



Welcome to the Public Hearing

- Kane County's Impact Fee Program Update
- Current program adopted June 2007
- Comprehensive Road Improvement Plan (CRIP) must be updated every 5 years



Purpose of Tonight's Hearing

- Status of the CRIP Update
- Present draft CRIP and draft impact fee structure
- Seek feedback on the draft materials



Components of the CRIP

- Land use projections (adopted by County Board in October 2011)
- Roadway deficiencies analysis
- CRIP projects
- Impact fee calculation



Roadway Deficiencies

- Deficiencies are based on Level-of-Service (LOS) analysis for Segments and Intersections
- Segments and Intersections with LOS E or LOS F are considered deficient
- Deficiencies were developed based on the adopted Land Use projections using the travel demand model
- Existing Deficiencies (2002) are not eligible for Impact Fees



CRIP Projects

- CRIP projects are based on solutions to existing and future Year deficiencies
- Projects are combined based on operational effectiveness and constructability
- Project scopes describe Impact Fee eligible and ineligible portions of the project



Draft CRIP Projects & Costs

Proposed Roadway Improvement Plan and Estimated Costs (DRAFT)

Proj. #	Route	Location/Limits	Project Scope	Est. Cost (\$Mill)	IF Eligible	IF Cost (\$Mill)	Impact Fee Eligible Cost			Proposed Project Start Date
							North	Central	South	
1	Anderson Rd.	Keslinger Rd. to IL-38	NR, GS	6.8	Y	6.8		6.8		2012
2	Beith Rd.	at IL-47	CH, SI	1.1	Y	1.1		1.1		MYP*
3	Big Timber Rd.	Ketchum Rd. to Randall Rd.	WI-4, SI, CH	109.59	P	106.98	106.98			MYP*
4	Bliss Rd.	IL-47 to Fabyan Rd./ Main St.	WI-4, RA, CH, SI, BR	31.31	Y	31.31			31.31	MYP*
5	Bunker Rd.	at Main St.	SI, CH	1.97	Y	1.97		0.74	1.23	MYP*
6	Bunker Rd.	Realignment with LaFox Rd.	RA, SI, NR	5.3	Y	5.3		5.3		2016
7	Burlington Rd.	at Old LaFox Rd.	CH, SI	1.6	Y	1.6		1.6		MYP*
8	Burlington Rd.	at IL-47	CH, SI	2.1	P	0.4		0.4		2013
9	Corron Rd.	at Bowes Rd.	CH, SI	0.52	Y	0.52		0.52		2016
10	Corron Rd.	at Silver Glen Rd.	CH, SI	0.92	Y	0.92		0.92		2016
11	Corron Rd.	at McDonald Rd.	CH, SI	0.58	Y	0.58		0.58		2016
12	Dunham Rd./Kirk Rd.	Stearns Rd. to IL-64	SI, CH	21.2	Y	21.2		21.2		MYP*
13	Empire Rd.	at IL-47	CH, SI, RA	1.99	Y	1.99		1.99		MYP*
14	Fabyan Pkwy.	Main St. to Randall Rd.	CH, WI-4, SI, RA	40.9	P	40.8		15.95	24.85	MYP*
15	Fabyan Pkwy.	Western Ave. to Paramount Pkwy.	WI-6, CH, SI, BH	47.78	P	42.87		16.79	26.08	MYP*
16	French Rd.	Realignment with Harmony Rd.	RA, GS, NR	16.88	Y	16.88	16.88			MYP*
17	Galligan Rd.	Binnie Rd. to Freeman Rd.	CH, WI-4	3.2	Y	3.2	3.2			MYP*
18	Galligan Rd.	Realignment S. of Huntley Rd.	RA, CH, SI	4	Y	4	4			MYP*
19	Granart Rd.	Jericho Rd. to US-30 / Dauberman Rd.	GS, RA, CH, SI, NR	19.65	Y	19.65			19.65	MYP*
20	Harter Rd.	at IL-47	CH, SI	1.21	Y	1.21			1.21	2016
21	Harter Rd.	at Scott Rd.	CH, SI	2.14	Y	2.14			2.14	MYP*
22	Harter Rd.	at Main St.	CH, SI	2.64	Y	2.64		1.01	1.63	MYP*
23	Hughes Rd.	at IL-47	CH, SI	0.6	Y	0.6		0.6		2016
24	Huntley Rd.	Co. Line to Sleepy Hollow Rd.	WI-4, CH, SI	44.21	Y	44.21	44.21			2016
25	Jericho Rd.	at IL-47	CH, SI	2.5	Y	2.5			2.5	2016
26	Kaneville Rd.	at Peck Rd.	SI, CH	1.6	Y	1.6		1.6		2013
27	Kirk Rd.	at IL-38	CH, BW	7.2	Y	7.2		7.2		MYP*
28	Kirk Rd.	Fabyan Pkwy. to S. of Wilson St.	WI-6, CH	15	Y	15			15	MYP*
29	LaFox Rd.	at Campton Hills Rd.	CH, SI	4.6	Y	4.6		4.6		2014
30	Lake Cook Rd.	at IL-62	CH	1.19	Y	1.19	1.19			MYP*
31	Longmeadow Pkwy.	Huntley Rd. to Randall Rd.	CH, SI, NR, NB	117.22	P	85.09	85.09			2016
32	Main St.	at IL-47	CH, BR, SI	3.01	Y	3.01		1.18	1.83	2013
33	Main St.	Fabyan Pkwy./Bliss Rd. to Randall Rd.	WI-4, CH, SI	43.1	P	42.39			42.39	MYP*
34	Meredith Rd.	Realignment with Peplow Rd.	RA, NR	4.6	Y	4.6		4.6		MYP*
35	Montgomery Rd.	IL-25 to Hill Rd.	CH, WI-4	31.7	Y	31.7			31.7	MYP*
36	Mooseheart Rd.	at IL-31	CH, SI	2.6	N	0	not eligible			2013
37	Orchard Rd.	US-30 to Randall Rd.	WI-6, BW	75.4	Y	75.4			75.4	MYP*
38	Penny Rd.	at IL-68	CH, SI, RA	1.6	N	0		not eligible		MYP*
39	Peplow Rd.	Realignment with French Rd.	RA, NR, GS	16.24	Y	16.24	12.13	4.11		MYP*
40	Plank Rd.	Russell Rd. to US-20	WI-4, CH, SI	2.38	Y	2.38	2.38			MYP*
41	Plank Rd.	at IL-47	CH, SI	1.21	Y	1.21	1.21			2012
42	Plank Rd.	Realignment	RA, NR, SI	3.74	Y	3.74	3.74			2013
43	Plato Rd.	at IL-47	CH, SI	1.1	Y	1.1		1.1		MYP*
44	Randall Rd.	Silver Glen Rd. to S. Corporate Blvd.	IC, CH, WI-6	220	P	200.77	192.24	8.53		MYP*
45	Randall Rd.	Orchard Rd. to N. of Oak St.	WI-6, WI-4, BW, BR, CH	78.94	P	76.84		34.66	42.18	MYP*
46	Silver Glen Rd.	at IL-31	CH, SI	1.75	P	0.15		0.15		2013
47	Silver Glen Rd.	at IL-47	CH, SI	0.31	Y	0.31		0.31		MYP*
48	Stearns Rd.	Ultimate Design Projects	WI-4, BR	1.6	Y	1.6	0.8	0.8		2013
49	Tanner Rd.	Realignment	RA	4.9	Y	4.9			4.9	MYP*

