

# Kane County

## Division of Transportation



Comprehensive Road Improvement  
Plan for Impact Fees

**COUNTY BOARD ADOPTED:** \_\_\_\_\_

# Contents

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Glossary of Terms .....	IV
Preface.....	V

## Sections

1. Existing Highway System .....	1
Network Performance Measures.....	5
Existing Deficiencies .....	5
Kane County Highway System Performance Levels .....	8
2. Commitment to Cure Existing Deficiencies.....	19
3. Land Use Assumptions.....	21
4. Proposed Roadway Improvement Plan .....	25
5. Funding Sources .....	37
6. Intergovernmental Agreements .....	39
7. Proposed Road Improvement Schedule.....	41

## Appendixes

- A. Technical Specifications for Impact Fee Calculations
- B. Public Hearing Comments and Proceedings
- C. Impact Fee Ordinance

## Tables

1-1 Kane County Highways .....	1
1-2 Urban Highway Level of Service .....	5
1-3 Signalized Intersection Level of Service.....	5
1-4 Kane County Highway Segments with a Deficient LOS in 2002.....	6
1-5 Kane County Intersections with a Deficient LOS in 2002.....	6
1-6 Modeled 2011 Level of Service on Kane County Highways .....	8
3-1 Household Growth by Township .....	22
3-2 Population Growth by Township .....	23
3-3 Employment Growth by Township.....	24
4-1 Proposed Roadway Improvement Plan .....	25
4-2 Scope of Proposed Improvements .....	30
4-3 Project Cost Allocations (\$Million) to Service Area.....	35
5-1 Projected Highway Revenue, FY 2012-2021 .....	37
5-2 Annual Projected Highway Revenue, FY 2012-2021*.....	38
7-1 Proposed Roadway Improvement Plan .....	41

## Figures

1-1 Kane County Highways .....	3
1-2 Kane County Impact Fee Service Areas .....	4
4-1 Proposed Roadway Improvement Plan .....	29

# Glossary of Terms

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The following are terms and their associated meanings that may be found within the plan.

**ADT:** Average Daily Traffic. This is the typical number of vehicles traveling a section of road over the course of a normal 24-hour weekday.

**Capacity:** The maximum sustainable flow rate at which vehicles can be expected to traverse a uniform segment of a lane or roadway during a specified time period under given roadway, geometric, traffic, environmental and control conditions. Expressed in this report as vehicles per hour per lane of roadway, or vehicles per hour entering an intersection,

**CMAP:** The Chicago Metropolitan Agency for Planning.

**County:** The County of Kane, State of Illinois.

**CRIP:** The Comprehensive Road Improvement Plan for Impact Fees.

**FY:** Fiscal Year.

**IDOT:** The Illinois Department of Transportation.

**ISTHA:** The Illinois State Toll Highway Authority.

**KDOT:** The Kane County Division of Transportation.

**Lane-Miles:** The number of lanes multiplied by the length of a roadway segment.

**Local Option MFT:** Motor fuel tax imposed by the County and collected at the pump for the purposes of road improvements on roads under the jurisdiction of Kane County.

**LOS:** Level of Service. A qualitative measure describing operational conditions within a traffic stream, based on service measures such as speed and travel time, freedom to maneuver, traffic interruptions, comfort and convenience. For roadways, LOS is typically expressed in terms of average operating speed ranging from LOS A (highest speed) to LOS F (lowest speed, or failure). Intersection LOS is typically based on delay time; the greater the delay time, the worse the level of service. Again, poorest performance receives the lowest LOS grade (E or F).

**MFT:** Motor Fuel Tax. The state allocation of revenues collected on gasoline at the pump disbursed to Kane County.

**VMT:** Vehicle Miles of Travel. This is the average daily traffic (ADT) on a roadway segment or group of roadway segments, multiplied by the length of the roadway segment in miles.

# Preface

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Impact fee programs are widely used by local governments throughout the United States to offset the high cost of providing fire, police, water, sanitary, school, road, and other services to new residents and businesses locating within their jurisdiction. These programs are used particularly in fast growing suburban communities, locations with high tourism or high retirement development and areas of extreme environmental sensitivity. By and large, the fees collected do not cover all the costs a unit of government accrues in providing a service. These fees do allow the implementing agency the opportunity to use its primary funding sources such as property taxes, motor fuel taxes, and state and federal assistance for the purpose of maintaining the existing infrastructure, correcting existing deficiencies in the infrastructure, and supplementing other funding sources to enable construction of improvements to the capacity of the highway system.

In Illinois, revenues available for highway purposes are strictly limited by statute. The size of the state Motor Fuel Tax is limited and Kane County has raised its local option MFT to the maximum amount. Property tax levies are limited by the Property Tax Extension Limitation Law. The County aggressively seeks outside funding for highway improvement projects from the state and Federal governments. Impact fees are needed to help fill the gap between the extensive needs and limited tax revenues.

## General Goals

The *Road Improvement Impact Fee Law* created by the State of Illinois in 1989 cites two general goals for those agencies implementing impact fee programs in Illinois.

1. ". . . the imposition of such road improvement impact fees is designed to supplement other funding sources so that the burden of paying for road improvements can be allocated in a fair and equitable manner."
2. ". . . to promote orderly economic growth throughout the State by assuring that new development bears its fair share of the cost of meeting the demand for road improvements through the imposition of road improvement impact fees."

Kane County supports these goals through the publication of this Comprehensive Road Improvement Plan for Impact Fees.

## Objectives of the Plan

The Comprehensive Road Improvement Plan (CRIP) is a document required of each unit of local government wishing to implement the Road Improvement Impact Fee Law (605 ILCS 5/5-901 to et seq.). The Plan's primary function is to support the statute's goals by describing the existing roadway network and traffic conditions, quantifying the anticipated new development upon which the estimated improvements are based, identifying available funding sources, and listing the highway improvements anticipated to be needed, along with their estimated costs and anticipated year of construction.

Because the CRIP is designed to pertain only to highways under Kane County jurisdiction, recommendations for short and long-range improvements on highways maintained by other governmental jurisdictions are not included in the recommended project list in Section 4. Intersections of highways under Kane County jurisdiction and highways under jurisdiction of other units of government are included.

## **Guide to the Plan**

In accordance with the provisions of the Road Improvement Impact Fee Law, the CRIP is comprised of seven sections. The following synopsis provides a general idea of each section.

### **Section 1: Existing Highway System**

Section 1 provides a description of all existing highways under the jurisdiction of the County, a list of deficiencies as of 2002 (the year of the County's initial CRIP), and an estimate of all costs related to curing the existing deficiencies, including but not limited to the upgrading, updating, improving, expanding or replacing of such highways and the current level of service of the existing highways.

### **Section 2: Commitment to Cure Existing Deficiencies**

Section 2 demonstrates the County's commitment to constructing the improvements identified in Section 1 as being needed to cure the existing deficiencies in the County Highway system, where practicable.

### **Section 3: Land Use Assumptions**

Section 3 presents the land use assumptions update adopted by the Kane County Board for this plan.

### **Section 4: Proposed Roadway Improvement Plan**

Section 4 provides a description of the County highways proposed to be improved, expanded, enlarged or constructed to serve new development identified in Section 3, Land Use Assumptions, together with an estimate of all costs related to the improvement, expansion, enlargement or construction of those County highways.

### **Section 5: Funding Sources**

Section 5 identifies all sources and levels of funding available to the County for the financing of the highway improvements identified in Sections 1 and 4.

### **Section 6: Intergovernmental Agreements**

As the County's proposed amended Road Improvement Impact Fee Ordinance provides only for the improvement of County Highways, this Section simply notes that any improvements to highways, roads or streets under another governmental jurisdiction may be funded with impact fees only to the extent needed to ensure the efficient operation of an adjacent intersection with a County Highway.

### **Section 7: Proposed Road Improvement Schedule**

Section 7 provides a schedule setting forth estimated dates for commencing construction of all highway improvements identified in the CRIP.

SECTION 1

# Existing Highway System

As of 2016, the highway system in Kane County consisted of over 2, 128 miles of highways, including Interstate Highways, Freeways and Expressways, Arterials, Collectors and Local Streets. These highways are under the jurisdiction of the Illinois State Toll Highway Authority, the Illinois Department of Transportation (IDOT), Kane County, over thirty Municipalities, and sixteen Township Road Districts. Kane County has jurisdiction over approximately 300 miles of highways, primarily arterials and collectors, as defined by IDOT. Highways under the jurisdiction of Kane County are listed in Table 1-1 and are shown on Figure 1-1.

TABLE 1-1: KANE COUNTY HIGHWAYS

CH #	Route	From	To
1	West County Line Road	Main Street Road	IL-64
2	Burlington Road	Railroad Road	IL-64
3	Allen Road	Harmony Road	US-20
4	Harter Road	Perry Road	IL-47
5	Silver Glen Road	IL-47	IL-31
6	Galligan Road	IL-72	Huntley Road
8	Fabyan Parkway	Main Street Road	DuPage County Line
10	Main Street Road	West Co. Line Road	Randall Road
11	Peplow Road – French Road	IL-64	IL-72
14	Meredith Road	Keslinger Road	IL-64
15	Healy/Tanner Roads - Oak Street	Bliss Road	Orchard Road
16	Bunker Road	Main Street Road	Keslinger Road
17	Bowes Road	Muirhead Road	McLean Boulevard
18	McLean Boulevard	Spring Street	Bowes Road
19	Dunham Road	Kirk Road	IL-25
20	Army Trail Road	IL-25	DuPage County Line
21	Big Timber Road	Harmony Road	Randall Road
22	Plank Road	Burlington Road	US-20
23	Thatcher Road	DeKalb County Line	Beith Road
24	Jericho Road	US-30	Orchard Road

TABLE 1-1: KANE COUNTY HIGHWAYS

CH #	Route	From	To
26	Hughes Road	IL-47	Fabyan Parkway
27	Sauber Road - Lees Road	IL-64	IL-47
28	McGough Road	IL-64	Peplow Road
29	Montgomery Road	IL-25	Hill Avenue
30	Huntley Road	McHenry County Line	Sleepy Hollow Road
32	Plato Road	Burlington Road	Bowes Road
33	Russell Road	Plato Road	Plank Road
34	Randall Road	Orchard Road	McHenry County Line
35	Granart Road	Kendall County Line	Rhodes Street
36	Harmony – Getty	Allen Road	US-20
37	Stearns Road	Randall Road	DuPage County Line
38	Plank Road	DeKalb County Line	Burlington Road
41	Keslinger Road	DeKalb County Line	Randall Road
44	Davis – Scott – Swan Road	US-30	Main Street Road
45	Allen Road	DeKalb County Line	Harmony Road
46	Burlington – Walker Road	Plank Road	Allen Road
47	Highland Avenue	Coombs Road	Randall Road
48	Scott Road	Davis Road	Harter Road
49	Ellithorpe Road	McGough Road	Burlington Road
51	Dittman Road	Burlington Road	Plato Road
56	Ramm Road	McGough Road	IL-47
59	Tyrrell Road	Big Timber Road	IL-72
61	West Bartlett Road	IL-25	Cook County Line
62	Dauberman Road	US-30	Keslinger Road
69	Empire Road	IL-47	Burlington Road
71	Mooseheart Road	Randall Road	IL-31
77	Kirk Road	IL-56	Dunham Road
78	Bliss Road	IL-47	Main Street Road
80	Corron Road	Burlington Road	Bowes Road
81	LaFox Road	Keslinger Road	IL-64
83	Orchard Road	US-30	Randall Road
84	Kaneville – Peck Road	Fabyan Parkway	IL-38
86	Longmeadow Parkway	Huntley Road	Il 62 (under construction)

FIGURE 1-1: KANE COUNTY HIGHWAYS

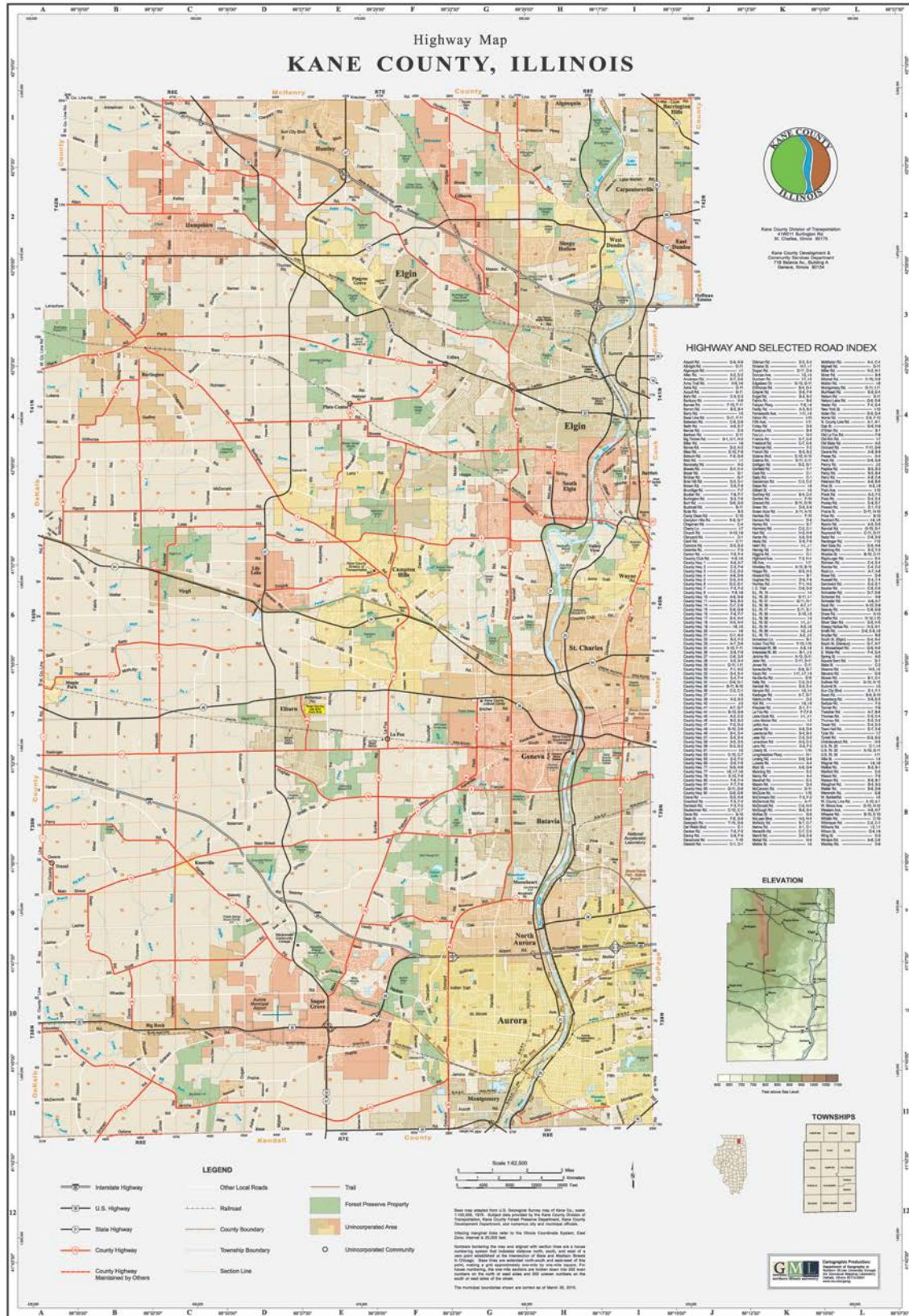
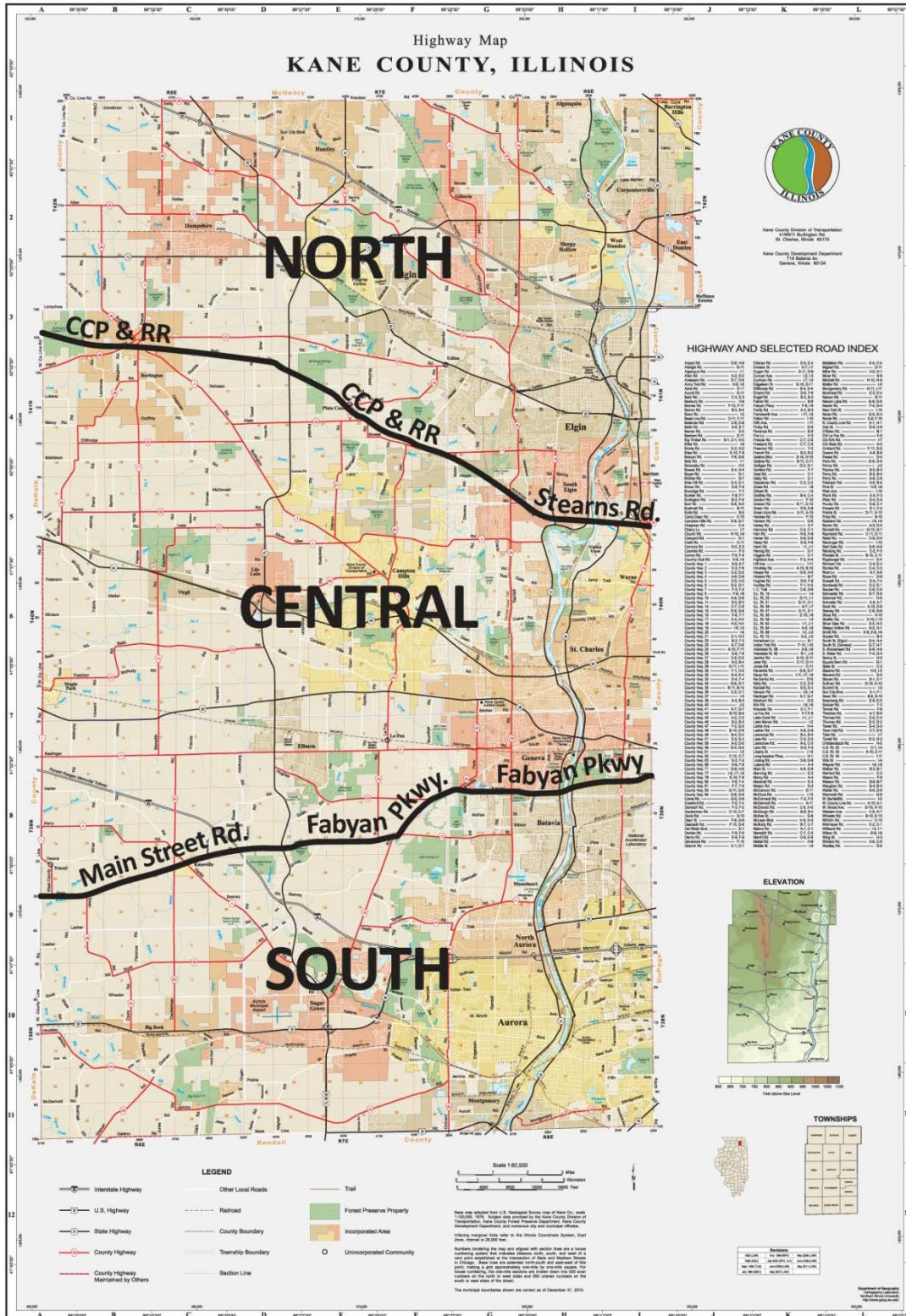




FIGURE 1-2: KANE COUNTY IMPACT FEE SERVICE AREAS



## System Performance Measures

Transportation engineers measure the performance of a segment of highway or a highway intersection in terms of level of service (LOS) during the highest traffic period of the day; usually the afternoon peak hour of traffic. The level of service of a highway segment is measured in terms of average operating speed. The level of service of an intersection is measured in terms of average vehicular delay. Levels of service range from A, representing optimal conditions, to F, representing heavy congestion. Segments and Intersections that operate at a level of service of E or F are considered deficient due to excessive travel delays. For example, a Class I urban highway, typical of a Kane County Arterial in the urbanized portion of the county, and with a typical free flow operating speed of 50 MPH, would be rated according Table 1-2. Signalized intersections are rated in accordance with Table 1-3. These ratings are based on national standards adopted by the Transportation Research Board.

TABLE 1-2: URBAN HIGHWAY LEVEL OF SERVICE

LOS	Average Travel Speed (MPH)
A	>42
B	>34-42
C	>27-34
D	>21-27
E	>16-21
F	<=16

TABLE 1-3: SIGNALIZED INTERSECTION LEVEL OF SERVICE

LOS	Average Vehicular Delay (Seconds)
A	<10
B	10-20
C	20-35
D	35-55
E	55-80
F	>80

## Existing Deficiencies

When Kane County adopted its first Comprehensive Road Improvement Plan for impact fees, the County identified six highway segments and sixteen intersections that operated at a deficient level of service. These are identified in Tables 1-4 and 1-5. These tables also identify the reason for the deficiency and the estimated cost to bring the intersection or roadway segment into an acceptable level of service based on 2002 traffic volumes.

TABLE 1-4: KANE COUNTY HIGHWAY SEGMENTS WITH A DEFICIENT LOS IN 2002

Project	Roadway	From	To	LOS	Reason	Est. Cost
Included in Project #3	Big Timber Road	IL-72	Damisch Rd.	E	Heavy westbound volumes	See Table 4-1, project #3
Intersection Improvement included in Project #45	Keslinger Road	Peck Rd.	Randall Rd.	E	Heavy eastbound volumes	\$2,100,000
	LaFox Road	Keslinger Rd.	IL-38	E	Heavy northbound volumes at IL-38	Improvement Completed
	LaFox Road	IL-38	Campton Hills Rd.	E	Heavy southbound volumes at IL-38	Improvement Completed
36	Mooseheart Road	Randall Rd.	IL-31	E	Heavy eastbound volumes	See Table 4-1, project #36
	Kirk Road	IL-56	Wind Energy Pass	E	Heavy northbound and southbound volumes	Improvement Completed

TABLE 1-5: KANE COUNTY INTERSECTIONS WITH A DEFICIENT LOS IN 2002

Proj.	Intersection	LOS	Reason for Deficiency	Est. Cost
	Kirk Rd. @ IL-56	F	Heavy northbound and southbound approach volumes	Improvement Completed
8	Burlington Rd. @ IL-47	F	Heavy approach volumes on IL-47	See Table 4-1, project #8
Included in Project #3	Big Timber Rd. @ IL-72	F	Heavy westbound and southbound approach volumes	See Table 4-1, project #3
	Huntley Rd. @ Square Barn Rd.	F	Heavy westbound approach and eastbound left turn volumes	Improvement Completed
	Randall Rd. @ Crane Road	F	Heavy northbound and southbound approach volumes	Improvement Completed
Included in Project #31	Randall Rd. @ Longmeadow Pkwy.	F	Heavy northbound and southbound approach volumes	See Table 4-1, project #31
Included in Project #15	Fabyan Pkwy. @ Paramount Pkwy.	F	Heavy westbound approach volume	See Table 4-1, project #15
36	Mooseheart Rd. @ IL-31	F	Heavy northbound and southbound approach volumes	See Table 4-1, project #36
	LaFox Rd. @ IL-38	F	Heavy eastbound and westbound approach volumes	Improvement Completed
46	Silver Glen Rd. @ IL-31	F	Heavy northbound and southbound approach volumes	See Table 4-1, project #46

Included in Project #14	Fabyan Pkwy. @ Kaneville Rd.	F	Heavy westbound approach volume	See Table 4-1, project #14
	Randall Rd. @ IL-64	E	Heavy turning volumes on all approaches	Improvement Completed
44	Randall Rd. @ US-20 Ramps / Foothill Dr.	E	Heavy northbound and southbound approach volumes; heavy eastbound turning movements	See Table 4-1, project #40
15	Kirk Rd. @ Fabyan Pkwy.	E	Heavy turning movements on all approaches	See Table 4-1, project #15
38	Penny Rd. @ IL-68	E	Heavy westbound and eastbound approach volumes	See Table 4-1, project #38
Included in Project #33	Main St. @ Nelson Lake Rd.	E	Heavy westbound approach volume	See Table 4-1, project #33

## Kane County Highway System Performance Levels

The modeled 2016 level of service for the various County highway segments can be found in Table 1-6.

