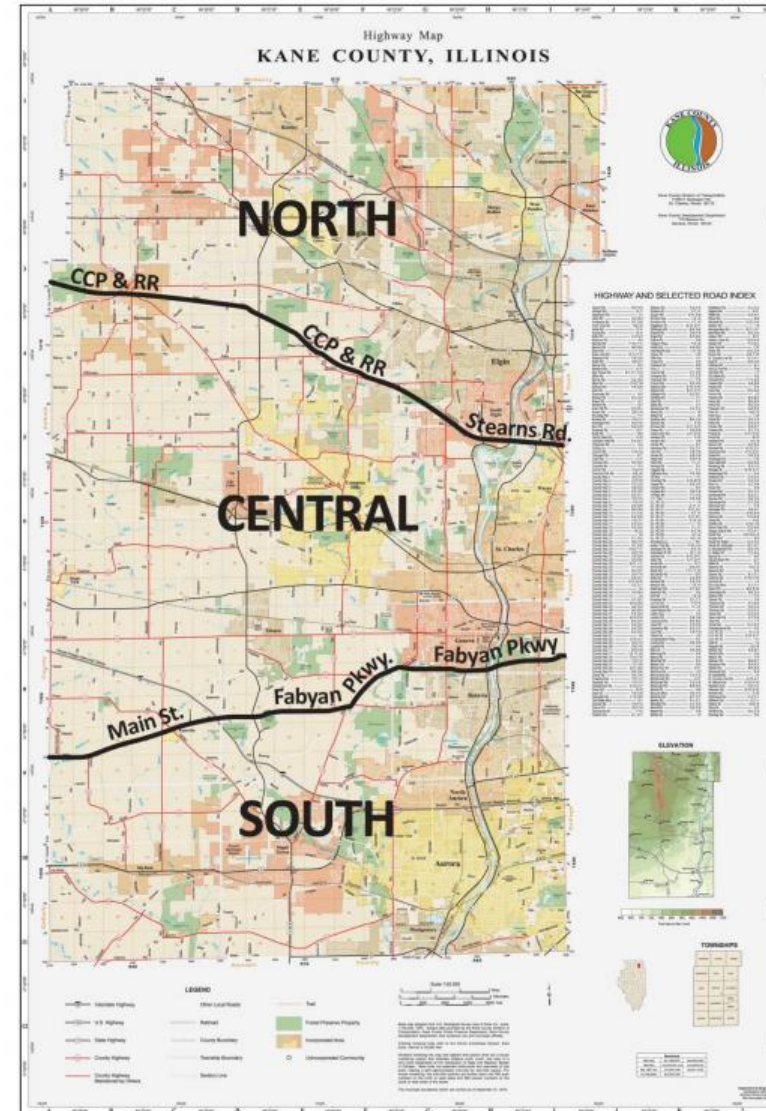
Residential

Non-Residential

Exemptions

Individual Assessments

1. Impact Fee Application
2. Application Deficiency Notice *or* Impact Fee Assessment
 - Impact Fee Schedule
 - Service Area
 - Impact Fee Multiplier