Indicates a New project that was not included in the 2015 CRIP



Draft CRIP Projects Map

CRIP PROJECTS MAP WILL BE ON THE BOARD



Components of Fee Schedule

Cost of Eligible Projects/Number of New Trips =
Cost per Trip

Service Area	New Trips	Cost of Eligible Projects	Cost per Trip
North Service Area	130,266	\$474,100,000	\$3,639
Central Service Area	39,569	\$144,300,000	\$3,647
South Service Area	89,139	\$324,000,000	\$3,635
	258,974	\$942,400,000	\$3,639



Components of Fee Schedule

Cost per Trip * ITE Trip Generation Rate =
Gross Impact Fee per Unit

Example: Single Family Detached Home in the South Service Area
Unit = dwelling unit (1)
Cost per Trip = \$3635
ITE Trip Rate = 1.01
(1 dwelling) x (\$3635 per trip) x 1.01 = \$3671



Proposed Fee Multiplier

- Kane County's proposed Impact Fee Program update fundamentally unchanged from program adopted June 2007
- Impact Fee Multiplier increases slightly over 5-year period
- Reductions in other inputs (i.e. Cost per Trip) result in overall decrease in impact fees

Proposed Discount	Year
50%	2012 - 2013
50%	2013 - 2014
55%	2014 - 2015
60%	2015 - 2016
65%	2016 - 2017



