



Kane County

Impact Fee Advisory Committee

September 6, 2011

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 Wednesday, August 31 from 7:00 until 8:30
- ▶ 16 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 – Request that the land use assumptions be updated to show KDOT’s new population projections and the 2010 Census numbers
- ▶ Developer – Questions about densities shown in vicinity of 6 developments in Kane County and a request to reanalyze discount program
- ▶ Village of Burlington – Hope that in recognition of economic realities the impact fees stay the same or be slightly reduced
- ▶ City of St. Charles - Question some of the forecast population and employment growth
- ▶ City of St. Charles – Consideration of adjusting forecast growth based on current economic conditions
- ▶ Village of Sugar Grove – Concerns about population numbers at township level
- ▶ Village of Montgomery – Questions regarding the accuracy of the 2009 & 2011 estimates
- ▶ Village of Burlington – Concern that equity be considered among the communities within the County and with other Counties in the State



Clarifying Map Data

- ▶ Maps show overall densities for households, population and employment by Traffic Analysis Zones (TAZs) and do not represent land use or density policy.
- ▶ TAZs are a spatial unit used for assigning traffic in a travel demand model and are not equivalent to municipal, surveyed, or political boundaries or specific developments.

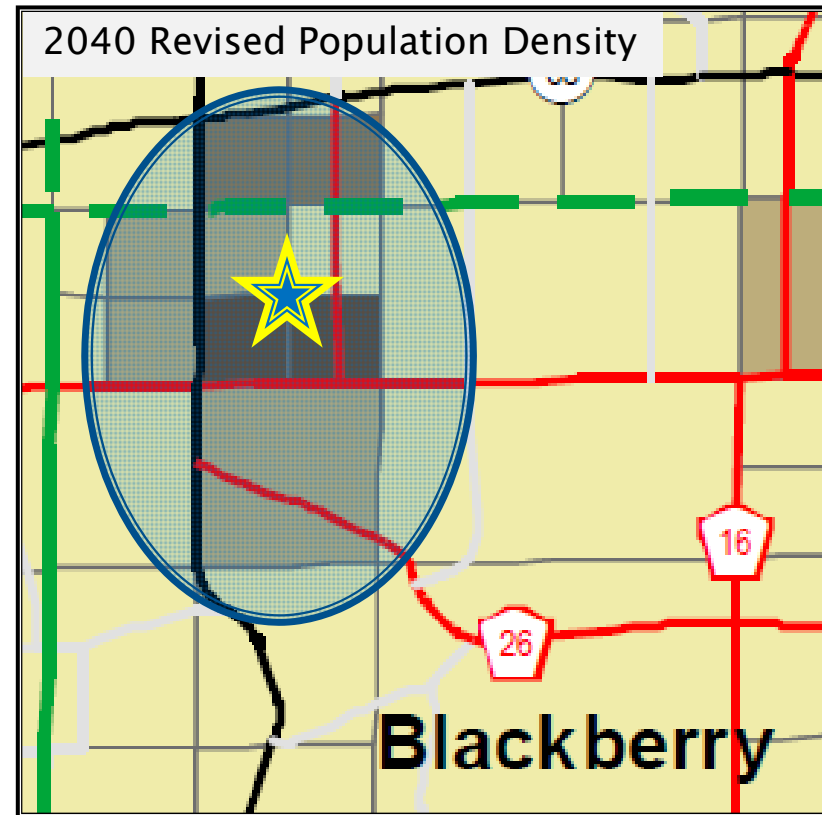
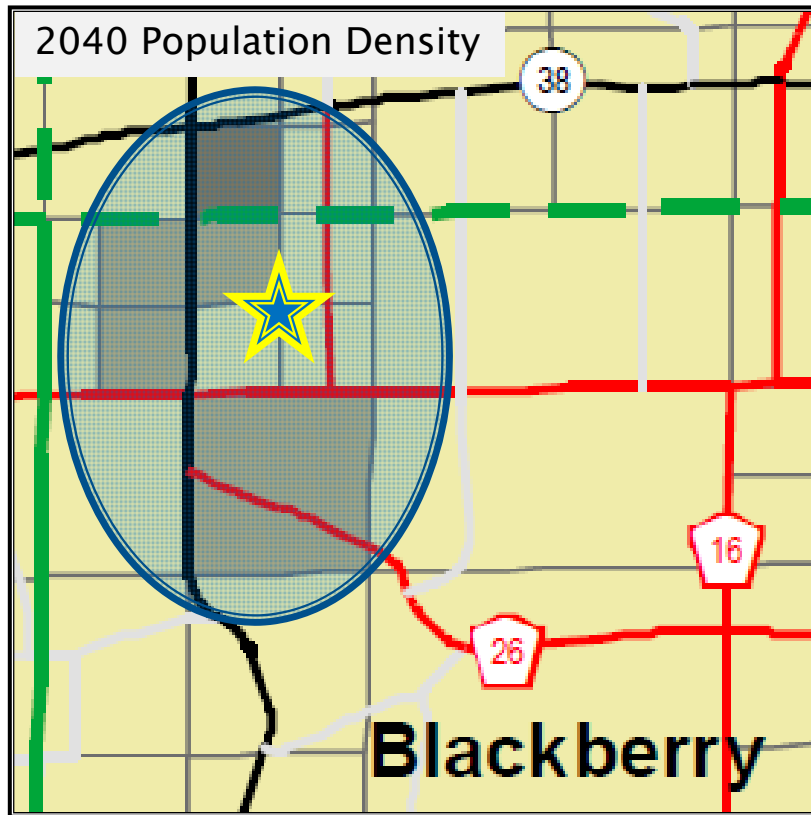


