

Amendment to the Intergovernmental Agreement Between the City of Aurora and Kane County

- An Ordinance Authorizing the Execution of an amendment to the intergovernmental agreement between the City of Aurora and the County of Kane regarding access and improvements to Orchard Road from the I-88 Westbound access ramp to Jericho Road.
- The City's request to Kane County is for a variance to improve access/egress on Orchard Road to support economic development

Existing Conditions

- **There is a vacant 30-acre parcel that is a key redevelopment site**
- **Southwest of the Orchard Road and I-88 Ramp**
- **Currently used as agriculture**
- **Zoned in the City as ORI**

EXISTING CONDITIONS DRAFT ONLY FOR DISCUSSION PURPOSES





Background and Purpose

- **The property owner plans to market their long vacant property as a mixed-use development.**
- **However, without better access from Orchard Road, analysis shows the potential for retail/mixed-use is greatly reduced.**
- **There is concern that without improved access, the property could be sold for uses that staff believes are not the highest and best use such as warehouses and logistics uses.**
 - Increased truck traffic on Orchard.
 - Minimal positive impact on Corridor/Gateway into Aurora.
 - Minimal employment.

Taxing District Potential Gains

Sample of Taxing Districts	Current Property Taxes Agriculture	Projected Property Taxes: Warehouse	Projected Property Taxes: Mixed-Use/Retail
Kane County	\$29	\$17,802	\$43,430
School District #129	\$515	\$285,124	\$690,802
City of Aurora	\$112	\$44,056	\$106,742
Fox Valley Park District	\$45	\$23,690	\$57,338

2017 Total Property Tax Bill \$963

Estimated Total Property Tax Bill:

Warehouse Development \$414,000

Mixed Use/Retail Development \$1,007,000

VISION

- **To become a retail mixed-use development.**
- **It could be a key entrance into the community providing employment and shopping/dining opportunities.**
- **Strengthen the West End's image and identity.**
- **Retail, entertainment, boutique grocery store, hotel and office use.**
- **Improved Orchard Road Access/Egress is important to making the vision a reality.**



Process to Improve Access

- **Orchard Road is within Kane County's jurisdiction.**
- **The City of Aurora and Kane County entered into an intergovernmental agreement for Orchard Road dated February 8, 2000.**

Need for a County Variance

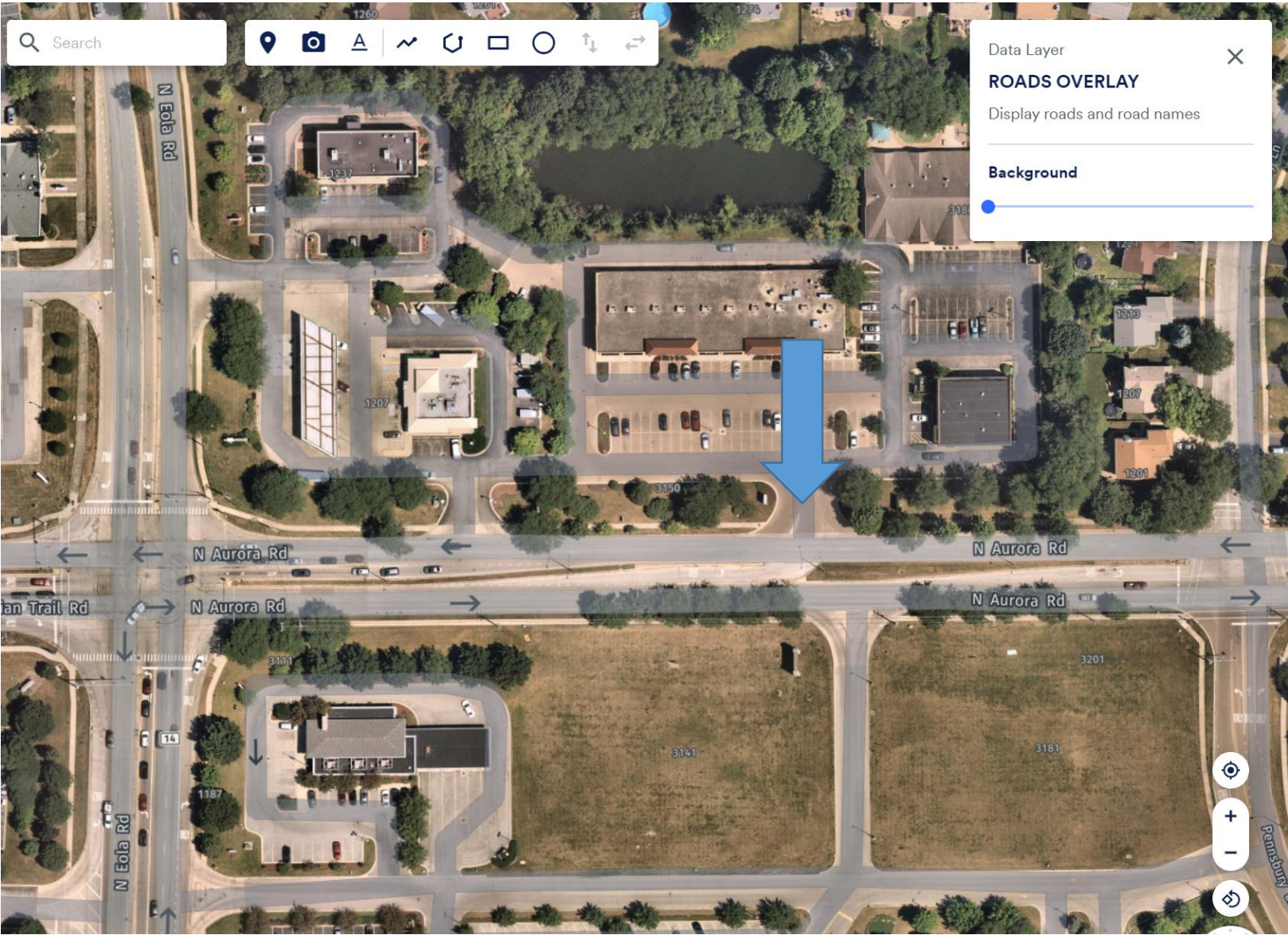
- **The County ordinance states that full intersections need to be a minimum of 1,760 feet apart.**
- **To serve this site, an access point is desired at Bushwood which is less than the minimum.**
 - 1,148 feet (to I-88 ramp)
 - 1,002 feet (to Sullivan Road)



