

**Public Hearing to Consider the
Adoption of the Comprehensive
Road Improvement Plan and
Imposition of Impact Fees**

April 11, 2007

Road Impact Fees

- Road Impact Fees for municipalities and counties in Illinois are governed by statute

*“It is the intent of the General Assembly to promote orderly economic growth throughout this state by assuring that new development bears its fair share of the cost of meeting the demand for road improvements through the imposition of road improvement impact fees.”
(605 ILCS 5/5-901, et seq.)*

Current Ordinance

- Adopted January 13, 2004
- “Needs-driven” impact fee formula
- Service areas follow Planning Partnership Area boundaries
- Anticipates 2013 population of 504,816 and employment of 246,894
- Fee Revenue \$5.39 Million (FY06)

Current Ordinance Issues

- Correlation with County's 2030 Land Resource Management Plan
- Impact fee revenue substantially less than cost of needed highway capacity improvements
- Population and employment growth faster than projections
- Fee differential between service areas

Advisory Committee Recommendations

- “Facilities-driven” impact fee formula
- Three additional exempt land uses
- Service areas that reflect travel patterns
- Discounts for reduced traffic impacts
- Updated Comprehensive Road Improvement Plan
- Phased fee schedule
- Grandfather clause

Facilities-Driven Impact Fee Formula

- Allocates cost of eligible highway improvements based on traffic generation
- Consistent with statutory requirements
- Fees based on highway project cost estimates
- Results in greater equity between service areas

Exempt Land Uses

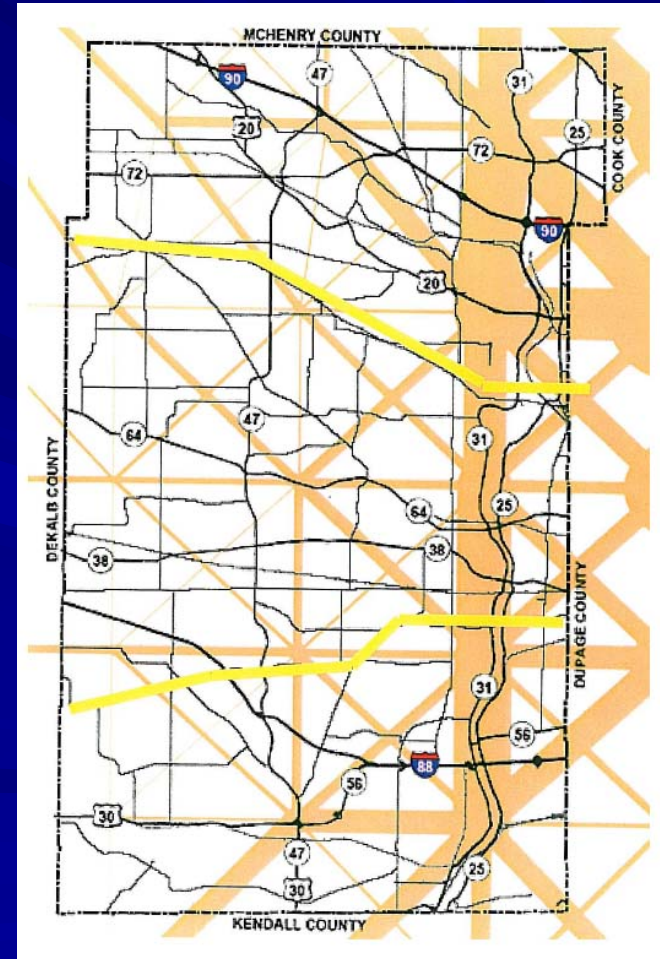
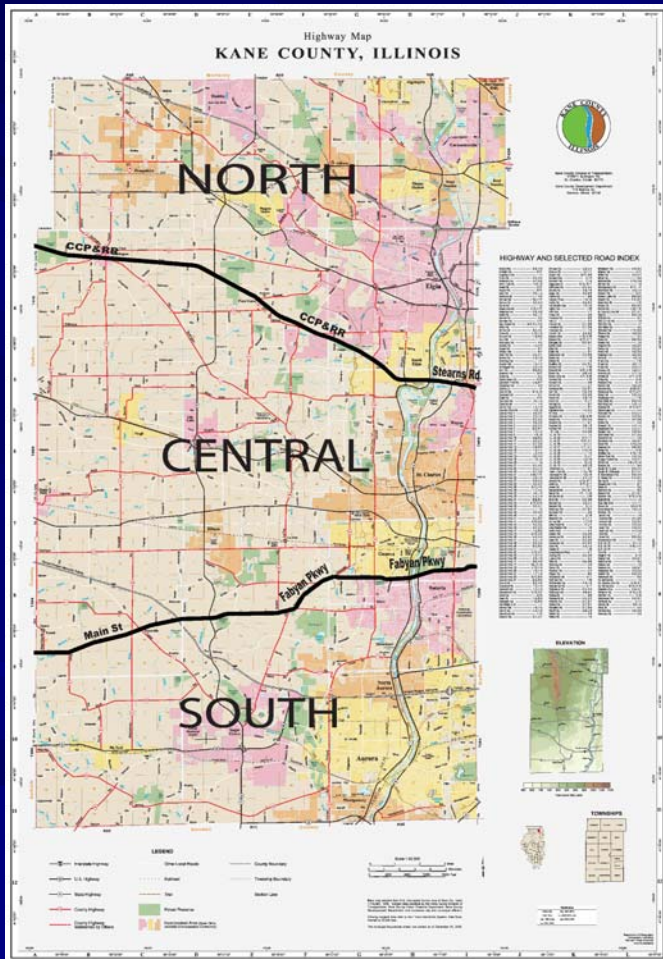
■ Existing:

- Alteration of residential units
- Minor alteration of use
- Accessory buildings
- In-kind replacement
- Public schools
- Government owned, operated and occupied buildings

■ Proposed:

- All existing exemptions, plus
- Temporary structures
- Private schools (K-12)
- Affordable housing

New Service Areas Reflect Travel Patterns

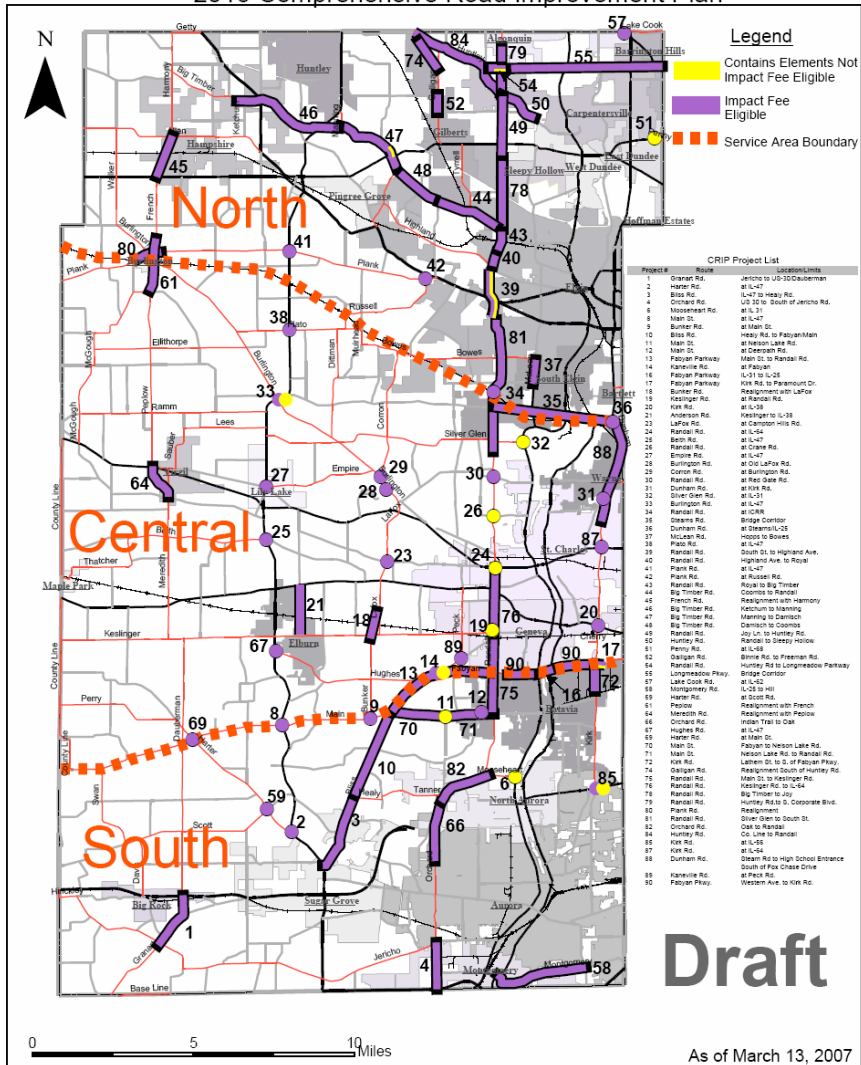


New Fee Discount Program

- Encourages reduced traffic impacts
- Four requirements for basic 40% discount
 - Transit availability
 - Proximity of multiple land uses
 - Minimum density of 7 units/acre or a FAR of 0.5
 - Walkability
- Up to an additional 30% discount for redevelopment / infill sites and higher densities
- 70% total discount possible

Draft Comprehensive Road Improvement Plan

Kane County Road Improvement Impact Fee Program
2015 Comprehensive Road Improvement Plan



- Stearns and Longmeadow Bridge Corridors
- Orchard/Randall widening
- Huntley, Big Timber, McLean, Keslinger, Fabyan, and Main Street widening
- Realignments and intersection improvements
- Estimated highway improvement cost \$939M

Phased Fee Schedule

Effective Dates	Impact Fee Multiplier
Through June 30, 2008	32%
July 1, 2008 through June 30, 2009	40%
July 1, 2009 through June 30, 2010	48%
July 1, 2010 through June 30, 2011	56%
Beginning July 1, 2011	64%

Impact Fee Schedule through June 30, 2008

Land Use	Impact Unit	Gross Fee (\$) per Impact Unit			Reduced Fee (\$) per Impact Unit		
		North	Central	South	North	Central	South
Single Family Detached	Dwelling Unit	4,962	4,825	4,751	1,588	1,544	1,520
Single Family Attached	Dwelling Unit	3,832	3,726	3,669	1,226	1,192	1,174
Multi Family Attached	Dwelling Unit	3,046	2,962	2,917	975	948	933
Retail 1-50,000 s.f.	1,000 s.f.	7,885	7,666	7,549	2,523	2,453	2,416
