



Kane County

Impact Fee Advisory Committee

May 11, 2016

Items to be Discussed

- ▶ Public Hearing Summary
- ▶ Comments Received During and After the Hearing
- ▶ Proposed Responses to Public Input
- ▶ Recommendation for Adoption of the Land Use Update



Public Hearing Summary

- ▶ Required by statute for land use and for CRIP
- ▶ Held on Tuesday, April 19 from 5:30 P.M until 8:30 P.M.
- ▶ 10 attendees, representing County Board, municipalities, developers, and general citizens



Materials Presented at Hearing

- ▶ Boards explaining the process
- ▶ Tables showing population, employment, and households by township
- ▶ Maps showing density by TAZ
- ▶ Schedule and next steps



Summary of Comments Received

City of Batavia:

- ▶ Concerned with locations within the City used for allocating forecast year 2040 population.
- ▶ Public open spaces were utilized to account for some growth, which impacts forecasts.
- ▶ Requested additional time for review.

Village of Sugar Grove:

- ▶ Concerned about over-estimation of CMAP's 2040 forecast (Population, Households and Employment) within the Village boundary



Responses to Comments

- ▶ County staff directly coordinated with City of Batavia and Village of Sugar Grove to discuss their concerns.
- ▶ Both Municipalities acknowledged that moving numbers around within the township wouldn't impact the eventual outcomes of the process.
- ▶ Recognized the validity of using the Regional endorsed forecasts



Responses to Comments

- ▶ To account for localized growth trends, a curve-fit analysis will be utilized to temper near-term growth (2026) instead of using a liner interpolation between existing and forecast year 2040.
- ▶ Developed curve-fit estimate using growth rate assumptions from comments provided by Municipalities.



