

STATE OF ILLINOIS

COUNTY OF KANE

ORDINANCE NO. 21 - 172

**AMENDING ORDINANCE NO. 17-92, KANE COUNTY ROAD IMPROVEMENT IMPACT FEE  
ORDINANCE**

WHEREAS, national and regional economic conditions have had negative impacts on the regional real estate market; and

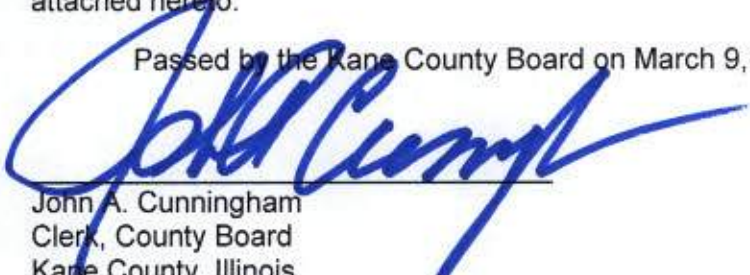
WHEREAS, as part of the previous decline in the regional real estate markets, real estate development has remained significantly sluggish in Kane County as compared to historic development levels; and

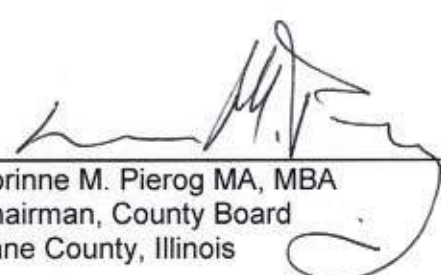
WHEREAS, the Kane County Board has previously delayed scheduled road impact fee increases until improvement in the regional real estate market; and

WHEREAS, to avoid exacerbation in the decline in new residential and commercial real estate development in Kane County, the County of Kane desires to freeze, for a period of one year, any scheduled increase in Kane County Road Improvement Impact Fee Multiplier as set forth in the amended Exhibit "C" to the Kane County Road Improvement Impact Fee Ordinance, (hereinafter the "Amendment"), a copy of which is on file in the office of the Kane County Clerk.

NOW, THEREFORE, BE IT RESOLVED by the Kane County Board that the Amendment to Kane County Board Ordinance No. 17-92 be and is hereby approved by replacing in its entirety the existing Exhibit "C" thereof with the Amendment (the Impact Fee Multiplier Schedule) that is attached hereto.

Passed by the Kane County Board on March 9, 2021.

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

  
Corinne M. Pierog MA, MBA  
Chairman, County Board  
Kane County, Illinois

Vote:  
[Unanimous]

21-03 AmdIFMltpler



## RESOLUTION/ORDINANCE EXECUTIVE SUMMARY

### Ordinance No.

Amending Ordinance No. 17-92, Kane County Road Improvement Impact Fee Ordinance

**Committee Flow:** Transportation Committee, Executive Committee, County Board

**Contact:** Tom Rickert, 630.406.7305

### Budget Information:

Was this item budgeted? N/A	Appropriation Amount: N/A
If not budgeted, explain funding source: N/A	

### Summary:

The County Board significantly reduced the road impact fees by creating a percentage multiplier in the Kane County Road Improvement Impact Fee Ordinance. The original ordinance required only a portion of the calculated road impact fee to be paid, beginning with a 50% multiplier and increasing three (3) percent each year until reaching 62% on April 11, 2021. However, since the adoption of the current ordinance, the County Board has annually approved an amendment to the ordinance to maintain the impact fee multiplier at 50%.

To continue to promote new residential and commercial development and at the request of Metro West Council of Government, staff recommends an additional one year delay on the scheduled increase in the Kane County Road Improvement Impact Fee Multiplier in Exhibit C of the ordinance. The attached amending ordinance is proposed so that the multiplier would not increase from 50% through April 11, 2022.

#### EFFECTIVE DATES

#### IMPACT FEE MULTIPLIER -

	<u>ORIGINAL</u>	<u>PROPOSED</u>
April 11, 2017 through April 10, 2018	50%	50%
April 11, 2018 through April 10, 2019	53%	50%
April 11, 2019 through April 10, 2020	56%	50%
April 11, 2020 through April 10, 2021	59%	50%
April 11, 2021 through April 11, 2022	62%	50%

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**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	50%
April 11, 2019 through April 10, 2020	50%
April 11, 2020 through April 10, 2021	50%
After April 11, 2021	50%

**Exhibit B: Impact Fee Schedule in Effect through April 10, 2022**

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.