



Eola Preserve

Aurora

SUBJECT
PROPERTY



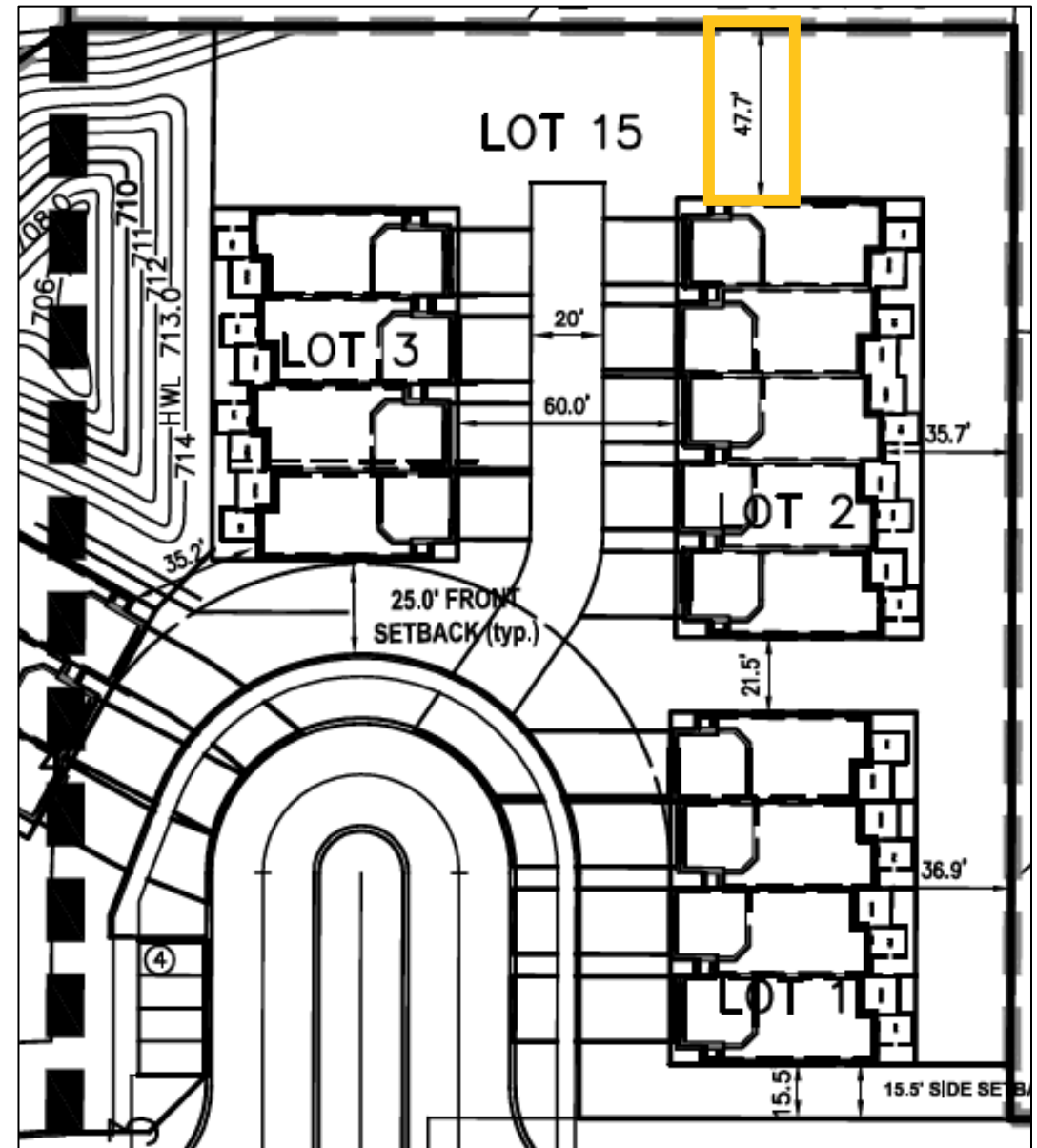
CONSESSIONS

TRAFFIC

- **Traffic Signal Warrant Analysis:** formally established a traffic signal was neither warranted, nor even remotely close to meeting required warrants for installation of a traffic signal.
 - City of Aurora and DuPage County Department of Transportation accepted these findings.
- **Eola Road Median Modification:** designed and proposed a median modification to Eola Road intended to provide additional spacing to accommodate two-stage turning movements. DuPage County denied Developer's request to modify the median.

