

**VILLAGE OF HOFFMAN ESTATES
FAIR SHARE ROAD IMPROVEMENT IMPACT FEE
SUMMARY**

JULY 1, 2018 - JUNE 30, 2019

INTRODUCTION

The effective date of the original Fair Share Road Improvement Impact Fee Ordinance (2741-1995) is July 1, 1995. In accordance with Section 17 of the Ordinance, an annual report on the progress of the program is required. This summary covers the period from July 1, 2018 to June 30, 2019.

TIMING OF FEE PAYMENT AND FEE AGREEMENTS

For non-residential uses, the impact fee is due prior to issuing any Certificate of Occupancy for the use. The impact fee is due prior to the building permit for residential uses. The Ordinance provides an option for various fee agreements to be entered into between a developer and the Village. These may define a scheduled installment plan for payment of the fee or a post-occupancy monitoring study to determine the fee. A signed agreement outlining the terms of the installments or post-occupancy study is required.

ANNUAL SUMMARY OF DEVELOPMENTS

Several approved development projects within the Village's impact fee service areas paid impact fees during the reporting period. An expansion to the Barrington Square Animal Hospital was completed and the impact fee was paid. Bystronic began construction off Central Road and chose to pay the impact fee, though it was not due until initial building occupancy which still has not occurred. And Duluth Trading Company completed its monitoring study and paid its impact fee. The first two projects are located in the Central Area while the last is in the Western Service Area. Other developments were reviewed during the reporting year, some as initial concept plans and others undergoing more detailed reviews. These had not advanced yet to the point of receiving Village approvals.

POST-OCCUPANCY MONITORING / FEE AGREEMENTS

Developers have an option to choose a post-occupancy monitoring study. This analysis is conducted by a traffic engineering consultant hired by the developer, at the developer's expense, to determine the number of trips for the specific use. The results of the monitoring study are then used to calculate the amount of the impact fee. It could take a year or more for a study to be completed following initial occupancy. Ricky Rockets at Barrington Road and Hassell Road made its last installment payment during the reporting period. Duluth Trading Company completed its monitoring program and paid the fee based on the study findings. As the payment was credited in the prior year, only the remaining portion of the total fee payment is shown in the summary for the 2018-2019 period. The Holiday Inn Express under construction in the Western Area chose the monitoring study. Monitoring studies for Lot 7A in Fountain Crossing are delayed pending additional development on the balance of the property. Since this development paid for capacity improvements to Barrington Road a number of years ago, credit will be applied against the total fee due for the entire Fountain Crossing property. ADESA auto auction on

Beverly Road added a lane on Beverly Road which will be a credit towards its impact fee. Based on the most recent information provided to the Village, the amount of the credit is greater than the impact fee. If future phases are completed for ADESA, the credits and fees will be reassessed.

FUTURE DEVELOPMENTS

A number of other development proposals were in various stages of review during the reporting period, but had not progressed to the point of project approval. These and other projects may be considered for approvals in coming years.

ANNUAL SUMMARY OF FEES COLLECTED

The total amount of impact fees collected from July 1, 2018 through June 30, 2019 was \$98,519.91. The summary of revenues and expenditures by service area is shown in the attached table. A small amount of interest income was also earned in both the Central and Western area accounts.

EXPENDITURE OF IMPACT FEE FUNDS

There were no recorded expenses during the reporting period.

**Village of Hoffman Estates
Road Improvement Impact Fee
Annual Summary
July 1, 2018 to June 30, 2019**

| DEVELOPMENT | CENTRAL SERVICE AREA 2018-2019 | WESTERN SERVICE AREA 2018-2019 | CENTRAL SERVICE AREA (Estimated) 2019-2020 | WESTERN SERVICE AREA (Estimated) 2019-2020 |
|--|---|---|---|---|
| <i>Fountain Crossing Lot 7 (monitoring study)</i> | | | <i>TBD</i> | |
| <i>Holiday Inn Express</i> | | | | \$73,601.37 |
| <i>ADESA Auto Auction (capacity improvement credit to be assessed to determine fee due)</i> | | | | <i>TBD</i> |
| Barrington Square Animal Hospital (monitoring study) | \$7,300.00 | | | |
| Ricky Rockets – Barrington / Hassell (final installment based on monitoring study) | \$28,509.20 | | | |
| Duluth Trading Company (monitoring study, accounting balance of \$38,550.01 from prior year) | | \$1,388.71 | | |
| Bystronic, Inc. | \$61,322 | | | |
| Total | \$97,131.20 | \$1,388.71 | | |

Notes

TBD - To be determined by post-occupancy monitoring study or receipt of further project details