TABLE 1-6: MODELED 2016 LEVEL OF SERVICE ON KANE COUNTY HIGHWAYS

CH #	Route	From	To	2016 LOS
1	West County Line Road	Main Street Rd.	Owens Rd.	B
1	West County Line Road	Owens Rd	Perry Rd.	B
1	West County Line Road	Perry Rd.	Harter Rd.	B
1	West County Line Road	Harter Rd.	Keslinger Rd.	B
1	West County Line Road	Keslinger Rd.	IL-38	B
1	West County Line Road	IL-38	Thatcher Rd.	D
1	West County Line Road	Thatcher Rd.	Beith Rd.	D
1	West County Line Road	Beith Rd.	Pleasant St.	B
1	West County Line Road	Pleasant St.	Winters Rd.	B
1	West County Line Road	Winters Rd.	Peterson Rd.	B
1	West County Line Road	Peterson Rd.	IL-64	B
2	Burlington Road	Peplow Rd.	Romke Rd.	B
2	Burlington Road	Romke Rd.	Rohrsen Rd.	B
2	Burlington Road	Rohrsen Rd.	Plato Rd.	B
2	Burlington Road	Plato Rd.	Ellithorpe Rd.	B
3	Burlington Road	Ellithorpe Rd.	McDonald Rd.	B
2	Burlington Road	McDonald Rd.	IL-47	B
2	Burlington Road	IL-47	Silver Glen Rd.	B
2	Burlington Road	Silver Glen Rd.	Crestwood Rd.	B
2	Burlington Road	Crestwood Rd.	Empire Rd.	B
2	Burlington Road	Empire Rd.	Corron Rd.	B
2	Burlington Road	Corron Rd.	Old LaFox Rd.	B
2	Burlington Road	Old LaFox Rd.	Bolcum Rd	B
2	Burlington Road	Bolcum Rd.	IL-64	B
3	Allen Road	State St.	Widmayer Rd.	B
3	Allen Road	Widmayer Rd.	Ketchum Rd.	B
3	Allen Road	Ketchum Rd.	US-20	B
4	Perry Road	W. County Line Rd.	Miner Rd.	B
4	Perry Road	Miner Rd.	Harter Rd.	B
4	Harter Road	Perry Rd.	Dauberman Rd.	D

TABLE 1-6: MODELED 2016 LEVEL OF SERVICE ON KANE COUNTY HIGHWAYS

CH #	Route	From	To	2016 LOS
4	Harter Road	Dauberman Rd.	Main Street Rd.	D
4	Harter Road	Main Street Rd.	Seavey Rd.	B
4	Harter Road	Seavey Rd.	Lorang Rd.	B
4	Harter Road	Lorang Rd.	Lasher Rd.	B
4	Harter Road	Lasher Rd.	Scott Rd.	B
4	Harter Road	Scott Rd.	IL-47	C
5	Silver Glen Road	IL-47	Swanburg Rd.	C
5	Silver Glen Road	Swanburg Rd.	Burlington Rd.	C
5	Silver Glen Road	Burlington Rd.	Crestwood Dr.	C
5	Silver Glen Road	Crestwood Dr.	Corron Rd.	C
5	Silver Glen Road	Corron Rd.	Denker Rd.	E
5	Silver Glen Road	Denker Rd.	Stevens Rd.	E
5	Silver Glen Road	Stevens Rd.	Burr Rd.	E
5	Silver Glen Road	Burr Rd.	Crane Rd.	E
5	Silver Glen Road	Crane Rd.	Randall Rd.	E
5	Silver Glen Road	Randall Rd.	Foley Ln.	F
5	Silver Glen Road	Foley Ln.	IL-31	F
6	Galligan Road	IL-72	Binnie Rd.	C
6	Galligan Road	Binnie Rd.	Freeman Rd.	C
6	Galligan Road	Freeman Rd.	Huntley Rd.	C
8	Fabyan Parkway	Main Street Rd.	Hughes Rd.	D
8	Fabyan Parkway	Hughes Rd.	Kaneville Rd.	E
8	Fabyan Parkway	Kaneville Rd.	Wenmoth Rd.	C
8	Fabyan Parkway	Wenmoth Rd.	Branson Dr.	C
8	Fabyan Parkway	Branson Dr.	Randall Rd.	B
8	Fabyan Parkway	Randall Rd.	Western Ave.	B
8	Fabyan Parkway	Western Ave.	Allen Rd.	E
8	Fabyan Parkway	Allen Rd.	IL-31	E
8	Fabyan Parkway	IL-31	IL-25	F
8	Fabyan Parkway	IL-25	Thoria Rd.	F
8	Fabyan Parkway	Thoria Rd.	Raddant Rd.	F
8	Fabyan Parkway	Raddant Rd.	Kirk Rd.	E
8	Fabyan Parkway	Kirk Rd.	East Co. Line	D
10	Main Street Road	West Co. Line Rd.	Swan Rd.	B

TABLE 1-6: MODELED 2016 LEVEL OF SERVICE ON KANE COUNTY HIGHWAYS

CH #	Route	From	To	2016 LOS
10	Main Street Road	Swan Rd.	Owens Rd.	B
10	Main Street Road	Owens Rd.	Dauberman Rd.	B
10	Main Street Road	Dauberman Rd.	Harter Rd.	D
10	Main Street Road	Harter Rd.	Bateman Rd.	B
10	Main Street Road	Bateman Rd.	Lorang Rd.	B
10	Main Street Road	Lorang Rd.	IL-47	B
10	Main Street Road	IL-47	Green Rd.	B
10	Main Street Road	Green Rd.	Bunker Rd.	B
10	Main Street Road	Bunker Rd.	Bliss Rd.	E
10	Main Street Road	Bliss Rd.	Fabyan Pkwy.	E
10	Main Street Road	Fabyan Pkwy.	Nelson Lake Rd.	B
10	Main Street Road	Nelson Lake Rd.	Weimouth Rd.	B
10	Main Street Road	Weimouth Rd.	Deerpath Rd.	B
10	Main Street Road	Deerpath Rd.	Randall Rd.	D
11	Peplow Road	IL-64	Ramm Rd.	B
11	Peplow Road	Ramm Rd.	Middleton Rd.	B
11	Peplow Road	Middleton Rd.	Ellithorpe Rd.	B
11	Peplow Road	Ellithorpe Rd.	Godfrey Rd.	B
11	Peplow Road	Godfrey Rd.	McGough Rd.	B
11	Peplow Road	McGough Rd.	Plank Rd.	C
11	French Road	Burlington Rd.	Lenschow Rd.	B
11	French Road	Lenschow Rd.	IL-72	B
14	Meredith Road	Keslinger Rd.	IL-38	C
14	Meredith Road	IL-38	McNulty Rd.	B
14	Meredith Road	McNulty Rd.	Beith Rd.	B
14	Meredith Road	Beith Rd.	Winters Rd.	B
14	Meredith Road	Winters Rd.	Welter Rd.	B
14	Meredith Road	Welter Rd.	IL-64	B
15	Healy-Tanner Road	Bliss Rd.	Deerpath Rd.	C
15	Deerpath Road	Healy-Tanner Rd.	Oak St.	C
15	Oak Street	Deerpath Rd.	Orchard Rd.	E
16	Bunker Road	Main Street Rd.	Hughes Rd.	C
16	Bunker Road	Hughes Rd.	Keslinger Rd.	C
17	Bowes Road	Muirhead Rd.	Crawford Rd.	B

TABLE 1-6: MODELED 2016 LEVEL OF SERVICE ON KANE COUNTY HIGHWAYS

CH #	Route	From	To	2016 LOS
17	Bowes Road	Crawford Rd.	Corron Rd.	B
17	Bowes Road	Corron Rd.	Nesler Rd.	C
17	Bowes Road	Nesler Rd.	Nolan Rd.	D
17	Bowes Road	Nolan Rd.	S. Water Rd.	D
17	Bowes Road	S. Water Rd.	Dell Webb Blvd.	D
17	Bowes Road	Dell Webb Blvd.	Randall Rd.	D
17	Bowes Road	Randall Rd.	McLean Blvd.	D
18	McLean Road	Spring Rd.	Bowes Rd.	C
19	Dunham Road	Kirk Rd.	Army Trail Rd.	A
19	Dunham Road	Army Trail Rd.	Rocheft Ln.	A
19	Dunham Road	Rocheft Ln.	Stearns Rd.	A
20	Army Trail Road	IL-25	East Co. Line	D
21	Big Timber Road	Harmony Rd.	Widmayer Rd.	E
21	Big Timber Road	Widmayer Rd.	Gast Rd.	E
21	Big Timber Road	Gast Rd.	Ketchum Rd.	E
21	Big Timber Road	Ketchum Rd.	US-20	E
21	Big Timber Road	US-20	Reinking Rd.	E
21	Big Timber Road	Reinking Rd.	IL-47	E
21	Big Timber Road	IL-47	Manning Rd.	C
21	Big Timber Road	Manning Rd.	Powers Rd.	C
21	Big Timber Road	Powers Rd.	IL-72	C
21	Big Timber Road	IL-72	Damisch Rd.	E
21	Big Timber Road	Damisch Rd.	McCormack Rd.	B
21	Big Timber Road	McCormack Rd.	Coombs Rd.	B
21	Big Timber Road	Coombs Rd.	Tyrrell Rd.	D
21	Big Timber Road	Tyrrell Rd.	Randall Rd.	E
22	Plank Road	Burlington Rd.	Romke Rd.	B
22	Plank Road	Romke Rd.	Brier Hill Rd.	B
22	Plank Road	Brier Hill Rd.	IL-47	B
22	Plank Road	IL-47	Bahr Rd.	B
22	Plank Road	Bahr Rd.	Marshall Rd.	B
22	Plank Road	Marshall Rd.	Muirhead Rd.	B
22	Plank Road	Muirhead Rd.	Switzer Rd.	B
22	Plank Road	Switzer Rd.	Russell Rd.	B



TABLE 1-6: MODELED 2016 LEVEL OF SERVICE ON KANE COUNTY HIGHWAYS

CH #	Route	From	To	2016 LOS
22	Plank Road	Russell Rd.	US-20	D
23	Thatcher Road	W. County Line Rd.	Root Ln.	B
23	Thatcher Road	Root Ln.	Howard Rd.	B
23	Thatcher Road	Howard Rd.	McNulty Rd.	B
23	Thatcher Road	McNulty Rd.	Beith Rd.	B
23	Beith Road	Thatcher Rd.	Meredith Rd.	B
23	Beith Road	Meredith Rd.	Francis Rd.	D
23	Beith Road	Francis Rd.	Freeland Rd.	D
23	Beith Road	Freeland Rd.	IL-47	D
24	West County Line Rd.	US-30	Hinckley Rd.	D
24	Hinckley Road	W. Co. Line Rd.	Jericho Rd.	D
24	Jericho Road	Hinckley Road	Green Acre Rd.	B
24	Jericho Road	Green Acre Rd.	Nelson Rd.	B
24	Jericho Road	Nelson Rd.	Price Rd.	B
24	Jericho Road	Price Rd.	Granart Rd.	B
24	Jericho Road	Granart Rd.	Jones Rd.	B
24	Jericho Road	Jones Rd.	Clark Rd.	B
24	Jericho Road	Clark Rd.	Jeter Rd.	B
24	Jericho Road	Jeter Rd.	Dugan Rd.	B
24	Jericho Road	Dugan Rd.	Mighell Rd.	B
24	Jericho Road	Mighell Rd.	IL-47	B
24	Jericho Road	IL-47	Bertram Rd.	B
24	Jericho Road	Bertram Rd.	Barnes Rd.	B
24	Jericho Road	Barnes Rd.	Orchard Rd.	B
26	Hughes Road	IL-47	Pouley Rd.	B
26	Hughes Road	Pouley Rd.	Smith Rd.	B
26	Hughes Road	Smith Rd.	Bunker Rd.	B
26	Hughes Road	Bunker Rd.	Fabyan Pkwy.	C
27	IC Trail	IL-64	Sauber Rd.	E
27	Sauber Road	IC Trail	Lees Rd.	B
27	Lees Road	Sauber Road	Warford Rd.	B
27	Lees Road	Warford Rd.	IL-47	B
28	McGough Road	IL-64	Ramm Rd.	B
28	McGough Road	Ramm Road	Middleton Rd.	B

TABLE 1-6: MODELED 2016 LEVEL OF SERVICE ON KANE COUNTY HIGHWAYS

CH #	Route	From	To	2016 LOS
28	McGough Road	Middleton Rd.	Ellithorpe Rd.	B
28	McGough Road	Ellithorpe Rd.	Marcy Rd.	B
28	McGough Road	Marcy Rd.	Lawrence Rd.	B
28	McGough Road	Lawrence Rd.	Waughon Rd.	B
28	McGough Road	Waughon Rd.	Peplow Rd.	B
29	Montgomery Road	IL-25	Broadway Ave.	A
29	Montgomery Road	Broadway Ave.	Douglas Rd.	A
29	Montgomery Road	Douglas Rd.	5th St.	A
29	Montgomery Road	5th St.	Hill Ave.	A
30	Huntley Road	N. Co. Line Rd.	Galligan Rd.	C
30	Huntley Road	Galligan Rd.	Square Barn Rd.	D
30	Huntley Road	Square Barn Rd.	Boyer Rd.	C
30	Huntley Road	Boyer Rd.	Randall Rd.	C
30	Huntley Road	Randall Rd.	Miller Rd.	B
30	Huntley Road	Miller Rd.	Binnie Rd.	C
30	Huntley Road	Binnie Rd.	Sleepy Hollow Rd.	C
32	Plato Road	Burlington Rd.	Tower Rd.	C
32	Plato Road	Tower Rd.	IL-47	C
32	Plato Road	IL-47	Kendall Rd.	B
32	Plato Road	Kendall Rd.	Dittman Rd.	B
32	Plato Road	Dittman Rd.	Rippenburger Rd.	B
32	Plato Road	Rippenburger Rd.	Muirhead Rd.	B
32	Muirhead Rd.	Plato Rd.	Bowes Rd.	B
33	Rippenburger Road	Plato Rd.	Russell Rd.	C
33	Russell Road	Rippenburger Rd.	Muirhead Rd.	B
33	Russell Road	Muirhead Rd.	Stonebriar Ln.	B
33	Russell Road	Stonebriar Ln.	Plank Rd.	B
34	Randall Road	I-88	Oak St.	A
34	Randall Road	Oak St.	Orchard Rd.	C
34	Randall Road	Orchard Rd.	Heritage	A
34	Randall Road	Heritage Dr.	Private Dr.	A
34	Randall Road	Private Drive	Main Street Rd.	A
34	Randall Road	Main Street Rd.	Wilson St.	C
34	Randall Road	Wilson St.	McKee Rd.	A

TABLE 1-6: MODELED 2016 LEVEL OF SERVICE ON KANE COUNTY HIGHWAYS

CH #	Route	From	To	2016 LOS
34	Randall Road	McKee Rd.	Fabyan Pkwy.	B
34	Randall Road	Fabyan Pkwy.	Gleneagle Dr.	C
34	Randall Road	Gleneagle Dr.	Fargo Dr.	C
34	Randall Road	Fargo Dr.	Keslinger Rd.	B
34	Randall Road	Keslinger Rd.	Williamsburg Dr.	C
34	Randall Road	Williamsburg Dr.	Bricker Rd.	A
34	Randall Road	Bricker Rd.	IL-38	C
34	Randall Road	IL-38	Prairie St.	E
34	Randall Road	Prairie St.	Oak St.	B
34	Randall Road	Oak St.	IL-64	B
34	Randall Road	IL-64	Dean St.	C
34	Randall Road	Dean St.	Wild Rose Ln.	C
34	Randall Road	Wild Rose Ln.	Crane Rd.	C
34	Randall Road	Crane Rd.	Middle Creek Dr.	A
34	Randall Road	Middle Creek Dr.	Red Gate Rd.	A
34	Randall Road	Red Gate Rd.	Bolcum Rd.	B
34	Randall Road	Bolcum Rd.	Silver Glen Rd.	B
34	Randall Road	Silver Glen Rd.	McDonald Rd.	B
34	Randall Road	McDonald Rd.	Hopps Rd.	B
34	Randall Road	Hopps Rd.	Bowes Rd.	C
34	Randall Road	Bowes Rd.	South St.	C
34	Randall Road	South St.	US-20	F
34	Randall Road	US-20	Highland Ave.	B
34	Randall Road	Highland Ave.	Royal Dr.	C
34	Randall Road	Royal Dr.	Big Timber Rd.	C
34	Randall Road	Big Timber Rd.	Fox Ln.	F
34	Randall Road	Fox Ln.	Alft Ln.	C
34	Randall Road	Alft Ln.	I-90	C
34	Randall Road	I-90	Saddle Club Dr.	C
34	Randall Road	Saddle Club Dr.	IL-72	C
34	Randall Road	IL-72	Binnie Rd.	B
34	Randall Road	Binnie Rd.	Huntley Rd.	C
34	Randall Road	Huntley Rd.	N. County Line Rd.	A
35	Granart Road	Kendall Co. Line	Jericho Rd.	B

TABLE 1-6: MODELED 2016 LEVEL OF SERVICE ON KANE COUNTY HIGHWAYS

CH #	Route	From	To	2016 LOS
35	Granart Road	Jericho Rd.	Rhodes St.	D
36	State Street	Soo Line RR	Allen Rd.	A
36	Harmony Road	Allen Rd.	Kelley Rd.	B
36	Harmony Road	Kelley Rd.	Melms Rd.	B
36	Harmony Road	Melms Rd.	Big Timber Rd.	B
36	Harmony Road	Big Timber Rd.	Higgins Rd.	B
36	Harmony Road	Big Timber Rd.	Getty Rd.	B
36	Getty Road	Harmony Rd.	US-20	C
37	Stearns Road	Randall Rd.	McLean Blvd.	C
37	Stearns Road	McLean Blvd.	IL-25	C
37	Stearns Road	IL-25	IL-31	C
37	Stearns Road	Dunham Rd.	E. Co. Line	D
38	Plank Road	W. Co. Line Rd.	Lawrence Rd.	A
38	Plank Road	Lawrence Rd.	Waughon Rd.	A
38	Plank Road	Waughon Rd.	Burlington Rd.	B
41	Keslinger Road	West Co. Line Rd.	Schrader Rd.	B
41	Keslinger Road	Schrader Rd.	Watson Rd.	B
41	Keslinger Road	Watson Rd.	Meredith Rd.	B
41	Keslinger Road	Meredith Rd.	Dauberman Rd.	B
41	Keslinger Road	Dauberman Rd.	Francis Rd.	B
41	Keslinger Road	Francis Rd.	Schneider Rd.	B
41	Keslinger Road	Schneider Rd.	IL-47	B
41	Keslinger Road	IL-47	Pouley Rd.	B
41	Keslinger Road	Pouley Rd.	Hartley Rd.	B
41	Keslinger Road	Hartley Rd.	Bunker Rd.	B
41	Keslinger Road	Bunker Rd.	LaFox Rd.	C
41	Keslinger Road	LaFox Rd.	Linlar Dr.	B
41	Keslinger Road	Linlar Dr.	Brundige Dr.	B
41	Keslinger Road	Brundige Dr.	Bartlett Rd.	B
41	Keslinger Road	Bartlett Rd.	Lea Dr.	B
41	Keslinger Road	Lea Dr.	Peck Rd.	B
41	Keslinger Road	Peck Rd.	Randall Rd.	E
44	Davis Road	US-30	Wheeler Rd.	B
44	Davis Road	Wheeler Rd.	Scott Rd.	B

TABLE 1-6: MODELED 2016 LEVEL OF SERVICE ON KANE COUNTY HIGHWAYS

CH #	Route	From	To	2016 LOS
44	Scott Rd.	Davis Rd.	Swan Rd.	B
44	Swan Rd.	Scott Rd.	Lasher Rd.	B
44	Swan Rd.	Lasher Rd.	Main Street Rd.	B
45	Allen Rd.	W. Co. Line Rd.	Walker Rd.	A
45	Allen Rd.	Walker Rd.	Harmony Rd.	B
46	Burlington Road	Lenschow Rd.	French Rd.	B
46	Burlington Road	French Rd.	Plank Rd.	E
46	Burlington Road	Plank Rd.	Peplow Rd.	B
46	Walker Road	Lenschow Road	IL-72	B
46	Walker Road	IL-72	Allen Rd.	C
47	Highland Avenue	Coombs Rd.	Randall Rd.	B
48	Scott Road	Davis Rd.	Florence Rd.	B
48	Scott Road	Florence Rd.	Daubermann Rd.	B
48	Scott Road	Daubermann Rd.	Dugan Rd.	B
48	Scott Road	Dugan Rd.	Harter Rd.	B
49	Ellithorpe Road	McGough Rd.	Peplow Rd.	A
49	Ellithorpe Road	Peplow Rd.	Chapman Rd.	B
49	Ellithorpe Road	Chapman Rd.	Burlington Rd.	B
51	Dittman Road	Burlington Rd.	McDonald Rd.	C
51	Dittman Road	McDonald Rd.	Lenz Rd.	B
51	Dittman Road	Lenz Rd.	Plato Rd.	B
56	Ramm Road	McGough Rd.	Snyder Rd.	B
56	Ramm Road	Snyder Rd.	Barron Rd.	B
56	Ramm Road	Barron Rd.	Peplow Rd.	B
56	Ramm Road	Peplow Rd.	Sauber Rd.	C
56	Ramm Road	Sauber Rd.	Warford Rd.	C
56	Ramm Road	Warford Rd.	Thomas Rd.	C
56	Ramm Road	Thomas Rd.	IL-47	C
59	Tyrrell Road	Big Timber Rd.	Mason Rd.	C
59	Tyrrell Road	Mason Rd.	IL-72	C
61	West Bartlett Road	IL-25	E. Co. Line	D
62	Dauberman Road	US-30	Wheeler Rd.	B
62	Dauberman Road	Wheeler Rd.	Scott Rd.	B
62	Dauberman Road	Scott Rd.	Lasher Rd.	B

TABLE 1-6: MODELED 2016 LEVEL OF SERVICE ON KANE COUNTY HIGHWAYS

CH #	Route	From	To	2016 LOS
62	Dauberman Road	Lasher Rd.	Main Street Rd.	B
62	Dauberman Road	Main Street Rd.	Harter Rd.	D
62	Dauberman Road	Harter Rd.	Keslinger Rd.	B
69	Empire Road	IL-47	Swanburg Rd.	E
69	Empire Road	Swanburg Rd.	Burlington Rd.	E
71	Mooseheart Road	Randall Rd.	IL-31	F
77	Kirk Road	IL-56	Mesa Lane	D
77	Kirk Road	Mesa Lane	GieseDr.	D
77	Kirk Road	Giese Dr.	Pine Dr.	D
77	Kirk Road	Pine Dr.	Wilson St.	B
77	Kirk Road	Wilson St.	Hubbard St.	D
77	Kirk Road	Hubbard St.	Fabyan Pkwy.	C
77	Kirk Road	Fabyan Pkwy.	Cherry Ln.	C
77	Kirk Road	Cherry Lane	IL-38	C
77	Kirk Road	IL-38	Division St.	D
77	Kirk Road	Division St.	Tyler Rd.	E
77	Kirk Road	Tyler Rd.	Ohio St.	B
77	Kirk Road	Ohio St.	IL-64	B
77	Kirk Road	IL-64	Mosely Dr.	E
77	Kirk Road	Mosely Dr.	Dunham Rd.	E
78	Bliss Road	IL-47	Ke-De-Ka Rd.	B
78	Bliss Road	Ke-De-Ka Rd.	Merrill Rd.	B
78	Bliss Road	Merrill Rd.	Healy Rd.	B
78	Bliss Road	Healy Rd.	Norris Road	B
78	Bliss Road	Norris Rd.	Seavey Rd.	B
78	Bliss Road	Seavey Rd.	Main Street Rd.	B
80	Corron Road	Burlington Rd.	Silver Glen Rd.	E
80	Corron Road	Silver Glen Rd.	McDonald Rd.	C
80	Corron Road	McDonald Rd.	Bowes Rd.	C
81	LaFox Road	Keslinger Rd.	IL-38	C
81	LaFox Road	IL-38	Campton Hills Rd.	D
81	LaFox Road	Campton Hills Rd.	IL-64	B
83	Orchard Road	US-30	Aucutt Rd.	A
83	Orchard Road	Aucutt Rd.	Rochester Dr.	A

TABLE 1-6: MODELED 2016 LEVEL OF SERVICE ON KANE COUNTY HIGHWAYS

CH #	Route	From	To	2016 LOS
83	Orchard Road	Rochester Dr.	Jericho Rd.	A
83	Orchard Road	Jericho Rd.	Prairie St.	A
83	Orchard Road	Prairie St.	Galena Blvd.	A
83	Orchard Road	Galena Blvd.	Illinois St.	A
83	Orchard Road	Illinois St.	Indian Trail Rd.	C
83	Orchard Road	Indian Trail Rd.	Sullivan Dr.	E
83	Orchard Road	Sullivan Dr.	I-88	E
83	Orchard Road	I-88	Oak St.	A
83	Orchard Road	Oak St.	White Oak Dr.	B
83	Orchard Road	White Oak Dr.	Randall Rd.	B
84	Kaneville Road	Fabyan Pkwy.	Peck Rd.	E
84	Peck Road	Kaneville Rd.	Keslinger Rd.	E
84	Peck Road	Keslinger Rd.	Bricher Rd.	D
84	Peck Road	Bricher Rd.	IL-38	D

## SECTION 2

# Commitment to Cure Existing Deficiencies

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Through adoption of this CRIP, the County of Kane is committed to correcting, to the extent practicable, the deficiencies in the County highway system identified in Section 1 of this Plan. The proposed projects needed to correct the existing deficiencies are identified in Section 4, and a schedule for their implementation can be found in Section 7.

As part of its Annual Report on the Impact Fee Program, the Division of Transportation will report to the Impact Fee Advisory Committee and County Board as to the County's progress in addressing the existing deficiencies.



## SECTION 3

# Land Use Assumptions

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The land use assumptions adopted as part of the 2040 Transportation Plan update process, were used as a starting point in updating the land use assumptions for the 2026 CRIP development. The 2040 Transportation Plan land use data was developed using input and coordination between KDOT staff and Chicago Metropolitan Agency for Planning (CMAP) Regional Transportation Planning efforts. A straight-line interpolation between 2015 and 2040 land use data was used to develop household, population and employment estimates and forecast year 2026 at the township level for the 2026 CRIP development. The land use data calculated for the 2026 CRIP was further refined based on input from KDOT staff after meeting with various Kane County municipalities and comments from the public hearing process. The land use estimates for the 2026 CRIP update were validated at the county level using 2010 Census and CMAP Regional assumptions to maintain consistency between regional and local planning efforts. Adjustments to variations at the township level were reconciled and households, population and employment were re-allocated based on local coordination and input from KDOT staff to better reflect current and future projected land uses.

Using these forecasts, together with specific allocation at the traffic analysis zones, the land use assumptions contained in Tables 3-1, 3-2 and 3-3 were adopted by the Kane County Board to be used in the travel demand model to assist with the development the 2026 CRIP for Kane County.