PLANNING AND SITE PLAN

- **Preliminary Plan Setback:** relocated 2 units south of Old Eola Road resulting in an increased setback from the north property line from 24' to now +/- 48'.
 - Density will remain constant
 - One dwelling unit removed from Building 2 and Building 3
 - Both units moved to Building 12
- **Elimination of Rooftop Terraces:** removed upgrade option to buyers for Buildings 1 and 2.
- **Landscape Buffer:** Developer will roughly "double" quantity of plantings in landscape buffer.
 - Based on neighboring homeowners feedback, upgraded landscaping in lieu of an 8' fence is preferred.
 - Existing landscape plan already incorporates buffer plantings in excess of code requirements.
 - Introducing landscape architect to neighboring residents to uniquely design final buffer planting plan.
- **Rental Restrictions:** Limiting rental percentage within development to 30% though HOA covenants and restrictions.





Thank you

Land Use	Units	ITE Code	Weekday Peak Hours					
			Morning			Evening		
			In	Out	Sum	In	Out	Sum
Eola Preserve Development								
Multi-Family Housing (Low-Rise)	54 DU	220	10	30	40	28	15	43
Single Family Detached	30 DU	210	6	19	25	20	12	32

[illegible]

Lincoln Prairie by Del Webb



Meadow Ridge



RECENT SUCCESS: AURORA

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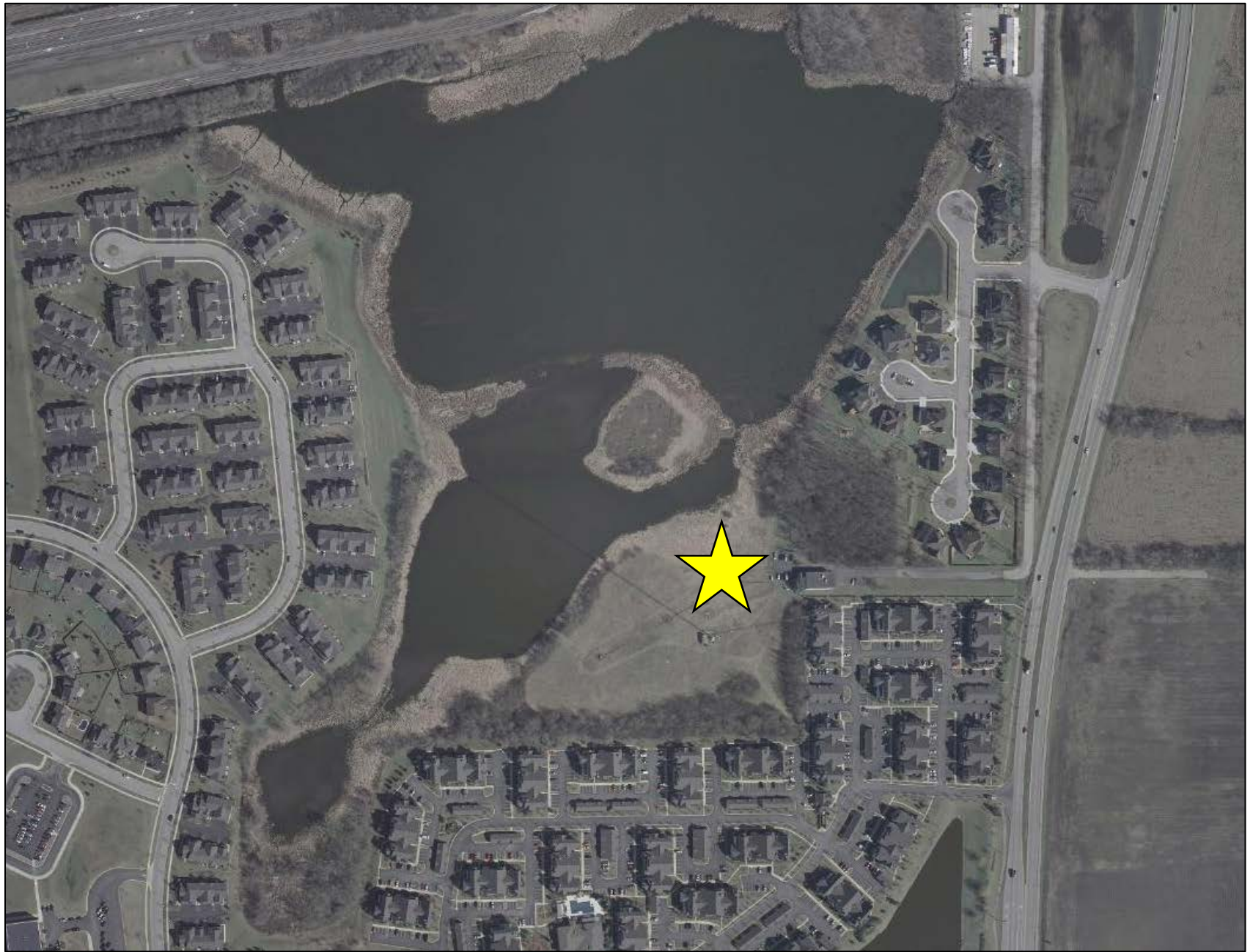
HISTORIC AERIAL
1978



