

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

**Kane County Government Center
Meeting Minutes
May 11, 2016, 8:00AM**

Members in Attendance:

Chairman Drew Frasz, Board Member, Kane County
Bill Lenert, Board Member, Kane County
Jeffery Schielke, Mayor, City of Batavia
Dale Berman, President, Village of North Aurora
Ed Ritter, President, Village of Carpentersville (ALT)
Annette Kallevik, Realtor Association of the Fox Valley
Rich Guerard, Wyndam Deerpoint Homes
Greg Elsbree, Teamsters Local 179 Fox Valley Building & Construction Trades Council
Jeff Frost, Laborers' Local 582, Fox Valley Building & Construction Trades Council (ALT)
Tom Rickert, Deputy Director, Kane County DOT (ALT)

Others Present:

Jennifer Becker, Chief of Planning and Programming, Kane County DOT
Jerry Dickson, Impact Fee Coordinator, Kane County DOT
Pat Jaeger, Assistant States Attorney Kane County
Chris Bong, City of St. Charles
Dave Waden, City of Elgin
Jeff Frantz, CH2M
Athreya Sreenivasan, CH2M

I. Call to Order

Drew Frasz (Chair) called the Kane County Road Improvement Impact Fee Advisory Committee (IFAC) meeting to order at 8:05 a.m.

II. Roll Call

A quorum was established with 10 voting members present (including 3 alternates).

III. Public Comment – No Public Comment

IV. Approval of Minutes of February 4, 2016

The minutes were approved on a motion by Jeffrey Schielke, seconded by Dale Berman – carried by a voice vote of 10-0.

V. Reports

a. Consultant Report on Comments Received at the Land Use Assumptions Public Hearing

The report on Public Hearing held on April 19, 2016 for the Land Use Assumptions was presented by the consultant Jeff Frantz of CH2M. The hearing was attended by 10 people representing citizens, the development community, municipalities and Kane County Board members. Population, employment and housing forecasts as reviewed and approved by the Impact Fee Advisory Committee at the February 4th meeting were presented at the hearing.

Mr. Frantz then reported on the comments received during the public comment period which closed on April 22nd. During the public hearing advertisement period Kane County staff conducted a comprehensive outreach program to all municipalities asking for input and comments. Comments were received from the Village of Sugar Grove and the City of Batavia. Kane County DOT staff met with each of the municipalities to understand their concerns. The comments have been noted in the public record and each municipality agreed to move forward in the process using the CMAP regional 2040 forecasts with the understanding that moving forecast numbers around within sub regions contained within the same Impact Fee Service Area generally results in the same outcome. All model outcomes will be reviewed and may be post processed to reflect local conditions and projected growth.

b. Recommendation from Public Hearing

As a result of staff's discussions with municipalities and the comments received at the public hearing regarding localized growth trends, a curve-fit analysis was then presented which tempers near-term growth for the 2026 planning year. This curve-fit reduced the employment, population and household forecasts by 4% in the 2026 planning year. The 2015 and 2040 forecasts remain unchanged. Mr. Rickert explained that the curve-fit estimate was developed using input provided by municipalities, collected at the public hearing and during the public comment period. Mr. Frantz presented a graphic depiction of the curve fit and then displayed Land Use Assumptions for employment, population and households which indicated the reduction in the 2026 planning year as a result of the adjustment. Discussion followed.

Mr. Berman asked about how out of county travel is reflected in the network. Mr. Sreenivasan replied that the model takes this into account. Mr. Rickert added that while the model may account for out of county trips, the impact fee program only captures capacity growth within Kane County. Mr. Lenert asked which factor is the most important in determining the impact fee structure – employment, population or household numbers. Mr. Frantz replied that all factors are interconnected in the model and receive equal weight. Mr. Ritter observed that Dundee Township is growing proportionately more than the neighboring townships and commented that the ageing population on the east side of the Fox River is being replaced by families. He expects to see higher than normal job growth in Dundee Township in the near future. Mr. Guerard asked if the impacts were job driven and how the model accounts for this type of trip.

Mr. Frantz replied that the model is calibrated with ADT's and must accurately reflect local patterns. Staff will be working with the consulting team to validate these inputs.

Mayor Schielke again noted that previous CMAP assessments and growth forecasts for Kane County have been underestimated and it was important to make sure we accounted for that in the update process. Mr. Tom Rickert explained the CMAP land use forecasts are not an exact science, but reminded all that CMAP statistics were the official numbers and regionally endorsed forecasts as required by federal law. The curve-fit adjustment provides some local response to the growth projections at the 2026 planning year, but remains consistent with the CMAP projections for the 2040 horizon year.

Mr. Frantz recapped the next steps and schedule for the update program. The immediate next steps in the process will be presentation of the IFAC committee's recommendation of the Land Use Assumptions to County Board for adoption. Once the land use assumptions have been adopted, the next step will be to perform the deficiencies analysis followed by the CRIP update process. Mr. Rickert noted that staff will receive the results of the deficiency analysis and post processes the results for consistency with localized growth and development patterns. Dates for the land use assumption adoption and CRIP approval timeline were discussed.

Mr. Rickert stated that municipalities will again be contacted for input on the CRIP process prior to the next public hearing. He encouraged continued communication between the IFAC representatives, municipalities, agencies interested in the CRIP process and KDOT staff to ensure comments and concerns are addressed and if appropriate, to include in any recommendations for modifications to the ordinance.

On a motion by Mayor Schielke, seconded by Mr. Lenert, the Committee voted to accept the Land Use Assumptions recommend same to the Kane County Board. The recommendation was carried by a voice vote of 10-0.

VI. Old Business/Announcements – None Presented

VII. Next Meeting – Tentatively scheduled for September 2016

VIII. Adjournment

The meeting was adjourned on a motion by Mayor Schielke, seconded by Mr. Berman – carried by a voice vote of 10-0 at 8:50 am.