Process to Improve Access

- **In 2020, the City entered into a professional services agreement with Iteris, Inc of St. Charles, to conduct a Traffic Impact Analysis to support the City's vision for improving vehicular access at Orchard Road and Bushwood Drive.**
- **The original goal of creating a new full-intersection was found not to be feasible.**
- **Therefore, the City is now seeking KDOT's support for a new $\frac{3}{4}$ access.**

**CITY OF
AURORA
EXISTING 3/4
EXAMPLE
(N. Aurora
East of Eola)**



THERE'S *Something* HAPPENING HERE



**CITY OF
AURORA
EXISTING ^{3/4}
EXAMPLE
(Galena into
Senior Hsg.)**



THERE'S *Something* HAPPENING HERE



**CITY OF
AURORA
EXISTING ^{3/4}
EXAMPLE
(W. Galena
Into Jewel)**



THERE'S *Something* HAPPENING HERE



**CITY OF
AURORA
EXISTING ^{3/4}
EXAMPLE
(E. New York
Into Marianos)**



THERE'S *Something* HAPPENING HERE

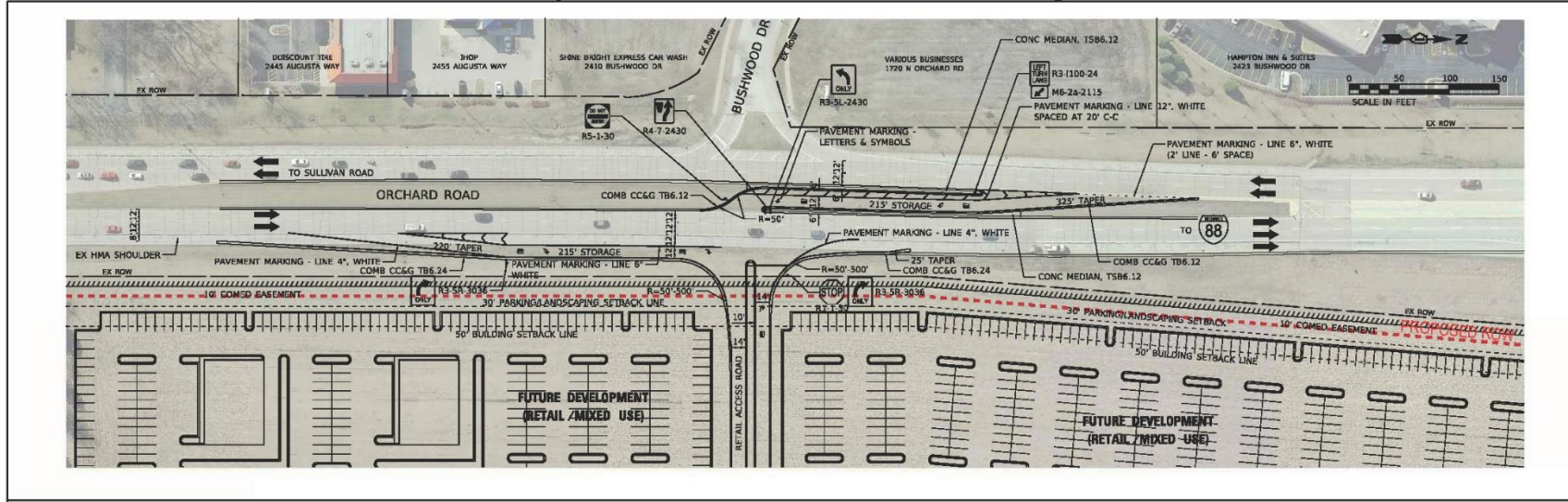


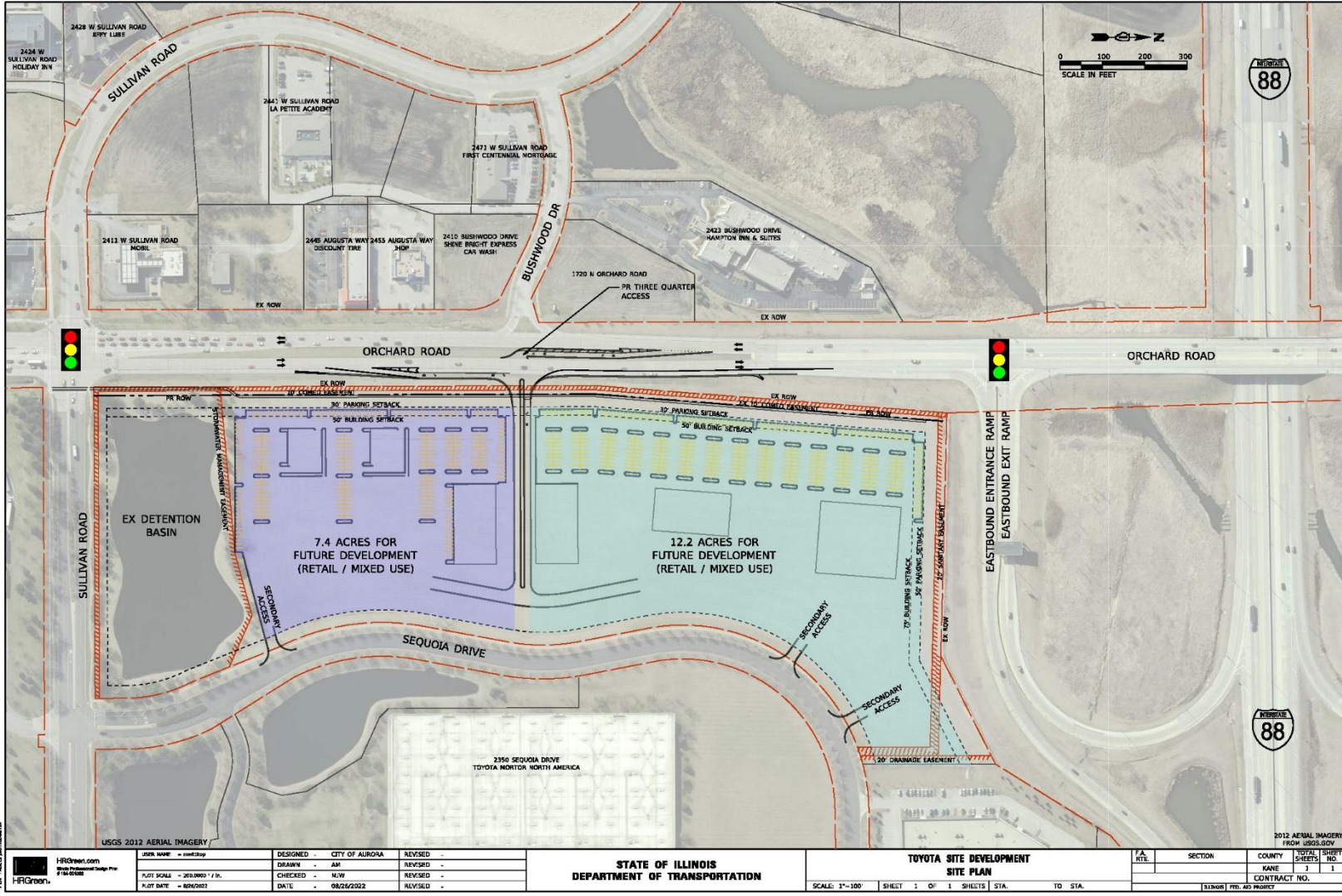
Process to Improve Access

- **An amendment to the existing intergovernmental agreement is necessary to allow that new access.**
- **In 2021 KDOT staff began to review the Iteris Traffic Impact Analysis and worked with Iteris and the City on additional information and data.**
- **In late 2022 KDOT staff found the analysis and recommendations sufficient to move forward to seek County Board approval.**
- **Last month, the Kane County Transportation Committee unanimously directed KDOT staff to work with the City to move forward with a formal amendment.**

Exhibit "B"

Concept Sketch -- For Illustration Only





USGS 2012 AERIAL IMAGERY

PROJECT: 1625-00057 DATE: 08/26/2022 DRAWN: J. HARRIS CHECKED: J. HARRIS DATE: 08/26/2022	USER: jharris@hrcon.com	DESIGNED: CITY OF AURORA	REVISED:
HRCon.com Professional Engineering Firm	PLANT SCALE: 1" = 200.0000' / 1" = 200'	DRAWN: AM	REVISED:
HRCon.com	PLOT DATE: 08/26/2022	CHECKED: NJW	REVISED:
		DATE: 08/26/2022	REVISED:

STATE OF ILLINOIS
DEPARTMENT OF TRANSPORTATION

TOYOTA SITE DEVELOPMENT
SITE PLAN

SCALE: 1" = 100'	SHEET: 1 OF 1	SHEETS: STA. TO STA.	T.A. RITE	SECTION	COUNTY	TOTAL SHEETS	SHEET NO.
					KANE	1	1
							CONTRACT NO.
							114081 PFD: 405 PROJECT

Amendments

- **Section 2.C. of the AGREEMENT is hereby amended in its entirety and shall read as follows:**
- **C. 1) An existing right-in/right-out only access on the west side of Orchard Road located approximately 1050 feet south of the I-88 eastbound ramps.**
- **2) A future right-in/right-out/left-in access as generally depicted on Exhibit “B” as attached to this Amendment on the east side of Orchard Road located as solely determined by the County Engineer, approximately 1050 feet south of the I-88 eastbound ramps, subject to the following special conditions:**
 - **a. Any future evaluation by the COUNTY may require modification or removal of the left-in component of the proposed right-in/right-out/left-in access on the east side of Orchard Road at the County Engineer’s sole discretion for safety and/or operational reasons.**
 - **b. Traffic signals at this location are operationally discouraged due to the proximity of the I-88 interchange, however, should the COUNTY in the sole discretion of the County Engineer decide at any time in the future that traffic signals are necessary at this location for the left-in (southbound to eastbound traffic movement), the CITY shall be notified of this determination and all design, material, construction, implementation and energy costs for the signalization and intersection lighting will be the sole responsibility of the CITY.**

