DU PAGE COUNTY
IMPACT FEE ADVISORY COMMITTEE
FINAL AGENDA

June 5, 2018
Regular Meeting
2:00 PM

ROOM 3500B
421 NORTH COUNTY FAR ROAD
WHEATON, IL  60187

I. CALL TO ORDER

II. PUBLIC COMMENT

III. MINUTES APPROVAL
   A. Impact Fee Advisory Committee - Regular Meeting - Tuesday April 24th, 2018

IV. CHAIRMANS’ REMARKS

V. STAFF REPORTS
   A. Land Use Assumptions - Discussion of Public Hearing and Modifications

VI. ACTION ITEMS
   A. Action Item -- Approval of Land Use Assumptions Document

VII. OLD BUSINESS

VIII. NEW BUSINESS

IX. ADJOURNMENT
I. CALL TO ORDER

1:00 PM meeting was called to order by Chairman Donald Puchalski at 1:05 PM.

PRESENT: Airhart, Berley, Merrinette, Moore, Puchalski, Schatz, Snyder, Reynolds, Schmidt, Loper, Kenyon
ABSENT: Davidson, Freve, Hoss, Werner

II. PUBLIC COMMENT

III. MINUTES APPROVAL

1. Impact Fee Advisory Committee - Regular Meeting - Aug 29, 2017 1:30 PM

RESULT: ACCEPTED [UNANIMOUS]
MOVER: John Berley, Addison Asst Village Mngr/Community Dev Di
SECONDER: Christopher Snyder, County Engineer
AYES: Airhart, Berley, Merrinette, Moore, Puchalski, Schatz, Snyder
ABSENT: Davidson, Freve, Hoss, Werner

IV. CHAIRMANS' REMARKS

Chairman Puchalski thanked the committee members for their participation in today's meeting.

V. STAFF REPORTS

Mr. Loper welcomed the committee and introduced new member Mr. TJ Moore, municipal representative from Hanover Park. He also informed the committee that the commercial development representative to the committee is in process of being approved.

1. Informational -- Review Technical Factors

Mr. Loper discussed outstanding technical factor issues. Mr. Loper referred committee to a hard copy presentation provided for the meeting. He discussed the issue of impact fee districts, present inequities between districts and how staff has approached mitigating some of those differences. Mr. Loper reviewed the effects of going to a four district fee collection and distribution system. In regard to the four district option, he discussed the
need to maintain the direct and material benefit provision in the state statutes while meeting other objectives such as allowing the County greater flexibility in use of the fees paid. He discussed the impact of a revised district option to fee rates and how the new district options do a far better job in balancing fees throughout the county. Discussion ensued. Mr. Merrinette, representing home builders and realtors association expressed concern over meeting the direct and material benefit provision under larger districts. Mr. Merrinette requested an accounting of vacant, developable, parcels in DuPage County for review of future impact fee need in certain areas of the County. No action was requested at this time.

2. Informational -- Review Ordinance and Statutory Issues

Mr. Loper discussed previous committee request to consider amending the demolition credit language in the ordinance. Staff is amenable to changes and is working on those.

3. Informational -- 2015-2025-2040 Land Use Assumptions

Discussion turned to Land Use Assumptions document. Mr. Loper discussed the statutory requirement for the assumptions and informed the committee that it was necessary to consider the assumptions at a public hearing. Mr. Loper informed the committee that the assumptions do not represent a land use plan.

Mr. Loper informed the committee that the document had been laced on the county’s web site for review and that communities were alerted that the document was available for review.

He discussed the 2015, 2025 and 2040 land use horizons and what numbers would be used for the Comprehensive Road Improvement Plan (2025) and the Long Range Plan (2040). Discussion ensued about community involvement and review of the assumptions. Mr. Loper discussed extending the land use review to neighboring counties and communities. Mr. Loper provided the committee a summary of how the numbers were compiled and the various sources. He then discussed trends in housing and commercial development and specific developments accounted for in the assumptions.

Staff discussed how 2025 and 2040 projections were made and how municipal land use focus areas, zoning and comprehensive plans were employed. The committee discussed changes in floodplain regulations at the municipal level and how these might affect the projections. Mr. Loper responded that 100 and 500 year floodplain, wetland and other environmental factors were considered in the projections. Mr. Merrinette asked about transit oriented development, how the County accounted for these and how impact fees relate. Mr. Loper responded that the County does track these and that discounts have been applied for trip reduction due to transit proximity.

The committee discussed commercial retail and office sector growth rates. Staff and committee discussed the nature of the comprehensive plans and the expectations of growth that those plans convey. Staff discussed attempts to avoid gross allocation
without deciding “winners and losers.” Committee discussed redevelopment and changing nature of land use occurring now and how that trend is likely to change over the next 10 to 25 years. Committee would like DuPage County to continue to evaluate growth and reasonable growth rates.

VI. ACTION ITEMS

1. Action Item -- Approval Request: Land Use Assumptions Document for Public Hearing

Staff requested committee approval to release Public Hearing Draft of Land Use Assumptions for public hearing to be held on May 31, 2018.

RESULT: APPROVED [UNANIMOUS]
MOVER: John Berley, Addison Asst Village Mgr/Community Dev Di
SECONDER: Donald Puchalski, Chairman
AYES: Airhart, Berley, Merrinette, Moore, Puchalski, Schatz, Snyder
ABSENT: Davidson, Freve, Hoss, Werner

VII. OLD BUSINESS
VIII. NEW BUSINESS
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