

**KANE COUNTY ROAD IMPROVEMENT IMPACT FEE ADVISORY COMMITTEE
AGENDA (Revised)**

**August 24, 2011
8:00 AM**

**Kane County Government Center
Auditorium
719 Batavia Avenue, Building "A"
Geneva, IL 60134**

- 1. Call to Order**
- 2. Roll Call**
- 3. Public Comment**
- 4. Approval of Minutes of *October 31, 2007 and April 9, 2008***
- 5. Receiving Communications**
- 6. Reports**
 - A. Consultant Report on Impact Fee Ordinance Update**
 - B. Consultant Report on Land Use Assumptions for the Public Hearing**
- 7. Old Business**
- 8. New Business**
 - A. Public Hearing on Land Use Assumptions – August 31, 2011 at 7:00 p.m.**
 - B. Schedule next meeting – Tuesday, September 6, 2011 at 8:00 a.m.**
- 9. Adjournment**



Kane County

Impact Fee Advisory Committee

August 24, 2011

Items to be Discussed

- ▶ **Goals of Road Impact Fee Program**
- ▶ **Enabling State Legislation**
- ▶ **Update Ordinance Methodology**
 - Land Use and Travel Demand
 - Comprehensive Road Improvement Plan (CRIP)
 - Public Involvement
 - Schedule
- ▶ **Advisory Committee Role**



Road Impact Fee Goals

- ▶ **Supplement other funding sources**
 - Burden of paying for road improvements allocated in fair and equitable manner
- ▶ **Promote orderly economic growth**
 - New development bears fair share of costs to meet demands for road improvements



State Legislation

▶ Fees collected...

- In connection with a new development
 - At time of plat approval or building permit

▶ Fees may be used...

- For improvement, expansion, enlargement or construction of roads and appurtenances
 - Identified in CRIP as eligible project
 - Under jurisdiction of County



State Legislation

- ▶ **Fees may not be used to correct existing deficiencies**
 - County commits to rectify existing deficiencies where practical
- ▶ **Fees must be spent...**
 - Within service area collected
 - Within 5 years of collection



Methodology

- ▶ Land use update
- ▶ Travel demand modeling
- ▶ Comprehensive Road Improvement Plan (CRIP) update
- ▶ Fee ordinance and sensitivity analysis



Land Use Assumptions Update

- ▶ Update from previous 2003, 2013, and 2023 land use forecasts
- ▶ Projected changes in land use
 - Commercial and residential densities
 - Population and employment
 - 10 year growth projection
- ▶ Used to characterize future travel demand
- ▶ 2021 interim year land use forecasts



Travel Demand Update

- ▶ Use of 2040 Transportation Plan to identify deficiencies for the existing (2011) highway system
 - ▶ Highway Capacity Manual (HCM) procedures
 - ▶ Below Level-Of-Service (LOS) D are deficient

LOS Criteria for Intersections and Segments

LOS	Delay per Vehicle (Seconds/Vehicle)	Average Speed (MPH)
A	≤ 10	≥ 35
B	>10-20	> 28-34
C	>20-35	> 22-28
D	>35-55	> 17-22
E	>55-80	> 13-17
F	>80	< 13

Note: The Average Speed LOS thresholds are weighted based on free-flow speeds on various type of arterial roadways within Kane County



Travel Demand Update

- ▶ **“2021 Existing + Committed Network”**
 - ▶ Year 2021 Pop and Emp used to assess travel demands
 - ▶ Identification of Year 2021 future deficiencies
- ▶ **Operational analysis based on PM peak hour traffic data for years 2011 and 2021**



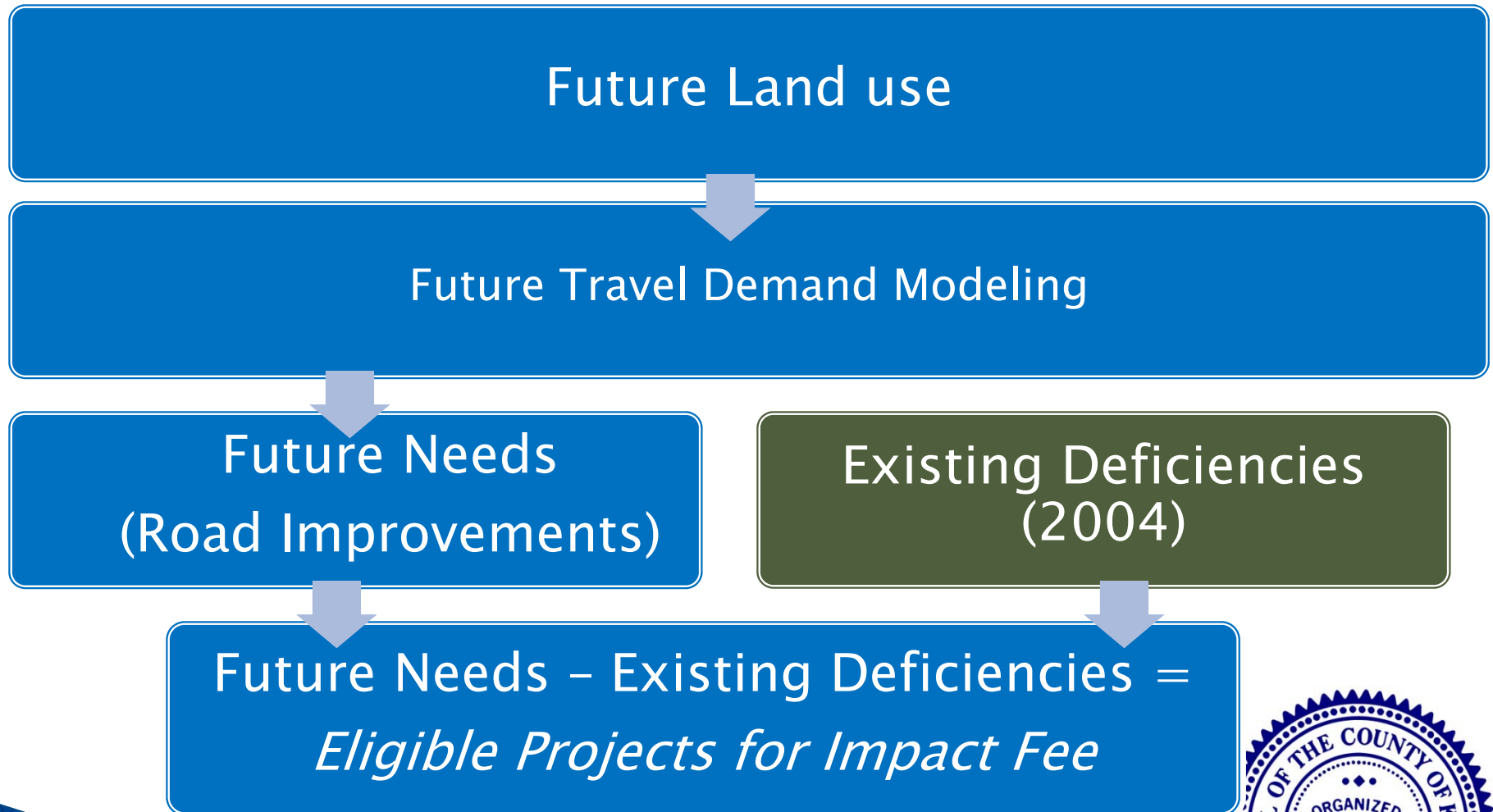
CRIP

▶ **Comprehensive Road Improvement Plan**

- Set of projects to meet transportation needs:
 - Intersection improvements / signalization
 - Road widening / expansion
 - Bridge improvements
 - Grade separation
 - Right-Of-Way acquisition
- Plan horizon - 10 years



CRIP



CRIP Update

- ▶ Advisory Committee participates in updates
- ▶ CRIP must be updated at least every 5 years
- ▶ CRIP amended no more than once per year



CRIP Update

- ▶ Previously adopted June 12, 2007
- ▶ To be revised based on land use and travel demand modeling for 2011 and 2021
- ▶ Consideration of 2004 and 2011-2021 deficiencies
- ▶ Assessment of improvement alternatives



Gross Fee Determination

▶ Gross Fee Inputs

- Number of new trips
- Reduction of trips (pass-by and diverted)
- Length of trip
- Capacity of one roadway lane-mile operating at an acceptable level of service
- Average construction and ROW costs for one roadway lane-mile
- % vehicle miles traveled on county system



Net Fee Determination

$$\text{Gross fee} - \text{Credits} = \text{Net fee}$$

- ▶ **County must consider credits for...**
 - Taxes and fees (motor fuel tax, property tax, & revenues from developments that has or will be generated)
 - Improvement credits (road improvements over and above typical requirements)
 - Demolitions
 - Discount Programs
 - Charitable organization discount
 - Exemptions

