

Kane County Road Improvement Impact Fee  
Advisory Committee

Kane County Government Center  
Meeting Minutes  
December 9, 2015, 8:30 AM

**Members in Attendance:**

Chairman Drew Frasz, Board Member, Kane County  
Alex Finke, Government Affairs Director, Realtor Association of the Fox Valley  
Greg Elsbree, Business Representative, Teamsters Local 179 Fox Valley Building & Construction Trades Council  
Bill Lenert, Board Member, Kane County  
Dale Berman, President, Village of North Aurora  
Jeffrey Schielke, Mayor, City of Batavia  
Rich Guerard, Wyndam Deerpoint Homes

**Others Present:**

Carl Schoedel, County Engineer, Kane County (Alternate)  
Tom Rickert, Deputy Director, KDOT (Alternate)  
Heidi Files, Deputy Chief of Staff, KDOT (Alternate)  
Ian Lamp, Lamp Incorporated, (Alternate)  
Jeff Frost, Business Representative, Teamsters Local 179 Fox Valley Building & Construction Trades Council (Alternate)  
Jerry Dickson, Impact Fee Program Coordination, KDOT  
Jennifer Becker, Chief of Planning and Programming, KDOT

**I. Call to Order**

Chairman Drew Frasz called the Kane County Road Improvement Impact Fee Advisory Committee (IFAC) meeting to order at 8:30 a.m.

**II. Roll Call**

A quorum was established with 7 voting members present (including 5 alternates).

**III. Public Comment – No Public Comment**

**IV. Approval of Minutes of February 24, 2012**

The minutes were approved on motion by President Berman, seconded by Mayor Schielke – carried by a voice vote of 7-0.

**V. Reports**

Tom Rickert began the meeting with a brief introduction and history of the impact fee program. He stated that the program has collected approximately \$28 million over the last 10 years used to improve the transportation network in the County.

**a. Consultant Report on Impact Fee Ordinance Update**

The report on the Impact Fee Ordinance update was presented by the consultant Jeff Frantz of CH2M Hill. Frantz discussed the goals of the Road Impact Fee Program, which are to supplement other funding sources and to promote orderly economic growth, and reviewed adherence to state legislation. The methodology for the update are to (1) provide

a land use update, (2) use travel demand modeling to identify potential projects, (3) compile a Comprehensive Road Improvement Plan (CRIP) update, and (4) establish an Impact Fee Ordinance. Public Involvement and schedule were discussed. Chairman Frasz also reviewed the role of the Advisory Committee for new Committee Members and as a review for returning Members. Committee members' responsibilities include advising, assisting and recommending proposed land use assumptions and providing recommendations for the CRIP. Staff at the Kane County Division of Transportation then prepares a written report on behalf of the Advisory Committee documenting CRIP recommendations.

The Advisory Committee also reports on all matters related to the imposition of impact fees and is tasked with monitoring the implementation of the CRIP and imposition of fees. The Advisory Committee will report annually to the County and advise the County on the need to update or revise the program. County Board Member Lewis raised the question as to whether Impact Fee revenue could be used for other county needs, but the parameters of the Illinois State Statute allocate all revenue to roadway capacity purposes.

**b. Consultant Report on Land Use Assumptions for the Public Hearing**

Athreya Sreenivasan, a consultant from CH2M Hill, presented Land Use Assumption materials approved for the 2021 CRIP as an example for the Advisory Committee to review before the presentation of the updated Land Use Assumption data. The updated information will be presented to the Advisory Committee at the next Committee Meeting scheduled for early January. It was noted by Mayor Schielke that CMAP data on Kane County consistently underestimates the growth of the County and that he believes the County has greater growth potential. Tom Rickert noted that the study needs to use the MPO data, but recognized that the data could be modified for use at the county level. Chairman Frasz concluded that the purpose of the Advisory Committee is to get the communities' unique input on Kane County to more accurately update the CRIP.

County Board member Phil Lewis asked questions about the data, the source and year upon which the forecasts are based. A discussion followed with County staff. Mr. Rickert explained that the forecasts are based upon Chicago Metropolitan Agency for Planning (CMAP) data.

Mayor Schielke added comments on his experience as a member of the Pace Board of Directors. He suggested that IFAC consider transit infrastructure in the universe of potential improvements as the increase in transit in Kane County will most certainly occur.

Chairman Frasz asked Mr. Rickert to explain the modifications to the fee schedule in response to the recession in the late 2000's. He stated that the County Board wants to stimulate economic development but also recognize the benefit of the impact fee program for the County.

**VI. Old Business/Announcements – None Presented**

**VII. Action Items for Next Meeting**

One week prior to the next Advisory Committee Meeting, the Committee will be provided with updated Land Use Assumption data. The Committee will have one week to review the packet. The

Advisory Committee members will then approve or offer suggestions for revisions of the Land Use Assumption data at the next meeting.

**VIII. Next Meeting – Tentatively scheduled for January 6, 2016**

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