

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

Kane County Government Center

Meeting Minutes - January 18, 2006

Members in Attendance:

Chairman Don Wolfe
Vice Chairman Frank Griffin
Christine Klein
Jeffrey Schielke
Stephen Pickett (alternate)
Dave Morrison (alternate)
Christine Ludwiszewski
Catherine Hurlbut
Jan Carlson

Kane County Board
Kane County Economic Development Advisory Board
Fox Valley Association of Realtors
City of Batavia
Village of West Dundee
Village of Elburn
Attainable Housing Alliance
Kane County Board
Kane County Board

Others Present:

Marilyn Micheline
Debra Allan
Carl Schoedel
Tom Rickert
Heidi Files
Jerry Dickson
Steve Coffinbargar
Atty. William Chesbrough
Karl Fry

Village of Montgomery
Kane County Board
Kane County Division of Transportation
Kane County Division of Transportation
Kane County Division of Transportation
Kane County Division of Transportation
Kane County Division of Transportation
Kane County State's Attorney
Intersect LLC, Consultant for Kane County

I. CALL TO ORDER

Chairman Wolfe called the Kane County Road Improvement Impact Fee Advisory Committee meeting to order at 8:04 a.m.

II. ROLL CALL/ INTRODUCTIONS

A quorum was established with 9 voting members present.

III. PUBLIC COMMENTS - None

IV. MINUTES

January 11, 2006 Meeting Minutes - were approved on motion by Klein, seconded by Morrison. Motion passed unanimously by voice vote of 9-0.

V. RECEIVING COMMUNICATIONS - None

VI. REPORTS

a) Consultant Report - Recommended Land Use Assumptions - Mr. Fry indicated there were no changes to the land use assumptions since this committee's last meeting and no other information has been received from the municipalities. Therefore, he asked for a motion to recommend the land use assumptions to the county board. Klein asked whether plans would exist to monitor the land uses and modifying them if necessary. Mr. Fry explained that regular monitoring would take place through the county's development department. However, staff would need to report to this committee annually and if significant changes occurred in the land use, then staff would have to notify this committee and then seek to update the land use through any updated population figures, employment figures, and development projections. Mr. Fry stated this committee has to meet annually to make a report to the county board as it relates to the implementation of the comprehensive road improvement plan and also what the status is on the land use assumptions. Then the process is repeated. However, Mr. Fry noted a significant change would have to occur to repeat the process.

In recalling the last time this matter was voted upon and the issues which were raised at that time, Griffin asked if there was any point during the process where this committee and/or the county board could see a hypothetical, wherein Mr. Fry explained there will be opportunities to see some tentative fee schedules in April 2006.

Responding to Hurlbut's question, Mr. Fry explained that the formula used in the Facilities Driven Approach takes the costs (or portion of the cost) of the projects that are in the Comprehensive Road Improvement Plan (new development) which gets allocated to develop a base line, or trip generation. This committee and the county board, even after adopting the land use assumptions, still have control over the fee schedule based on what projects they include in the

Comprehensive Road Improvement Plan and how much each of those projects becomes eligible for impact fee. Per Chairman Wolfe's question, Mr. Fry clarified that state statute does not specify the formula, but implies the approach to take.

VII. OLD BUSINESS

a) Make Recommendation to County Board to Adopt, Reject in Whole or in Part, or Modify the proposed Land Use Assumptions - Hurlbut moved to forward the land use assumptions to the County Board, seconded by Carlson.
Motion carried. Vote: 9-0.

VIII. NEW BUSINESS

a) Discussion Items to be considered during February and March: Mr. Fry presented a PowerPoint presentation discussing the next steps to take place, which will include traffic modeling, advisory committee discussion on exempt uses, eligible projects, and how to revise the ordinance to support the goals of the 2030 Land Resource Management Plan, with final adoption of the revised Fee Schedule and Ordinance by the county board in early Fall 2006. Mr. Fry recommended holding the next meeting on March 22, 2006 followed by monthly meetings thereafter until August, 2006. A short review of the topics to be covered at each meeting followed. Hurlbut felt it was important to spend more time on the fee schedule and formula rather than the CRIP. She recommended discussing those topics at the May and June meetings. Mr. Fry explained that all three topics would be covered during those meetings beginning in April. Lastly, Mayor Schielke appreciated the chairman's comment about the topics being addressed in his letter and believed staff was discussing his concerns at staff level. He agreed everyone was trying to accomplish a set goal so that there was justification for what was being enacted.

The committee agreed to hold its next meeting on March 22, 2006, 8:00 a.m. Depending upon the discussions, Dir. Schoedel indicated that a meeting may need to be added here or there. Morrison emphasized the earlier comments that everyone needs to understand the service area boundaries and also the proposed fee schedule early enough in the process rather than later in the process. Chairman Wolfe understood the service areas boundaries were going away and, instead, the Facilities Drive Approach was being used. Mr. Fry explained that the service areas were in the calculation but he would have more information at the next meeting in order to see how things fit together.

IX. ADJOURNMENT

The meeting was adjourned at 8:30 a.m. on motion by Pickett, seconded by Ludwiszewski. Motion passed unanimously.

/s/ Celeste K. Weilandt
Celeste K. Weilandt, Recording Secretary