

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

December 6, 2005

Land Use Assumptions

- Population

- 2005

- 2015

- Employment

- 2005

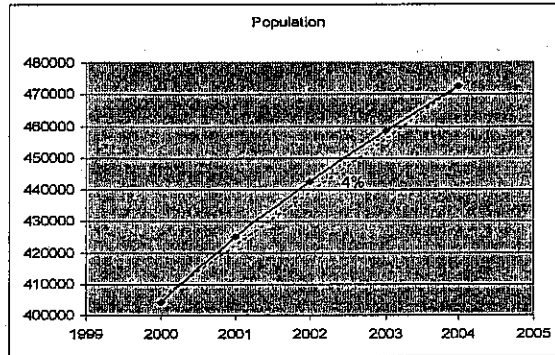
- 2015

- Anticipated Development 2005-2015

Population

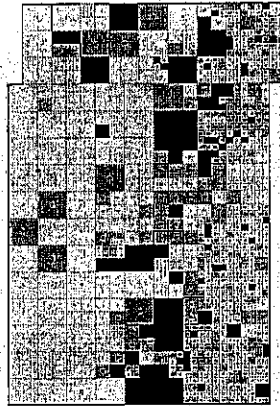
- Baseline – 2000 Census
- Recent Trends – Census Estimates
- Control Totals – NIPC 2030 Forecast

Population Trend



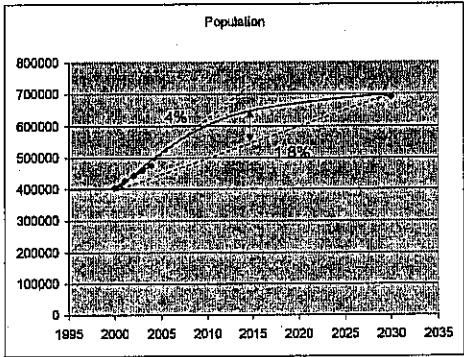
US Census

Population Growth Hot Spots



2005-2015

2015 Population Forecast

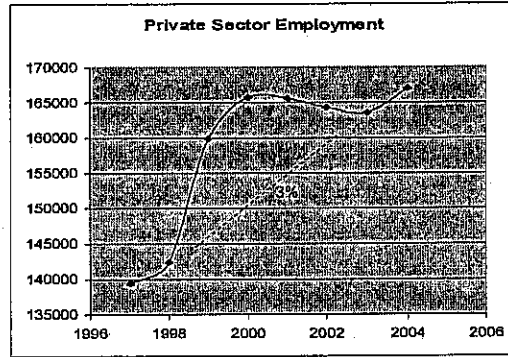


Recommended Range: 550,000 to 650,000

Employment

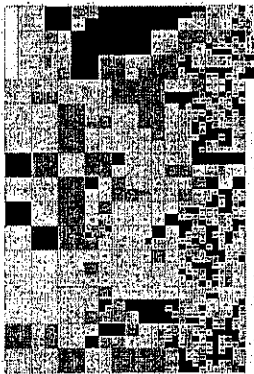
- Baseline – 2000 NIPC
- Recent Trends – Illinois Dept. of Labor
- Control Totals – NIPC 2030 Forecast

