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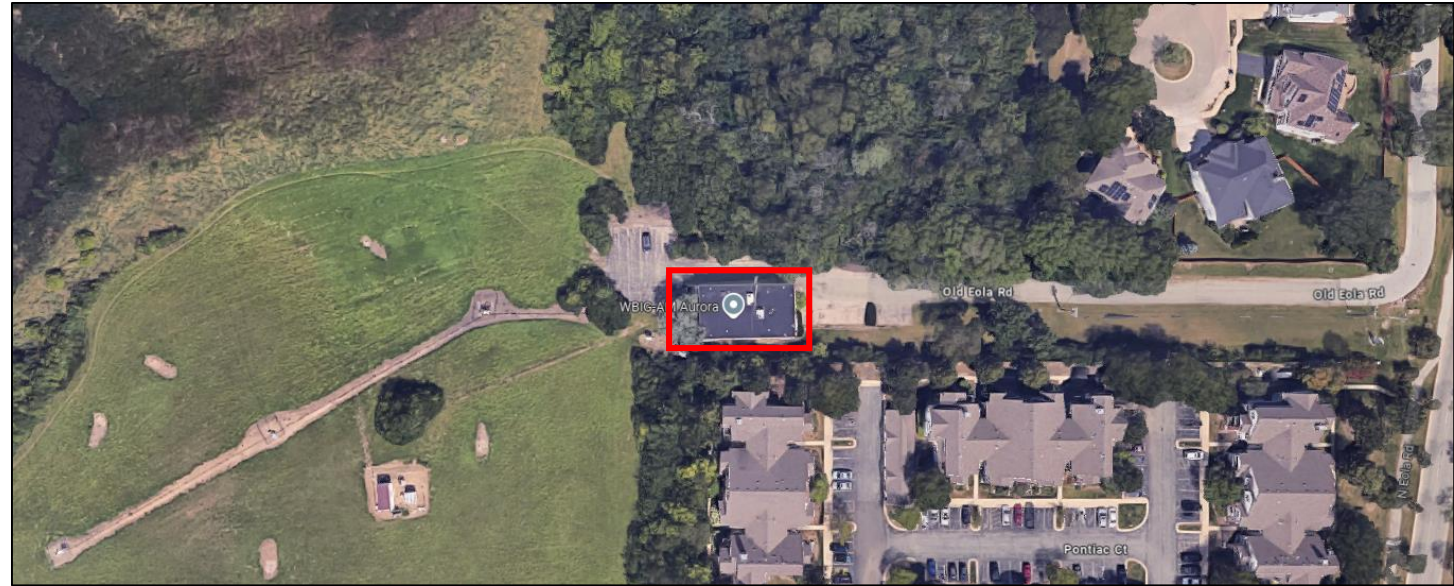
# Eola Preserve

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Aurora

# SUBJECT PROPERTY





RADIO STATION

- **Resolution No. R24-404**

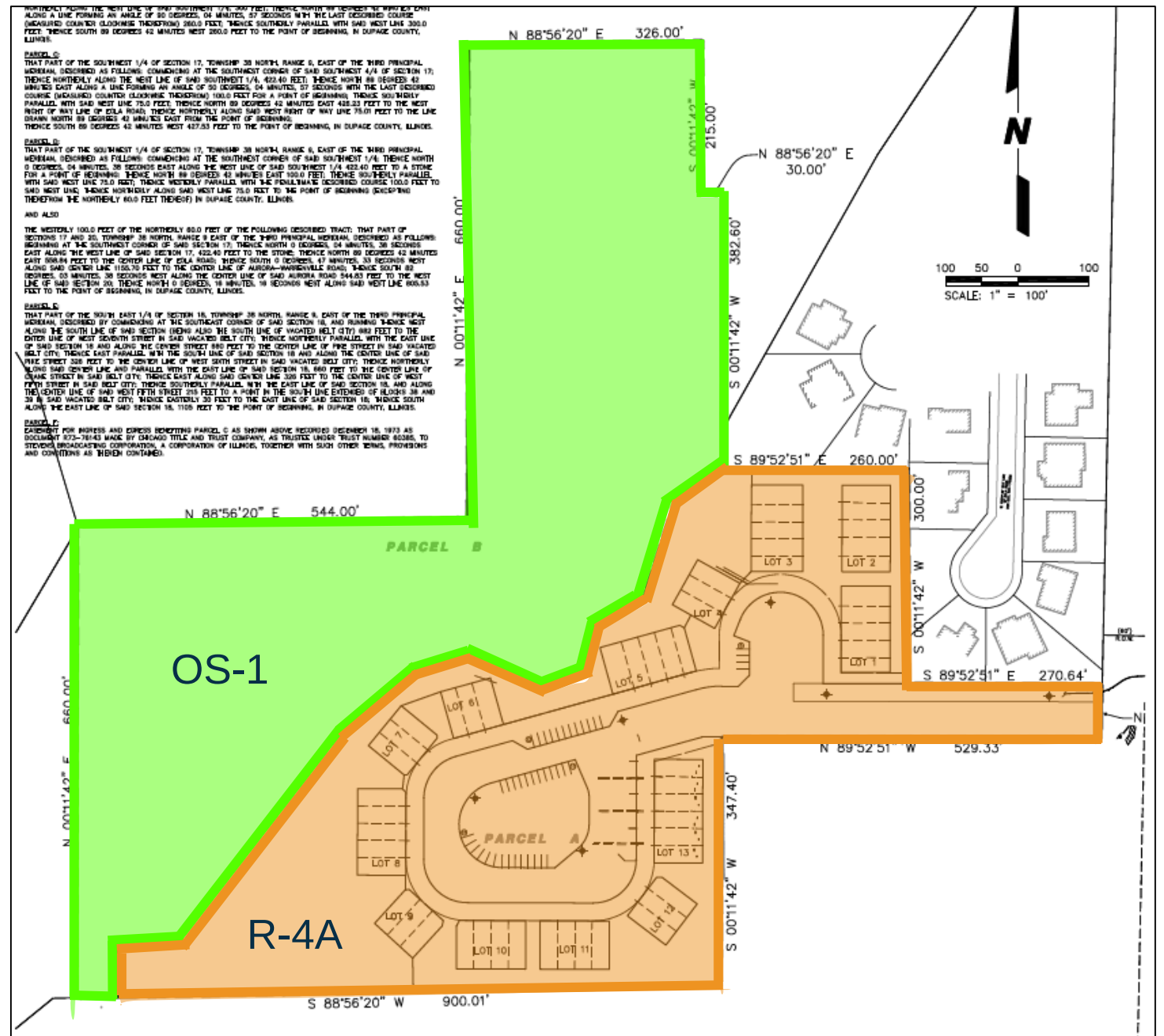
Approving a Preliminary Plat and Plan for Eola Preserve Subdivision located at 620 North Eola Road

- **Ordinance No. O24-093**

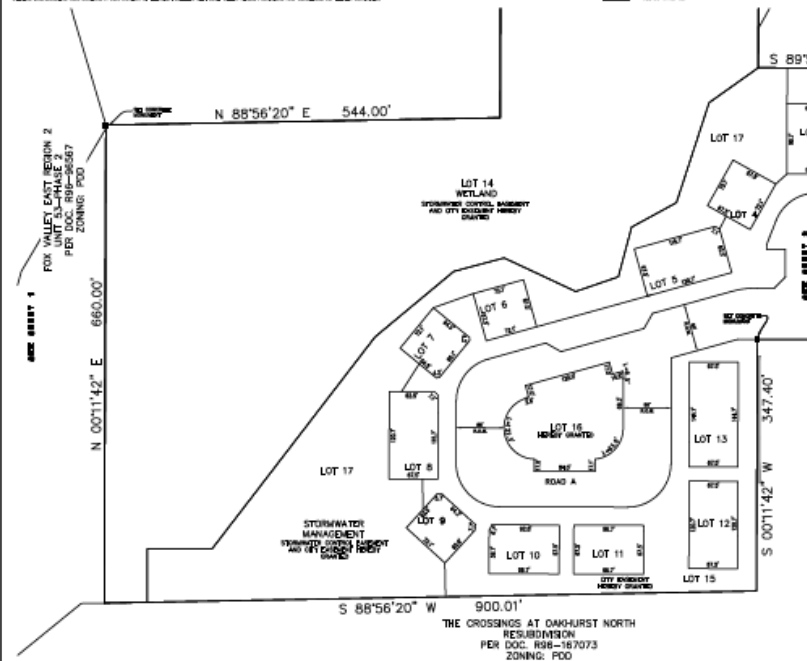
Establishing a Conditional Use Planned Development, Approving the Eola Preserve Plan Description and Amending Chapter 49 of the Code of Ordinances, City of Aurora, by Modifying the Zoning Map Attached thereto to an Underlying Zoning of R-4A and OS-1, for the Property Located at 620 North Eola Road

## Symbol Zoning District

|             |                                                |
|-------------|------------------------------------------------|
| E           | Estate Dwelling District                       |
| R-1,R-2,R-3 | One Family Dwelling District                   |
| R-4, R-4A   | Two Family Dwelling District                   |
| R-5         | Multiple Family Dwelling District              |
| R-5A        | General Residence District                     |
| B-1         | Business District - Local Retail               |
| B-2         | Business District - General Retail             |
| B-3         | Business & Wholesale District                  |
| B-B         | Business Boulevard District                    |
| NC          | Neighborhood Commercial                        |
| DF          | Downtown Fringe                                |
| DC          | Downtown Core                                  |
| O           | Office                                         |
| ORI         | Office/Research/Light Industrial               |
| R-D         | Research & Development District                |
| M-1         | Manufacturing District - Limited               |
| M-2         | Manufacturing District - General               |
| PDD         | Planned Development District                   |
| P           | Park / Open Space                              |
| OS-1        | Conservation, Open Space and Drainage District |
| OS-2        | Open Space and Recreation District             |
| (S)         | Special Use District                           |
| (C)         | Conditional Use District                       |
|             | Zoning Boundaries                              |
|             | Railroads                                      |
|             | Paths                                          |
|             | Section Corners                                |



**Section 1**  
 1. Section 1  
 2. Section 2  
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 213. Section 213  
 214. Section 214  
 215. Section 215



| EXP. NO. | AREA (1/2) | AREA (1/4) |
|----------|------------|------------|
| 1        | 0.000      | 0.000      |
| 2        | 0.000      | 0.000      |
| 3        | 0.000      | 0.000      |
| 4        | 0.000      | 0.000      |
| 5        | 0.000      | 0.000      |
| 6        | 0.000      | 0.000      |
| 7        | 0.000      | 0.000      |
| 8        | 0.000      | 0.000      |
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| 10       | 0.000      | 0.000      |
| 11       | 0.000      | 0.000      |
| 12       | 0.000      | 0.000      |
| 13       | 0.000      | 0.000      |
| 14       | 0.000      | 0.000      |
| 15       | 0.000      | 0.000      |
| 16       | 0.000      | 0.000      |

[illegible]

**BRIDGE STREET PROPERTIES**  
P.O. BOX 5726  
NAPERVILLE, IL 60567  
630-281-4085

 **CEMCON, Ltd.**  
Consulting Engineers, Land Surveyors & Planners  
2080 White Oak Circle, Suite 102  
Aurora, Illinois 60002-9475  
Tel. 630.882.2142 Fax. 630.882.2143  
E-mail: [info@cemcon.com](mailto:info@cemcon.com) Website: [www.cemcon.com](http://www.cemcon.com)

**NOTES**

ALL REPORTS OF THIS TYPE ARE TO BE  
MAILED IMMEDIATELY

ALL INFORMATION CONTAINED HEREIN IS UNCLASSIFIED  
DATE 08-14-2010 BY 60322 UCBAW/STW

ALL INFORMATION CONTAINED HEREIN IS UNCLASSIFIED  
DATE 08-14-2010 BY 60322 UCBAW/STW

LOT DIMENSIONS & AREAS ARE APPROXIMATIONS & WILL VARY AT TIME OF FINAL PLATTING.

[illegible]

360  
FOX VALLEY EAST REGION 2  
UNIT 53-PHASE 2  
PER DOC. #95-26567  
ZONING: P00

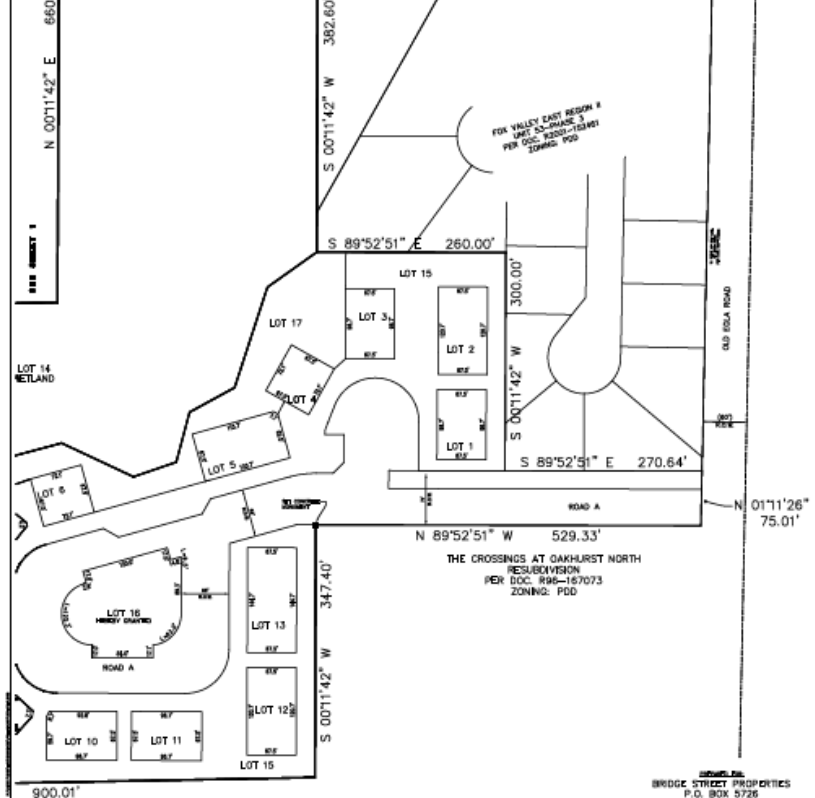
N 88°56'20" E 326.00'

S 00°11'42" W 215.00'

N 88°56'20" E 30.00'

00'

0 1 2 3 4 5 6 7 8 9 10  
Feet



**BRIDGE STREET PROPERTIES**  
P.O. BOX 5726  
NAPERVILLE, IL 60567  
630-281-4085

**CEMCON, Ltd.**  
Consulting Engineers, Land Surveyors & Planners  
2080 White Oak Drive, Suite 100  
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Tel: 512.334.6121 Fax: 512.334.6122  
E-mail: [info@cemcon.com](mailto:info@cemcon.com) Website: [www.cemcon.com](http://www.cemcon.com)

Q98 HQ: 04/01/73  
Q98 BY: GED  
COMPUTER ONE 3-0-0034 JOB NO: 04/01/73  
END TOP PROJECT MANAGER: GED

LOT DIMENSIONS & AREA AN  
APPROXIMATIONS & WELL VAN  
AT FIRM OF FINAL PLATTING

[illegible]

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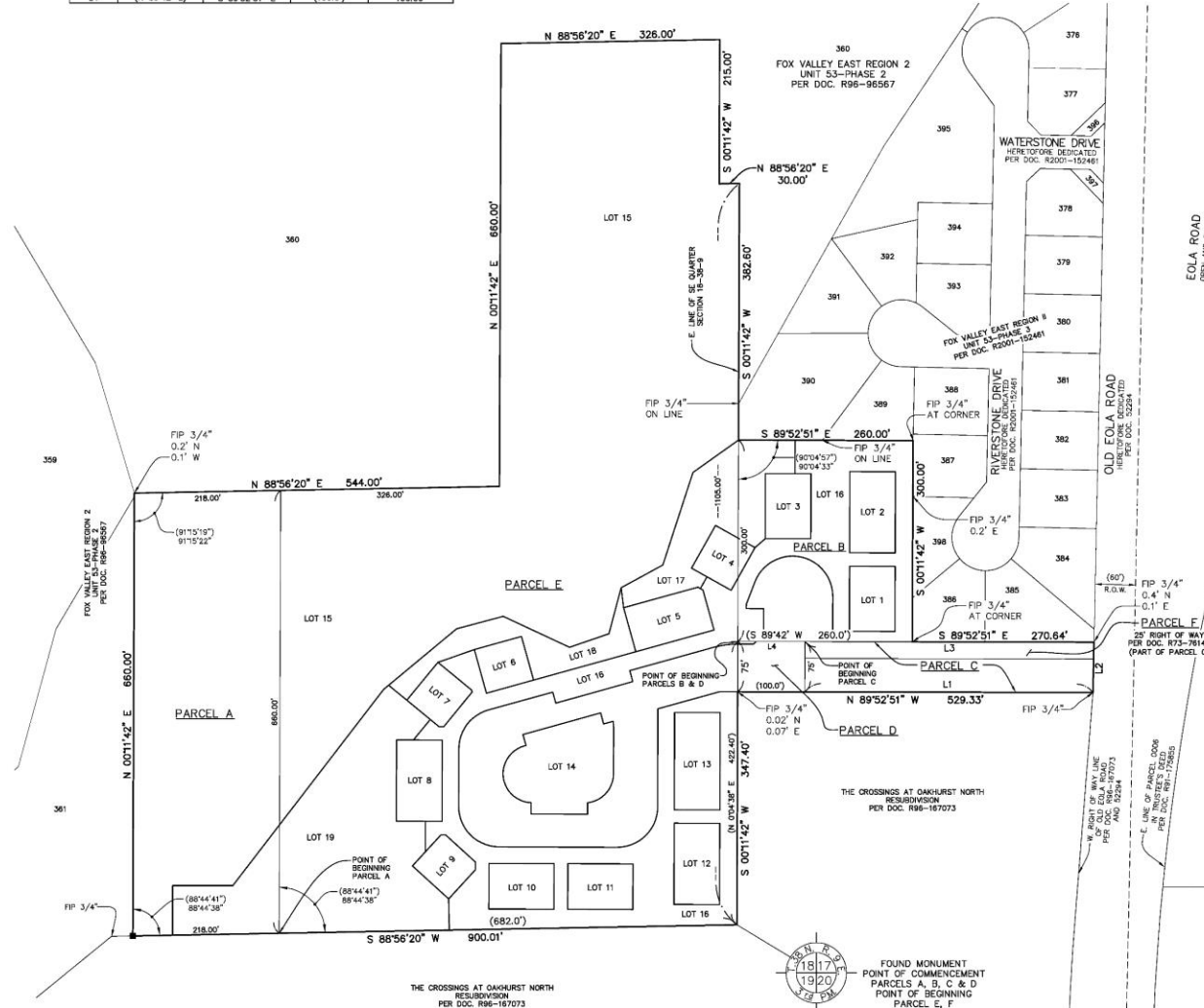
# FINAL PLAT FOR EOLA PRESERVE SUBDIVISION

PART OF THE SOUTHWEST QUARTER OF SECTION 17, AND THE  
SOUTHEAST QUARTER OF SECTION 18, BOTH IN TOWNSHIP 38  
NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN,  
IN DUPAGE COUNTY, ILLINOIS

NOTE:  
KEYMAP FOR BOUNDARY  
AND PAGE INDEX ONLY.  
SEE FOLLOWING SHEETS  
FOR PARTICULARS.