HISTORIC AERIAL
1998

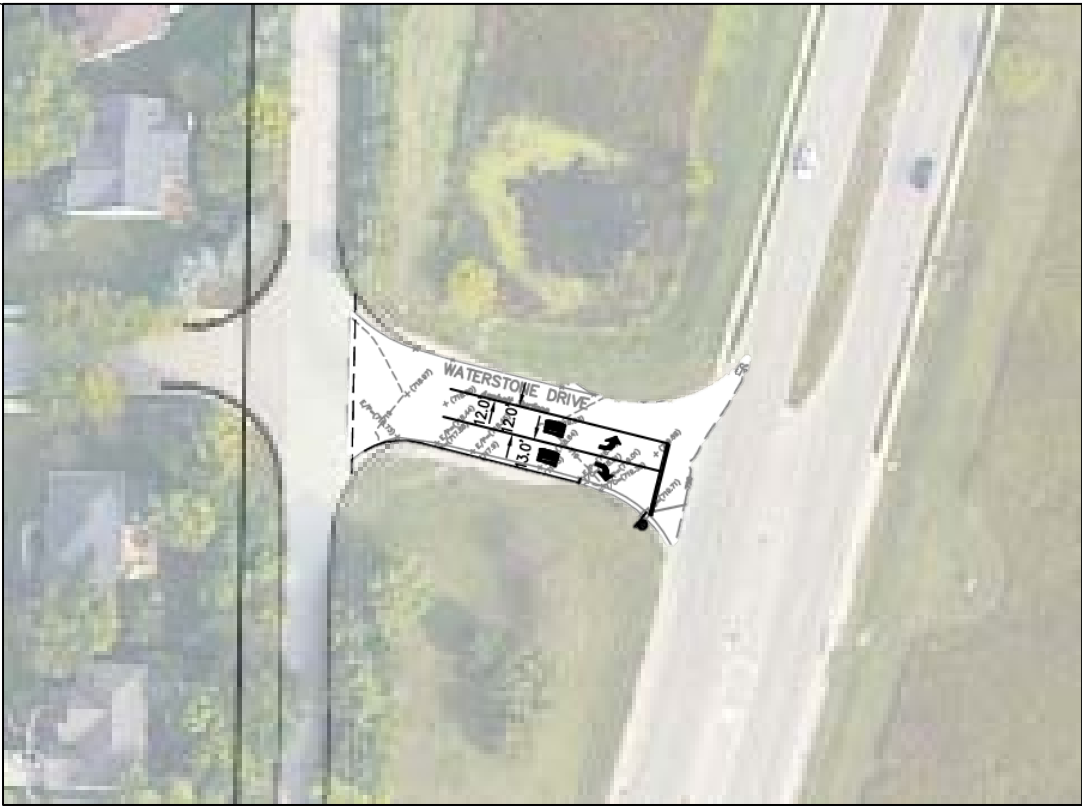
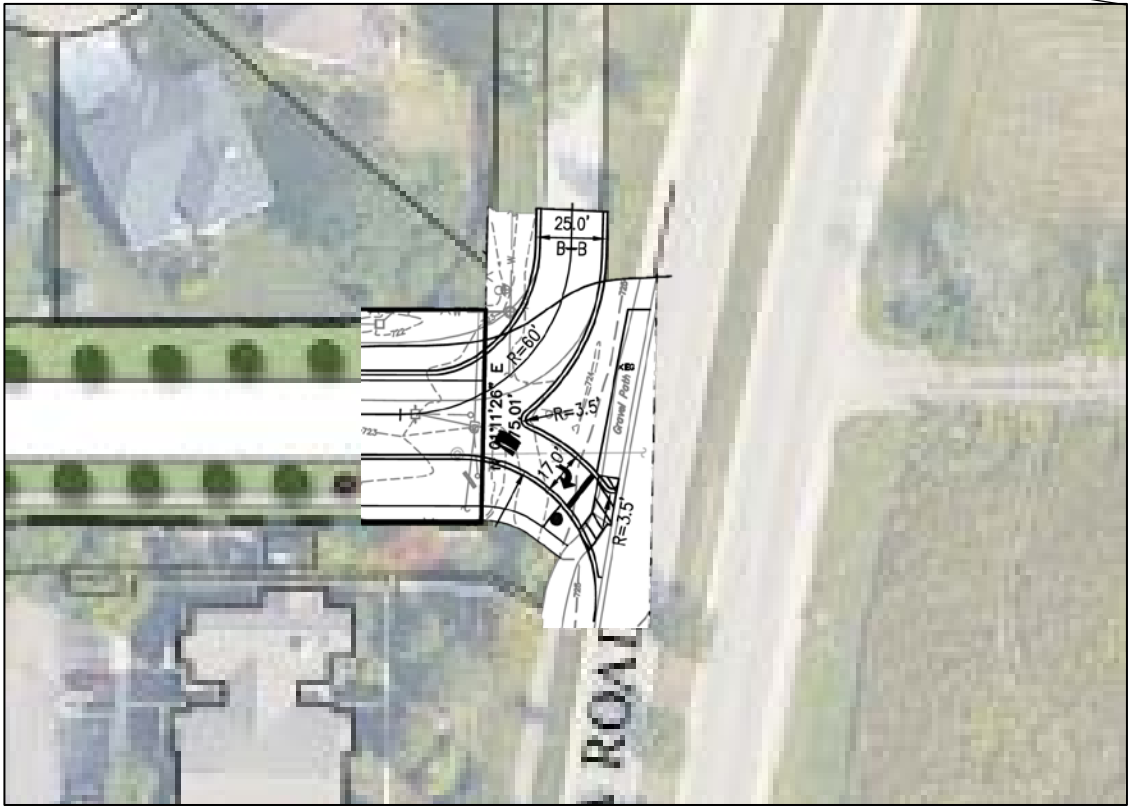


