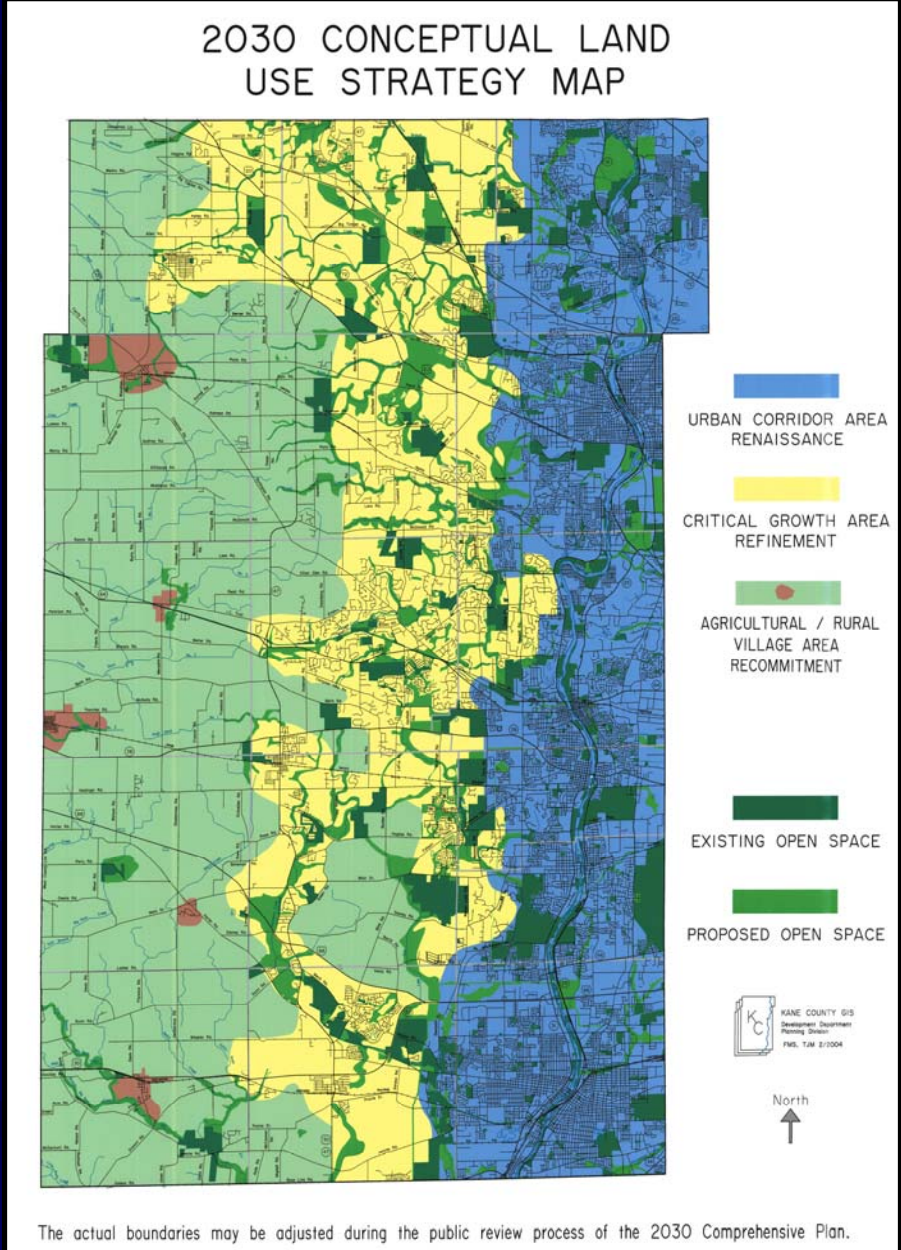
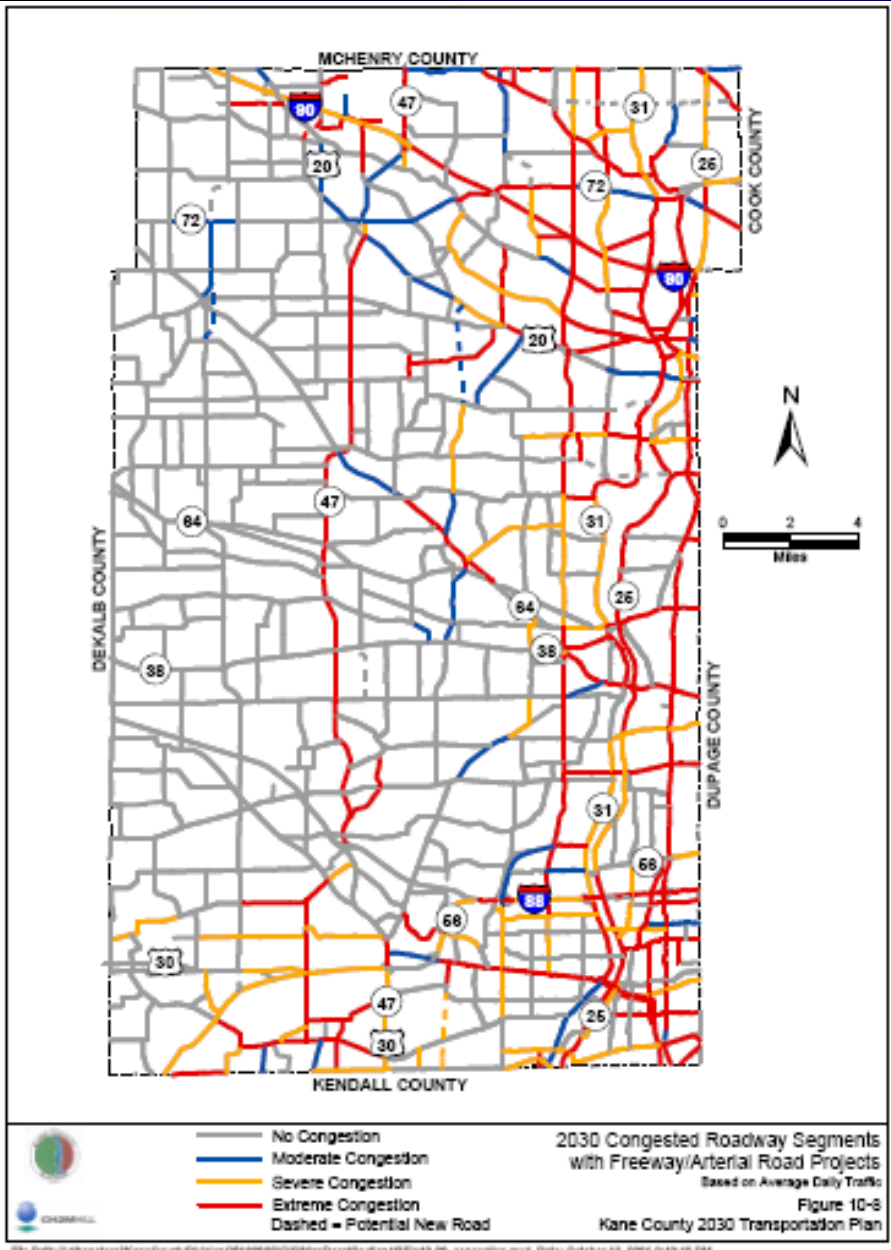