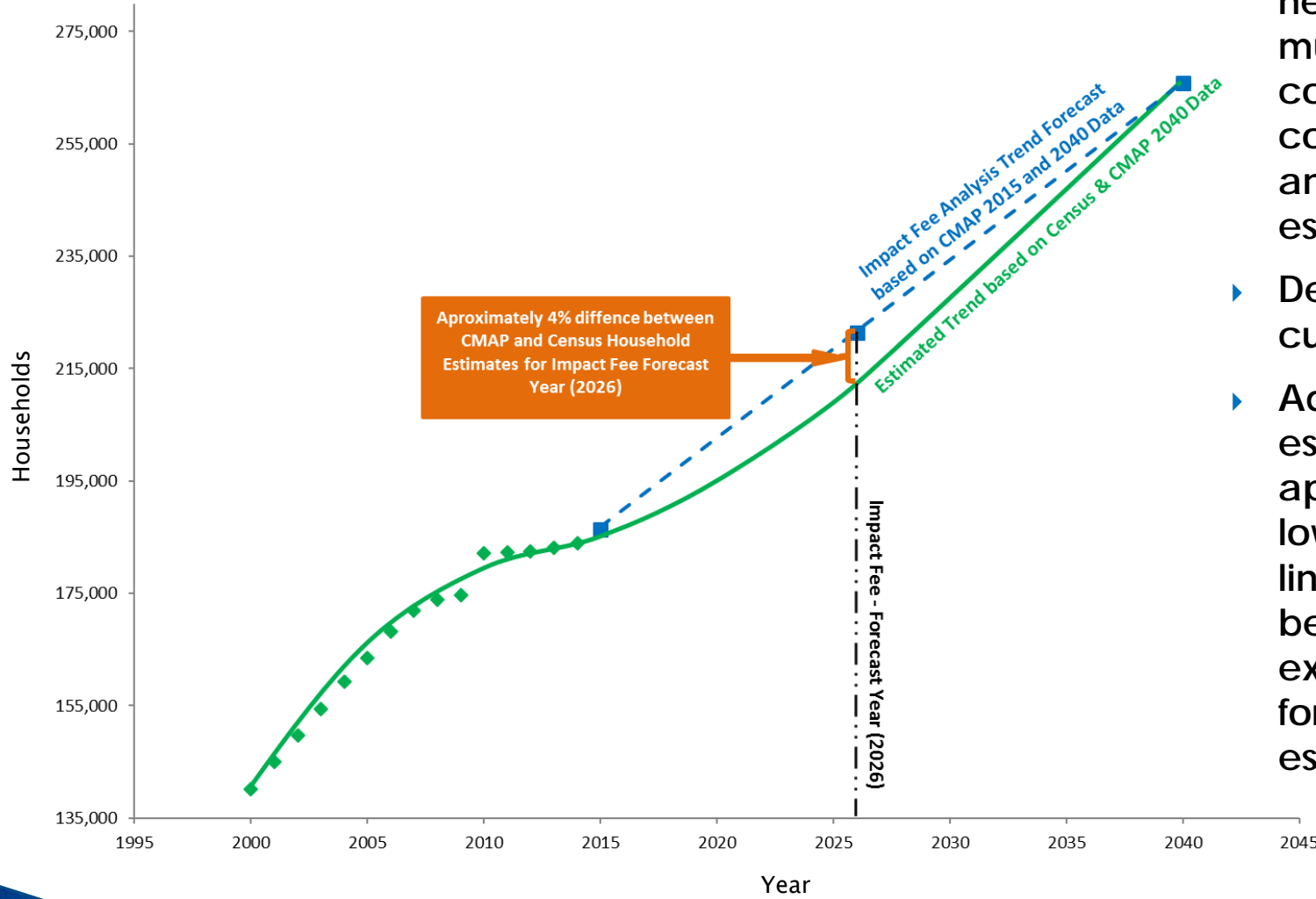
Responses to Comments

- ▶ County staff will perform a thorough assessment to validate the reasonableness of travel demand from the modeling process.
- ▶ The socio-economic estimates at the county level are consistent between CMAP and Census efforts.



Household Trend Analysis

Households - Trend Analysis



