

***Kane County Road Improvement Impact Fee
Advisory Committee***

Meeting Minutes – July 31, 2025, 9:00 a.m.

Members in Attendance

Chairman, Verne Tepe	Kane County Board
Michael Zakosek (Alternate)	Kane County Board
Kurt Nika (Alternate)	Kane County DOT
Tom Rickert (Alternate)	Kane County DOT
Clint Hull (Alternate)	Mayor of St. Charles
Jay Hedges (Alternate)	Village Manager, Hampshire
Chris Studebaker	Realtor Association of Fox Valley
Ken Franzese	Lee & Associates Commercial Real Estate Services
Tony Lucenko (Alternate)	Elgin Development Group
Court Airhart	Airhart Construction
John Hall Jr. (Alternate)	John Hall Custom Homes
Albert Alfaro	Laborers Local 582
Brian W. Dahl (Alternate)	Fox Valley Building & Construction Trades Council

Others Present:

Heidi Files	Kane County DOT
Lisa Larson	Kane County DOT
Heidi Lichtenberger	Kane County DOT
Jeff Frantz	Parametrix
Jill Kramer	Parametrix
Brian Manning	Parametrix

1. Call to Order

Vern Tepe, the chair of the Transportation Committee, welcomed the participants and explained the importance of the Kane County Impact Fee Advisory Committee in maintaining a fair and transparent approach to funding transportation improvements related to new development. He also mentioned the need to update the program every five years as required by the Illinois Road Improvement Impact Fee Law.

Vern Tepe outlined the role of the advisory committee, which includes reviewing technical methodology, land use assumptions, and recommendations that shape the Comprehensive Road Improvement Plan and proposed fee schedule. The committee will provide a formal recommendation to the County Board at the end of the process.

2. Roll Call

A quorum was established with ten (10) voting members present.

3. Public Comment

There was no public comment.

4. Approval of Minutes from December 7, 2021

The committee approved the minutes from the December 7th, 2021, meeting through a motion and a voice vote.

5. 2027 Impact Fee Program Update

Jeff Frantz from Parametrix provided an update on the 2027 Impact Fee program. He introduced his colleagues Jill Kramer and Brian Manning, who will be leading outreach activities and technical data analysis, respectively. Jeff discussed the history of the program, its goals, and the roles and responsibilities of the advisory committee, as noted below. Members of KDOT staff joined Jeff in answering questions from members of the advisory committee.

Land Use Assessment and Travel Demand Model: Jeff explained the steps involved in the program update, including land use assessment, travel demand modeling, developing a Comprehensive Road Improvement Plan, and updating the fee structures and ordinance. He emphasized the importance of data-driven processes and the use of CMAP data for modeling.

Program Update Schedule: The goal for completing the program update is the fourth quarter of 2026. Jeff detailed the steps involved, including land use updates, public hearings, and board approvals. He identified the points in the schedule that require input and action by the advisory committee.

Impact Fee Allocation and Usage: Impact fees are collected by service area, of which there are three: North, Central, and South. Jeff and Lisa Larson discussed the allocation and usage of impact fees, emphasizing that fees must be used within the service area where they are collected and within five years of collection. Lisa Larson assisted Jeff in answering a question about the mechanics of fee collection and the types of projects eligible for impact fee funding.

Socioeconomic Data and Population Projections: Jeff explained the sources and accuracy of socioeconomic data and population projections used in the program update. Heidi Files and Tom Rickert addressed concerns about the accuracy of census data and the involvement of municipalities in providing feedback.

Impact Fee Credits and Eligible Projects: Tom Rickert clarified the criteria for impact fee credits and the types of projects eligible for funding. He explained that impact fees can

be used for capacity-related improvements, such as additional lanes and turn lanes, but not for maintenance or development-driven access point improvements.

Discussion on Impact Fees and Development: Participants, including Tony Lucenko and others, discussed the impact of development on tax revenue and the importance of balancing impact fees with the benefits of increased tax income from new developments. They also addressed the challenges of funding infrastructure improvements and the need for fair and reasonable fee structures.

6. Old Business / Announcements

None

7. Next Meeting

Vern Tepe announced that the next meeting would be held on August 28th.

8. Adjournment

Vern Tepe called for a motion to adjourn the meeting. The motion was approved, and the meeting was adjourned.