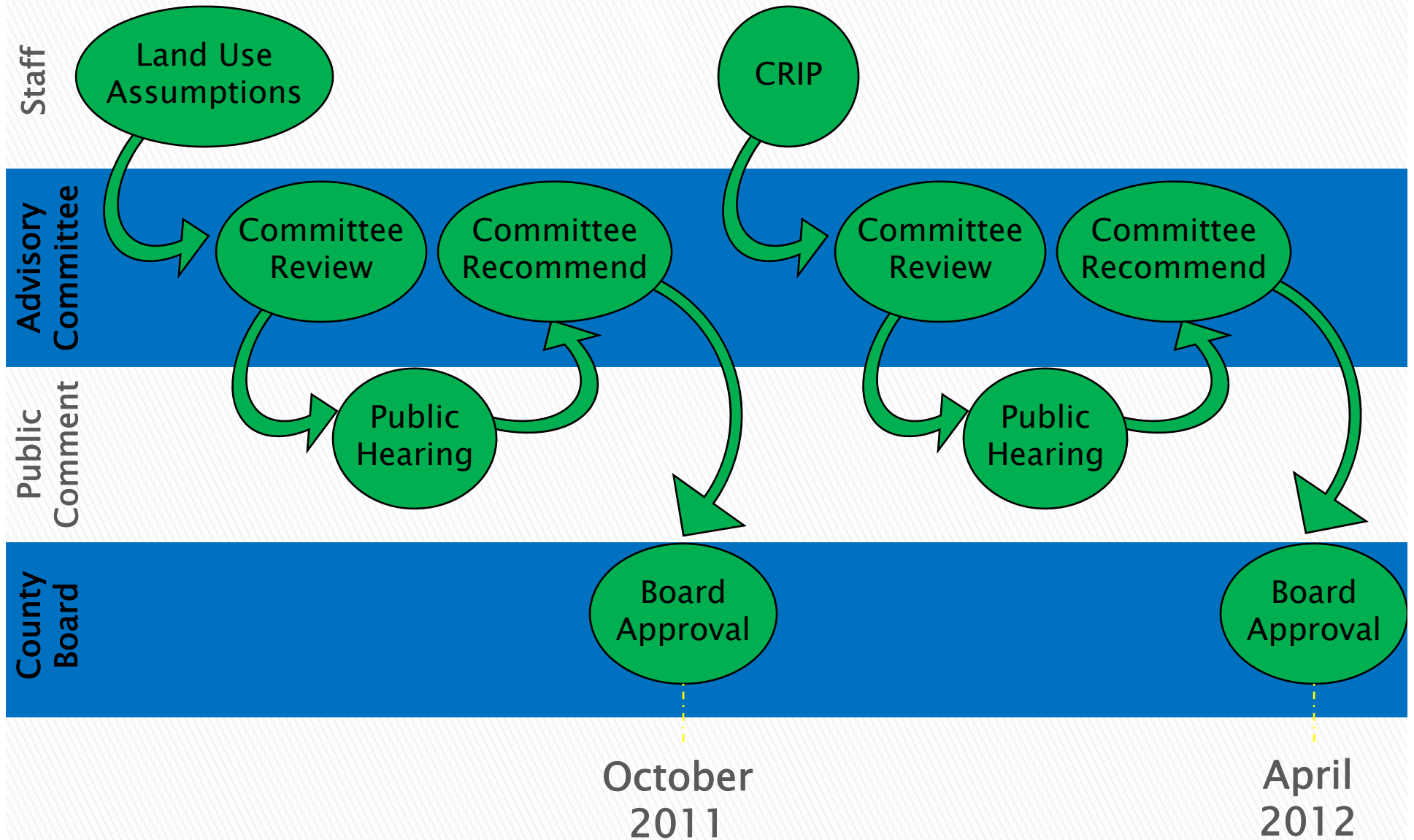


Sensitivity Analysis

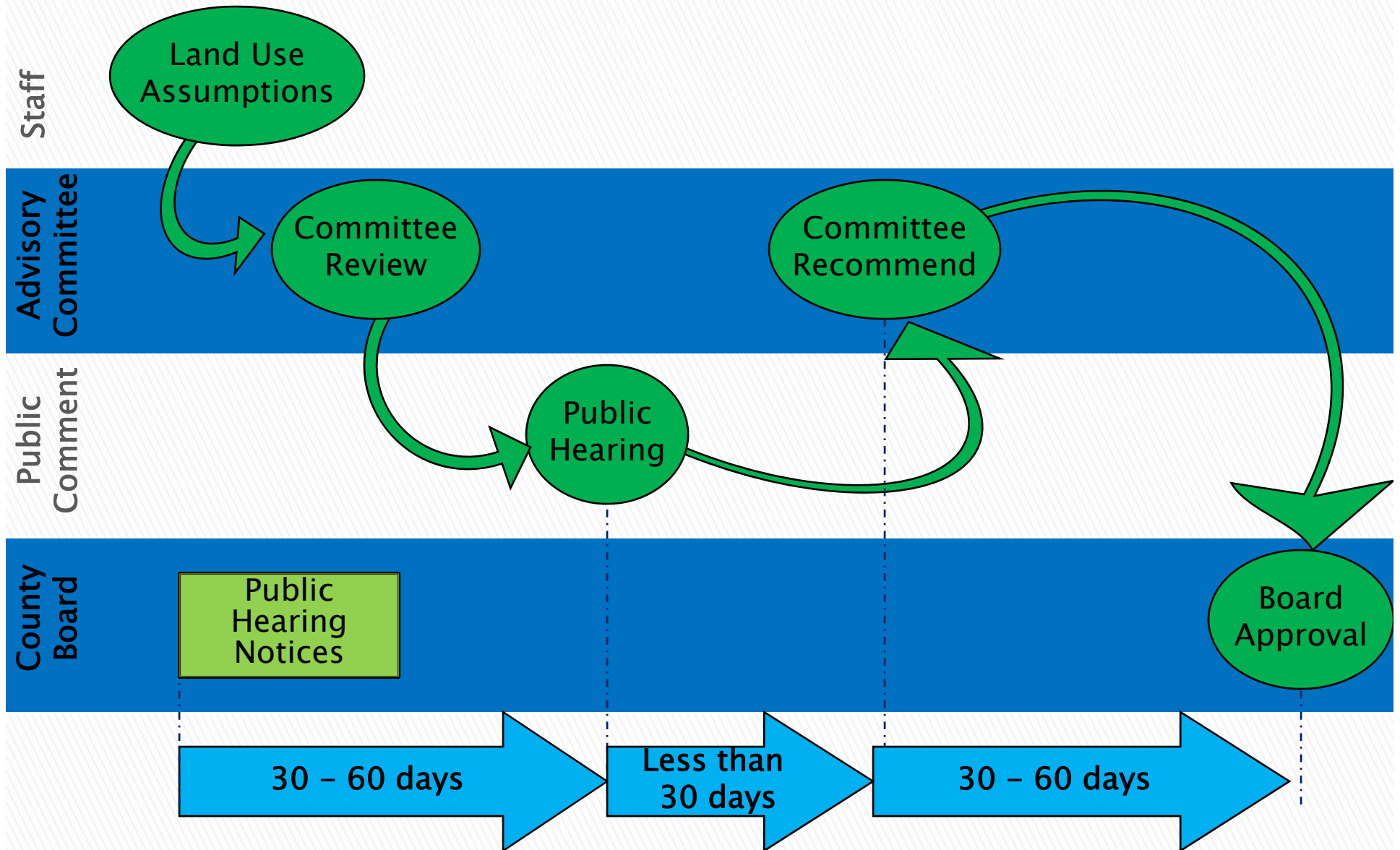
- ▶ **Economic feasibility of prototypical development and developer profit, such as:**
 - Residential
 - Commercial
 - Retail
 - Industrial
- ▶ **Strategies for market conditions and potential effect of impact fees on new developments**



Implementation



Land Use Adoption



Land Use Assumptions

	2011				
	June	July	Aug	Sept	Oct
Transportation Committee Recommendation	June 21				
County Board Resolution		July 12			
Public Notice		7/15, 7/22 & 7/29			
Advisory Committee Kick-off/ Recommendation			Aug 24		
Public Hearing - Land Use Assumptions			Aug 31		
Advisory Committee Approval				Sept 6	
Transportation Committee Recommendation				Sept 20	
County Board Resolution					Oct 11

CRIP Approval

	2011		2012			
	Nov	Dec	Jan	Feb	Mar	April
Transportation Committee Recommendation	Nov 15					
County Board Resolution		Dec 13				
Public Notice	12/16, 12/23, 12/30					
Advisory Committee Recommendation			Jan (TBD)			
Public Hearing – 2010 CRIP			Jan (TBD)			
Advisory Committee Approval				Feb (TBD)		
Transportation Committee Recommendation					Mar 20	
County Board Approval						April 10

Role of Advisory Committee

- ▶ Advise, assist and recommend proposed land use assumptions
- ▶ Recommendations for CRIP
- ▶ Prepare written report of CRIP recommendations



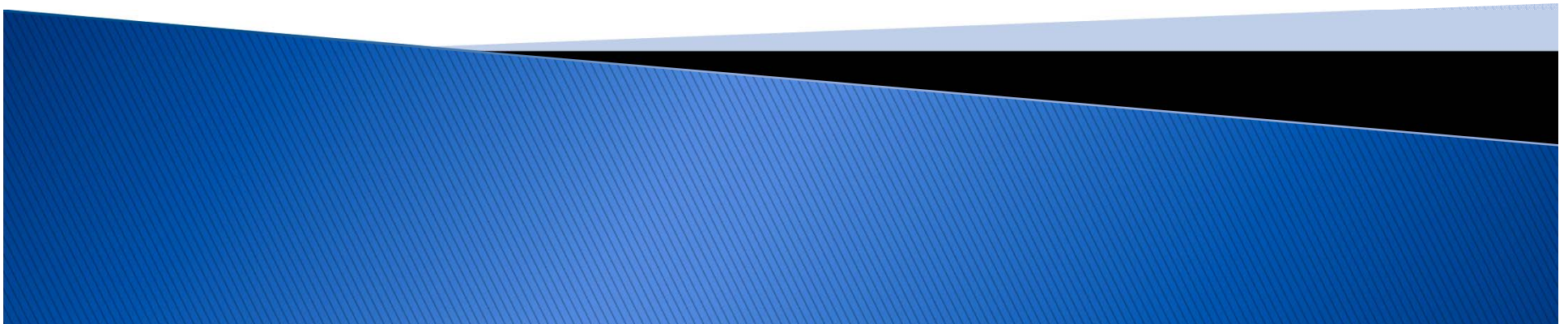
Role of Advisory Committee

- ▶ Report on all matters related to the imposition of impact fees
- ▶ Monitor implementation of CRIP and assessment of fees
- ▶ Report annually to the County
- ▶ Advise County on need to update or revise program





