

CRIP Public Hearing

**Summary of Comments Received
and Staff Recommendations to
Impact Fee Advisory Committee**

April 26, 2007

Public Hearing – April 11, 2007

- Attended by 29 interested citizens
- Hearing held from 7:00 to 8:45 pm
- Powerpoint presentation followed by public comment and some questions
- Informal discussions followed after the hearing

Public Comment Period

- Comments accepted through 4/18/07
- 12 written comments received from municipalities, developers, economic development organizations and other interested parties
- All comments included in IFAC packet, together with a comment summary and staff responses

Public Comment Summary

- Increases in fees will cause development to move outside the county, worsening traffic congestion due to longer trips
- Kane County should consider other highway funding options such as a (transportation) sales tax
- Impact fee credits should be given for all improvements to major roads, including state and municipal routes
- Requests for minor changes in the Discount Program

Public Comment Summary, cont.

- Brownfield developments should be exempt from impact fees
- Fee phase-in and grandfather clause supported
- Discount Program requirements should be unbundled
- The CRIP has too many projects
- Various projects should be added to the CRIP
- Requests that various CRIP projects have a higher priority

Public Comment Summary, cont.

- IFAC should report annually to County Board on economic impact of new impact fee schedule
- Planned fee increases should require annual review by County Board
- Definition of “Affordable Housing” should be more flexible
- Definition of “Affordable Housing” should be more restrictive
- Senior Housing should be addressed

Staff Recommendations

- Add the following additional duties of the IFAC (Ordinance Section Nineteen)
 - Review and advise the County Board with respect to project priorities and the recommended program for impact fee expenditures
 - Review trends in economic development in the County and make recommendations to the County Board as appropriate

Staff Recommendations, cont.

- Add the following language to Section Seventeen, paragraph 8 (Exemptions)

“Each housing unit meeting the definition of AFFORDABLE HOUSING and the requirements of this Section (or a percentage of the housing units as appropriate for multi-family housing developments) shall be exempt from payment of the Road Improvement Impact Fee. The County Engineer shall establish procedures to ensure that developments qualifying for this exemption continue to meet the minimum affordability requirements for a period of ten years. If a development fails to meet the affordability requirement in any year, the impact fee that would otherwise have been due shall be paid in full.”

Staff Recommendations, cont.

- Add the following language to Section Eighteen, paragraph 8 (Discounts)

“The duration of the Impact Fee Discount may be extended beyond the ten year period upon mutual agreement of the County and the Developer, provided that portions of the new development completed within ten years meet the qualification requirements for the discount obtained and that additional portions of the development receiving the discount after the ten year period continue to meet the requirements for the discount obtained.”

Staff Recommendations, cont.

- Add an additional land use category in the impact fee schedule for “senior housing” with appropriate definitions and trip generation rates
- Revise Section Eighteen (Discounts) so that right-of-way for arterials and major collectors is not included in density calculations
- Add a new table to the CRIP that identifies the project cost allocations between service areas

Staff Recommendations, cont.

- Add the following language in Section Fifteen (Use of Funds Collected)

“Impact fees collected pursuant to Kane County Ordinance 04-22 and impact fees assessed under the grandfather clause contained in Section Six of this ordinance may be expended on any eligible project identified on the Comprehensive Road Improvement Plan in effect at the time of award of the contract for expenditure of the impact fees; however, those impact fees shall be expended within the service area as defined in Ordinance 04-22 from which they were collected.”

Staff Recommendations, cont.

- The definition of “Affordable Housing” conforms to the State definition and should remain unchanged
- Brownfield developments should not be added as an exempt use
- The basic Discount Program requirements should remain bundled

Next Steps



- Deadline for recommendation to County Board by IFAC – May 10, 2007
- Transportation Committee – May 25, 2007
- Executive Committee – June 6, 2007
- County Board – June 12, 2007
- Ordinance effective upon County Board approval