HISTORIC AERIAL
2006



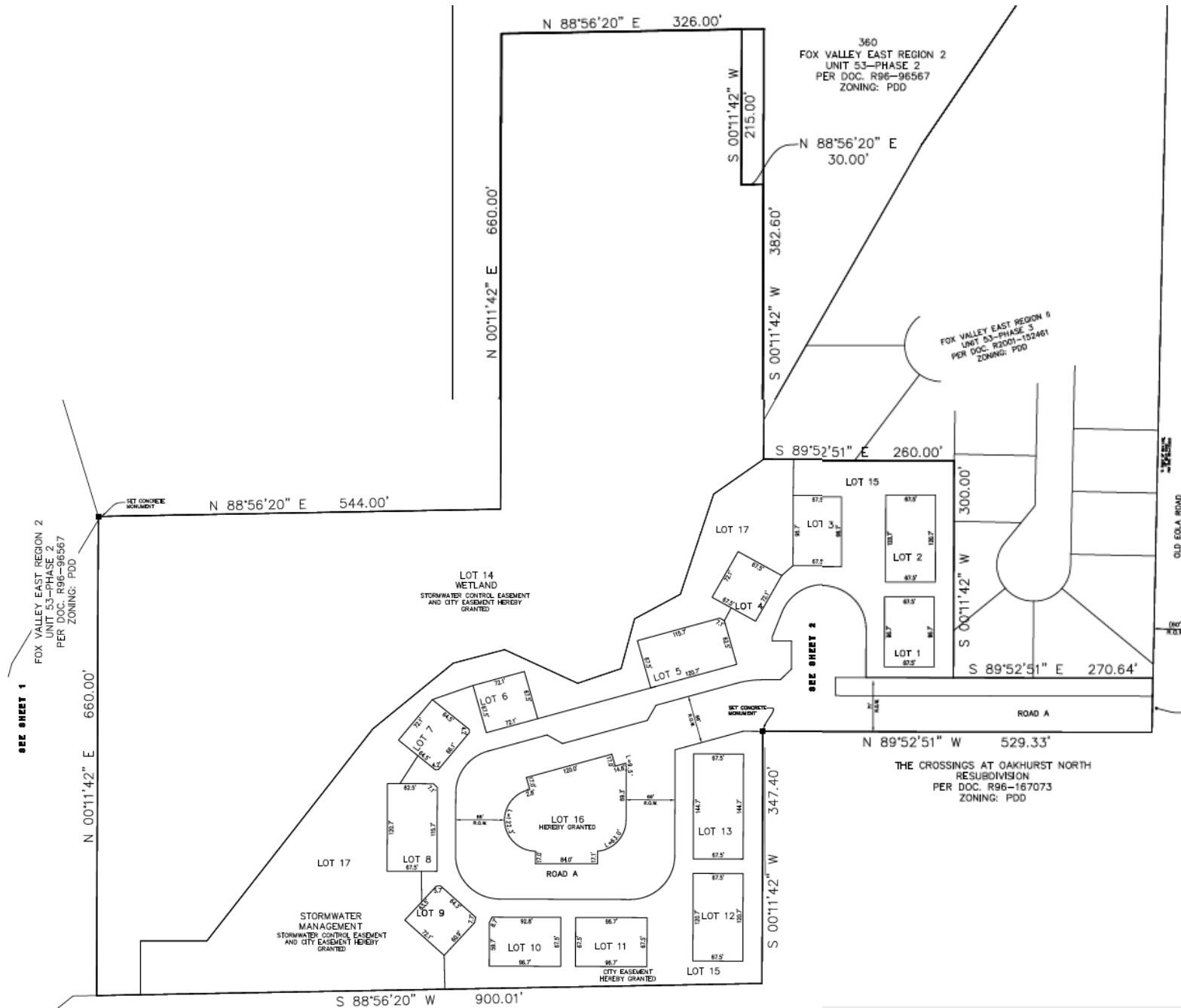


ILLUSTRATIVE PLAN OVERVIEW



ROAD IMPROVEMENTS

PRELIM PLAT



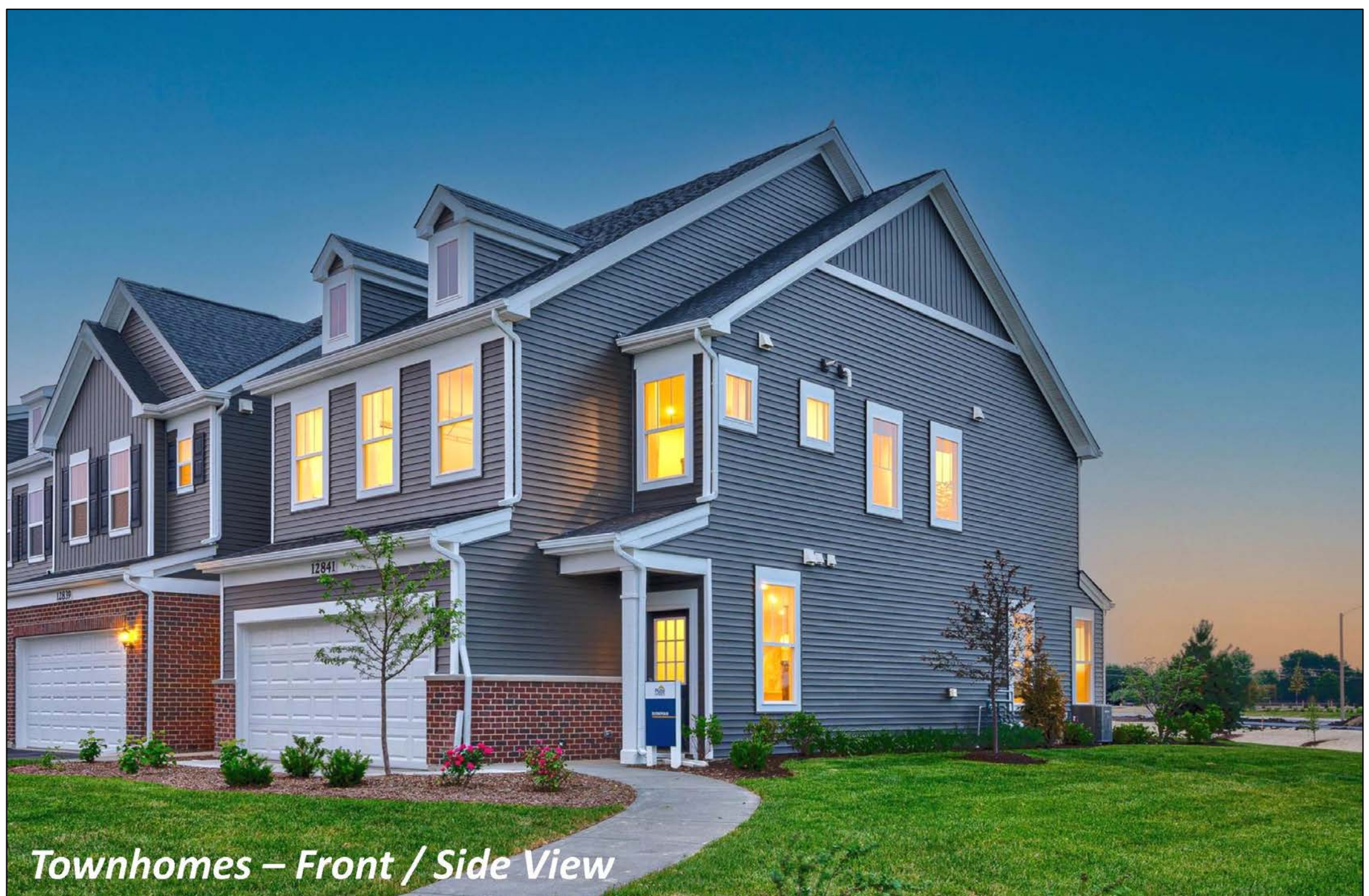
Townhome Design Features



- **3 – 4 bedroom units**
- **1,883 – 2,508 SF floor area**
- **Optional 1st Floor Sunroom adjacent to kitchen / living room**
- **Optional Habitable Attic with Roof Terrace**
- **12” roof overhang (rake) and Frieze Board on all four sides**
- **Architectural roof shingles**



Townhomes – Front View



Townhomes – Front / Side View



Modern Home Interiors

Example Communities

....