Land Use Update



Land Use Assumptions Update

- ▶ Use of 2009 and 2040 land use assumptions as data points
- ▶ 10 year growth projection as proportion of growth to 2040
- ▶ Household, Population, and Employment Growth
 - Calculated for 2021 by county, township and traffic analysis zones (TAZ)



Household Totals by Township

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Political Township ⁽¹⁾	Household 2009 ⁽²⁾	Household 2011 ⁽³⁾	Household 2021 ⁽³⁾	Household 2040 ⁽²⁾
Big Rock	965	982	1,065	1,223
Kaneville	627	633	660	712
Virgil	1,004	1,040	1,220	1,562
Burlington	838	890	1,151	1,647
Hampshire	3,009	3,190	4,092	5,807
Sugar Grove	6,019	6,487	8,827	13,273
Blackberry	3,209	3,531	5,138	8,191
Campton	5,099	5,208	5,756	6,796
St. Charles	18,481	19,113	22,271	28,272
Plato	2,003	2,299	3,778	6,590
Rutland	5,937	6,836	11,327	19,861
Aurora	46,261	47,717	54,999	68,834
Batavia	12,846	13,141	14,613	17,411
Geneva	10,005	10,282	11,669	14,303
Elgin	35,371	36,239	40,583	48,835
Dundee	21,180	21,782	24,790	30,506
Total	172,855	179,369	211,940	273,823

Source:

(1) Political Township – Kane County GIS Department

(2) 2009 and 2040 Household – Kane County 2040 Transportation Plan

(3) 2011 and 2021 Household – Extrapolated based on 2009 and 2040 data (Kane County 2040 Transportation Plan)



Population Totals by Township

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Political Township ⁽¹⁾	Population 2009 ⁽²⁾	Population 2011 ⁽³⁾	Population 2021 ⁽³⁾	Population 2040 ⁽²⁾
Big Rock	2,770	2,816	3,045	3,481
Kaneville	1,795	1,809	1,882	2,020
Virgil	2,825	2,941	3,518	4,616
Burlington	2,390	2,540	3,289	4,711
Hampshire	8,868	9,444	12,321	17,787
Sugar Grove	17,285	18,561	24,941	37,062
Blackberry	9,575	10,116	12,818	17,954
Campton	16,485	16,773	18,214	20,952
St. Charles	50,898	52,657	61,452	78,164
Plato	6,177	6,861	10,281	16,779
Rutland	16,251	18,574	30,189	52,259
Aurora	141,967	146,336	168,180	209,682
Batavia	36,265	36,979	40,549	47,333
Geneva	28,227	29,410	35,325	46,564
Elgin	103,749	106,589	120,786	147,761
Dundee	67,070	69,029	78,822	97,430
Total	512,599	531,435	625,614	804,555

Source:

(1) Political Township – Kane County GIS Department

(2) 2009 and 2040 Population – Kane County 2040 Transportation Plan

(3) 2011 and 2021 Population – Extrapolated based on 2009 and 2040 data (Kane County 2040 Transportation Plan)



Employment Totals by Township

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Political Township ⁽¹⁾	Employment 2009 ⁽²⁾	Employment 2011 ⁽³⁾	Employment 2021 ⁽³⁾	Employment 2040 ⁽²⁾
Big Rock	388	415	552	812
Kaneville	270	273	289	319
Virgil	162	166	186	223
Burlington	440	450	497	586
Hampshire	1,627	1,681	1,954	2,473
Sugar Grove	3,182	3,327	4,050	5,425
Blackberry	1,923	1,979	2,262	2,800
Campton	504	528	646	871
St. Charles	31,543	32,535	37,493	46,914
Plato	459	473	541	671
Rutland	3,094	3,253	4,050	5,563
Aurora	79,910	81,939	92,084	111,359
Batavia	15,701	16,159	18,448	22,798
Geneva	23,834	24,455	27,556	33,449
Elgin	62,503	63,555	68,815	78,809
Dundee	36,230	37,465	43,637	55,364
Total	261,770	268,652	303,060	368,436

Source:

(1) Political Township – Kane County GIS Department

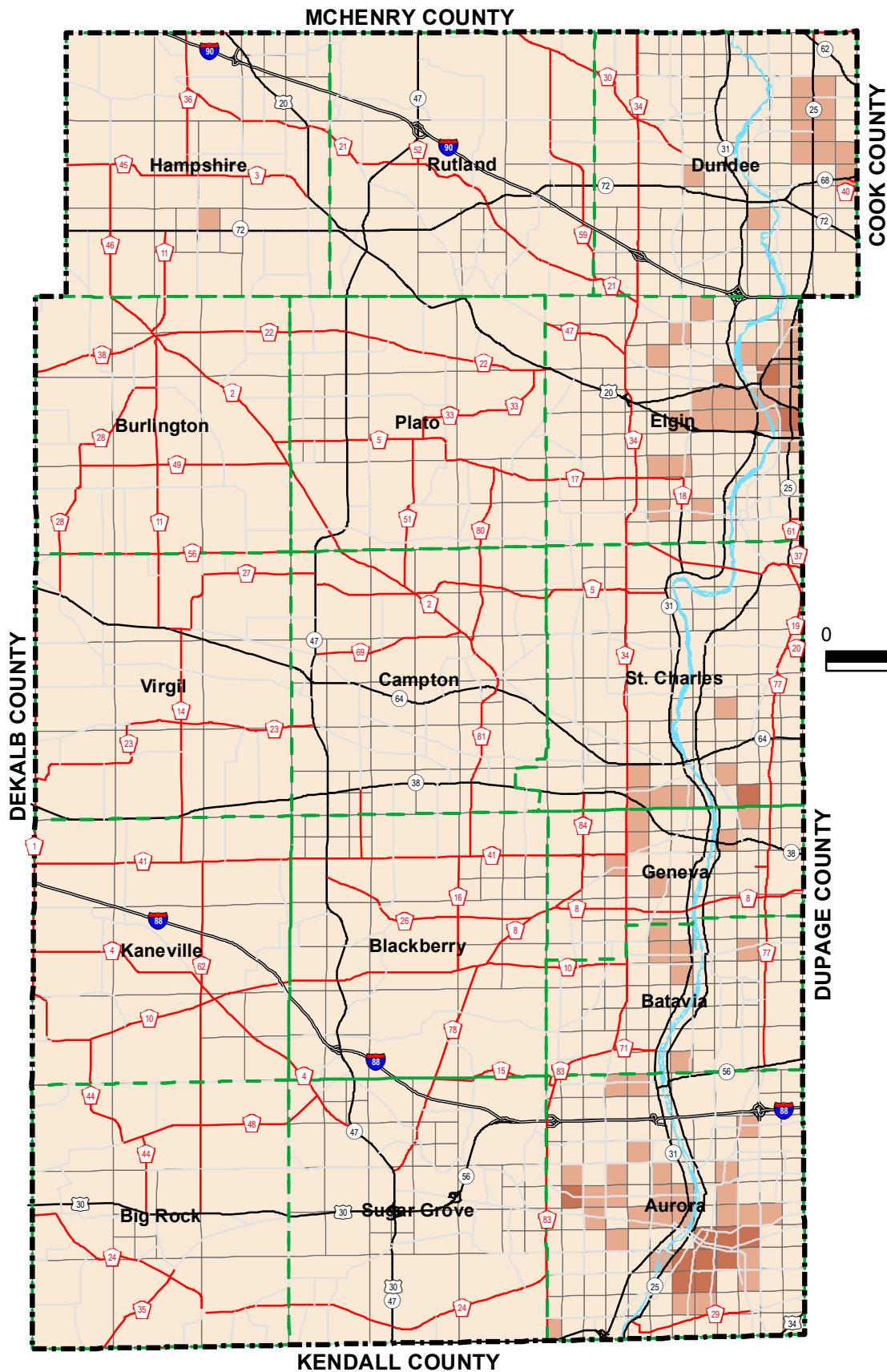
(2) 2009 and 2040 Employment – Kane County 2040 Transportation Plan

(3) 2011 and 2021 Employment – Extrapolated based on 2009 and 2040 data (Kane County 2040 Transportation Plan)





Thank you!