Draft
2030 Plan Incentives

Kane County
Road Improvement Impact Fees



The actual boundaries may be adjusted during the public review process of the 2030 Comprehensive Plan.

Draft 2030 Plan Incentives:

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

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

Additional 10% discount for each of the following criteria:

1. Transportation Efficiency & Choice
2. Increased Housing Diversity
3. Increased Density
4. Additional Density

Part A – Basic Discount

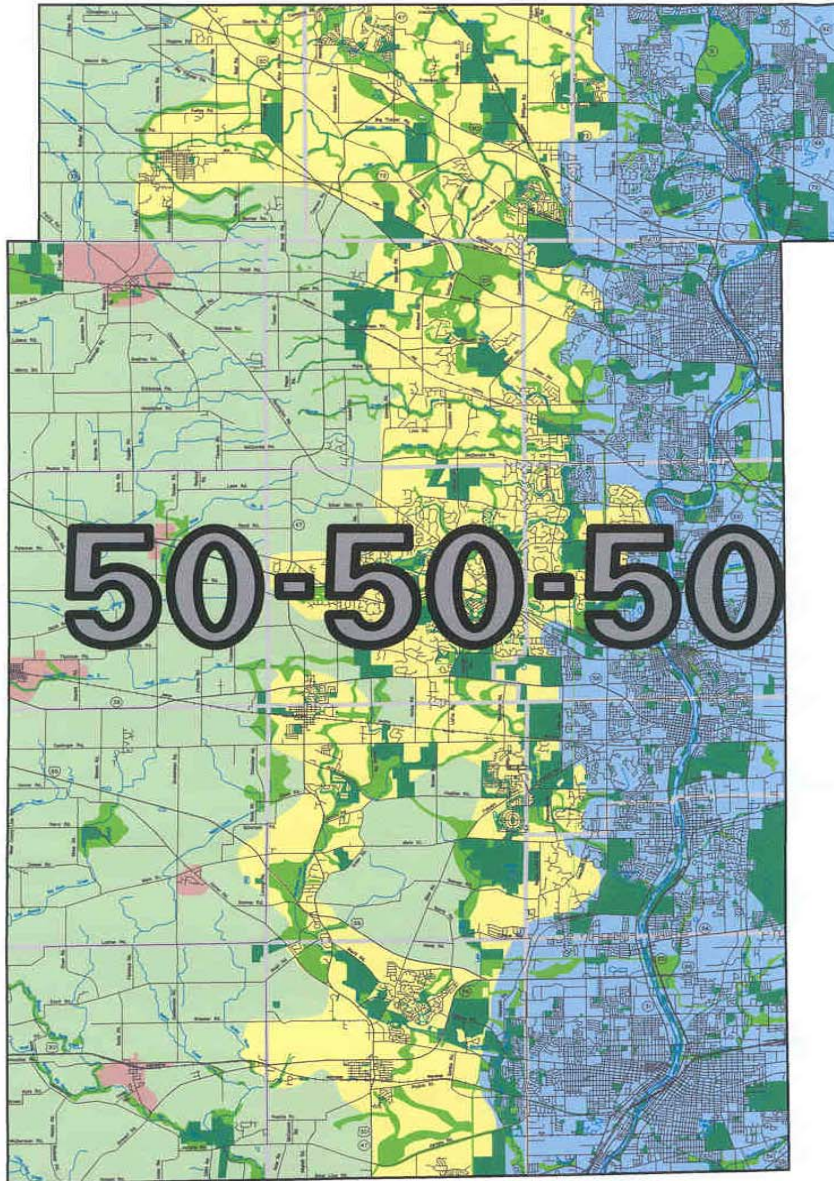
Prerequisites:

- Location
- Mixed Land Uses
- Compact Development
- Housing Diversity
- Walkability



Redevelopment potential of downtown Batavia

2030 CONCEPTUAL LAND USE STRATEGY MAP



Prerequisite 1: Location

Project is to be located within the **Urban Corridor** as defined by the Kane County 2030 Land Resource Management Plan.

Prerequisite 2: Mixed Land Uses

Project boundary is:

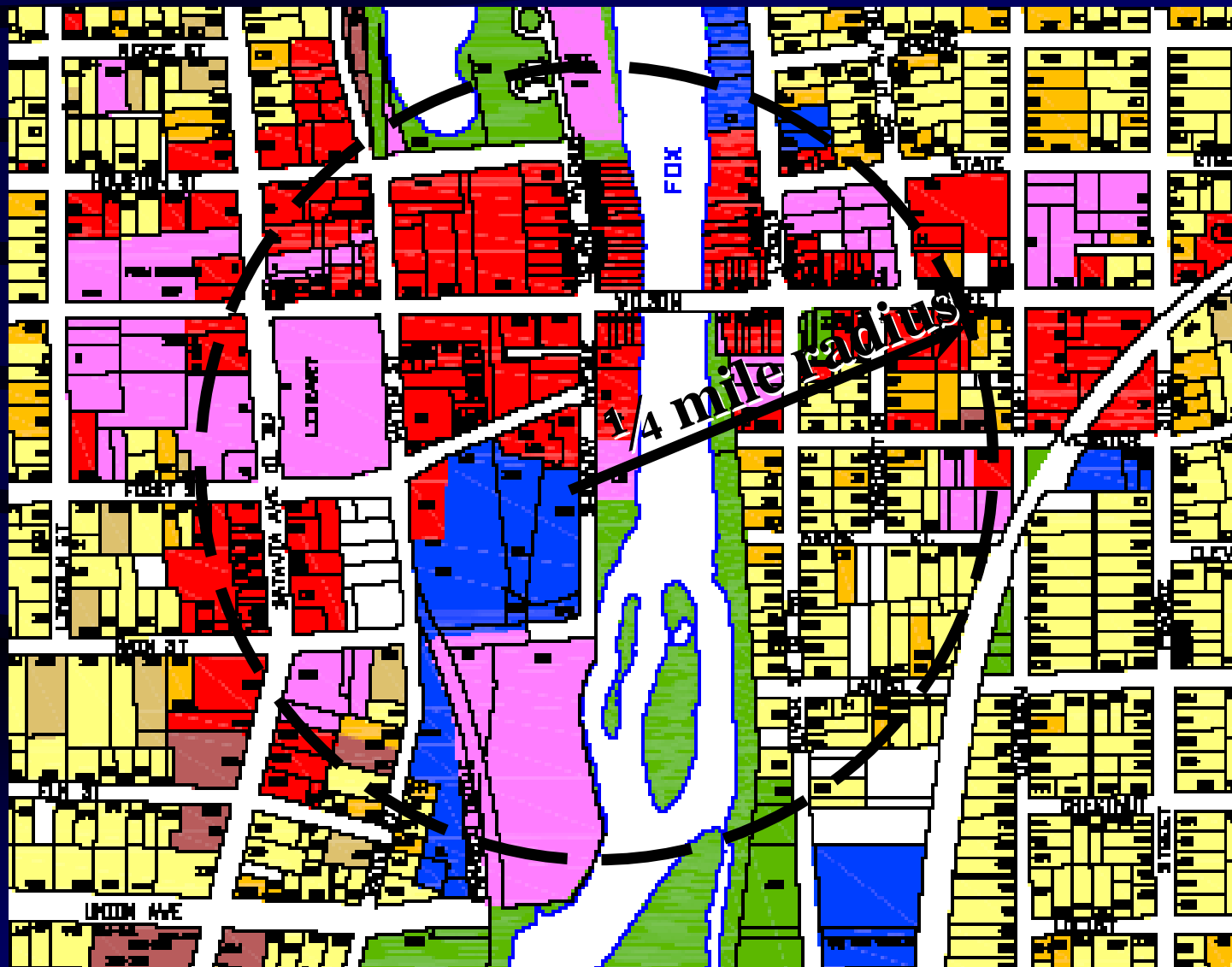
within ¼ mile walking distance of at least 4 of the following uses:

OR

within ½ mile walking distance of at least 6 of the following uses:

- | | |
|---|--|
| <input type="checkbox"/> park | <input type="checkbox"/> community or civic center |
| <input type="checkbox"/> school | <input type="checkbox"/> library |
| <input type="checkbox"/> place of worship | <input type="checkbox"/> post office |
| <input type="checkbox"/> convenience store | <input type="checkbox"/> laundry/dry cleaner |
| <input type="checkbox"/> neighborhood retail | <input type="checkbox"/> restaurant |
| <input type="checkbox"/> stand-alone pharmacy | <input type="checkbox"/> supermarket |
| <input type="checkbox"/> bank | <input type="checkbox"/> medical/dental office |
| <input type="checkbox"/> other offices or | <input type="checkbox"/> places of employment |

Mixed Land Uses



Mixed Land Uses





Prerequisite 3: Compact Development

- ❑ Average residential density of at least seven units per acre;
AND/OR
- ❑ Average non-residential FAR of at least 0.5



Minimum 7 dwelling units per acre for twice hourly bus service.
Minimum 15 dwelling units per acre for express bus service.

Prerequisite 4: Housing Diversity

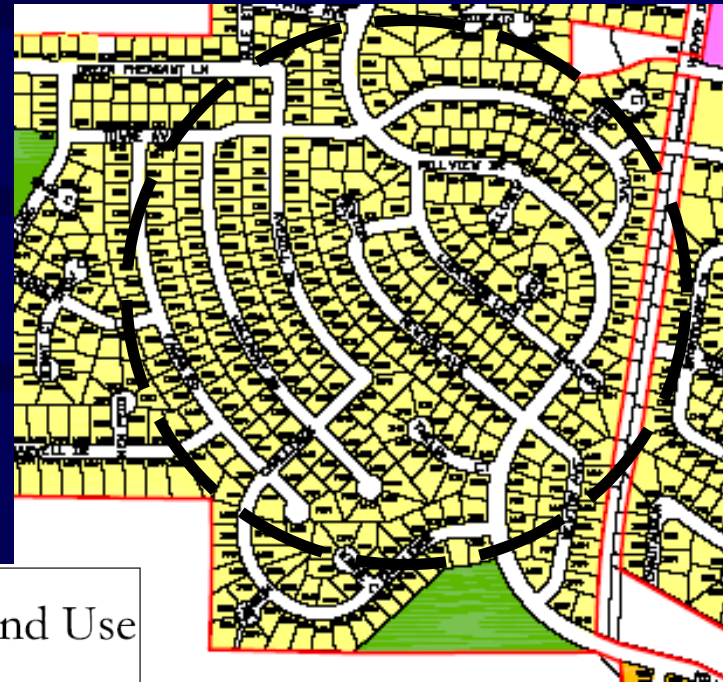
For developments with housing:

Within the project OR within 1/4 mile of project, a maximum of 50% of any one housing type as follows:

- Detached residential
- Attached townhouse or duplex
- Residence in multi-unit building
- Live/work unit
- Accessory unit



Housing Diversity



This map depicts the existing land use, typical of each parcel. A use depicted may not necessarily conform to the zoning district.

Housing Diversity

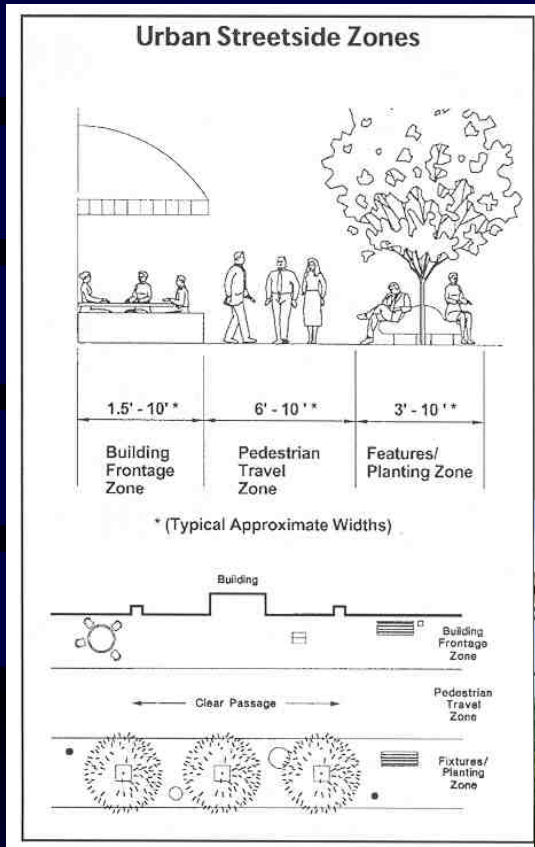
River Park Place, Elgin

- 116 rowhouses on 6 acres (19 du/acre)
- 60 condominium units on 1.4 acres (43du/acre)
- First floor commercial