Clarifying Map Data

- ▶ Forecasted growth within a TAZ suggests growth within the overall TAZ boundary and does not represent densities of specific areas or parcels.
- ▶ In areas where the roadways are less densely spaced, the TAZs will generally tend to be larger in size and therefore the density will be lower than in a smaller TAZ with the same absolute population, employment, or household projections.



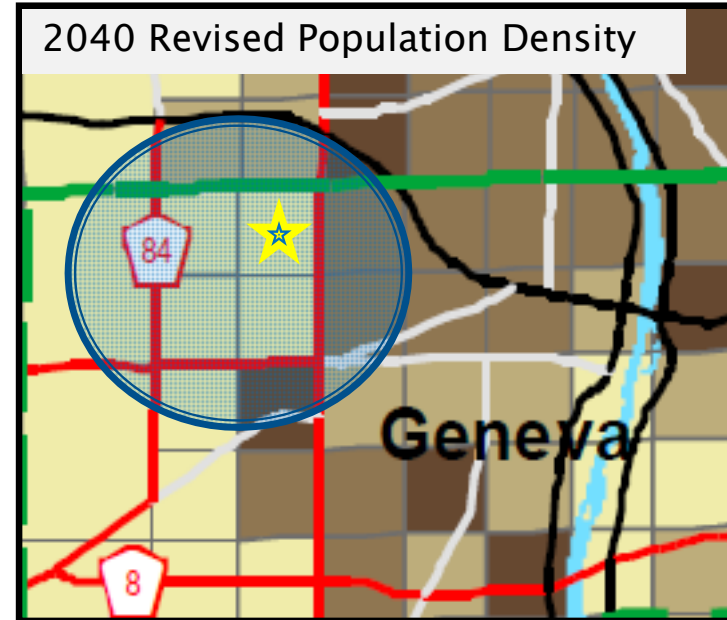
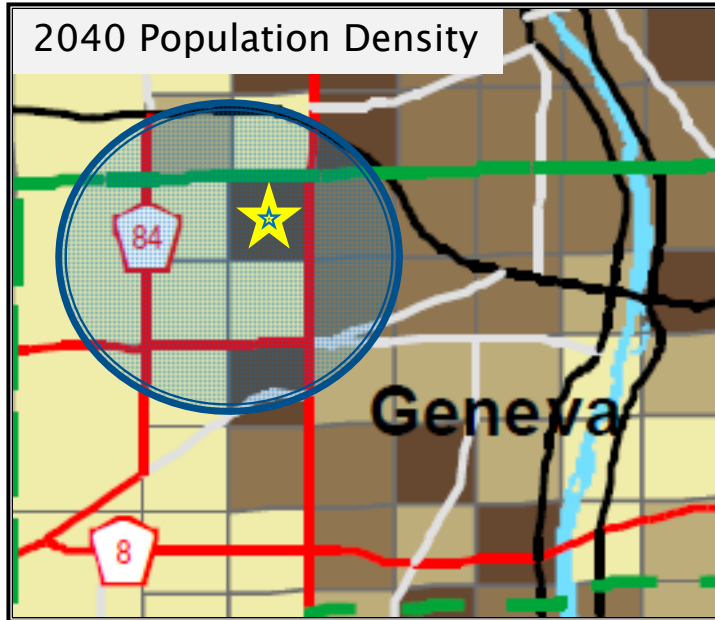
Response to Comment – Developer