Amendments

- **3. Section 14 of the AGREEMENT is amended in its entirety and shall read as follows:**
- **14. All access improvements including, but not limited to those set forth herein, and all Orchard Road improvements shall be subject to the review and approval of the County Engineer. Access will be permitted in accordance with all County Access Control Policies, Regulations and design standards. Any and all right-of-way and easements conveyed and granted to the COUNTY pursuant to this AMENDMENT are in consideration of the Orchard Road access granted.**
- **Per County Ordinance 22-27, all new developments in Kane County are required to submit Transportation Impact fees to the Kane County Division of Transportation. As a partner with Kane County, and to promote fair and uniform compliance with the Impact Fee Program, which funds important local transportation projects of benefit to the citizens of Kane County and the City of Aurora, the City of Aurora agrees to assure that all recipients of building and occupancy permits shall be advised in writing of Kane County's Transportation Impact Fee program via the City's issuance of municipal building permits within the City's jurisdiction in Kane County.**



Thank you!

- **Support for this new access will significantly improve the development potential that will enhance property tax values, increase sales tax revenues, and also improve the image and identify of the City's westernmost gateway**
- **Next steps:**
 - **Seek City Council Approval**
 - **Seek Kane County Board Approval**
 - **Once approved, the Property owner is ready to begin marketing the site**