



Kane County

Impact Fee Advisory Committee

December 9, 2015

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, last act of discretion or issuance of 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 update



Land Use Assumptions Update

- ▶ Update from previous 2011, 2023, and 2040 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
- ▶ 2026 interim year land use forecasts



Travel Demand Update

- ▶ Use of 2040 Transportation Plan to identify deficiencies for the existing (2015) roadway 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

- ▶ **“2026 Existing + Committed Network”**
 - Year 2026 Pop and Emp used to assess travel demands
 - Identification of Year 2026 future deficiencies
- ▶ **Operational analysis based on PM peak hour traffic data for years 2015 and 2026**



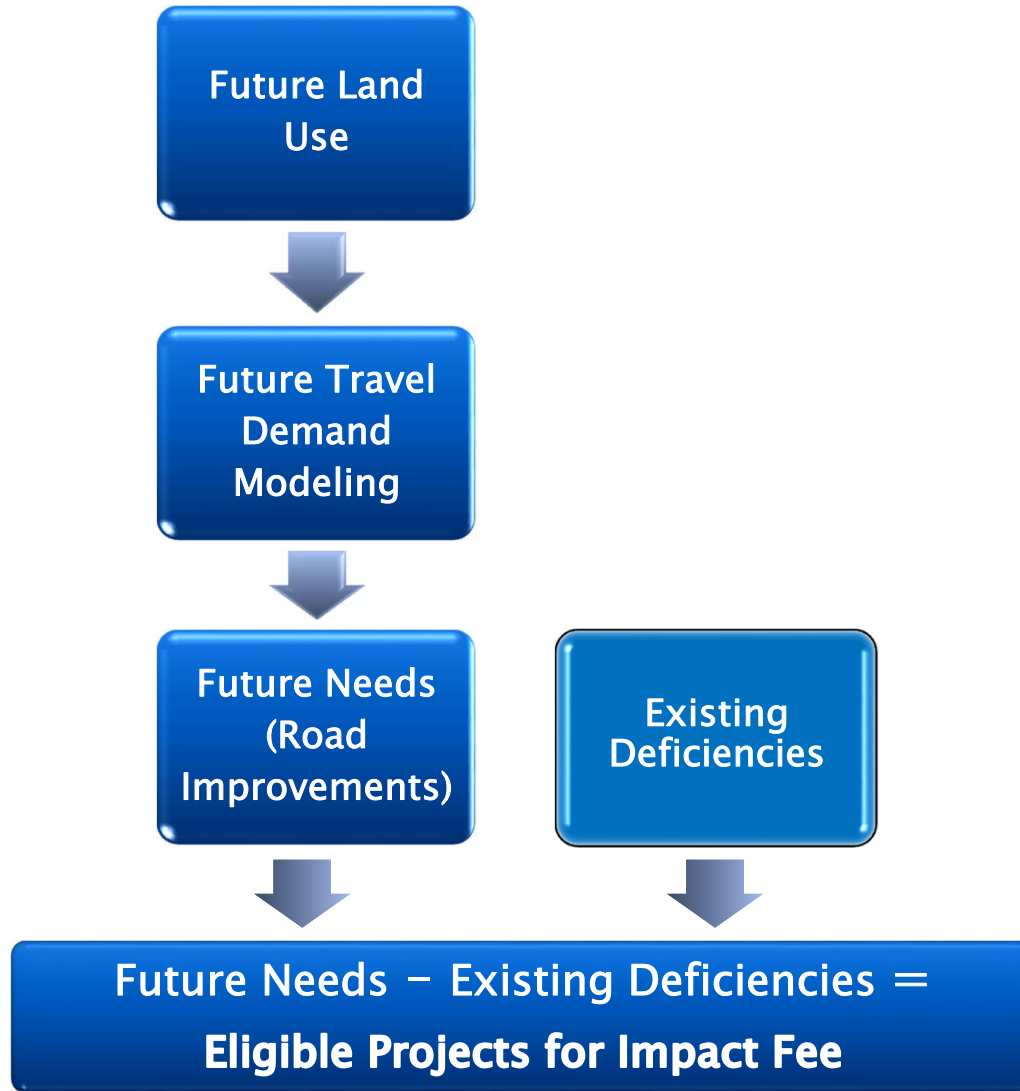
CRIP

▶ **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 is 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 April 10, 2012
- ▶ To be revised based on land use and travel demand modeling for 2015 and 2026
- ▶ Consideration of 2011 and 2015-2026 deficiencies
- ▶ Assessment of improvement alternatives