Land Use Categories and Fee Schedule

Existing Land Use Categories and Current Impact Fee Schedule

Land Use	Impact Unit	Current Existing Gross Impact Fee (\$) per Impact Unit			Current Existing Reduced Impact Fee (\$) per Impact Unit		
		North	Central	South	North	Central	South
RESIDENTIAL							
Single Family Detached	Dwelling Unit	\$4,926.00	\$4,869.00	\$4,792.00	\$1,970.40	\$1,947.60	\$1,916.80
Single Family Attached	Dwelling Unit	\$3,804.00	\$3,760.00	\$3,701.00	\$1,521.60	\$1,504.00	\$1,480.40
Multi-Family Attached	Dwelling Unit	\$3,024.00	\$2,989.00	\$2,942.00	\$1,209.60	\$1,195.60	\$1,176.80
Age Restricted Housing	Dwelling Unit	\$1,609.00	\$1,591.00	\$1,566.00	\$643.60	\$636.40	\$626.40
COMMERCIAL RETAIL							
Retail 1-50,000 s.f.	1,000 s.f. (1)	\$7,827.00	\$7,737.00	\$7,615.00	\$3,130.80	\$3,094.80	\$3,046.00
Retail 50,000-300,000 s.f.	1,000 s.f. (1)	\$11,368.00	\$11,238.00	\$11,061.00	\$4,547.20	\$4,495.20	\$4,424.40
Retail 300,000-1,000,000 s.f.	1,000 s.f. (1)	\$8,233.00	\$8,138.00	\$8,010.00	\$3,293.20	\$3,255.20	\$3,204.00
Retail over 1,000,000 s.f.	1,000 s.f. (1)	\$6,867.00	\$6,788.00	\$6,681.00	\$2,746.80	\$2,715.20	\$2,672.40
Supermarket	1,000 s.f. (2)	\$15,289.00	\$15,114.00	\$14,876.00	\$6,115.60	\$6,045.60	\$5,950.40
Convenience Market	1,000 s.f. (2)	\$38,341.00	\$37,900.00	\$37,303.00	\$15,336.40	\$15,160.00	\$14,921.20
Service Station	Fueling Position	\$10,139.00	\$10,023.00	\$9,865.00	\$4,055.60	\$4,009.20	\$3,946.00
COMMERCIAL OFFICE							
General Office	1,000 s.f. (2)	\$7,267.00	\$7,183.00	\$7,070.00	\$2,906.80	\$2,873.20	\$2,828.00
Medical-Dental Office	1,000 s.f. (2)	\$18,142.00	\$17,934.00	\$17,651.00	\$7,256.80	\$7,173.60	\$7,060.40
Office Park	1,000 s.f. (2)	\$7,316.00	\$7,232.00	\$7,118.00	\$2,926.40	\$2,892.80	\$2,847.20
Business Park	1,000 s.f. (2)	\$6,291.00	\$6,219.00	\$6,121.00	\$2,516.40	\$2,487.60	\$2,448.40
COMMERCIAL INDUSTRIAL							
Warehousing/Distribution Terminal	1,000 s.f. (2)	\$2,877.00	\$2,844.00	\$2,800.00	\$1,150.80	\$1,137.60	\$1,120.00
Light Industrial/Industrial Park	1,000 s.f. (2)	\$4,487.00	\$4,435.00	\$4,365.00	\$1,794.80	\$1,774.00	\$1,746.00
COMMERCIAL RESTAURANT							
Fast Food Restaurant	1,000 s.f. (2)	\$16,894.00	\$16,700.00	\$16,437.00	\$6,757.60	\$6,680.00	\$6,574.80
Other Restaurant	1,000 s.f. (2)	\$9,132.00	\$9,027.00	\$8,885.00	\$3,652.80	\$3,610.80	\$3,554.00
COMMERCIAL SERVICE							
Day Care	1,000 s.f. (2)	\$6,428.00	\$6,354.00	\$6,254.00	\$2,571.20	\$2,541.60	\$2,501.60
Hospital	Bed	\$6,340.00	\$6,267.00	\$6,169.00	\$2,536.00	\$2,506.80	\$2,467.60
Nursing Home	Bed	\$1,073.00	\$1,061.00	\$1,044.00	\$429.20	\$424.40	\$417.60
Hotel/Motel	Room	\$2,292.00	\$2,266.00	\$2,230.00	\$916.80	\$906.40	\$892.00
OTHER							
Religious Institution	1,000 s.f. (2)	\$3,219.00	\$3,182.00	\$3,132.00	\$1,287.60	\$1,272.80	\$1,252.80



Land Use Categories and Fee Schedule

Proposed Land Use Categories and Impact Fee Schedule (DRAFT)