- ▶ Developer questioned forecasted growth along the Elburn Metra Station
- ▶ Reallocated households and population from adjacent TAZs preserved for open space and revised 2040 forecast



Response to Comment – City of St. Charles



- ▶ Area in question already built out
- ▶ Revised 2040 forecast to reflect no-further growth for specific TAZs

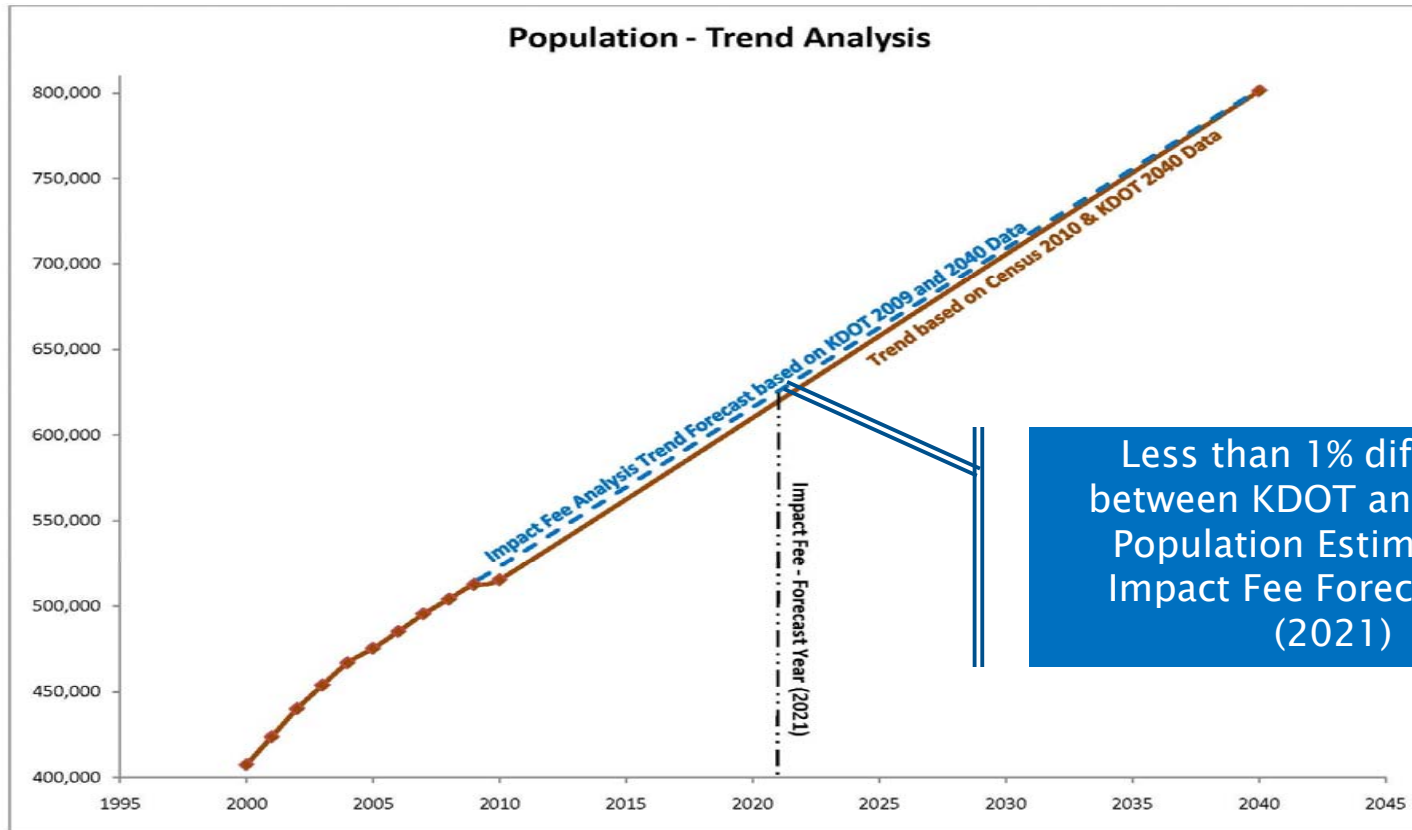


Response to Comment – Village of Sugar Grove

- ▶ The population estimates at the county level are consistent between KDOT, CMAP and Census.
- ▶ The growth trends are consistent between County, CMAP and Census estimates
- ▶ Variations at the township level are due to processes between national and regional forecasting



Response to Comment – City of Batavia



- ▶ Current population estimate for 2021 is within 1% of the population total using 2010 Census Population as baseline
- ▶ Both showing population increases at slower rate than in past



Response to General Comments Heard at Public Hearing

- ▶ Population, Households & Employment serve as land use inputs to the model
- ▶ Model output serves to identify network deficiencies
- ▶ Land use inputs are not directly related to the fee assessed



Household Totals by Township

Political Township ⁽¹⁾	Recommended Land Use Assumptions			Household 2040 ⁽²⁾
	Household 2009 ⁽²⁾	Household 2011 ⁽³⁾	Household 2021 ⁽³⁾	
Big Rock	965	982	1,065	1,223
Kaneville	627	633	660	712
Virgil	1,004	1,040	1,220	1,562
Burlington	838	890	1,151	1,647
