

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

April 19, 2006

Topics for Discussion

- Exempt Development Types
- Eligible Road Improvement Projects
- Support for 2030 Plan
- Service Area Boundaries
- Next Steps

Exempt Development Types

- Current Ordinance
 - Internal alteration of non-residential bldgs
 - Expansion of a dwelling unit
 - In-kind replacement
 - Public schools
 - Government buildings
 - Accessory buildings
- Possible Additions
 - Temporary structures
 - Affordable housing
 - Senior housing
 - Religious institutions
 - Private schools
 - Charitable organizations
 - Hospitals
 - Not-for-profits

Exemptions – Illinois Impact Fee Ordinances

Exempt Use	DuPage County	Hoffman Estates	Kane County	Naperville	Schaumburg*
Internal Building Alterations	X	X	X	X	X
Additions to Residences	X	X	X	X	
Replacement due to fire, etc.	X	X	X	X	X
Government Buildings	X	X	X	X	
Public Educational Facilities	X	X	X	X	
Accessory Buildings	X	X	X	X	
Temporary Structures				X	
Affordable Housing					
Senior Housing					
Religious Institutions				X	
Private Schools					
Charitable Organizations					
Hospitals					
Not-for-Profits					

* Ordinance covers commercial districts only

Exemption Issues

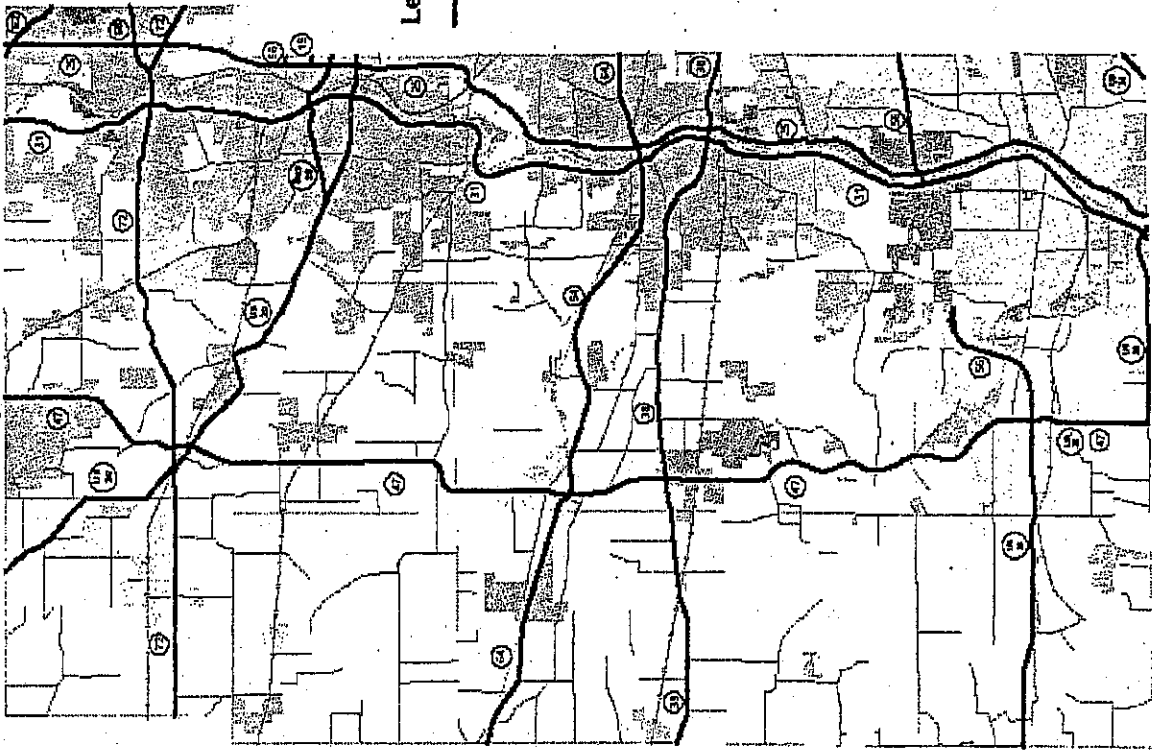
- Uses still generate traffic
- Ownership/use may change in future
- Clear definitions difficult
- Fee not a tax
- Once you start exempting uses, becomes difficult to “draw the line”

Eligible Road Improvement Projects

(Costs to be allocated to new development)

- **Current Ordinance**
 - County projects only
- **Possible Changes**
 - Include state routes
 - Based on functional classification, e.g. SRA's only
 - Add regionally significant projects, e.g. Rte. 47, Tollway interchanges, various local projects