CURRENT POLICIES & PROCEDURES

Land Use Categories

Defined by Ordinance

Differ from ITE Trip Generation Manual

Land Use	Impact Unit	Gross Impact Fee (\$) per Impact Unit			Reduced Impact Fee (\$) per Impact Unit		
		North	Central	South	North	Central	South
RESIDENTIAL							
Single Family Detached	Dwelling Unit	\$3,369.19	\$3,282.08	\$3,383.66	\$1,684.60	\$1,641.04	\$1,691.83
Single Family Attached	Dwelling Unit	\$1,751.98	\$1,706.68	\$1,759.51	\$875.99	\$853.34	\$879.75
Multi-Family Attached	Dwelling Unit	\$2,088.90	\$2,034.89	\$2,097.87	\$1,044.45	\$1,017.44	\$1,048.94
Age Restricted Housing	Dwelling Unit	\$909.68	\$886.16	\$913.59	\$454.84	\$443.08	\$456.79
COMMERCIAL RETAIL							
Retail 1-50,000 s.f.	1,000 s.f. (1)	\$5,103.17	\$4,971.22	\$5,125.09	\$2,551.59	\$2,485.61	\$2,562.55
Retail 50,000-300,000 s.f.	1,000 s.f. (1)	\$7,677.46	\$7,478.95	\$7,710.44	\$3,838.73	\$3,739.48	\$3,855.22
Retail 300,000-1,000,000 s.f.	1,000 s.f. (1)	\$5,550.72	\$5,407.20	\$5,574.56	\$2,775.36	\$2,703.60	\$2,787.28
Retail over 1,000,000 s.f.	1,000 s.f. (1)	\$4,650.79	\$4,530.54	\$4,670.77	\$2,325.40	\$2,265.27	\$2,335.39
Supermarket	1,000 s.f. (2)	\$9,581.98	\$9,334.23	\$9,623.14	\$4,790.99	\$4,667.11	\$4,811.57
Convenience Market	1,000 s.f. (2)	\$26,486.90	\$25,802.05	\$26,600.67	\$13,243.45	\$12,901.03	\$13,300.34
Service Station	Fueling Position	\$7,009.60	\$6,828.36	\$7,039.71	\$3,504.80	\$3,414.18	\$3,519.86
COMMERCIAL OFFICE							
General Office	1,000 s.f. (2)	\$5,020.10	\$4,890.30	\$5,041.66	\$2,510.05	\$2,445.15	\$2,520.83
Medical-Dental Office	1,000 s.f. (2)	\$12,028.01	\$11,717.02	\$12,079.68	\$6,014.01	\$5,858.51	\$6,039.84
Office Park	1,000 s.f. (2)	\$4,986.40	\$4,857.47	\$5,007.82	\$2,493.20	\$2,428.74	\$2,503.91
Business Park	1,000 s.f. (2)	\$4,245.18	\$4,135.42	\$4,263.42	\$2,122.59	\$2,067.71	\$2,131.71
COMMERCIAL INDUSTRIAL							
Warehousing/Distribution Terminal	1,000 s.f. (2)	\$1,078.14	\$1,050.26	\$1,082.77	\$539.07	\$525.13	\$541.39
Flex Industrial	1,000 s.f. (2)	\$1,853.06	\$1,805.14	\$1,861.01	\$926.53	\$902.57	\$930.51
Light Industrial/Industrial Park	1,000 s.f. (2)	\$3,268.12	\$3,183.62	\$3,282.15	\$1,634.06	\$1,591.81	\$1,624.22
COMMERCIAL RESTAURANT							
Fast Food Restaurant	1,000 s.f. (2)	\$11,000.41	\$10,715.98	\$11,047.66	\$5,500.21	\$5,357.99	\$5,523.83
Other Restaurant	1,000 s.f. (2)	\$6,308.81	\$6,145.69	\$6,335.91	\$3,154.41	\$3,072.85	\$3,167.96
COMMERCIAL SERVICE							
Day Care	1,000 s.f. (2)	\$4,157.58	\$4,050.08	\$4,175.44	\$2,078.79	\$2,025.04	\$2,087.72
Hospital	Bed	\$4,767.71	\$4,660.55	\$4,761.55	\$2,383.86	\$2,330.28	\$2,380.78
Nursing Home	Bed	\$741.22	\$722.06	\$744.41	\$370.61	\$361.03	\$372.20
Hotel/Motel	Room	\$1,583.52	\$1,542.58	\$1,590.32	\$791.76	\$771.29	\$795.16
OTHER							
Religious Institution	1,000 s.f. (2)	\$1,853.06	\$1,805.14	\$1,861.01	\$926.53	\$902.57	\$930.51

(1) Gross Leasable Floor Area: The amount of floor space available to be leased or rented. The gross leasable area is the total floor area designed for tenant occupancy and exclusive use