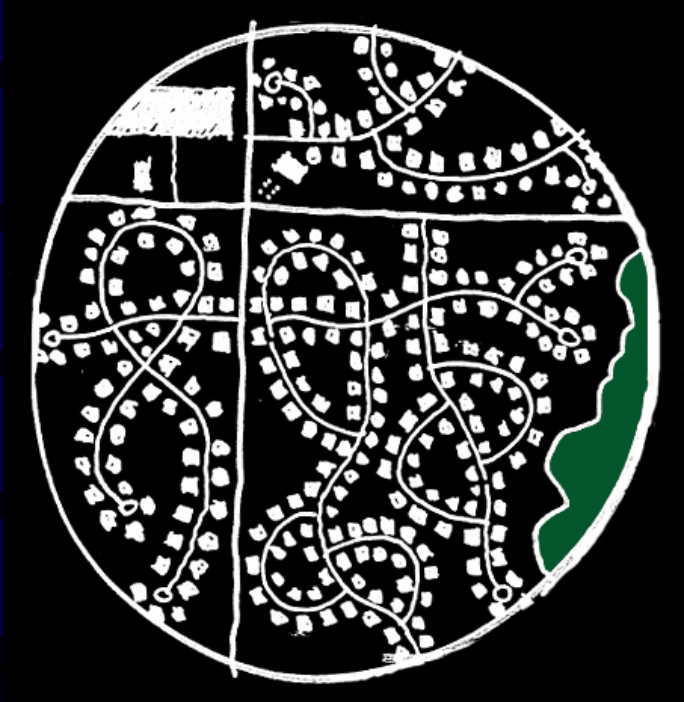


Prerequisite 5: Walkability

- ❑ Average block perimeter limited to max. 2200 ft
AND
- ❑ No parking allowed between building and sidewalk/street

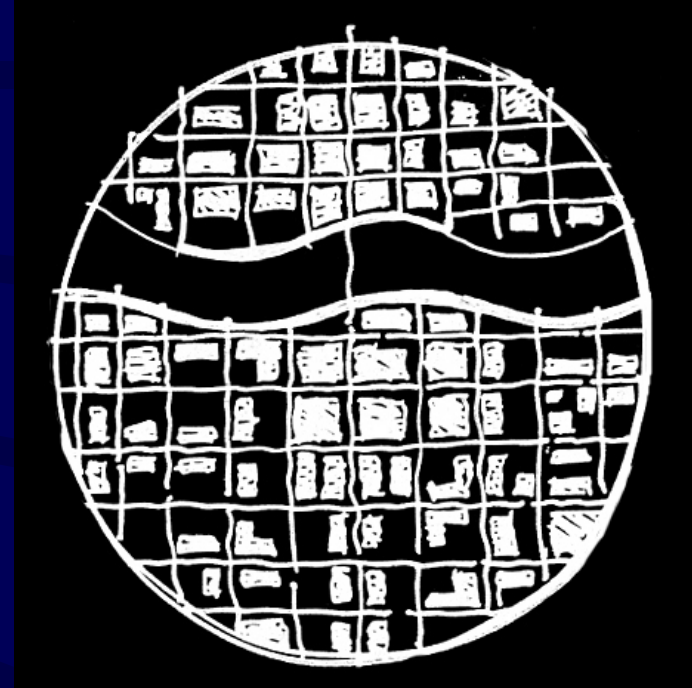


Walkability



Suburban Neighborhood

- Lower Connectivity
- More vehicle trips
- Trip lengths are longer
- Walking is mainly recreation