Hampshire	3,009	3,190	4,092	5,807
Sugar Grove	6,019	6,487	8,827	13,273
Blackberry	3,209	3,511	5,021	7,891
Campton	5,099	5,228	5,872	7,096
St. Charles	18,481	19,113	22,271	28,272
Plato	2,003	2,299	3,778	6,590
Rutland	5,937	6,836	11,327	19,861
Aurora	46,261	47,717	54,999	68,834
Batavia	12,846	13,141	14,613	17,411
Geneva	10,005	10,282	11,669	14,303
Elgin	35,371	36,239	40,583	48,835
Dundee	21,180	21,782	24,790	30,506
Total	172,855	179,369	211,940	273,823

Source:

(1) Political Township – Kane County GIS Department

(2) 2009 and 2040 Household – Kane County 2040 Transportation Plan

(3) 2011 and 2021 Household – Extrapolated based on 2009 and 2040 data (Kane County 2040 Transportation Plan)



Population Totals by Township

Political Township ⁽¹⁾	Recommended Land Use Assumptions			
	Population 2009 ⁽²⁾	Population 2011 ⁽³⁾	Population 2021 ⁽³⁾	Population 2040 ⁽²⁾
Big Rock	2,770	2,816	3,045	3,481
Kaneville	1,795	1,809	1,882	2,020
Virgil	2,825	2,925	3,424	4,372
Burlington	2,390	2,540	3,289	4,711
Hampshire	8,868	9,444	12,321	17,787
Sugar Grove	17,285	18,571	24,997	37,208
Blackberry	9,575	10,465	14,917	23,376
Campton	16,485	16,860	18,734	22,295
St. Charles	50,898	52,553	60,833	76,564
Plato	6,177	6,860	10,271	16,754
Rutland	16,251	18,984	32,649	58,613
Aurora	141,967	146,336	168,180	209,682
Batavia	36,265	36,979	40,549	47,332
Geneva	28,227	28,927	32,423	39,065
Elgin	103,749	106,268	118,861	142,788
Dundee	67,070	68,889	77,982	95,259
Total	512,599	531,225	624,357	801,307

Source:

