

KANE COUNTY ROAD IMPACT FEE ADVISORY COMMITTEE
AGENDA

October 4, 2005
8:00 AM

Kane County Government Center Auditorium
719 Batavia Avenue, Building "A"
Geneva, IL 60134

- 1. Call to Order**
- 2. Roll Call**
 - a. Introductions**
- 3. Public Comment**
- 4. Approval of Minutes of Meeting of May 18, 2005**
- 5. Receiving Communications**
- 6. Reports**
 - a. Committee Organization and Responsibilities**
 - i. Discussion**
 - ii. Election of Vice-Chair**
 - b. Staff Presentation**
 - i. Reason for Update**
 - ii. Alternative calculation approaches**
 - iii. Service Area Issues**
 - iv. Consistency with other Planning Documents**
 - v. Public and Municipal Involvement**
 - vi. Ordinance Update Schedule**
- 7. Old Business**
- 8. New Business**
 - a. Schedule Next Meeting**
- 9. Adjournment**

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

October 4, 2005

Committee Organization

- Advisory Committee required by statute
- Committee make-up specified in statute
- Role is to advise the County Board on issues related to road impact fees
- Chairman appointed by the County Board Chairman
- Vice Chair elected by the committee

Committee Responsibilities

- Recommend proposed land use assumptions
- Recommend a comprehensive road improvement plan (CRIP)
- Report to the County Board on all matters relating to the imposition of road impact fees
- Monitor, evaluate and prepare an annual report to the County Board on the implementation of the CRIP and impact fees
- Advise the County Board on the need to update or revise elements of the Impact Fee Ordinance

Road Improvement Impact Fee Ordinance Update

- Reasons for a complete update
- Alternative calculation approaches
- Service Area Issues
- Consistency with other planning documents
- Public and Municipal involvement
- Ordinance update schedule

Reasons for Complete Update

- Large variation in current fees between service areas – changing service area boundaries cannot significantly reduce variation
- Current ordinance is in some ways inconsistent with goals of comprehensive plan – high fees in identified growth areas and low fees in farmland preservation areas
- Resolution of above issues requires a different calculation methodology

Alternative Calculation Approaches

- **Current – “Needs Driven”**
 - Calculates road capacity “consumed” by a development
 - DuPage County approach
- **Proposed – “Facilities Driven”**
 - Allocates portion of CRIP costs to new development, based on traffic impacts
 - City of Naperville approach
 - More consistent with state statute

Service Area Issues

- Service areas required by statute
- Small current size accentuates differences between service areas
- Single service area would eliminate fee differential
- Single service area would probably not meet "specifically and uniquely attributable" test
- Revised ordinance should have a minimum of three service areas

Consistency with other Planning Documents

- 2030 Transportation Plan
 - Key projects not necessarily on County Roads
- 2030 Land Resource Management Plan
 - 50-50-50 Concept
 - Transportation and Land Use Connections

Public and Municipal Involvement

- Land Use Assumptions and CRIP a direct factor in fee calculations
- Need both existing and projected land use
- CRIP also a direct factor in fee calculations
- With facilities approach, the fee calculation is more open

Ordinance Update Schedule Key Milestones

12/20/05	Public Hearing on Land Use Assumptions
1/23/06	Recommendation on Land Use Assumptions
7/19/06	Public Hearing on CRIP and Impact Fee Ordinance Revisions
8/17/06	Recommendation on CRIP and Ordinance Revisions
10/10/06	County Board adopts CRIP and revised ordinance