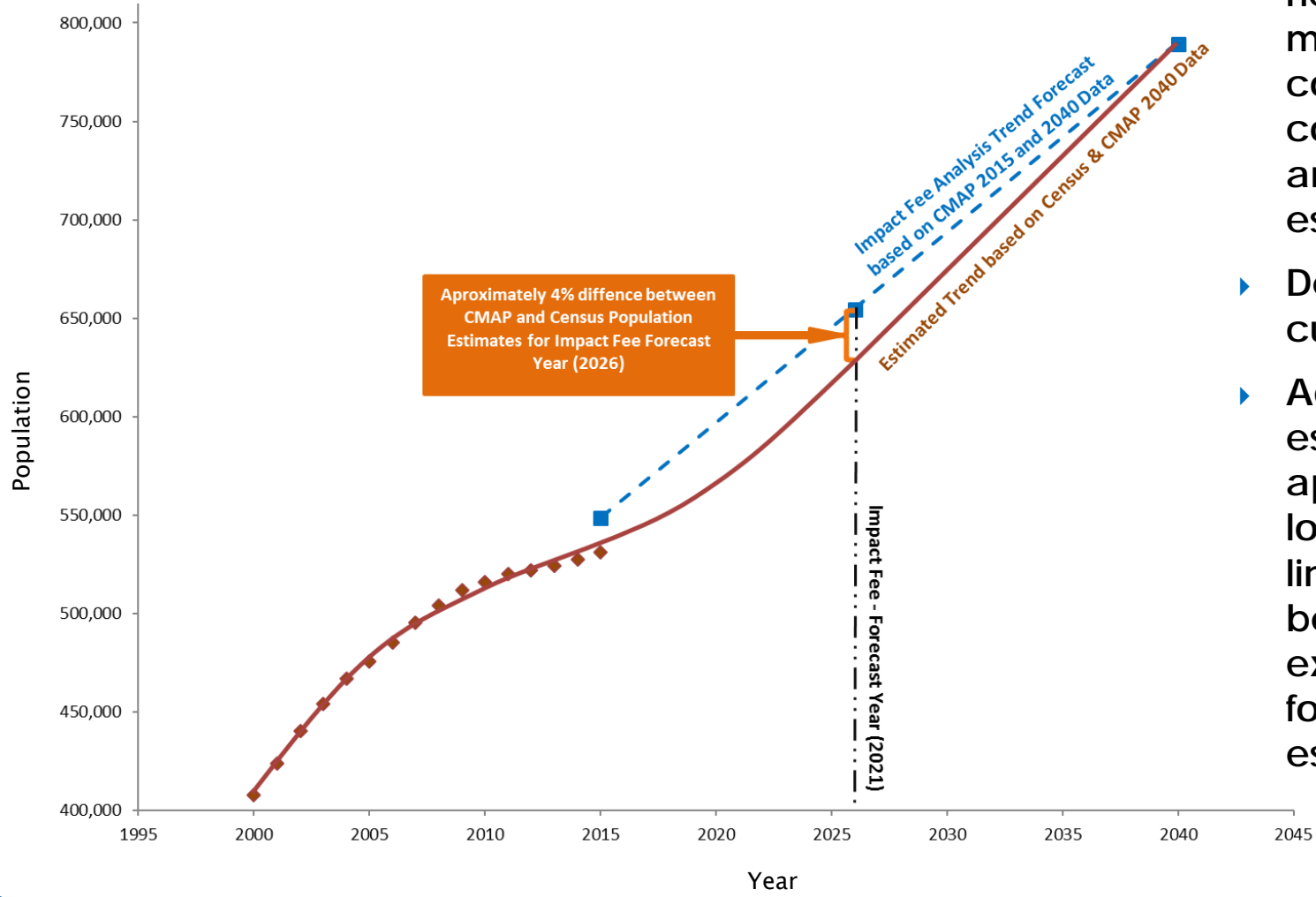
- ▶ Utilized public hearing input and municipal comments to compare Census and CMAP estimates.
- ▶ Developed best fit curve assessment
- ▶ Adjusted Household estimates for 2026 is approximately 4% lower than utilizing liner interpolation between CMAP's existing and forecast year estimates