| LINE TABLE |                |                  |               |                 |
|------------|----------------|------------------|---------------|-----------------|
| LINE       | RECORD BEARING | MEASURED BEARING | RECORD LENGTH | MEASURED LENGTH |
| L1         | (N 89°42' E)   | S 89°52'51" E    | (428.23')     | 428.33'         |
| L2         | ---            | N 01°11'42" E    | (75.01')      | 75.01'          |
| L3         | (S 89°42' W)   | N 89°52'51" W    | (427.53')     | 430.63'         |
| L4         | (N 89°42' E)   | S 89°52'51" E    | (100.0')      | 100.00'         |

| LOT AREA<br>SUMMARY TABLE |         |
|---------------------------|---------|
| LOT NO.                   | SQ. FT. |
| 1                         | 0.556   |
| 2                         | 0.228   |
| 3                         | 0.598   |
| 4                         | 0.528   |
| 5                         | 0.210   |
| 6                         | 0.277   |
| 7                         | 0.914   |
| 8                         | 0.228   |
| 9                         | 0.289   |
| 10                        | 0.598   |
| 11                        | 0.598   |
| 12                        | 0.228   |
| 13                        | 0.460   |
| 14                        | 18.705  |
| 15                        | 507.784 |
| 16                        | 105.151 |
| 17                        | 24.346  |
| 18                        | 14.054  |
| 19                        | 751.178 |



City Resolution: \_\_\_\_\_  
Passed On: \_\_\_\_\_

SUBMITTED BY AND PLEASE RETURN TO:  
CITY OF AURORA PLANNING DIVISION  
44 E. DOWNER PLACE  
AURORA, IL 60507

80 40 0 80  
SCALE: 1 INCH = 80 FEET

| LEGEND |                                                      |
|--------|------------------------------------------------------|
| —      | SUBDIVISION BOUNDARY LINE (Heavy Solid Line)         |
| ---    | LOT LINE/PROPERTY LINE (Thin Line)                   |
| ---    | ADJACENT LOT LINE/PROPERTY LINE (Light Solid Line)   |
| ---    | EASEMENT LINE/LIMITS OF EASEMENT (Short Dashed Line) |
| ---    | CENTERLINE (Single Dashed Line)                      |
| ---    | QUARTER SECTION LINE (Double Dashed Line)            |
| ---    | SECTION LINE (Triple Dashed Line)                    |
| ■      | SET CONCRETE MONUMENT                                |

## NOTES

3/4" INCH IRON PIPE SET AT ALL LOT CORNERS AND POINTS OF CURVATURE UNLESS OTHERWISE NOTED.  
ALL MEASUREMENTS ARE SHOWN IN FEET AND DECIMAL PARTS THEREOF.  
DIMENSIONS ENCLOSED WITH ( ) ARE RECORD DATA. ALL OTHER DIMENSIONS ARE MEASURED.  
ALL EASEMENTS ARE HEREBY GRANTED UNLESS OTHERWISE NOTED.  
P.U. & D.E. - INDICATES PUBLIC UTILITY AND DRAINAGE EASEMENT HEREBY GRANTED. SEE PROVISIONS CONTAINED HEREIN.  
B.S.L. - BUILDING SETBACK LINE  
THE MEASURED BEARINGS SHOWN ARE BASED ON THE WEST LINE OF THE SUBJECT SITE BEING N 00°11'42" E.  
FP = FOUND IRON PIPE (# AS SHOWN)  
FR = FOUND IRON ROD (# AS SHOWN)  
LOTS 16, 17, 18, 19 AND 20 TO BE OWNED AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION.  
A BLANKET PUBLIC UTILITY AND DRAINAGE EASEMENT IS HEREBY GRANTED OVER LOT 16. SEE PROVISIONS CONTAINED HEREIN.

| DEVELOPMENT DATA TABLE: FINAL PLAT<br>EOLA PRESERVE |                                                                                           |  |
|-----------------------------------------------------|-------------------------------------------------------------------------------------------|--|
| Description                                         | Value / Unit                                                                              |  |
| A. TAX PARCEL IDENTIFICATION NUMBER(S) (PIN):       | 07-17-301-008<br>07-17-301-011<br>07-17-301-012<br>07-18-401-002<br>PART OF 07-18-401-006 |  |
| B. SUBDIVIDED AREA                                  | 21.581 Acres / 940,063 S.F.                                                               |  |
| C. PROPOSED R.O.W. DEDICATION                       | 2.461 Ac. / 107,204 S.F.<br>1,511 L.F. of Centerline                                      |  |
| D. PROPOSED NEW EASEMENTS                           | 17.076 Ac. / 743,827 S.F.                                                                 |  |

PREPARED FOR:  
BRIDGE STREET PROPERTIES  
P.O. BOX 5726  
NAPERVILLE, IL 60567  
630-281-4085

PREPARED BY:  
**CEMCON, Ltd.**

Consulting Engineers, Land Surveyors & Planners  
2280 White Oak Circle, Suite 100 Aurora, Illinois  
60502-9673 PH: 630.862.2100 FAX: 630.862.2199  
E-Mail: ccm@cemcon.com Website: www.cemcon.com

DISC NO.: 847017 FILE NAME: SUBPLAT  
DRAWN BY: A.B. FLD. BK. / PG. NO.: 815/52-53

COMPLETION DATE: 01-07-25 JOB NO.: 847.017

CHECKED BY:  
REVISED 03-11-25/A.B. PER CITY COMMENTS DATED 02-17-25  
REVISED 03-12-25/A.B. REVISED AND RENUMBERED LOTS  
REVISED 03-26-25/A.B. MODIFIED LOT 17 AND  
ADDED LOTS 18-20

REVISED 04-15-25/A.B. REMOVED LOT 20  
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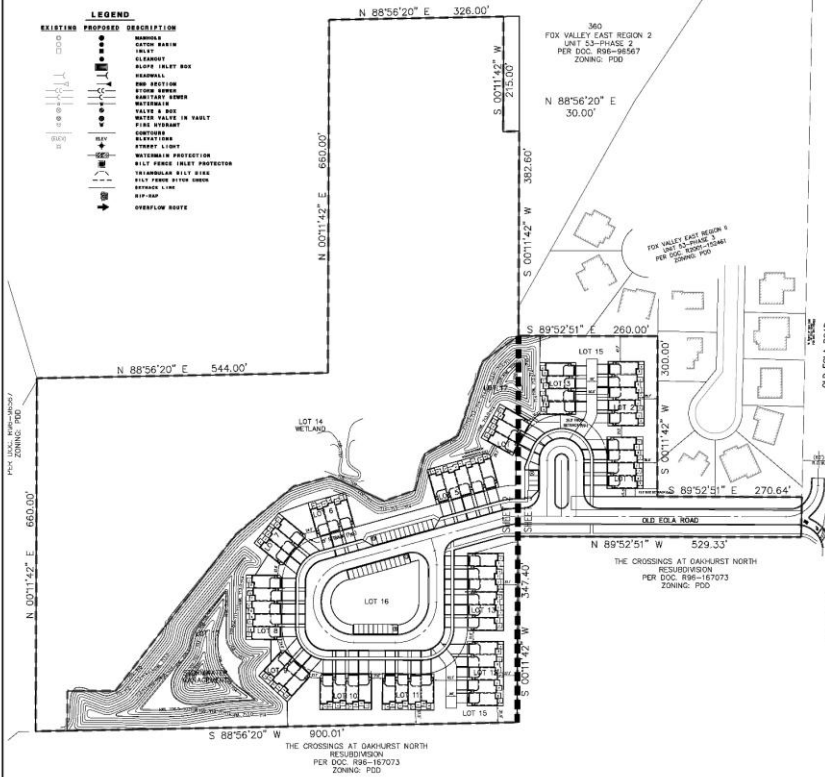
FINAL PLAT

**EOLA PRESERVE**  
AURORA, ILLINOIS

SHEET 1 OF 3



LOCATION MAP

[illegible]

| REVISIONS |             |                                            |
|-----------|-------------|--------------------------------------------|
| NO.       | DATE        | DESCRIPTION                                |
| 1         | 08-14-14 AM | REVISED PER SUEAT COMMENT DATED 08-27-14   |
| 2         | 08-11-14 AM | REV. PER CITY REVIEW LETTER DATED 08-08-14 |
| 3         | 12-05-14 AM | REV. PER PLAN UPDATE                       |

PREPARED FOR:  
BRIDGE STREET PROPERTIES  
P.O. BOX 5726  
NAPERVILLE, IL 60567  
630-281-4085

 **CEMCON, Ltd.**  
Consulting Engineers, Land Surveyors & Planners  
2800 White Oak Circle, Suite 100  
Aurora, Illinois 60502-9675  
P: 630.822.2192  
E-Mail: info@cemcon.com  
Website: www.cemcon.com

DISC NO.: 847017 FILE NAME: FREDRER  
DRAWN BY: DDD FLD. BK. / PC. NO.:  
COMPLETION DATE: 2-8-2024 JOB NO.: 847-017  
XREF: TOPO PROJECT MANAGER: WMM

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**EOLA PRESERVE**  
DIVISION

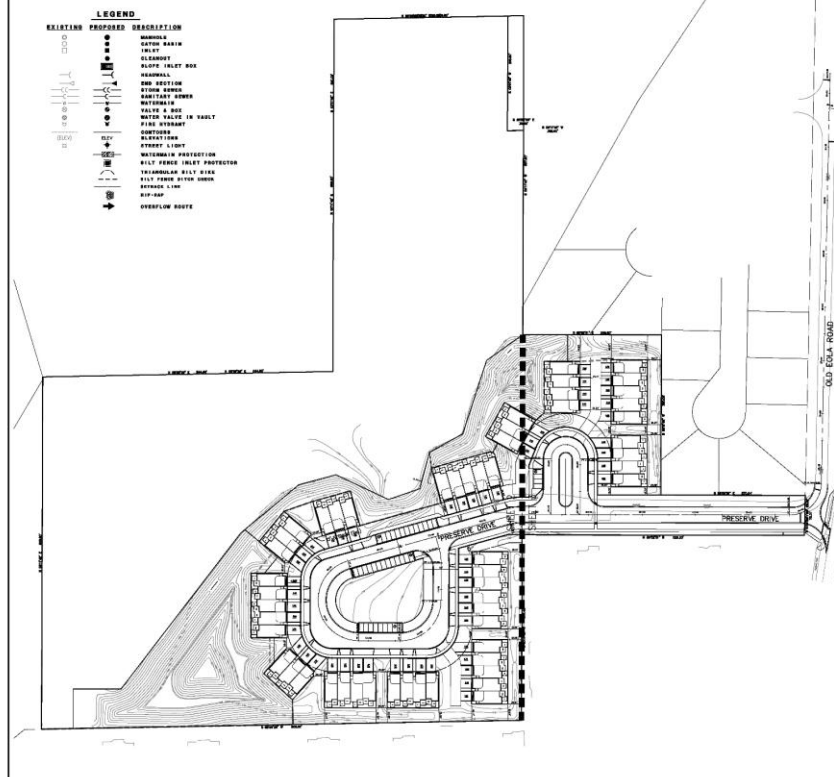
SHEET 1 OF 3



LOCATION MAP



| LEGEND   |                              |
|----------|------------------------------|
| EXISTING | PROPOSED DESCRIPTION         |
|          | MOUND                        |
|          | CATCH BASIN                  |
|          | INLET                        |
|          | CLEVERNET                    |
|          | SLOPE RILEY BOX              |
|          | REINFORCE                    |
|          | NEW DRAINAGE                 |
|          | STONE CURB                   |
|          | ASPH/FLY/STREET PAVEMENT     |
|          | VALVE & BOX                  |
|          | WATER VALVE IN TUGT          |
|          | PIPE STAYANT                 |
|          | CONCRETE                     |
|          | SLURRY                       |
|          | STREET LIGHT                 |
|          | WATERMAIN PROTECTION         |
|          | RILEY PERMIT RILEY PROTECTOR |
|          | TRIANGULAR RILEY BOX         |
|          | RILEY FINDER RILEY UNDER     |
|          | REINFORCE LINE               |
|          | SIP-ASP                      |
|          | OVERFLOW ROUTE               |



PREPARED FOR:  
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NAPERVILLE, IL. 60567  
630-281-4085

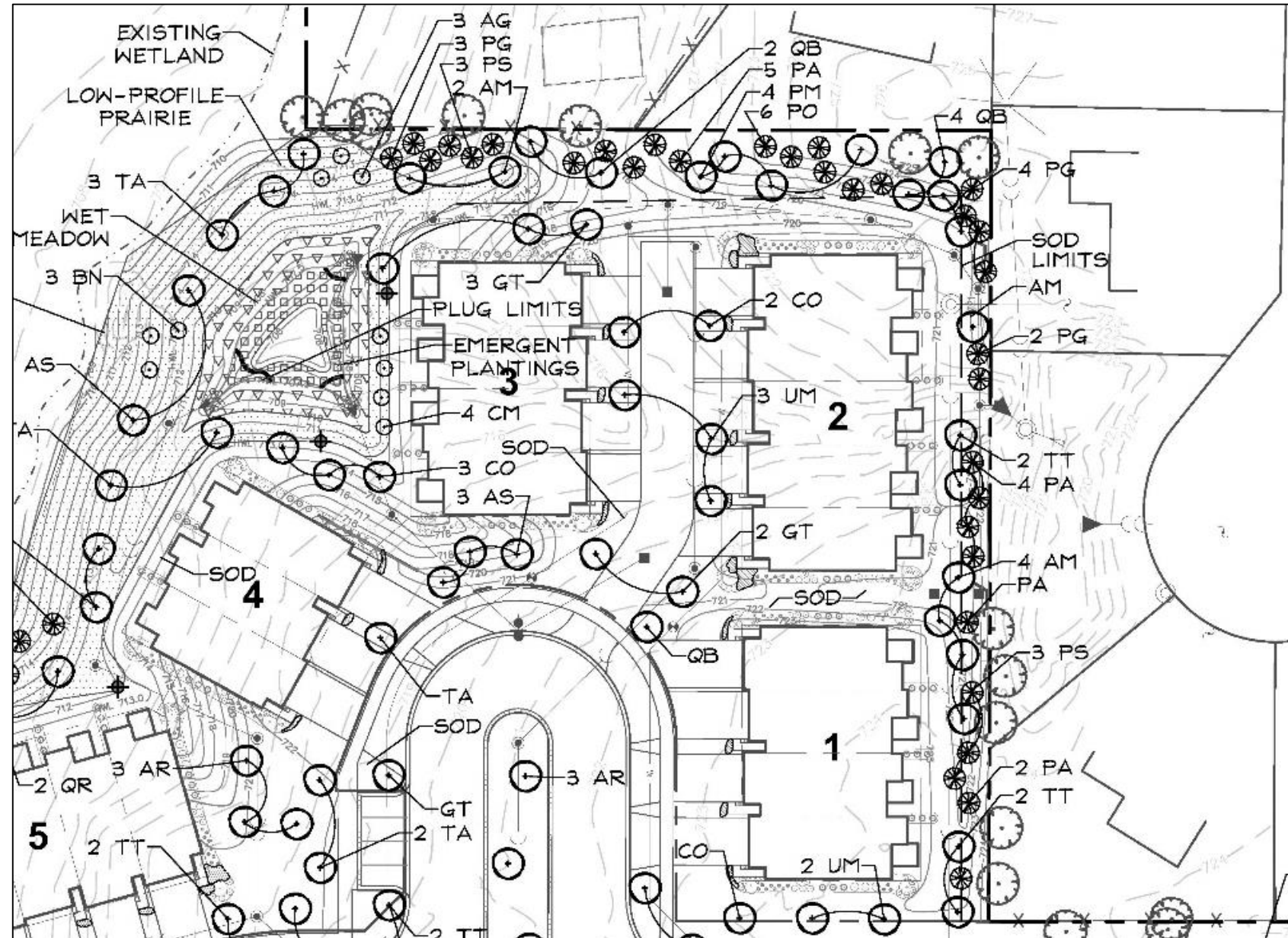
**CEMCON, Ltd.**  
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Aurora, Illinois 60502-9875  
PH: 630.862.2100 FAX: 630.862.2199  
E-Mail: [info@cemcon.com](mailto:info@cemcon.com) Website: [www.cemcon.com](http://www.cemcon.com)

|                             |  |                         |  |
|-----------------------------|--|-------------------------|--|
| DISC NO.: B47017            |  | FILE NAME: FNKL PLAN    |  |
| DRAWN BY: DDO               |  | PLD. EN. / PG. NO.: --- |  |
| COMPLETION DATE: 01-10-2008 |  | PROJECT NO.: B47.017    |  |
| XREF: TOPO                  |  | PROJECT MANAGER: MM     |  |

| REVISED |                                                      |
|---------|------------------------------------------------------|
| NO.     | DATE                                                 |
| A       | 03-10-2008 REC. PER. 21 REVIEW LETTER DATED 02-10-20 |
| B       | 04-11-2008 REC. PER. 21 REVIEW LETTER DATED 04-11-20 |
|         |                                                      |
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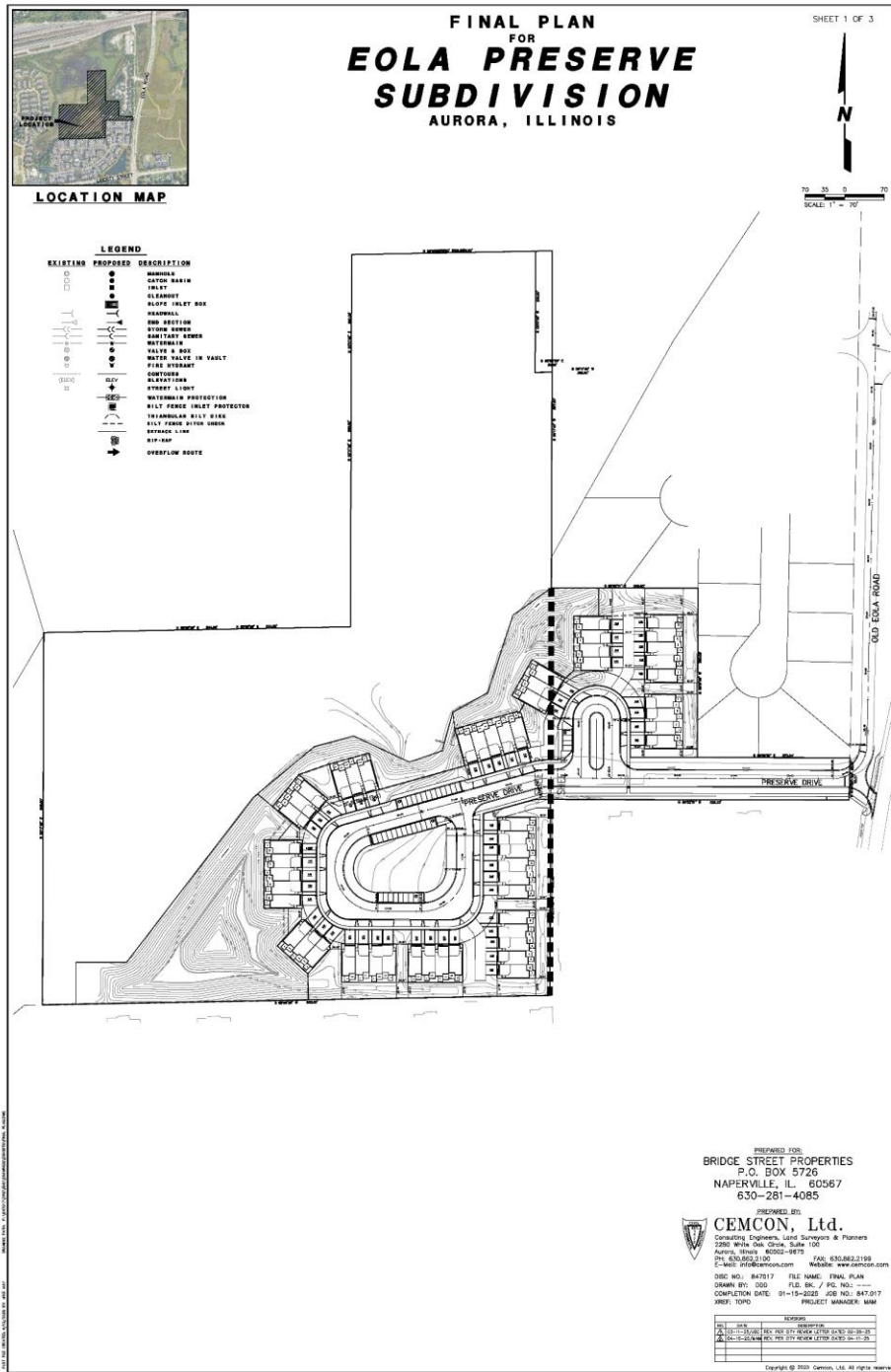
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# LANDSCAPE

