

EXHIBIT 'A'

Kane County Road Impact Fees
Schedule of Fees (2004)

Land Use Category	Fee Per	Net Fee* (2004)							
		Aurora Area	Campton Hills	Greater Elgin	Northwest	Southwest	Tri-Cities	Upper Fox	West Central
Residential									
Single Family Detached	Dwelling Unit	\$156	\$1,780	\$297	\$424	\$965	\$1,249	\$356	\$297
Single Family Attached	Dwelling Unit	\$73	\$938	\$148	\$214	\$503	\$656	\$179	\$144
Multi-family Attached	Dwelling Unit	\$94	\$1,087	\$180	\$256	\$587	\$764	\$216	\$176
Commercial Retail									
1-50,000 sf	1,000 sf (1)	\$307	\$919	\$598	\$173	\$1,208	\$1,952	\$568	\$301
50,001-300,000 sf	1,000 sf (1)	\$412	\$1,200	\$796	\$225	\$1,614	\$2,668	\$756	\$409
300,001-1,000,000 sf	1,000 sf (1)	\$436	\$1,275	\$851	\$235	\$1,718	\$2,828	\$792	\$437
more than 1,000,000 sf	1,000 sf (1)	\$483	\$1,411	\$922	\$262	\$1,865	\$3,058	\$860	\$474
Supermarket	1,000 sf (1)	\$552	\$1,625	\$1,072	\$302	\$2,180	\$3,618	\$1,018	\$544
Convenience Market	1,000 sf (1)	\$1,661	\$5,226	\$3,326	\$946	\$6,790	\$11,145	\$3,152	\$1,571
Service Station	Veh Fuel Pos	\$473	\$1,433	\$927	\$268	\$1,878	\$3,046	\$880	\$459
Commercial Office									
General Office (all sizes)	1,000 sf (2)	\$444	\$2,492	\$928	\$639	\$1,604	\$3,037	\$834	\$483
Medical-Dental Office	1,000 sf (2)	\$1,058	\$6,072	\$2,238	\$1,528	\$3,888	\$7,416	\$2,009	\$1,134
Office Park	1,000 sf (2)	\$447	\$2,508	\$934	\$643	\$1,614	\$3,057	\$839	\$486
Business Park	1,000 sf (2)	\$373	\$2,140	\$788	\$538	\$1,370	\$2,614	\$708	\$399
Commercial Industrial									
Warehousing/Distribution Terminal	1,000 sf (2)	\$147	\$846	\$312	\$213	\$542	\$1,033	\$280	\$158
Light Industrial/Ind Park	1,000 sf (2)	\$293	\$1,640	\$612	\$422	\$1,057	\$1,999	\$550	\$320
Commercial Restaurant									
Fast Food	1,000 sf (2)	\$1,064	\$3,157	\$1,799	\$1,150	\$4,846	\$6,119	\$1,303	\$182
Other Restaurant	1,000 sf (2)	\$653	\$1,871	\$1,128	\$697	\$2,915	\$3,608	\$765	\$121
Commercial Service									
Day Care	1,000 sf (2)	\$210	\$719	\$259	\$94	\$301	\$1,133	\$361	\$231
Hospital	Bed	\$296	\$1,882	\$639	\$241	\$925	\$2,060	\$568	\$312
Nursing Home	Bed	\$46	\$304	\$101	\$37	\$148	\$334	\$90	\$47
Hotel/Motel	Room	\$132	\$904	\$297	\$109	\$437	\$996	\$263	\$132

(1) Gross Leasable Floor Area

(2) Gross Floor Area

* Does not include improvement credits

NOTE: Not all land uses included in fee schedule. For more information on how fees are determined for development of a land use category not appearing in this fee schedule see the Kane County Road Impact Fee Ordinance or the Kane County Procedures Guide for Road Impact Fees.