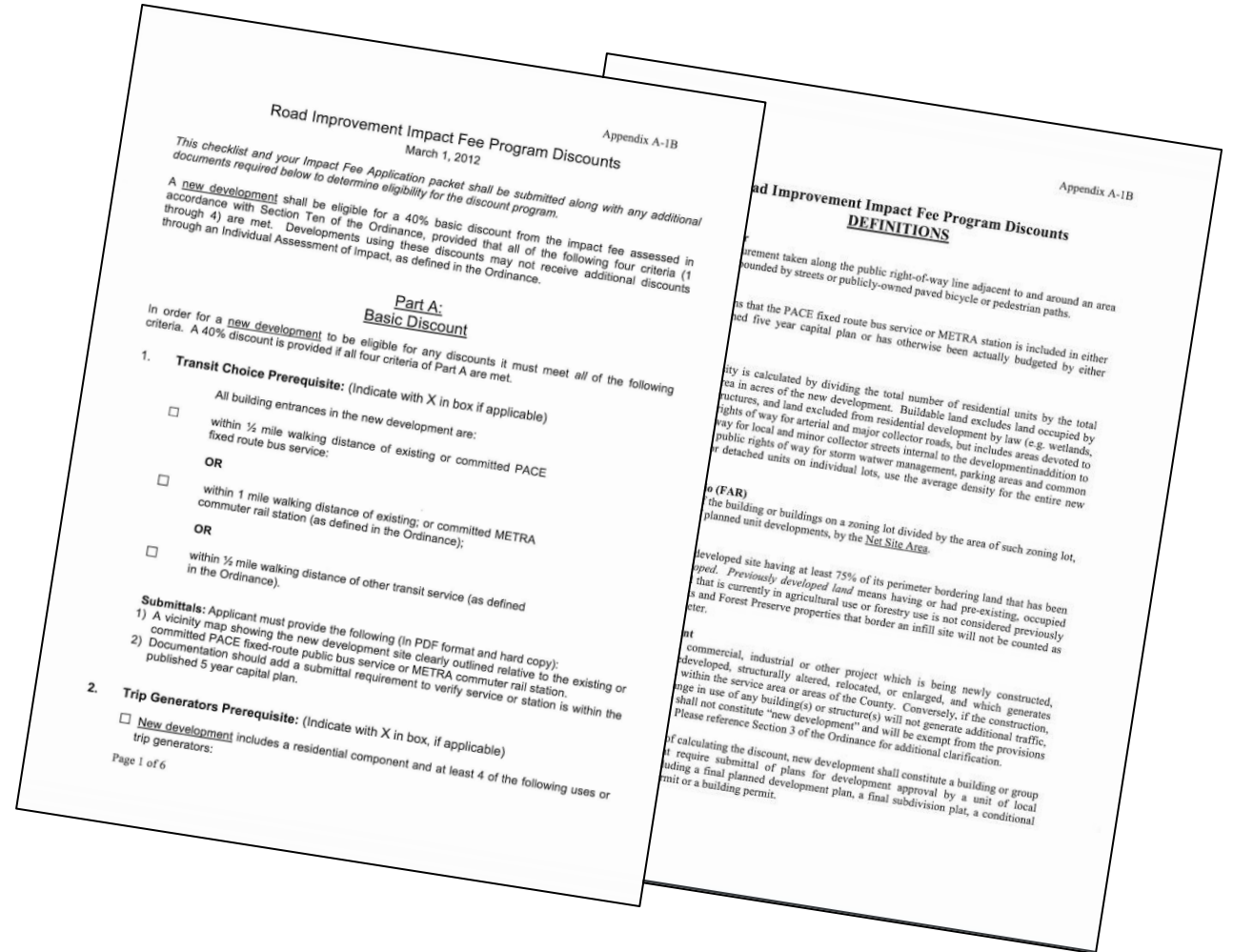
(2) Gross Floor Area: The total floor area contained within the building measured to the external face of the external walls.

Note for a property with only one tenant, the measurements Gross Floor Area (GFA) and Gross Leasable Floor Area (GLFA) are essentially equal.

