

Big new Geneva area road earns fee discount

• Approval ready: County to give fee discount to major LaFox development

August 9, 2007

By [STEVE LORD](#) Staff Writer

GENEVA – What does a developer need to do to get a \$3.65 million impact fee discount?

The answer is, build a \$7.65 million road.

That's what Foxford LLC and Wyndham Deerpoint Homes, developers of The Settlements of LaFox, are going to do.

The developers will spend that much to build what is called the Bunker Road Bypass through the Settlements, in effect the exte Road.

That will become a main artery through the 1,247-acre development west of Geneva. Accordingly, the county is discounting the transportation impact fees.

The Kane County Board Executive Committee gave its seal of approval to the discount Wednesday, and the full County Board

"This is a far-reaching agreement that will allow us go build a road around Hughes Road," said board member Jan Carlson, R-I with the developer building the road, it can be done quicker than if the county had to pay to do it.

The Settlements of LaFox is a groundbreaking mix of residential, office, retail, historic preservation, open space and even farm county during the past seven years.

It will include about 1,900 residential units with 18 varieties of home styles and 13 different sizes.

It also will include lots set aside for Habitat for Humanity homes.

In addition to the residential, the development will include 100 acres of open space, about 200,000 square feet of office and ret

While developers will get the discount on their transportation impact fee, they already have contributed land and money in agre St. Charles Park District and the Kane County Forest Preserve District.