Batavia – Ashton Ridge

- Rear of Townhomes to Back of SF Lot 25 ft.
- Side of Townhome to Back of SF Lot 25 ft.

Bolingbrook - Sawgrass



Plainfield – Bronk Farm



P.I.N. 07-28-300-028
PART OF THE SOUTHWEST QUARTER OF SECTION 28, TOWNSHIP 38 NORTH, RANGE 9
EAST OF THE THIRD PRINCIPAL MERIDIAN, IN DUPAGE COUNTY, ILLINOIS.

[illegible]

Schools

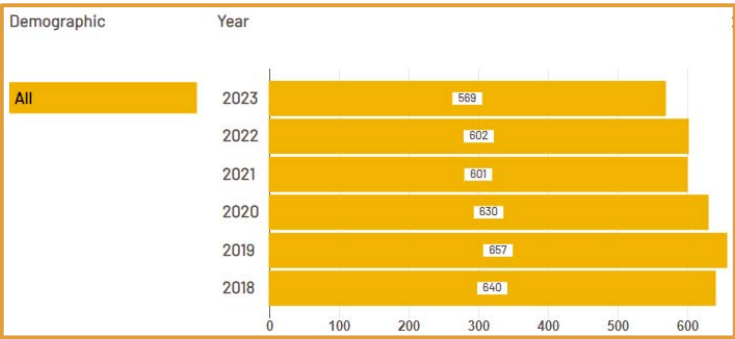


Type of Unit	Pre-School 0 - 4 Yrs	Elementary Grades K-5	Junior High Grades 6-8	High School Grades 9-12	Adults 18-up	Total per Unit
Detached Single-family						
2-bedroom	0.000	0.000	0.000	0.000	0.000	0.000
3-bedroom	0.000	0.000	0.000	0.000	0.000	0.000
4-bedroom	0.000	0.000	0.000	0.000	0.000	0.000
5-bedroom	0.000	0.000	0.000	0.000	0.000	0.000
Attached Single-Family						
1-Bedroom					1.190	0.000
2-Bedroom	0.064	0.088	0.048	0.038	1.752	0.000
49 3-Bedroom	0.212	0.234	0.058	0.059	1.829	0.000
5 4-Bedroom	0.323	0.322	0.154	0.173	2.173	0.000
Apartments						
Efficiency						0.000
1-Bedroom	0.000	0.000	0.000	0.000	0.000	0.000
2-Bedroom	0.000	0.000	0.000	0.000	0.000	0.000
3-Bedroom	0.000	0.000	0.000	0.000	0.000	0.000
People Produced	12.003	13.076	3.612	3.756	100.486	132.933
School Age Children to be Produced		20.444				
	# Students	Acres required	Ratio			
Elementary (K-5)	600	11	0.018333333			
Junior High (6-8)	900	29	0.032222222			
High School (9-12)	2300	53	0.023043478			