# Thank You





## Preliminary

| DEVELOPMENT DATA TABLE                                             |                                                                                 |
|--------------------------------------------------------------------|---------------------------------------------------------------------------------|
| Description                                                        | Value / Unit                                                                    |
| A. TAX PARCEL IDENTIFICATION NUMBER(S) (PINs):                     | 07-18-404-002, 07-18-401-006,<br>07-17-301-012, 07-17-301-011,<br>07-17-301-008 |
| B. PROPOSED LAND USE(S):                                           | SINGLE FAMILY ATTACHED                                                          |
| C. TOTAL PROPERTY SIZE:                                            | 21.58 Ac. / 940,149 S.F.                                                        |
| D. TOTAL LOT COVERAGE (Buildings and Pavement)                     | 167,706 S.F. / 18%                                                              |
| E. OPEN SPACE/LANDSCAPING:                                         | 772,443 S.F. / 82%                                                              |
| F. LAND TO BE DEDICATED TO THE SCHOOL DISTRICT:                    | 0 Acres                                                                         |
| G. LAND TO BE DEDICATED TO THE PARK DISTRICT:                      | 0 Acres                                                                         |
| H. NUMBER OF PARKING SPACES PROVIDED<br>(Individually Accessible): | 154 Spaces                                                                      |
| i. surface parking lot                                             | 0 Spaces                                                                        |
| perpendicular                                                      | 46 Spaces                                                                       |
| parallel                                                           | 0 Spaces                                                                        |
| angled                                                             | 0 Spaces                                                                        |
| handicapped                                                        | 0 Spaces                                                                        |
| ii. enclosed                                                       | 108 Spaces                                                                      |
| iii. bike                                                          | 0 Spaces                                                                        |
| I. NUMBER OF BUILDINGS:                                            | 13                                                                              |
| i. Number of Stories                                               | 2 Stories                                                                       |
| ii. Building Square Footage (typical)                              | 7,532 S.F.                                                                      |
| iii. Square Footage of retail floor area                           | 0 S.F.                                                                          |
| iv. First Floor Building Square Footage (typical)                  | 6,040 S.F.                                                                      |
| J. TOTAL NUMBER OF RESIDENTIAL DWELLING UNITS:                     | 54 Units                                                                        |
| i. gross density                                                   | 2.50 DU / Ac.                                                                   |
| ii. net density                                                    | 2.90 Net Density                                                                |
| K. NUMBER OF SINGLE FAMILY DWELLING UNITS:                         | 0 Units                                                                         |
| i. gross density                                                   | 0 DU / Ac.                                                                      |
| ii. net density                                                    | 0 Net Density                                                                   |
| iii. Unit Square Footage (average)                                 | 0 S.F.                                                                          |
| iv. Bedroom Mix                                                    | 0% 1 Bedroom<br>0% 2 Bedroom<br>0% 3 Bedroom<br>0% 4 Bedroom                    |
| v. Number of Single Family Corner Lots                             | 0 Units                                                                         |
| L. NUMBER OF SINGLE FAMILY ATTACHED DWELLING UNITS:                | 54 Units                                                                        |
| i. gross density                                                   | 2.50 DU / Ac.                                                                   |
| ii. net density                                                    | 2.90 Net Density                                                                |
| iii. Unit Square Footage (average)                                 | 1,883 S.F.                                                                      |
| iv. Bedroom Mix                                                    | 0% 1 Bedroom<br>0% 2 Bedroom<br>100% 3 Bedroom<br>0% 4 Bedroom                  |
| M. NUMBER OF MULTIFAMILY DWELLING UNITS:                           | 0 Units                                                                         |
| i. gross density                                                   | 0.00 DU / Ac.                                                                   |
| ii. net density                                                    | 0.00 Net Density                                                                |
| iii. Unit Square Footage (average)                                 | 0 S.F.                                                                          |
| iv. Bedroom Mix                                                    | 0% Efficiency<br>0% 1 Bedroom<br>0% 2 Bedroom<br>0% 3 Bedroom                   |

## Final

| DEVELOPMENT DATA TABLE                                             |                                                                                 |
|--------------------------------------------------------------------|---------------------------------------------------------------------------------|
| Description                                                        | Value / Unit                                                                    |
| A. TAX PARCEL IDENTIFICATION NUMBER(S) (PINs):                     | 07-18-404-002, 07-18-401-006,<br>07-17-301-012, 07-17-301-011,<br>07-17-301-008 |
| B. PROPOSED LAND USE(S):                                           | SINGLE FAMILY ATTACHED                                                          |
| C. TOTAL PROPERTY SIZE:                                            | 21.58 Ac. / 940,149 S.F.                                                        |
| D. TOTAL LOT COVERAGE (Buildings and Pavement)                     | 167,706 S.F. / 18%                                                              |
| E. OPEN SPACE/LANDSCAPING:                                         | 772,443 S.F. / 82%                                                              |
| F. LAND TO BE DEDICATED TO THE SCHOOL DISTRICT:                    | 0 Acres                                                                         |
| G. LAND TO BE DEDICATED TO THE PARK DISTRICT:                      | 0 Acres                                                                         |
| H. NUMBER OF PARKING SPACES PROVIDED<br>(Individually Accessible): | 154 Spaces                                                                      |
| i. surface parking lot                                             | 0 Spaces                                                                        |
| perpendicular                                                      | 46 Spaces                                                                       |
| parallel                                                           | 0 Spaces                                                                        |
| angled                                                             | 0 Spaces                                                                        |
| handicapped                                                        | 0 Spaces                                                                        |
| ii. enclosed                                                       | 108 Spaces                                                                      |
| iii. bike                                                          | 0 Spaces                                                                        |
| I. NUMBER OF BUILDINGS:                                            | 13                                                                              |
| i. Number of Stories                                               | 2 Stories                                                                       |
| ii. Building Square Footage (typical)                              | 7,532 S.F.                                                                      |
| iii. Square Footage of retail floor area                           | 0 S.F.                                                                          |
| iv. First Floor Building Square Footage (typical)                  | 6,040 S.F.                                                                      |
| J. TOTAL NUMBER OF RESIDENTIAL DWELLING UNITS:                     | 54 Units                                                                        |
| i. gross density                                                   | 2.50 DU / Ac.                                                                   |
| ii. net density                                                    | 2.90 Net Density                                                                |
| K. NUMBER OF SINGLE FAMILY DWELLING UNITS:                         | 0 Units                                                                         |
| i. gross density                                                   | 0 DU / Ac.                                                                      |
| ii. net density                                                    | 0 Net Density                                                                   |
| iii. Unit Square Footage (average)                                 | 0 S.F.                                                                          |
| iv. Bedroom Mix                                                    | 0% 1 Bedroom<br>0% 2 Bedroom<br>0% 3 Bedroom<br>0% 4 Bedroom                    |
| v. Number of Single Family Corner Lots                             | 0 Units                                                                         |
| L. NUMBER OF SINGLE FAMILY ATTACHED DWELLING UNITS:                | 54 Units                                                                        |
| i. gross density                                                   | 2.50 DU / Ac.                                                                   |
| ii. net density                                                    | 2.90 Net Density                                                                |
| iii. Unit Square Footage (average)                                 | 1,883 S.F.                                                                      |
| iv. Bedroom Mix                                                    | 0% 1 Bedroom<br>0% 2 Bedroom<br>100% 3 Bedroom<br>0% 4 Bedroom                  |
| M. NUMBER OF MULTIFAMILY DWELLING UNITS:                           | 0 Units                                                                         |
| i. gross density                                                   | 0.00 DU / Ac.                                                                   |
| ii. net density                                                    | 0.00 Net Density                                                                |
| iii. Unit Square Footage (average)                                 | 0 S.F.                                                                          |
| iv. Bedroom Mix                                                    | 0% Efficiency<br>0% 1 Bedroom<br>0% 2 Bedroom<br>0% 3 Bedroom                   |

## Conditions to Resolution 24-404

1. Applicable permits and approvals from DuDOT shall be issued prior to the approval of Final Engineering plans by the City of Aurora
2. Petitioner is responsible for paying the costs of patching, milling, and overlaying the portion of Old Eola Road that extends from Waterstone Drive to the entrance of the Property
3. The gravel path that extends along the N. Eola Rd frontage of the subject property shall be paved as an asphalt multi-use path and shall taper to match into the existing path along the back of curb north of the right-out access to N. Eola Road.
4. That the Preliminary Plat and Plan approval be contingent upon final engineering approval
5. That the Buildings on Lots 1 and 2 shall not have rooftop terraces
6. That an 8' solid fence be constructed along the shared northern and eastern property lines of Lot 15 between the single-family residential lots and Lots 1, 2, and 3 of this development. In lieu of an 8' solid fence, the Petitioner shall install approximately an additional 2 CTE per 100 feet for the buffer requirement. Said requirement shall be determined at Final Plat and Plan time.
7. That the Declaration of Covenants, Conditions, and Restrictions for the Property include a provision that no more than 30% of dwelling units be licensed rental units.

# 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.





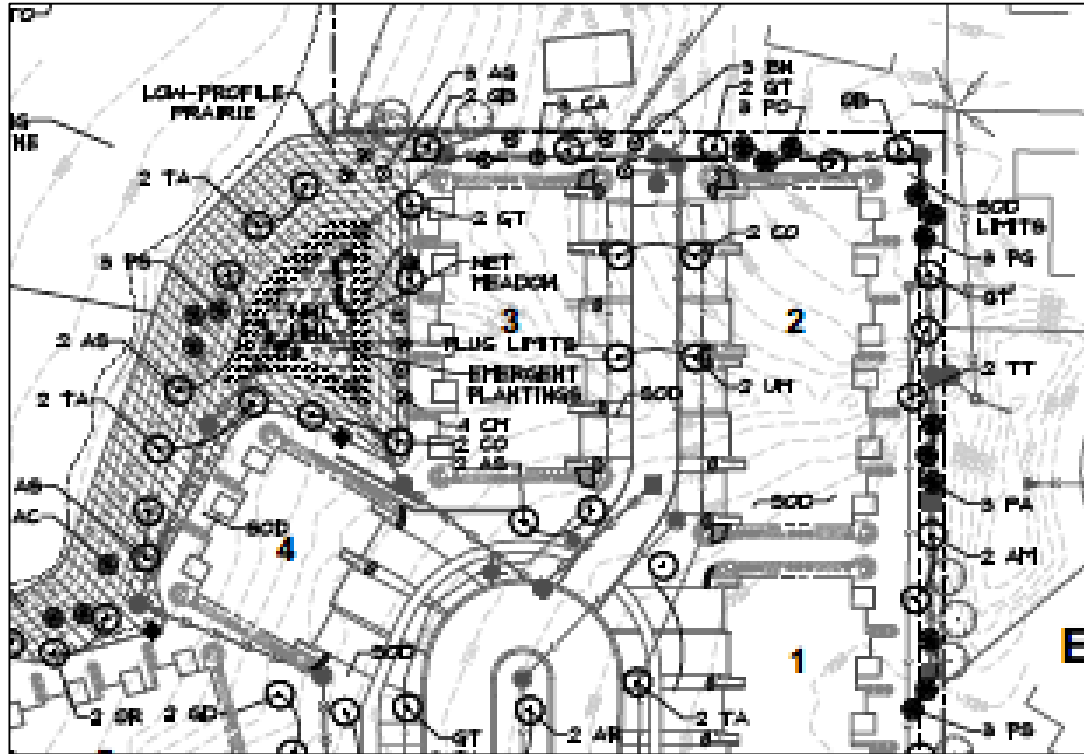


## ROAD IMPROVEMENTS

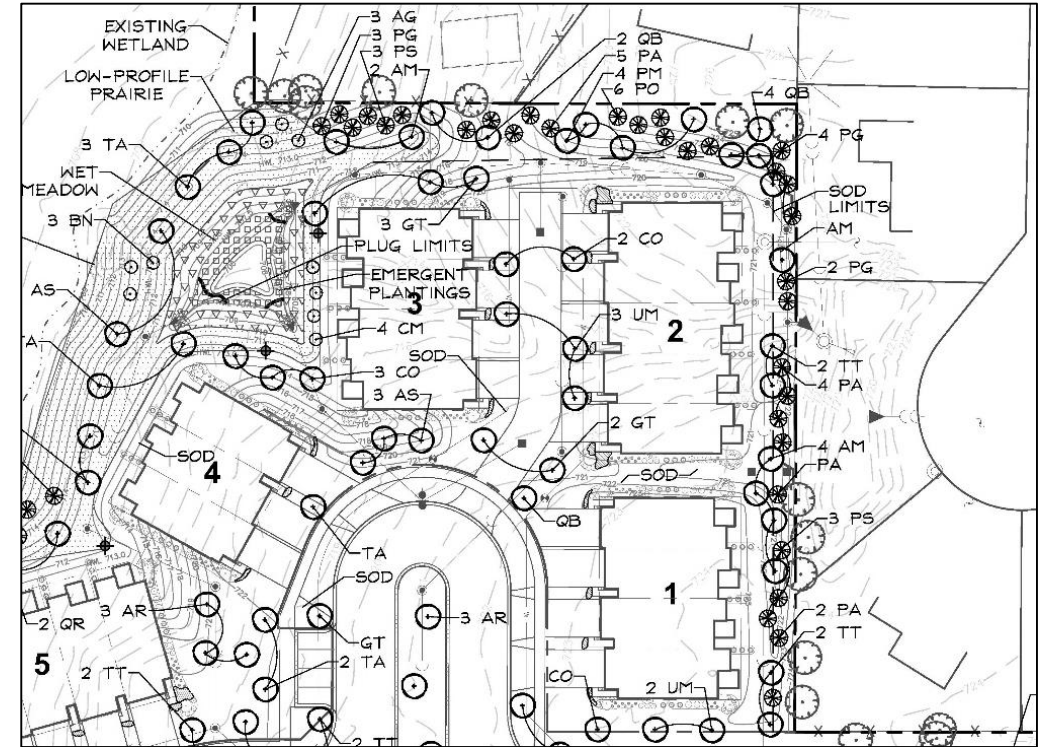
# Landscaping



# PRELIM

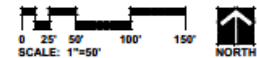


# FINAL



## COMPARISON

STREET NUMBER  
SAFETY INDEX  
WATER MAIN  
SAFETY INDEX  
STREET NUMBER  
CUTTER MAIN  
STREET NAME  
BY MAP  
VALVE IN BOX  
VALVE IN BOX  
PUMP HYDRA  
PLAYED IN SECTION  
STREET LIGHT  
1 FOOT CONTOURS  
CURB AND DITCH  
PROPERTY LINE  
DRAINAGE LINE  
SEWER LINE  
UNPAVED AND HIGH



DATE 2.08.2024  
PROJECT NO. 802308  
DRAWN DEH  
CHECKED ZML  
SHEET NO.  
**L1.2**



| Landscape Data Table: Planting Material Key                                   |       |  |
|-------------------------------------------------------------------------------|-------|--|
| Note: Symbols are blackline for proposed gray-scale for existing              |       |  |
| Canopy Trees (minimum size 2.5 caliper) Count:                                | 247   |  |
| Evergreen Trees (minimum size 6 feet) Count:                                  | 54    |  |
| Understory Trees (minimum size 2.5 caliper or 8 feet if multi-stemmed) Count: | 62    |  |
| Evergreen Shrubs (minimum of 18 inches) Count:                                | 0     |  |
| Deciduous Shrubs (minimum of 18 inches) Count:                                | 0     |  |
| Ornamental Grasses Count:                                                     | 0     |  |
| Perennials Count:                                                             | 43    |  |
| Animals Count:                                                                | 0     |  |
| Groundcover Square Footage:                                                   | 0     |  |
| Turf (Seeded) Square Footage:                                                 | 47855 |  |
| Turf (Sod) Square Footage:                                                    | 84611 |  |
| Native Prairie Planting Square Footage:                                       | 63888 |  |
| Native Wetland Planting Square Footage:                                       | 17849 |  |

| Landscape Data Table: CTEs Provided |           |                |                     |
|-------------------------------------|-----------|----------------|---------------------|
| Canopy Trees                        | CTE Value | Count Provided | Total CTEs Provided |
| Evergreen Trees                     | 1/3       | 54             | 18                  |
| Understory Trees                    | 1/3       | 62             | 21                  |
| Deciduous Shrubs                    | 1/20      | 0              | 0                   |
| Evergreen Shrubs                    | 1/20      | 0              | 0                   |
| Total:                              |           | 363            | 286                 |

| Landscape Implementation Data Table: Plant List by Category |      |         |     |                                                        |                               |                   |
|-------------------------------------------------------------|------|---------|-----|--------------------------------------------------------|-------------------------------|-------------------|
|                                                             | QTY  | Percent | SYM | BOTANICAL NAME (Family / Genus / Species)              | COMMON NAME                   | SIZE              |
| Canopy Trees                                                | 16   | 6%      | AR  | Acer x freemanii 'Redpointe'                           | REDPOINTE MAPLE               | 2.5" Cal          |
|                                                             | 19   | 8%      | AM  | Acer nyctagale 'Morton'                                | STATE STREET MAPLE            | 2.5" Cal          |
|                                                             | 23   | 9%      | AS  | Acer x saccharum 'Green Mountain'                      | GREEN MOUNTAIN SUGAR MAPLE    | 2.5" Cal          |
|                                                             | 21   | 9%      | CO  | Celtis occidentalis                                    | COMMON HACKBERRY              | 2.5" Cal          |
|                                                             | 18   | 7%      | GT  | Gleditsia triacanthos var. inermis 'Skyline'           | SKYLINE HONEYLOCUST           | 2.5" Cal          |
|                                                             | 16   | 6%      | GD  | Gymnocladus dioica 'Espresso JFS'                      | ESPRESSO KENTUCKY COFFEE TREE | 2.5" Cal          |
|                                                             | 21   | 9%      | PM  | Platanus x aconitifolia 'Morton Circle'                | EXCLAMATION LONDON PLANE TREE | 2.5" Cal          |
|                                                             | 25   | 10%     | QB  | Quercus bicolor                                        | SWAMP WHITE OAK               | 2.5" Cal          |
|                                                             | 19   | 8%      | QR  | Quercus rubra                                          | RED OAK                       | 2.5" Cal          |
|                                                             | 22   | 9%      | TA  | Tilia americana 'Redmond'                              | REDMOND AMERICAN LINDEN       | 2.5" Cal          |
| Evergreen Trees                                             | 22   | 9%      | TT  | Tilia tomentosa 'Sterling'                             | STERLING SILVER LINDEN        | 2.5" Cal          |
|                                                             | 25   | 10%     | UM  | Ulmus 'Morton Glossy'                                  | TRIUMPH ELM                   | 2.5" Cal          |
|                                                             | 6    | 11%     | AC  | Abies concolor                                         | WHITE FIR                     | 6' Ht.            |
|                                                             | 14   | 26%     | PA  | Picea abies                                            | NORWAY SPRUCE                 | 6' Ht.            |
|                                                             | 14   | 26%     | PG  | Picea glauca 'Densata'                                 | BLACK HILLS SPRUCE            | 6' Ht.            |
|                                                             | 12   | 22%     | PO  | Picea omorika                                          | SERBIAN SPRUCE                | 6' Ht.            |
|                                                             | 8    | 15%     | PS  | Pinus strobus                                          | WHITE PINE                    | 6' Ht.            |
|                                                             | 12   | 19%     | AG  | Amelanchier x grandiflora                              | APPLE SERVICEBERRY            | 8' Ht. Multi-Stem |
|                                                             | 12   | 19%     | BN  | Betula nigra 'Cully'                                   | HERITAGE RIVER BIRCH          | 8' Ht. Multi-Stem |
|                                                             | 7    | 11%     | CA  | Cornus caroliniana                                     | AMERICAN HORNBEE              | 8' Ht. Tree-Form  |
| Understory Trees                                            | 12   | 19%     | CC  | Cercis canadensis                                      | EASTERN REDBUD                | 8' Ht. Multi-Stem |
|                                                             | 9    | 15%     | CM  | Cornus mas                                             | CORNELIANCHERRY DOGWOOD       | 8' Ht. Multi-Stem |
|                                                             | 10   | 16%     | MP  | Malus 'Priniflor'                                      | PRAIRIFIRE CRABAPPLE          | 8' Ht. Multi-Stem |
|                                                             | 90   |         |     | Shredded Hardwood Mulch                                | C.Y.                          |                   |
|                                                             | 9243 |         |     | Sod                                                    | S.Y.                          |                   |
|                                                             | 1.1  |         |     | Turf Seed and Blanket                                  | AC                            |                   |
|                                                             | 1.5  |         |     | Low Profile Prairie Seed Mix & Erosion Control Blanket | AC                            |                   |
|                                                             | 0.7  |         |     | Wet Meadow Seed Mix & Erosion Control Blanket          | AC                            |                   |
|                                                             | 0.3  |         |     | Emergent Pops                                          | AC                            |                   |
|                                                             | 0.2  |         |     | Emergent Seed Mix                                      | AC                            |                   |
| Misc. Materials                                             | 8    |         |     | Naturalized Area Sign                                  | EA                            |                   |
|                                                             | 62   | 100%    |     |                                                        |                               |                   |

