

DRAFT
Kane County
Road Improvement Impact Fee
Program Discounts
REVISED

November 15, 2006

Draft RIIF Program Discounts:

PART A – Basic Discount

40% discount if all of the following prerequisites are met:

1. Location * REVISED
2. Mixed Land Uses
3. Compact Development
4. Housing Diversity * DELETED
5. Walkability

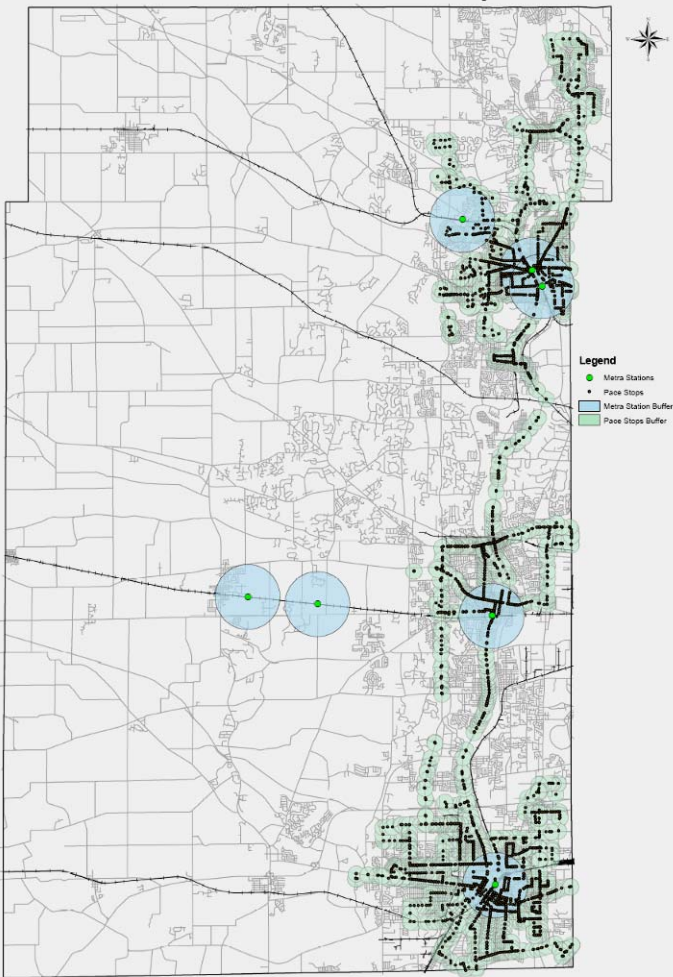
PART B – Additional Discounts

Additional 10% discount for each of the following criteria:

1. Transportation Efficiency & Choice * REVISED
2. Increased Housing Diversity * DELETED
3. Density X 2 (residential: min. 14 du/acre and/or non-res: FAR \geq 1.0)
4. Density X 4 (residential: min. 28 du/acre and/or non-res: FAR \geq 1.5)

Prerequisite 1: Transit Choice

Pace and Metra Stops



A main or public building entrance is within

- 1/2 mile walking distance of existing or committed fixed-route public bus service
- OR
- within 1 mile walking distance of existing or committed public commuter rail service.



Additional Discount 1: Location Efficiency



- New development to be located on an infill site

OR

- New development to be located on a previously developed site



REVISED

Draft RIIF Program Discounts:

PART A – Basic Discount

40% discount if all of the following prerequisites are met:

1. Transit Choice
2. Trip Generators
3. Density
4. Walkability

PART B – Additional Discounts

Additional 10% discount for each of the following criteria:

1. Location Efficiency
2. Density X 2 (residential: min. 14 du/acre and/or non-res: FAR \geq 1.0)
3. Density X 4 (residential: min. 28 du/acre and/or non-res: FAR \geq 1.5)