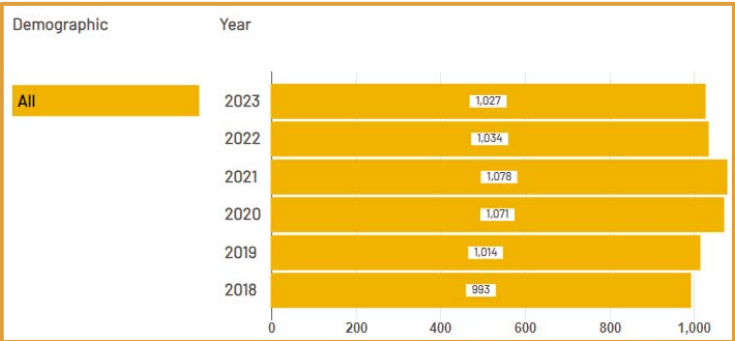
- 20 PROJECTED STUDENTS -

STUDENT NUMBERS

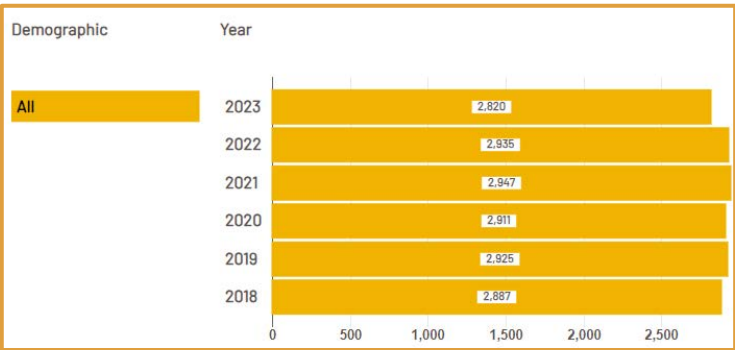
NANCY YOUNG ELEMENTARY SCHOOL
ENROLLMENT: 569
(13 STUDENTS PROJECTED) 0.0228 % INCREASE



FRANCIS GRANGER MIDDLE SCHOOL
ENROLLMENT: 1,027
(3 STUDENTS PROJECTED) 0.0029 % INCREASE



METEA VALLEY HIGH SCHOOL
ENROLLMENT: 2,820
(4 STUDENTS PROJECTED) 0.0014 % INCREASE



ATTENDANCE SUMMARY



*Business Office
Matt Shipley, Chief School Business Official*

April 12, 2024

Tracey Vacek
Senior Planner
City of Aurora Zoning and Planning Division
77 S. Broadway
Aurora, IL 60505

RE: Proposed Pulte Multifamily Development, Indian Prairie District 204

Dear Tracey,

Indian Prairie District 204 (the District) has reviewed the initial plans for a residential, market rate multifamily development on a vacant parcel off of Old Eola Road. The property is northwest of the Liberty and Eola intersection and borders the Aventine at Oakhurst North Apartments.

The District's analysis and opinion is based on the property generating approximately 54 total units, with a unit mix of 5 two bedroom units, and 49 three bedroom units.

When evaluating residential development projects, the District considers the estimated number of children generated, the capacity of the serving schools, and the balance between estimated revenues generated vs. cost to educate the students generated. We consider not just the proposed development but also other developments in the area and the potential cumulative impact on district facilities. The District has a collaborative relationship with the City of Aurora and works closely with your team to understand any planned developments.

After careful evaluation, the District does not object to this project. We have evaluated the anticipated student generation based on District specific data on student generation. For this project, student generation is anticipated to be slightly higher than with the generation tables included in City of Aurora code. The developer has agreed to honor the District's student generation tables and make a payment directly to the District for any difference from the City tables. We estimate this difference to be approximately \$10,000.

A significant change in total units, or the unit mix noted above, could change the District's opinion on this development.

If you have any further questions, please contact me at 630-375-3071. I ask that you continue to inform the District on the progress of this development.

Sincerely,

A handwritten signature in black ink, appearing to read "M-Shipley", written over a horizontal line.

Matt Shipley
Chief School Business Official

Cc: Vince Rosanova, Rosanova and Whitaker



Declined by 2,323 students from 2018 through 2023

CUSD 204 ENROLLMENT DECLINE

SCHOOL DISTRICT TAX RATE	5.330800%
54 UNITS @ \$475,000 (FMV)	\$25,650,000
TOTAL EQUALIZED ASSESSED MARKET VALUE (EAV) <i>(.333333 x \$25,650,000)</i>	\$8,550,000
TAX RATE x EAV (ANNUAL REAL ESTATE TAXES TO DISTRICT 204) <i>(.053308 x \$8,550,000)</i>	\$455,783.40

TOTAL ANNUAL DISTRICT 204 EXPENDITURE = \$298,280
(\$14,914 PER STUDENT x 18 PROJECTED STUDENTS)

ANNUAL PER CAPITAL STATE FUNDING = \$32,292.40
(\$1,614.62 PER STUDENT x 20 PROJECTED STUDENTS)

TOTAL ANNUAL SURPLUS = \$189,795.80
(\$455,783.40 + 29,063.16 - \$268,452)

SCHOOL DISTRICT TAX REVENUE

Miscellaneous



CODE
REQUIREMENTS

	Standard	Village Requirement	Eola Preserve
1	Lot Area (min)	10,000 sf	4,847 sf Request Waiver
2	Lot Width (min)	75 ft	Request Waiver
4	Front Yard Setback to ROW	30 ft	25 ft
5	Interior Side Setback When Abutting Residential	15 ft	47 ft 0 ft within building envelope
6	Exterior Side Setback to ROW	15 ft	15 ft
7	Interior Rear Yard when abutting residential	20 ft	20 ft
8	Rear Yard Setback	20 ft	30 ft (36 ft adjacent to residents)
9	Parking	216 (2 enclosed & 2 driveway per unit)	255 (2 enclosed per unit, 2 driveway per unit, and 39 surface spaces)
10	Maximum Height	35 ft not to exceed 2.5 stories	27 ft (to the mean of the roof); 2 stories plus habitable attic
11	Width of right-of-way	66 ft	66 ft
12	Building Separations:		
	Front to front		60 ft
	Front to Side		50 ft
	Side to Side		21 ft
	Side to Rear		30 ft
	Rear to Rear		50 ft