State Routes



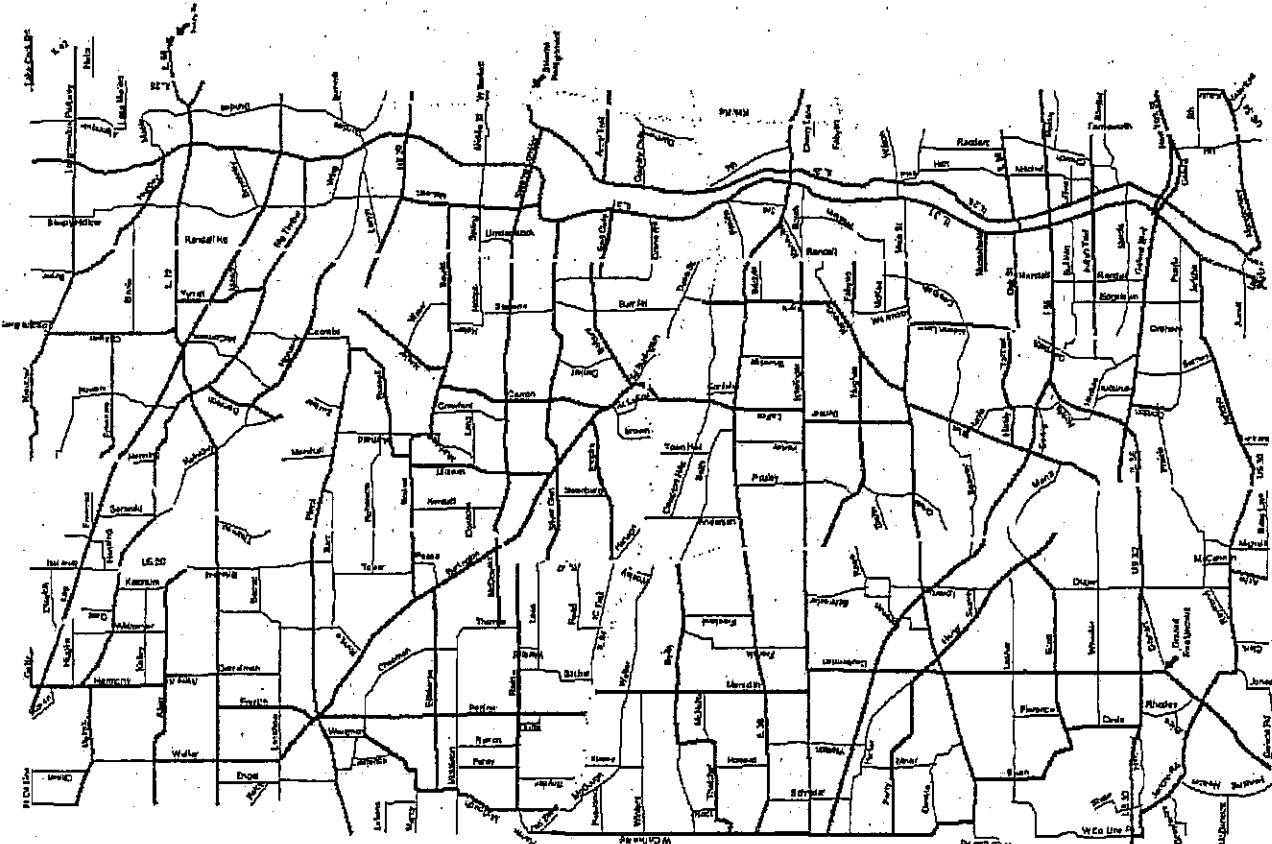
State Routes

Project Eligibility Issues

■ State Routes









- May help level out fees due to lack of county projects in some areas
- Significant fee increase and/or reduction in funds for County roads
- Could discourage State funding, but partial funding could encourage more State projects
- Administrative complexity

Roads by Functional Classification



Legend

Functional Classification

-  Expressway
-  SRA
-  Proposed SRA
-  Principle Arterial
-  Proposed Principle Arterial
-  Proposed Minor Arterial
-  Minor Arterial
-  Collector

Legend
Functional
Expressway

Project Eligibility Issues

- Functional Classification
 - Rather than jurisdiction, eligibility could be based on functional classification (Strategic Regional Arterials and arterials)
 - Jurisdiction means little to the driver
 - Less funding available for County projects

Project Eligibility Issues

- Regionally Significant Projects
 - Projects such as the Tollway Interchanges, Route 47 and local bridge projects benefit all county residents
 - Projects could be undertaken based on established county-wide priorities

Potential Strategies to Support 2030 Plans

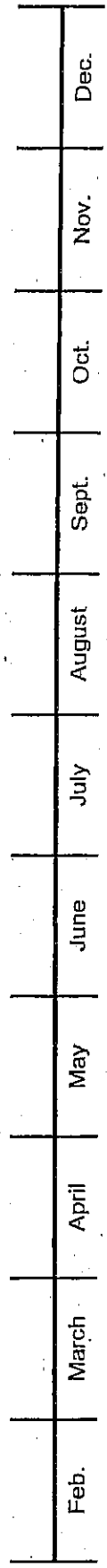
- Strengthen and direct development towards existing communities
 - Exempt downtown infill and redevelopment
- Encourage mixed use and transit oriented development
- Encourage low impact development

Service Area Boundaries

- Two relevant legal criteria
 - Fees must be “specifically and uniquely attributable”
 - Fee payer must receive a “direct and material benefit”
- Other issues
 - Uniformity of fees
 - Projects needed in each service area

Next Steps

CRIP and Impact Fee Ordinance Update



Traffic Modeling

Comprehensive Road Improvement Plan (CRIP) Development

Fee Schedule and Ordinance Revisions

Advisory Committee discussion and recommendations regarding exempt uses, eligible projects, service area boundaries & goals of 2030 plan

Co. Board sets Date for Public Hearing for CRIP and Impact Fees

Public Hearing on CRIP and Ordinance Amendments

Advisory Committee Recommendation on CRIP and Ordinance Amendments

County Board Adopts CRIP and Ordinance Amendments