Gross Fee Determination

▶ Gross Fee Inputs

- Number of new trips
- Reduction of trips (pass-by and diverted)
- Capacity of one roadway lane-mile operating at an acceptable level of service
- Average construction and ROW costs for one roadway lane-mile



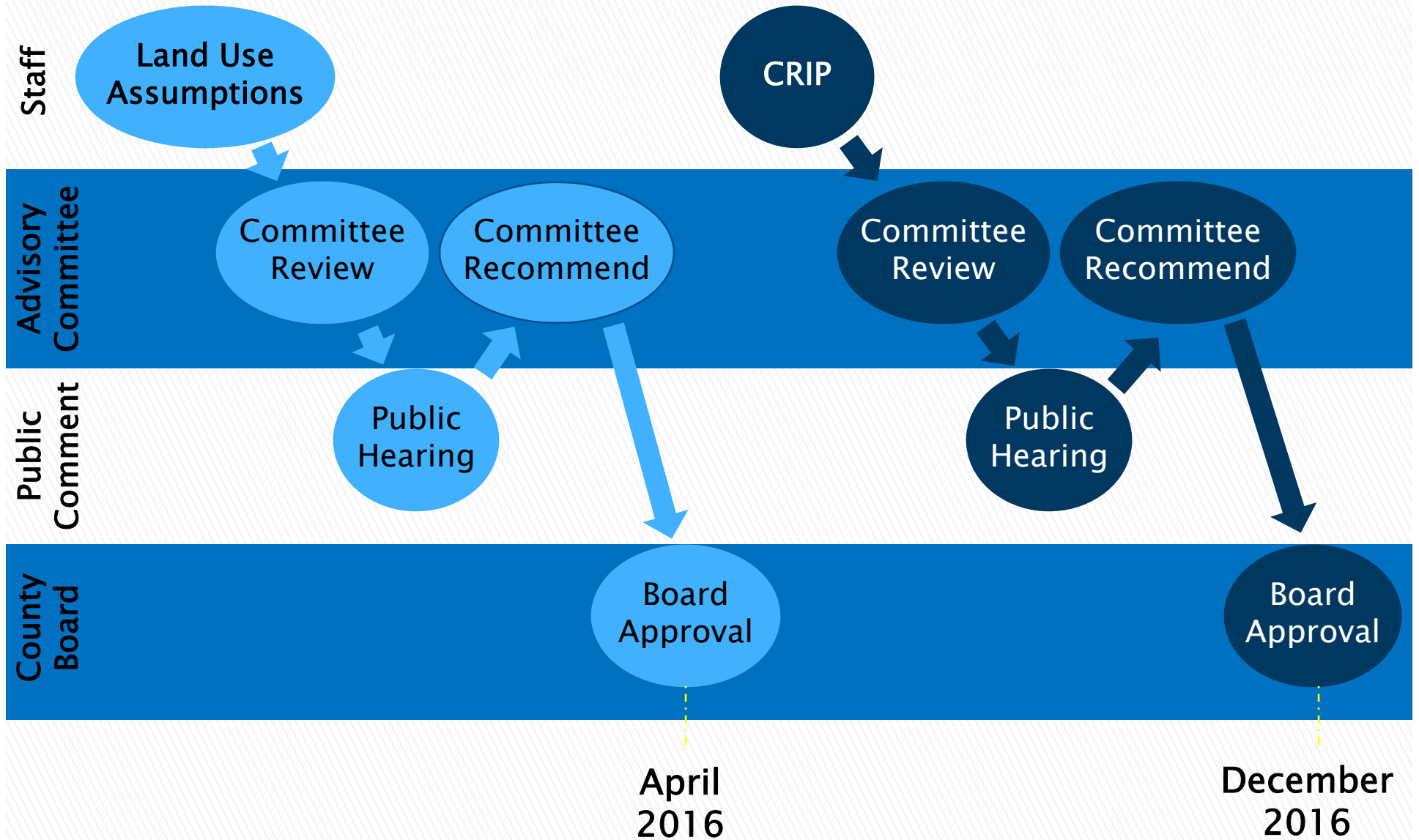
Net Fee Determination

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

