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## City halts road impact fees

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January 26, 2009

By [KATHY CICHON kcichon@scn1.com](#)

In an effort to attract more commercial business in Naperville, the City Council unanimously approved a moratorium on road impact fees for one year.

"I think we need to do something to stimulate employment here and sales," Councilman Doug Krause said at Tuesday's meeting.

The move comes after a request from the Naperville Development Partnership, which asked the city to impose a 12-month moratorium on the roadway impact fee. The moratorium on the fee is designed to remove any potential financial disadvantages to locating commercial businesses within the city.

"It's an impediment to coming here," Councilman Kenn Miller said. "Let's put a moratorium on it."

The moratorium provides an exemption from paying impact fees if a new sales or lease agreement for the property is fully executed between Jan. 20 and Dec. 31, 2009. The tenant would be required to take occupancy by Dec. 31, 2011.

The council asked staff to complete a full review of all development fees associated with new construction, and to work on relief for projects already underway,

"These folks started these things when economic times were different," Councilman Richard Furstenau said.

Some of those projects, such as auto dealerships, pay high fees that are more than \$700,000, he said.

At Tuesday's meeting, Kevin Gallaher, attorney for Toyota of Naperville, asked the council to consider extending the moratorium to the dealership, which currently has a redevelopment project at Ogden and Quincy avenues.

"Car dealers pay a significant impact fee, and I'm sure you all know the auto industry, and dealers in particular, have been very hurt by the current economic downturn," Gallaher said. "Any relief we could receive would be very helpful to us."

The city's Roadway Impact Fee was established in 1988 to collect monies for roadway improvement projects based on the amount of trips generated by a specific project. Naperville is the only municipality within the region to assess a roadway impact fee, along with DuPage and Kane counties. The fee has been a primary funding source, with federal funds and city bonding, to complete capacity improvements to city arterial roadways. The fee generates approximately \$1.5 million annually.

**The freedom fee**

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