CURRENT POLICIES & PROCEDURES

Tools

- Discounts
 - Availability of Transit
 - Mixed-Use
 - Density
 - Walkability
 - Infill and Redevelopment Sites
- Exemptions
 - Affordable Housing
 - Charitable Organizations
- Credits
 - Demolition Credit
 - Offsite Improvements
- Payment Plans



CURRENT POLICIES & PROCEDURES

Program Administration

Municipal and Developer Coordination

Impact Fee Application

Impact Fee Assessment

- Fee schedule based on date of Site Specific Development Approval
- Fee Payment Agreement or Impact Fee Credit Agreement (if applicable)

Individual Assessment

Annual Reporting

Kane County Division of Transportation
41W011 Burlington Road
St. Charles, IL 60175
Phone: (630) 845-3799 Fax: (630) 587-2474
philipsmary@co.kane.il.us

EXHIBIT A-1

(FOR OFFICE USE ONLY)

DATE RECEIVED:

APPLICATION #:

Road Impact Fee Application – Please read instructions on back before completing

Applicant Information (please type or print clearly)

Name:			
Address:			
City, State, Zip:			
Contact:	E-mail:		
Phone:	FAX:		

Property Information (please answer all):

Attach a copy of the plat of survey to the Application

Lot:	Block:	Subdivision:	
Quarter/Half Sec:	Section #:	Township #:	Range #:
Tax Parcel Index Number(s) (e.g., 09-01-100-014):			
Site Address:			
Building Permit Issuing Agency:		Development Approval Date:	

Principal Building Use (please check one per Application)

Residential	Number of Dwelling Units:	Non-residential	Gross Sq. Ft. of Bldg.:
Single Family Detached		General Retail	
Single Family Attached		Supermarket	
Multi-Family Attached		Convenience Market	
Age-restricted Housing		Service Station	Number of fueling positions:
General Office		Medical-Dental Office	
Office Park		Business Park	
Warehousing/Distribution Terminal		Light Industrial/Industrial Park	
Fast Food Restaurant		Other Restaurant	
Day Care Center		Hospital	Number of beds:
Nursing Home	Number of beds:	Hotel/Motel	Number of rooms:
Religious Institution		Other (specify):	

Optional Data for Assessment (attachments required)

New development is an exempt use (identify):		Advance payment under Impact Fee Agreement	FA#:
New development will be solely owned and solely occupied by a charitable organization		Existing building(s) on site to be demolished – applying for impact fee credit	
Apply to credits under Credit Agreement	CA#:	Applying for Impact Fee Discount Program	

Remarks:

Signature: _____

Date: _____

BEST PRACTICES

Kane County Impact Fee



Procedures Manual



Website: Wealth of Resources



Program Evolves

BEST PRACTICES

Simplicity

- User friendly

Predictability

- Easy to estimate

Visibility

- Publicize impact fee funded infrastructure projects

BEST PRACTICES


Simplicity

- What does the impact fee study provide?
 - Cost per trip
 - Administrative flexibility


Land Use Category	ITE Land Use Code	Development Unit	Trip Gen Rate (PM)	Pass-by Rate	Pass-by Source
PORT AND TERMINAL					
Truck Terminal	030	1,000 SF GFA	1.87		
INDUSTRIAL					
General Light Industrial	110	1,000 SF GFA	0.63		
Manufacturing	140	1,000 SF GFA	0.67		
Warehousing	150	1,000 SF GFA	0.32		
Mini-Warehouse	151	1,000 SF GFA	0.26		
RESIDENTIAL					
Single-Family Detached Housing	210	Dwelling Unit	0.99		
Apartment/Multi-family	220	Dwelling Unit	0.56		
Multifamily Housing (Low-Rise)	220	Dwelling Unit	0.56		
Multifamily Housing (Mid-Rise)	221	Dwelling Unit	0.44		
Multifamily Housing (High-Rise)	222	Dwelling Unit	0.36		
Senior Adult Housing-Detached	251	Dwelling Unit	0.30		
Senior Adult Housing-Attached	252	Dwelling Unit	0.26		
Assisted Living	254	Beds	0.26		
LODGING					
Hotel	310	Room	0.60		