Employment Trend



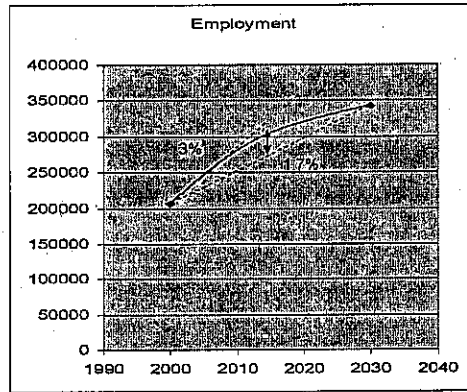
Illinois Dept. of Labor

Employment Growth Hot Spots



2005-2015

2015 Employment Forecast



Recommended Range: 280,000 to 310,000

Anticipated Development 2005-2015

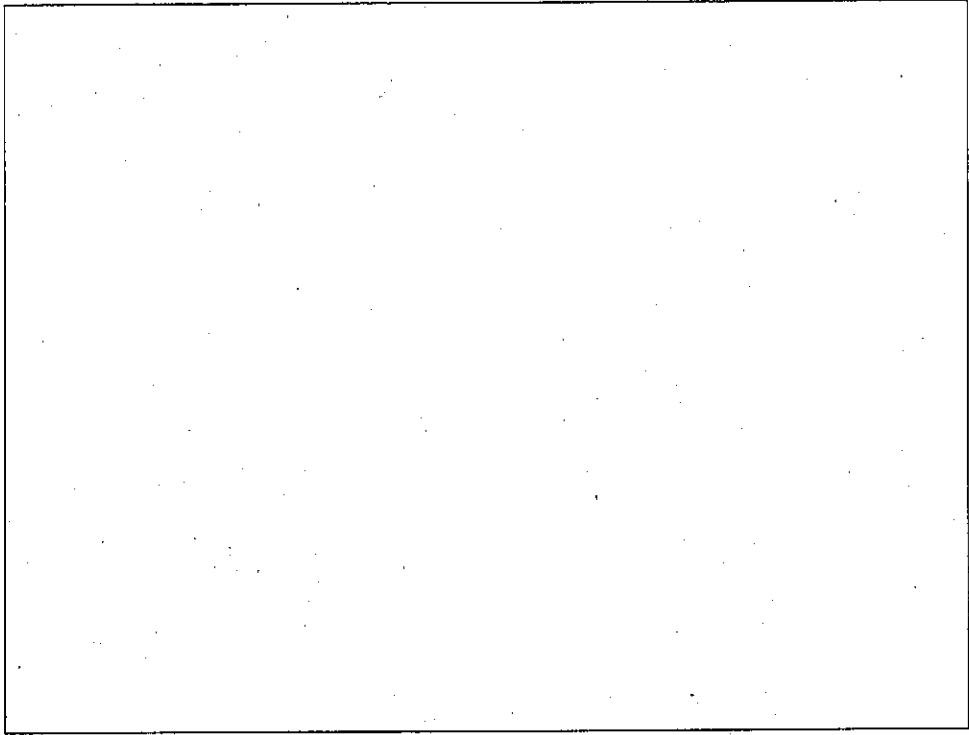
- County and Municipal Comprehensive Plans
- Specific Municipal Input
 - Number and type of housing units
 - Acres of different types of non-residential development
- Check for consistency with Population and Employment Forecasts
- Use as input for traffic model

Example Population Forecast

#	Land Use	Acres	Units	Population
1	Age Restricted	64	171	290
2	Single Family	120	240	816
3	Single Family Att. & Det.	80	226	678
6	Single Family Attached	70	260	702
11	Single Family Attached	30	90	243
	Totals	364	987	2,729

Example Employment Forecast

#	Land Use	Acres	Square Ft.	Employment
4	Retail	80	800,000	1,600
5	Retail	37	200,000	400
6	Office Campus	78	700,000	2,100
7	Retail	25	150,000	300
9	Retail	13	150,000	300
10	Office Campus	40	300,000	600
11	Office Campus	40	400,000	800
	Totals		2,700,000	6,100



Public Hearing on Land Use Assumptions

- 7:00 PM December 20, 2005
- Kane County Government Center
Auditorium
719 S. Batavia Avenue, Geneva
- Comment Period: 12/6/05 to 1/9/06

Procedure for Adopting Land Use Assumptions

- Public Hearing – 12/20/05
- Deadline for public comment – 1/9/06
- Advisory Committee Recommendation – January 2006 (tentative)
- Transportation Committee Recommendation – 1/23/06 (tentative)
- County Board Adoption of Land Use Assumptions 2/14/06 (tentative)