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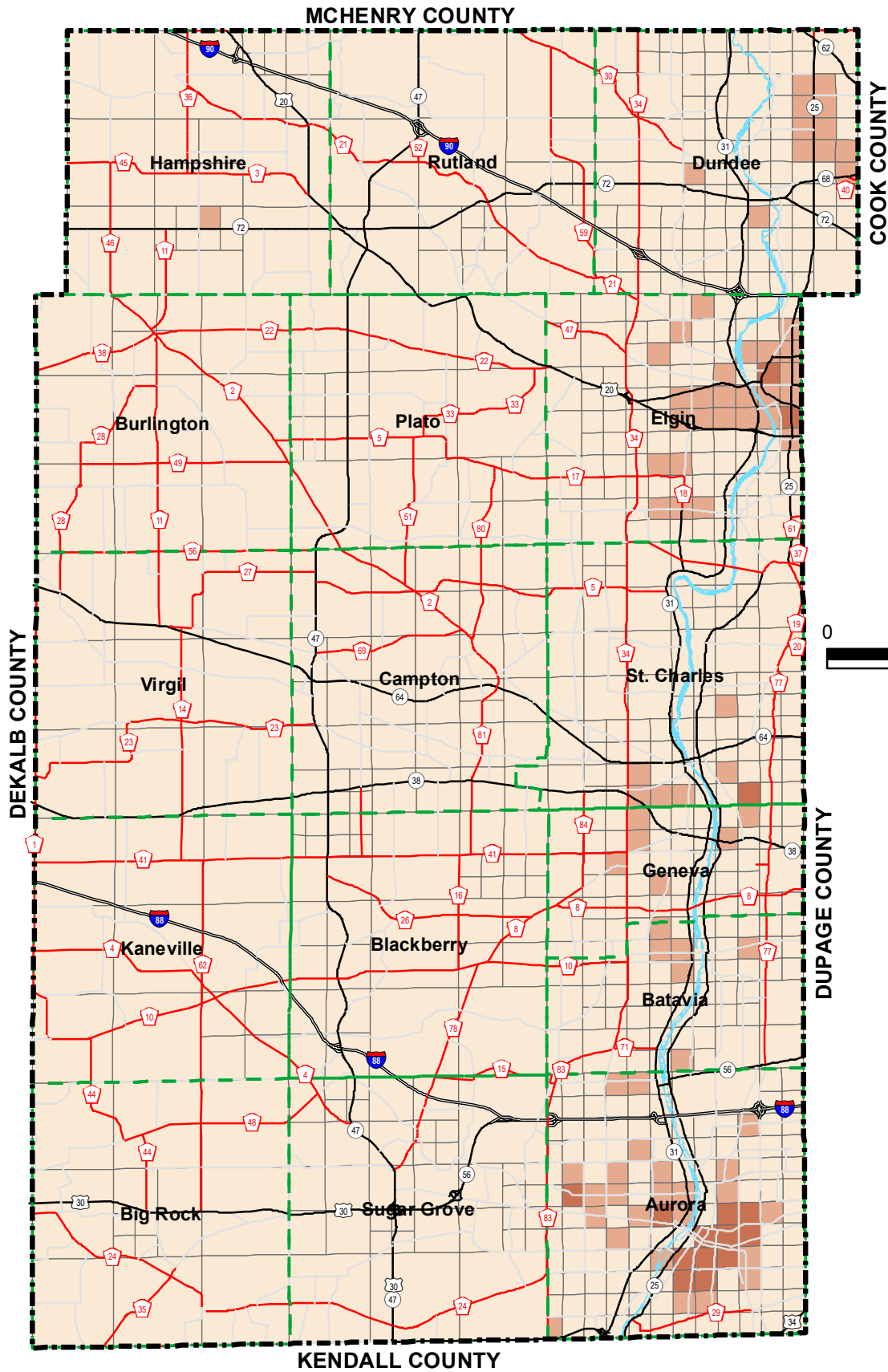
Household Density (People Per Acre)

- Kane County Boundary
- Political Township Boundaries

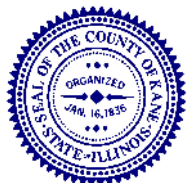
Source:
 (1) Political Township - Kane County GIS Department
 (2) 2009 Household - Kane County 2040 Transportation Plan

2009 Household Density
by TAZ

Figure 1
Kane County Impact Fee



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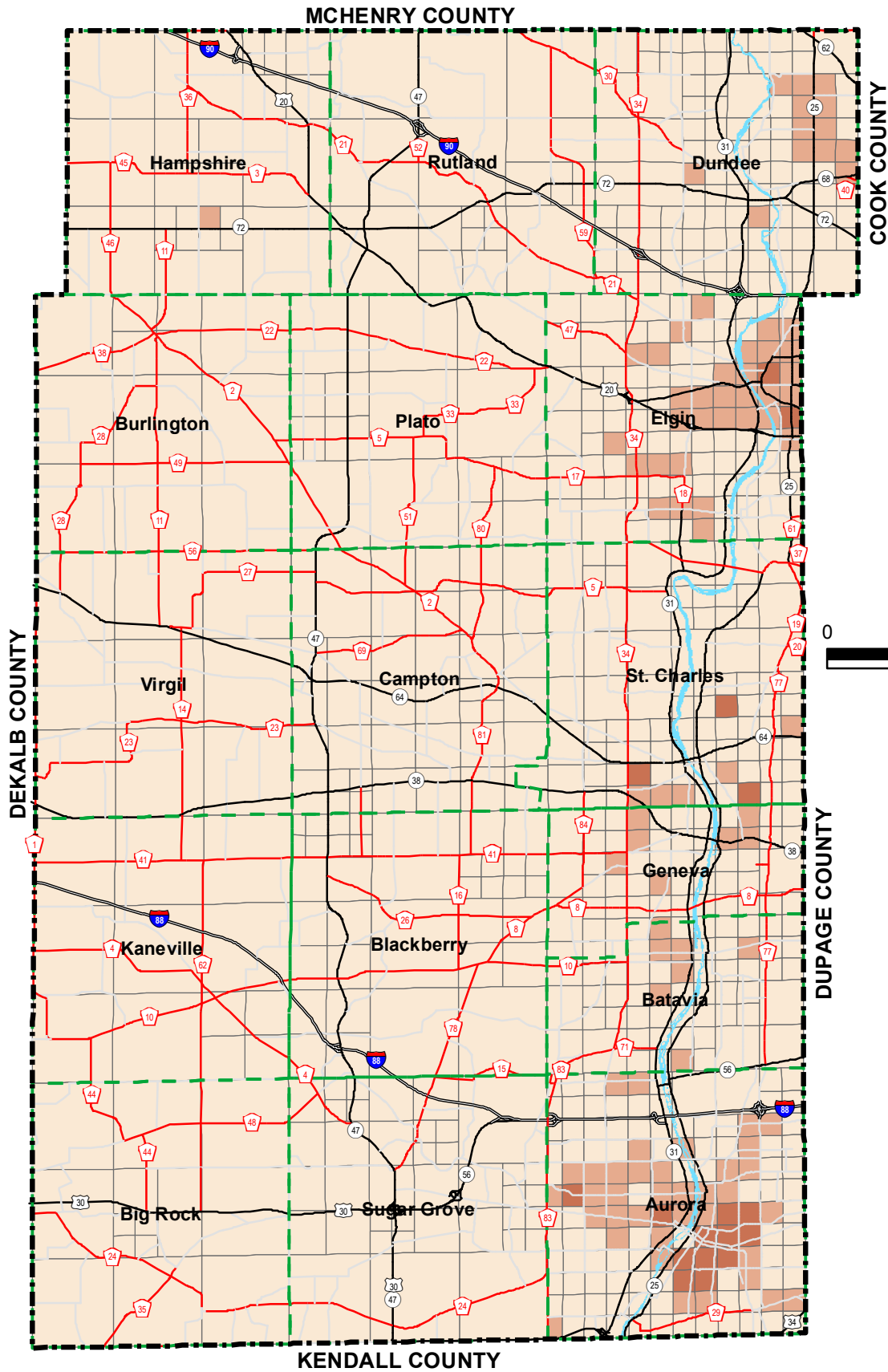
Household Density (People Per Acre)

- 0 - 3
 6 - 10
 Kane County Boundary
- 3 - 6
 > 10
 Political Township Boundaries

Source:
 (1) Political Township - Kane County GIS Department
 (2) 2011 Household - Kane County 2040 Transportation Plan