TABLE 3-1: HOUSEHOLDS BY TOWNSHIP

Households by Township			
Political Township <sup>(1)</sup>	Households (2015) <sup>(2)</sup>	Households (2026) <sup>(3)</sup>	Households (2040) <sup>(2)</sup>
Aurora	47,523	53,085	60,164
Batavia	12,993	14,327	16,025
Big Rock	891	1,366	1,971
Blackberry	5,461	6,989	8,933
Burlington	895	1,347	1,923
Campton	6,201	7,789	9,811
Dundee	21,690	24,429	27,916
Elgin	34,575	37,834	41,981
Geneva	10,311	11,737	13,551
Hampshire	3,555	5,177	7,241
Kaneville	489	522	563
Plato	3,120	5,533	8,605
Rutland	10,022	15,509	22,492
St. Charles	18,730	20,142	21,939
Sugar Grove	9,118	14,359	21,029
Virgil	866	1,197	1,619
<b>Totals</b>	<b>186,440</b>	<b>221,342</b>	<b>265,763</b>

**Source:**

(1) Political Township - Kane County GIS Department

(2) 2015 and 2040 Household – CMAP GoTo 2040 Plan Inputs – October 2014 Conformity Update

(3) 2026 Household - Interpolated based on 2015 and 2040 Household data

TABLE 3-2: POPULATION GROWTH BY TOWNSHIP

<b>Population by Township</b>			
<b>Political Township<sup>(1)</sup></b>	<b>Population (2015)<sup>(2)</sup></b>	<b>Population (2026)<sup>(3)</sup></b>	<b>Population (2040)<sup>(2)</sup></b>
<b>Aurora</b>	<b>151,003</b>	<b>168,178</b>	<b>190,036</b>
<b>Batavia</b>	<b>36,660</b>	<b>40,641</b>	<b>45,708</b>
<b>Big Rock</b>	<b>2,311</b>	<b>3,729</b>	<b>5,533</b>
<b>Blackberry</b>	<b>16,821</b>	<b>21,748</b>	<b>28,020</b>
<b>Burlington</b>	<b>2,352</b>	<b>3,618</b>	<b>5,228</b>
<b>Campton</b>	<b>18,917</b>	<b>23,865</b>	<b>30,162</b>
<b>Dundee</b>	<b>67,757</b>	<b>75,825</b>	<b>86,094</b>
<b>Elgin</b>	<b>103,063</b>	<b>112,886</b>	<b>125,387</b>
<b>Geneva</b>	<b>27,739</b>	<b>31,544</b>	<b>36,388</b>
<b>Hampshire</b>	<b>9,054</b>	<b>13,768</b>	<b>19,767</b>
<b>Kaneville</b>	<b>1,283</b>	<b>1,380</b>	<b>1,503</b>
<b>Plato</b>	<b>8,800</b>	<b>16,781</b>	<b>26,939</b>
<b>Rutland</b>	<b>24,679</b>	<b>41,060</b>	<b>61,908</b>
<b>St. Charles</b>	<b>51,269</b>	<b>55,162</b>	<b>60,116</b>
<b>Sugar Grove</b>	<b>24,336</b>	<b>40,929</b>	<b>62,048</b>
<b>Virgil</b>	<b>2,212</b>	<b>3,194</b>	<b>4,443</b>
<b>Totals</b>	<b>548,257</b>	<b>654,307</b>	<b>789,280</b>

**Source:**

(1) Political Township - Kane County GIS Department

(2) 2015 and 2040 Population – CMAP GoTo 2040 Plan Inputs – October 2014 Conformity Update

(3) 2026 Population - Interpolated based on 2015 and 2040 Population data

TABLE 3-3: EMPLOYMENT GROWTH BY TOWNSHIP

Employment by Township			
Political Township <sup>(1)</sup>	Employment (2015) <sup>(2)</sup>	Employment (2026) <sup>(3)</sup>	Employment (2040) <sup>(2)</sup>
Aurora	51,584	62,608	76,639
Batavia	13,223	15,339	18,032
Big Rock	3,598	5,444	7,794
Blackberry	2,647	3,091	3,657
Burlington	511	784	1,132
Campton	3,316	5,951	9,304
Dundee	30,369	40,563	53,538
Elgin	41,498	48,163	56,646
Geneva	22,089	24,554	27,692
Hampshire	3,792	5,093	6,748
Kaneville	826	826	826
Plato	1,589	3,488	5,904
Rutland	5,376	11,231	18,682
St. Charles	25,245	29,173	34,172
Sugar Grove	6,447	12,066	19,218
Virgil	341	410	498
<b>Totals</b>	<b>212,451</b>	<b>268,785</b>	<b>340,482</b>

**Source:**

(1) Political Township - Kane County GIS Department

(2) 2015 and 2040 Employment – CMAP GoTo 2040 Plan Inputs – October 2014 Conformity Update

(3) 2026 Employment - Interpolated based on 2015 and 2040 Employment data

## SECTION 4

# Proposed Highway Improvement Plan

Following adoption of the ten year Land Use Assumptions by the Kane County Board, projected traffic volumes on County highways were estimated using a transportation planning model. Resulting traffic volumes were used to identify highway improvement projects needed to accommodate future development and preserve an acceptable level of service on County highways. The cost of those projects, including engineering, land acquisition and construction were estimated. The plan was reviewed by the Impact Fee Advisory Committee and municipal comments were solicited. After extensive review and discussion, the projects identified in Table 4-1 and depicted in Figure 4-1 were recommended by the Impact Fee Advisory Committee. For those projects that in whole or in part are needed to address deficiencies identified in Section 1, the portion of the project cost needed to address that deficiency is not included in the cost calculation element of the impact fee calculation.

TABLE 4-1: PROPOSED ROADWAY IMPROVEMENT PLAN

Proj. #	Route	Location/Limits	IF Eligible**	Project Scope*	Est. Cost (\$Mill)	IF Cost (\$Mill)
1	Beith Rd.	at IL-47	Y	CH, SI	2.18	1.14
2	Big Timber Rd.	Ketchum Rd. to Randall Rd.	P	WI-4, SI, CH	112.51	108.92
3	Bliss Rd.	IL-47 to Fabyan Rd./ Main Street Rd.	Y	WI-4, RA, CH, SI, BR	32.23	32.23
4	Bunker Rd.	at Main Street Rd.	Y	SI, CH	1.67	1.67
5	Bunker Rd.	Realignment with LaFox Rd.	Y	RA, SI, NR	5.30	5.30
6	Burlington Rd.	at Bolcum Rd	Y	SI, CH	0.65	0.65
7	Burlington Rd.	at Old LaFox Rd.	Y	CH, SI	1.63	1.63
8	Corron Rd.	at Bowes Rd.	Y	CH, SI	0.58	0.58
9	Corron Rd.	at Silver Glen Rd.	Y	CH, SI	1.05	1.05
10	Corron Rd.	at McDonald Rd.	Y	CH, SI	0.65	0.65
11	Dunham Rd./Kirk Rd.	Stearns Rd. to IL-64	Y	SI, CH	28.81	21.28
12	Empire Rd.	at IL-47	Y	CH, SI, RA	4.42	2.84

TABLE 4-1: PROPOSED ROADWAY IMPROVEMENT PLAN

Proj. #	Route	Location/Limits	IF Eligible**	Project Scope*	Est. Cost (\$Mill)	IF Cost (\$Mill)
13	Fabyan Pkwy.	Main St. to Randall Rd.	P	CH, WI-4, SI, RA	42.42	42.32
14	Fabyan Pkwy.	Western Ave. to Paramount Pkwy.	P	WI-6, CH, SI, BH	48.81	41.46
15	French Rd.	Realignment with Harmony Rd.	Y	RA, GS, NR	16.06	16.06
16	Galligan Rd.	Binnie Rd. to Freeman Rd.	Y	CH, WI-4	3.41	3.41
17	Galligan Rd.	Realignment S. of Huntley Rd.	Y	RA, CH, SI	2.78	2.78
18	Granart Rd.	Jericho Rd. to US-30 / Dauberman Rd.	Y	GS, RA, CH, SI, NR	19.12	17.10
19	Harter Rd.	at IL-47	Y	CH, SI	2.21	1.16
20	Harter Rd.	at Scott Rd.	Y	CH, SI	1.73	1.73
21	Harter Rd.	at Main Street Rd.	Y	CH, SI	2.23	2.23
22	Hughes Rd.	at IL-47	Y	CH, SI	1.70	0.64
23	Huntley Rd.	Co. Line to Sleepy Hollow Rd.	Y	WI-4, CH, SI, OPT	45.47	45.47
24	Jericho Rd.	at IL-47	Y	CH, SI	0.58	0.58
25	Kaneville Rd.	at Peck Rd.	Y	SI, CH	1.65	1.65
26	Kirk Rd.	at IL-38	Y	CH, BW	11.64	7.48
27	Kirk Rd.	Fabyan Pkwy. to S. of Wilson St.	Y	WI-6, CH	8.22	8.22
28	LaFox Rd.	at Campton Hills Rd.	Y	CH, SI	4.68	4.68
29	Lake Cook Rd.	at IL-62	Y	CH	2.13	1.11
30	Longmeadow Pkwy.	Huntley Rd. to IL-62	P	CH, SI, NR, NB	83.01	43.41
31	Main Street Rd.	at IL-47	Y	CH, BR, SI	5.38	2.84
32	Main Street Rd.	Fabyan Pkwy./Bliss Rd. to Randall Rd.	P	WI-4, CH, SI	44.75	42.05
33	Meredith Rd.	Realignment with Peplow Rd.	Y	RA, NR	5.43	4.71

TABLE 4-1: PROPOSED ROADWAY IMPROVEMENT PLAN

Proj. #	Route	Location/Limits	IF Eligible**	Project Scope*	Est. Cost (\$Mill)	IF Cost (\$Mill)
34	Montgomery Rd.	IL-25 to Hill Rd.	Y	CH, WI-4	24.49	23.48
35	Orchard Rd.	US-30 to Randall Rd.	Y	WI-6, BW	36.83	36.83
36	Peck Rd	at Bricher Rd	Y	SI, CH	0.85	0.85
37	Peplow Rd.	Realignment with French Rd.	Y	RA, NR, GS	15.93	15.93
38	Plank Rd.	Russell Rd. to US-20	Y	WI-4, CH, SI	2.05	2.05
39	Plato Rd.	at IL-47	Y	CH, SI	2.23	1.17
40	Randall Rd.	Silver Glen Rd. to S. Corporate Blvd.	P	IC, CH, WI-6	223.64	203.31
41	Randall Rd.	Orchard Rd. to N. of Oak St.	P	WI-6, WI-4, BW, BR, CH	66.67	64.52
42	Silver Glen Rd.	at IL-47	Y	CH, SI	0.33	0.33
43	Tanner Rd.	Realignment	Y	RA		

## \*Project Scope Codes

AWS	All Way Stop
BH	Bridge Rehabilitation
BR	Bridge Replacement
BW	Bridge Widening
CH	Channelization/Turn Lanes
GS	Grade Separation
IC	Interchange
NB	New Bridge
NR	New Road
RA	Roadway Realignment
SI	Traffic Signal Installation
WI-3	Add Left Turn Lane
WI-4	Widen to 4 through lanes
WI-6	Widen to 6 through lanes

## \*\*Eligibility Codes

Y	Eligible for IF funding
N	Ineligible for IF funding
P	Partially eligible for IF funding

**Note:** In some cases it may be possible to build a roundabout rather than install a traffic signal.

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FIGURE 4-1: PROPOSED ROADWAY IMPROVEMENT PLAN

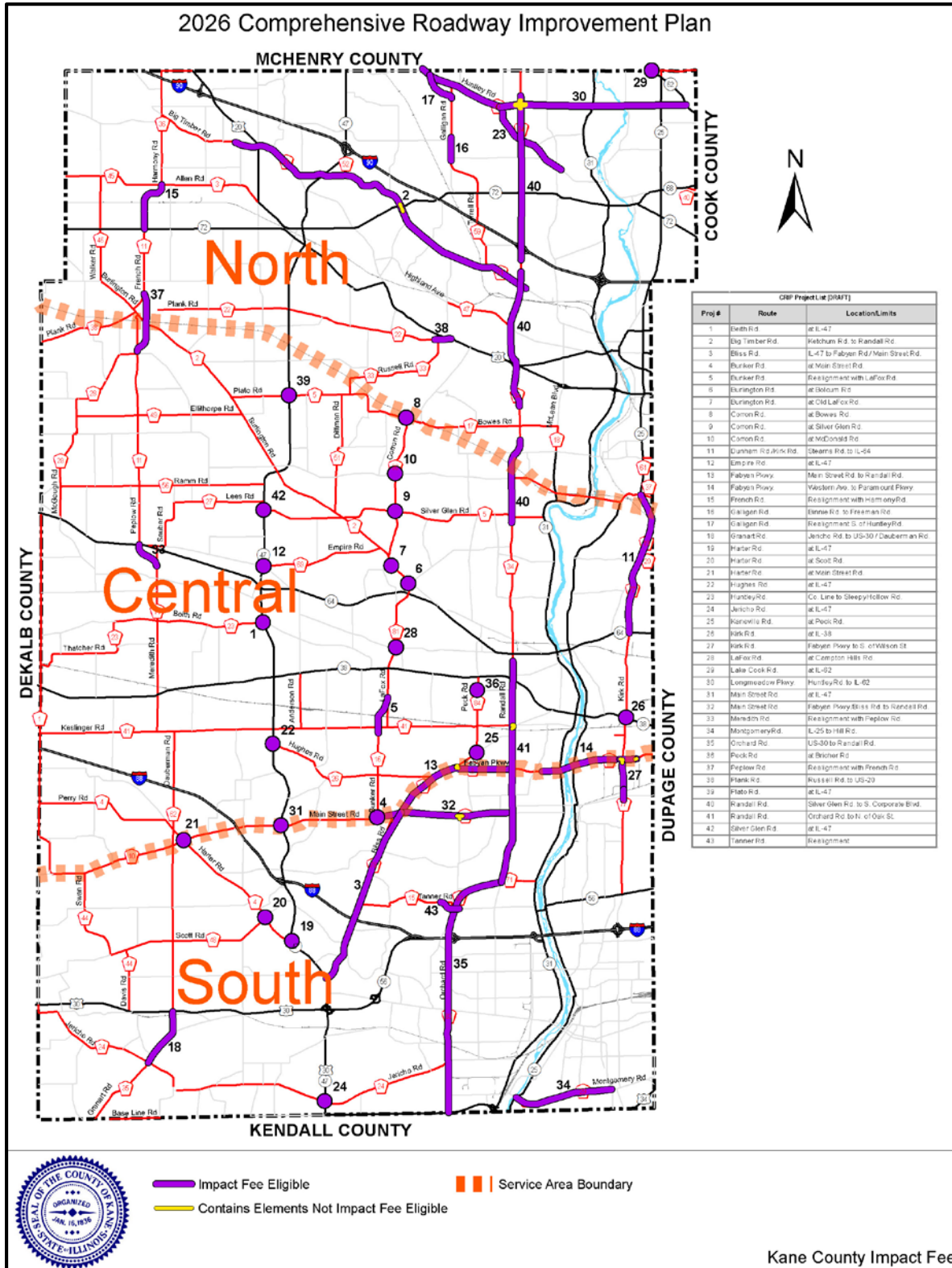


TABLE 4-2: SCOPE OF PROPOSED IMPROVEMENTS

Proj. #	Scope
1	<p><b>Beith Road at IL-47</b>  <b>Eligible Scope Includes:</b> Addition of turn lanes on all four legs and installation of traffic signals.</p>
2	<p><b>Big Timber Road – Ketchum Road to Randall Road</b>  <b>Eligible Scope Includes:</b> Widening of Big Timber Road to a 4-lane cross-section from approximately 800 feet west of Ketchum Road to approximately 1000 feet west of Randall Road.  Includes intersection improvements at Ketchum Road, US-20 (Brier Hill Road), Reinking Road, Sandwald Road, IL-47, Damisch and Coombs. US-20 and IL-47 expected to be four thru lanes cross-section at the intersection with turn lanes. Traffic signals to be installed at all of the above locations, except Sandwald Road. Improvements at the intersection with Randall Road are included in project #40.  <b>Non-eligible Scope Includes:</b> Single left turn lanes and right turn lanes at IL 72 and traffic signal installation at IL 72.</p>
3	<p><b>Bliss Road – IL-47 to Fabyan Parkway/Main Street Road</b>  <b>Eligible Scope Includes:</b> Reconstruction of Bliss to a 3-lane and where appropriate to a 4-lane cross-section from IL-47 to Fabyan Parkway/Main Street Road.  Addition of turn lanes and the installation of traffic signals at Healy; Realignment of Bliss Road to intersect with realigned Fabyan Parkway.  Improvements at the intersection with Main Street Road are included in project #14.</p>
4	<p><b>Bunker Road at Main Street Road</b>  <b>Eligible Scope Includes:</b> Addition of turn lanes on all three legs and the installation of permanent traffic signals.</p>
5	<p><b>Bunker Road Realignment with LaFox Road</b>  <b>Eligible Scope Includes:</b> Extension of Bunker Road north to intersection with existing LaFox Road approximately ½ mile north of UPRR. Improvement of the Bunker/ Keslinger intersection to include traffic signal installation.</p>
6	<p><b>Burlington Road at Bolcum Road</b>  <b>Eligible Scope Includes:</b> Installation of traffic signal and channelization</p>
7	<p><b>Burlington Road at Old LaFox Road</b>  <b>Eligible Scope Includes:</b> Addition of turn lanes and installation of traffic signals.</p>
8	<p><b>Corron Road at Bowes Road</b>  <b>Eligible Scope Includes:</b> Installation of traffic signals and turn lanes.</p>
9	<p><b>Corron Road at Silver Glen Road</b>  <b>Eligible Scope Includes:</b> Installation of traffic signals and turn lanes.</p>
10	<p><b>Corron Road at McDonald Road</b>  <b>Eligible Scope Includes:</b> Installation of traffic signals and turn lanes.</p>
11	<p><b>Dunham Road/Kirk Road – Stearns Road to IL-64</b>  <b>Eligible Scope Includes:</b> Addition left and right turn lanes on Dunham Road/Kirk Road from approximately 500 feet south of Stearns Road to the high school entrance south of Fox Chase Drive. New traffic signal installation at Kirk Road and Duham Road.  Intersection Improvements at IL-64 including three thru lanes and double left turn lanes on the north and south approaches, and two thru lanes, double left turn lanes and right turn lanes on the east and west approaches.</p>

TABLE 4-2: SCOPE OF PROPOSED IMPROVEMENTS

Proj. #	Scope
12	<p><b>Empire Road at IL-47</b></p> <p><b>Eligible Scope Includes:</b> Addition of left and right turn lanes on all four legs; Realignment of Hanson Road with left turn lanes on Empire at Hanson; Extended left turn lane on north leg of IL-47 to school entrance; Traffic Signal installation.</p>
13	<p><b>Fabyan Parkway – Main Street Road to Randall Road</b></p> <p><b>Non-eligible Scope Includes:</b> Westbound and southwest bound right turn lanes at the intersection of Kaneville Road.</p> <p><b>Eligible Scope Includes:</b> Realignment of Fabyan to intersect with realigned Bliss; Improvement of the intersection with Main Street Road adding turn lanes on all legs; Widening Fabyan to a four thru lane cross-section; Improvement of the alignment at Hughes Road; Addition of turn lanes and traffic signals on Hughes Road, Kaneville Road, and Wenmoth Road. For Main Street Road intersection capacity improvements see project #33.</p>
14	<p><b>Fabyan Parkway – Western Avenue to Paramount Parkway</b></p> <p><b>Non-eligible Scope Includes:</b> Right turn lanes for eastbound and northbound at the Kirk and Fabyan intersection and traffic signal installation at Fabyan and Paramount.</p> <p><b>Eligible Scope Includes:</b> Left turn and right turn channelization along Fabyan Parkway from approximately 1,000' east of Western Avenue to 1,000' west of Kirk Road where appropriate; Widening to a 6-lane cross-section for the portion over the Fox River from approximately 1,000 feet west of IL-25 to roughly 1,000 feet east of IL-31 with signals and turn lanes at IL-31 and IL-25. Addition of center left turn lane on Fabyan from approximately 300 feet west of Kirk Road to Paramount Parkway intersection; Reconstruction of Kirk Road intersection, anticipated to be full improvement including three thru lanes, double left turn lanes and right turn lanes. For Kirk Road intersection capacity improvements see project #28.</p>
15	<p><b>French Road Realignment/Extension to Harmony Road – IL-72 to Allen Road</b></p> <p><b>Eligible Scope Includes:</b> Extension of French Road with a 2-lane cross-section on a new alignment from IL-72 to the intersection of Harmony and Allen. Includes intersection improvements at IL-72 and Allen with turn lanes on all four legs and traffic signals at both intersections. Also includes a 2-lane overpass over the Soo Line RR.</p>
16	<p><b>Galligan Road – Binnie Road to Freeman Road</b></p> <p><b>Eligible Scope Includes:</b> Construct Galligan Road to a 4-lane cross-section from approximately 1,000 feet south of Binnie Road to approximately 1,000 feet north of Freeman Road.</p>
17	<p><b>Galligan Road Realignment South of Huntley Road</b></p> <p><b>Eligible Scope Includes:</b> Realignment of Galligan Road on a 2 lane cross section south of Huntley Road.</p>
18	<p><b>Granart Road – Jericho to US-30 / Dauberman</b></p> <p><b>Eligible Scope Includes:</b> Addition of turn lanes on all legs at the Jericho Road and US-30 intersections; addition of turn lanes on Granart at Rhodes Avenue; construction of approximately 3,200 lineal feet of new 2-lane rural roadway on a new north-south alignment from the intersection of Dauberman and US-30, due south to existing Granart, including a grade separation at the BNRR and US 30; profile adjustment on Dauberman to accommodate vertical alignment of railroad overpass; realignment of the east leg of the new intersection with Granart Road formed by the Dauberman extension south.</p>
19	<p><b>Harter Road at IL-47</b></p> <p><b>Eligible Scope Includes:</b> Installation of permanent traffic signals and turn lanes.</p>
20	<p><b>Harter Road at Scott Road</b></p> <p><b>Eligible Scope Includes:</b> Addition of turn lanes and installation of traffic signals.</p>

TABLE 4-2: SCOPE OF PROPOSED IMPROVEMENTS

Proj. #	Scope
21	<p><b>Harter Road at Main Street Road</b>  <b>Eligible Scope Includes:</b> Addition of turn lanes and installation of traffic signals.</p>
22	<p><b>Hughes Road at IL-47</b>  <b>Eligible Scope Includes:</b> Addition of turn lanes on all three legs, and installation of traffic signals.</p>
23	<p><b>Huntley Road – County Line Road to Sleepy Hollow Road</b>  <b>Eligible Scope Includes:</b> Construct Huntley Road to a 4-lane cross-section from Kreutzer Road to Sleepy Hollow Road. Includes turn lanes at the intersection with Galligan Road with the installation of traffic signals as well as intersection improvements at Binnie Road and Sleepy Hollow Road. For intersection improvements at the intersection with the Longmeadow Parkway Extension see project #31. For intersection improvements see project #40.   Installation of traffic signal as well as channelization improvements at Huntley Rd and Galligan Rd. Additional channelization and signal optimization at the intersections of Huntley Rd and Miller Rd, at, and Huntley Rd and Square Barn Rd.</p>
24	<p><b>Jericho Road at IL-47</b>  <b>Eligible Scope Includes:</b> Installation of traffic signals and turn lanes.</p>
25	<p><b>Kaneville Road at Peck Road</b>  <b>Eligible Scope Includes:</b> Installation of traffic signals and turn lanes.</p>
26	<p><b>Kirk Road at IL-38</b>  <b>Eligible Scope Includes:</b> Intersection improvements, including three thru lanes on Kirk Road and double left and right turn lanes; Widening of UPRR bridge is necessary.</p>
27	<p><b>Kirk Road – Fabyan Parkway to South of Wilson Street</b>  <b>Eligible Scope Includes:</b> 6-lane cross-section and turn lanes from Fabyan Parkway to approximately 1,000 feet south of Wilson Street. For improvements at the intersection with Fabyan Parkway see project #15.</p>
28	<p><b>LaFox Road at Campton Hills Road</b>  <b>Eligible Scope Includes:</b> Addition of turn lanes; Lengthening of the Mill Creek box culvert; Installation of traffic signals.</p>
29	<p><b>Lake Cook Road at IL-62</b>  <b>Eligible Scope Includes:</b> Addition of right turn lanes on the east and southeast approaches and traffic signal modifications.</p>
30	<p><b>Longmeadow Parkway – Huntley Road to IL-62</b>  <b>Non-eligible Scope Includes:</b> Westbound right turn lane and traffic signal installation at Randall Rd intersection.  <b>Eligible Scope Includes:</b> Construction of a new bridge corridor from Huntley Road to IL-62. Includes new Fox River Bridge.   Extension of Longmeadow Parkway on a 4-lane cross-section west to intersect Huntley Road approximately 2,500 feet west of Randall Road, intersection improvements at the intersection of Randall and Longmeadow, and modernization of traffic signals. Improvements on north leg extend to approximately 1,000 feet south of Corporate Boulevard. Randall Road intersection capacity improvements see project #40.</p>
31	<p><b>Main Street Road at IL-47</b>  <b>Eligible Scope Includes:</b> Addition of turn lanes, the installation of traffic signals and the replacement of Main Street Road bridge over Blackberry Creek.</p>

TABLE 4-2: SCOPE OF PROPOSED IMPROVEMENTS

Proj. #	Scope
32	<p><b>Main Street Road – Fabyan Parkway/Bliss Road to Randall Road</b></p> <p><b>Non-eligible Scope Includes:</b> Eastbound and northbound right turn lanes and westbound left turn lane at the intersection with Nelson Lake Road.</p> <p><b>Eligible Scope Includes:</b> Construct Main Street Road to a 4-lane cross-section from approximately 1000 feet west of Fabyan Parkway/Bliss Road to approximately 800 feet west of Randall Road. Includes intersection improvements at Nelson Lake Road, Wenmoth Road, and Deerpath Road with turn lanes and traffic signal installation.</p> <p>For Bliss Road/Fabyan Parkway intersection improvements and realignment see project #4 and project #14.</p>
33	<p><b>Meredith Road Realignment with Peplow Road</b></p> <p><b>Eligible Scope Includes:</b> Construction of a new 2-lane road on new alignment from a point on Meredith Road approximately 1,500 feet north of Welter Road to an intersection with Peplow Road at IL-64. Includes an intersection improvement at IL-64 with turn lanes and installation of traffic signals.</p>
34	<p><b>Montgomery Road – IL-25 to Hill Avenue</b></p> <p><b>Eligible Scope Includes:</b> Installation of turn lanes on IL-25 and widening Mill Street/Broadway/Montgomery Road to a 4-lane cross-section and appropriate turn lanes from IL-25 to approximately 800 feet east of Hill Avenue. Includes straightening the s-curve at the west end of the project and intersection improvements at Douglas Road, 5th Street and Hill Avenue.</p>
35	<p><b>Orchard Road – US-30 to Randall Road</b></p> <p><b>Eligible Scope Includes:</b> Construct Orchard Road to a six lane cross-section from US-30 to Randall Road. Widening of the bridge over I-88.</p>
36	<p><b>Peck Road at Bricher Rd</b></p> <p><b>Eligible Scope Includes:</b> Installation of traffic signal and channelization</p>
37	<p><b>Peplow Road Realignment with French Road</b></p> <p><b>Eligible Scope Includes:</b> Construction of a new 2-lane road on new alignment from a point on Peplow Road approximately 1,200 feet north of McGough Road to an intersection with French Road approximately 1,200 feet northeast of Main Street Road. Includes grade separation of the ICRR and intersection improvements at Burlington Road and Plank Road.</p>
38	<p><b>Plank Road – Russell Road to US-20</b></p> <p><b>Eligible Scope includes:</b> Widening of Plank Road to a 4-lane cross-section from approximately ½ mile west of Russell Road to US-20 with the possible realignment of Plank Road. Addition of turn lanes and installation of a traffic signal at Russell Road.</p>
39	<p><b>Plato Road at IL-47</b></p> <p><b>Eligible Scope Includes:</b> Addition of turn lanes and installation of traffic signals.</p>
40	<p><b>Randall Road – Silver Glen Road to South Corporate Boulevard</b></p> <p><b>Non-eligible Scope Includes:</b> Randall Road at US 20/Foothill Ramp; Northbound Randall to Eastbound US 20; Southbound Randall to Eastbound US 20; Northbound Randall to Eastbound Foothill; Southbound Randall to Westbound US 20.</p> <p><b>Eligible Scope Includes:</b> Construction of Randall Road on a six lane cross-section from 1,000 feet south of Silver Glen Road to approximately 1,000 feet south of South Corporate Boulevard. Construction of a new 6-lane underpass carrying Randall Road under the ICRR. Includes improvements at the intersection with Stearns Road.</p> <p>Includes widening the US-20, railroad and I-90 overpasses, as well as interchange improvements and major intersection improvements at South Street, Highland Avenue, Big Timber Road, the I-90 ramp terminals, Point Boulevard, Northwest Parkway/Joy Lane, Huntley Road and IL-72.</p>

TABLE 4-2: SCOPE OF PROPOSED IMPROVEMENTS

Proj. #	Scope
	For intersection improvements at the intersection with the Longmeadow Parkway Extension see project #31.
41	<p><b>Randall Road – Orchard Road to North of Oak Street</b></p> <p><b>Non-eligible Scope Includes:</b> Dual left turn lanes for westbound Kaneville/South Street and westbound right turn lane at the intersection of Keslinger Road.</p> <p><b>Eligible Scope Includes:</b> Construct Randall Road to a six lane cross-section from Orchard Road to approximately 1,000 feet north of Oak Street. Includes the intersection improvement at Fabyan Parkway and widening the UPRR overpass as well as the widening of Keslinger Road to a 4 lane cross section at the intersection with Randall Road.</p>
42	<p><b>Silver Glen Road at IL-47</b></p> <p><b>Eligible Scope Includes:</b> Installation of traffic signals and turn lanes.</p>
43	<p><b>Tanner Road Realignment</b></p> <p><b>Eligible Scope Includes:</b> Realignment of Tanner Road on a 2 lane cross section to align with Oak Street at the intersection with Randall Road.</p>

**Notes:**

- (1) In some cases it may be possible to build a roundabout rather than install a traffic signal.
- (2) Highway or System Improvements do not include site-related improvements (see Ordinance).
- (3) For CRIP projects involving other jurisdictions, e.g., municipal, township, or state, cost participation is anticipated.