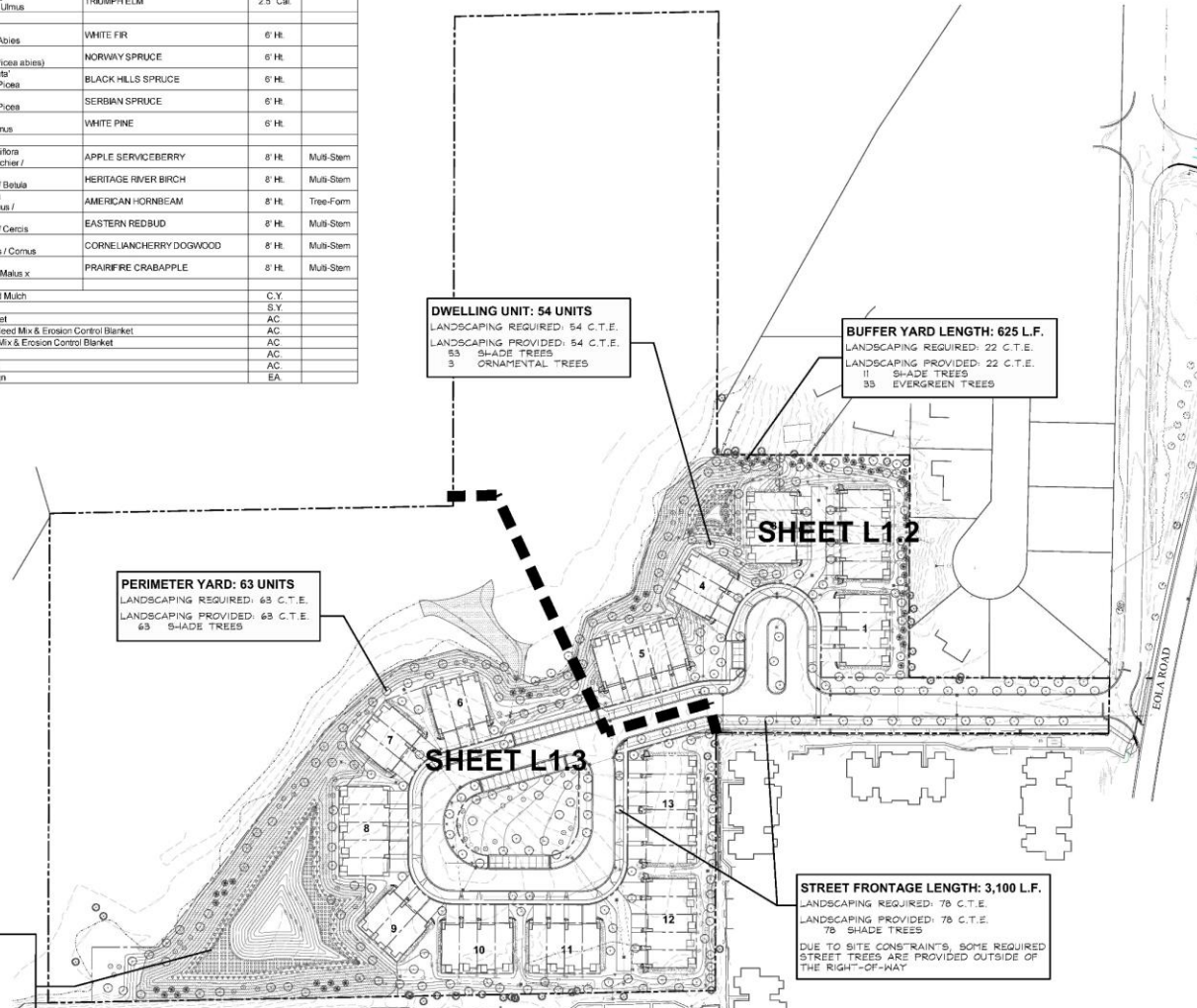
### SYMBOL LEGEND

STORM SEWER  
SANITARY SEWER  
WATER MAIN  
SANITARY MANHOLE  
STORM MANHOLE  
CATCH BASIN  
STORM INLET  
8" R/S  
VALVE IN VAULT  
VALVE IN BOX  
FIRE HYDRANT  
HAND LND. SECTION  
STREET LIGHT  
1 FOOT CONTOURS  
CURB AND GUTTER  
PROPERTY LINE  
ADJACENT LINE  
SETBACK LINE  
NATURALIZED AREA SIGN

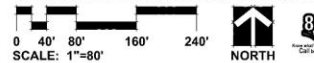
**WET BOTTOM DETENTION BASIN**  
**H.W.L. LENGTH: 2,200 L.F.**  
LANDSCAPING REQUIRED: 66 C.T.E.  
LANDSCAPING PROVIDED: 66.6 C.T.E.  
40 SHADE TREES  
64 UNDERSTORY TREES  
21 EVERGREEN TREES

### GENERAL NOTES

- Contractor shall verify underground utility lines and is responsible for any damage.
- Contractor shall verify all existing conditions in the field prior to construction and shall notify landscape architect of any variance.
- Material quantities shown are for contractor's convenience only. The Contractor must verify all material and supply sufficient materials to complete the job per plan.
- The landscape architect reserves the right to inspect trees and shrubs either at place of growth or at site before planting, for compliance with requirements of variety, size and quality.
- Work shall conform to American Standard for Nursery Stock, State of Illinois Horticultural Standards, and Local Municipal requirements.
- Contractor shall secure and pay for all permits, fees, and inspections necessary for the proper execution of this work and comply with all codes applicable to this work.
- See General Conditions and Specifications for landscape work for additional requirements.
- Landscape Plan shows details & locations for seat walls & raised planters, all other walls are specified on engineering plans.



### OVERALL LANDSCAPE PLAN



**GRWA**  
GARY R. WEBER  
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LAND PLANNING  
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SUITE 100  
AURORA, IL 60002

## EOLA PRESERVE AURORA, ILLINOIS OVERALL LANDSCAPE PLAN

6 04.15.2025  
5 03.18.2025  
4 01.30.2025  
3 09.28.2024  
2 05.14.2024  
1 03.27.2024  
REVISIONS

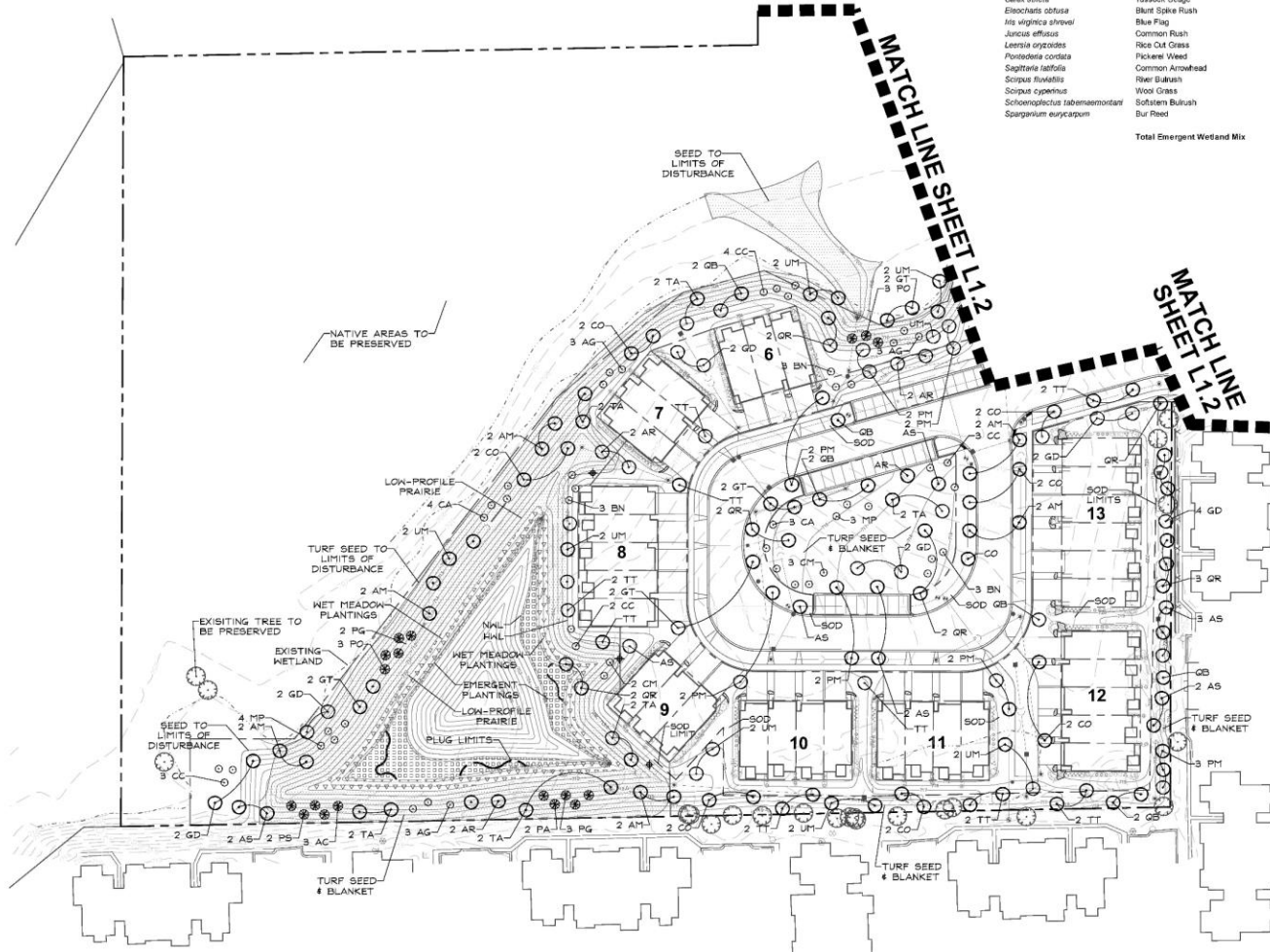
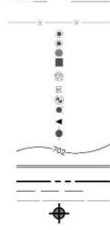
DATE 2.09.2024  
PROJECT NO. B52205  
DRAWN GEH  
CHECKED ZML  
SHEET NO.

**L1.1**



## SYMBOL LEGEND

STORM SEWER  
SANITARY SEWER  
WATER MAIN  
SANITARY MANHOLE  
STORM MANHOLE  
CATCH BASIN  
STORM INLET  
RIP RAP  
VALVE IN VAULT  
VALVE IN BOX  
FIRE HYDRANT  
FLARED END SECTION  
STREET LIGHT  
1 FOOT CONTOURS  
CURB AND GUTTER  
PROPERTY LINE  
EASEMENT LINE  
SETBACK LINE  
NATURALIZED AREA SIGN



## NATIVE SEED MIXTURES Temporary Cover Crop

Cover crops shall be installed in all planting areas containing dry mesic, mesic, and wet mesic soils to stabilize soils, and combat weed pressure during the germination and establishment of the native seedling area.

| Botanical Name                    | Common Name | lbs / AC |
|-----------------------------------|-------------|----------|
| <b>Spring Cover Crop</b>          |             |          |
| <i>Avena sativa</i>               | Seed Oats   | 40,000   |
| <b>Fall or Dormant Cover Crop</b> |             |          |
| <i>Avena sativa</i>               | Seed Oats   | 40,000   |

## Emergent Plant Seed and Plug Mixture

Stormwater basin bottoms from NWL to 12" below NWL

| Botanical Name                  | Common Name      | lbs / AC | Plugs / AC |
|---------------------------------|------------------|----------|------------|
| <i>Alnus americanus</i>         | Sweet Flag       | 0.500    | 494        |
| <i>Alnus incana</i>             | Water Plantain   | 1.250    |            |
| <i>Carex stricta</i>            | Tussock Sedge    | 0.060    |            |
| <i>Eleocharis obtusa</i>        | Blunt Spike Rush | 0.250    | 494        |
| <i>Iris virginica</i>           | Blue Flag        | 0.500    | 988        |
| <i>Juncus effusus</i>           | Common Rush      | 0.500    | 494        |
| <i>Leersia oryzoides</i>        | Rice Cut Grass   | 1.250    |            |
| <i>Potamogeton nodosus</i>      | Pickering Weed   | 0.250    | 988        |
| <i>Sagittaria latifolia</i>     | Common Arrowhead | 1.250    | 494        |
| <i>Scirpus fluviatilis</i>      | River Bulrush    | 0.500    | 988        |
| <i>Scirpus cyperinus</i>        | Wool Grass       | 0.250    | 494        |
| <i>Scheuchzeria palustris</i>   | Softstem Bulrush | 0.500    | 988        |
| <i>Sparganium angustifolium</i> | Bur Reed         | 1.000    | 988        |
| Total Emergent Wetland Mix      |                  | 8.060    | 7410       |

## Wet Meadow Seed Mixture

Lower slopes of basin

| Botanical Name                  | Common Name          | lbs / AC |
|---------------------------------|----------------------|----------|
| <b>Grasses / Sedges</b>         |                      |          |
| <i>Carex debilis</i>            | Belted Oval Sedge    | 0.250    |
| <i>Carex dichotoma</i>          | Belted Sedge         | 0.125    |
| <i>Carex diandra</i>            | Prairie Oval Sedge   | 0.250    |
| <i>Carex cristata</i>           | Crested Oval Sedge   | 0.060    |
| <i>Carex muskox</i>             | Field Oval Sedge     | 0.250    |
| <i>Carex normalis</i>           | Spreading Oval Sedge | 0.125    |
| <i>Carex scoparia</i>           | Pointed Broom Sedge  | 0.180    |
| <i>Carex stipata</i>            | Common Fox Sedge     | 0.060    |
| <i>Carex vulpinoidea</i>        | Brown Fox Sedge      | 0.250    |
| <i>Elymus virginicus</i>        | Virginia Wild Rye    | 3.000    |
| <i>Glyceria striata</i>         | Fowl Mania Grass     | 0.130    |
| <i>Juncus dudleyi</i>           | Dudley's Rush        | 0.020    |
| <i>Juncus torreyi</i>           | Torrey's Rush        | 0.031    |
| <i>Parthenium integrifolium</i> | Switch Grass         | 3.000    |
| <i>Scirpus atrovirens</i>       | Dark Green Bulrush   | 0.060    |
| <i>Scirpus cyperinus</i>        | Wool Grass           | 0.020    |
| Total Grasses / Sedges          |                      | 7.721    |

## Wildflowers/Broadleaves

|                                     |                            |        |
|-------------------------------------|----------------------------|--------|
| <i>Asclepias incarnata</i>          | Sweet Milkweed             | 0.125  |
| <i>Bidens cernua</i>                | Nodding Bur Marigold       | 0.190  |
| <i>Bottanella asteroides</i>        | False Aster                | 0.031  |
| <i>Eupatorium perfoliatum</i>       | Common Boneset             | 0.015  |
| <i>Euthamia graminifolia</i>        | Green-headed Goldenrod     | 0.300  |
| <i>Helianthus autumnalis</i>        | Sneezeweed                 | 0.063  |
| <i>Hibiscus laevis</i>              | Halberd-leaved Rose Mallow | 0.380  |
| <i>Iris virginica</i>               | Blue Flag Iris             | 1.000  |
| <i>Lobelia spicata</i>              | Great Blue Lobelia         | 0.031  |
| <i>Mimulus ringens</i>              | Monkey Flower              | 0.031  |
| <i>Physostegia virginiana</i>       | Obelisk Plant              | 0.031  |
| <i>Pyrolanthus virginianus</i>      | Common Mountain Mint       | 0.063  |
| <i>Solidago rigida</i>              | Stiff Goldenrod            | 0.125  |
| <i>Symphoricarpos novae-angliae</i> | New England Aster          | 0.250  |
| <i>Vernonia fasciculata</i>         | Common Ironweed            | 0.380  |
| <i>Verbena hastata</i>              | Blue Vervain               | 0.380  |
| <i>Zizia aurea</i>                  | Golden Alexanders          | 0.500  |
| Total Forbs                         |                            | 3.895  |
| Total Wet Meadow Seed Mix           |                            | 11.616 |

## Low Profile Prairie with Flowers Seed Mix

Upper basin slopes

| Botanical Name                | Common Name          | lbs / AC |
|-------------------------------|----------------------|----------|
| <b>Grasses</b>                |                      |          |
| <i>Bouteloua curtipendula</i> | Side Oats Grass      | 8.000    |
| <i>Panicum virgatum</i>       | Prairie Switch Grass | 0.125    |
| <i>Elymus canadensis</i>      | Prairie Wild Rye     | 1.000    |
| <i>Schizanthus scoparium</i>  | Little Bluestem      | 8.000    |
| Total Grasses                 |                      | 15.125   |

## Wildflowers/Broadleaves

|                                     |                          |        |
|-------------------------------------|--------------------------|--------|
| <i>Allium canadense</i>             | Nodding Wild Onion       | 0.190  |
| <i>Anemone canadensis</i>           | Lead Plant               | 0.125  |
| <i>Asclepias tuberosa</i>           | Butterflyweed            | 0.500  |
| <i>Astragalus canadensis</i>        | Canada Milk Vetch        | 0.063  |
| <i>Coreopsis palmata</i>            | Prairie Coreopsis        | 0.025  |
| <i>Chamaecrista fasciculata</i>     | Partridge pea            | 0.188  |
| <i>Dalea purpurea</i>               | Purple Prairie Clover    | 0.500  |
| <i>Echinacea pallida</i>            | Pale Purple Coneflower   | 1.000  |
| <i>Echinacea purpurea</i>           | Purple Coneflower        | 0.500  |
| <i>Eryngium yuccifolium</i>         | Rattlesnake Master       | 0.125  |
| <i>Helianthus scaberrimus</i>       | False Sunflower          | 1.000  |
| <i>Lysichiton ciliatus</i>          | Round-headed Bush Clover | 0.125  |
| <i>Liatris aspera</i>               | Rough Blazing Star       | 0.250  |
| <i>Liatris pycnostachya</i>         | Prairie Blazing Star     | 0.188  |
| <i>Monarda fistulosa</i>            | Prairie Bergamot         | 0.063  |
| <i>Parthenium integrifolium</i>     | Wild Quinine             | 0.016  |
| <i>Pentstemon digitalis</i>         | Foxglove Beard Tongue    | 0.125  |
| <i>Phlox pilularis</i>              | White Prairie Clover     | 0.125  |
| <i>Phlox pilularis</i>              | Purple Prairie Clover    | 0.188  |
| <i>Potamogeton nodosus</i>          | Prairie Cinquefoil       | 0.031  |
| <i>Pycnanthemum tenuifolium</i>     | Slender Mountain Mint    | 0.031  |
| <i>Rudbeckia hirta</i>              | Yellow Coneflower        | 0.125  |
| <i>Rudbeckia hirta</i>              | Black-eyed Susan         | 0.500  |
| <i>Rudbeckia subtomentosa</i>       | Sweet Black-eyed Susan   | 0.063  |
| <i>Rudbeckia triloba</i>            | Brown-eyed Susan         | 0.500  |
| <i>Solidago rigida</i>              | Stiff Goldenrod          | 0.250  |
| <i>Symphoricarpos laevis</i>        | Smooth Blue Aster        | 0.063  |
| <i>Symphoricarpos novae-angliae</i> | New England Aster        | 0.250  |
| <i>Tradescantia virginiana</i>      | Common Spigelowort       | 0.063  |
| <i>Verbena stricta</i>              | Heavy Vervain            | 0.125  |
| <i>Zizia aurea</i>                  | Golden Alexanders        | 0.500  |
| Total Forbs                         |                          | 7.825  |
| Total Low Profile Prairie Seed Mix  |                          | 22.950 |



