

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

**Kane County Government Center
Meeting Minutes
February 4, 2016, 8:30AM**

Members in Attendance:

Chairman Drew Frasz, Board Member, Kane County
Bill Lenert, Board Member, Kane County
Jeffery Schielke, Mayor, City of Batavia
Dale Berman, President, Village of North Aurora
Frank Griffin, Kane County Economic Development Advisory Board
Rich Guerard, Wyndam Deerpoint Homes
Dave Anderson, President, Village of Elburn (ALT)
Ian Lamp, Lamp Incorporated (ALT)
Jeff Frost, Laborers' Local 582, Fox Valley Building & Construction Trades Council (ALT)
Carl Schoedel, County Engineer, Kane County (ALT)
Tom Rickert, Deputy Director, Kane County DOT (ALT)
Heidi Files, Deputy Chief of Staff, Kane County DOT (ALT)

Others Present:

Jennifer Becker, Chief of Planning and Programming, Kane County DOT
Jerry Dickson, Impact Fee Coordinator, Kane County DOT
Pat Jaeger, Assistant States Attorney Kane County
Becky Gillam, Kane County Board Member
T.R. Smith, Kane County Board member
Russell Colby, City of St. Charles
Chris Bong, City of St. Charles
Jeff Frantz, CH2M
Athreya Sreenivasan, CH2M

I. Call to Order

Drew Frasz (Chair) 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 12 voting members present (including 6 alternates).

III. Public Comment – No Public Comment

IV. Approval of Minutes of December 9, 2015

The minutes were approved on a motion by Jeffrey Schielke, seconded by Dale Berman – carried by a voice vote of 12-0.

V. Reports

a. Consultant Report on Land Use Assumptions for the Public Hearing

The report on Land Use Assumptions for the Public Hearing was presented by the consultants Jeff Frantz and Athreya Sreenivasan of CH2M. Mr. Frantz began the presentation by recapping items discussed in the December 9th Kane County Road Improvement Impact Fee Presentation. Mr. Frantz reviewed the methodology for the Impact Fee program update. The update process includes: (1) Updating land use changes and forecasts from the previous update, (2) Modeling travel demand to identify potential roadway deficiencies, (3) Identifying solutions and projects to address deficiencies and updating the Comprehensive Road Improvement Plan (CRIP), and (4) Calculating updated Impact Fees and editing the Impact Fee Ordinance as needed.

Mr. Sreenivasan presented the process utilized for land use assumption update from the previous 2011, 2021, and 2040 land use forecasts. The land use update is used to characterize future travel demand and is the first step in the Road Impact Fee Program. The update provides the 2026 interim year land use forecasts required for the Impact Fee Update process. The 2026 land use assumptions utilized 2015 & 2040 CMAP inputs from the GoTo 2040 Regional Plan. The 10-year growth projection for forecast year 2026 was interpolated using the 2015 and 2040 CMAP land use assumptions.

Household, population and employment growth were calculated for 2026 by county, township, and traffic analysis zones (TAZ). Mr. Sreenivasan explained that TAZ are spatial units specifically used to assign traffic within the travel demand model and are not equivalent to municipal, surveyed, or political boundaries or specific developments. It was noted that TAZ boundaries do not represent land use or density policies. Committee Member Rich Guerard asked for clarification on the assumptions related to CMAP forecasts and if they represented existing information within Kane County. Mr. Sreenivasan provided information on household, population and employment totals by township and explained that the CMAP data was based on actual Census and surveyed data used for regional planning purposes.

b. Recommendation for Public Hearing

A Public Hearing is required by State Statute for the land use assumptions and the CRIP phases of the Impact Fee update process. The proposed date for the land use Public Hearing is April 19, 2016. Material to be presented at the Public Hearing includes boards explaining the update process; tables showing population, employment and household by township; maps showing density by TAZ; and schedule and next steps.

Mr. Frantz recapped the next steps and schedule for the update program. The immediate next steps in the process are to advertise for the public hearing, hold the public hearing and address hearing comments as appropriate based on the comments received. Refinements and adjustments from the public hearing process will be presented to IFAC for considerations and subsequent recommendation to County Board for adoption. Once the land use assumptions have been adopted, the next step will be

to perform the deficiencies analysis followed by the CRIP update process. Dates for the land use assumption adoption and CRIP approval timeline were discussed.

Mayor Schielke noted that previous CMAP assessments and growth forecasts for Kane County have been underestimated and it was important to make sure we accounted for that in the update process. Mr. Tom Rickert explained the CMAP land use forecasting process to the IFAC. He noted that CMAP statistics were the official numbers and regionally endorsed forecasts as required by federal law. The CMAP numbers serve as the base numbers for the IFAC but that adjustments will be made at the local level, as needed, if discrepancies are noted as part of the public hearing process.

Mr. Frasz asked for clarification on the advertisement plan. Mr. Rickert explained that due to statute requirements, information on the Kane County Road Improvement Impact Fee has to be advertised to the public with more than just a legal notice. Information on the program will be distributed to the public in a legal notice, as well as, within the Kane County Newsletter, Kane County Connect, and through municipalities' publications.

On a motion by Mayor Schielke, seconded by Mr. Guerard, the Committee voted to adopt the land use assumption date presented and to move to the next phase of the process, the Public Hearing. The land use assumption data was carried by a voice vote of 12-0.

VI. Old Business/Announcements – None Presented

VII. Next Meeting – Tentatively scheduled for April 2016

VIII. Adjournment

The meeting was adjourned on a motion by Mayor Schielke, seconded by Mr. Berman – carried by a voice vote of 12-0.