

# Kane County Road Improvement Impact Fee Ordinance

Explanation of Proposed Substantive  
Text Amendments

March 8, 2007

<b>Page</b>	<b>Line</b>	<b>Change</b>	<b>Reason</b>
3	98	Added definition of "Affordable Housing"	Needed for new Exemption
3	118	Added definition of "Block Perimeter"	Needed for Walkability component of new Discount Program
3	123	Added definition of "Building"	Needed for legal clarity
3	127	Added definition of "Building Permit"	Needed for legal clarity
3	134	Added definition of "Committed Transit Service"	Needed for Transit component of new Discount Program
4	150	Added definition of "Density"	Needed for Density component of new Discount Program

<b>Page</b>	<b>Line</b>	<b>Change</b>	<b>Reason</b>
4	167	Added definition of "Existing Deficiencies"	Needed since the County will have completed a full Update of the CRIP and Ordinance
4	177	Added definition of "Floor Area Ratio"	Needed for Density component of new Discount Program
4	182	Added definition of "Highway"	Needed for legal clarity
5	217	Added definition of "Impact Fee"	Needed for legal clarity
5	219	Added definition of "Infill"	Needed for Redevelopment and Infill component of new Discount Program

<b>Page</b>	<b>Line</b>	<b>Change</b>	<b>Reason</b>
5	230	Modified definition of “Level of Service”	Needed to clarify that the County is not holding fee payers to a higher traffic flow standard than it holds others, including itself
6	240	Added definitions of “Municipality” and “Municipal Impact Fee”	Needed for legal clarity
6	255	Amended definition of “New Development”	Needed to clarify that any new building constructed in the County constitutes “New Development” even though it may be occupied by a business relocating from another location in the County.
6	264	Added clause to definition of “New Development”	Needed for Discount Program

<b>Page</b>	<b>Line</b>	<b>Change</b>	<b>Reason</b>
6	282	Added definition of "Private School"	Needed for new Exemption
6	292	Added definition of "Redevelopment"	Needed for Redevelopment and Infill component of new Discount Program
8	337	Added clause to definition of "System Improvement"	Eliminates potential conflict with County's Access Control Ordinance
8	345	Added definition of "Temporary Structures"	Needed for new Exemption
8	350	Added definition of "Transportation Committee"	Needed for legal clarity
8	353	Added definition of "Unit of Local Government"	Needed for legal clarity

<b>Page</b>	<b>Line</b>	<b>Change</b>	<b>Reason</b>
8	357	Added definition of "Walking Distance"	Needed for walkability element of new Discount Program
9	411	Added clause to Section Six	Needed to address fee assessment of spec buildings
9	415	Added clause to Section Six	Needed for Grandfathering
11	506	Deleted clause concerning change in use of a building	Impractical to track and enforce
12	558	Added clause permitting County Engineer to calculate an appropriate fee for unusual land uses	Codifies current practice
13-14	597 – 618	Modified Impact Fee Formula	Needed to comply with "Facilities-Driven" formula

<b>Page</b>	<b>Line</b>	<b>Change</b>	<b>Reason</b>
14-15	631-643	Modified requirements for an Individual Assessment of Impact	Needed to comply with “Facilities-Driven” formula
15	674	Clarified what is eligible for Improvement Credits	Codifies current practice
17	763	New section added on use of Improvement Credits	Needed due to Phase-in of fee schedule
20	881-890	Modified procedure for refunds	Advisory Committee request
21	942	Added exemptions	Advisory Committee recommendation
21-23	949-1028	New section Eighteen	New Impact Fee Discount Program

<b>Page</b>	<b>Line</b>	<b>Change</b>	<b>Reason</b>
24	1103	Added new paragraph 5.	Needed to clarify that the County is not limited to a 10% increase in the fees as provided in Section 21, paragraph 2. That paragraph is intended to apply to the annual review of the Ordinance by the Advisory Committee, not to a full ordinance update.



# *Next Steps*



- Public Hearing on April 11, 2007
- Advisory Committee then has 30 days to make recommendation to County Board
- County Board then has 30-60 days to adopt an amended ordinance
- Anticipate new ordinance effective upon adoption by County Board

# CRIP and Impact Fee Ordinance Update



**Traffic Modeling**

**Comprehensive Road Improvement Plan (CRIP) Development**

**Fee Schedule and Ordinance Revisions**

**Advisory Committee discussion and recommendations regarding exempt uses, eligible projects, service area boundaries & goals of 2030 Plan**

**Advisory Committee discussion and recommendations regarding Ordinance and Impact Fee Schedule**

Co. Board sets Date for Public Hearing for CRIP and Impact Fees

Public Hearing on CRIP and Ordinance Amendments

Advisory Committee Recommendation on CRIP and Ordinance Amendments

County Board Adopts CRIP and Ordinance Amendments