



## Kane County Road Improvement Impact Fee

### Advisory Committee

#### Virtual Meeting Hosted by Kane County Division of Transportation

Online option: Click [here](#) to connect to the Zoom meeting

Phone information: 1-312-626-6799

Meeting ID: 871 5499 1521

Passcode: 243310

#### Meeting Minutes – March 5, 2021, 9:30 A.M.

##### Members in Attendance:

Chairman Drew Frasz	Kane County Board
Court Airhart	Airhart Construction
Alex Alexandrou	City of Aurora
Dale Berman	Kane County Board
Jennifer Becker	Kane County Division of Transportation
Greg Elsbree	Teamsters Local 179
John Hall Jr.	John Hall Custom Homes
Daniel Olsem	Crown Community Development
Tom Rickert	Kane County Division of Transportation
Jeffery Schielke	Mayor, City of Batavia
Carl Schoedel	Kane County Division of Transportation
Steve Ward	Village President, Village of South Elgin

##### Others Present:

Rory Fancler	Kimley-Horn
Jackie Forbes	Kane County Division of Transportation
Noah Jones	Kane County Division of Transportation
Lisa Larson	Kane County Division of Transportation

### 1. Call to Order

Chairman Drew Frasz called the Kane County Road Improvement Impact Fee Advisory Committee meeting to order at 9:16 A.M.

### 2. Roll Call

A quorum was established with nine (9) voting members present.

### **3. Public Comment**

There was no public comment.

### **4. Approval of Minutes December 17, 2020**

The minutes were approved on motion by Jeffery Schielke, second by John Hall Jr.

### **5. Reports**

Rory Fancler from Kimley Horn explained that the land use assumptions are a key element to the Impact Fee Program update. Land use assumptions take into consideration changes in land use which includes commercial and residential densities, employment and population characteristics. The goal is to review the baseline data provided by the CMAP as part of the ON TO 2050 Plan and Kane County's Long Range Transportation Plan. The intent is the review the data and develop appropriate assumptions moving forward. Assumptions include population, household and employment.

An online map was created and sent to municipalities for review and solicited input from the municipalities. The goal was to present year 2020 and 2030 assumptions and have municipalities provide comment whether or not those assumptions were appropriate. The map was calculated by Traffic Analysis Zones (TAZ) and the municipalities reviewed the TAZ's within their area. The map was very successful, resulting in 105 online map comments with 13 municipalities providing feedback. There were additional comments from one municipality via email.

Rory explains the results of the feedback.

Jackie Forbes explains population trend analysis by comparing the data from the previous 2017 update to the current data. A chart was shown depicting an approximately 4% difference between CMAP and Census population estimates for Impact Fee forecast year (2026). The map was showing that things were decreasing but in the end, we were still hitting the 2040 data points. For this update, we are seeing an increase. Jackie goes on to show that employment and population are rebounding and trending upward since the last impact fee update.

Rory asks for approval of recommendation to conduct a public hearing to consider future land use assumptions. The tentative public hearing date is June 9, 2021. Public notice will be issued in accordance with the Road Improvement Impact Fee Law of the State of Illinois (602ILCS 5/5-901 to et. seq.)

Rory opens it up for discussion. Court Airhart asked to see the previous slide on population data. He asks if 2020 and 2015 number are the census numbers. Rory explains they are CMAP data.

Court asks if there was a reason why they didn't use federal numbers for 2020 and 2015.

Rory explains that for consistency with the traffic demand model historically all of the information is correlated with the CMAP data set. Chairman Drew Frasz states that CMAP is a regional planning umbrella organization. They are local and likely more accurate.

Tom Rickert shares that there are different perspectives on Census data as well as data that is utilized on a regional basis. CMAP utilizes Census data as well as two other data sources. It is believed this data is more reflective of the actual data.

Court Airhart states we have seen population loss in Illinois but we see population growth across Kane County. Tom Rickert confirms this.

Dan Olsem states the number are pre-pandemic numbers. There has been an increase because of the pandemic. He says it is dangerous to utilize the current trend using the numbers. He asks Rory to explain the impact of the pandemic on the numbers projected for 2040.

John Hall states he was looking at the census numbers for the City of St. Charles 2019. Asks if someone can explain the discrepancy in CMAP numbers. It was explained that the data in the table is reflective of St. Charles Township not the City of St. Charles.

Chairman Frasz asks for a motion and a second to approve the date of the public hearing for June 9, 2021. The date was approved on motion by Dale Berman, second by Greg Elsbree.

Rory continues with the presentation with discussion of future projects. Fifteen projects will be considered. She reminds everyone that eligible CRIP projects are for County Roads only. Local and state roads are not eligible.

She states that a Stakeholder Planning Session was held since the last meeting. The intent for this session was to solicit general feedback of the program, to review Impact Fee Program goals and benefits and to outline current policies and procedures. There were twenty-two participants of that meeting. They were representatives from municipal and development communities. Rory explains that the program should be about simplicity, predictability and visibility.

Rory goes over the timeline for next step in the update.

## **6. Old Business / Announcements**

None

## **7. Next Meeting**

TBD

## **8. Adjournment**

Dale Berman makes a motion and Daniel Olsem seconds the motion.