



# Kane County

Impact Fee Advisory Committee

January 20, 2012

# Items to be Discussed

- ▶ **Draft List of CRIP Projects**
  - Comments received / Refined the draft list
- ▶ **Draft Cost Estimate for CRIP Projects**
- ▶ **Draft Fee Structure**
- ▶ **Ordinance Revisions**
- ▶ **Next Steps**

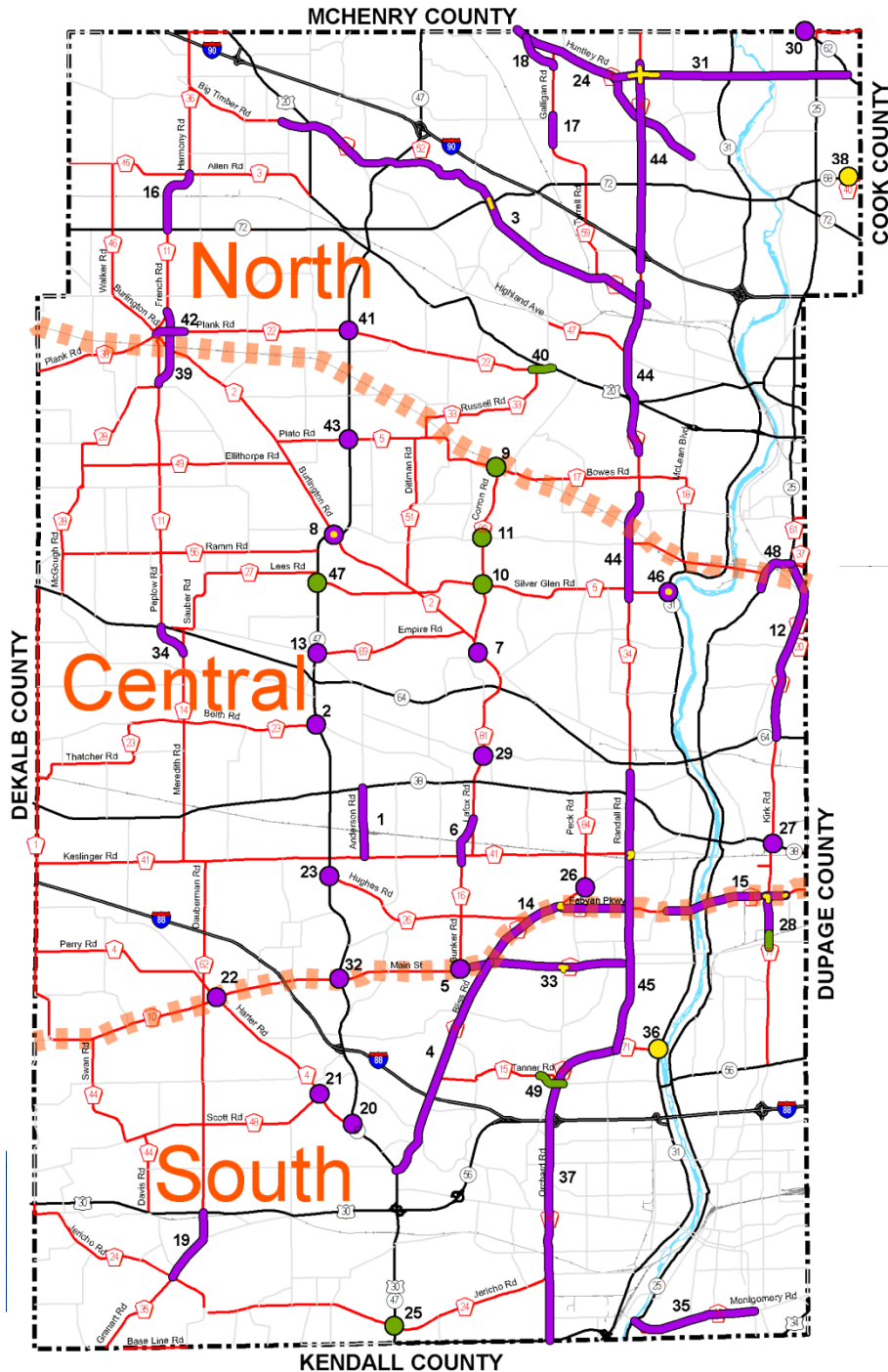


# Draft List of CRIP Projects

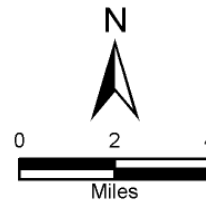
- ▶ Refined since last IFAC presentation
- ▶ Combined adjacent segments
- ▶ Integrated intersection improvements
- ▶ Received comments from:
  - Village of Wayne
  - City of Geneva
  - City of Batavia