2026 Household estimates from the curve-fit analysis are approximately 4% lower compared to linear interpolation between existing and forecast year 2040 estimates



Population Trend Analysis

Population - Trend Analysis



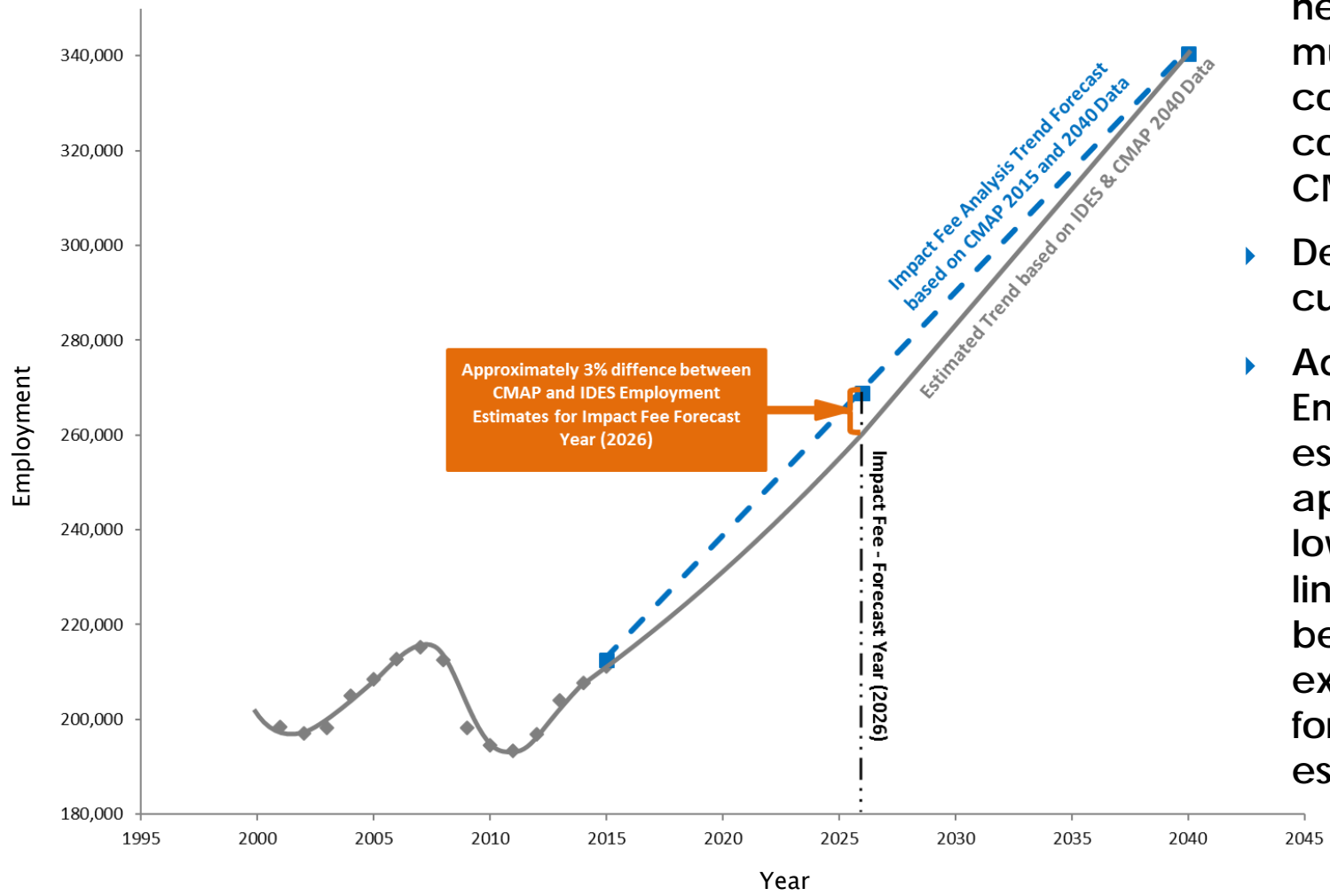
- ▶ Utilized public hearing input and municipal comments to compare Census and CMAP estimates.
- ▶ Developed best fit curve assessment
- ▶ Adjusted Population estimates for 2026 is approximately 4% lower than utilizing liner interpolation between CMAP's existing and forecast year estimates

2026 Population estimates from the curve-fit analysis are approximately 4% lower compared to linear interpolation between existing and forecast year 2040 estimates



Employment Trend Analysis

Employment - Trend Analysis



- ▶ Utilized public hearing input and municipal comments to compare IDES and CMAP estimates.
- ▶ Developed best fit curve assessment
- ▶ Adjusted Employment estimates for 2026 is approximately 3% lower than utilizing liner interpolation between CMAP's existing and forecast year estimates

2026 Employment estimates from the curve-fit analysis are approximately 3% lower compared to linear interpolation between existing and forecast year 2040 estimates



Household Totals by Township

Households by Township				
Political Township ⁽¹⁾	Households (2015) ⁽²⁾	Households (2026) ⁽³⁾	Adjusted Households (2026) ⁽⁴⁾	Households (2040) ⁽²⁾
Aurora	47,523	53,085	51,064	60,164
Batavia	12,993	14,327	13,782	16,025
Big Rock	891	1,366	1,314	1,971
Blackberry	5,461	6,989	6,723	8,933
Burlington	895	1,347	1,296	1,923
Campton	6,201	7,789	7,493	9,811
Dundee	21,690	24,429	23,499	27,916
Elgin	34,575	37,834	36,393	41,981
Geneva	10,311	11,737	11,290	13,551
Hampshire	3,555	5,177	4,980	7,241
Kaneville	489	522	502	563
Plato	3,120	5,533	5,323	8,605
Rutland	10,022	15,509	14,918	22,492
St. Charles	18,730	20,142	19,375	21,939
Sugar Grove	9,118	14,359	13,812	21,029
Virgil	866	1,197	1,152	1,619
Totals	186,440	221,342	212,915	265,763