2011 Household Density
by TAZ

Figure 2
Kane County Impact Fee



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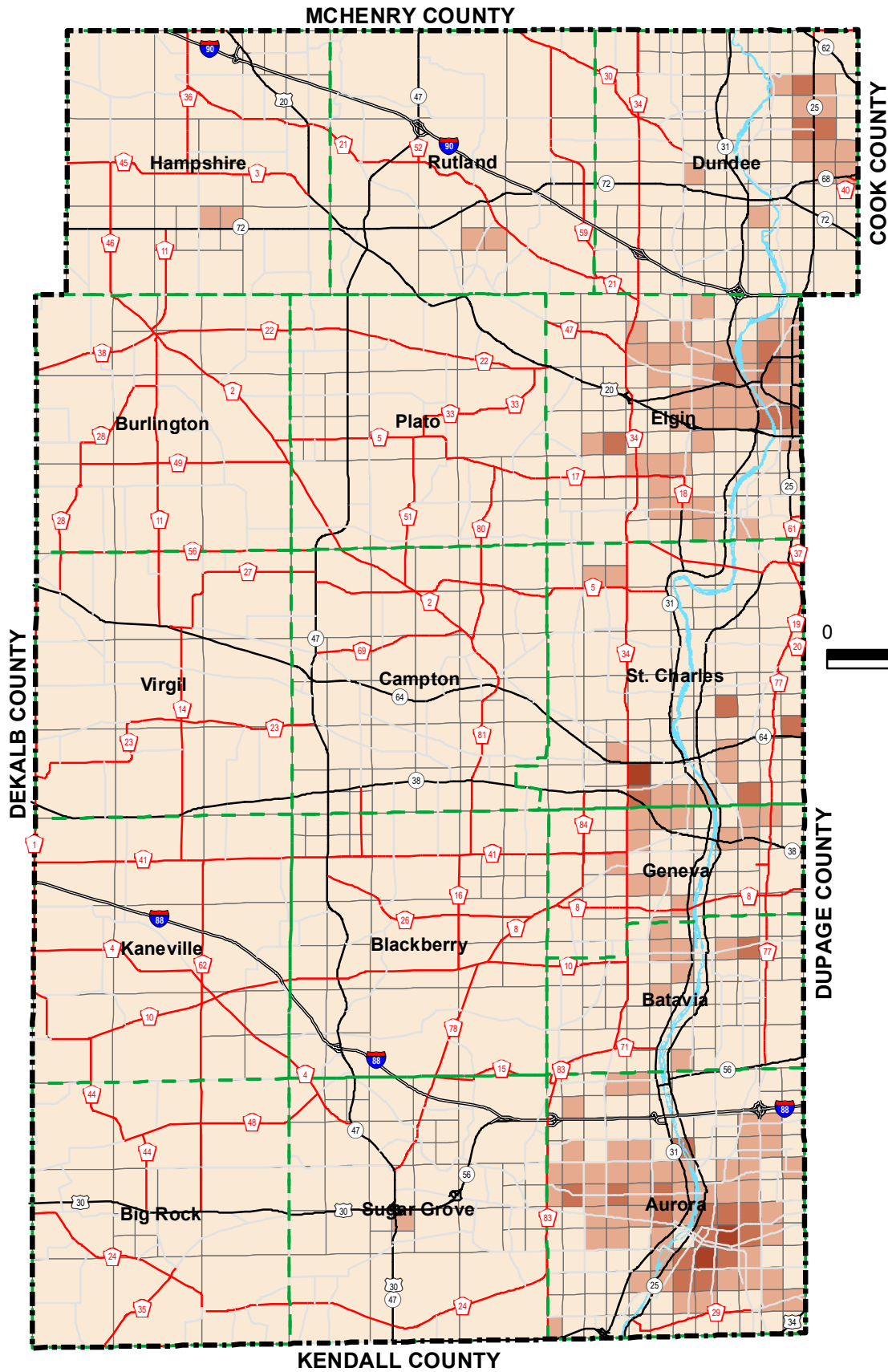
Household Density (People Per Acre)

- 0 - 3
 6 - 10
 Kane County Boundary
- 3 - 6
 > 10
 Political Township Boundaries

Source:
 (1) Political Township - Kane County GIS Department
 (2) 2021 Household - Kane County 2040 Transportation Plan

2021 Household Density
by TAZ

Figure 3
Kane County Impact Fee



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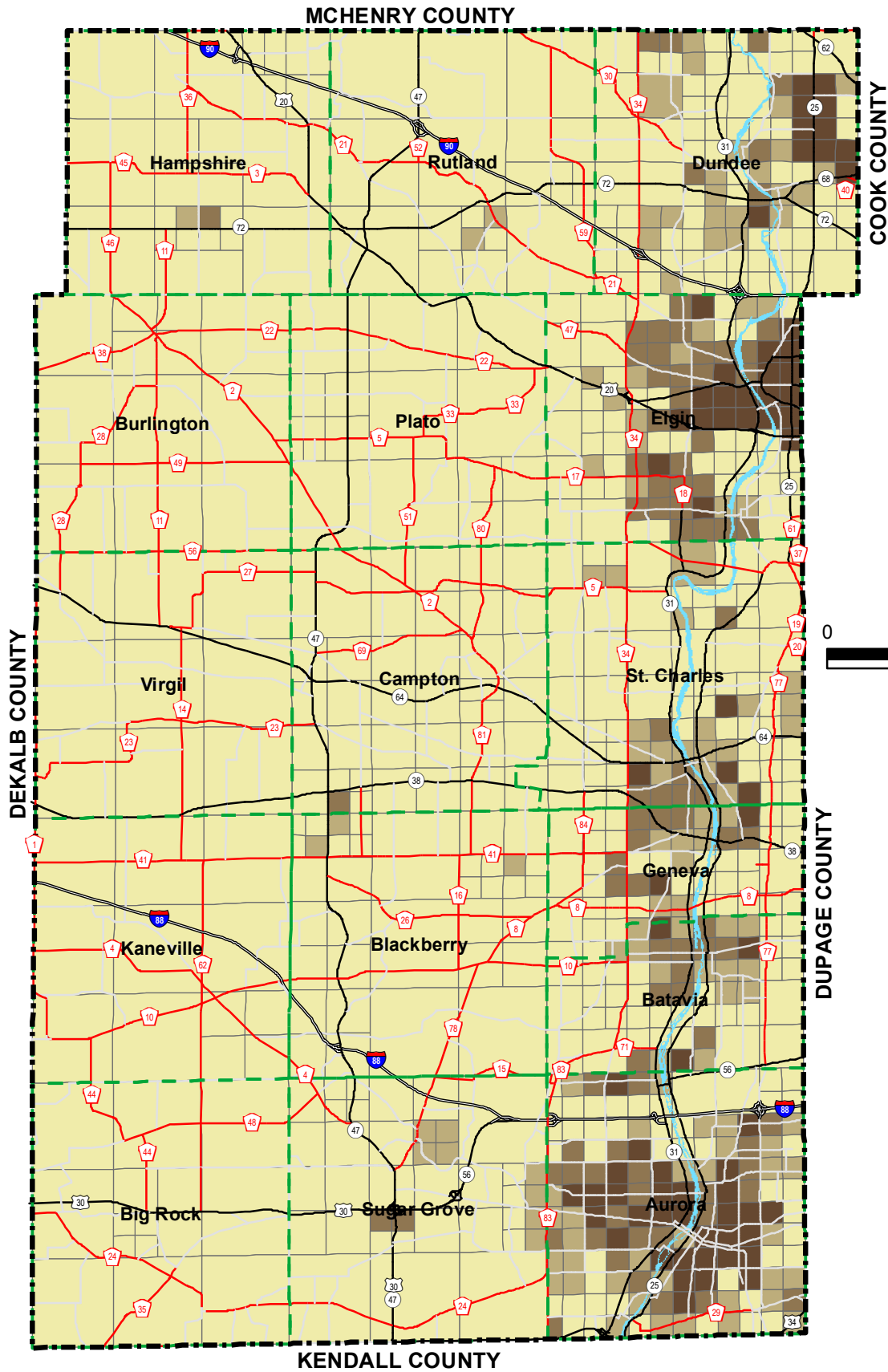
Household Density (People Per Acre)

- 0 - 3
- 3 - 6
- 6 - 10
- > 10
- Kane County Boundary
- Political Township Boundaries

Source:
 (1) Political Township - Kane County GIS Department
 (2) 2040 Household - Kane County 2040 Transportation Plan

2040 Household Density
by TAZ

Figure 4
Kane County Impact Fee



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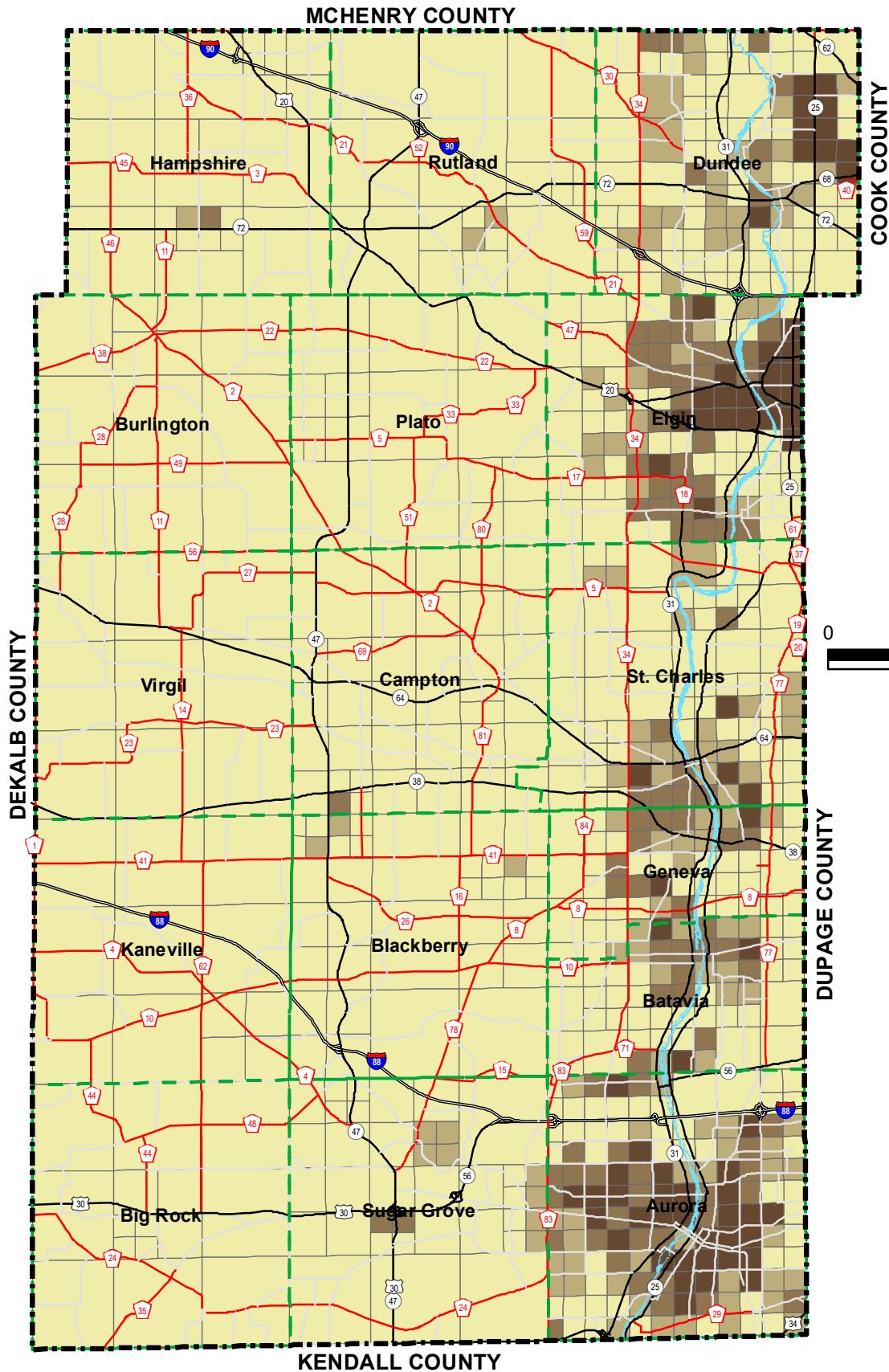
Population Density (People Per Acre)