TABLE 4-3: PROJECT COST ALLOCATIONS (\$MILLION) TO SERVICE AREA

Proj. #	Route	Location/Limits	North	Central	South
1	Beith Rd.	at IL-47		1.14	
2	Big Timber Rd.	Ketchum Rd. to Randall Rd.	108.92		
3	Bliss Rd.	IL-47 to Fabyan Rd./ Main Street Rd.			32.23
4	Bunker Rd.	at Main Street Rd.		0.74	1.23
5	Bunker Rd.	Realignment with LaFox Rd.		5.3	
6	Burlington Rd.	at Bolcum Rd		0.65	
7	Burlington Rd.	at Old LaFox Rd.		1.63	
8	Corron Rd.	at Bowes Rd.		0.58	
9	Corron Rd.	at Silver Glen Rd.		1.05	
10	Corron Rd.	at McDonald Rd.		0.65	
11	Dunham /Kirk Rds.	Stearns Rd. to IL-64		21.28	
12	Empire Rd.	at IL-47		2.84	
13	Fabyan Pkwy.	Main St. to Randall Rd.		16.54	25.77
14	Fabyan Pkwy.	Western Ave. to Paramount Pkwy.		16.79	26.08
15	French Rd.	Realignment with Harmony Rd.	16.88		
16	Galligan Rd.	Binnie Rd. to Freeman Rd.	3.41		
17	Galligan Rd.	Realignment S. of Huntley Rd.	4		
18	Granart Rd.	Jericho Rd. to US-30 / Dauberman Rd.			19.65
19	Harter Rd.	at IL-47			1.21
20	Harter Rd.	at Scott Rd.			2.14
21	Harter Rd.	at Main Street Rd.		1.01	1.63
22	Hughes Rd.	at IL-47		0.64	
23	Huntley Rd.	Co. Line to Sleepy Hollow Rd.	45.47		
24	Jericho Rd.	at IL-47			2.5
25	Kaneville Rd.	at Peck Rd.		1.65	
26	Kirk Rd.	at IL-38		7.48	
27	Kirk Rd.	Fabyan Pkwy. to S. of Wilson St.			15
28	LaFox Rd.	at Campton Hills Rd.		4.68	
29	Lake Cook Rd.	at IL-62	1.19		
30	Longmeadow Pkwy.	Huntley Rd. to IL-62	85.09		
31	Main Street Rd.	at IL-47		1.18	1.83
32	Main Street Rd.	Fabyan Pkwy./Bliss Rd. to Randall Rd.			42.39
33	Meredith Rd.	Realignment with Peplow Rd.		4.71	
34	Montgomery Rd.	IL-25 to Hill Rd.			31.7
35	Orchard Rd.	US-30 to Randall Rd.			75.4

TABLE 4-3: PROJECT COST ALLOCATIONS (\$MILLION) TO SERVICE AREA

Proj. #	Route	Location/Limits	North	Central	South
36	Peck Rd	at Bricher Rd.		0.85	
37	Peplow Rd.	Realignment with French Rd.	12.13	4.11	
38	Plank Rd.	Russell Rd. to US-20	2.38		
39	Plato Rd.	at IL-47		1.17	
40	Randall Rd.	Silver Glen Rd. to S. Corporate Blvd.	194.67	8.64	
41	Randall Rd.	Orchard Rd. to N. of Oak St.		34.66	42.18
42	Silver Glen Rd.	at IL-47		0.33	
43	Tanner Rd.	Realignment			4.9



## SECTION 5

# Funding Sources

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TABLE 5-1: PROJECTED HIGHWAY REVENUE, FY 2017-2026

	<b>FY 2017-2026</b>
Reimbursements	\$56,417,000
Impact Fees (capacity only)	\$22,500,000
Project Obligations (matching)	\$0
County Tax Levies	\$54,000,000
Motor Fuel Tax (MFT)	\$68,375,000
Local Option MFT*	\$93,625,000
Sales Tax	\$153,750,000
Investment/Other	\$0
<b>Total Projected Revenue</b>	<b>\$448,667,000</b>

TABLE 5-2: ANNUAL PROJECTED HIGHWAY REVENUE, FY 2017-2026\*

Special Revenue Funds	FY 2017	FY 2018	FY 2019	FY 2020	FY 2021	FY 2022	FY 2023	FY 2024	FY 2025	FY 2026	FY 2017-2026 Totals
County Highway Levy	\$5,010,909	\$5,010,909	\$5,010,909	\$5,010,909	\$5,010,909	\$5,010,909	\$5,010,909	\$5,010,909	\$5,010,909	\$5,010,909	\$50,109,090
County Bridge Levy	\$312,695	\$312,695	\$312,695	\$312,695	\$312,695	\$312,695	\$312,695	\$312,695	\$312,695	\$312,695	\$3,126,950
County Highway Matching Levy	\$62,125	\$62,125	\$62,125	\$62,125	\$62,125	\$62,125	\$62,125	\$62,125	\$62,125	\$62,125	\$621,250
Motor Fuel Tax (MFT)	\$6,725,000	\$6,750,000	\$6,775,000	\$6,800,000	\$6,825,000	\$6,850,000	\$6,875,000	\$6,900,000	\$6,925,000	\$6,950,000	\$68,375,000
Impact Fees (capacity only)	\$2,250,000	\$2,250,000	\$2,250,000	\$2,250,000	\$2,250,000	\$2,250,000	\$2,250,000	\$2,250,000	\$2,250,000	\$2,250,000	\$22,500,000
Local Option MFT*	\$9,250,000	\$9,275,000	\$9,300,000	\$9,325,000	\$9,350,000	\$9,375,000	\$9,400,000	\$9,425,000	\$9,450,000	\$9,475,000	\$93,625,000
Reimbursements	\$17,000,000	\$22,130,000	\$15,563,000	\$565,000	\$575,000	\$584,000					\$56,417,000
Fees	\$380,000	\$380,000	\$380,000	\$380,000	\$380,000	\$380,000	\$380,000	\$380,000	\$380,000	\$380,000	\$3,800,000
Investment/Other											\$0

FY 2017-2026 funding estimates provided by KDOT.

## SECTION 6

# Intergovernmental Agreements

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The Illinois Road Improvement Impact Fee Law allows counties to collect impact fees from developers of new development for the impacts of that new development on State, Township and Municipal highways, roads and streets, provided that the County enters into an intergovernmental agreement with the appropriate government entity covering the collection and expenditure of the impact fees. Kane County has elected to collect impact fees only for the development impact on the County highway system; therefore no such intergovernmental agreements are necessary.

In the event that improvements are made to a state, township or municipal highway, road or street as part of a project funded by impact fees, the County and the appropriate unit of government will enter into an intergovernmental agreement that defines the project and specifies its funding sources. Furthermore, any improvements made to state, township or municipal highways, roads or streets will only be funded by impact fees to the extent needed to address the safe and efficient operation of an adjacent Kane County highway intersection.

## SECTION 7

# Proposed Road Improvement Schedule

TABLE 7-1: PROPOSED ROADWAY IMPROVEMENT PLAN

Proj. #	Route	Location/Limits	Project Scope**	Estimated Calendar Year Construction to Start
1	Beith Rd.	at IL-47	CH, SI	MYP*
2	Big Timber Rd.	Ketchum Rd. to Randall Rd.	WI-4, SI, CH	MYP*
3	Bliss Rd.	IL-47 to Fabyan Rd./ Main Street Rd.	WI-4, RA, CH, SI, BR	MYP*
4	Bunker Rd.	at Main Street Rd.	SI, CH	MYP*
5	Bunker Rd.	Realignment with LaFox Rd.	RA, SI, NR	2018
6	Burlington Rd.	at Bolcum Rd	SI, CH	MYP*
7	Burlington Rd.	at Old LaFox Rd.	CH, SI	MYP*
8	Corron Rd.	at Bowes Rd.	CH, SI	MYP*
9	Corron Rd.	at Silver Glen Rd.	CH, SI	MYP*
10	Corron Rd.	at McDonald Rd.	CH, SI	MYP*
11	Dunham Rd./Kirk Rd.	Stearns Rd. to IL-64	SI, CH	MYP*
12	Empire Rd.	at IL-47	CH, SI, RA	MYP*
13	Fabyan Pkwy.	Main St. to Randall Rd.	CH, WI-4, SI, RA	MYP*
14	Fabyan Pkwy.	Western Ave. to Paramount Pkwy.	WI-6, CH, SI, BH	MYP*
15	French Rd.	Realignment with Harmony Rd.	RA, GS, NR	MYP*
16	Galligan Rd.	Binnie Rd. to Freeman Rd.	CH, WI-4	MYP*
17	Galligan Rd.	Realignment S. of Huntley Rd.	RA, CH, SI	MYP*
18	Granart Rd.	Jericho Rd. to US-30 / Dauberman Rd.	GS, RA, CH, SI, NR	2020
19	Harter Rd.	at IL-47	CH, SI	MYP*
20	Harter Rd.	at Scott Rd.	CH, SI	MYP*

TABLE 7-1: PROPOSED ROADWAY IMPROVEMENT PLAN

Proj. #	Route	Location/Limits	Project Scope**	Estimated Calendar Year Construction to Start
21	Harter Rd.	at Main Street Rd.	CH, SI	MYP*
22	Hughes Rd.	at IL-47	CH, SI	MYP*
23	Huntley Rd.	Co. Line to Sleepy Hollow Rd.	WI-4, CH, SI, OPT	MYP*
24	Jericho Rd.	at IL-47	CH, SI	MYP*
25	Kaneville Rd.	at Peck Rd.	SI, CH	MYP*
26	Kirk Rd.	at IL-38	CH, BW	MYP*
27	Kirk Rd.	Fabyan Pkwy. to S. of Wilson St.	WI-6, CH	MYP*
28	LaFox Rd.	at Campton Hills Rd.	CH, SI	MYP*
29	Lake Cook Rd.	at IL-62	CH	MYP*
30	Longmeadow Pkwy.	Huntley Rd. to IL-62	CH, SI, NR, NB	2016
31	Main Street Rd.	at IL-47	CH, BR, SI	2017
32	Main Street Rd.	Fabyan Pkwy./Bliss Rd. to Randall Rd.	WI-4, CH, SI	MYP*
33	Meredith Rd.	Realignment with Peplow Rd.	RA, NR	MYP*
34	Montgomery Rd.	IL-25 to Hill Rd.	CH, WI-4	MYP*
35	Orchard Rd.	US-30 to Randall Rd.	WI-6, BW	MYP*
36	Peck Rd	at Bricher Rd	SI, CH	MYP*
37	Peplow Rd.	Realignment with French Rd.	RA, NR, GS	MYP*
38	Plank Rd.	Russell Rd. to US-20	WI-4, CH, SI	MYP*
39	Plato Rd.	at IL-47	CH, SI	MYP*
40	Randall Rd.	Silver Glen Rd. to S. Corporate Blvd.	IC, CH, WI-6	MYP*
41	Randall Rd.	Orchard Rd. to N. of Oak St.	WI-6, WI-4, BW, BR, CH	MYP*
42	Silver Glen d.	at IL-47	CH, SI	MYP*

TABLE 7-1: PROPOSED ROADWAY IMPROVEMENT PLAN

Proj. #	Route	Location/Limits	Project Scope**	Estimated Calendar Year Construction to Start
43	Tanner Rd.	Realignment	RA	MYP*

\* Multi-Year Program – Subject to need and funding, portions of a project could advance sooner independently

\*\*Project Scope Codes

AWS	All Way Stop	NB	New Bridge
BH	Bridge Rehabilitation	NR	New Road
BR	Bridge Replacement	RA	Roadway Realignment
BW	Bridge Widening	SI	Traffic Signal Installation
CH	Channelization/Turn Lanes	WI-3	Add Left Turn Lane
GS	Grade Separation	WI-4	Widen to 4 through lanes
IC	Interchange	WI-6	Widen to 6 through lanes

**Appendix A**  
**Technical Specifications for Impact Fee**  
**Calculations**

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# Kane County Division of Transportation



Technical Specifications Manual for  
Road Improvement Impact Fees  
Under Kane County Ordinance #17-XXX



# Contents

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<b>1.</b>	<b>Introduction to the Impact Fee and Impact Fee Formula .....</b>	<b>1</b>
<b>2.</b>	<b>Data Required to Determine the Impact Fee .....</b>	<b>3</b>
	2.1 Impact Fee Service Areas .....	3
	2.2 Gross Impact Fee .....	3
	2.2.1 Travel Demand Elements .....	3
	2.2.2 Cost Data .....	5
	2.3 Demolition Credits .....	5
	2.4 Impact Fee Credits .....	6
	2.5 Impact Fee Discount Program .....	6
	2.6. Charitable Organization Discount .....	6
	2.6.1 Total Site Traffic Less Than or Equal to 50 Trips .....	6
	2.6.2 Existing SITE TRAFFIC LESS THAN or Equal to 50 Trips - Total Site Traffic Greater Than 50 Trips .....	6
	2.6.3 Existing Site Traffic Greater Than 50 Trips .....	7
Figure 1	Impact Fee Service Areas .....	8
Table 1	Trip Generation Rates by Land Use .....	9
Table 2	Trip and Cost Data by Service Area .....	10
Table 3	Impact Fee Multiplier .....	10

## SECTION 1

# Introduction to the Impact Fee and Impact Fee Formula

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The State of Illinois Road Improvement Impact Fee Law (605 ILCS 5/5-901 *et. seq.*) entitles Kane County to assess road improvement impact fees on new development based on the proportional traffic impacts of the new development. This document outlines how the Kane County Division of Transportation (KDOT) calculates the traffic impact and how the impact fee is generated from that data.

The calculation approach used by Kane County, known as the “Facilities-Driven” approach, allocates a percentage of the unfunded capital cost of highway improvements needed to serve new development to the developers of that new development on the basis of the traffic generated by the new development.

First, the amount and location of each type of new development (residential, commercial and industrial) expected to occur over the next ten years was estimated based the Land Use Assumptions, adopted as part of the 2040 Transportation Plan update and was further refined based on recently completed 2010 Census information, input from KDOT staff after meeting with various Kane County municipalities and comments from the public hearing process. The County was then divided into three service areas for the purpose of calculating the impact fees. Using the projected land use information, future traffic volumes were estimated using a traffic model. This data was then used to develop a list of road improvements needed to maintain an acceptable level of service on the Kane County highway network at the end of the ten-year planning horizon. The cost of those highway improvements was then estimated, and existing funding sources identified. The unfunded cost of these improvements was then allocated to the new development based on the number of new peak hour trips generated by the new development to calculate a “cost per trip” factor in each service area.

The gross impact fee per unit for each land use was then calculated by multiplying the number of new peak hour trips generated by each land use by the cost per trip for that service area. This amount is adjusted by applying applicable credits for demolition of previous structures, and construction of eligible improvements to the highway system. Finally, the net impact fee is multiplied by an Impact Fee Multiplier determined by the County Board, and, for eligible projects, by an Impact Fee Discount. Eligible developers may also receive a Charitable Organization Discount. The resulting impact fee is the amount payable to the County to offset a portion of the capital cost of new and expanded roadways.

The general facilities-driven formula, as described in the Kane County Road Improvement Impact Fee Ordinance, has the following form:

$$\begin{aligned}\text{PRIMARY TRIP RATE} &= \text{GROSS TRIP RATE} \times \text{TOTAL TRIP} \\ \text{REDUCTION TRIPS} &= \text{PRIMARY TRIP RATE} \times \text{NUMBER OF IMPACT UNITS} \\ \text{GROSS IMPACT FEE} &= \text{TRIPS} \times \text{IMPACT FEE PER TRIP}\end{aligned}$$

NET IMPACT FEE = GROSS IMPACT FEE minus DEMOLITION CREDIT minus IMPROVEMENT CREDIT

REDUCED IMPACT FEE = NET IMPACT FEE x IMPACT FEE MULTIPLIER

DISCOUNTED IMPACT FEE = REDUCED IMPACT FEE x (100% minus IMPACT FEE DISCOUNT)

Where:

GROSS TRIP RATE = The number of trips generated by one IMPACT UNIT of the new development on a weekday during the peak hour, between 4:00 p.m. and 6:00 p.m., of adjacent street traffic (Table 1).

TOTAL TRIP REDUCTION = The percentage of trips generated by a new development that are pass-by trips or diverted-linked trips as defined by the *Trip Generation Handbook* (Institute of Transportation Engineers, 2004) as may be amended from time to time (Table 1).

PRIMARY TRIP RATE = The portion of the GROSS TRIP RATE that represents new trips on the roadway system, discounting pass-by and diverted-linked trips (Table 1).

IMPACT UNITS = A measure of the size of the new development that correlates with the number of peak hour trips generated by the new development between 4:00 p.m. and 6:00 p.m. For residential new developments, the impact unit is the number of dwelling units of various types in the new development. For non-residential new developments, the impact unit is generally a multiple of the number of gross interior square feet of the buildings constructed in the new development (Table 1).

IMPACT FEE PER TRIP = The GROSS IMPACT FEE for the Service Area for New Development that generates one trip during the peak hour of adjacent street traffic between 4:00 p.m. and 6:00 p.m. (Table 2).

DEMOLITION CREDIT = The GROSS IMPACT FEE that would have been assessed on a building that a fee payer demolishes in conjunction with new development.

IMPROVEMENT CREDIT = The value of impact fee eligible highway improvements constructed by a developer in conjunction with new development and pursuant to an Improvement Credit Agreement with the County.

IMPACT FEE MULTIPLIER = The percentage determined by the County Board by which the NET IMPACT FEE shall be multiplied to determine the REDUCED IMPACT FEE (Table 3).

IMPACT FEE DISCOUNT = The percentage determined by the County Engineer by which the REDUCED IMPACT FEE shall be discounted based on the trip reduction measures included in the new development, as provided for in Section Eighteen of the Kane County Road Improvement Impact Fee Ordinance. Only new developments meeting the specific requirements of Section Eighteen are eligible for this discount. For other projects, the IMPACT FEE DISCOUNT = 0%.

## SECTION 2

# Data Required to Determine the Impact Fee

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Section 2 describes the data used in each element of the impact fee formula as presented in Section 1, and gives the most up-to-date values employed in the calculation of the impact fees.

## 2.1 Impact Fee Service Areas

Impact fee service areas are those areas in the County for which unique impact fees are calculated. The County assesses and expends the impact fees collected within a service area. Funds that are collected in one service area, for example, cannot be spent on projects in another service area. The County has been divided into Impact Fee service areas for two primary reasons:

- So that the impact fees assessed are specifically and uniquely attributable to the traffic impact of the new development being assessed the fee.
- To ensure that each fee payer receives a direct and material benefit from the impact fees paid.

For these reasons, Kane County has been divided into three service areas, North, Central and South, which reflect the predominant travel pattern in the County (Figure 1).

## 2.2 Gross Impact Fee

The gross impact fee calculation is based on a combination of the travel demand of the specific new development ( $\text{PRIMARY TRIP RATE} \times \text{NUMBER OF IMPACT UNITS}$ ) and the cost of the traffic impacts ( $\text{IMPACT FEE PER TRIP}$ ).

### 2.2.1 Travel Demand Elements

Travel demand data provides a direct connection between a new development and the impact fee based on the unique travel characteristics of the new development. Nearly all of the travel demand data utilized by Kane County for the Road Improvement Impact Fee Ordinance (Ordinance) is published by the Institute of Transportation Engineers (ITE), an international professional society supporting the traffic and transportation engineering professions.

#### Impact Units

For the purpose of estimating the number of trips generated by a new development, an impact unit is defined as a physical, measurable and predictable unit describing the study site or trip generator, (e.g., gross floor area, fueling stations, beds, dwelling units). *Trip Generation*, 9th ed. (Institute of Transportation Engineers, 2012), the definitive source of trip generation data in the US, presents, for each land use, the impact unit or units that appear to best correlate with the number of trips generated by a particular land use. The impact units utilized in the Ordinance, along with the corresponding ITE land use codes, are presented in Table 1.

## Trip Generation Rate

Previous studies have measured trip generation rates for various land uses for selected time periods, including average weekday, morning, and evening peak hours of adjacent street traffic, and peak hour of the day for the particular land use. The trip generation rate for the evening peak hour of adjacent street traffic (commonly taken as the “design hour”) is the preferred statistic since roadways and intersections are designed for this level of demand.

In calculating the impact fee schedule, trip generation rates for the peak hour of adjacent street traffic were drawn from *Trip Generation*. The average trip generation rate reported in *Trip Generation* was used as the Gross Trip Rate for all but general retail uses and represents the total number of trips generated by a new development per impact unit. For general retail uses, the trip generation rate varies based on the size of the development, so different rates are used for different size retail centers. The gross trip rate used was determined by using the midpoint of the size range and the fitted curve equation reported in *Trip Generation*. The recommended Gross Trip Rates to be used in the impact fee calculation are presented in Table 1. The applicable ITE land use code for each category is also shown in Table 1.

## Trip Reduction Percentages

The trip generation rates developed for the various land use categories represent vehicles entering and exiting a site at its driveways. There are instances, however, when the total number of trips generated by a site is different from the amount of new traffic added to the highway system adjacent to the new development. For specific types of land use, the ITE breaks down trips into three categories: pass-by trips, diverted-linked trips, and primary trips.

Pass-by trips are made as intermediate stops on the way from the trip origin to the primary trip destination. Such trips may be best described as opportunity trips, such as a motorist stopping at a convenience market on the way home from work. Pass-by trips are not treated as new trips.

Diverted-linked trips are trips that are attracted from the traffic volume on highways within the vicinity of the generator, but that require diversion from that highway to another highway to gain access to the new development site. Diverted-linked trips add traffic to the highways adjacent to the new development site, but may not add traffic to other area highways. For impact fee purposes, these trips are considered to be existing trips, and therefore not treated as new trips.

Primary trips are the remainder of the trips on the highway system. These are trips made with the specific purpose of visiting the new development. The stop at the new development site is the primary reason for the trip. Only primary trips are considered when assessing the impact of a new development on the area highway system.

Table 1 shows the percentage of the gross trip rate for commercial-retail and some commercial-restaurant and service uses that consists of pass-by and diverted linked trips. These percentages of the gross trip rate, taken from the *Trip Generation Handbook*, 2<sup>nd</sup>. ed. (Institute of Transportation Engineers, 2004) and adapted for local conditions, have been combined into a trip reduction factor for use in calculating trip generation rates that reflect the pass-by and diversion phenomena. The resulting Primary Trip Rates used in the calculation of the impact fee tables are shown in Table 1.

## 2.2.2 Cost Data

For each new trip on the highway system in a given service area, there is an associated cost for the highway improvements needed on the County Highway system to accommodate that trip. This Cost, defined as the Impact Fee per Trip, is calculated by dividing the unfunded cost of needed highway improvements in each service area by the number of new trips anticipated to be generated within the service area due to new development.

$$\text{Impact Fee per Trip in the Service Area} = \frac{\text{Eligible Project Cost in Service Area}}{\text{Number of New Trips in Service Area}}$$

### Total New Trips

In accordance with the Road Improvement Impact Fee Law, Kane County has adopted land use assumptions for the purpose of enacting its Ordinance. The adopted land use was used as an input into the travel demand model which was used to generate traffic forecasts and roadway deficiencies. The travel demand model was used as the basis of developing the number of new trips that would be generated in each service area over a ten year period. For each service area:

$$\text{Number of New Trips} = \text{Total Trips in Year 2026} - \text{Total Trips in Year 2016}.$$

Based on the travel demand model, the County has determined the total number of new trips expected to be generated in each service area as provided in Table 2.

### Eligible Project Costs

Using the Land Use Assumptions and the County's traffic planning model, the County has developed the CRIP which identifies highway improvements needed to accommodate new development. The cost of those projects, including engineering, land acquisition and construction, was then estimated to determine a total improvement "need." Projects needed to correct deficiencies in the highway network that existed as of 2002 (the year the initial studies were performed for the County's impact fee program) are not eligible for impact fee funding and are therefore excluded from the "need" calculation. The "need" is further reduced by highway funding that is available from other sources, including federal and state funds and new tax revenues generated by new development. For each service area:

$$\text{Eligible Project Cost} = \sum_{\text{Projects}} (\text{Total Project Cost} - \text{Non Impact Fee Funding})$$

Based on these calculations, the County has determined the total eligible cost of impact fee projects in the County in each service area as provided in Table 2.

## 2.3 Demolition Credits

Developers of new development who demolish existing buildings in conjunction with their new development have a lower net traffic impact than developers who build on vacant land. In order to ensure that each new development is assessed an impact fee only on the net impact of the new development, Section Thirteen of the Road Improvement Impact Fee Ordinance provides for demolition credits. A demolition credit is calculated by determining the impact fee that would have been due for the building that was demolished. Only buildings that housed traffic-generating land uses are eligible for demolition credits.

## 2.4 Impact Fee Credits

Developers who construct eligible highway improvements in conjunction with new development may receive credit against impact fees due from that new development. As provided in Section Twelve of the Ordinance, eligible highway improvement expenditures may include engineering, land acquisition and construction costs for projects specifically listed in the CRIP, but do not include improvements needed for safe and efficient access to the new development site. Because each situation is unique, impact fee credits are always subject to a specific written agreement between the developer and the County.