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PHONE: 630.666.7197  
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818 W. BEVERLY AVE.  
NAPERVILLE, ILLINOIS 60564

DESIGNED BY:

CEMCON, LTD.  
2281 WHITE OAK CIRCLE  
SUITE 100  
AURORA, IL 60002

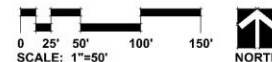
# EOLA PRESERVE AURORA, ILLINOIS LANDSCAPE PLAN

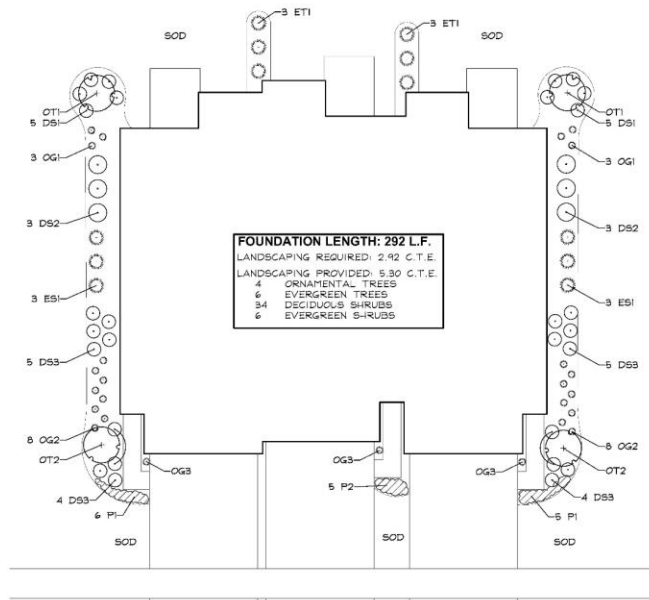
|   |            |
|---|------------|
| 6 | 04.15.2025 |
| 5 | 03.18.2025 |
| 4 | 01.29.2025 |
| 3 | 09.26.2024 |
| 2 | 05.14.2024 |
| 1 | 03.27.2024 |

## REVISIONS

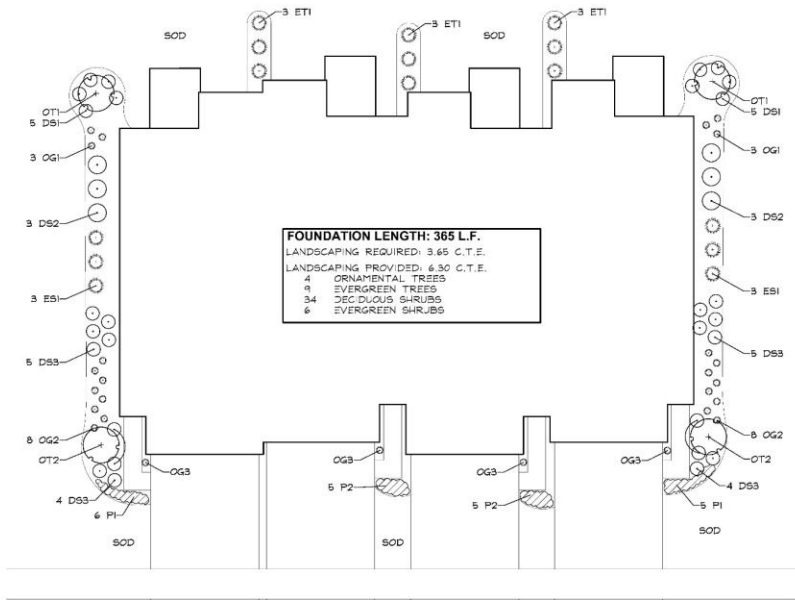
DATE 2.09.2024  
PROJECT NO. 852305  
DRAWN GEH  
CHECKED ZML  
SHEET NO.

L1.3





3 UNIT TYPICAL FOUNDATION  
SCALE: 1"=10'



4 UNIT TYPICAL FOUNDATION  
SCALE: 1"=10'

3 UNIT TOWNHOME FOUNDATION PLAN  
PLANT LIST A  
(BUILDINGS 6 & 7)

| Key                | Botanical/Common Name                                             | Size     | Remarks     |
|--------------------|-------------------------------------------------------------------|----------|-------------|
| UNDERSTORY TREES   |                                                                   |          |             |
| OT1 2              | Cornus mas CORNELIANCHERRY DOGWOOD                                | 6' Tall  | Multi-Stem  |
| OT1 2              | Carpinus caroliniana AMERICAN HORNBEAM                            | 2' Cal.  | Single Stem |
| EVERGREEN TREES    |                                                                   |          |             |
| ET1 6              | Thuja occidentalis 'Techny' TECHN' ARBORVITAE                     | 5' Tall  |             |
| DECIDUOUS SHRUBS   |                                                                   |          |             |
| DS1 10             | Hydrangea paniculata 'LVCOB' BOBO HYDRANGEA                       | 24" Tall | 3' O.C.     |
| DS2 6              | Cornus sericea 'Bailey' BAILEY'S REDTIG DOGWOOD                   | 36" Tall | 4' O.C.     |
| DS3 18             | Fothergilla gardenii DWAFF FOTHERGILLA                            | 24" Tall | 3' O.C.     |
| EVERGREEN SHRUBS   |                                                                   |          |             |
| ES1 6              | Buxus 'Glennae' CHICAGO LAND GREEN BOXWOOD                        | 24" Wide | 4' O.C.     |
| ORNAMENTAL GRASSES |                                                                   |          |             |
| OG1 6              | Pennisetum alopecuroides 'Hameln' DWARF FOUNTAIN GRASS            | 18"      | 24" O.C.    |
| OG2 16             | Panicum virgatum 'Heavy Metal' HEAVY METAL SWITCHGRASS            | 18"      | 24" O.C.    |
| OG3 3              | Calamagrostis x acutiflora 'Karl Foerster' III FEATHER REED GRASS | 24" O.C. |             |
| PERENNIALS         |                                                                   |          |             |
| PI 11              | Colamintha nepeta 'Montrose White' MONTROSE WHITE GALAMINT        | 18" O.C. |             |
| P2 5               | Hemerocallis 'Little Mine Cup' LITTLE MINE CUP DAYLILY            | 18" O.C. |             |
| MISC. MATERIALS    |                                                                   |          |             |
| 8                  | SHREDDED HARDWOOD MULCH                                           | C.Y.     |             |

4 UNIT TOWNHOME FOUNDATION PLAN  
PLANT LIST A  
(BUILDING 10, 11, & 3)

| Key                | Botanical/Common Name                                             | Size     | Remarks     |
|--------------------|-------------------------------------------------------------------|----------|-------------|
| UNDERSTORY TREES   |                                                                   |          |             |
| OT1 2              | Cornus mas CORNELIANCHERRY DOGWOOD                                | 6' Tall  | Multi-Stem  |
| OT1 2              | Carpinus caroliniana AMERICAN HORNBEAM                            | 2' Cal.  | Single Stem |
| EVERGREEN TREES    |                                                                   |          |             |
| ET1 9              | Thuja occidentalis 'Techny' TECHN' ARBORVITAE                     | 5' Tall  |             |
| DECIDUOUS SHRUBS   |                                                                   |          |             |
| DS1 10             | Hydrangea paniculata 'LVCOB' BOBO HYDRANGEA                       | 24" Tall | 3' O.C.     |
| DS2 6              | Cornus sericea 'Bailey' BAILEY'S REDTIG DOGWOOD                   | 36" Tall | 4' O.C.     |
| DS3 18             | Fothergilla gardenii DWAFF FOTHERGILLA                            | 24" Tall | 3' O.C.     |
| EVERGREEN SHRUBS   |                                                                   |          |             |
| ES1 6              | Buxus 'Glennae' CHICAGO LAND GREEN BOXWOOD                        | 24" Wide | 4' O.C.     |
| ORNAMENTAL GRASSES |                                                                   |          |             |
| OG1 6              | Pennisetum alopecuroides 'Hameln' DWARF FOUNTAIN GRASS            | 18"      | 24" O.C.    |
| OG2 16             | Panicum virgatum 'Heavy Metal' HEAVY METAL SWITCHGRASS            | 18"      | 24" O.C.    |
| OG3 4              | Calamagrostis x acutiflora 'Karl Foerster' III FEATHER REED GRASS | 24" O.C. |             |
| PERENNIALS         |                                                                   |          |             |
| PI 11              | Colamintha nepeta 'Montrose White' MONTROSE WHITE GALAMINT        | 18" O.C. |             |
| P2 10              | Hemerocallis 'Little Mine Cup' LITTLE MINE CUP DAYLILY            | 18" O.C. |             |
| MISC. MATERIALS    |                                                                   |          |             |
| 8                  | SHREDDED HARDWOOD MULCH                                           | C.Y.     |             |

3 UNIT TOWNHOME FOUNDATION PLAN  
PLANT LIST B  
(BUILDINGS 4 & 9)

| Key                | Botanical/Common Name                                                   | Size     | Remarks     |
|--------------------|-------------------------------------------------------------------------|----------|-------------|
| UNDERSTORY TREES   |                                                                         |          |             |
| OT1 2              | Magnolia stellata 'Royal Star' ROYAL STAR MAGNOLIA                      | 6' Tall  | Multi-Stem  |
| OT1 2              | Syringa reticulata 'Ivory Silk' IVORY SILK JAPANESE TREE LILAC          | 2' Cal.  | Single Stem |
| EVERGREEN TREES    |                                                                         |          |             |
| ET1 6              | Thuja occidentalis 'Emerald' EMERALD GREEN ARBORVITAE                   | 5' Tall  |             |
| DECIDUOUS SHRUBS   |                                                                         |          |             |
| DS1 10             | Hydrangea paniculata 'Renss' STRAWBERRY SUNDAY HYDRANGEA                | 24" Tall | 3' O.C.     |
| DS2 6              | Viburnum x juddii JUD'S VIBURNUM                                        | 36" Tall | 4' O.C.     |
| DS3 18             | Heigela x 'Dark Horse' DARK HORSE HEIGELA                               | 24" Tall | 3' O.C.     |
| EVERGREEN SHRUBS   |                                                                         |          |             |
| ES1 6              | Buxus 'Glennae' CHICAGO LAND GREEN BOXWOOD                              | 24" Wide | 4' O.C.     |
| ORNAMENTAL GRASSES |                                                                         |          |             |
| OG1 6              | Pennisetum alopecuroides 'Burgundy Bunny' BURGUNDY BUNNY FOUNTAIN GRASS | 24" O.C. |             |
| OG2 16             | Panicum virgatum 'Cheyenne Sky' CHEYENNE SKY RED SWITCHGRASS            | 18"      | 24" O.C.    |
| OG3 3              | Panicum virgatum 'Northwind' NORTHWIND SWITCH GRASS                     | 18"      | 24" O.C.    |
| PERENNIALS         |                                                                         |          |             |
| P1 11              | Allium 'Summer Beauty' SUMMER BEAUTY ONION                              | 18" O.C. |             |
| P2 5               | Hemerocallis 'Gong Bananas' GONG BANANAS DAYLILY                        | 18" O.C. |             |
| MISC. MATERIALS    |                                                                         |          |             |
| 8                  | SHREDDED HARDWOOD MULCH                                                 | C.Y.     |             |

4 UNIT TOWNHOME FOUNDATION PLAN  
PLANT LIST B  
(BUILDINGS 1)

| Key                | Botanical/Common Name                                                   | Size     | Remarks     |
|--------------------|-------------------------------------------------------------------------|----------|-------------|
| UNDERSTORY TREES   |                                                                         |          |             |
| OT1 2              | Magnolia stellata 'Royal Star' ROYAL STAR MAGNOLIA                      | 6' Tall  | Multi-Stem  |
| OT1 2              | Syringa reticulata 'Ivory Silk' IVORY SILK JAPANESE TREE LILAC          | 2' Cal.  | Single Stem |
| EVERGREEN TREES    |                                                                         |          |             |
| ET1 9              | Thuja occidentalis 'Emerald' EMERALD GREEN ARBORVITAE                   | 5' Tall  |             |
| DECIDUOUS SHRUBS   |                                                                         |          |             |
| DS1 10             | Hydrangea paniculata 'Renss' STRAWBERRY SUNDAY HYDRANGEA                | 24" Tall | 3' O.C.     |
| DS2 6              | Viburnum x juddii JUD'S VIBURNUM                                        | 36" Tall | 4' O.C.     |
| DS3 18             | Heigela x 'Dark Horse' DARK HORSE HEIGELA                               | 24" Tall | 3' O.C.     |
| EVERGREEN SHRUBS   |                                                                         |          |             |
| ES1 6              | Buxus 'Glennae' CHICAGO LAND GREEN BOXWOOD                              | 24" Wide | 4' O.C.     |
| ORNAMENTAL GRASSES |                                                                         |          |             |
| OG1 6              | Pennisetum alopecuroides 'Burgundy Bunny' BURGUNDY BUNNY FOUNTAIN GRASS | 24" O.C. |             |
| OG2 16             | Panicum virgatum 'Cheyenne Sky' CHEYENNE SKY RED SWITCHGRASS            | 18"      | 24" O.C.    |
| OG3 4              | Panicum virgatum 'Northwind' NORTHWIND SWITCH GRASS                     | 18"      | 24" O.C.    |
| PERENNIALS         |                                                                         |          |             |
| P1 11              | Allium 'Summer Beauty' SUMMER BEAUTY ONION                              | 18" O.C. |             |
| P2 10              | Hemerocallis 'Gong Bananas' GONG BANANAS DAYLILY                        | 18" O.C. |             |
| MISC. MATERIALS    |                                                                         |          |             |
| 8                  | SHREDDED HARDWOOD MULCH                                                 | C.Y.     |             |



GARY R. WEBER  
ASSOCIATES, INC.  
LAND PLANNING  
ECOLOGICAL CONSULTING  
LANDSCAPE ARCHITECTURE  
402 W. LIBERTY DRIVE  
WHEATON, ILLINOIS 60187  
PHONE: 630.466.7197  
www.grwa.com

BRIDGE STREET PROPERTIES  
818 W. JEFFERSON AVE  
NAPERVILLE, ILLINOIS 60540

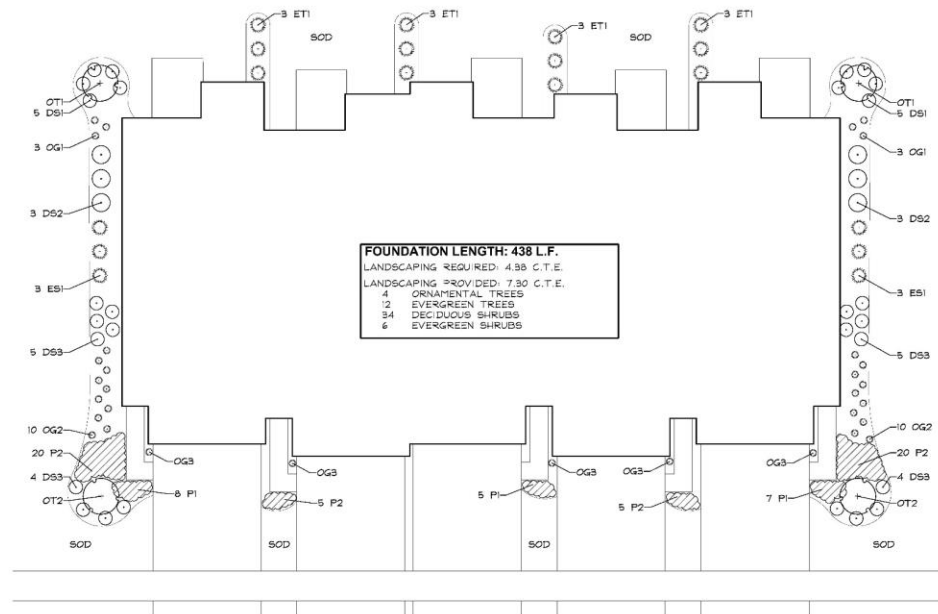
CIVIL ENGINEER  
CEMCON, LTD.  
2201 WHITE OAK CIRCLE  
SUITE 10  
AURORA, IL 60012

EOLA PRESERVE  
AURORA, ILLINOIS  
TYPICAL FOUNDATION LANDSCAPE PLANS

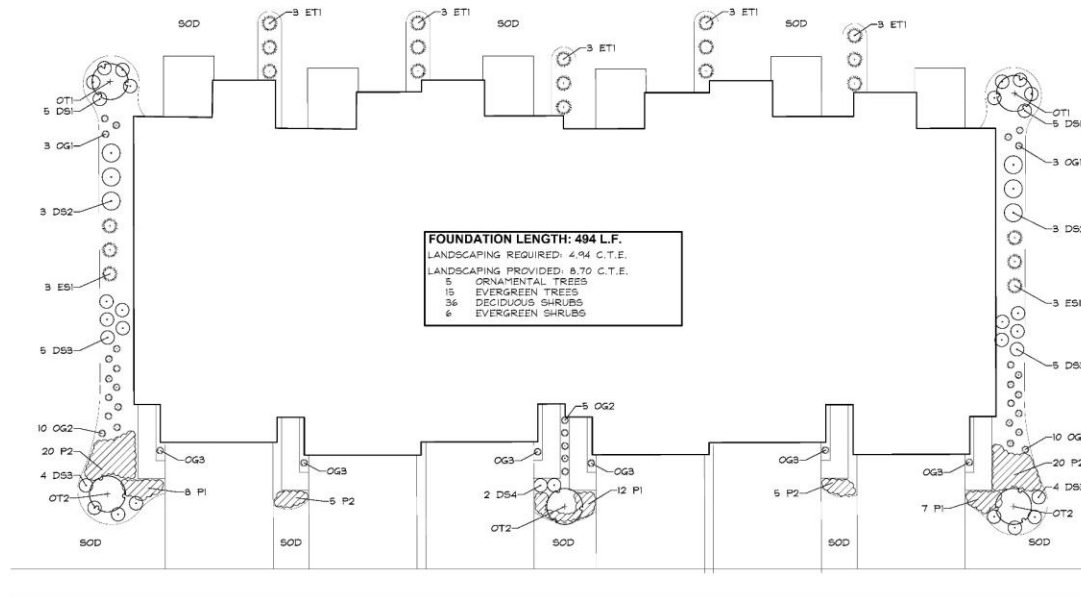
| REVISIONS | DATE       |
|-----------|------------|
| 6         | 04.15.2025 |
| 5         | 03.18.2025 |
| 4         | 01.30.2025 |
| 3         | 09.28.2024 |
| 2         | 05.14.2024 |
| 1         | 03.27.2024 |

|             |           |
|-------------|-----------|
| DATE        | 2.09.2024 |
| PROJECT NO. | BS2305    |
| DRAWN       | GSB       |
| CHECKED     | ZML       |
| SHEET NO.   |           |