Welcome to the *ITETripGen* Web-based App


**Estimate Site Trip Generation by Mode:
Passenger Vehicle, Walk, Transit, Bicycle, and Truck!**



Transit Trips



Walk and Bicycle Trips



Passenger Vehicle and Truck Trips

BEST PRACTICES

Predictability

- Impact fees should be easily calculated
- Impact fee multiplier
 - Specific land uses
- Minimal other discounts
 - Mixed-use is most common
 - Use established boundaries for other discounts



THIS WORKSHEET IS FOR ESTIMATION PURPOSES ONLY - ACTUAL FEES WILL BE DETERMINED AT THE TIME OF BUILDING PERMIT APPLICATION

2018 Transportation Impact Fee Estimator Worksheet
City of Fort Worth, Texas

<http://www.fortworthtexas.gov/impactfees/transportation>

Development Name:

Applicant:

Legal Description (Lot, Block):

Case Number: Insert Case Number Date:

Worksheet Last Updated: 5/25/2019

Date of Final Plat Approval:

Date of Building Permit Application:

Service Area (select from list):

Is the development a qualified NEZ project?

Notes: (1) Enter dates in XXXXXXXXXX format
(2) Impact fees are not collected within the seven (7) "no fee" service areas (H, L, J, K, P, Q, and R) and for qualified Neighborhood Empowerment Zone (NEZ) projects

TRANSPORTATION IMPACT FEE CALCULATION:

Land Uses (select from list):

Development Unit:

of Units:

Schedule 1: Maximum Assessable Fee

Impact Fee Per Development Unit: Transportation Impact Fee:

Schedule 2: Potential Collection Amounts

Impact Fee Per Development Unit: Transportation Impact Fee:

Note: Plat Approval and Building Permit dates must be selected prior to selecting land use.

MAXIMUM ASSESSABLE TRANSPORTATION IMPACT FEE: \$ -

TOTAL POTENTIAL TRANSPORTATION IMPACT FEE COLLECTION AMOUNT: \$ -

Land Use Selection Note: The land use categories are based on the descriptions contained within the ITE Trip Generation Manual. Questions regarding the appropriate category for a particular use may be directed to Planning and Development staff.

If a transportation impact fee is still due following the calculation of credits, a development may qualify for any of the three (3) available transportation impact fee discounts (as defined by Section 30-17.3(d) of the City Code). Discounts are cumulative, so that a development that qualifies for the maximum discount under each provision may reduce impact fees otherwise due up to 100%.

Adequate Facilities Discount:

Use 1 Transportation Connection Discount:

Extraordinary Investment Discount:

Total Transportation Impact Fee Discounts: 0%

Total Value of Transportation Impact Fee Discounts: \$ -

TOTAL POTENTIAL TRANSPORTATION IMPACT FEE COLLECTION AMOUNT AFTER DISCOUNTS:

BEST PRACTICES

Visibility

Application of impact fees

Project prioritization

Use of discounts

Highlight impact fee funded projects

Impact Fee Funded Projects through October 31, 2020			
Service Area	Council District	Project	Funding
A	7	Westport Pkwy - Alta Vista	\$3,100,000.00
A	4	Westport Pkwy to Alta Vista - N Beach	\$400,000.00
C	2 & 7	Harmon Rd - Golden Triangle to US-287	\$6,300,000.00
B	7	Blue Mound Rd from Willow Springs to US 287	\$1,000,000.00
Y	6&9	McCart - Risinger to McPherson and McPherson - West Cleburne to McCart	\$4,000,000.00