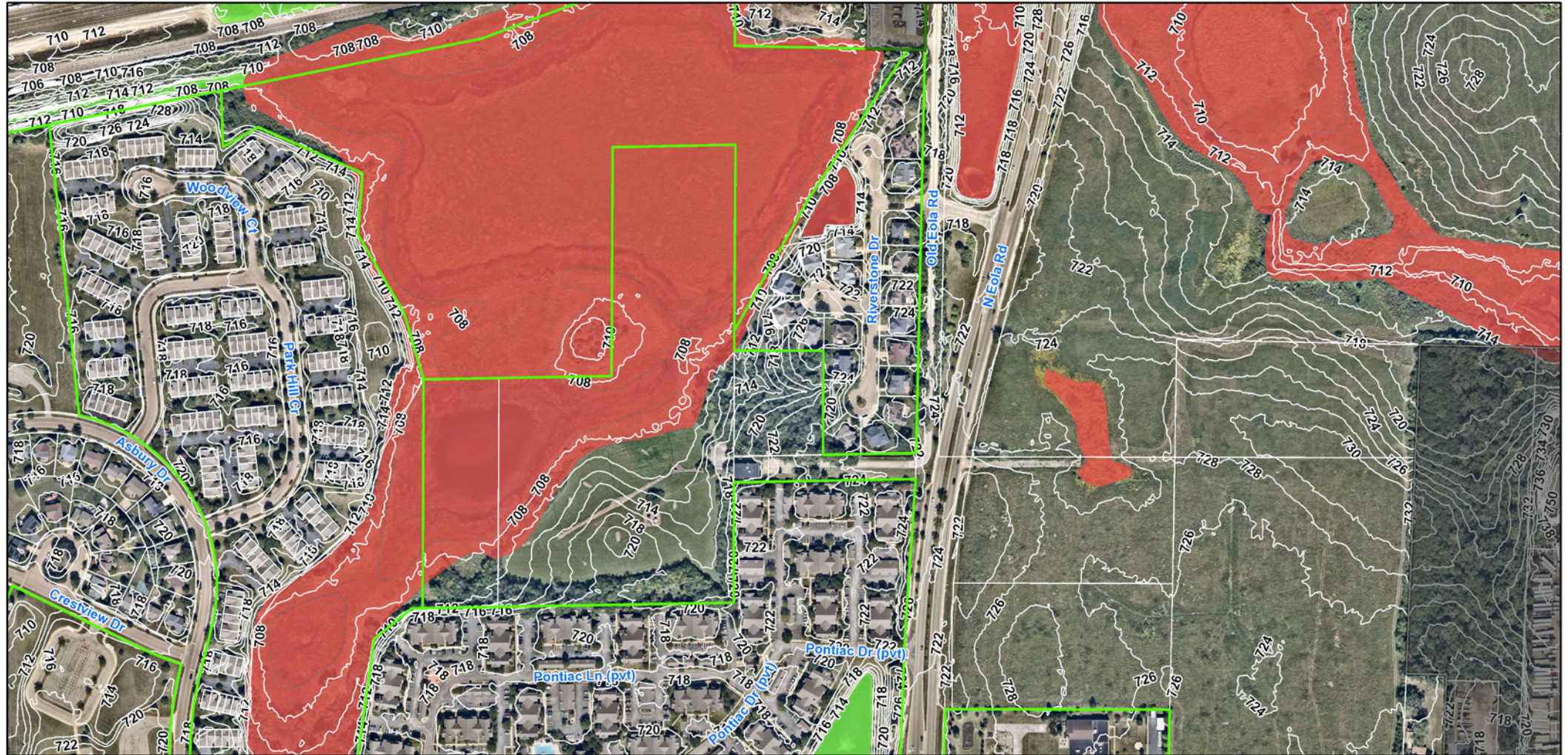
ALTERNATE
LANDSCAPE
BUFFER





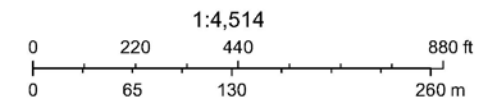
Townhomes – Side / Rear View

Old Eola Rd Property- Wetland



10/19/2023, 12:05:58 PM

WETLAND LIMITS



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ADJACENT
PROPERTY