**5 UNIT TYPICAL FOUNDATION**  
 SCALE: 1"=10'



**6 UNIT TYPICAL FOUNDATION**  
 SCALE: 1"=10'

**5 UNIT TOWNHOME FOUNDATION PLAN  
 PLANT LIST A  
 (BUILDING 8)**

| Key                       | Botanical/Common Name                                              | Size     | Remarks     |
|---------------------------|--------------------------------------------------------------------|----------|-------------|
| <b>UNDERSTORY TREES</b>   |                                                                    |          |             |
| OT1                       | 2 Cornus mas<br>CORNELIANGERRY DOGWOOD                             | 6' Tall  | Multi-Stem  |
| OT1                       | 2 Carpinus caroliniana<br>AMERICAN HORSECHAM                       | 2" Cal.  | Single Stem |
| <b>EVERGREEN TREES</b>    |                                                                    |          |             |
| ET1                       | 12 Thuja occidentalis 'Tachyn'<br>TECHNY ARBORVITAE                | 5' Tall  |             |
| <b>DECIDUOUS SHRUBS</b>   |                                                                    |          |             |
| DS1                       | 10 Hydrangea paniculata 'LVCOB'<br>BOBO HYDRANGEA                  | 24" Tall | 3' O.C.     |
| DS2                       | 6 Cornus sericea 'Bailey'<br>BAILEY'S REDTWIG DOGWOOD              | 36" Tall | 4' O.C.     |
| DS3                       | 18 Fothergilla gardenii<br>DWARF FOTHERGILLA                       | 24" Tall | 3' O.C.     |
| <b>EVERGREEN SHRUBS</b>   |                                                                    |          |             |
| ES1                       | 6 Buxus 'Glenside'<br>CHICAGOGLAND GREEN BOXWOOD                   | 24" Wide | 4' O.C.     |
| <b>ORNAMENTAL GRASSES</b> |                                                                    |          |             |
| OG1                       | 6 Pennisetum alopecuroides 'Hameln'<br>DWARF FOUNTAIN GRASS        | 18"      | 24" O.C.    |
| OG2                       | 20 Panicum virgatum 'Heavy Metal'<br>HEAVY METAL SWITCHGRASS       | 18"      | 24" O.C.    |
| OG3                       | 5 Calamagrostis x acutiflora 'Karl Foerster'<br>FEATHER REED GRASS | 18"      | 24" O.C.    |
| <b>PERENNIALS</b>         |                                                                    |          |             |
| P1                        | 20 Calamintha nepeta 'Montrose White'<br>MONTROSE WHITE CALAMINT   | 18" O.C. |             |
| P2                        | 50 Hemerocallis 'Little Pine Cup'<br>LITTLE PINE CUP DAYLILY       | 18" O.C. |             |
| <b>MISC. MATERIALS</b>    |                                                                    |          |             |
| 10                        | SHREDDED HARDWOOD MULCH                                            | C.Y.     |             |

**5 UNIT TOWNHOME FOUNDATION PLAN  
 PLANT LIST B  
 (BUILDINGS 5, 2 & 12)**

| Key                       | Botanical/Common Name                                                        | Size     | Remarks     |
|---------------------------|------------------------------------------------------------------------------|----------|-------------|
| <b>UNDERSTORY TREES</b>   |                                                                              |          |             |
| OT1                       | 2 Magnolia stellata 'Royal Star'<br>ROYAL STAR MAGNOLIA                      | 6' Tall  | Multi-Stem  |
| OT1                       | 2 Syringa reticulata 'Ivory Silk'<br>IVORY SILK JAPANESE TREE LILAC          | 2" Cal.  | Single Stem |
| <b>EVERGREEN TREES</b>    |                                                                              |          |             |
| ET1                       | 12 Thuja occidentalis 'Emerald'<br>EMERALD GREEN ARBORVITAE                  | 5' Tall  |             |
| <b>DECIDUOUS SHRUBS</b>   |                                                                              |          |             |
| DS1                       | 10 Hydrangea paniculata 'Rensselaer'<br>STRAWBERRY SUNDAY HYDRANGEA          | 24" Tall | 3' O.C.     |
| DS2                       | 6 Viburnum x juddii<br>JUD'S VIBURNUM                                        | 36" Tall | 4' O.C.     |
| DS3                       | 18 Heigela x 'Dark Horse'<br>DARK HORSE HEIGELA                              | 24" Tall | 3' O.C.     |
| <b>EVERGREEN SHRUBS</b>   |                                                                              |          |             |
| ES1                       | 6 Buxus 'Glenside'<br>CHICAGOGLAND GREEN BOXWOOD                             | 24" Wide | 4' O.C.     |
| <b>ORNAMENTAL GRASSES</b> |                                                                              |          |             |
| OG1                       | 6 Pennisetum alopecuroides 'Burgundy Bunny'<br>BURGUNDY BUNNY FOUNTAIN GRASS | 18"      | 24" O.C.    |
| OG2                       | 20 Panicum virgatum 'Cheyenne Sky'<br>CHEYENNE SKY RED SWITCHGRASS           | 18"      | 24" O.C.    |
| OG3                       | 5 Panicum virgatum 'Northwind'<br>NORTHWIND SWITCH GRASS                     | 18"      | 24" O.C.    |
| <b>PERENNIALS</b>         |                                                                              |          |             |
| P1                        | 20 Allium 'Summer Beauty'<br>SUMMER BEAUTY ONION                             | 18" O.C. |             |
| P2                        | 50 Hemerocallis 'Going Bananas'<br>GOING BANANAS DAYLILY                     | 18" O.C. |             |
| <b>MISC. MATERIALS</b>    |                                                                              |          |             |
| 10                        | SHREDDED HARDWOOD MULCH                                                      | C.Y.     |             |

**6 UNIT TOWNHOME FOUNDATION PLAN  
 PLANT LIST  
 (BUILDING 13)**

| Key                       | Botanical/Common Name                                                        | Size     | Remarks     |
|---------------------------|------------------------------------------------------------------------------|----------|-------------|
| <b>UNDERSTORY TREES</b>   |                                                                              |          |             |
| OT1                       | 2 Magnolia stellata 'Royal Star'<br>ROYAL STAR MAGNOLIA                      | 6' Tall  | Multi-Stem  |
| OT1                       | 3 Syringa reticulata 'Ivory Silk'<br>IVORY SILK JAPANESE TREE LILAC          | 2" Cal.  | Single Stem |
| <b>EVERGREEN TREES</b>    |                                                                              |          |             |
| ET1                       | 15 Thuja occidentalis 'Emerald'<br>EMERALD GREEN ARBORVITAE                  | 5' Tall  |             |
| <b>DECIDUOUS SHRUBS</b>   |                                                                              |          |             |
| DS1                       | 10 Hydrangea paniculata 'Rensselaer'<br>STRAWBERRY SUNDAY HYDRANGEA          | 24" Tall | 3' O.C.     |
| DS2                       | 6 Viburnum x juddii<br>JUD'S VIBURNUM                                        | 36" Tall | 4' O.C.     |
| DS3                       | 18 Heigela x 'Dark Horse'<br>DARK HORSE HEIGELA                              | 24" Tall | 3' O.C.     |
| DS4                       | 2 Diervilla 'G2088544'<br>KODIAK ORANGE BUSH- HONEYSUCKLE                    | 24" Tall | 3' O.C.     |
| <b>EVERGREEN SHRUBS</b>   |                                                                              |          |             |
| ES1                       | 6 Buxus 'Glenside'<br>CHICAGOGLAND GREEN BOXWOOD                             | 24" Wide | 4' O.C.     |
| <b>ORNAMENTAL GRASSES</b> |                                                                              |          |             |
| OG1                       | 6 Pennisetum alopecuroides 'Burgundy Bunny'<br>BURGUNDY BUNNY FOUNTAIN GRASS | 18"      | 24" O.C.    |
| OG2                       | 25 Panicum virgatum 'Cheyenne Sky'<br>CHEYENNE SKY RED SWITCHGRASS           | 18"      | 24" O.C.    |
| OG3                       | 6 Panicum virgatum 'Northwind'<br>NORTHWIND SWITCH GRASS                     | 18"      | 24" O.C.    |
| <b>PERENNIALS</b>         |                                                                              |          |             |
| P1                        | 27 Allium 'Summer Beauty'<br>SUMMER BEAUTY ONION                             | 18" O.C. |             |
| P2                        | 50 Hemerocallis 'Going Bananas'<br>GOING BANANAS DAYLILY                     | 18" O.C. |             |
| <b>MISC. MATERIALS</b>    |                                                                              |          |             |
| 12                        | SHREDDED HARDWOOD MULCH                                                      | C.Y.     |             |

| REVISIONS | DATE       |
|-----------|------------|
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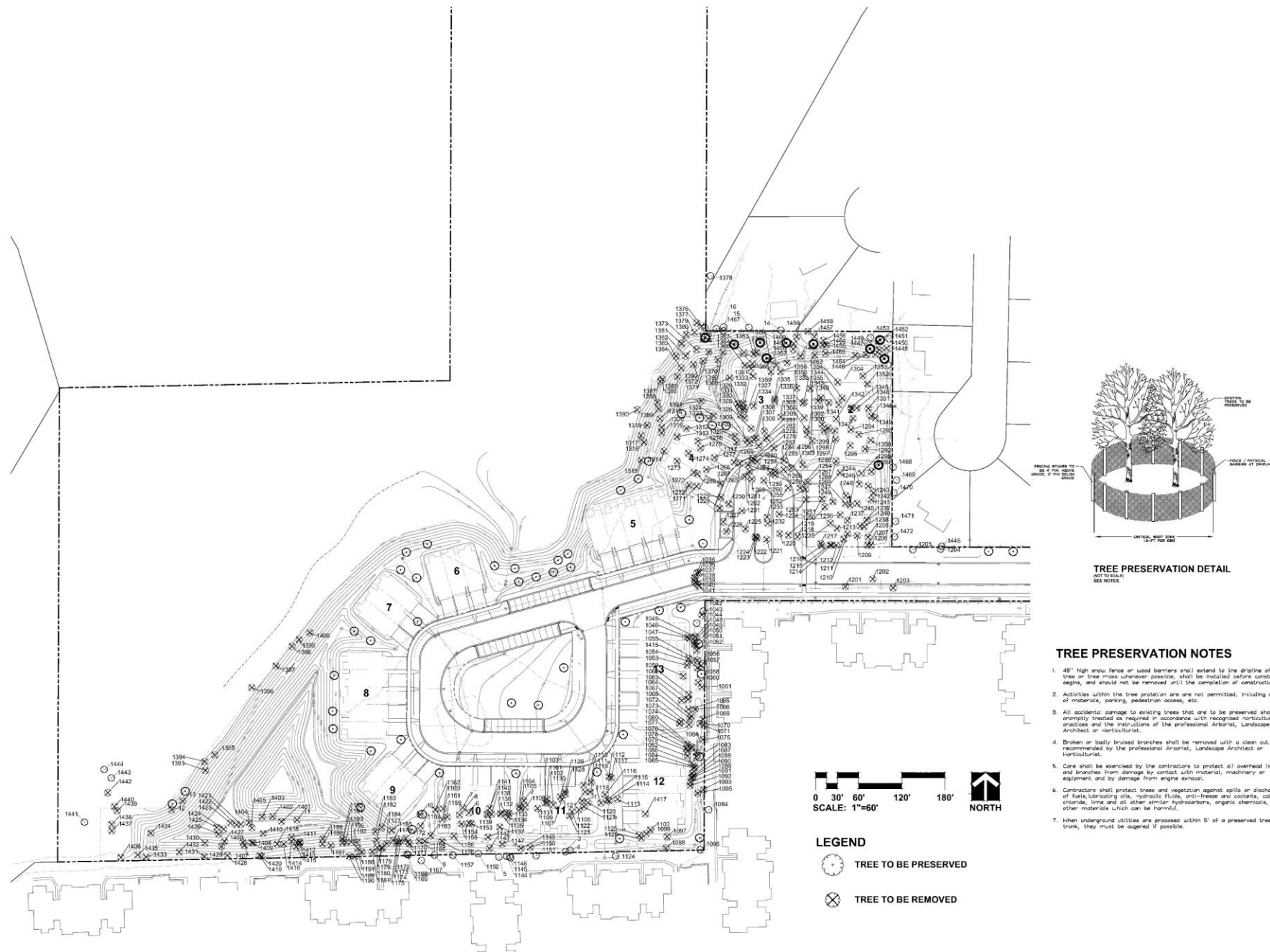
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| DATE        | 2.09.2024 |
| PROJECT NO. | BS2305    |
| DRAWN       | GH        |
| CHECKED     | ZML       |
| SHEET NO.   |           |

**EOLA PRESERVE**  
AURORA, ILLINOIS  
**TREE PRESERVATION PLAN**

|                  |            |
|------------------|------------|
| 6                | 04.15.2025 |
| 5                | 03.18.2025 |
| 4                | 01.30.2025 |
| 3                | 09.26.2024 |
| 2                | 05.14.2024 |
| 1                | 03.27.2024 |
| <b>REVISIONS</b> |            |

|             |           |
|-------------|-----------|
| DATE        | 2.09.2024 |
| PROJECT NO. | BS2305    |
| DRAWN       | GEH       |
| CHECKED     | ZML       |
| SHEET NO.   |           |

## L1.6



# Architecture



# Townhome Design Features



- **3 – 4 bedroom units**
- **1,883 – 2,508 SF floor area**
- **Optional 1<sup>st</sup> 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

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# Schools





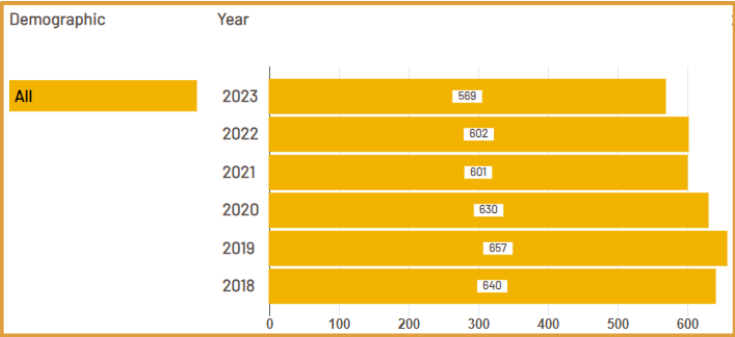
# SURROUNDING USES

| Type of Unit                       | Pre-School<br>0 - 4 Yrs | Elementary<br>Grades K-5 | Junior High<br>Grades 6-8 | High School<br>Grades 9-12 | Adults<br>18-up | Total per<br>Unit |
|------------------------------------|-------------------------|--------------------------|---------------------------|----------------------------|-----------------|-------------------|
| <b>Detached<br/>Single-family</b>  |                         |                          |                           |                            |                 |                   |
| 2-bedroom                          |                         | 0.000                    | 0.000                     | 0.000                      | 0.000           | 0.000             |
| 3-bedroom                          |                         | 0.000                    | 0.000                     | 0.000                      | 0.000           | 0.000             |
| 4-bedroom                          |                         | 0.000                    | 0.000                     | 0.000                      | 0.000           | 0.000             |
| 5-bedroom                          |                         | 0.000                    | 0.000                     | 0.000                      | 0.000           | 0.000             |
| <b>Attached<br/>Single-Family</b>  |                         |                          |                           |                            |                 |                   |
| 1-Bedroom                          |                         |                          |                           |                            | 1.190           | 0.000             |
| 2-Bedroom                          | 0.064                   | 0.000                    | 0.048                     | 0.038                      | 1.752           | 0.000             |
| 49 3-Bedroom                       | 0.212                   | 10.388                   | 0.058                     | 0.059                      | 1.829           | 89.621            |
| 5 4-Bedroom                        | 0.323                   | 1.615                    | 0.154                     | 0.173                      | 2.173           | 10.865            |
| <b>Apartments</b>                  |                         |                          |                           |                            |                 |                   |
| Efficiency                         |                         |                          |                           |                            |                 | 0.000             |
| 1-Bedroom                          |                         | 0.000                    | 0.000                     | 0.000                      |                 | 0.000             |
| 2-Bedroom                          |                         | 0.000                    | 0.000                     | 0.000                      |                 | 0.000             |
| 3-Bedroom                          |                         | 0.000                    | 0.000                     | 0.000                      |                 | 0.000             |
| <b>People Produced</b>             |                         | 12.003                   | 13.076                    | 3.612                      | 3.756           | 100.486           |
| 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               |                            |                 |                   |

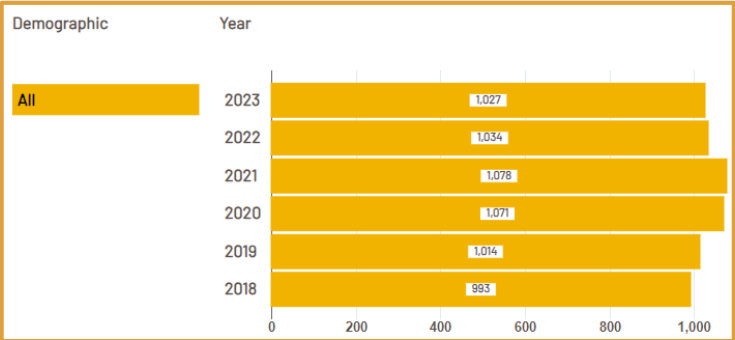
- 20 PROJECTED STUDENTS -

STUDENT NUMBERS

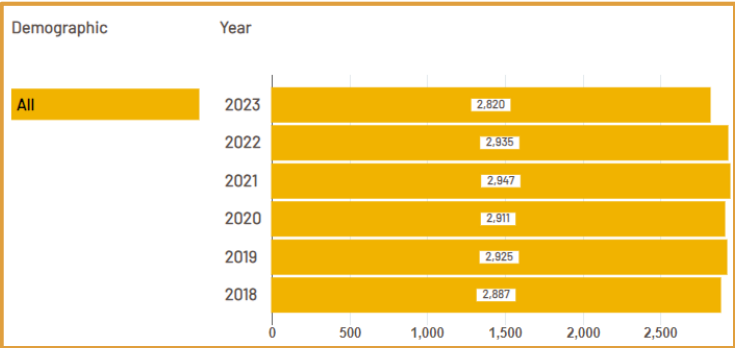
NANCY YOUNG ELEMENTARY SCHOOL  
ENROLLMENT: 569  
(13 STUDENTS PROJECTED) 0.0228 % INCREASE



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", with a stylized flourish at the end.