Retail 50,000-300,000 s.f.	1,000 s.f.	11,453	11,136	10,965	3,665	3,563	3,509
Retail 300,000-1,000,000 s.f.	1,000 s.f.	8,294	8,064	7,941	2,654	2,581	2,541
Retail over 1,000,000 s.f.	1,000 s.f.	6,918	6,726	6,623	2,214	2,152	2,119
Supermarket	1,000 s.f.	15,403	14,977	14,747	4,929	4,793	4,719
Convenience Market	1,000 s.f.	38,626	37,556	36,981	12,360	12,018	11,834
Service Station	Fueling Position	10,215	9,932	9,780	3,269	3,178	3,130
General Office	1,000 s.f.	7,321	7,118	7,009	2,343	2,278	2,243
Medical-Dental Office	1,000 s.f.	18,278	17,771	17,499	5,849	5,687	5,600
Office Park	1,000 s.f.	7,370	7,166	7,056	2,358	2,293	2,258
Business Park	1,000 s.f.	6,338	6,163	6,068	2,028	1,972	1,942
Warehousing/Distribution Terminal	1,000 s.f.	2,899	2,819	2,775	928	902	888
Light Industrial/Industrial Park	1,000 s.f.	4,520	4,395	4,328	1,446	1,406	1,385
Fast Food Restaurant	1,000 s.f.	17,020	16,548	16,295	5,446	5,295	5,214
Other Restaurant	1,000 s.f.	9,200	8,945	8,808	2,944	2,863	2,819
Day Care	1,000 s.f.	6,476	6,296	6,200	2,072	2,015	1,984
Hospital	Bed	6,387	6,210	6,115	2,044	1,987	1,957
Nursing Home	Bed	1,081	1,051	1,035	346	336	331
Hotel/Motel	Room	2,309	2,245	2,211	739	718	707
Religious Institution	1,000 s.f.	3,243	3,153	3,105	1,038	1,009	993

Grandfather Clause

- Developments with Site Specific Development Approval as of Jan. 1, 2008 assessed fees under the current fee schedule for up to two years
- After Jan. 1, 2010, new development assessed under the fee schedule in effect at that time

Next Steps



- Advisory Committee has 30 days to make recommendation to County Board
- April 26, 2007 Impact Fee Advisory Committee meeting
- County Board has 30-60 days thereafter to act on the proposed CRIP & Ordinance
- Ordinance effective upon County Board approval