In accordance with the Ordinance, the County Engineer shall make the final determination as to which road improvements are eligible to receive impact fee credits.

## 2.5 Impact Fee Discount Program

As a means of encouraging new development that meets specific goals of the Kane County 2030 Land Resource Management Plan, developers of new development who include specific trip reduction measures in their developments may be eligible for an impact fee discount of up to 70% based on provisions of Section Eighteen of the Ordinance. Factors considered in determining eligibility and the size of the discount include availability of public transit, proximity of mixed land uses, density and walkability. Specific requirements are provided in the Ordinance.

## 2.6. Charitable Organization Discount

New development that is solely owned and solely occupied by a charitable organization certified by the Internal Revenue Service as tax-exempt under Section 501(c)(3) of the Internal Revenue Code may receive a discount of up to 100% of the impact fee assessed under Section Ten of the Ordinance. The discount is applied only on the traffic impact of the first 50 weekday PM peak hour trips generated on a site. For the purposes of this discount, a site is a contiguous area of land owned by one or more closely related charitable organizations on which a building or buildings may be constructed. The impact fee under this discount is calculated using one of the following three scenarios:

### 2.6.1 Total Site Traffic Less Than or Equal to 50 Trips

If the total traffic generated on the site, including traffic generated by any existing buildings and traffic generated by the new development, is less than or equal to 50 weekday PM peak hour trips, the new development shall receive an impact fee discount equal to 100% of the gross impact fee.

### 2.6.2 Existing Site Traffic Less Than or Equal to 50 Trips – Total Site Traffic Greater Than 50 Trips

If the traffic generated on the site prior to construction of the new development is less than or equal to 50 weekday PM peak hour trips, but the traffic total site traffic including the new development is greater than 50 weekday PM peak hour trips, the new development shall receive an impact fee discount in an amount determined by the following formula:

$$\text{DISCOUNT} = (50 - \text{EST}) \cdot \text{IFT} \cdot \text{IFM}$$

Where:

EST = Existing Site Traffic in TRIPS

IFT = Applicable Impact Fee per Trip from Table 2

IFM = Applicable Impact Fee Multiplier from Table 3

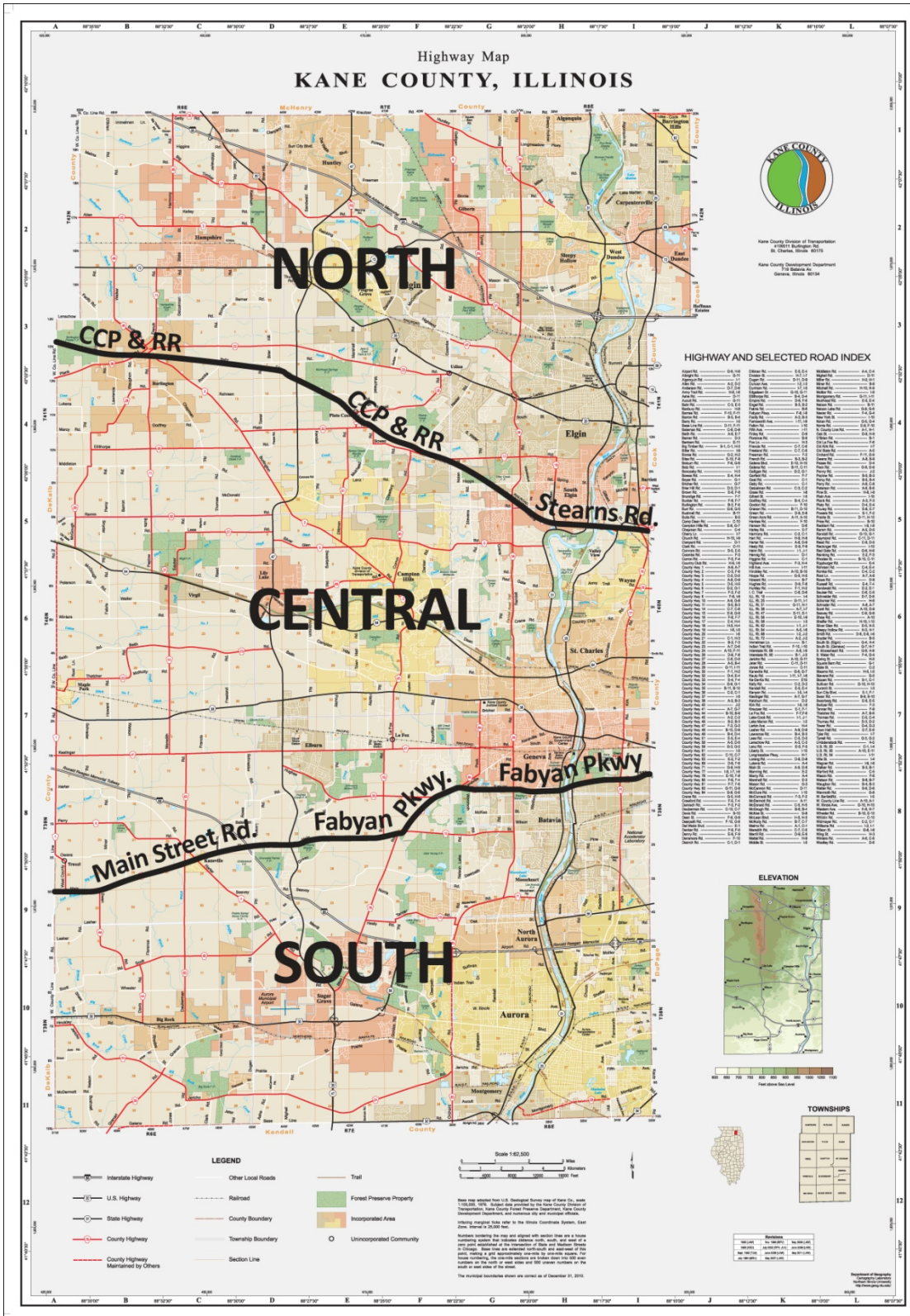
The calculated discount shall be applied to the discounted impact fee.

### 2.6.3 Existing Site Traffic Greater Than 50 Trips

If the traffic generated on the site prior to construction of the new development is greater than 50 weekday PM peak hour trips, no discount shall be applied.



Figure1: Impact Fee Service Areas



**Table 1: Trip and Cost Data by Service Area**

Land Use	Impact Unit	ITE Code	ITE Trip Rate	Diverted Trips	Pass-By Trips	Total Trip Reduction	Adjusted Trip Rate
<b>RESIDENTIAL</b>							
Single Family Detached	Dwelling Unit	210	1.00			0.00%	1.00
Single Family Attached	Dwelling Unit	230	0.52			0.00%	0.52
Multi-Family Attached	Dwelling Unit	220	0.62			0.00%	0.62
Age Restricted Housing	Dwelling Unit	251	0.27			0.00%	0.27
<b>COMMERCIAL RETAIL</b>							
Retail 1–50,000 s.f.	1,000 s.f. (1)	820	9.47	26.00%	58.00%	84.00%	1.51
Retail 50,000–300,000 s.f.	1,000 s.f. (1)	820	4.98	26.00%	28.25%	54.25%	2.28
Retail 300,000–1,000,000 s.f.	1,000 s.f. (1)	820	3.23	26.00%	23.00%	49.00%	1.65
Retail over 1,000,000 s.f.	1,000 s.f. (1)	820	2.45	26.00%	17.69%	43.69%	1.38
Supermarket	1,000 s.f. (2)	850	9.48	45.00%	25.00%	70.00%	2.84
Convenience Market	1,000 s.f. (2)	851	52.41	15.00%	70.00%	85.00%	7.86
Service Station	Fueling Position	944	13.87	25.00%	60.00%	85.00%	2.08
<b>COMMERCIAL OFFICE</b>							
General Office	1,000 s.f. (2)	710	1.49			0.00%	1.49
Medical-Dental Office	1,000 s.f. (2)	720	3.57			0.00%	3.57
Office Park	1,000 s.f. (2)	750	1.48			0.00%	1.48
Business Park	1,000 s.f. (2)	770	1.26			0.00%	1.26
<b>COMMERCIAL INDUSTRIAL</b>							
Warehousing/Distribution Terminal	1,000 s.f. (2)	150	0.32			0.00%	0.32
Flex Industrial	1,000 s.f. (2)	NA (3)	0.55 (3)			0.00%	0.55
Light Industrial/Industrial Park	1,000 s.f. (2)	110	0.97			0.00%	0.97
<b>COMMERCIAL RESTAURANT</b>							
Fast Food Restaurant	1,000 s.f. (2)	934	32.65	40.00%	50.00%	90.00%	3.27
Other Restaurant	1,000 s.f. (2)	931	7.49	30.00%	45.00%	75.00%	1.87
<b>COMMERCIAL SERVICE</b>							
Day Care	1,000 s.f. (2)	565	12.34	90.00%		90.00%	1.23
Hospital	Bed	610	1.42			0.00%	1.42
Nursing Home	Bed	620	0.22			0.00%	0.22
Hotel/Motel	Room	320	0.47			0.00%	0.47
<b>OTHER</b>							
Religious Institution	1,000 s.f. (2)	560	0.55			0.00%	0.55

(1) Gross Leasable Floor Area

(2) Gross Floor Area

(3) Trip Rate for Flex Industrial is not an ITE trip rate, but rather determined independently by Kane County

Pass-by and diverted trips per *ITE Trip Generation Handbook* (ITE, 2004) and were carried over from the 2007 update for consistency  
 Trip rates per *Trip Generation, an ITE Informational Report* (ITE, 2012)  
 Rates are for weekday, peak hour, between 4:00 pm and 6:00 pm, of adjacent street traffic

**Table 2: Trip and Cost Data by Service Area**

	North Service Area	Central Service Area	South Service Area
Total New Trips	140,728	42,747	96,298
Eligible Project Cost	\$474,140,000	\$140,300,000	\$325,840,000
Impact Fee per Trip	\$3,369	\$3,282	\$3,384

**Table 3: Impact Fee Multiplier**

Applicable Dates	Impact Fee Multiplier
April 11, 2017 through April 10, 2018	50%
April 11, 2018 through April 10, 2019	53%
April 11, 2019 through April 10, 2020	56%
April 11, 2020 through April 10, 2021	59%
Beginning April 11, 2021	62%

*The Impact Fee Multiplier is used to determine the Reduced Impact Fees for a particular development and is calculated by:*

$$REDUCED\ IMPACT\ FEE = NET\ IMPACT\ FEE \times IMPACT\ FEE\ MULTIPLIER$$

*For example, if the Impact Fee for a particular development after applicable credits (Net Impact Fees) is \$5,000, then the assessed Reduced Impact Fee with a 50% Multiplier is \$2,500 and with a 59% Multiplier is \$2,950.*

**Appendix B**  
**Public Hearing Comments and Proceedings**

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# Contents

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- Public Hearing Comments Summary
- Public Hearing Notice
- Sign In Sheet
- Boards from Public Hearing
- Public Hearing Transcript

## Public Hearing Comments Summary

The following is a summary of the comments regarding the Draft Comprehensive Road Impact Fee Plan and Impact Fee Ordinance that were received during the comment period. Comments have been edited for breity; however, the source of the comment is identified for individuals who desire to read the full text. The full comments are included following this summary. Similar comments by individuals of organizations have been grouped. Written comments and the full hearing transcript are attached. Responses to comments were prepared by the Division of Transportaion staff and project consultant.

Comment	Staff Response
<p><b>Elgin Development Group (EDG) (Mr. Tony Lucenko)</b></p> <ul style="list-style-type: none"> <li>❖ EDG questions the need for County impact fees</li> <li>❖ General concerns related to the development community's perceived negative impact of impact fees on Kane County's economic development and competitiveness</li> <li>❖ Concerned with impact fees for industrial development</li> </ul>	<ul style="list-style-type: none"> <li>❖ The Flex Industrial hybrid land use has been added which includes a fee roughly in the middle of the fees assessed for Industrial and Warehouse</li> <li>❖ Language has been added to allow greater degree of choice on developer's part to determine the manner of the assessment</li> <li>❖ Language has been added to recognize the fee changes between previous and existing fee structures</li> </ul>

## **NOTICE OF PUBLIC HEARING TO CONSIDER THE ADOPTION OF THE COMPREHENSIVE ROAD IMPROVEMENT PLAN AND IMPOSITION OF IMPACT FEES**

The Public Hearing shall be held on January 4, 2017, commencing at 5:00 p.m. until 7:00 p.m. at the Kane County Government Center, in the Auditorium of Building A, located at 719 South Batavia Avenue, Geneva, Illinois.

The purpose of this hearing is to consider the adoption of a revised Comprehensive Road Improvement Plan, potential amendments to the Kane County Road Improvement Impact Fee Ordinance and potential revisions to the fee schedule. In association with the development of the Comprehensive Road Improvement Plan and fee schedule, the County of Kane will retain the three (3) existing service areas described as North, Central and South. The service areas will be contiguous and together will encompass the entire county.

The Kane County Division of Transportation will make available to the public upon request the following: a list of the proposed comprehensive road improvement projects, cost estimates, service area boundary exhibit, draft fee schedule, draft ordinance update and other available information relating to the update. Any member of the public affected by the Comprehensive Road Improvement Plan, amendments to the Kane County Road Improvement Impact Fee Ordinance, and fee schedule shall have the right to appear at the public hearing and present evidence in support of or against the Comprehensive Road Improvement Plan, amendments to the Kane County Road Improvement Impact Fee Ordinance, and fee schedule.

Written comments regarding the Comprehensive Road Improvement Plan, amendments to the Kane County Road Improvement Impact Fee Ordinance, and fee schedule can also be sent to the Kane County Division of Transportation, Attn: Impact Fee Coordinator, 41W011 Burlington Road, St. Charles, IL 60175 or submitted by email to [kdotimpactfee@co.kane.il.us](mailto:kdotimpactfee@co.kane.il.us) until 3:00 p.m. on January 13, 2017.

Additional information regarding Kane County's Road Improvement Impact Fee Program can be found at <http://www.co.kane.il.us/DOT/impactFees.aspx>.





# Welcome to the Public Hearing

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- Kane County's Impact Fee Program Update
- Current program adopted April 2012
- Comprehensive Road Improvement Plan (CRIP) must be updated every 5 years by IL State Statute





# Purpose of Tonight's Hearing

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- Present draft CRIP and draft impact fee structure
- Seek feedback on the draft materials



# Components of the CRIP

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- Land use projections (adopted by County Board in June 2016)
- Roadway deficiencies analysis
- CRIP projects
- Impact fee calculation



# Roadway Deficiencies

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- Deficiencies are based on Level-of-Service (LOS) analysis for Segments and Intersections
- Segments and Intersections with LOS E or LOS F are considered deficient
- Deficiencies were developed based on the adopted Land Use projections using the travel demand model
- Existing Deficiencies (2002) are not eligible for Impact Fees



# CRIP Projects

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- CRIP projects are based on solutions to existing (2015) and future year (2026) deficiencies
- Projects are combined based on operational effectiveness and constructability
- Project scopes describe Impact Fee eligible and ineligible portions of the project



# Draft CRIP Projects & Costs

## Proposed Roadway Improvement Plan and Estimated Costs (DRAFT)

Proj #	Route	Location/Limits	IF Eligible	Project Scope	Est. Cost (\$Mil)	IF Cost (\$Mil)	Impact Fee Eligible Cost			Proposed Project Start Date
							North (\$Mil)	Central (\$Mil)	South (\$Mil)	
1	Beith Rd.	at IL-47	Y	CH, SI	2.18	1.14		1.14		MYP*
2	Big Timber Rd.	Ketchum Rd. to Randall Rd.	P	WI-4, SI, CH	112.51	108.92	108.92			MYP*
3	Bliss Rd.	IL-47 to Fabyan Rd./ Main Street Rd.	Y	WI-4, RA, CH, SI, BR	32.23	32.23			32.23	MYP*
4	Bunker Rd.	at Main Street Rd.	Y	SI, CH	1.67	1.67		0.74	1.23	MYP*
5	Bunker Rd.	Realignment with LaFox Rd.	Y	RA, SI, NR	5.30	5.30		5.3		2018
6	Burlington Rd.	at Bolcum Rd	Y	SI, CH	0.65	0.65		0.65		MYP*
7	Burlington Rd.	at Old LaFox Rd.	Y	CH, SI	1.63	1.63		1.63		MYP*
8	Corron Rd.	at Bowes Rd.	Y	CH, SI	0.58	0.58		0.58		MYP*
9	Corron Rd.	at Silver Glen Rd.	Y	CH, SI	1.05	1.05		1.05		MYP*
10	Corron Rd.	at McDonald Rd.	Y	CH, SI	0.65	0.65		0.65		MYP*
11	Dunham Rd./Kirk Rd.	Stearns Rd. to IL-64	Y	SI, CH	28.81	21.28		21.28		MYP*
12	Empire Rd.	at IL-47	Y	CH, SI, RA	4.42	2.84		2.84		MYP*
13	Fabyan Pkwy.	Main St. to Randall Rd.	P	CH, WI-4, SI, RA	42.42	42.32		16.54	25.77	MYP*
14	Fabyan Pkwy.	Western Ave. to Paramount Pkwy.	P	WI-6, CH, SI, BH	48.81	41.46		16.79	26.08	MYP*
15	French Rd.	Realignment with Harmony Rd.	Y	RA, GS, NR	16.06	16.06	16.88			MYP*
16	Galligan Rd.	Binnie Rd. to Freeman Rd.	Y	CH, WI-4	3.41	3.41	3.41			MYP*
17	Galligan Rd.	Realignment S. of Huntley Rd.	Y	RA, CH, SI	2.78	2.78	4			MYP*
18	Granart Rd.	Jericho Rd. to US-30 / Dauberman Rd.	Y	GS, RA, CH, SI, NR	19.12	17.10			19.65	2020
19	Harter Rd.	at IL-47	Y	CH, SI	2.21	1.16			1.21	MYP*
20	Harter Rd.	at Scott Rd.	Y	CH, SI	1.73	1.73			2.14	MYP*
21	Harter Rd.	at Main Street Rd.	Y	CH, SI	2.23	2.23		1.01	1.63	MYP*
22	Hughes Rd.	at IL-47	Y	CH, SI	1.70	0.64		0.64		MYP*
23	Huntley Rd.	Co. Line to Sleepy Hollow Rd.	Y	WI-4, CH, SI, OPT	45.47	45.47	45.47			MYP*
24	Jericho Rd.	at IL-47	Y	CH, SI	0.58	0.58			2.5	MYP*
25	Kaneville Rd.	at Peck Rd.	Y	SI, CH	1.65	1.65		1.65		MYP*
26	Kirk Rd.	at IL-38	Y	CH, BW	11.64	7.48		7.48		MYP*
27	Kirk Rd.	Fabyan Pkwy. to S. of Wilson St.	Y	WI-6, CH	8.22	8.22			15	MYP*
28	LaFox Rd.	at Campton Hills Rd.	Y	CH, SI	4.68	4.68		4.68		MYP*
29	Lake Cook Rd.	at IL-62	Y	CH	2.13	1.11	1.19			MYP*
30	Longmeadow Pkwy.	Huntley Rd. to IL-62	P	CH, SI, NR, NB	83.01	43.41	85.09			2016
31	Main Street Rd.	at IL-47	Y	CH, BR, SI	5.38	2.84		1.18	1.83	2017
32	Main Street Rd.	Fabyan Pkwy./Bliss Rd. to Randall Rd.	P	WI-4, CH, SI	44.75	42.05			42.39	MYP*
33	Meredith Rd.	Realignment with Peplow Rd.	Y	RA, NR	5.43	4.71		4.71		MYP*
34	Montgomery Rd.	IL-25 to Hill Rd.	Y	CH, WI-4	24.49	23.48			31.7	MYP*
35	Orchard Rd.	US-30 to Randall Rd.	Y	WI-6, BW	36.83	36.83			75.4	MYP*
36	Peck Rd	at Bricher Rd	Y	SI, CH	0.85	0.85		0.85		MYP*
37	Peplow Rd.	Realignment with French Rd.	Y	RA, NR, GS	15.93	15.93	12.13	4.11		MYP*
38	Plank Rd.	Russell Rd. to US-20	Y	WI-4, CH, SI	2.05	2.05	2.38			MYP*
39	Plato Rd.	at IL-47	Y	CH, SI	2.23	1.17		1.17		MYP*
40	Randall Rd.	Silver Glen Rd. to S. Corporate Blvd.	P	IC, CH, WI-6	223.64	203.31	194.67	8.64		MYP*
41	Randall Rd.	Orchard Rd. to N. of Oak St.	P	WI-6, WI-4, BW, BR, CH	66.67	64.52		34.66	42.18	MYP*
42	Silver Glen Rd.	at IL-47	Y	CH, SI	0.33	0.33		0.33		MYP*
43	Tanner Rd.	Realignment	Y	RA					4.9	MYP*

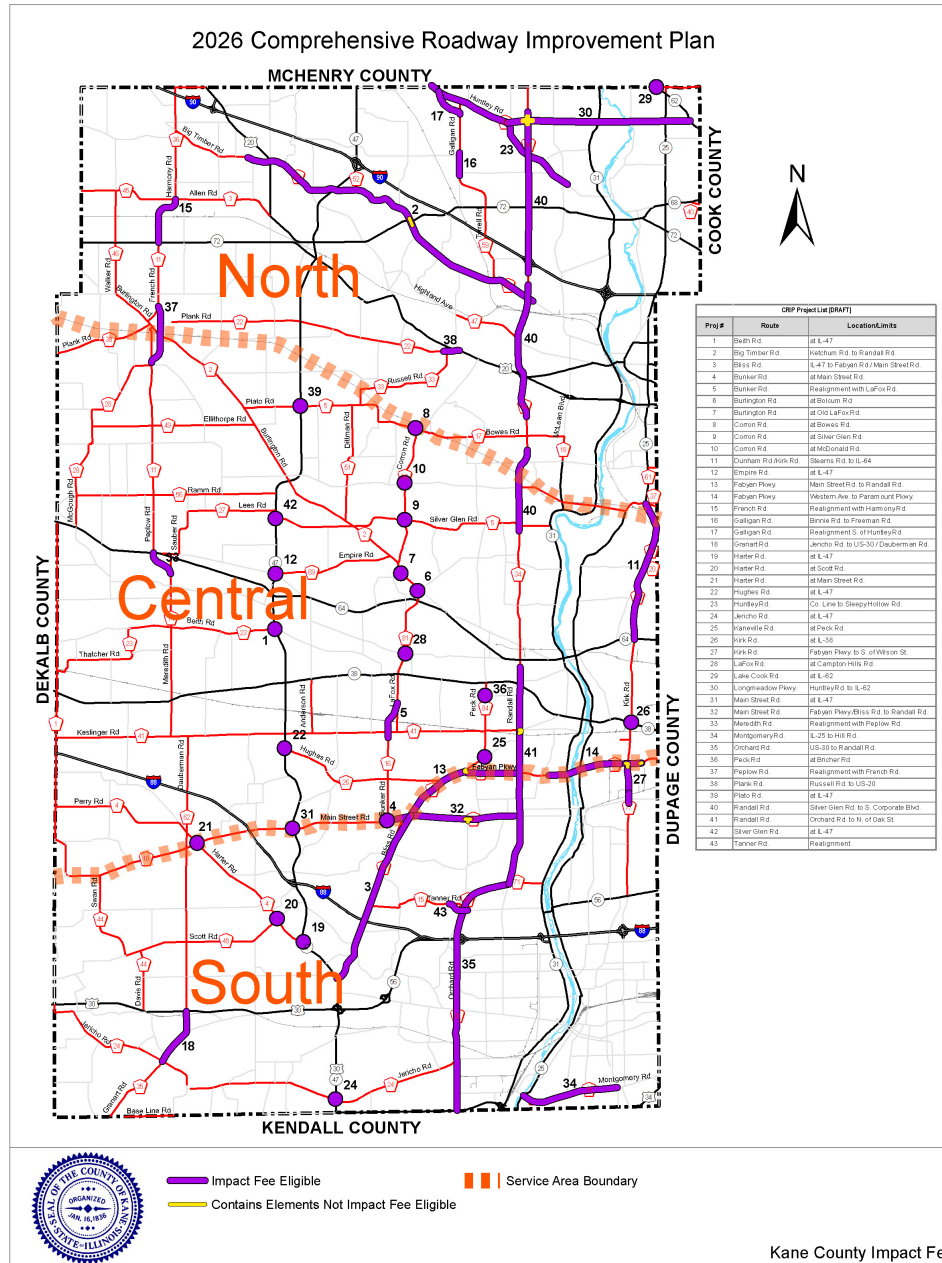
\* (MYP): Multi-Year Program - Subject to need and funding, portions of a project could advance sooner independently

Indicates a New Project that was added in 2016 update

Partially Impact Fee Eligible



# Draft CRIP Projects Map





# Components of Fee Schedule

Cost of Eligible Projects/Number of New Trips = **Cost per Trip**

## Existing IF Program Cost Estimates (2011-2021)

Service Area	New Trips	Cost of Eligible Projects	Cost per Trip
North Service Area	130,266	\$474,100,000	\$3,639
Central Service Area	39,569	\$144,300,000	\$3,647
South Service Area	89,139	\$324,000,000	\$3,635
<b>County-wide</b>	<b>258,974</b>	<b>\$942,400,000</b>	<b>\$3,639</b>

## Proposed Cost Per Trip IF Program Update (2016-2026)

Service Area	New Trips	Cost of Eligible Projects	Cost per Trip
North Service Area	140,728	\$474,140,000	\$3,369
Central Service Area	42,747	\$140,300,000	\$3,282
South Service Area	96,298	\$325,840,000	\$3,384
<b>County-wide</b>	<b>279,773</b>	<b>\$940,280,000</b>	<b>\$3,361</b>



# Components of Fee Schedule

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Cost per Trip \* ITE Trip Generation Rate =  
**Gross Impact Fee per Unit**

**Example: Single Family Attached Home in the South Service Area**  
Unit = dwelling unit (1)  
Cost per Trip = \$3,384  
ITE Trip Rate = 0.52  
(1 dwelling) x (\$3,384 per trip) x 0.52 = \$1,760





# Proposed Fee Multiplier

- Kane County's proposed Impact Fee Program update fundamentally unchanged from program adopted April 2012
- Impact Fee Multiplier increases slightly over 5-year period
- Reductions in other inputs (i.e. Cost per Trip) result in overall decrease in impact fees