- 0 - 3
 6 - 10
 Kane County Boundary
- 3 - 6
 > 10
 Political Township Boundaries

Source:
 (1) Political Township - Kane County GIS Department
 (2) 2009 Population - Kane County 2040 Transportation Plan

2009 Population Density
by TAZ

Figure 5
Kane County Impact Fee



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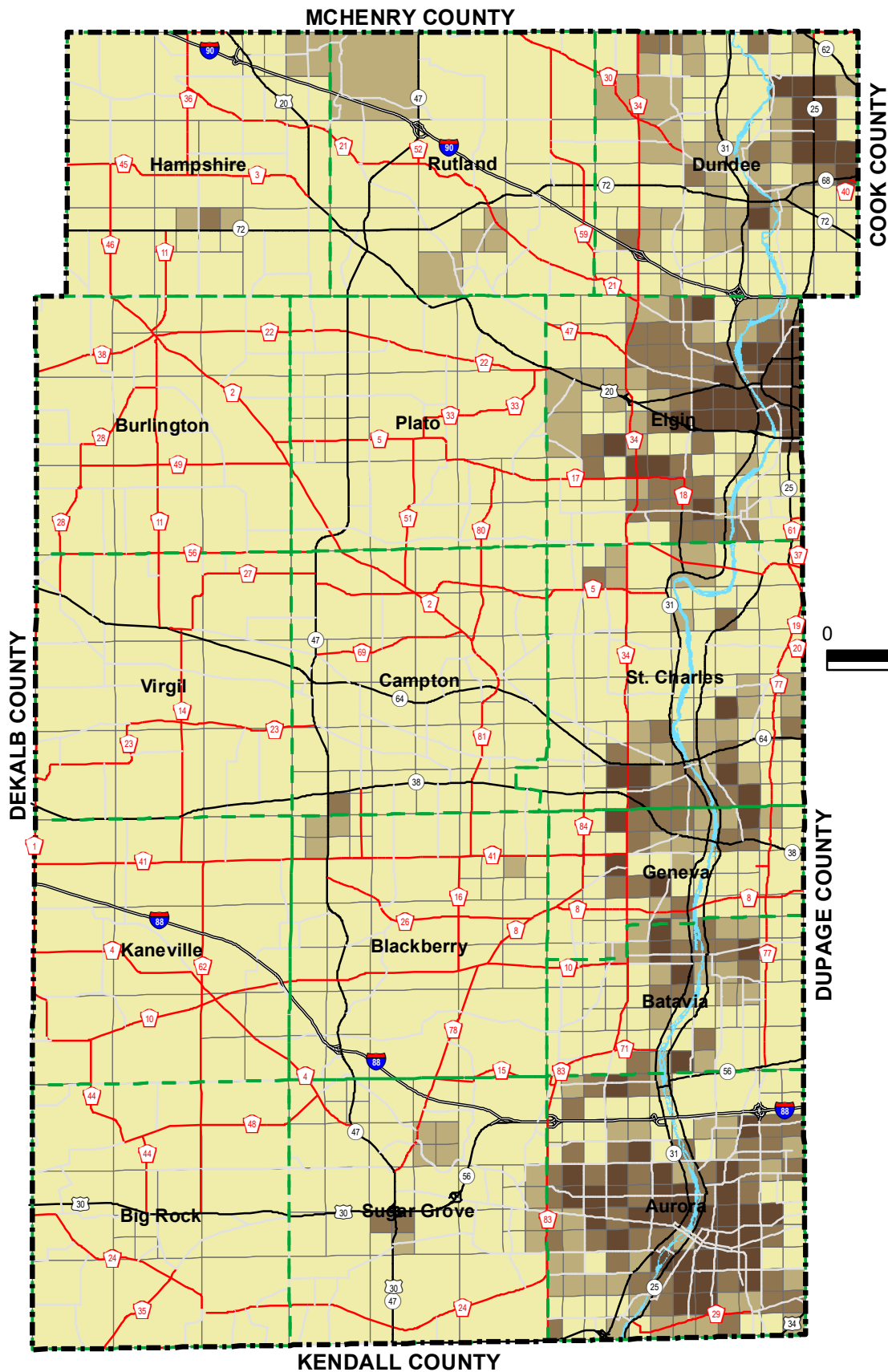
Population Density (People Per Acre)

- 0 - 3
- 3 - 6
- 6 - 10
- > 10
- Kane County Boundary
- Political Township Boundaries

Source:
 (1) Political Township - Kane County GIS Department
 (2) 2011 Population - Exterpolated based on 2009 and 2040 data (Kane County 2040 Transportation Plan)

2011 Population Density
by TAZ

Figure 6
Kane County Impact Fee



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Population Density (People Per Acre)

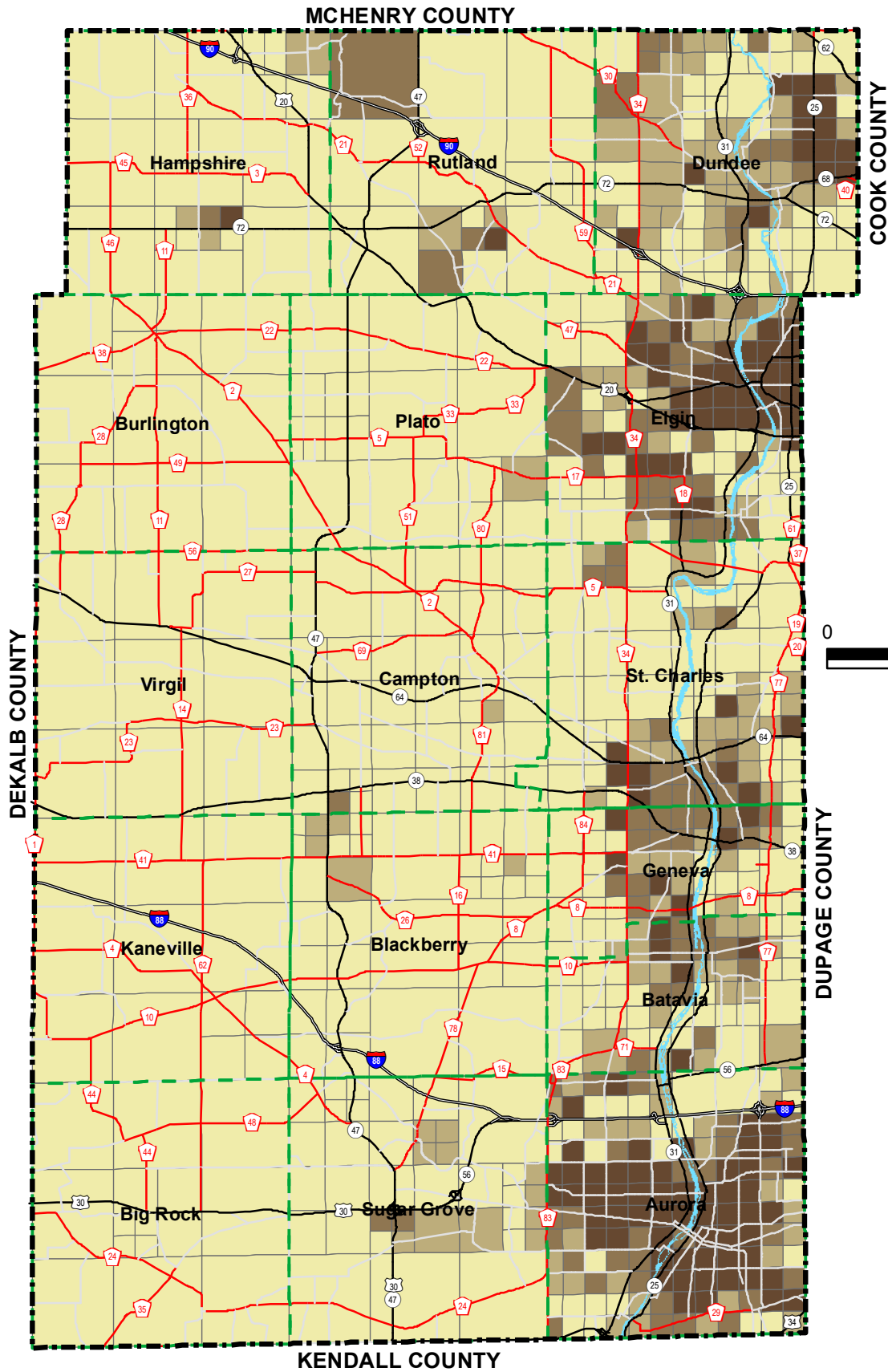
- 0 - 3
- 3 - 6
- 6 - 10
- > 10
- Kane County Boundary
- Political Township Boundaries