# 2021 Proposed Comprehensive Roadway Improvement Plan (DRAFT)



- New Project - Impact Fee Eligible
  - Impact Fee Eligible
  - Not Impact Fee Eligible
  - Contains Elements Not Impact Fee Eligible
  - New Project - Impact Fee Eligible
  - Impact Fee Eligible
  - Contains Elements Not Impact Fee Eligible
  - Service Area Boundary
- Kane County Impact Fee



# CRIP Project List (DRAFT)

- ▶ Combining projects reduced total from 71 to 49
- ▶ No improvements were eliminated
- ▶ Several projects completed

Project #	Route	Location/Limits
1	Anderson Rd.	Keslinger Rd. to IL-38
2	Beith Rd.	at IL-47
3	Big Timber Rd.	Ketchum Rd. to Randall Rd.
4	Bliss Rd.	IL-47 to Fabyan Rd./ Main St.
5	Bunker Rd.	at Main St.
6	Bunker Rd.	Realignment with Lafox Rd.
7	Burlington Rd.	at Old LaFox Rd.
8	Burlington Rd.	at IL-47
9	Corron Rd.	at Bowes Rd.
10	Corron Rd.	at Silver Glen Rd.
11	Corron Rd.	at McDonald Rd.
12	Dunham Rd./Kirk Rd.	Stearns Rd. to IL-64
13	Empire Rd.	at IL-47
14	Fabyan Pkwy.	Main St. to Randall Rd.
15	Fabyan Pkwy.	Western Ave. to Paramount Pkwy.
16	French Rd.	Realignment with Harmony Rd.
17	Galligan Rd.	Binnie Rd. to Freeman Rd.
18	Galligan Rd.	Realignment S. of Huntley Rd.
19	Granart Rd.	Jericho Rd. to US-30 / Dauberman Rd.
20	Harter Rd.	at IL-47
21	Harter Rd.	at Scott Rd.
22	Harter Rd.	at Main St.
23	Hughes Rd.	at IL-47
24	Huntley Rd.	Co. Line to Sleepy Hollow Rd.
25	Jericho Rd.	at IL-47
26	Kaneville Rd.	at Peck Rd.
27	Kirk Rd.	at IL-38
28	Kirk Rd.	Fabyan Pkwy. to S. of Wilson St.
29	Lafox Rd.	at Campton Hills Rd.
30	Lake Cook Rd.	at IL-62
31	Longmeadow Pkwy.	HuntleyRd. to Randall Rd.
32	Main St.	at IL-47
33	Main St.	Fabyan Pkwy./Bliss Rd. to Randall Rd.
34	Meredith Rd.	Realignment with Peplow Rd.
35	Montgomery Rd.	IL-25 to Hill Rd.
36	Mooseheart Rd.	at IL-31
37	Orchard Rd.	US-30 to Randall Rd.
38	Penny Rd.	at IL-68
39	Peplow Rd.	Realignment with French Rd
40	Plank Rd.	Russell Rd. to US-20
41	Plank Rd.	at IL-47
42	Plank Rd.	Realignment
43	Plato Rd.	at IL-47
44	Randall Rd.	Silver Glen Rd. to S. Corporate Blvd.
45	Randall Rd.	Orchard Rd. to N. of Oak St.
46	Silver Glen Rd.	at IL-31
47	Silver Glen Rd.	at IL-47