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)<br><i>(.333333 x \$25,650,000)</i>              | \$8,550,000  |
| TAX RATE x EAV (ANNUAL REAL ESTATE TAXES TO DISTRICT 204)<br><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

# Development Plans

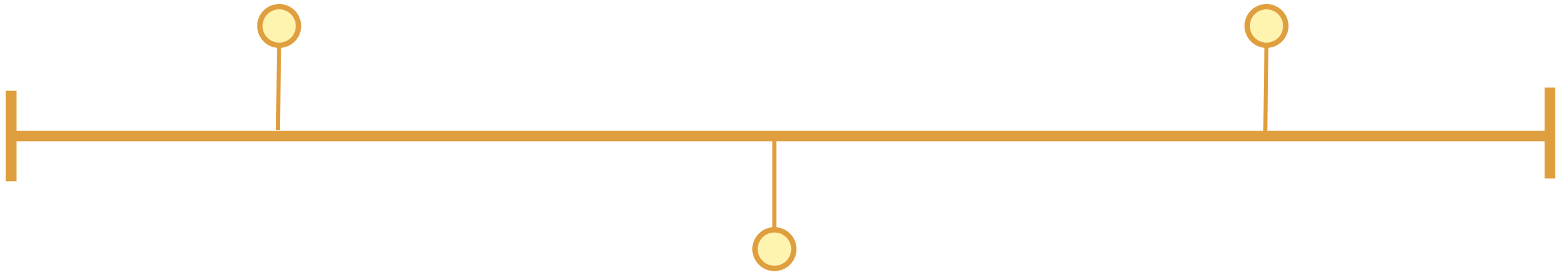


**Spring 2025**  
Earthwork

**Spring 2028**  
Full Build-out

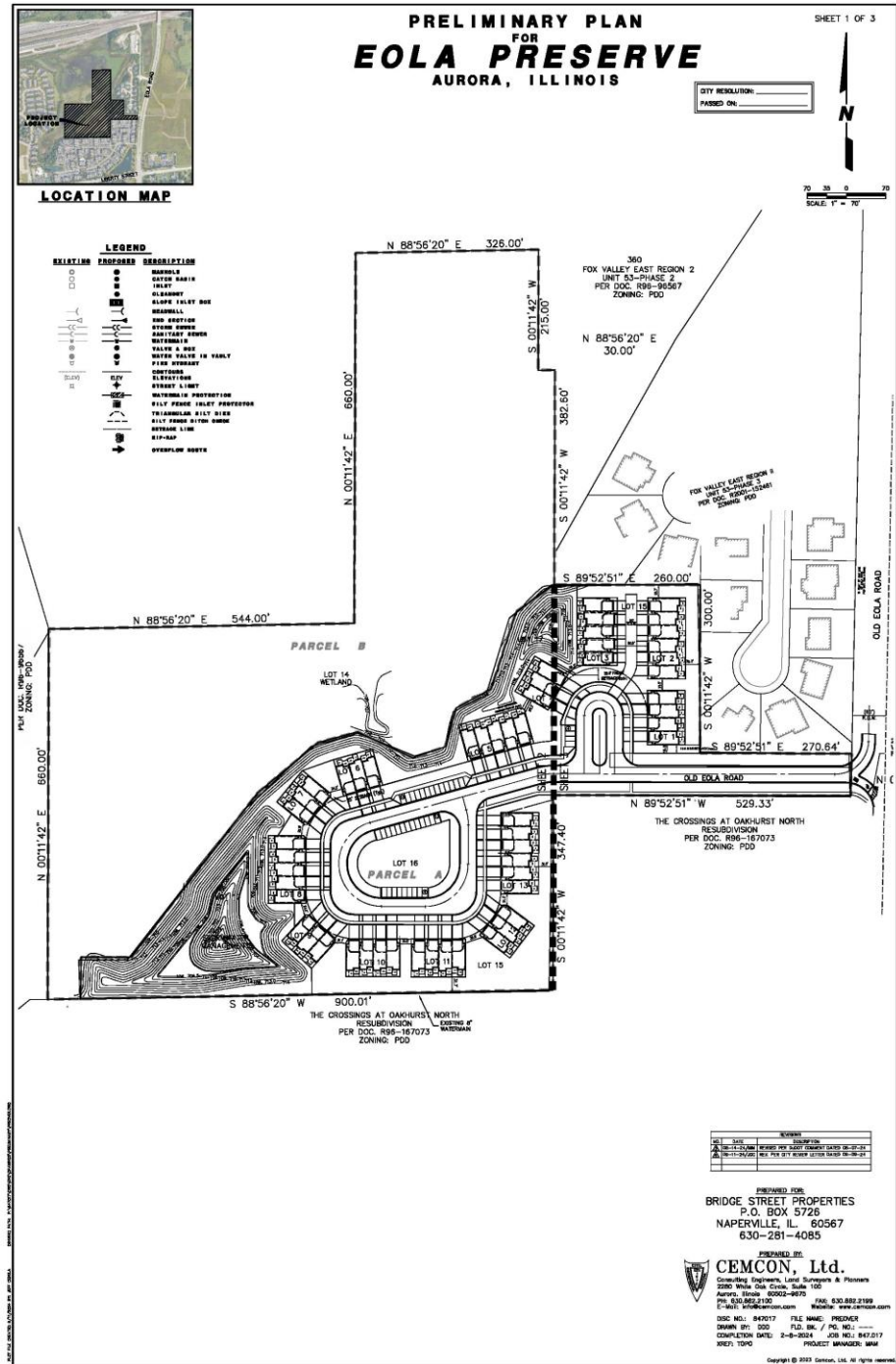
**Fall 2025**  
Grand Opening  
for Sales

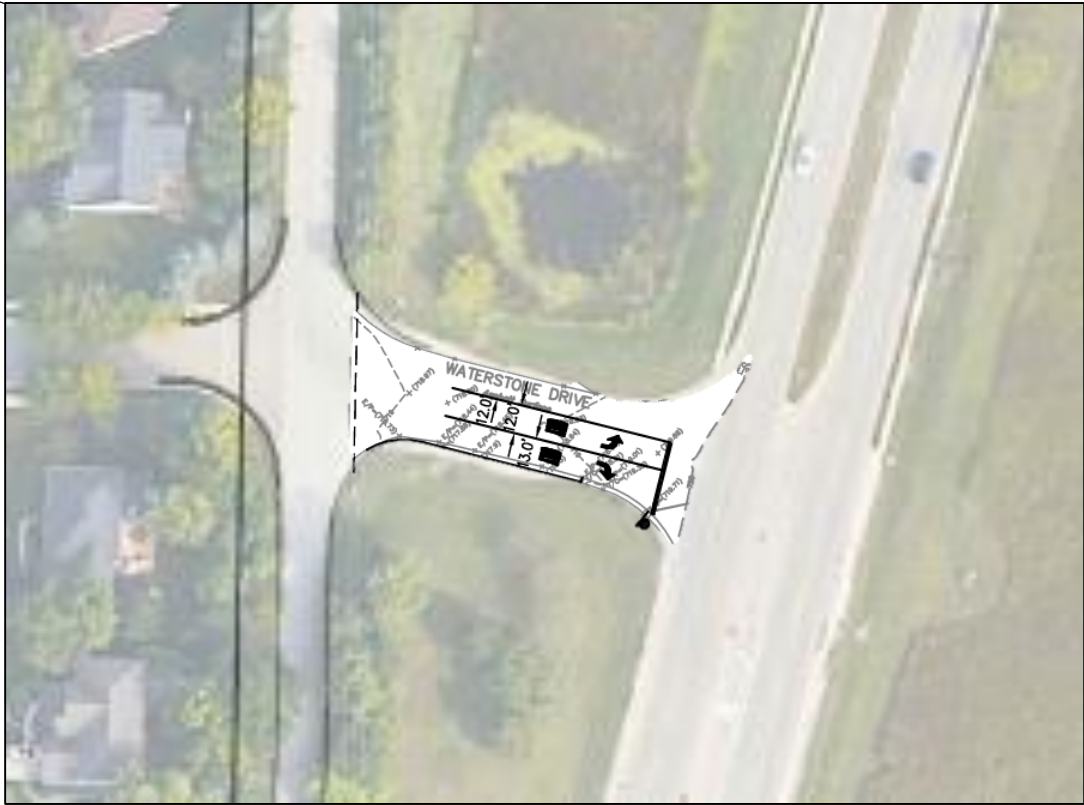
**CONSTRUCTION TIMELINE**



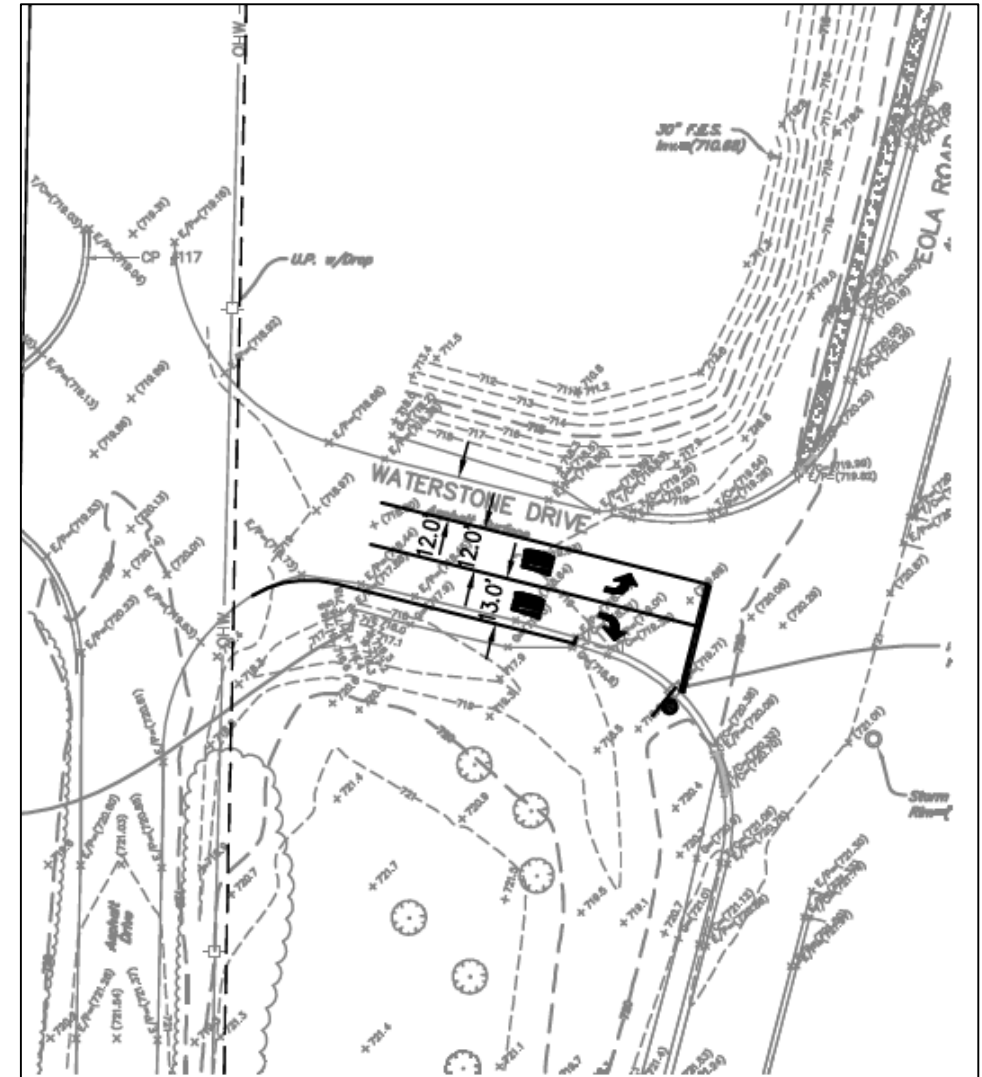
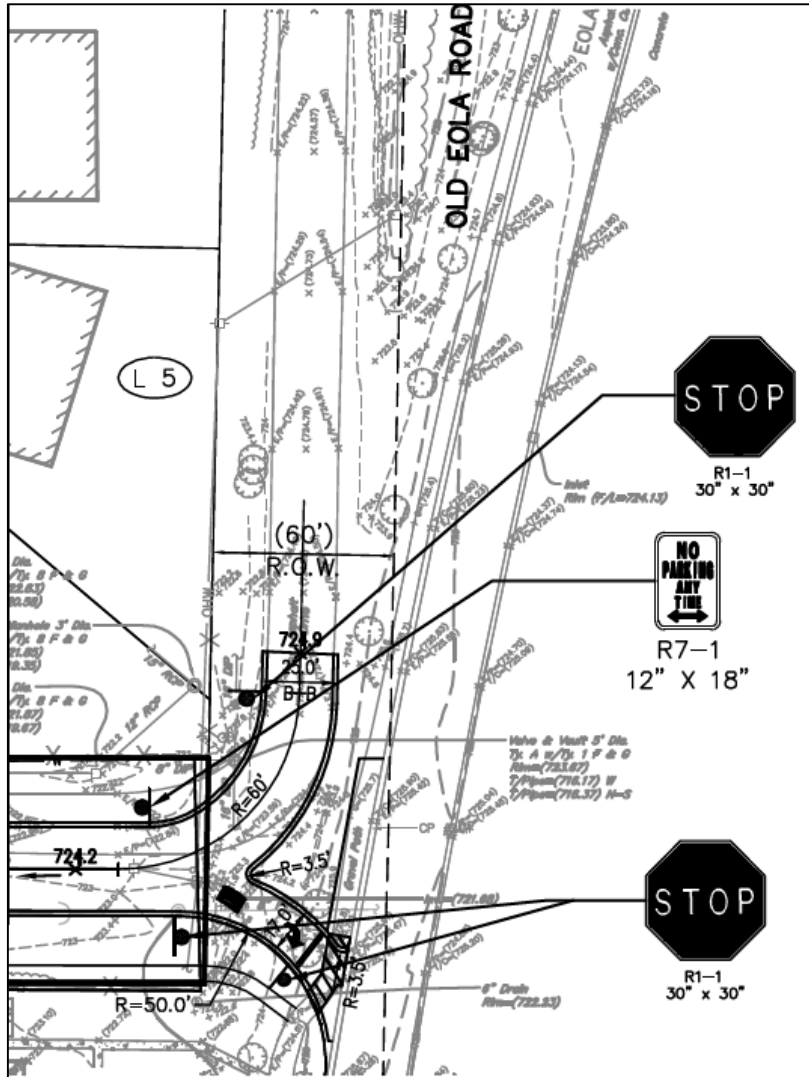


|    | Standard                                        | Village Requirement                       | Eola Preserve                                                            |
|----|-------------------------------------------------|-------------------------------------------|--------------------------------------------------------------------------|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





# ROAD IMPROVEMENTS



## ROAD IMPROVEMENTS

# Miscellaneous



# Consumer Quality Experience (CQE)

---

## 7-step Consumer feedback and evaluation system

At seven critical times in the home purchasing process, a short e-survey is sent to buyers allowing them to (a) be actively engaged in each stage of home buying process, and (b) provide vital feedback to us to ensure they are receiving a premier home buying experience and help us continually enhance our processes.

### **The 7-step CQE System:**

1. First Visit to the community – website presence + actual visit to community
2. Home Personalization – design studio visit, option selection process
3. Pre-Drywall – enable home buyer to see “behind the walls”
4. Closing – final walk-through, quality audit for buyer and construction team
5. 1-Year in home – one year after closing home buyer report
6. 2-Year in home – 2 years after closing home buyer report
7. 3-Year in home – 3 years after closing home buyer report



## WHAT TO EXPECT WHEN YOU PARTNER WITH PULTE HOMES®

When you build a quality, new home with Pulte Homes, we are with you every step along the way. That is what the Pulte Build Quality Experience™ is all about: a step-by-step process that fosters communication, attention to detail and paramount quality. When your home is finished, it's covered by a new home limited warranty.

## YOU WILL MEET WITH YOUR PULTE CONSTRUCTION MANAGER DURING THESE FOUR STEPS:

### INTRODUCTION

The experience begins with the Introduction, where you will meet your Construction Manager. He or she will go over everything from the homesite to your plan selections. This is also when you will establish a communication plan for the homebuilding process because communication is key.

### PRE-DRYWALL ORIENTATION

Before we put up the drywall, you will be given a guided walk-through to show you your home's mechanical systems that will soon be enclosed. This is our opportunity to show you the quality features that have been built into your home. It's also your first chance to really envision what the actual living space will be like.

### PRE-CLOSING ORIENTATION

The Construction Manager will provide you a guided tour through your new home to review the expectations of the products, functionality, maintenance, and warranty. You'll also confirm that your options are installed correctly and that your home is complete. In the event any issues or concerns arise, your Construction Manager will address them prior to the Celebration.

### CELEBRATION

When your home is complete, it's time for Celebration! You and your Construction Manager will meet at the home and validate the completion of your new home and you will be off to closing! Now, your new Pulte home is ready to be enjoyed by you.

## THE COMPLETE PULTE HOMES® BUILD QUALITY EXPERIENCE™

### 1. INTRODUCTION

This is when you meet your Pulte Construction Manager—your partner throughout the experience. He or she will go over everything from your plan selections and options, to establishing a communication plan that works for you.

### 2. FOUNDATION INSPECTION

Your Construction Manager will inspect your new home's foundation to make sure everything is off to a great start, validating installation of key components per our high Construction Standards. Other third party inspections are completed at this step before pouring the foundation of your new home.

### 3. FRAME INSPECTION

At this stage, your Construction Manager inspects your home's framing, with an eye for quality to help ensure your home is built to last.

### 4. MECHANICAL INSPECTION

This time will be utilized by your Construction Manager to review your home's insulation, plumbing, electrical and mechanical installations, and confirm that all the mechanical options have been included and properly installed.

### 5. PRE-DRYWALL ORIENTATION

Before we put up the drywall, you will be given a guided walk-through to show you your home's mechanical systems that will soon be enclosed. This is our opportunity to show you the quality features that have been built into your home. It's also your first chance to really envision what the actual living space will be like.



### 6. FINAL INSPECTION

This is the stage right before final completion of your home. At this stage, your Construction Manager reviews the components in your home. This is your Construction Manager's official verification of the quality in all aspects of your nearly completed home.

### 7. HOME COMPLETE CONFIRMATION

After your Construction Manager provides you a guided tour through your new home to review the expectations of the products, functionality, maintenance, and warranty. You'll also confirm that your options are installed correctly and that your home is complete. In the event any issues or concerns arise, your Construction Manager will address them prior to the Celebration.

### 8. PRE-CLOSING ORIENTATION

The Construction Manager will provide you a guided tour through your new home to review the expectations of the products, functionality, maintenance, and warranty. You'll also confirm that your options are installed correctly and that your home is complete. In the event any issues or concerns arise, your Construction Manager will address them prior to the Celebration.

### 9. CELEBRATION

When your home is complete, it's time for Celebration! You and your Construction Manager will meet at the home and validate the completion of your new home and you will be off to closing! Now, your new Pulte home is ready to be enjoyed by you.

### 10. FEEDBACK

After closing, you'll have an opportunity to give feedback on your home and homebuilding experience. A year later we will be in contact again for valuable feedback based on daily living. We care about your opinion and this feedback is how we constantly improve our homes and the Build Quality Experience™.

PULTE HOMES BUILD QUALITY EXPERIENCE is about our goal of delivering a quality new home to you. Each home also comes with a limited warranty. To learn more about the warranty, visit [pulte.com/warranty](http://pulte.com/warranty). Quality review is performed on-site by Pulte Homes employees, and not outside consultants. Visit the community for detailed lists of options/upgrades and other optional items and for additional important disclosures for the community and the home. Photographs are for illustrative purposes only, are not intended to be an actual representation of a specific home being offered and depict models containing features or designs that may not be available on all homes or that may be available for an additional cost. This material shall not constitute a valid offer in any state where prior registration is required or if void by law. Pulte Homes® and Build Quality Experience™ are a trademark or registered trademark of PulteGroup, Inc. and/or its affiliates. © 2021 PulteGroup, Inc. and/or its affiliates. All rights reserved. August 2021.