Source:

- (1) Political Township - Kane County GIS Department
- (2) 2021 Population - Exterpolated based on 2009 and 2040 data (Kane County 2040 Transportation Plan)

2021 Population Density
by TAZ

Figure 7
Kane County Impact Fee



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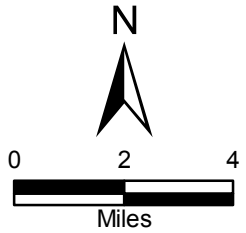
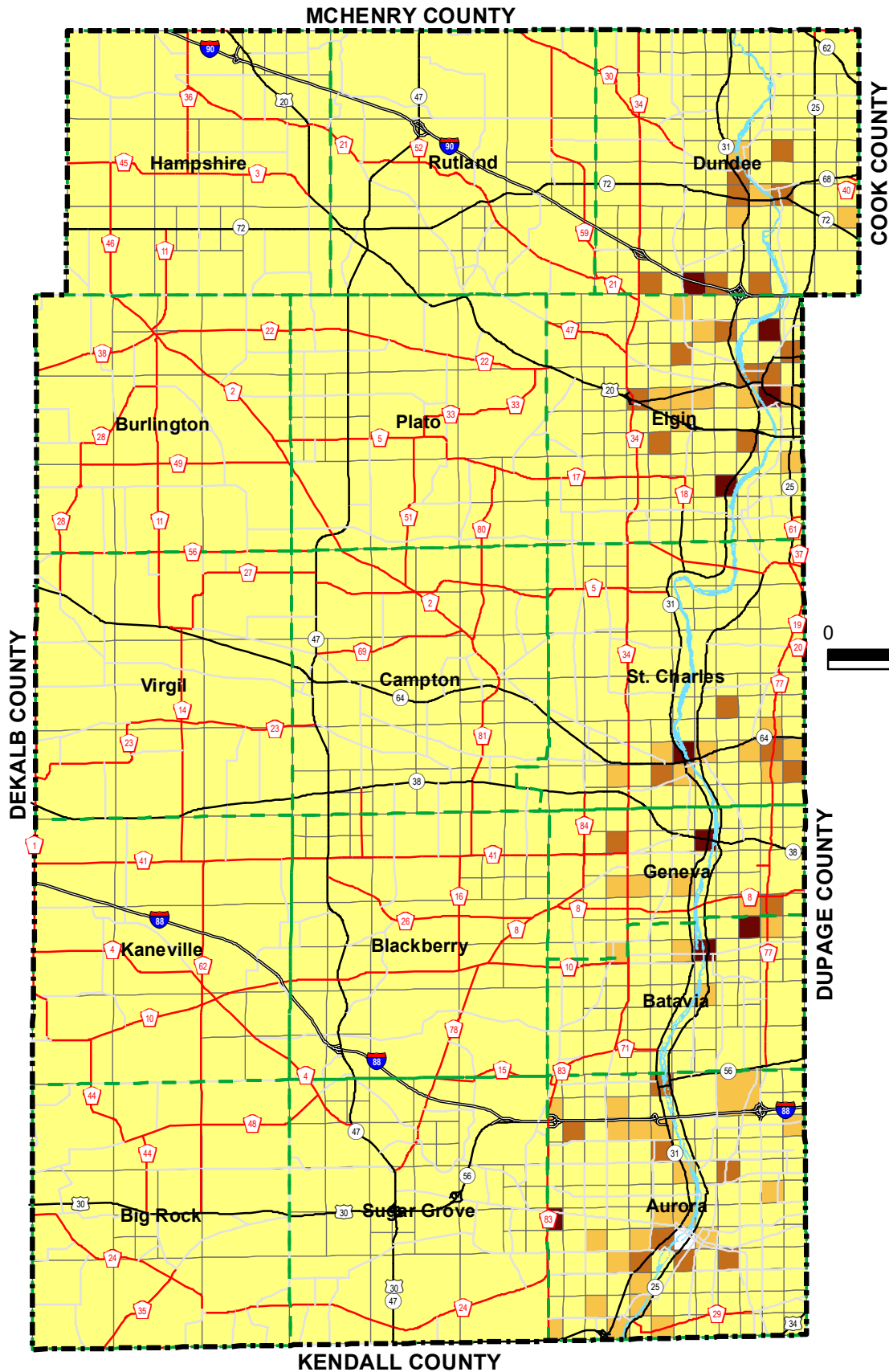
Population Density (People Per Acre)

- 0 - 3
- 3 - 6
- 6 - 10
- > 10
- Kane County Boundary
- Political Township Boundaries

Source:
 (1) Political Township - Kane County GIS Department
 (2) 2040 Population - Kane County 2040 Transportation Plan

2040 Population Density
by TAZ

Figure 8
Kane County Impact Fee



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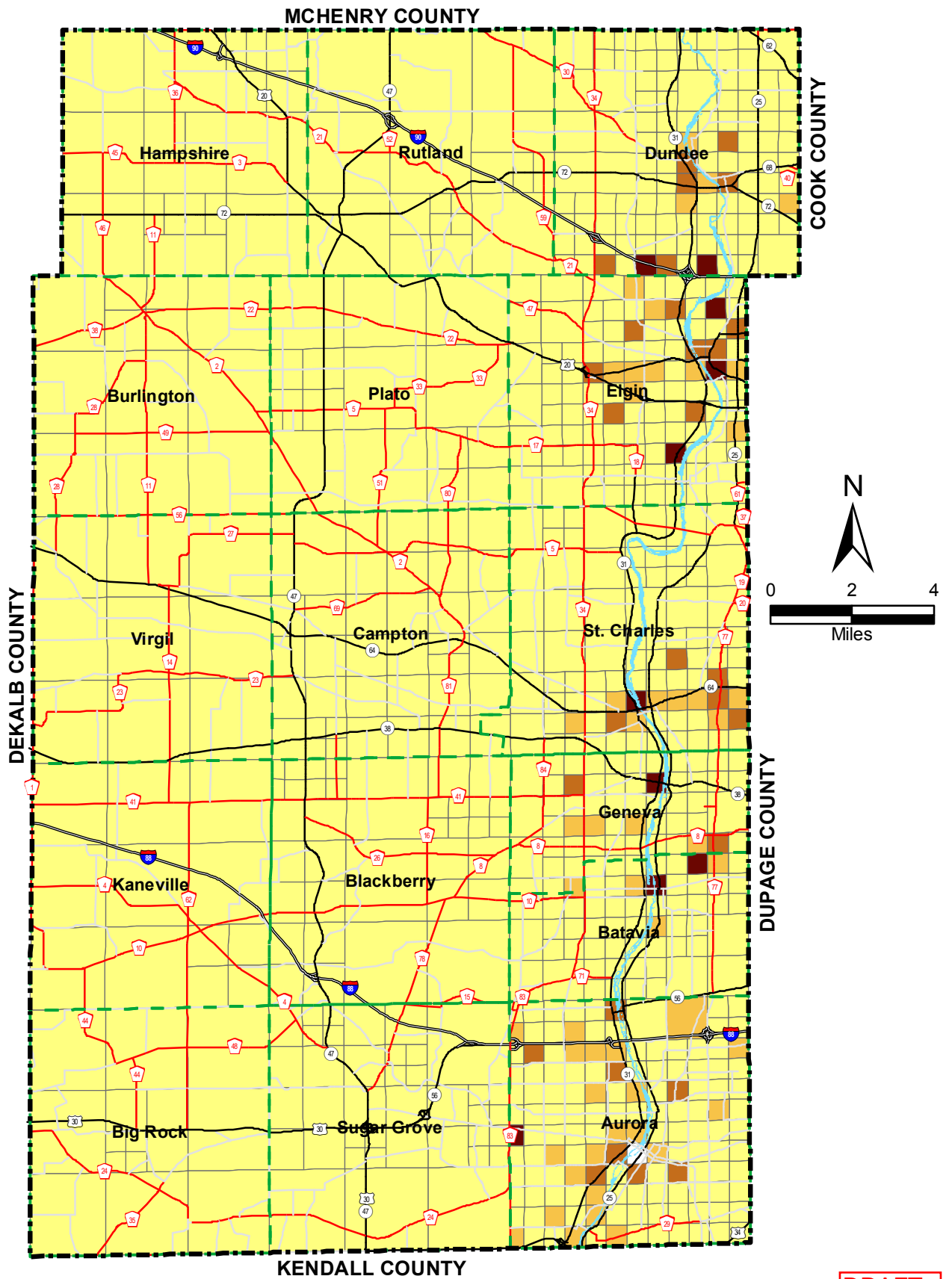
Employment Density (Employees Per Acre)

 0 - 5	 5 - 10	 10 - 20	 > 20	 Kane County Boundary
				 Political Township Boundaries