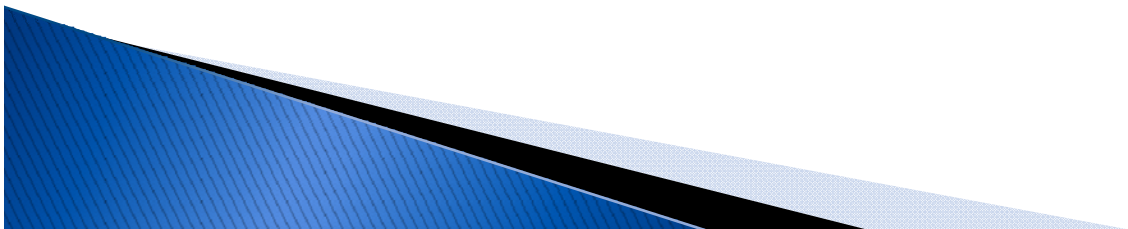
# Cost Estimate Process

- ▶ Cost estimate for all CRIP projects
- ▶ Current year value - no escalation
- ▶ Unit prices provided by KDOT
- ▶ Incorporates more detailed estimates, where available
- ▶ Project costs separated at service area boundaries



# Draft Cost Estimate Summary

<b>Total Program Cost (2011 to 2021 CRIP)</b>	<b>\$963,720,000</b>
<b>Total IF Eligible Program Cost (2011 to 2021 CRIP)</b>	<b>\$942,700,000</b>
<b>Expected Revenue (2012-2021)</b>	<b>\$363,900,000</b>



# Cost Per Trip

Service Area	New Trips	Cost of Eligible Projects	Cost per Trip
North Service Area	130,266	\$474,700,000	\$3,644
Central Service Area	39,569	\$144,000,000	\$3,639
South Service Area	89,139	\$324,000,000	\$3,635
	<b>258,974</b>	<b>\$942,700,000</b>	<b>\$3,640</b>





# Draft Fee Structure

- ▶ Update to current fee structure
- ▶ Maintains facilities-based approach
- ▶ Maintains land use categories
- ▶ Considers new CRIP projects and updated land use and travel demand



# Fee Structure Formula

- ▶ **Components of Fee Formula:**
  - Cost of Eligible Projects
  - Number of New Trips
  - Cost per Trip
  - ITE Trip Generation Rate
  - Gross Impact Fee per Unit



# Example Fee Calculation

- ▶ **Unit x Cost per Trip x Trip Rate = Gross Fee**
- ▶ **Single Family Detached Home in the South Service Area**
  - Unit = dwelling unit (1)
  - Cost per Trip = \$3635
  - ITE Trip Rate = 1.01
  - (1 dwelling) x (\$3635 per trip) x 1.01 = \$3671



# Draft Fee Structure – Gross

Land Use	2011 Updated Gross Impact Fee (\$) per Impact Unit		
	North	Central	South
<b>RESIDENTIAL</b>			
Single Family Detached	\$3,680.52	\$3,675.60	\$3,671.12
Single Family Attached	\$1,894.92	\$1,892.39	\$1,890.08
Multi-Family Attached	\$2,259.33	\$2,256.31	\$2,253.56
Age Restricted Housing	\$983.90	\$982.59	\$981.39
<b>COMMERCIAL RETAIL</b>			
Retail 1-50,000 s.f.	\$9,672.40	\$9,659.47	\$9,647.69
Retail 50,000-300,000 s.f.	\$8,819.08	\$8,807.30	\$8,796.55
Retail 300,000-1,000,000 s.f.	\$6,761.94	\$6,752.90	\$6,744.66
Retail over 1,000,000 s.f.	\$5,335.29	\$5,328.16	\$5,321.66
Supermarket	\$11,478.86	\$11,463.52	\$11,449.53
Convenience Market	\$28,647.95	\$28,609.67	\$28,574.77
Service Station	\$7,581.51	\$7,571.38	\$7,562.14
<b>COMMERCIAL OFFICE</b>			
General Office	\$5,429.68	\$5,422.43	\$5,415.81
Medical-Dental Office	\$12,608.52	\$12,591.68	\$12,576.31
Office Park	\$5,393.24	\$5,386.03	\$5,379.46
Business Park	\$4,700.87	\$4,694.58	\$4,688.86
<b>COMMERCIAL INDUSTRIAL</b>			
Warehousing/Distribution Terminal	\$1,166.11	\$1,164.55	\$1,163.13
Light Industrial/Industrial Park	\$3,534.76	\$3,530.04	\$3,525.73
<b>COMMERCIAL RESTAURANT</b>			
Fast Food Restaurant	\$12,331.57	\$12,315.10	\$12,300.07
Other Restaurant	\$6,823.54	\$6,814.43	\$6,806.11
<b>COMMERCIAL SERVICE</b>			
Day Care	\$4,540.53	\$4,534.46	\$4,528.93
Hospital	\$4,773.75	\$4,767.37	\$4,761.55
Nursing Home	\$801.70	\$800.63	\$799.65
Hotel/Motel	\$1,712.72	\$1,710.43	\$1,708.34
<b>OTHER</b>			
Religious Institution	\$2,004.25	\$2,001.57	\$1,999.12