# Warranty Highlights\*

**10 Yr**  
Coverage

Covers the structural integrity of the home

**5 Yr**  
Coverage

Covers various types of water infiltration and internal leaks

**2 Yr**  
Coverage

Covers the workability of plumbing, electrical, HVAC, and other mechanical systems

**1 Yr**  
Coverage

Covers materials and workmanship



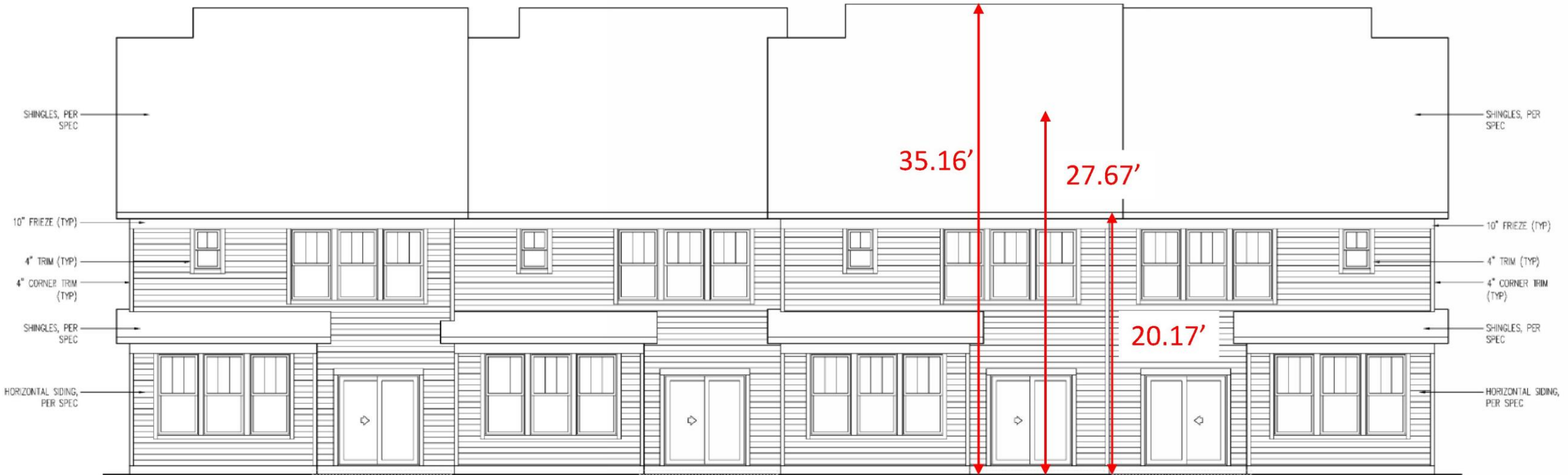
Warranty is transferable

# Townhome Design Features



***Optional Habitable Attic – Rear Elevation***

# Townhome Design Features



***Typical Rear Elevation***

LAST SOLD PRICE PER ZILLOW  
DATA COLLECTED SEPT. 2024

Woodlands at Oakhurst - Condos  
Range: \$270,000 - \$364,500  
*Sold in the Past 12 Months*

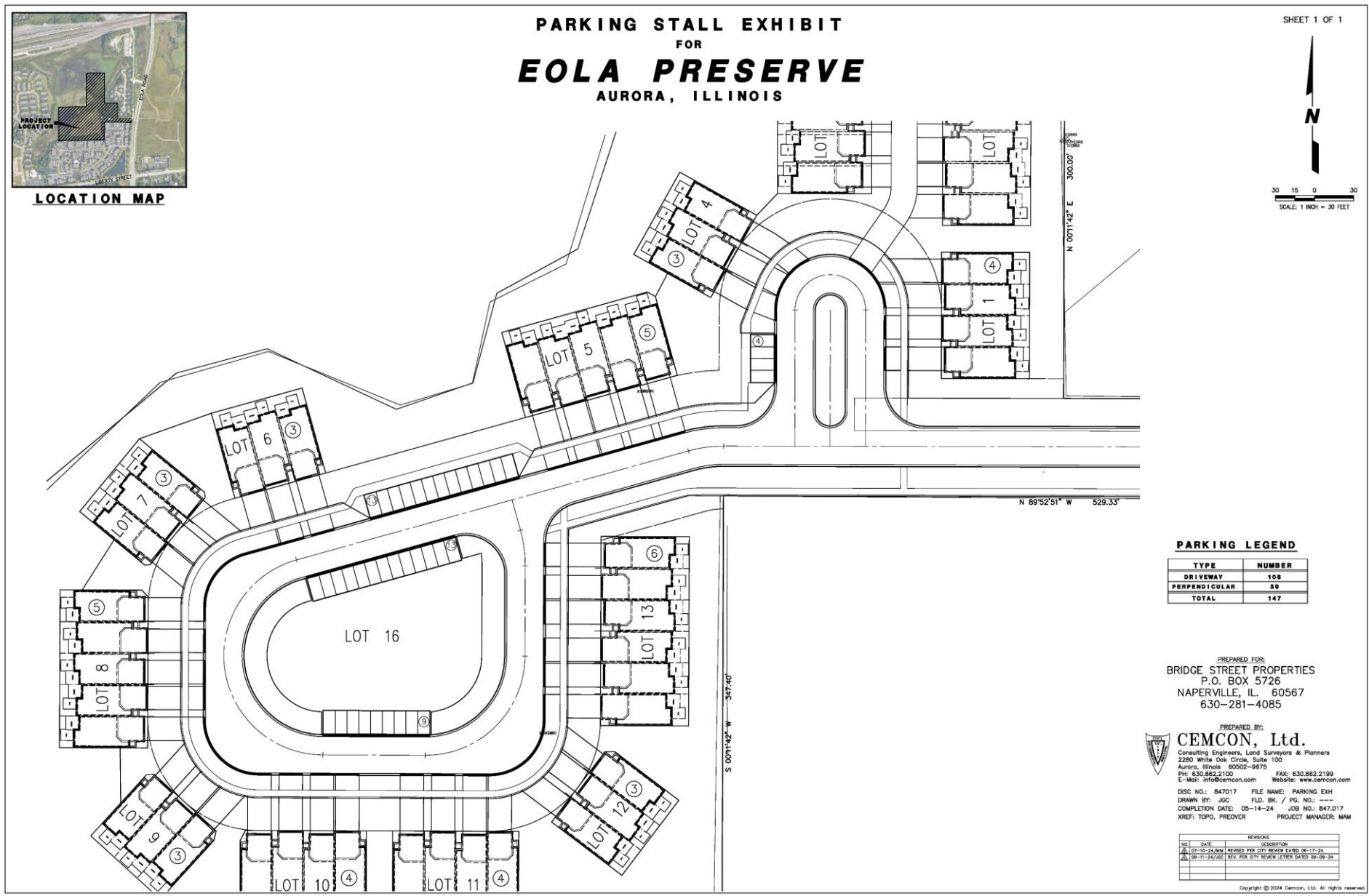
Fox Valley East - Single Family  
Range: \$600,000 - \$625,000  
*2 Homes Sold in the Past 36 Months*

ZILLOW

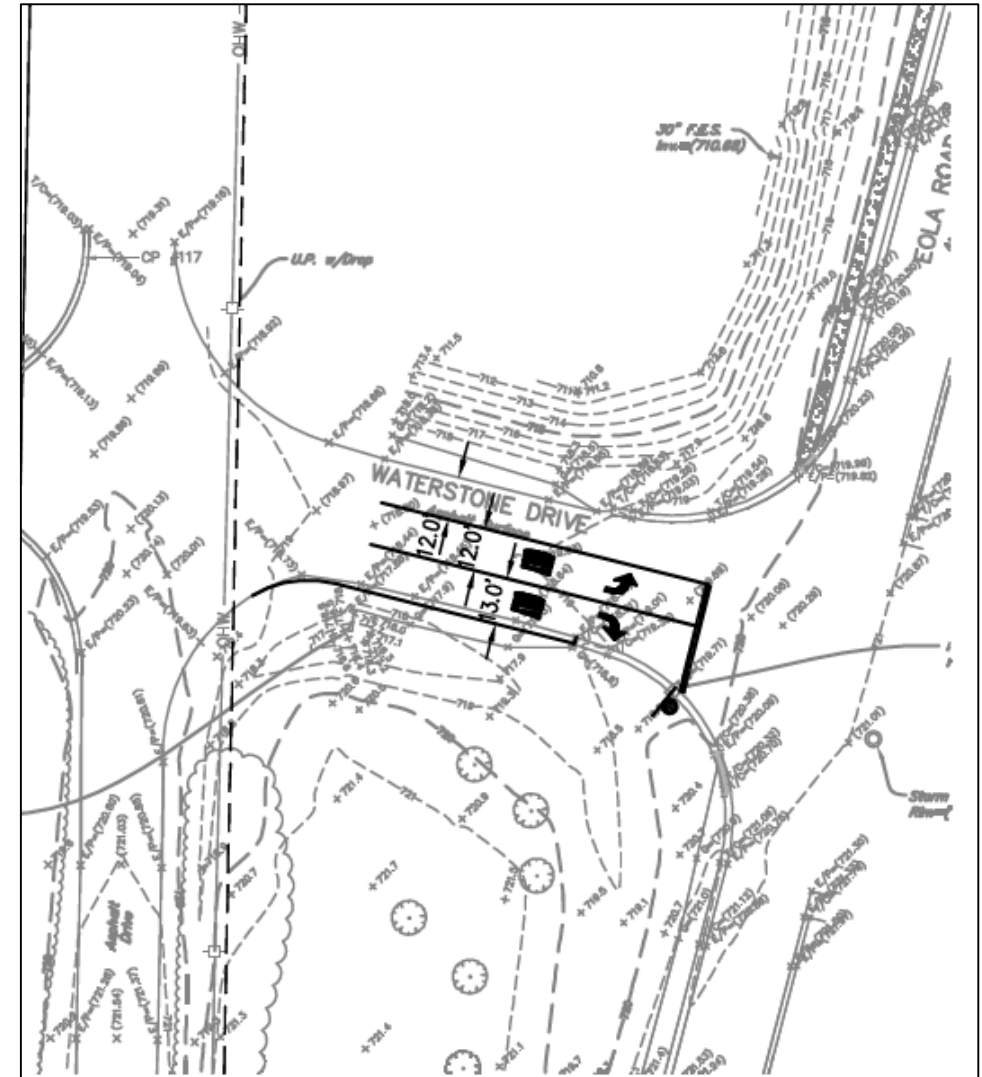
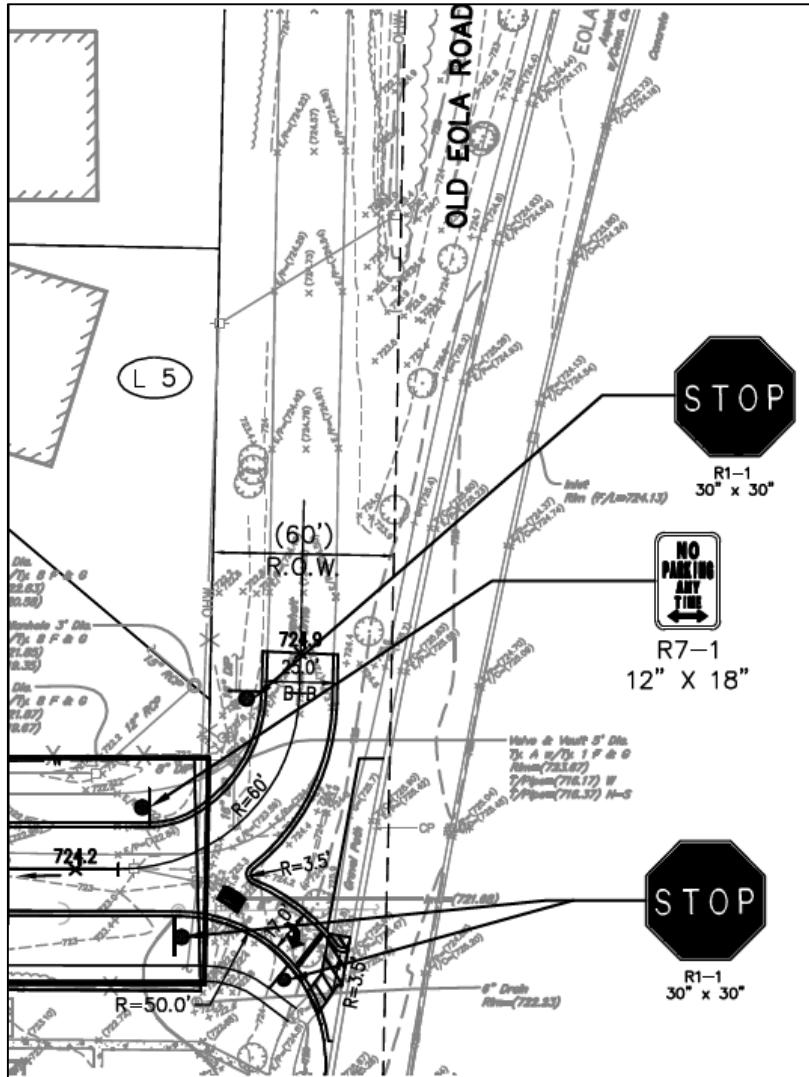




*Townhomes – Side / Rear View*

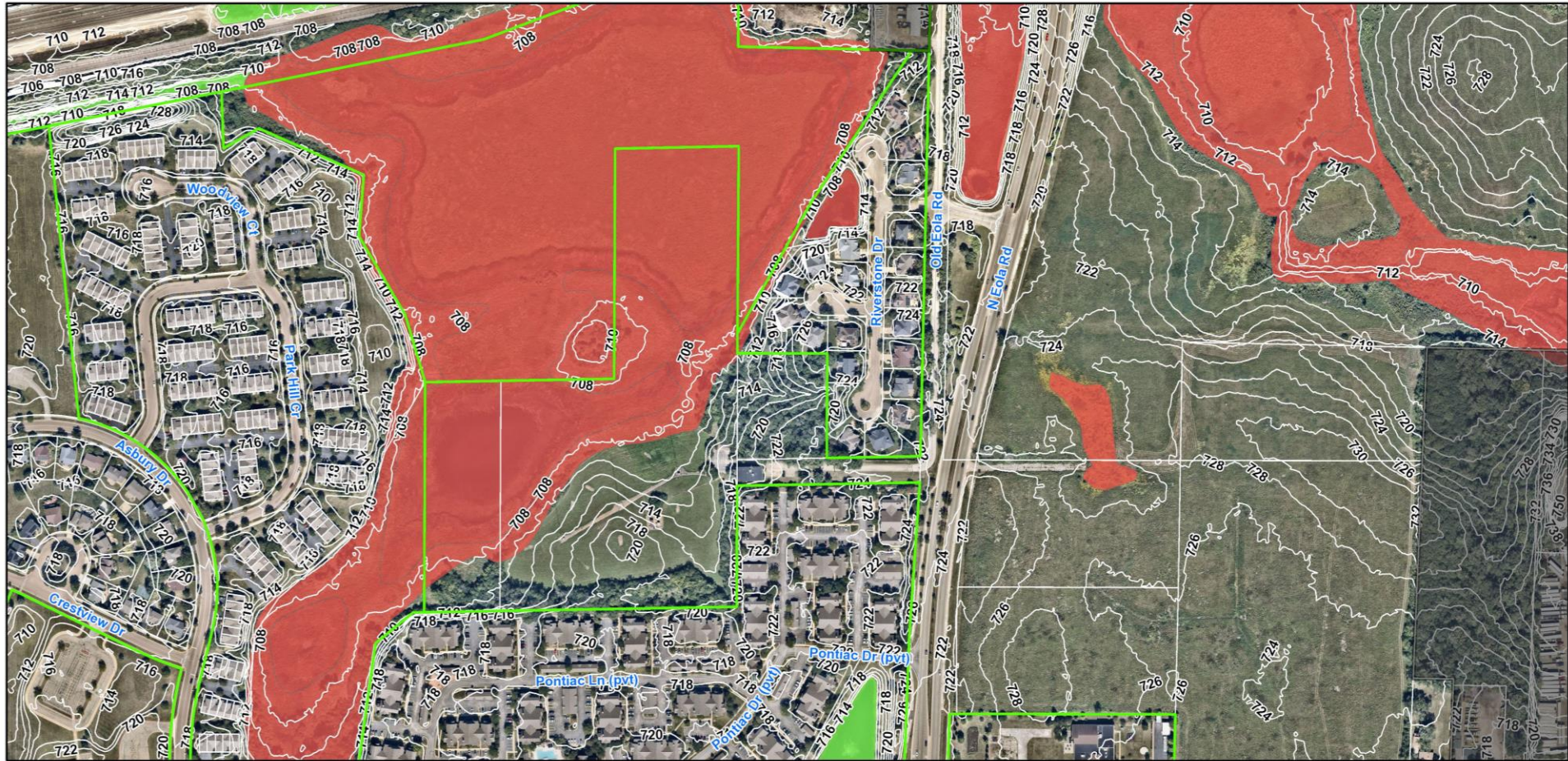


PARKING

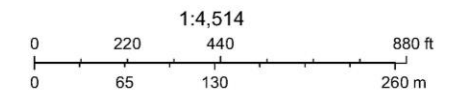


## ROAD IMPROVEMENTS

## Old Eola Rd Property- Wetland

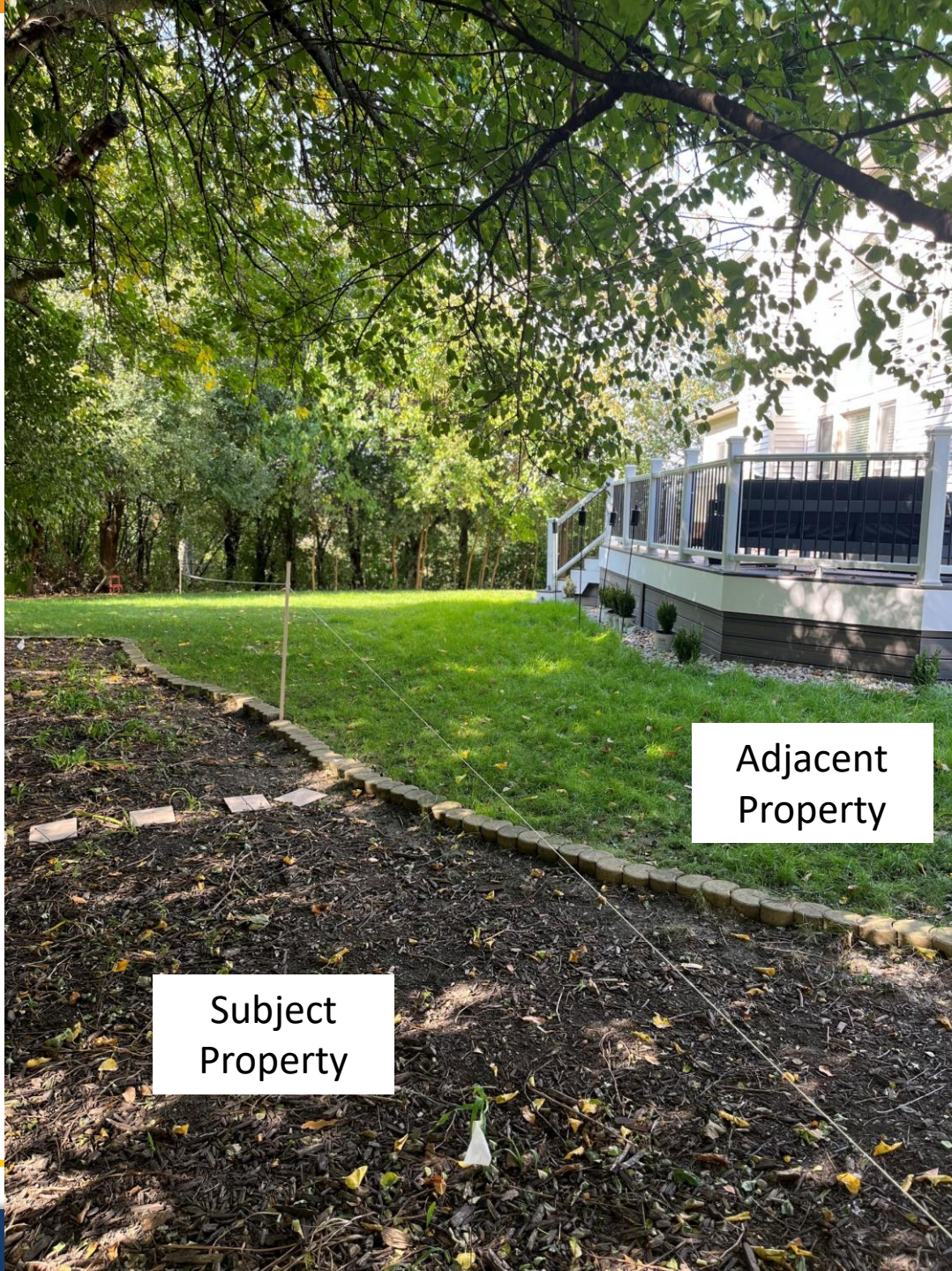


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## Wetland Limits



Adjacent  
Property

Subject  
Property