Source:
 (1) Political Township - Kane County GIS Department
 (2) 2009 Employment - Kane County 2040 Transportation Plan

2009 Employment Density
by TAZ

Figure 9
Kane County Impact Fee



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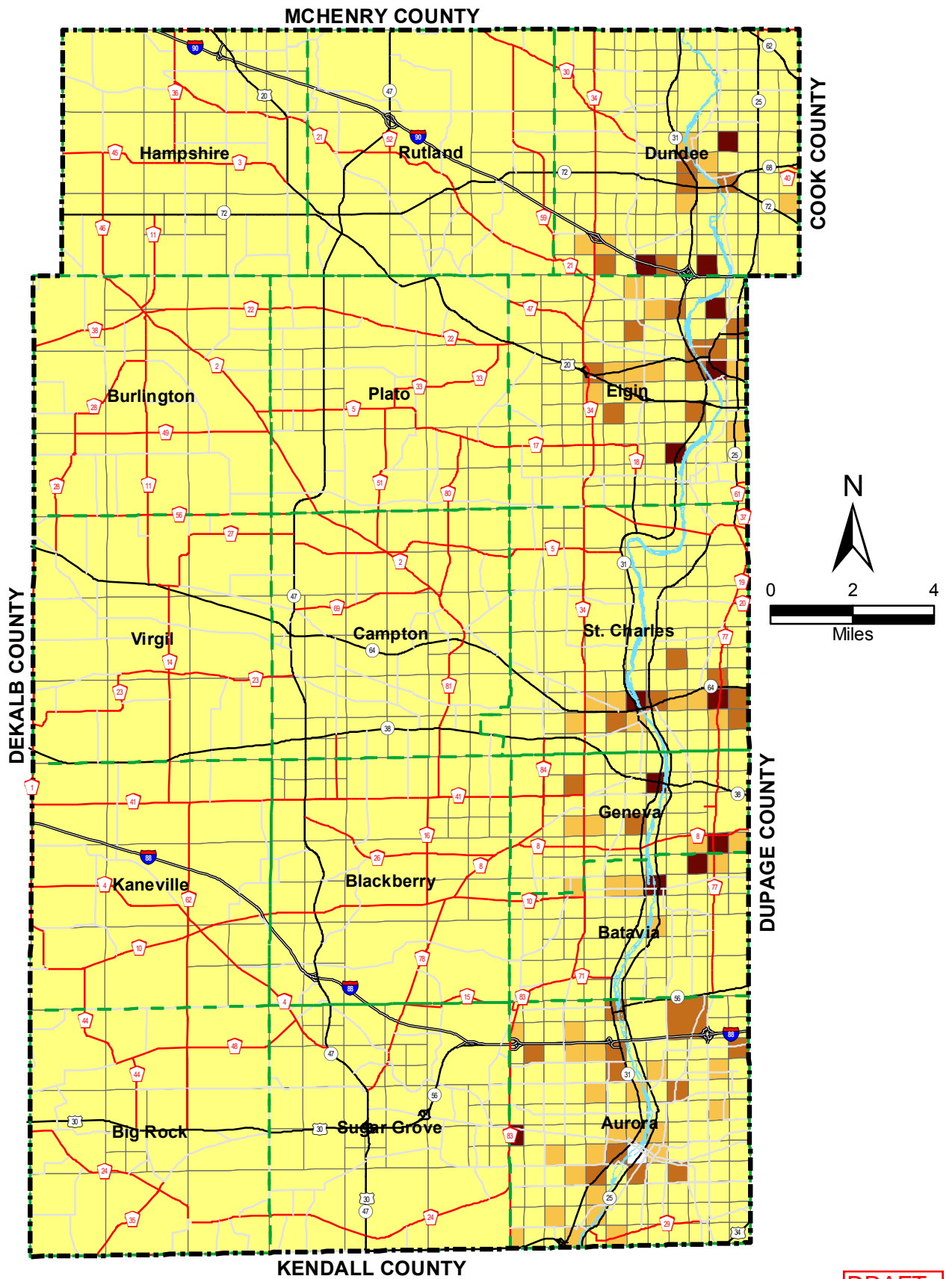
Employment Density (Employees Per Acre)

- 0 - 5 10 - 20 Kane County Boundary
- 5 - 10 > 20 Political Township Boundaries

Source:
 (1) Political Township - Kane County GIS Department
 (2) 2011 Employment - Exterpolated based on 2009 and 2040 data (Kane County 2040 Transportation Plan)

2011 Employment Density
by TAZ

Figure 10
Kane County Impact Fee



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Employment Density (Employees Per Acre)

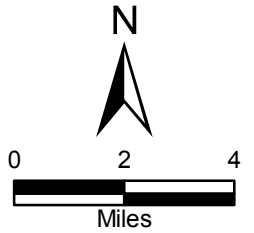
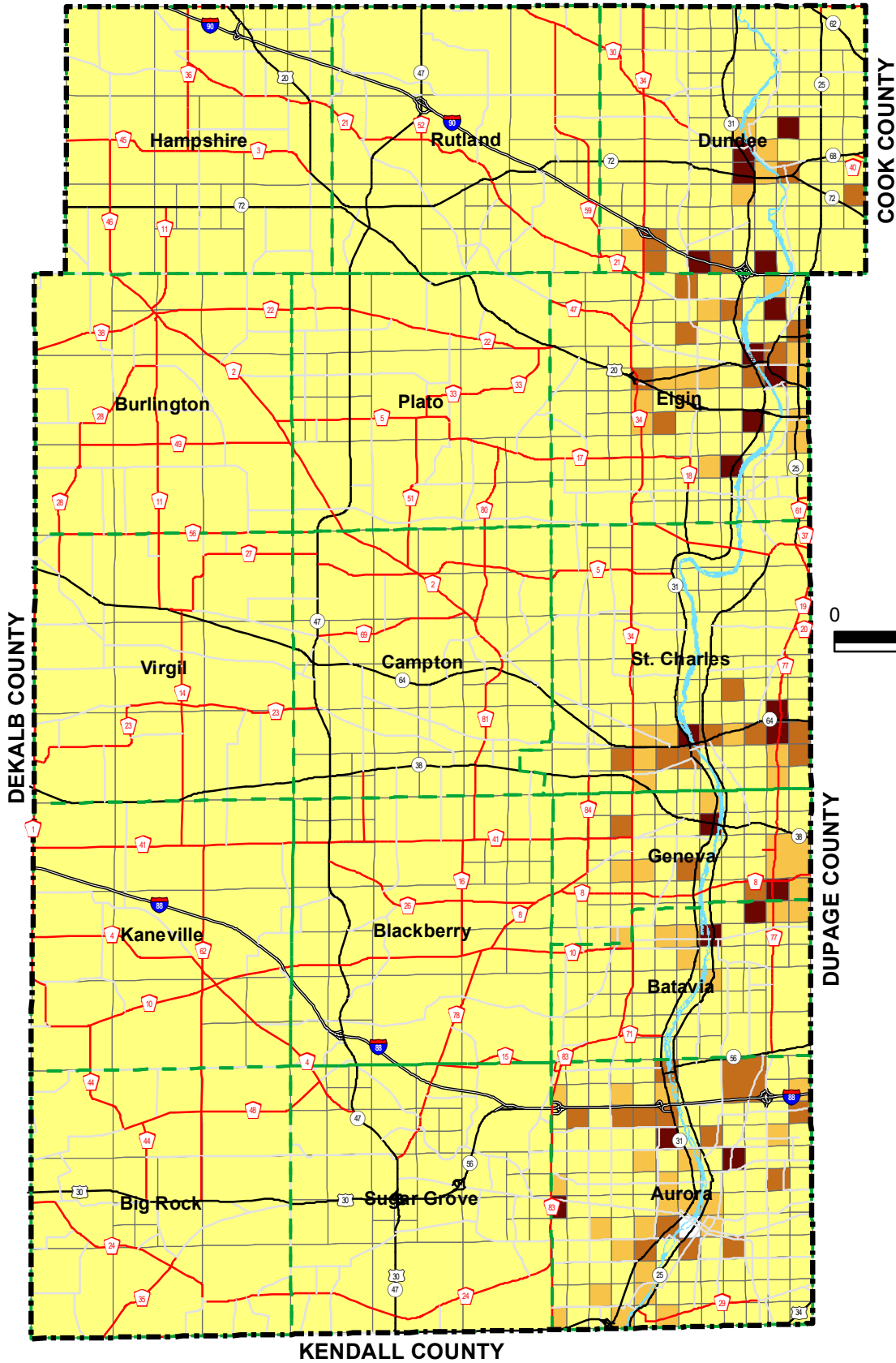
- 0 - 5
- 5 - 10
- 10 - 20
- > 20
- Kane County Boundary
- Political Township Boundaries

Source:
 (1) Political Township - Kane County GIS Department
 (2) 2021 Employment - Exterpolated based on 2009 and 2040 data (Kane County 2040 Transportation Plan)

2021 Employment Density
by TAZ

Figure 11
Kane County Impact Fee

MCHENRY COUNTY



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Employment Density (Employees Per Acre)

 0 - 5	 5 - 10	 10 - 20	 > 20	 Kane County Boundary
				 Political Township Boundaries

Source:
 (1) Political Township - Kane County GIS Department
 (2) 2040 Employment - Kane County 2040 Transportation Plan

2040 Employment Density by TAZ

Figure 12
 Kane County Impact Fee