# Draft Fee Structure – Net

## 2011 Update - Net Impact Fee Estimates with Potential Impact Fee Multipliers

Net Fee Estimates	50% of Gross Fee			55% of Gross Fee			60% of Gross Fee			65% of Gross Fee		
	2011 Updated Reduced Impact Fee (\$) per Impact Unit			2011 Updated Reduced Impact Fee (\$) per Impact Unit			2011 Updated Reduced Impact Fee (\$) per Impact Unit			2011 Updated Reduced Impact Fee (\$) per Impact Unit		
	North	Central	South	North	Central	South	North	Central	South	North	Central	South
RESIDENTIAL												
Single Family Detached	\$1,840.26	\$1,841.63	\$1,835.56	\$2,024.29	\$2,025.79	\$2,019.12	\$2,208.31	\$2,209.96	\$2,202.67	\$2,392.34	\$2,394.12	\$2,386.23
Single Family Attached	\$947.46	\$948.17	\$945.04	\$1,042.21	\$1,042.98	\$1,039.54	\$1,136.95	\$1,137.80	\$1,134.05	\$1,231.70	\$1,232.62	\$1,228.55
Multi-Family Attached	\$1,129.67	\$1,130.51	\$1,126.78	\$1,242.63	\$1,243.56	\$1,239.46	\$1,355.60	\$1,356.61	\$1,352.14	\$1,468.57	\$1,469.66	\$1,464.81
Age Restricted Housing	\$491.95	\$492.32	\$490.69	\$541.15	\$541.55	\$539.76	\$590.34	\$590.78	\$588.83	\$639.54	\$640.01	\$637.90
COMMERCIAL RETAIL												
Retail 1-50,000 s.f.	\$4,836.20	\$4,839.80	\$4,823.84	\$5,319.82	\$5,323.78	\$5,306.23	\$5,803.44	\$5,807.76	\$5,788.61	\$6,287.06	\$6,291.74	\$6,271.00
Retail 50,000-300,000 s.f.	\$4,409.54	\$4,412.82	\$4,398.28	\$4,850.50	\$4,854.11	\$4,838.11	\$5,291.45	\$5,295.39	\$5,277.93	\$5,732.41	\$5,736.67	\$5,717.76
Retail 300,000-1,000,000 s.f.	\$3,380.97	\$3,383.49	\$3,372.33	\$3,719.07	\$3,721.83	\$3,709.56	\$4,057.16	\$4,060.18	\$4,046.80	\$4,395.26	\$4,398.53	\$4,384.03
Retail over 1,000,000 s.f.	\$2,667.65	\$2,669.63	\$2,660.83	\$2,934.41	\$2,936.60	\$2,926.91	\$3,201.18	\$3,203.56	\$3,193.00	\$3,467.94	\$3,470.52	\$3,459.08
Supermarket	\$5,739.43	\$5,743.70	\$5,724.77	\$6,313.37	\$6,318.07	\$6,297.24	\$6,887.32	\$6,892.44	\$6,869.72	\$7,461.26	\$7,466.81	\$7,442.20
Convenience Market	\$14,323.98	\$14,334.64	\$14,287.38	\$15,756.37	\$15,768.10	\$15,716.12	\$17,188.77	\$17,201.56	\$17,144.86	\$18,621.17	\$18,635.03	\$18,573.60
Service Station	\$3,790.76	\$3,793.58	\$3,781.07	\$4,169.83	\$4,172.94	\$4,159.18	\$4,548.91	\$4,552.29	\$4,537.29	\$4,927.98	\$4,931.65	\$4,915.39
COMMERCIAL OFFICE												
General Office	\$2,714.84	\$2,716.86	\$2,707.91	\$2,986.33	\$2,988.55	\$2,978.70	\$3,257.81	\$3,260.23	\$3,249.49	\$3,529.29	\$3,531.92	\$3,520.28