Effective Dates	Year
April 11, 2017 through April 10, 2018	50%
April 11, 2018 through April 10, 2019	53%
April 11, 2019 through April 10, 2020	56%
April 11, 2020 through April 10, 2021	59%
After April 11, 2021	62%



# Land Use Categories and Fee Schedule

## Existing Land Use Categories and Current Impact Fee Schedule

Land Use	Impact Unit	Gross Impact Fee (\$) per Impact Unit			Reduced Impact Fee (\$) per Impact Unit		
		North	Central	South	North	Central	South
<b>RESIDENTIAL</b>							
Single Family Detached	Dwelling Unit	\$3,675.87	\$3,683.26	\$3,671.12	\$1,837.94	\$1,841.63	\$1,835.56
Single Family Attached	Dwelling Unit	\$1,892.53	\$1,896.33	\$1,890.08	\$946.26	\$948.17	\$945.04
Multi-Family Attached	Dwelling Unit	\$2,256.48	\$2,261.01	\$2,253.56	\$1,128.24	\$1,130.51	\$1,126.78
Age Restricted Housing	Dwelling Unit	\$982.66	\$984.63	\$981.39	\$491.33	\$492.32	\$490.69
<b>COMMERCIAL RETAIL</b>							
Retail 1-50,000 s.f.	1,000 s.f. (1)	\$5,852.28	\$5,864.05	\$5,844.71	\$2,926.14	\$2,932.03	\$2,922.36
Retail 50,000-300,000 s.f.	1,000 s.f. (1)	\$8,807.94	\$8,825.65	\$8,796.55	\$4,403.97	\$4,412.82	\$4,398.28
Retail 300,000-1,000,000 s.f.	1,000 s.f. (1)	\$6,366.54	\$6,379.34	\$6,358.31	\$3,183.27	\$3,189.67	\$3,179.16
Retail over 1,000,000 s.f.	1,000 s.f. (1)	\$5,328.55	\$5,339.26	\$5,321.66	\$2,664.27	\$2,669.63	\$2,660.83
Supermarket	1,000 s.f. (2)	\$11,464.35	\$11,487.40	\$11,449.53	\$5,732.17	\$5,743.70	\$5,724.77
Convenience Market	1,000 s.f. (2)	\$28,611.74	\$28,669.27	\$28,574.77	\$14,305.87	\$14,334.64	\$14,287.38
Service Station	Fueling Position	\$7,571.93	\$7,587.16	\$7,562.14	\$3,785.97	\$3,793.58	\$3,781.07
<b>COMMERCIAL OFFICE</b>							
General Office	1,000 s.f. (2)	\$5,422.82	\$5,433.72	\$5,415.81	\$2,711.41	\$2,716.86	\$2,707.91
Medical-Dental Office	1,000 s.f. (2)	\$12,592.59	\$12,617.91	\$12,576.31	\$6,296.29	\$6,308.95	\$6,288.16
Office Park	1,000 s.f. (2)	\$5,386.42	\$5,397.26	\$5,379.46	\$2,693.21	\$2,698.63	\$2,689.73
Business Park	1,000 s.f. (2)	\$4,694.92	\$4,704.36	\$4,688.86	\$2,347.46	\$2,352.18	\$2,344.43
<b>COMMERCIAL INDUSTRIAL</b>							
Warehousing/Distribution Terminal	1,000 s.f. (2)	\$1,164.63	\$1,166.97	\$1,163.13	\$582.32	\$583.49	\$581.56
Light Industrial/Industrial Park	1,000 s.f. (2)	\$3,530.29	\$3,537.39	\$3,525.73	\$1,765.15	\$1,768.70	\$1,746.00
<b>COMMERCIAL RESTAURANT</b>							
Fast Food Restaurant	1,000 s.f. (2)	\$12,315.99	\$12,340.75	\$12,300.07	\$6,157.99	\$6,170.38	\$6,150.04
Other Restaurant	1,000 s.f. (2)	\$6,814.92	\$6,828.62	\$6,806.11	\$3,407.46	\$3,414.31	\$3,403.06
<b>COMMERCIAL SERVICE</b>							
Day Care	1,000 s.f. (2)	\$4,534.79	\$4,543.91	\$4,528.93	\$2,267.39	\$2,271.95	\$2,264.46
Hospital	Bed	\$4,767.71	\$4,777.30	\$4,761.55	\$2,383.86	\$2,388.65	\$2,380.78
Nursing Home	Bed	\$800.68	\$802.29	\$799.65	\$400.34	\$401.15	\$399.82
Hotel/Motel	Room	\$1,710.55	\$1,713.99	\$1,708.34	\$855.28	\$857.00	\$854.17
<b>OTHER</b>							
Religious Institution	1,000 s.f. (2)	\$2,001.71	\$2,005.74	\$1,999.12	\$1,000.86	\$1,002.87	\$999.56



# Land Use Categories and Fee Schedule

## Proposed Land Use Categories and Impact Fee Schedule (DRAFT)

Land Use	Impact Unit	Gross Impact Fee (\$) per Impact Unit			Reduced Impact Fee (\$) per Impact Unit		
		North	Central	South	North	Central	South
<b>RESIDENTIAL</b>							
Single Family Detached	Dwelling Unit	\$3,369.19	\$3,282.08	\$3,383.66	\$1,684.60	\$1,641.04	\$1,691.83
Single Family Attached	Dwelling Unit	\$1,751.98	\$1,706.68	\$1,759.51	\$875.99	\$853.34	\$879.75
Multi-Family Attached	Dwelling Unit	\$2,088.90	\$2,034.89	\$2,097.87	\$1,044.45	\$1,017.44	\$1,048.94
Age Restricted Housing	Dwelling Unit	\$909.68	\$886.16	\$913.59	\$454.84	\$443.08	\$456.79
<b>COMMERCIAL RETAIL</b>							
Retail 1-50,000 s.f.	1,000 s.f. (1)	\$5,103.17	\$4,971.22	\$5,125.09	\$2,551.59	\$2,485.61	\$2,562.55
Retail 50,000-300,000 s.f.	1,000 s.f. (1)	\$7,677.46	\$7,478.95	\$7,710.44	\$3,838.73	\$3,739.48	\$3,855.22
Retail 300,000-1,000,000 s.f.	1,000 s.f. (1)	\$5,550.72	\$5,407.20	\$5,574.56	\$2,775.36	\$2,703.60	\$2,787.28
Retail over 1,000,000 s.f.	1,000 s.f. (1)	\$4,650.79	\$4,530.54	\$4,670.77	\$2,325.40	\$2,265.27	\$2,335.39
Supermarket	1,000 s.f. (2)	\$9,581.98	\$9,334.23	\$9,623.14	\$4,790.99	\$4,667.11	\$4,811.57
Convenience Market	1,000 s.f. (2)	\$26,486.90	\$25,802.05	\$26,600.67	\$13,243.45	\$12,901.03	\$13,300.34
Service Station	Fueling Position	\$7,009.60	\$6,828.36	\$7,039.71	\$3,504.80	\$3,414.18	\$3,519.86
<b>COMMERCIAL OFFICE</b>							
General Office	1,000 s.f. (2)	\$5,020.10	\$4,890.30	\$5,041.66	\$2,510.05	\$2,445.15	\$2,520.83
Medical-Dental Office	1,000 s.f. (2)	\$12,028.01	\$11,717.02	\$12,079.68	\$6,014.01	\$5,858.51	\$6,039.84
Office Park	1,000 s.f. (2)	\$4,986.40	\$4,857.47	\$5,007.82	\$2,493.20	\$2,428.74	\$2,503.91
Business Park	1,000 s.f. (2)	\$4,245.18	\$4,135.42	\$4,263.42	\$2,122.59	\$2,067.71	\$2,131.71
<b>COMMERCIAL INDUSTRIAL</b>							
Warehousing/Distribution Terminal	1,000 s.f. (2)	\$1,078.14	\$1,050.26	\$1,082.77	\$539.07	\$525.13	\$541.39
Flex Industrial	1,000 s.f. (2)	\$1,853.06	\$1,805.14	\$1,861.01	\$926.53	\$902.57	\$930.51
Light Industrial/Industrial Park	1,000 s.f. (2)	\$3,268.12	\$3,183.62	\$3,282.15	\$1,634.06	\$1,591.81	\$1,624.22
<b>COMMERCIAL RESTAURANT</b>							
Fast Food Restaurant	1,000 s.f. (2)	\$11,000.41	\$10,715.98	\$11,047.66	\$5,500.21	\$5,357.99	\$5,523.83
Other Restaurant	1,000 s.f. (2)	\$6,308.81	\$6,145.69	\$6,335.91	\$3,154.41	\$3,072.85	\$3,167.96
<b>COMMERCIAL SERVICE</b>							
Day Care	1,000 s.f. (2)	\$4,157.58	\$4,050.08	\$4,175.44	\$2,078.79	\$2,025.04	\$2,087.72
Hospital	Bed	\$4,767.71	\$4,660.55	\$4,761.55	\$2,383.86	\$2,330.28	\$2,380.78
Nursing Home	Bed	\$741.22	\$722.06	\$744.41	\$370.61	\$361.03	\$372.20
Hotel/Motel	Room	\$1,583.52	\$1,542.58	\$1,590.32	\$791.76	\$771.29	\$795.16
<b>OTHER</b>							
Religious Institution	1,000 s.f. (2)	\$1,853.06	\$1,805.14	\$1,861.01	\$926.53	\$902.57	\$930.51



# Project Schedule

Date	Description
Dec 2016	IFAC Review of CRIP and Ordinance for PH
Jan. 4, 2017	Public Hearing: Draft CRIP and Fee Structure
Jan. 13, 2017	Close of Public Comment period on Draft CRIP, Fee Structure and Ordinance
Jan 31, 2017	IFAC Meeting: Review Draft Public Hearing Comments
Feb 2017	Transportation Committee Meeting: CRIP & PH Comments
March 2017	County Board Approval: Revised CRIP, Fee Structure and Ordinance

1 KANE COUNTY PUBLIC HEARING  
2 CONSIDERATION OF THE ADOPTION OF THE  
3 COMPREHENSIVE ROAD IMPROVEMENT PLAN  
4 AND IMPOSITION OF IMPACT FEES  
5  
6

7 Report of proceedings had at the Kane County Public  
8 Hearing, held at the Kane County Government Center, 719 South  
9 Batavia Avenue, Auditorium of Building A, Geneva, Illinois, on  
10 the 4<sup>th</sup> day of January, A.D., 2017, commencing at the hour of  
11 5:00 p.m.  
12

13 APPEARANCE:

14 MS. JENNIFER BECKER, Hearing Officer;  
15 MR. JERRY DICKSON, Impact Fee Coordinator;  
16 MR. ATHREYA SREENIVASSAN, with CH2M; and  
17 MR. JEFF FRANTZ, with CH2M.

1 Hearing Officer Jennifer Becker opened the public hearing at  
2 5:00 p.m.

3  
4 MS. BECKER: Good evening everyone. My name is Jennifer  
5 Becker. I am the Chief of Planning and Programming for Kane  
6 County and have been designated as the Hearing Officer for  
7 this public meeting.

8 The purpose of this hearing is to consider the  
9 adoption of a revised Comprehensive Road Improvement Plan,  
10 potential amendments to the Kane County Road Improvement  
11 Impact Fee Ordinance, and potential revisions to the fee  
12 schedule.

13 We have a number of informational displays around  
14 the room and a number of staff people and consultants here to  
15 answer questions. You may make formal comments in several  
16 different ways: There is a court reporter here to transcribe  
17 any verbal comments you may make. There are comment forms  
18 that you can fill out and leave with us tonight or you can  
19 submit written comments to the Kane County Division of  
20 Transportation until January 13, 2017 at 3:00 p.m.

21 Detailed instructions are shown on the comment form  
22 and also on the meeting announcement. Comments may also be  
23 emailed to [kdotimpactfee@co.kane.il.us](mailto:kdotimpactfee@co.kane.il.us).

24 The public hearing is now open and will last until  
25 7:00 p.m. this evening. Thank you for coming.

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(WHEREUPON, the following comments were reported.)

MR. LUCENKO: My name is Tony Lucenko. I'm with Elgin Development Group. It's a not-for-profit economic development organization which is a division of the Elgin Chamber of Commerce and we contract with the City to do economic development for the City of Elgin.

Elgin has had 1.2 million square feet of new speculative industrial construction in 2016. We represent both the public and private sectors and have a number of different committees including the Transportation Committee, Workforce Development Committee, a Marketing Committee, Business Retention and Expansion Committee.

And, a number of developers sit on an advisory committee that are looking at property taxes and highway impact fees and their impact on development in Elgin. And, we are here to say that the perceived notion of impact fees is having a negative effect on development in our county and developers are saying that we are less competitive with surrounding counties when we have impact fees.

And, also the impact fees for industrial development have a negative impact on jobs because developers are marketing their speculative buildings as warehouse and distribution and not for manufacturing to avoid paying higher impact fees.

1           So, we understand the need for impact fees and the  
2 dollar amount of proposed projects that have to happen in Kane  
3 County and we are asking that you take a serious look at  
4 possibly eliminating traffic impact fees not for the lack of  
5 need of funds but the fact that more investment could occur if  
6 these fees were not perceived by the development community as  
7 having a negative impact on future development.

8           (WHEREUPON, no further comments were reported.)

9           MS. BECKER: The public hearing is now closed. Thank you  
10 for coming.

11           (WHEREUPON, the hearing closed at 7:00 p.m.)



1 STATE OF ILLINOIS )  
2 ) SS.  
3 COUNTY OF KANE )  
4  
5

6 Celeste K. Weilandt, being first duly sworn, on oath  
7 states that she is a recording secretary, doing business in  
8 the State of Illinois, County of Kane;

9 That she reported in typed shorthand the proceedings  
10 had at the foregoing Public Hearing; and

11 That the foregoing is a true and correct transcript  
12 of her typed shorthand notes so taken as aforesaid and  
13 contains all the reported proceedings had at said Public  
14 Hearing.

15  
16 *Celeste K. Weilandt*  
17 \_\_\_\_\_  
18 CELESTE K. WEILANDT  
19

20 SUBSCRIBD AND SWORN TO  
21 before me this 26<sup>th</sup> day of  
22 January, A.D., 2017.

23  
24 *Shauna L. Becker*  
25 \_\_\_\_\_  
26 NOTARY PUBLIC



**Appendix C**  
**Impact Fee Ordinance**

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STATE OF ILLINOIS

COUNTY OF KANE

ORDINANCE NO.17-XXX

**KANE COUNTY ROAD IMPROVEMENT IMPACT FEE ORDINANCE**

WHEREAS, the County is authorized pursuant to the Illinois Highway Code of the Illinois Compiled Statutes (605 ILCS 5/1-101 *et seq.*), (hereinafter the "Highway Code") to plan, develop, manage, operate, maintain and control a system of highways (hereinafter the "County highway system") and each highway that is part of the County highway system (hereinafter "highway") under its exclusive jurisdiction within the boundaries of Kane County; and

WHEREAS, the County of Kane (hereinafter the "County") is further authorized pursuant to the Illinois Highway Code (605 ILCS 5/5-901 *et seq.*) to adopt road improvement impact fees (hereinafter "impact fees") pursuant to the Road Improvement Impact Fee Law thereof; and,

WHEREAS, the County Board of Kane County (hereinafter the "County Board") has determined that impact fees are an equitable and financially responsible approach to ensuring that an adequate County highway System will be available when needed to serve new residential, commercial and industrial land development; and,

WHEREAS, the County Board is committed to developing and implementing an impact fee program to mitigate the adverse traffic impacts of new development; and,

WHEREAS, the County Board desires to implement impact fees that support the goals of the County of Kane's Land Resource Management Plan; and,

WHEREAS, the County Board has determined that impact fees shall be expended on those County highway improvements within those service area(s) as specified in the County's Comprehensive Road Improvement Plan (hereinafter the "CRIP") as updated from time to time; and,

WHEREAS, the Kane County Road Improvement Impact Fee Ordinance (hereinafter the "Ordinance") is intended to comply in all respects with the Road Improvement Fee Law; and,

WHEREAS, the County has previously recommended land use assumptions and has approved a CRIP for the purpose of implementing this Ordinance in full compliance with the requirements of the Road Improvement Impact Fee Law; and,

WHEREAS, the County has, following extensive public participation, adopted Modified Land Use Assumptions pursuant to County Board Resolution 16-183, in accordance with the provisions of the Road Improvement Impact Fee Law, and has performed all other tasks necessary to update the Ordinance and by approval hereof amends in its entirety Chapter 17, Article II "Road Improvement Impact Fee", of the Kane County Code.

NOW, THEREFORE, BE IT ORDAINED by the County Board of Kane County, Illinois:

Section One. **Title.**

This Ordinance shall be known and may be referred to as the "Kane County Road Improvement Impact Fee Ordinance."

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**Section Two. Purpose and Authority.**

1. The County Board recognizes that new development in the County requires the capacity of the County highway system be expanded and that without a funded program for County highway system improvements, new development will have an adverse impact on the County highway system.

2. The County Board further recognizes that all new development in Kane County generates traffic on the County highway system and requires direct or indirect access to those highways that are a part of the County highway system, regardless of the location of the new development.

3. The purpose of this Ordinance is to ensure that new development pays a fair share of the costs of County highway improvements expended to serve new development. To that end, the imposition of impact fees is designed to supplement other funding sources so that the burden of paying for County highway improvements necessitated by new development is allocated in a fair and equitable manner and orderly growth is promoted throughout the County.

**Section Three. Definitions.**

1. The following definitions shall apply to the terms as used in this Ordinance:

**Advisory Committee:** the group of people selected from the public and private sectors in accordance with the Highway Code (605 ILCS 5/5-907) and the provisions of Section Nineteen of this Ordinance to advise the County in the development and implementation of the CRIP and the periodic update thereof.

**Affordable housing:** decent, safe, sanitary, and appropriate housing units that low and moderate-income households can own or rent without having to devote more than approximately thirty percent (30%) of their yearly gross income for monthly housing expenses. "Household expenses" are: (1) rent and utilities for rental housing; and (2) debt service (principal and interest), property taxes, and home insurance for home ownership. To qualify as affordable housing the maximum purchase price of owner-occupied units shall not exceed that specified in the "Owner Occupied Affordability Chart for Chicago Metro Area" published annually by the Illinois Housing Development Authority. For rental housing to be considered affordable housing, the monthly rent for a dwelling unit may not exceed that specified in "Affordable Rental Units for Chicago Metro Area" published annually by the Illinois Housing Development Authority.

**Age-restricted housing:** single-family detached or single-family attached housing units that are restricted by deed so that at least one resident must be fifty five (55) years of age or older and no person under age nineteen (19) may reside in the unit more than ninety (90) days in any consecutive twelve (12) months.

**Assisted financing:** the financing of residential development by the Illinois Housing Development Authority, including loans to developers for multi-unit residential development and loans to purchasers of single-family residences, including condominiums and townhouses.

**Block perimeter:** the linear measurement taken along the public right-of-way line adjacent to and around land entirely bounded by streets or publicly owned paved bicycle or pedestrian paths.

**Building:** either a finished or an unfinished product of construction or a structure, carrying no implication as to size or condition. The terms "building" and "structure" are interchangeable.

**Building permit:** any form of approval issued or granted by the County or a municipality that grants or otherwise allows the commencement of construction of a building.

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**Certificate of occupancy:** any form of approval granted by either the County or a municipality as a condition to occupy a building, and includes any temporary occupancy approval as well as any permanent occupancy approval.

**Charitable organization:** entities, corporations, and any trust, fund, foundation or other entity certified by the Internal Revenue Service as tax-exempt under Section 501(c)(3) of the Internal Revenue Code and is organized and operated exclusively for religious, charitable, scientific, literary, or educational purposes, or for the prevention of cruelty to children or animals. Charitable organization includes organizations dedicated to the relief of the poor, the distressed, the disabled or the underprivileged; advancement of religion; advancement of education or science; erecting or maintaining public buildings, monuments or works; lessening the burdens of government; lessening neighborhood tensions; eliminating prejudice and discrimination; defending human and civil rights secured by law; and combating community deterioration and juvenile delinquency.

**Comprehensive Road Improvement Plan:** the highway improvement plan prepared by the County in consultation with the Advisory Committee. Also referred to as the CRIP.

**County:** the County of Kane, of the State of Illinois.

**County Board:** the County Board of the County of Kane, of the State of Illinois.

**County Engineer:** the County Engineer of Kane County as "County Engineer" is defined as set forth in the Highway Code (605 ILCS 5/5-201 *et seq.*).

**County highway:** shall have the same definition as set forth in the Highway Code (605 ILCS 5/2-204).

**County highway system:** shall have the same definition as set forth in the Highway Code (605 ILCS 5/2-102).

**CRIP:** see definition for Comprehensive Road Improvement Plan.

**Density:** is calculated for residential new development by dividing the total number of residential units by the total buildable land area in acres of the new development. Buildable land excludes land occupied by nonresidential structures, and land excluded from residential development by law (e.g. wetlands, floodplains and rights of way for arterial and major collector roads), but includes areas devoted to public rights of way for local and minor collector streets internal to the development, storm water management for the new development, parking areas, and common open space. For detached residential units on individual lots, the average density for the entire new development shall be used.

**Developer:** any person, corporation, organization, or other legal entity initiating or conducting new development.

**Division of Transportation:** the Kane County Division of Transportation located at 41W011 Burlington Road, St. Charles, Illinois 60175.

**Encumbered:** legally obligated or otherwise committed to use under contract or purchase order.

**Enlarged:** to make larger, bigger or to add onto so as to increase the useable floor area square footage of a building. Enlarged does not necessarily mean "structurally altered".

**Existing deficiencies:** highway intersections or highway segments under the jurisdiction of the County that operated at level of service "E" (as defined by the Institute of Transportation Engineers) or below in 2003 and that are identified as "existing deficiencies" in the CRIP adopted by the County in County Board Ordinance 04-21.

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**Fee payer:** any person initiating new development who pays, or is required to pay an impact fee in accordance with the terms of this or any previous Ordinance.

**Flex Industrial/Warehouse:** a speculative building constructed for an end use space(s) each containing individual and separate uses and containing a mix of land use(s) otherwise defined under either "Warehousing/Distribution Terminal" or "Light Industrial/Industrial Park". Examples of this land use include machine shops, repurposed warehouse spaces, industrial, distribution and small to mid-sized wholesalers.

**Floor area ratio:** the floor area of the structure or structures on a zoning lot divided by the area of such zoning lot, or, in the case of planned unit developments, by the net site area. In all cases, the lot area or site area used to calculate the floor area ratio shall include the land areas allocated to parking and storm water management.

**Highway:** has the same definition as set forth in the Highway Code (605 ILCS 5/5-102 et seq.).

**Highway improvement:** the improvement, expansion, enhancement, enlargement or construction of those highways and/or the parts thereof under the jurisdiction of the County that are designated for improvement as set forth in the CRIP, which improvements include, but are not limited to bridges, right-of-ways and traffic control improvements owned and operated by the County. The term "highway improvement" shall not include tollways but may include tollway ramps at county highway intersections. The term "highway improvement" does not include any highways that are not designated for improvement in the CRIP even though they are under the jurisdiction of the County nor does it include site related improvements. Highway improvements must address capacity deficiencies on the highways as set forth in the CRIP.

**Highway improvement capital costs:** include, but are not limited to, capital costs associated with the construction of a highway improvement designated in the CRIP, the need for which is generated by new development, which highway improvement has a life expectancy of three (3) or more years, and the land acquisition, land improvement, planning, design, and engineering related thereto. Such costs do not include routine and periodic maintenance expenditures, resurfacing or rehabilitation of existing pavement structures, personnel, training, or other operating costs, but do include the costs of financing such highway improvements and reasonable administrative costs for administering the impact fee program, provided that such administrative costs do not exceed five percent (5%) of the impact fee paid.

**Impact fee:** the "road improvement impact fee" as defined herein.

**Industrial:** manufacturing, production, light industry, construction, assembly, service and/or warehousing activity.

**Infill:** undeveloped land having at least seventy five percent (75%) of its perimeter bordering land that has been developed. Developed land includes land either having or that has had pre-existing structures thereon. Land that is currently in agricultural use or forestry use is not considered developed. Park and forest preserve properties that border an infill site shall not be counted as part of the perimeter of undeveloped land.

**Impact fee agreement:** a written agreement between the County and a developer and/or fee payer as provided for in Section Seven Paragraph 4 of this Ordinance.

**Impact fee credit agreement:** a written agreement between the County and a developer and/or fee payer as provided for in Section Twelve of this Ordinance.

**Impact fee payment agreement:** a written agreement between the County and a developer and/or fee payer as provided for in Section Eight of this Ordinance.

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**Land use assumptions:** a description of the service area(s) and the roads, streets or highways incorporated therein, which includes projections relating to changes in land uses, densities and population growth rates which affect the level of traffic within the service area(s) for a ten (10) year period of time.

**Level of service:** the category of road service as defined by the Institute of Transportation Engineers which has been selected by the County as the adopted level of service to serve existing development not subject to the impact fee and to serve new development, provided that the level of service selected for the new development shall not exceed the level of service adopted for existing development.

**Municipality:** any city or village with territory within the boundaries of Kane County.

**New development:** shall have the same definition as set forth in the Highway Code (605 ILCS 5/5-903). For the purpose of Section Eighteen of this Ordinance, new development shall additionally constitute a structure or group of structures that require submittal of plans to and development approval by a municipality, including a final development plan, a final subdivision plat, a conditional or special use permit or a building permit. New development may also be defined through the terms of an impact fee payment agreement.

**Noncommencement:** the cancellation of new development prior to commencing construction thereof.

**Nonresidential new development:** new development consisting of a building(s) or other structure(s) that is suitable or capable of being used for all purposes other than residential purposes.

**Person:** any individual, firm, partnership, association, public or private corporation, organization or business, charitable trust or governmental agency, person, unit of local government or any other legal entity.

**Private school:** a private, nonprofit educational facility serving one or more of grades, kindergarten through grade-12 and formally recognized by the Illinois State Board of Education.

**Procedures Manual:** the document developed by the County Engineer and available from the Division of Transportation that sets forth the procedures, processes, forms and definitions to be used in the administration of this Ordinance.

**Project:** the construction of new development.

**Redevelopment:** a new development site in which at least seventy five percent (75%) of the land area thereof has been previously developed.

**Residential new development:** house(s), building(s) or other structure(s) that is suitable or capable of being used for residential purposes.

**Road improvement impact fee:** any charge or fee levied or imposed by the County pursuant to the Road Improvement Impact Fee Law as a condition to the issuance of a building permit or certificate of occupancy in connection with a new development, when any portion of the revenues collected is intended to be used to fund any portion of the costs of system improvements.

**Service area:** any one of the three (3) land areas delineated by the boundaries shown on Exhibit A of this Ordinance, and which are so designated in the CRIP.