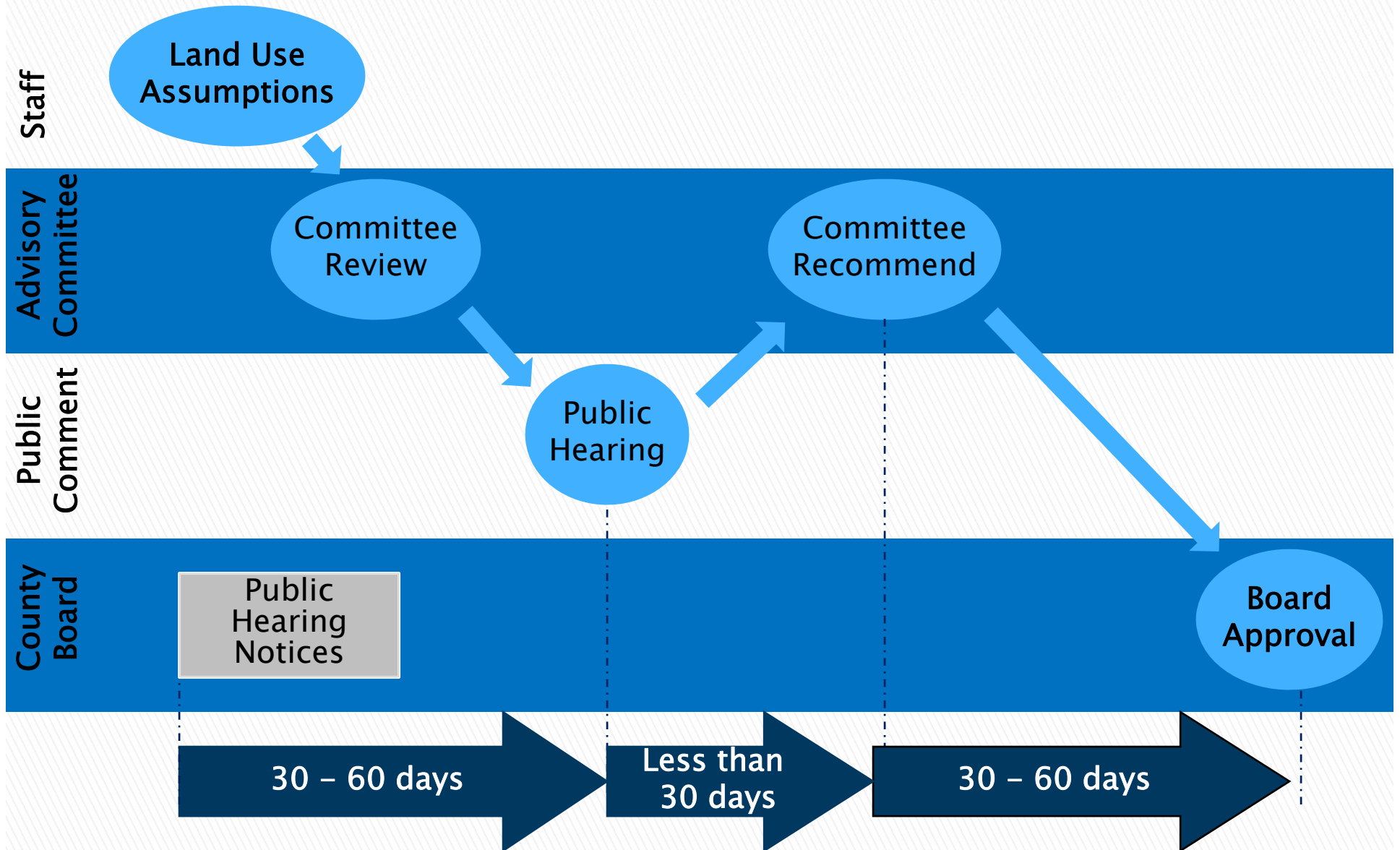
- ▶ **County must consider credits for...**
 - Taxes and fees (motor fuel tax, property tax, & revenues from developments that has or will be generated)
 - Improvement credits (road improvements over and above typical requirements)
 - Demolitions
 - Discount Programs
 - Charitable organization discount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