City of Fort Worth

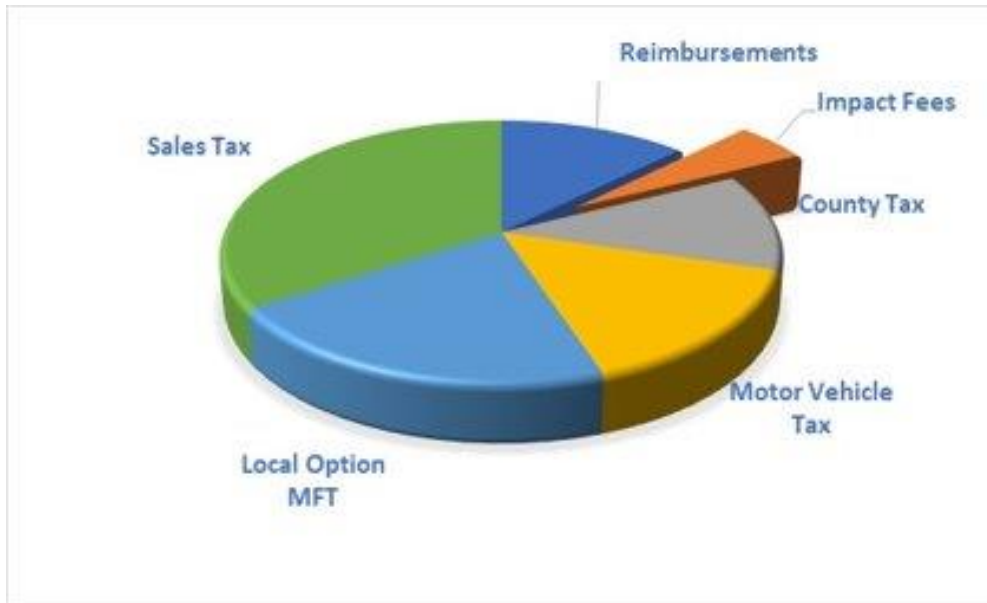
Roadway Impact Fees by Type & Service Area			
Service Area	Commercial	Residential	Total
A	\$50,366.46	\$19,393.92	\$69,760.38
B	\$0.00	\$3,108.00	\$3,108.00
C	\$0.00	\$525,252.00	\$525,252.00
TOTAL	\$50,366.46	\$547,753.92	\$598,120.38

City of Mesquite – Six Month Collection Report

BEST PRACTICES

Visibility

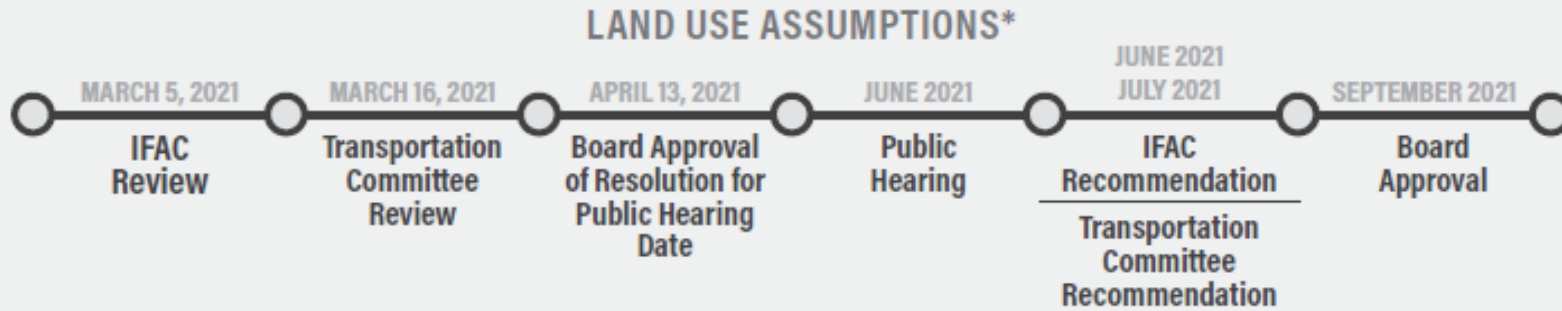
- Publicize impacts
- Impact fees are a tool to help growth pay for growth based on new trips generated



UPDATE SUMMARY & TIMELINE

REVIEW / APPROVAL PROCESS

UPDATE MUST BE COMPLETED BY MARCH 2022 (STATUTORY REQUIREMENT)



**Dates are anticipated and subject to change*



NEXT STEPS

1

March 5 IFAC Meeting

- Land use assumptions
- Review best practices
- Discuss potential strategies to support County initiatives

2

Land Use Public Hearing (date TBD)

- Conduct public hearing
- Adjust land use forecasts
- IFAC → Transportation Committee → County Board

Travel Demand Model

- Deficiencies analysis



QUESTIONS

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forbesjackie@co.kane.il.us

For more information, visit

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