**Site-related improvements:** any capital improvement related to a highway, street or road necessary or convenient for ingress to and egress from a new development. Site-related improvements

include among other things: (i) site driveways, streets and/or roads; (ii) right and left-turn lanes for or leading to site driveways, streets and/or roads; (iii) traffic control measures for or leading to site driveways, streets and/or roads; (iv) acceleration and/or deceleration lanes; (v) median openings and/or closings; (vi) streets and/or roads necessary to provide direct ingress to and egress from a new development; (vii) landscaping; (viii) lighting; (ix) utilities; (x) berms; (xi) sidewalks & bike trails, and the rights of way needed for any of the above. The term "site related improvements" includes any improvements made to roads, streets, or highways and any appurtenances thereto that are not designated for improvement in the CRIP.

Site specific development approval: an approval of a plan submitted by a developer to a unit of local government describing with reasonable certainty the type and intensity of land use for a specific parcel or parcels of real property. The plan may be in the form of, but need not be limited to, any of the following: a preliminary or final planned unit development plan, subdivision plat, development plan, conditional or special use permit, or any other form of development use approval, as utilized by a unit of local government, provided that the development use approval constitutes a final exercise of discretion by the unit of local government. If the approval is preliminary in nature, the final plat or plan for the new development shall be in substantial conformance with the preliminary plat or plan. "Substantial conformance" as used herein means that when compared to the preliminary plat or plan, the final plat or plan for a new development has virtually the same mix of land uses in virtually the same proportions and generates the same or fewer peak hour trips, which peak hour trips are determined using the methodology as set forth in Appendix A of the CRIP.

Specifically and uniquely attributable: has the meaning as set forth in the Highway Code (605 ILCS 5/5-901 et seq.).

Structurally altered: any change or addition to the load bearing elements of a building that increases the useable internal floor area square feet thereof. Structurally altered does not necessarily mean "enlarged".

System improvement: see "highway improvement".

Technical specifications: those documents that contain the impact fee calculation factors necessary for computation of the impact fee for a particular land use, an individual assessment, and the impact fee schedule attached to this Ordinance.

Temporary structure: a building or structure designed or intended for temporary human occupancy or for the temporary protection of animals, chattels, or property of any kind. For the purposes of this Ordinance, "temporary" is defined as a period of time no greater than two (2) years.

Transportation Committee: the Transportation Committee as designated by the County Board.

Unit of local government: any city or village with territory in Kane County. The terms "unit of local government" and "municipality" as used herein are interchangeable.

Walking distance: the distance that a pedestrian must travel between destinations without obstruction, in a safe and comfortable environment. Walking distance is measured in linear feet along such paths, sidewalks or ways with one thousand three hundred twenty feet (1,320') equaling a one-fourth (1/4) mile and two thousand six hundred forty feet (2,640') equaling a one-half (1/2) mile.

Warehouse: storage of materials, merchandise or goods only without any processing, fabrication or assembly.



Working day: any day on which the offices of the County are officially open, not including Saturdays, Sundays, and other holidays designated by the County Board.

#### Section Four. **Interpretation of Ordinance, Fee Schedule and Appeals.**

1. Application of the provisions of this Ordinance, the impact fee schedules and any individual assessment shall be made by the County Engineer. Whenever necessary, the County Engineer may use Trip Generation (9th ed. of the Institute of Transportation Engineers as may be amended or revised from time to time) or the Highway Capacity Manual (Special Report 209, Transportation Research Board, as may be amended from time to time), or locally obtained empirical data, in applying this Ordinance. The County Engineer shall establish a Procedures Manual identifying the procedures the Division of Transportation will utilize in administering this Ordinance.

2. Any decision by the County Engineer with respect to this Ordinance may be appealed by the fee payer to the County Board through its Transportation Committee. Any appeal shall be made by written petition within fourteen (14) calendar days of written notice of a decision by the County Engineer.

3. Upon receipt of a petition for appeal of a decision of the County Engineer, the Transportation Committee shall schedule consideration of such appeal at the next regularly scheduled committee meeting occurring no less than 15 days after the receipt of the petition for appeal. The Transportation Committee shall notify the petitioner by U.S. mail of the date and time of such meeting and shall consider such written or oral testimony that the petitioner may present in conjunction with the decision and recommendation of the County Engineer. The Transportation Committee shall affirm, reverse, or modify the County Engineer's decision at said regularly scheduled meeting.

4. The fee payer shall have seven (7) calendar days after the date of the decision of the Transportation Committee to appeal the Transportation Committee's decision to the County Board. The County Board shall schedule consideration of such appeal at its next regularly scheduled County Board meeting. Failure by the County Board to render a decision within sixty (60) days of said County Board meeting shall constitute a denial of the petitioner's appeal.

5. Upon a final decision by the County Board, a fee payer may seek any subsequent relief in a de novo proceeding in the Circuit Court of the Sixteenth Judicial Circuit, Kane County, Illinois.

#### Section Five. **Developers of New Development to Pay Road Improvement Impact Fee.**

Any developer initiating or conducting new development shall pay an impact fee to the County in accordance with the terms and conditions of this Ordinance.

#### Section Six. **Assessment of Impact Fees and Impact Fee Schedule.**

1. An impact fee shall be calculated pursuant to the impact fee schedules set forth in Exhibit B of this Ordinance and shall be due upon issuance of a building permit, unless otherwise provided for herein. Unless the project is otherwise covered by an impact fee agreement, impact fees shall be assessed based on the predominant use of each building.

2. Speculative projects for which the use of the building(s) has not been determined will be assessed by one of the following methods:

- a. Assessed at the highest rates in the impact fee schedule which may be appropriate for the approved zoning and structure being built.

- b. Assessed at a reduced contingent fee via a Fee Payment Agreement per Section Eight: Impact Fee Payment Agreement.
- c. Payment of the "Flex Industrial" fee pursuant to the fee schedule in Exhibit B
- d. Pursuant to an Individual Assessment contained in Section 11.

3. Any new development that has received site specific development approval, shall be assessed an impact fee under the terms of the Ordinance in effect at the time the impact fee became due. However, in no event shall any impact fee assessed be greater than the impact fee otherwise assessed as calculated under the most current version of this Ordinance and its attached impact fee schedules as may be amended. New development that is assessed an impact fee under Ordinance 04-22 shall not be eligible for any impact fee discount provided for in Section Eighteen of this Ordinance.

### Section Seven. **Payment of Impact Fees.**

1. Except as may be otherwise provided in subsections 3 and 4 of this Section, impact fees for a single family residential new development assessed pursuant to any previous, or current Ordinance shall, prior to the issuance of a building permit by either a municipality or the County, be paid in full.

2. Except as otherwise provided for in this subsection and in subsection 3 and 4 of this Section, impact fees for multi-family residential new development and for non-residential new development assessed pursuant to any previous or current Ordinance shall, prior to the issuance of a building permit by either a municipality or the County, be paid in full.

3. In the event that a building permit or certificate of occupancy is issued by a municipality without an impact fee having been paid, the County may collect the impact fee from the fee payer or the fee payer's successor in title at any time thereafter. In conjunction with the collection of any impact fee that remains unpaid, the County may file in the Office of the Kane County Recorder notification of an unpaid impact fee. Any fee payer or any fee payer's successor in title, paying an impact fee after a building permit or certificate of occupancy has been issued shall be charged a rate of interest which is three percent (3%) over the prime commercial rate in effect at the time that the impact fee is assessed. Interest shall begin accruing on the first business day following the date of said building permit or certificate of occupancy issuance.

4. Payment of an impact fee may be authorized at a time earlier than as otherwise specified in subsections 1 and 2 of this Section if the County and the fee payer enter into an impact fee payment agreement that provides for such earlier payment of the impact fee. At the option of the County, the County may enter into an impact fee payment agreement with a fee payer pursuant to Section Eight hereof that provides for the installment payment of the impact fee at a rate of interest which is 3% over the prime commercial rate in effect at the time that the impact fee is imposed, for a period of up to ten (10) years after the impact fee is due, provided that the County receives, in the opinion of the County, adequate security ensuring such later payment of the impact fee. In all impact fee payment agreements, interest on any unpaid Impact fee or part thereof shall begin accruing on the first business day following submittal of the impact fee application.

5. Developers of residential new development who receive assisted financing, or who have received a written commitment for assisted financing and whose assisted financing has been provided within six (6) months of the issuance of a certificate of occupancy, may enter into an impact fee payment agreement with the County whereby the impact fee may be paid in installments over a ten (10) year period of time at a rate of interest which is three percent (3%) over the prime commercial rate in effect at the time that the impact fee is assessed.

6. The County and any municipality may enter into an intergovernmental agreement that provides for the cooperative collection of impact fees and/or for the conditioning of the issuance of

municipal building permits or certificates of occupancy upon proof of payment of the County's impact fee.

7. Municipalities shall provide the County with a notice of issuance of any building permit in accordance with the provisions of the Illinois Municipal Code of the Illinois Compiled Statutes (65 ILCS 5/11-39-1), and shall submit a copy of the fee payer's receipt of payment of the impact fee or a County approved impact fee payment agreement along with such notice.

#### Section Eight. **Impact Fee Payment Agreements.**

1. At any time prior to the issuance of a building permit, a fee payer may enter into an impact fee payment agreement with the County providing for the payment of the impact fee imposed by this Ordinance, in accordance with requirements specified by the County Engineer. Such impact fee payment agreement may provide for; a) installment payments of the impact fee for a period up to ten (10) years, (only in the case of new development funded by assisted financing), b) reduction of the impact fee through transportation systems management strategies, c) recapture payments for construction credits, d) credit and security arrangements, and e) other matters relating to the impact fee. In addition, any impact fee payment agreement may also include an improvement credit agreement as provided for in Section Twelve of this Ordinance. A form of security may, at the sole option of the County, be required to secure the deferred payment of an impact fee due under the provisions of this Ordinance. Security may be in the form of a promissory note, cash bond, security bond, an irrevocable letter of credit, or a lien or mortgage on the lands to be covered by the building permit, among other things. The impact fee payment agreement may provide that such security may be partially releasable upon receipt of partial payments of the impact fee. Fee payers receiving assisted financing shall be charged a rate of interest which is three percent (3%) over the prime commercial rate in effect at the time that the impact fee is assessed, on any deferred impact fee payments.

2. Fee payers for any new development other than residential new development and fee payers for multi-unit residential new development will be allowed to enter into impact fee payment agreements to defer payment of some portion of the impact fees due upon the issuance of a building permit. Impact fee payment agreements shall provide that a payment of at least fifty percent (50%) of the assessed impact fee or construction credits in lieu of cash shall be payable upon the issuance of a building permit, and the balance shall be payable in twelve (12) months from the date of issuance of the building permit. Fee payers shall be charged a rate of interest that is three percent (3%) over the prime commercial rate in effect at the time that the impact fee is assessed, on any impact fees deferred.

3. Within ten (10) working days of receipt of a written application for an impact fee payment agreement, the County Engineer shall determine if all pertinent information has been provided by the person making the written application therefor. If the County Engineer determines that additional documentation is required, the County Engineer shall send a written statement specifying the deficiencies in the application by U.S. mail or email to the person submitting the application. Until the deficiencies are corrected, the County shall take no further action on the application for an impact fee payment agreement.

4. When the County Engineer determines that the application for an impact fee payment agreement is complete, the County Engineer shall draft an impact fee payment agreement for the review and approval of the fee payer. Upon acceptance of the impact fee payment agreement by the fee payer, the Transportation Committee shall consider the impact fee payment agreement at its next regularly scheduled committee meeting occurring no less than fifteen (15) days after the written acceptance of the impact fee payment agreement by the fee payer. If the Transportation Committee approves the impact fee payment agreement, the County Engineer may execute the agreement on behalf of the County. The Transportation Committee's denial of an impact fee payment agreement shall be based on written findings. Said written findings shall indicate that the impact fee payment agreement is not in the best interest of the County. Reasons for such finding may include but are not necessarily limited to the extraordinary potential adverse impact of the new development among other things.

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**Section Nine. Intergovernmental Agreements.**

1. At any time after the adoption of this Ordinance, the County may enter into an intergovernmental agreement with any municipality the boundaries of which are within Kane County regarding the impact fee imposed by this Ordinance. Such intergovernmental agreements shall be adopted in accordance with law and may include provisions governing administrative issues involving the collection of the impact fee assessed and any other matters deemed necessary or appropriate by the County and the municipality.

**Section Ten. Impact Fee Schedule.**

1. Any developer, except those preparing an individual assessment pursuant to Section Eleven of this Ordinance and those initiating new development exempt from the impact fee by the provisions of Section Seventeen hereof, shall pay the impact fee as set forth in Exhibit B of this Ordinance.

2. When a land use of a new development is not listed in Exhibit B of this Ordinance, the County Engineer may determine the land use classification which most closely identifies the new development, which land use shall apply for purposes of determining the applicable impact fee under this Section. For land uses not specifically listed in Exhibit B, the County may, at the discretion of the County Engineer, determine an appropriate impact fee based on accepted traffic engineering practices, published data, the impact fee per trip provided in Exhibit D of this Ordinance, and the formula in Section Eleven of this Ordinance.

3. In the event that the proposed new development is a change in the existing land use of the site of the new development, the amount of the impact fee shall be based on the change in trips generated by the new use of the new development site, and the formula set forth in Section Eleven shall be used to calculate the impact fee.

4. Where a proposed new development is to be located within two (2) service areas, the County Engineer shall determine the impact fee as follows:

- a. In the case of residential new development, the impact fee shall be determined by counting the number of dwelling units located within each service area of the new development and charging a per-unit cost for the dwelling units within each service area.
- b. In the case of non-residential new development, the impact fee shall be determined by calculating the average of the impact fees that would otherwise be charged if the new development were located entirely within each service area.

**Section Eleven. Individual Assessment of Impact.**

1. Any developer may choose to provide an individual assessment of the impacts of the proposed new development upon the County highway system. The individual assessment may be used by the County to determine: (i) whether the share of the highway improvement capital costs necessitated by the proposed new development should be less than the impact fee established in Section Ten of this Ordinance or (ii) the impact fee for a particular land use or combination of uses not otherwise identified in Section Ten of this Ordinance.

2. Any developer who chooses to provide an individual assessment is required to submit to the County Engineer a written statement of intent to perform an individual assessment prior to performing the individual assessment and commencing the new development

3. The individual assessment shall be calculated according to the following formulas (See Technical Specifications for detailed information):

PRIMARY TRIP RATE = GROSS TRIP RATE x TOTAL TRIP REDUCTION

TRIPS = PRIMARY TRIP RATE x NUMBER OF IMPACT UNITS

GROSS IMPACT FEE = TRIPS x IMPACT FEE PER TRIP

NET IMPACT FEE = GROSS IMPACT FEE minus DEMOLITION CREDIT minus IMPROVEMENT CREDIT

REDUCED IMPACT FEE = NET IMPACT FEE x IMPACT FEE MULTIPLIER

DISCOUNTED IMPACT FEE = REDUCED IMPACT FEE x (100% minus IMPACT FEE DISCOUNT)

Where:

GROSS TRIP RATE = The number of trips generated by one IMPACT UNIT of the new development on a weekday during the peak hour, between 4:00 p.m. and 6:00 p.m., of adjacent street traffic, as defined in Trip Generation (Institute of Transportation Engineers, 8<sup>th</sup> ed., 2008).

TOTAL TRIP REDUCTION = The percentage of trips generated by a new development that are pass-by trips or diverted-linked trips as defined in Trip Generation (Institute of Transportation Engineers, 8<sup>th</sup> ed., 2008) as may be amended from time to time.

PRIMARY TRIP RATE = The portion of the GROSS TRIP RATE that represents new trips on the highway system, discounting pass-by and diverted-linked trips.

IMPACT UNITS = A measure of the size of the new development that correlates with the number of peak hour trips generated by the new development between 4:00 p.m. and 6:00 p.m. For residential new developments, the IMPACT UNIT is the number of dwelling units of various types in the new development. For non-residential new developments, the IMPACT UNIT is generally a multiple of the number of gross interior square feet of the buildings constructed in the new development.

IMPACT FEE PER TRIP = The GROSS IMPACT FEE for the service area for new development that generates one trip during the peak hour of adjacent highway traffic between 4:00 p.m. and 6:00 p.m. (See Exhibit D of this Ordinance).

DEMOLITION CREDIT = The GROSS IMPACT FEE that would have been assessed on a building that a fee payer demolishes in conjunction with new development.

IMPROVEMENT CREDIT = The value of impact fee eligible highway improvements constructed by a developer in conjunction with new development and pursuant to an improvement credit agreement with the County.

IMPACT FEE MULTIPLIER = The percentage determined by the County Board by which the NET FEE shall be multiplied to determine the REDUCED FEE (See Exhibit C of this Ordinance).

IMPACT FEE DISCOUNT = The percentage determined by the County Engineer by which the REDUCED FEE shall be discounted based upon the trip reduction measures included in the new development, as provided for in Section Eighteen of this Ordinance. Only new

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developments meeting the specific requirements of Section Eighteen are eligible for this discount. For all other projects, the IMPACT FEE DISCOUNT = 0%.

4. The individual assessment shall include the following information:

- a. The proposed trip generation rates for the proposed new development, on an average daily and on a peak design hour basis. The trip generation rates shall be based on local empirical surveys for the same or similar land use types;
- b. The proposed trip reduction rates for pass-by and diverted-linked trips, if any. The trip reduction rates shall be based on local empirical surveys for the same or similar land use types.
- c. Any other data and supporting calculations that demonstrate a lower impact fee would be justified due to the unique nature or location of the new development.

5. An individual assessment shall be prepared only by transportation professionals, qualified by the County in accordance with established procedures, in the field of transportation planning and engineering and impact analysis.

6. The maximum reduction in any impact fee determined through an Individual Assessment shall not exceed seventy percent (70%) of the impact fee as initially determined by and set forth in the impact fee schedule.

7. Within ten (10) working days of receipt of an individual assessment, the County Engineer shall determine if the individual assessment is complete. If the County Engineer determines the individual assessment is not complete, the County Engineer shall send by mail a written statement specifying the deficiencies to the person submitting the individual assessment. Until the deficiencies are corrected, the County Engineer shall take no further action on the individual assessment, other than further reviews for completeness.

8. When the County Engineer determines the individual assessment is complete, the individual assessment shall be reviewed by the County within fifteen (15) working days thereafter. The County Engineer shall approve the proposed impact fee if the County Engineer determines that the traffic information, traffic factors, and methodology used to determine the proposed impact fee are professionally acceptable and fairly assess the highway improvement capital costs to the County highway system in accordance with the formula set out in Subsection 1 of this Section. If the County Engineer determines that the traffic information, traffic factors, or methodology are unreasonable, the proposed impact fee shall be denied, and the developer shall pay the impact fee according to the schedule established in Section Ten of this Ordinance or as otherwise determined by the County Engineer if the new development's proposed land use has not previously been identified in the impact fee schedule. If the individual assessment is denied by the County Engineer, the decision of the County Engineer may be appealed in the manner provided for in Section Four of this Ordinance.

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**Section Twelve. Impact Fee Credit Agreements.**

1. Any fee payer may request an impact fee credit against the impact fee imposed by this Ordinance for any contribution, payment, recapture or construction of a system improvement or conveyance of land accepted and received by Kane County for any system improvement in accordance with the provisions of this Section. Highway related improvements made primarily for the benefit of the new development or individuals or entities other than the County, including but not limited to highway related improvements such as turn lanes, traffic signals at private entrances, improvements to cross streets not on the County highway system over and above those necessary for the efficient operation of County intersections, and improvements to private property, together with the engineering and right of way costs therefore, are not eligible for an improvement credit. Any contribution, payment, recapture, construction of a highway related improvement or conveyance of land accepted and received by the County that does not address a capacity deficiency as set forth in the CRIP or that is received by the County as third party beneficiary as consideration included in any annexation agreement or as consideration for a grant from the County of any benefit to the new development that the new development is not otherwise entitled to as a matter of law, is not eligible as an improvement credit. The County Engineer shall determine which improvements are system improvements eligible for an improvement credit.

2. The County shall not be required to refund any impact fee or part thereof for any improvement credits that exceed any impact fee assessed by this Ordinance for the new development. However, a fee payer or his or her successor in interest may apply an improvement credit which has not otherwise been used in another improvement credit agreement, against an impact fee which would otherwise be due and owing under the provisions of this Ordinance, provided that the improvement for which the credit is being applied is located within the same service area as the new development which would be the beneficiary of the credit and provided that the credit application is made within five (5) years of the date of execution of the original improvement credit agreement.

3. A fee payer shall be entitled to an improvement credit equal to the dollar value of the cost of any eligible system improvement contributed, paid for or committed to by the fee payer or his or her predecessor in interest in conjunction with the County's approval of the new development which is subject to the impact fee for which an improvement credit is being sought. The cost of such improvements shall be based on the following criteria:

- a. The actual cost of the system improvements based on a valid contract proposal or bid tabulations for work performed within Kane County on the County highway system; and
- b. The mean value of two legitimate, qualified appraisals of the fair market value of any land or interest therein which is part of the system improvement for which a credit is being sought. The fee payer or developer and the County shall each provide a legitimate, qualified appraisal from which the mean shall be determined.

4. To be eligible to receive an impact fee credit, the fee payer or developer shall initiate such determination of entitlement to an improvement credit by submitting a written application for an improvement credit agreement prepared by an Illinois licensed civil engineer to the County Engineer, no later than the fee payer's application for (i) the related building permit or (ii) the related highway access permit; whichever occurs first. The application for an improvement credit agreement shall include the following information:

- a. A plan of specific proposed system improvements, prepared and certified by a duly qualified and licensed Illinois civil engineer; and,
- b. The projected costs for the proposed system improvements, which shall be based on local information for similar highway improvements, along with the construction timetable for the completion of the proposed system improvements. Such estimated costs shall

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include the cost of all labor and materials, the appraised value or cost of all lands, property, rights, easements and franchises acquired, financing charges, interest prior to and during construction and for one (1) year after completion of construction, cost of plans and specifications, surveys of estimated costs and of revenues, costs of engineering and legal services and all other expenses necessary or incidental to determining the feasibility or practicability of such construction or reconstruction.

5. Within ten (10) working days of receipt of the application for an impact fee credit agreement, the County Engineer shall determine if all pertinent information has been provided. If the County Engineer determines that additional information is required, the County Engineer shall send a written statement outlining the application's deficiencies to the applicant. The County Engineer shall take no further action on the proposed improvement credit agreement, other than further reviews for completeness, until all deficiencies have been corrected or otherwise settled.

6. Once the County Engineer determines that the applicant's proposed improvement is a system improvement and the proposed costs for the suggested system improvement are professionally acceptable and fairly assess its cost, the County Engineer shall draft an impact fee credit agreement that shall be reviewed and approved by the applicant submitting the request for the impact fee credit agreement. The impact fee credit agreement shall specifically outline the system improvements that will be constructed by the applicant, the time by which the system improvements shall be completed and the total dollar value of the proposed system improvements. If the County Engineer determines that either the proposed system improvement is not a system improvement or that the proposed costs thereof are not acceptable, the County Engineer shall notify the applicant of his/her decision and may propose an alternative system improvement consistent with the provisions of this Ordinance.

7. Upon written acceptance of the impact fee credit agreement by the County Engineer and the applicant, the Transportation Committee shall consider the impact credit agreement at the next regularly scheduled committee meeting occurring no earlier than fifteen (15) days after receipt of the written acceptance. If the Transportation Committee approves the impact fee credit agreement, the County Engineer may execute the impact fee credit agreement on behalf of the County. Any impact fee credit agreement that includes system improvements with a total dollar value over \$100,000 shall be reviewed and ratified by the County Board before it is executed by the County Engineer.

8. The Division of Transportation shall maintain records of the use of impact fee credits toward payment of impact fees due and shall provide a quarterly statement to the beneficiary of each impact fee credit agreement indicating use of any impact fee credits during the reporting period and the balance of impact fee credits remaining. Upon execution of an impact fee credit agreement, the beginning balance shall be equal to the total dollar value of the impact fee credits as specified in the impact fee credit agreement. Impact fee credits will be applied against new development in the following manner:

- a. The recipient of the impact fee credit shall indicate on the impact fee application that impact fees assessed will be paid by utilizing impact fee credits and shall indicate the impact fee credit agreement number.
- b. For each portion of the new development to which an impact fee credit is intended to be applied, the Division of Transportation shall calculate the gross impact fee in accordance with Exhibit B of this Ordinance or in accordance with Section Eleven of this Ordinance. The remaining impact fee credit balance shall be reduced by the gross impact fee for that portion of the new development. The impact fee receipt shall note that the impact fees were paid through application of impact fee credits and the amount of impact fee credit expended.



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- c. If the impact fee credits remaining are insufficient to cover the gross impact fee for the new development, the remaining gross impact fee shall be multiplied by the impact fee multiplier then in effect and the applicant notified of the impact fee due.

### Section Thirteen. **Demolition Credits.**

1. A fee payer or developer shall be entitled to a demolition credit equal to the dollar value of the reduced impact fee that would have been charged on the building(s) being demolished if part of a redevelopment plan or new development. A demolition credit shall not exceed the reduced impact fee for the new development.

2. At the time of application for an impact fee receipt, the person applying for an impact fee receipt shall present to the County a copy of the demolition permit or letter of authorization from the unit of local government issuing the demolition approval. The demolition permit shall be attached to the impact fee receipt application and demolition credits shall be calculated based upon the impact fee schedule in effect as of the date the impact fee is assessed. Demolition credits shall be deducted from the gross impact fee calculated for the new development.

3. The County shall not grant demolition credits for demolitions not associated with new development.

### Section Fourteen. **Establishment of Service Areas.**

There are hereby established service areas within the County in accordance with the boundaries set forth on Exhibit A of this Ordinance. The impact fee funds collected pursuant to this Ordinance shall be expended within the service area(s) from which they were collected, in accordance with the provisions of Section Fifteen of this Ordinance.

### Section Fifteen. **Use of Impact Fees Collected.**

1. The impact fees collected pursuant to this Ordinance shall be used in the same manner and for the same purposes as motor fuel tax money allotted to the County under the provisions of the Highway Code, (605 ILCS 5/5-701 et seq.) solely for highway improvement capital costs that are specifically and uniquely attributable to the new development assessed the impact fee. In no event shall impact fees be expended to alleviate existing deficiencies in the County's highway system which were identified in the CRIP that was the basis for the original Road Improvement Impact Fees adopted by the County. The impact fees shall be expended on system improvements within the service area(s) from which the impact fees were collected, as specified in the CRIP. In the event that a service area boundary is the centerline of a County highway or intersection, the County Engineer may use the impact fees to complete the system improvements to the opposite side of the highway or right of way. Co-mingling of impact fees with regular highway, local gasoline or state motor fuel tax funds on highway improvements is permissible to the extent that regular tax funds are used to pay for the cost of alleviating any existing deficiencies. The County Engineer shall provide a written justification of the allocation of impact fees whenever such impact fees are allocated to highway improvements that will remedy existing deficiencies, demonstrating that the impact fees are not used to improve said existing deficiencies.