Medical-Dental Office	\$6,304.26	\$6,308.95	\$6,288.16	\$6,934.69	\$6,939.85	\$6,916.97	\$7,565.11	\$7,570.74	\$7,545.79	\$8,195.54	\$8,201.64	\$8,174.60
Office Park	\$2,696.62	\$2,698.63	\$2,689.73	\$2,966.28	\$2,968.49	\$2,958.70	\$3,235.94	\$3,238.35	\$3,227.68	\$3,505.61	\$3,508.22	\$3,496.65
Business Park	\$2,350.43	\$2,352.18	\$2,344.43	\$2,585.48	\$2,587.40	\$2,578.87	\$2,820.52	\$2,822.62	\$2,813.31	\$3,055.56	\$3,057.84	\$3,047.76
COMMERCIAL INDUSTRIAL												
Warehousing/Distribution Terminal	\$583.05	\$583.49	\$581.56	\$641.36	\$641.84	\$639.72	\$699.66	\$700.18	\$697.88	\$757.97	\$758.53	\$756.03
Light Industrial/Industrial Park	\$1,767.38	\$1,768.70	\$1,762.86	\$1,944.12	\$1,945.56	\$1,939.15	\$2,120.86	\$2,122.43	\$2,115.44	\$2,297.59	\$2,299.30	\$2,291.72
COMMERCIAL RESTAURANT												
Fast Food Restaurant	\$6,165.79	\$6,170.38	\$6,150.04	\$6,782.37	\$6,787.41	\$6,765.04	\$7,398.94	\$7,404.45	\$7,380.04	\$8,015.52	\$8,021.49	\$7,995.05
Other Restaurant	\$3,411.77	\$3,414.31	\$3,403.06	\$3,752.95	\$3,755.74	\$3,743.36	\$4,094.13	\$4,097.17	\$4,083.67	\$4,435.30	\$4,438.60	\$4,423.97
COMMERCIAL SERVICE												
Day Care	\$2,270.26	\$2,271.95	\$2,264.46	\$2,497.29	\$2,499.15	\$2,490.91	\$2,724.32	\$2,726.34	\$2,717.36	\$2,951.34	\$2,953.54	\$2,943.80
Hospital	\$2,386.87	\$2,388.65	\$2,380.78	\$2,625.56	\$2,627.52	\$2,618.85	\$2,864.25	\$2,866.38	\$2,856.93	\$3,102.94	\$3,105.25	\$3,095.01
Nursing Home	\$400.85	\$401.15	\$399.82	\$440.93	\$441.26	\$439.81	\$481.02	\$481.38	\$479.79	\$521.10	\$521.49	\$519.77
Hotel/Motel	\$856.36	\$857.00	\$854.17	\$942.00	\$942.70	\$939.59	\$1,027.63	\$1,028.40	\$1,025.01	\$1,113.27	\$1,114.10	\$1,110.42
OTHER												
Religious Institution	\$1,002.12	\$1,002.87	\$999.56	\$1,102.33	\$1,103.16	\$1,099.52	\$1,202.55	\$1,203.44	\$1,199.47	\$1,302.76	\$1,303.73	\$1,299.43

# Ordinance Revisions

- ▶ Draft changes based on input from County staff
- ▶ Primary changes are in text for:
  - Definitions
  - Exemptions
  - Discounts
- ▶ Continuing to work through revisions with staff



# Next Steps

- ▶ Public Hearing on February 1st
- ▶ Review and Address Public Hearing Comments
- ▶ Next IFAC meeting in February



# CRIP Approval – Schedule

	2011		2012			
	Nov	Dec	Jan	Feb	Mar	April
Public Notice						
Advisory Committee Recommendation			Jan 20			
Public Hearing – 2011-2021 CRIP			Feb 1			
Advisory Committee Approval				Feb 24		
Transportation Committee Recommendation					Mar 20	
County Board Approval						April 10





**Thank you!**