Land Use	Impact Unit	2011 Updated Gross Impact Fee (\$) per Impact Unit			2011 Updated Reduced Impact Fee (\$) per Impact Unit		
		North	Central	South	North	Central	South
RESIDENTIAL							
Single Family Detached	Dwelling Unit	\$3,675.87	\$3,683.26	\$3,671.12	\$1,837.94	\$1,841.63	\$1,835.56
Single Family Attached	Dwelling Unit	\$1,892.53	\$1,896.33	\$1,890.08	\$946.26	\$948.17	\$945.04
Multi-Family Attached	Dwelling Unit	\$2,256.48	\$2,261.01	\$2,253.56	\$1,128.24	\$1,130.51	\$1,126.78
Age Restricted Housing	Dwelling Unit	\$982.66	\$984.63	\$981.39	\$491.33	\$492.32	\$490.69
COMMERCIAL RETAIL							
Retail 1-50,000 s.f.	1,000 s.f. (1)	\$9,660.17	\$9,679.60	\$9,647.69	\$4,830.09	\$4,839.80	\$4,823.84
Retail 50,000-300,000 s.f.	1,000 s.f. (1)	\$8,807.94	\$8,825.65	\$8,796.55	\$4,403.97	\$4,412.82	\$4,398.28
Retail 300,000-1,000,000 s.f.	1,000 s.f. (1)	\$6,753.39	\$6,766.97	\$6,744.66	\$3,376.70	\$3,383.49	\$3,372.33
Retail over 1,000,000 s.f.	1,000 s.f. (1)	\$5,328.55	\$5,339.26	\$5,321.66	\$2,664.27	\$2,669.63	\$2,660.83
Supermarket	1,000 s.f. (2)	\$11,464.35	\$11,487.40	\$11,449.53	\$5,732.17	\$5,743.70	\$5,724.77
Convenience Market	1,000 s.f. (2)	\$28,611.74	\$28,669.27	\$28,574.77	\$14,305.87	\$14,334.64	\$14,287.38
Service Station	Fueling Position	\$7,571.93	\$7,587.16	\$7,562.14	\$3,785.97	\$3,793.58	\$3,781.07
COMMERCIAL OFFICE							
General Office	1,000 s.f. (2)	\$5,422.82	\$5,433.72	\$5,415.81	\$2,711.41	\$2,716.86	\$2,707.91
Medical-Dental Office	1,000 s.f. (2)	\$12,592.59	\$12,617.91	\$12,576.31	\$6,296.29	\$6,308.95	\$6,288.16
Office Park	1,000 s.f. (2)	\$5,386.42	\$5,397.26	\$5,379.46	\$2,693.21	\$2,698.63	\$2,689.73
Business Park	1,000 s.f. (2)	\$4,694.92	\$4,704.36	\$4,688.86	\$2,347.46	\$2,352.18	\$2,344.43
COMMERCIAL INDUSTRIAL							
Warehousing/Distribution Terminal	1,000 s.f. (2)	\$1,164.63	\$1,166.97	\$1,163.13	\$582.32	\$583.49	\$581.56
Light Industrial/Industrial Park	1,000 s.f. (2)	\$3,530.29	\$3,537.39	\$3,525.73	\$1,765.15	\$1,768.70	\$1,762.86
COMMERCIAL RESTAURANT							
Fast Food Restaurant	1,000 s.f. (2)	\$12,315.99	\$12,340.75	\$12,300.07	\$6,157.99	\$6,170.38	\$6,150.04
Other Restaurant	1,000 s.f. (2)	\$6,814.92	\$6,828.62	\$6,806.11	\$3,407.46	\$3,414.31	\$3,403.06
COMMERCIAL SERVICE							
Day Care	1,000 s.f. (2)	\$4,534.79	\$4,543.91	\$4,528.93	\$2,267.39	\$2,271.95	\$2,264.46
Hospital	Bed	\$4,767.71	\$4,777.30	\$4,761.55	\$2,383.86	\$2,388.65	\$2,380.78
Nursing Home	Bed	\$800.68	\$802.29	\$799.65	\$400.34	\$401.15	\$399.82
Hotel/Motel	Room	\$1,710.55	\$1,713.99	\$1,708.34	\$855.28	\$857.00	\$854.17
OTHER							
Religious Institution	1,000 s.f. (2)	\$2,001.71	\$2,005.74	\$1,999.12	\$1,000.86	\$1,002.87	\$999.56



Project Schedule

	Jun-11	Jul-11	Aug-11	Sep-11	Oct-11	Nov-11	Dec-11	Jan-12	Feb-12	Mar-12	Apr-12
Comprehensive Road Improvement Plan											
Transportation Committee Recommendation											
County Board Resolution											
Advisory Committee Recommendation											
Public Hearing – 2011 CRIP											
Advisory Committee Approval											
Transportation Committee Recommendation											
County Board Approval											