2. Impact fees shall be expended or encumbered within five (5) years from the date of receipt thereof.

3. Impact fees collected by the County pursuant to this Ordinance shall be kept separate from other funds of the County.

4. A "Road Improvement Impact Fee Fund" shall be established for each service area established in Section Fourteen of this Ordinance to insure that the impact fees collected are appropriately earmarked and expended on system improvements in accordance with the provisions of this Ordinance. In the event that any municipality enters into an intergovernmental agreement for the collection of a Road Improvement Impact Fee for municipal streets, an additional Road Improvement Impact Fee Fund shall be established for each of the service area(s) in which the municipality is located to insure that the municipal component of the impact fee is expended on municipal authorized undertakings within the service area(s) in which it is collected.

5. Impact fees collected shall accrue to the fund established for the service area(s) in which the new development is proposed or occurs.

6. Impact fees on deposit and not immediately necessary for expenditure shall be invested in interest bearing accounts designated solely for the impact fees for each service area(s). All interest derived therefrom shall be retained in the appropriate fund and used for highway improvements authorized in this Ordinance.

7. The County shall provide for an annual accounting of any fund or account containing impact fees and interest earned thereon. Such accounting shall include, but shall not be limited to, the total impact fees collected, the source of the impact fees collected, the total amount of interest accruing on such impact fees, the amount of impact fees expended on highway improvements, and a list of the improvement credits granted. The County shall publish the results of the accounting once a year in a newspaper of general circulation within Kane County. The notice shall also state that a copy of the accounting report shall be made available for public inspection at reasonable times. A copy of the report shall be given to the advisory committee.

8. Impact fees collected pursuant to Ordinance 04-22 and impact fees assessed pursuant to Section Six, Paragraph 2 of this Ordinance may be expended on any eligible highway improvement identified in the CRIP in effect at the time of award of the contract for expenditure of the impact fees; however, impact fees collected pursuant to Ordinance 04-22 and impact fees assessed pursuant to Section Six of this Ordinance shall be expended within the service area as defined in Ordinance 04-22 from which the impact fees were collected.

#### Section Sixteen. **Refunds.**

1. Any impact fee collected may be refunded to the fee payer for the new development due to non-commencement before the impact fees have been expended or otherwise encumbered. Refunds may be made in accordance with this Section, provided that the fee payer or his or her successor in interest files a written petition for a refund of impact fees paid, within one (1) year of the date that the impact fees were required to be encumbered or expended.

2. Impact fees collected shall be encumbered for any of the purposes listed in Section Fifteen of this Ordinance within five (5) years of the date of receipt thereof. In determining whether the funds have been encumbered, the impact fees shall be accounted for on a first-in- first-out (FIFO) basis.

3. The impact fees collected pursuant to this Ordinance that have not been encumbered in accordance with Paragraph 2 of this Section shall be returned to the owner of record only upon receipt of a petition therefor. The petition shall include the following information:

- a. A notarized sworn statement that the petitioner is the owner of record of the new development for which the impact fee was paid and that the petitioner is entitled to a refund under the terms of this Ordinance;
- b. A certified copy of the latest recorded deed for the property that comprises the new development for which the impact fee was paid; and
- c. A copy of the most recent ad valorem property tax bill for the property that comprises the new development for which the impact fee was paid;

4. Within ten (10) working days of receipt of the written request, the County Engineer shall determine if the written request is complete. If the County Engineer determines the refund request is not complete, the County Engineer shall send a written statement by U.S. mail or email specifying the deficiencies to the petitioner. Unless the request's deficiencies are corrected, the County Engineer shall take no further action on the request.

5. When the County Engineer determines the written petition for refund of impact fees paid is complete, the County Engineer shall review the petition within fifteen (15) working days, and shall approve the requested refund if the County Engineer determines the fee payer has paid an impact fee which the County has neither expended nor encumbered within five (5) years from the date the impact fee was paid.

6. If any impact fee has not been expended or otherwise encumbered within five (5) years of the date the impact fee were received, upon receipt of a complete refund petition as determined by the County Engineer, the impact fee shall be refunded along with interest at a rate which is seventy percent (70%) of the prime commercial rate in effect at the time that the impact fee is imposed, less five percent (5%) of the total fee to defray the costs of administration.

7. Impact fee refunds may be made at the discretion of the County Engineer without petition in any case where inadvertent mathematical error resulting in overpayment has been made.

8. Any charitable organization certified by the Internal Revenue Service as tax-exempt under Section 501(c)(3) of the Internal Revenue Code, and when so certified paid an impact fee under Kane County Ordinance 04-22 for new development that is solely owned and solely occupied by the charitable organization shall, upon written application to the Kane County Engineer, receive a one time refund in an amount equal to 100% of the impact fee that would have been assessed on an equivalent land use that generates 50 weekday PM peak hour trips, or an amount equal to 100% of the impact fee paid, whichever amount is less.

#### Section Seventeen. **Exemptions.**

The following new development shall be exempt from payment of any impact fees imposed by this Ordinance:

1. Alterations or expansion of an existing dwelling unit where no additional units are created and the use of the unit is not changed;
2. Nonresidential new development where an existing building will be structurally altered or enlarged and does not exceed the lesser of (a) twenty-five thousand (25,000) square feet of floor area or (b) twenty-five percent (25%) of the existing floor area square footage of the building; where (i) the nonresidential new development does not require a zoning change, and (ii) where additional trips created by the alteration or enlargement does not exceed ten percent (10%) of trips per existing land use; or (iii) where the alteration is required by the County's or a Municipality's building code;

3. The construction of nonresidential accessory buildings which do not constitute an increase in intensity of the existing use;
4. The reconstruction of a destroyed or partially destroyed building with a new building of the same size and use;
5. Publicly owned and operated school buildings;
6. Public buildings owned, operated and occupied by government agencies.
7. Temporary structures;
8. Affordable housing. Each housing unit (or a designated percentage of the housing units in multi-family housing developments) meeting the definition of "affordable housing" and the requirements of this Section shall be exempt from payment of an impact fee. The County engineer shall establish procedures to ensure that rental housing developments qualifying for this exemption continue to meet the minimum affordability requirements of the Illinois Housing Development Authority for a period of ten (10) years. If a rental housing development fails to meet the affordability requirement in any year, the impact fee that would otherwise have been due shall be paid in full by the owner of record; and
9. Private schools.

#### Section Eighteen. **Discounts**

1. A new development shall be eligible for a forty percent (40%) discount from the impact fee assessed in accordance with Section Ten of this Ordinance, provided that all of the following criteria, (a through d) are met:
  - a. All building entrances in the new development are (i) within one half (1/2) mile walking distance of an existing or committed PACE fixed route bus service; or (ii) within one mile (1) mile walking distance of an existing or committed METRA commuter rail station (for the purposes of this subsection (a), "committed" shall mean that the METRA station or PACE fixed route bus service is included in either agency's published five year capital plan or has otherwise been actually budgeted by either agency); or (iii) within one-half (1/2) mile walking distance of other transit service, or (iii) within one half (1/2) mile walking distance of the Transit Supportive Corridors listed in paragraph 2 below . In order to meet the requirements of this subsection, "other transit service" shall meet all of the following requirements:
    - i. The transit service shall be scheduled along a fixed route with at least one terminus at an existing METRA commuter rail station or existing PACE fixed bus service. At a minimum, hourly round trip service shall be provided on weekdays from six o'clock (6:00) A.M. to nine o'clock (9:00) A.M. and from four o'clock (4:00) P.M. to seven o'clock (7:00) P.M.; and,
    - ii. The transit service shall be available for use by the general public, although occupants of the new development may be charged a preferred rate; and,
    - iii. There shall be a minimum ten (10) year commitment to maintain the transit service with a guaranteed funding source; and,
    - iv. The transit service shall have a minimum passenger capacity sufficient to serve five percent (5%) of the units of the residential new development receiving the discount or five percent (5%) of the employees of the nonresidential new

development receiving the discount. If a new development proposes to utilize an existing "other transit service", that transit service shall have sufficient available capacity to meet the minimum passenger capacity requirement as set forth in this subsection; and,

- v. The transit service shall be provided by an entity licensed and insured to carry passengers for hire.
- b. The new development includes a residential component and also includes at least four (4) of the land uses or trip generators listed in paragraph 2 below, or all building entrances are:
  - (i) within one-quarter (1/4) mile walking distance of a residential zoning district and at least four (4) of the land uses or trip generators listed in paragraph 2 below; or
  - (ii) within three quarter (3/4) mile walking distance of a residential zoning district and at least six (6) of the land uses or trip generators listed in paragraph 2 below.
- c. The new development has (i) an average residential density of at least seven (7) units per acre; or (ii) an average nonresidential or mixed use floor area ratio of at least 0.5.
- d. Unless located on an infill or redevelopment site, the maximum block perimeter within the new development is less than or equal to two thousand two hundred feet (2,200') and the main or a public entrance to the building is directly accessible on a paved pathway from the public sidewalk along a street, with no parking allowed between the building and the public sidewalk along the street.

2. Transit Supportive Corridors include and are limited to: Randall Road, Orchard Road, Dunham Road/Kirk Road/Farnsworth Avenue, Hopps Road from Randall Road to Illinois 31, Middle Street from Illinois State Route 31 to east Kane County Line, Wilson Street from Orchard Road to Kirk Road, Montgomery Road from Illinois State Route 31 to Hill Avenue, East New York Avenue from Orchard Road to east Kane County line, Illinois State Route 25, Illinois State Route 31, Illinois State Route 38 from Peck Road to east Kane County Line, Illinois State Route 56 from Orchard Road to east Kane County Line, Illinois State Route 64 from Burlington Road to east Kane County line, Illinois State Route 72 from Big Timber Road to east Kane County Line.

3. Land uses and trip generators referenced in this Section are: parks, forest preserves, community or civic centers, recreation facilities, schools or daycare centers, libraries, places of worship, post offices, convenience stores, laundry/dry cleaners, neighborhood retail centers, restaurants, pharmacies, grocery stores, banks, medical/dental offices or hospitals, and general offices. A single use may not be counted in more than one category. Accessory uses within a principal use may not be counted as a separate use; for example, a school within a church shall be considered one (1) use.

4. New development meeting the requirements of paragraph 1 of this Section shall be given an additional ten percent (10%) discount from the impact fee assessed in accordance with Section Ten of this ordinance, provided the new development is located on an infill or redevelopment site.

5. New development meeting the requirements of paragraph 1 of this Section shall be given an additional ten percent (10%) discount from the impact fee assessed, provided the new development (i) has an average residential density of at least fourteen (14) units per acre; or (ii) has an average non-residential or mixed use floor area ratio of at least 1.0.

6. New development meeting the requirements of paragraph 1 of this Section shall be given an additional ten percent (10%) discount from the impact fee assessed, provided the new development (i) has an average residential density of at least twenty eight (28) units per acre; or (ii) has an average non-residential or mixed use floor area ratio of at least 1.5.

7. Industrial redevelopment meeting the requirements of paragraph 1 of this Section shall be given an additional twenty percent (20%) discount from the impact fee assessed.

8. Nonresidential new development meeting the requirements of subsection (a) of this Section shall be given a twenty percent (20%) discount from the impact fee assessed, provided the new development is located on an infill or redevelopment site.

9. The first fifty (50) trips generated by industrial redevelopment shall be discounted ten percent (10%).

10. Industrial redevelopment shall be given a ten percent (10%) discount from the impact fee assessed, provided the new development is within one mile of a public use airport.

11. Industrial redevelopment shall be given a ten percent (10%) discount from the impact fee assessed, provided the new development has on-site railroad spur access for freight purposes.

12. Industrial redevelopment shall be given a ten percent (10%) discount from the impact fee, provided the new development has direct access to a state designated truck route.

13. Except for charitable organizations, the maximum impact fee discount that any new development may receive under this Section is seventy percent (70%). Impact fees calculated through an individual assessment are not eligible for any of the discounts in this Section.

14. In order to receive the impact fee discount described in this Section, the developer shall submit an impact fee discount application to the Division of Transportation. The impact fee discount application shall include an overall plan of the new development, a description of the permitted and anticipated land uses, and detailed calculations clearly demonstrating that the new development meets the requirements listed in this Section and a schedule indicating the anticipated year of construction of the various phases and elements of the new development. The Division of Transportation may establish further requirements for an impact fee discount application as needed to properly administer the requirements of this Section.

15. As a condition of receiving an impact fee discount under this Section, the developer shall enter into an impact fee payment agreement with the County in accordance with Section Eight of this Ordinance. The impact fee payment agreement shall provide that the developer will construct the new development in accordance with the supporting documents submitted with the impact fee discount application, within a period not to exceed ten (10) years. The impact fee payment agreement shall also include a commitment by the developer that if the new development is not completed in accordance with the impact fee discount application within ten (10) years of the date of the impact fee payment agreement, or if there is a material change in the new development that would result in (i) its ineligibility to receive an impact fee discount, or (ii) its receiving a lesser impact fee discount, then the developer shall pay or cause to be paid to the County an amount equal to the impact fee discount or excess impact fee discount received. The duration of the impact fee discount may be extended beyond the ten (10) year period upon mutual agreement of the County and the developer, provided that portions of the new development completed within ten (10) years meet the qualification requirements for the discount obtained and that additional portions of the development receiving the discount after the ten (10) year period continue to meet the requirements for the discount obtained. The County may, as a condition of the impact fee payment agreement, require a guaranty in a form acceptable to the County to ensure such payment.

16. New development shall be eligible for a one hundred percent (100%) discount from the impact fee assessed in accordance with Section Ten of this Ordinance, provided: (i) it is solely owned and solely occupied by a charitable organization certified by the Internal Revenue Service as tax-exempt under section 501(c)(3) of the Internal Revenue Code and (ii) the total site generates fifty (50) or fewer weekday P.M. peak hour trips as determined using the methodology contained in Appendix A

of the CRIP. Sites that generate greater than fifty (50) weekday P.M. peak hour trips but otherwise meet the requirements of this Section shall receive a total maximum discount the amount of which is determined by multiplying the applicable impact fee per trip from Exhibit D of this Ordinance, by the applicable impact fee multiplier from Exhibit C of this Ordinance, and multiplying the result by fifty (50). In order to receive this discount, the charitable organization shall provide satisfactory evidence of its federal tax-exempt status.

#### Section Nineteen. **Advisory Committee.**

1. An Advisory Committee has been established by the County in compliance with the requirements of the Road Improvement Impact Fee Law to assist the County in the recommendation

of land use assumptions and the development of the CRIP. After the effective date of this Ordinance, the Advisory Committee shall, among other duties, continue to:

- a. Report to the County on all matters relating to the imposition of impact fees;
- b. Monitor and evaluate the implementation of the CRIP and the assessment of impact fees;
- c. Report annually to the County with respect to the progress of the implementation of the CRIP; and
- d. Advise the County of the need to update or revise the land use assumptions, CRIP, or impact fees.
- e. Review the County's highway program with respect to impact fee expenditures.
- f. Discuss relevant development trends in the County.

2. The County shall adopt procedural rules to be used by the Advisory Committee in carrying out the duties imposed by this Section. The rules shall provide that any three (3) members of the Advisory Committee may call a meeting of the Committee to discuss issues that fall within the duties listed above. The County shall assist the Advisory Committee and shall make available all professional reports reasonably relating to the development and implementation of the land use assumptions, the CRIP, and the periodic up-dates of the CRIP.

#### Section Twenty. **Review of Land Use Assumptions and Update of Comprehensive Road Improvement Plan.**

The Advisory Committee shall periodically review the land use assumptions and the Comprehensive Road Improvement Plan, approved by Resolution 04-21 as amended from time to time, in accordance with Section Nineteen of this Ordinance and shall advise the County of the need to update any of these documents. The CRIP shall be updated at least once every five (5) years in accordance with statutory requirements. The five (5) year period shall commence on the date of the most recent adoption of the CRIP.

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**Section Twenty-one. Review of Ordinance.**

1. The Advisory Committee shall periodically review the factors used to calculate the impact fee schedule in Section Ten, the factors used for an individual assessment provided for in Section Eleven, the administration of this Ordinance and the Procedures Manual, and shall revise the impact fee schedule in accordance with any changes in the factors used in calculating the impact fee. The review shall not affect the applicability of the impact fee schedule in Section Ten or the factors in Section Eleven until a revision to the schedule or the factors is approved by the County Board. If the County Engineer determines that the arithmetic average of any proposed increase in the impact fees will be five percent (5%) or greater from the previous impact fee schedule, the County shall hold a public hearing regarding the proposed revisions to the impact fee schedule. The County shall give thirty (30) days notice of such public hearing by publication in a newspaper of general circulation within Kane County. A majority vote of the members of the County Board then holding office is required before the impact fees may be increased. In no event shall this paragraph or any other Section of this Ordinance be construed to prevent the County Board from taking any action to amend this Ordinance after its effective date.

2. Regarding any revision of the impact fee schedule, the maximum annual increase for any one year shall not be more than ten percent (10%) plus any increase in the Construction Cost Index (as published by the Engineering News Record) for said year.

3. Any impact fee increase or decrease shall become effective on December 1st of the year that the impact fee schedule is approved by the County Board. If there has been a State or County gas tax increase or decrease, a revised fee schedule may be considered by the Transportation Committee at a regularly scheduled meeting and subsequently by the County Board at the next regularly scheduled County Board meeting thereafter. Any revised impact fee schedule approved by the County Board shall reflect the allocation of such gas tax funds to transportation capacity improvements.

4. An annual report shall be provided to the County Board that examines the expenditure of the impact fees collected under the provisions of this Ordinance and analyzes the effectiveness of such expenditures. The annual report shall be produced prior to June 1st of every year.

5. The limitations contained in Paragraphs 1 and 2 of this Section shall not apply to any amendment to this Ordinance resulting from a complete update of the Land Use Assumptions and Comprehensive Road Improvement Plan in accordance with the Road Improvement Impact Fee Law.

**Section Twenty-two. Effective Date of Ordinance.**

This Ordinance shall become effective upon adoption by the County Board.

**Section Twenty-three. Penalties.**

1. The County Engineer may initiate, through the office of the Kane County State's Attorney, judicial proceedings to collect any impact fee or any interest accrued thereon that has become due under this Ordinance.

2. Unless a fee payer is actively prosecuting the appeal of an impact fee, or actively prosecuting any other remedy provided by law for relief against an impact fee, if an impact fee required by this Ordinance has not been timely paid, the County or the County Engineer shall not issue to the delinquent fee payer any subsequent approvals or permits for any other development or work in the County of Kane in which the delinquent fee payer has an interest and shall suspend review of any and all pending applications or petitions of the delinquent fee payer pending before the County until all impact fees owed have been paid in full.



**Section Twenty-four. Distribution.**

Certified copies of this Ordinance shall be sent to every municipality having territory within Kane County, the Illinois Department of Transportation, the Division of Transportation, and the Kane/Kendall Council of Mayors, and one copy to the Treasurer, Auditor, Finance Department, Development Department, and State's Attorney's Office.

**Section Twenty-five. Severability.**

In the event that any portion or section of this Ordinance is determined to be invalid, illegal, or unconstitutional by a court of competent jurisdiction, such decision shall in no manner effect the remaining portions or sections of the Ordinance, which shall remain in full force and effect.

Passed by the Kane County Board on March XX, 2017.

\_\_\_\_\_  
John A. Cunningham  
Clerk, County Board  
Kane County, Illinois

\_\_\_\_\_  
Christopher J. Lauzen  
Chairman, County Board  
Kane County, Illinois

Vote:  
Yes \_\_\_\_\_  
No \_\_\_\_\_  
Voice \_\_\_\_\_  
Abstentions \_\_\_\_\_



## Exhibit B: Impact Fee Schedule in Effect through April 10, 2018

Land Use	Impact Unit	Gross Impact Fee (\$) per Impact Unit			Reduced Impact Fee (\$) per Impact Unit		
		North	Central	South	North	Central	South
<b>RESIDENTIAL</b>							
Single Family Detached	Dwelling Unit	\$3,369.19	\$3,282.08	\$3,383.66	<b>\$1,684.60</b>	<b>\$1,641.04</b>	<b>\$1,691.83</b>
Single Family Attached	Dwelling Unit	\$1,751.98	\$1,706.68	\$1,759.51	<b>\$875.99</b>	<b>\$853.34</b>	<b>\$879.75</b>
Multi-Family Attached	Dwelling Unit	\$2,088.90	\$2,034.89	\$2,097.87	<b>\$1,044.45</b>	<b>\$1,017.44</b>	<b>\$1,048.94</b>
Age Restricted Housing	Dwelling Unit	\$909.68	\$886.16	\$913.59	<b>\$454.84</b>	<b>\$443.08</b>	<b>\$456.79</b>
<b>COMMERCIAL RETAIL</b>							
Retail 1-50,000 s.f.	1,000 s.f. (1)	\$5,103.17	\$4,971.22	\$5,125.09	<b>\$2,551.59</b>	<b>\$2,485.61</b>	<b>\$2,562.55</b>
Retail 50,000-300,000 s.f.	1,000 s.f. (1)	\$7,677.46	\$7,478.95	\$7,710.44	<b>\$3,838.73</b>	<b>\$3,739.48</b>	<b>\$3,855.22</b>
Retail 300,000-1,000,000 s.f.	1,000 s.f. (1)	\$5,550.72	\$5,407.20	\$5,574.56	<b>\$2,775.36</b>	<b>\$2,703.60</b>	<b>\$2,787.28</b>
Retail over 1,000,000 s.f.	1,000 s.f. (1)	\$4,650.79	\$4,530.54	\$4,670.77	<b>\$2,325.40</b>	<b>\$2,265.27</b>	<b>\$2,335.39</b>
Supermarket	1,000 s.f. (2)	\$9,581.98	\$9,334.23	\$9,623.14	<b>\$4,790.99</b>	<b>\$4,667.11</b>	<b>\$4,811.57</b>
Convenience Market	1,000 s.f. (2)	\$26,486.90	\$25,802.05	\$26,600.67	<b>\$13,243.45</b>	<b>\$12,901.03</b>	<b>\$13,300.34</b>
Service Station	Fueling Position	\$7,009.60	\$6,828.36	\$7,039.71	<b>\$3,504.80</b>	<b>\$3,414.18</b>	<b>\$3,519.86</b>
<b>COMMERCIAL OFFICE</b>							
General Office	1,000 s.f. (2)	\$5,020.10	\$4,890.30	\$5,041.66	<b>\$2,510.05</b>	<b>\$2,445.15</b>	<b>\$2,520.83</b>
Medical-Dental Office	1,000 s.f. (2)	\$12,028.01	\$11,717.02	\$12,079.68	<b>\$6,014.01</b>	<b>\$5,858.51</b>	<b>\$6,039.84</b>
Office Park	1,000 s.f. (2)	\$4,986.40	\$4,857.47	\$5,007.82	<b>\$2,493.20</b>	<b>\$2,428.74</b>	<b>\$2,503.91</b>
Business Park	1,000 s.f. (2)	\$4,245.18	\$4,135.42	\$4,263.42	<b>\$2,122.59</b>	<b>\$2,067.71</b>	<b>\$2,131.71</b>
<b>COMMERCIAL INDUSTRIAL</b>							
Warehousing/Distribution Terminal	1,000 s.f. (2)	\$1,078.14	\$1,050.26	\$1,082.77	<b>\$539.07</b>	<b>\$525.13</b>	<b>\$541.39</b>
Flex Industrial	1,000 s.f. (2)	\$1,853.06	\$1,805.14	\$1,861.01	<b>\$926.53</b>	<b>\$902.57</b>	<b>\$930.51</b>
Light Industrial/Industrial Park	1,000 s.f. (2)	\$3,268.12	\$3,183.62	\$3,282.15	<b>\$1,634.06</b>	<b>\$1,591.81</b>	<b>\$1,624.22</b>
<b>COMMERCIAL RESTAURANT</b>							
Fast Food Restaurant	1,000 s.f. (2)	\$11,000.41	\$10,715.98	\$11,047.66	<b>\$5,500.21</b>	<b>\$5,357.99</b>	<b>\$5,523.83</b>
Other Restaurant	1,000 s.f. (2)	\$6,308.81	\$6,145.69	\$6,335.91	<b>\$3,154.41</b>	<b>\$3,072.85</b>	<b>\$3,167.96</b>
<b>COMMERCIAL SERVICE</b>							
Day Care	1,000 s.f. (2)	\$4,157.58	\$4,050.08	\$4,175.44	<b>\$2,078.79</b>	<b>\$2,025.04</b>	<b>\$2,087.72</b>
Hospital	Bed	\$4,767.71	\$4,660.55	\$4,761.55	<b>\$2,383.86</b>	<b>\$2,330.28</b>	<b>\$2,380.78</b>
Nursing Home	Bed	\$741.22	\$722.06	\$744.41	<b>\$370.61</b>	<b>\$361.03</b>	<b>\$372.20</b>
Hotel/Motel	Room	\$1,583.52	\$1,542.58	\$1,590.32	<b>\$791.76</b>	<b>\$771.29</b>	<b>\$795.16</b>
<b>OTHER</b>							
Religious Institution	1,000 s.f. (2)	\$1,853.06	\$1,805.14	\$1,861.01	<b>\$926.53</b>	<b>\$902.57</b>	<b>\$930.51</b>

(1) Gross Leasable Floor Area: The amount of floor space available to be leased or rented. The gross leasable area is the total floor area designed for tenant occupancy and exclusive use

(2) Gross Floor Area: The total floor area contained within the building measured to the external face of the external walls.

Note for a property with only one tenant, the measurements Gross Floor Area (GFA) and Gross Leasable Floor Area (GLFA) are essentially equal.

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\*Beginning April 11, 2017, the Reduced Fee shall be calculated by multiplying the Gross Fee by the applicable Impact Fee Multipliers found in Exhibit C.

**Exhibit C: Impact Fee Multiplier**

<b>Effective Dates</b>	<b>Year</b>
April 11, 2017 through April 10, 2018	50%
April 11, 2018 through April 10, 2019	53%
April 11, 2019 through April 10, 2020	56%
April 11, 2020 through April 10, 2021	59%
After April 11, 2021	62%

**Exhibit D: Fee Per Trip**

<b>Service Area</b>	<b>Fee per Trip</b>
North Service Area	\$3,369
Central Service Area	\$3,282
South Service Area	\$3,384