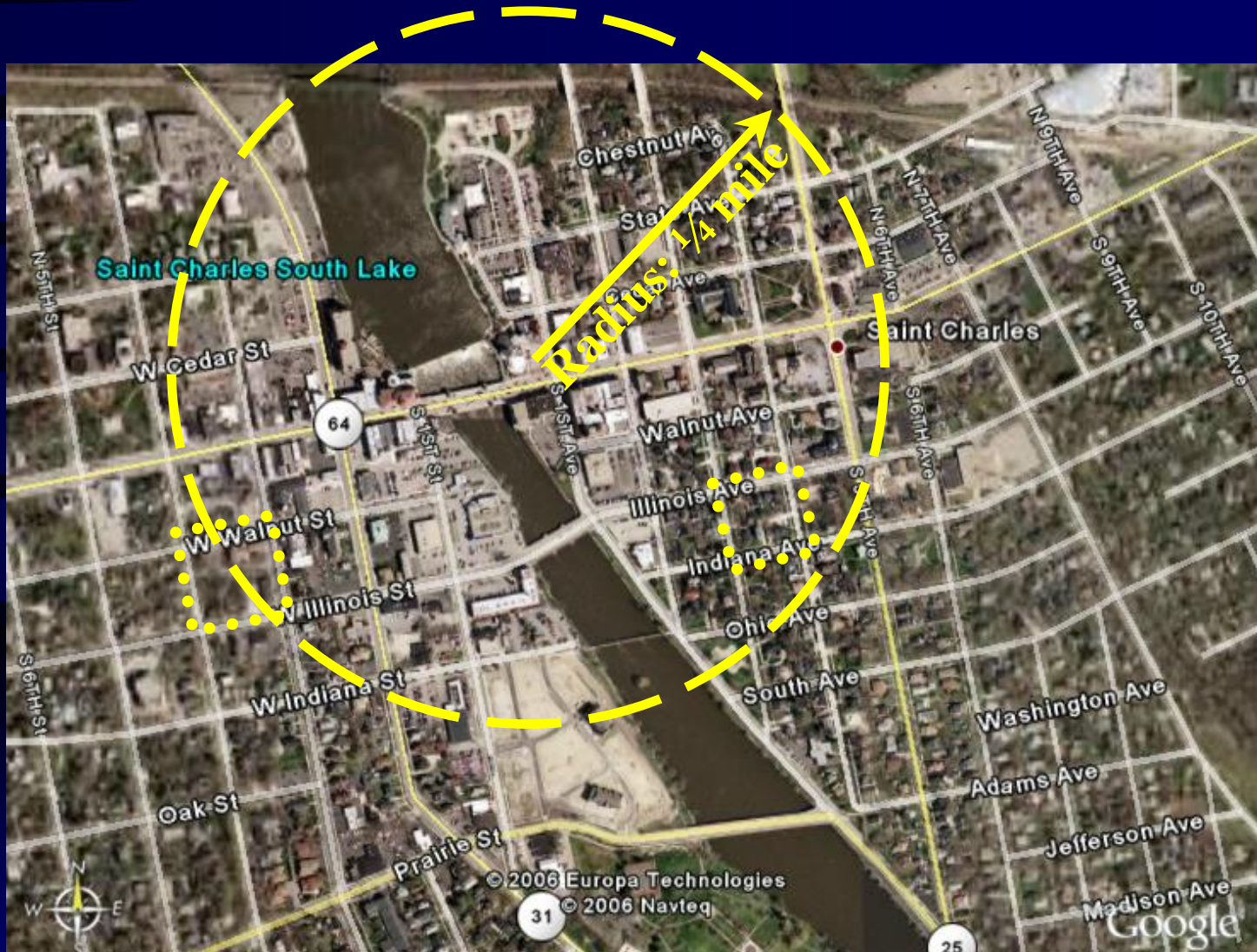


Urban Waterfront

- Greater connectivity
- Less Vehicle Trips
- Trip lengths are shorter
- Walking practical for errands

Walkability Prerequisite:

Average block perimeter limited to max. 2,200 ft



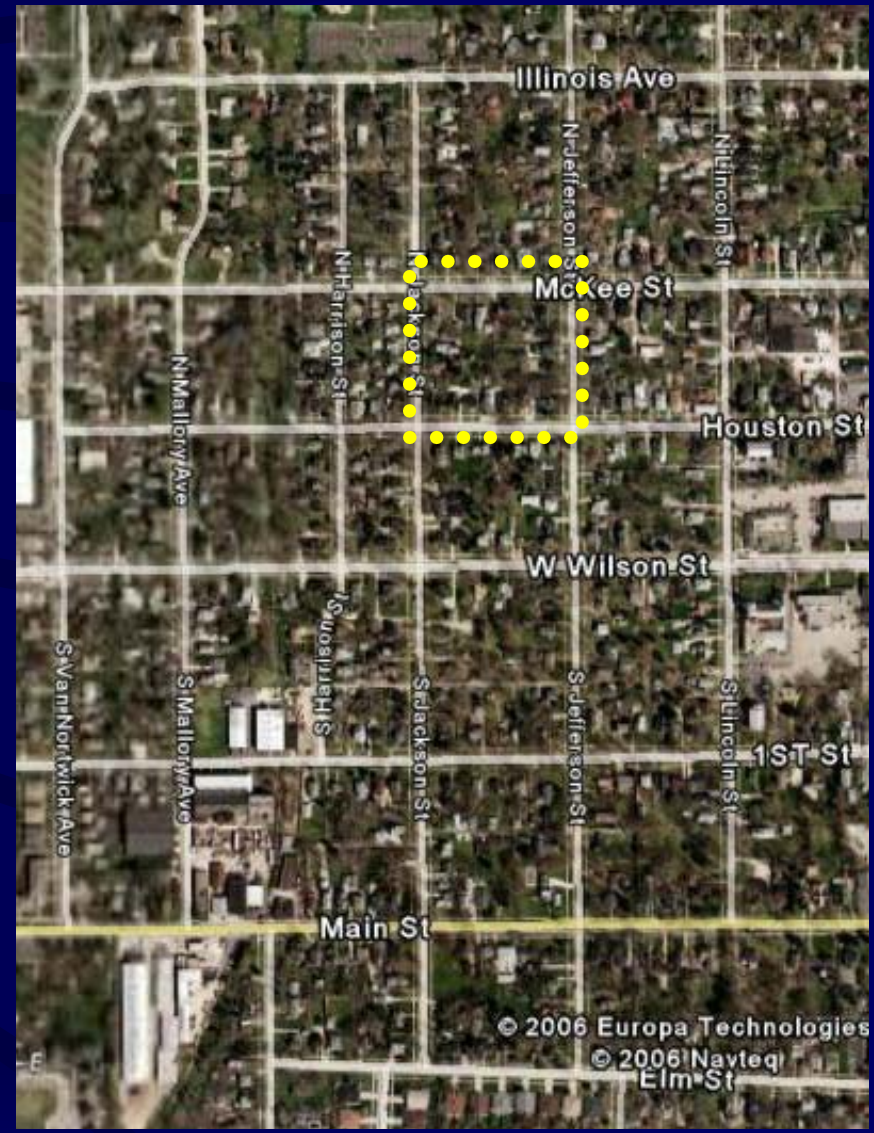
St. Charles West block size = 1,300 ft

St. Charles East block size = 1,020 ft

Walkability



Batavia Far West block size = 3,300 ft



Batavia Near West block size = 1,800 ft

Walkability Support

Openly Hostile



Walkability Support

Intolerant



Walkability Support

Tolerant



Walkability Support

Supportive



Walkability Support

Place



Walkability Support

Openly Hostile



Intolerant



Tolerant



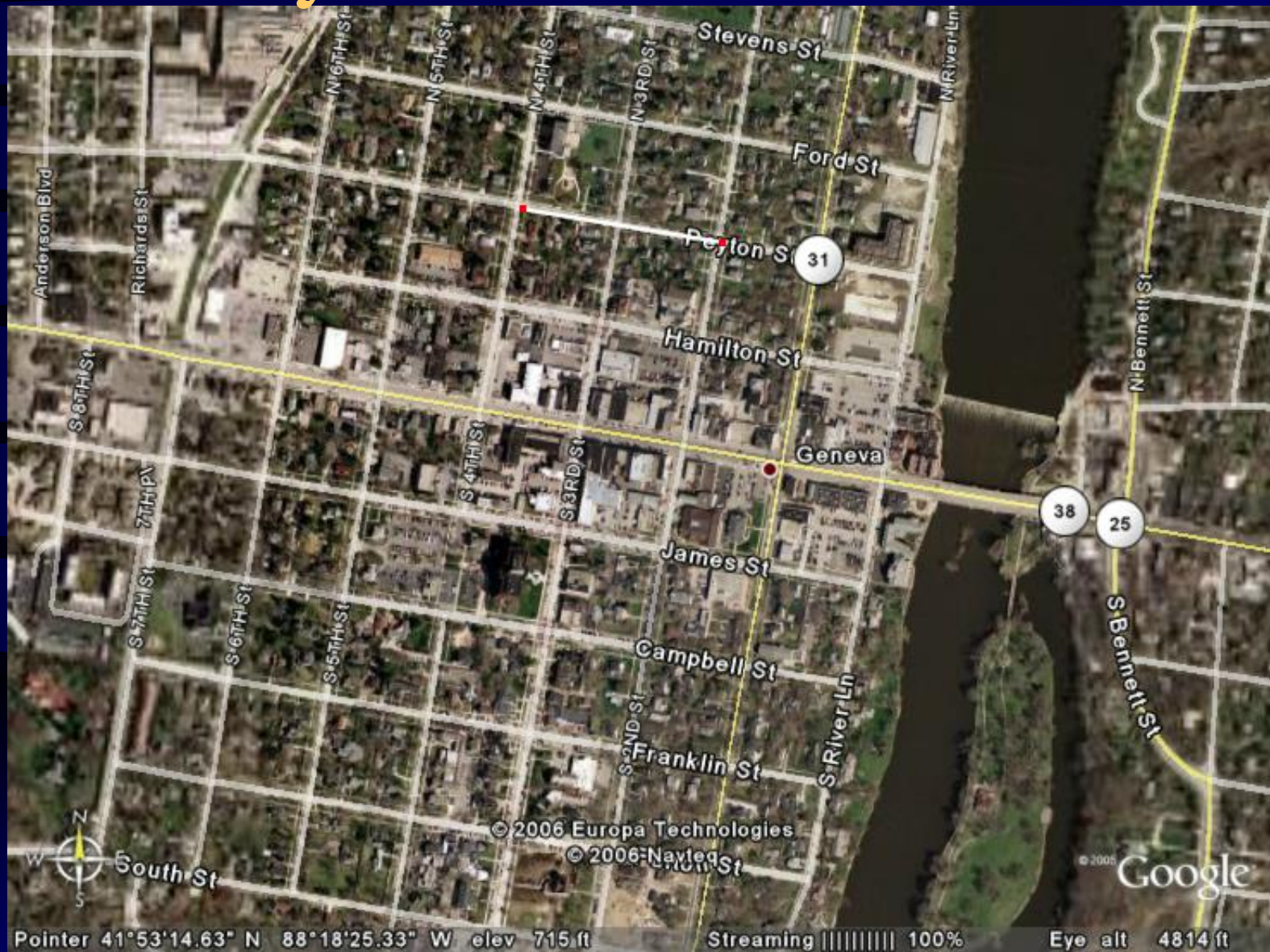
Supportive



Place



Walkability



Geneva block size = 1,500 ft

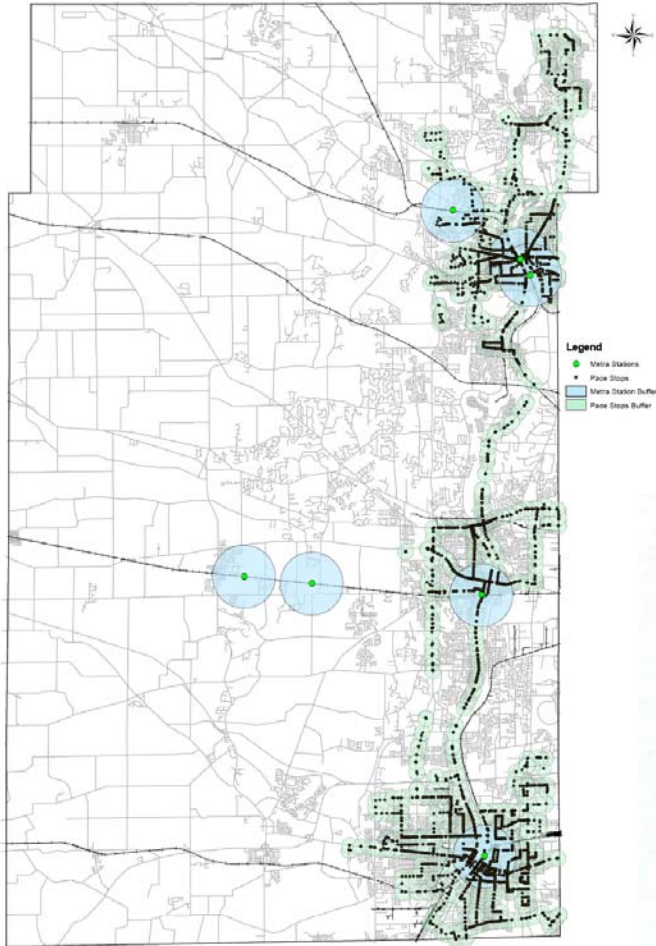
Part B – Additional Discounts

Each of the following is worth a 10% discount in addition to the 40% discount for Part A prerequisites.

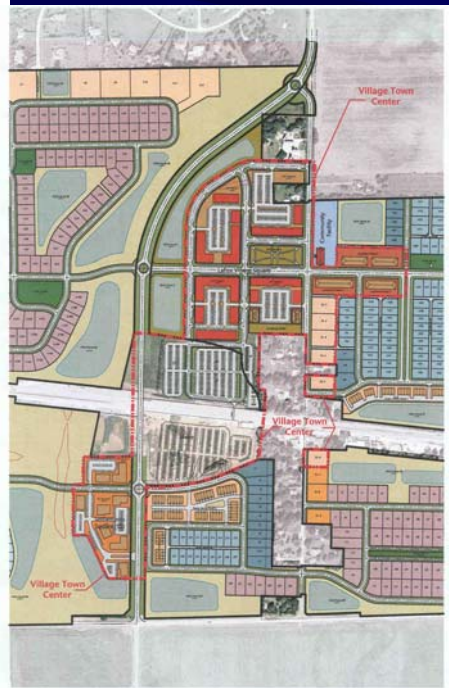
1. Transportation Efficiency & Choice
2. Increased Housing Diversity
3. Increased Density
4. Additional Density

Transportation Efficiency & Choice

Pace and Metra Stops

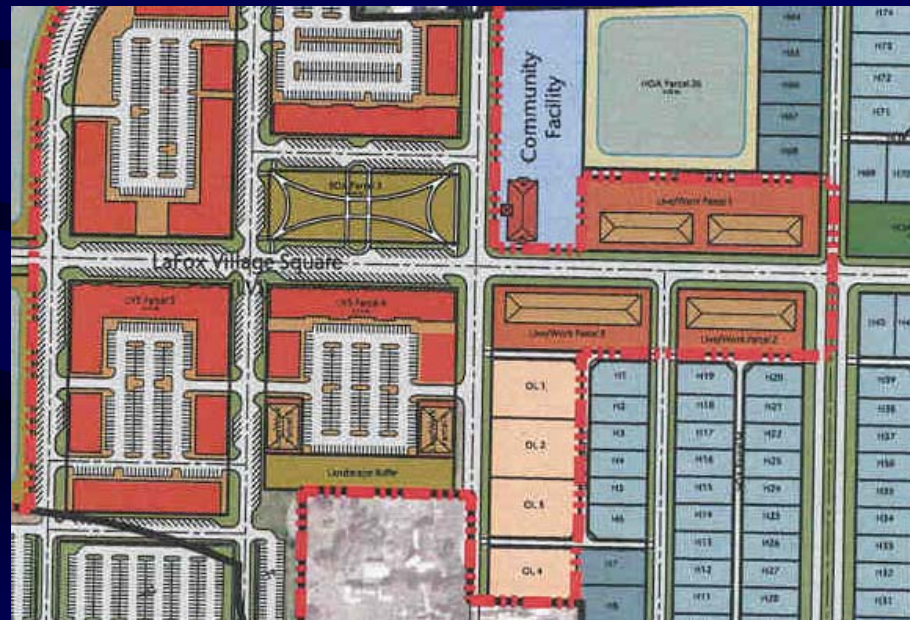


- Project to be located on infill or previously developed site
OR
- Majority (over 80%) of dwelling units and business entrances are within ½ mile walking distance of existing or planned bus service
OR within 1 mile walking distance of existing or planned train service.



Increased Housing Diversity

- Within the project OR within ¼ mile of project, a maximum of 25% of any one housing type



Increased Density

- ❑ Average residential density of at least 14 units per acre;
AND/OR
- ❑ Average non-residential FAR of at least 1.0



Elgin 19 units per acre



Batavia 14 units per acre

Additional Density

- ❑ Average residential density of at least 28 units per acre;
AND/OR
- ❑ Average non-residential FAR of at least 1.5



Batavia 60 units per acre



South Elgin 35 units per acre



Geneva 65 units per acre

Draft 2030 Plan Incentives:

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

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

Additional 10% discount for each of the following criteria:

1. Transportation Efficiency & Choice
2. Increased Housing Diversity
3. Increased Density
4. Additional Density