

Kane County Road Improvement Impact Fee Update

Facilities Driven Fee Calculation Approach

Advisory Committee Meeting, November 16, 2005

Program Development

1. Land use assumptions (population and employment)
2. Comprehensive Road Improvement Plan
3. Impact fee calculation

Program Development

1. Land use assumptions (population and employment) for model input
 - Base year (2005)
 - Ten year (2015)

Population and Employment Data

- Population
 - Households
- Employment
 - Industrial, office, retail, hospital, service, etc.
- Adjustments
- Compare to NIPC control totals

Program Development

2. Comprehensive Road Improvement Plan

- Traffic modeling
- Identify future deficiencies
- Project alternatives
- Cost estimates

Program Development

3. Impact Fee Calculation

- Ten year trip growth
- Determine project eligibility and funding
- Service area boundaries
- Cost allocation and fee schedule

Fee Schedule Calculation - Trips

Service Area A	Acres	Trip Rate	New Trips
SF Res.	8,000	2.5	20,000
MF Res.	3,000	6.0	18,000
Industrial	1,000	7.0	7,000
Office	400	40.0	16,000
Retail	600	24.0	14,400
New Trips			75,400

Fee Schedule Calculation – Cost per Trip

Cost of Eligible Projects / New Trips = Cost per Trip

For Example:

$$\$377,000,000 / 75,400 = \$5,000$$

Sample Fee Calculation

Cost per Trip x Units x Trip Rate = Fee



Single family home

$$\$5,000 \times 1 \times 0.95 = \$4,750$$



50,000 square foot office building

$$\$5,000 \times 50 \times 1.49 = \$372,500$$