- Source:**
- (1) Political Township – Kane County GIS Department
 - (2) 2015 and 2040 Households – CMAP GoTo 2040 Plan Inputs – October 2014 Conformity Update
 - (3) 2026 Households – Interpolated based on 2015 and 2014 CMAP Data
 - (4) Adjusted 2026 Households – Adjusted 2026 Estimates based on using best fit curve analysis



Population Totals by Township

Population by Township				
Political Township ⁽¹⁾	Population (2015) ⁽²⁾	Population (2026) ⁽³⁾	Adjusted Population (2026) ⁽⁴⁾	Population (2040) ⁽²⁾
Aurora	151,003	168,178	161,699	190,036
Batavia	36,660	40,641	39,076	45,708
Big Rock	2,311	3,729	3,585	5,533
Blackberry	16,821	21,748	20,911	28,020
Burlington	2,352	3,618	3,478	5,228
Campton	18,917	23,865	22,945	30,162
Dundee	67,757	75,825	72,904	86,094
Elgin	103,063	112,886	108,537	125,387
Geneva	27,739	31,544	30,329	36,388
Hampshire	9,054	13,768	13,237	19,767
Kaneville	1,283	1,380	1,327	1,503
Plato	8,800	16,781	16,134	26,939
Rutland	24,679	41,060	39,478	61,908
St. Charles	51,269	55,162	53,037	60,116
Sugar Grove	24,336	40,929	39,352	62,048
Virgil	2,212	3,194	3,071	4,443
Totals	548,257	654,307	629,102	789,280

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 2014 CMAP Data

(4) Adjusted 2026 Population – Adjusted 2026 Estimates based on using best fit curve analysis



Employment Totals by Township

Employment by Township				
Political Township ⁽¹⁾	Employment (2015) ⁽²⁾	Employment (2026) ⁽³⁾	Adjusted Employment (2026) ⁽⁴⁾	Employment (2040) ⁽²⁾
Aurora	51,584	62,608	60,720	76,639
Batavia	13,223	15,339	14,876	18,032
Big Rock	3,598	5,444	5,280	7,794
Blackberry	2,647	3,091	2,998	3,657
Burlington	511	784	761	1,132
Campton	3,316	5,951	5,771	9,304
Dundee	30,369	40,563	39,340	53,538
Elgin	41,498	48,163	46,710	56,646
Geneva	22,089	24,554	23,814	27,692
Hampshire	3,792	5,093	4,939	6,748
Kaneville	826	826	801	826
Plato	1,589	3,488	3,382	5,904
Rutland	5,376	11,231	10,892	18,682
St. Charles	25,245	29,173	28,293	34,172
Sugar Grove	6,447	12,066	11,702	19,218
Virgil	341	410	398	498
Totals	212,451	268,785	260,677	340,482

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 2014 CMAP Data

(4) Adjusted 2026 Employment – Adjusted 2026 Estimates based on using best fit curve analysis





Discussion and Request Recommendation for County Board Approval

Land Use Assumptions

	2015		2016			
	Dec	Feb	Mar	Apr	May	June
Advisory Committee Kick-Off & Recommendation Meetings	Dec 9	Feb 4				
Transportation Committee Recommendation		Feb 16				
County Board Resolution			Mar 8			
Advertise for Land Use Public Hearing			Mar 11 thru Mar 20			
Public Hearing - Land Use Assumptions				April 19		
Advisory Committee Approval					May 11	
Transportation Committee Recommendation					May 17	
County Board Resolution						June 14

CRIP Approval

	2016				2017	
	Sep	Oct	Nov	Dec	Jan	Feb
Advertise for CRIP Public Hearing	Sep 16, 23 & 30					
Public Hearing to adopt, modify or reject 2026 CRIP, comments due		Late Fall 2016				
Advisory Committee Recommendation				Dec		
Transportation Committee Recommendation					Jan	
County Board Approval						Feb



Thank you!