Implementation



Land Use Adoption



Land Use Assumptions

	2015	2016			
	Dec	Jan	Feb	Mar	Apr
Advisory Committee Kick-Off & Recommendation Meetings	Dec 9	Jan 6			
Transportation Committee Recommendation		Jan 19			
County Board Resolution			Feb 9		
Advertise for Land Use Public Hearing			Feb 10 – March 7		
Public Hearing - Land Use Assumptions				Mar 8	
Advisory Committee Approval				Mar 11	
Transportation Committee Recommendation				Mar 15	
County Board Resolution					Apr 12

CRIP Approval

	2016				
	Aug	Sept	Oct	Nov	Dec
Advertise for CRIP Public Hearing	Aug 24 – Sept 12				
Public Hearing to adopt, modify or reject 2026 CRIP		Sept 13			
Public Comments Due			Sept 28		
Advisory Committee Recommendation			Oct 10		
Transportation Committee Recommendation			Oct 18		
County Board Approval					Dec 13

Role of Advisory Committee

- ▶ Advise, assist, and recommend proposed land use assumptions
- ▶ Recommendations for CRIP
- ▶ Division of Transportation team will prepare written report on behalf of Advisory Committee documenting CRIP recommendations



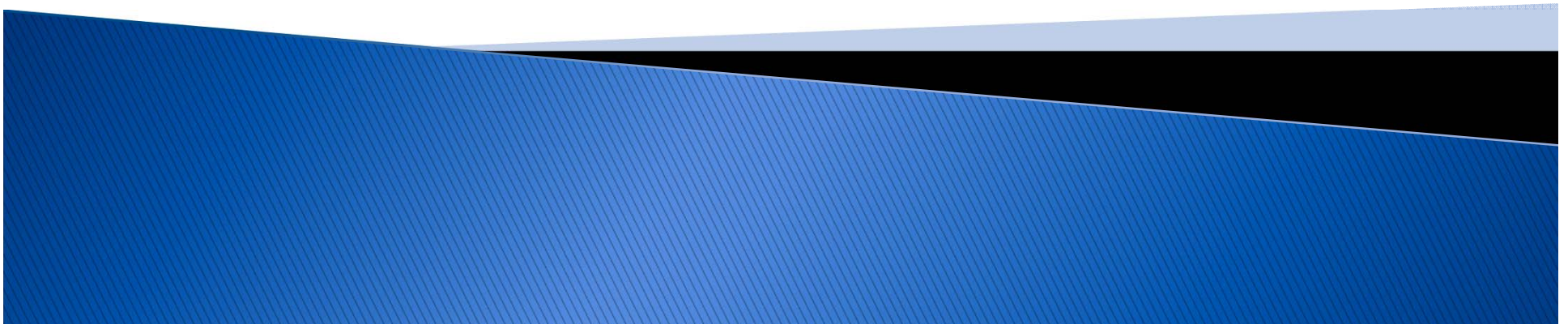
Role of Advisory Committee

- ▶ 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 2015 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 2026 by county, township and traffic analysis zones (TAZ)



Household Totals by Township (Approved for 2021 CRIP)

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	6,722	10,235	16,909
Blackberry	3,209	3,511	5,021	7,891
Campton	5,099	5,228	5,872	7,096
St. Charles	18,481	18,878	20,864	24,636
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 (Approved for 2021 CRIP)

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	2,925	3,424	4,372
Burlington	2,390	2,540	3,289	4,711
Hampshire	8,868	9,444	12,321	17,787
Sugar Grove	17,285	19,282	29,266	48,234
Blackberry	9,575	10,459	14,917	23,376
Campton	16,485	16,860	18,734	22,295
St. Charles	50,896	51,950	57,221	67,235
Plato	6,177	6,860	10,271	16,754
Rutland	16,251	18,985	32,690	58,720
Aurora	141,967	146,336	168,180	209,682
Batavia	36,265	36,979	40,549	47,332
Geneva	28,227	28,927	32,423	39,065
Elgin	103,749	106,268	118,861	142,788
Dundee	67,070	68,889	77,982	95,259
Total	512,597	531,328	625,054	803,110

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 (Approved for 2021 CRIP)

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	3,566	5,486	9,134
Blackberry	1,923	1,979	2,262	2,800
Campton	504	528	646	871
St. Charles	31,543	32,295	36,057	43,205
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!