(1) Political Township – Kane County GIS Department

(2) 2009 and 2040 Population – Kane County 2040 Transportation Plan

(3) 2011 and 2021 Population – Extrapolated based on 2009 and 2040 data (Kane County 2040 Transportation Plan)



Employment Totals by Township

Political Township ⁽¹⁾	Recommended Land Use Assumptions			
	Employment 2009 ⁽²⁾	Employment 2011 ⁽³⁾	Employment 2021 ⁽³⁾	Employment 2040 ⁽²⁾
Big Rock	388	415	552	812
Kaneville	270	273	289	319
Virgil	162	166	186	223
Burlington	440	450	497	586
Hampshire	1,627	1,681	1,954	2,473
Sugar Grove	3,182	3,327	4,050	5,425
Blackberry	1,923	1,979	2,262	2,800
Campton	504	528	646	871
St. Charles	31,543	32,535	37,493	46,914
Plato	459	473	541	671
Rutland	3,094	3,253	4,050	5,563
Aurora	79,910	81,939	92,084	111,359
Batavia	15,701	16,159	18,448	22,798
Geneva	23,834	24,455	27,556	33,449
Elgin	62,503	63,555	68,815	78,809
Dundee	36,230	37,465	43,637	55,364
Total	261,770	268,652	303,060	368,436

Source:

(1) Political Township – Kane County GIS Department

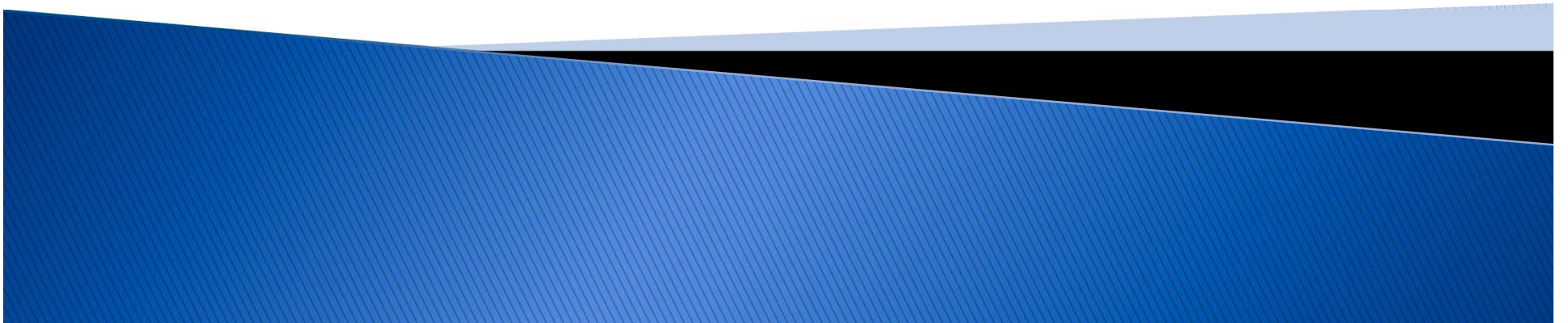
(2) 2009 and 2040 Employment – Kane County 2040 Transportation Plan

(3) 2011 and 2021 Employment – Extrapolated based on 2009 and 2040 data (Kane County 2040 Transportation Plan)





Discussion



Land Use Assumptions

	2011				
	June	July	Aug	Sept	Oct
Transportation Committee Recommendation	June 21				
County Board Resolution		July 12			
Public Notice		7/15, 7/22 & 7/29			
Advisory Committee Kick-off/ Recommendation			Aug 24		
Public Hearing - Land Use Assumptions			Aug 31		
Advisory Committee Approval				Sept 6	
Transportation Committee Recommendation				Sept 20	
County Board Resolution					Oct 11

CRIP Approval

	2011		2012			
	Nov	Dec	Jan	Feb	Mar	April
Transportation Committee Recommendation	Nov 15					
County Board Resolution		Dec 13				
Public Notice	12/16, 12/23, 12/30					
Advisory Committee Recommendation			Jan (TBD)			
Public Hearing – 2011-2021 CRIP			Jan (TBD)			
Advisory Committee Approval				Feb (TBD)		
Transportation Committee Recommendation					Mar 20	
County Board Approval						April 10



Thank you!