



Springs at Aurora

City of Aurora, IL

Building, Zoning and Economic Development Committee Meeting

7/23/2025

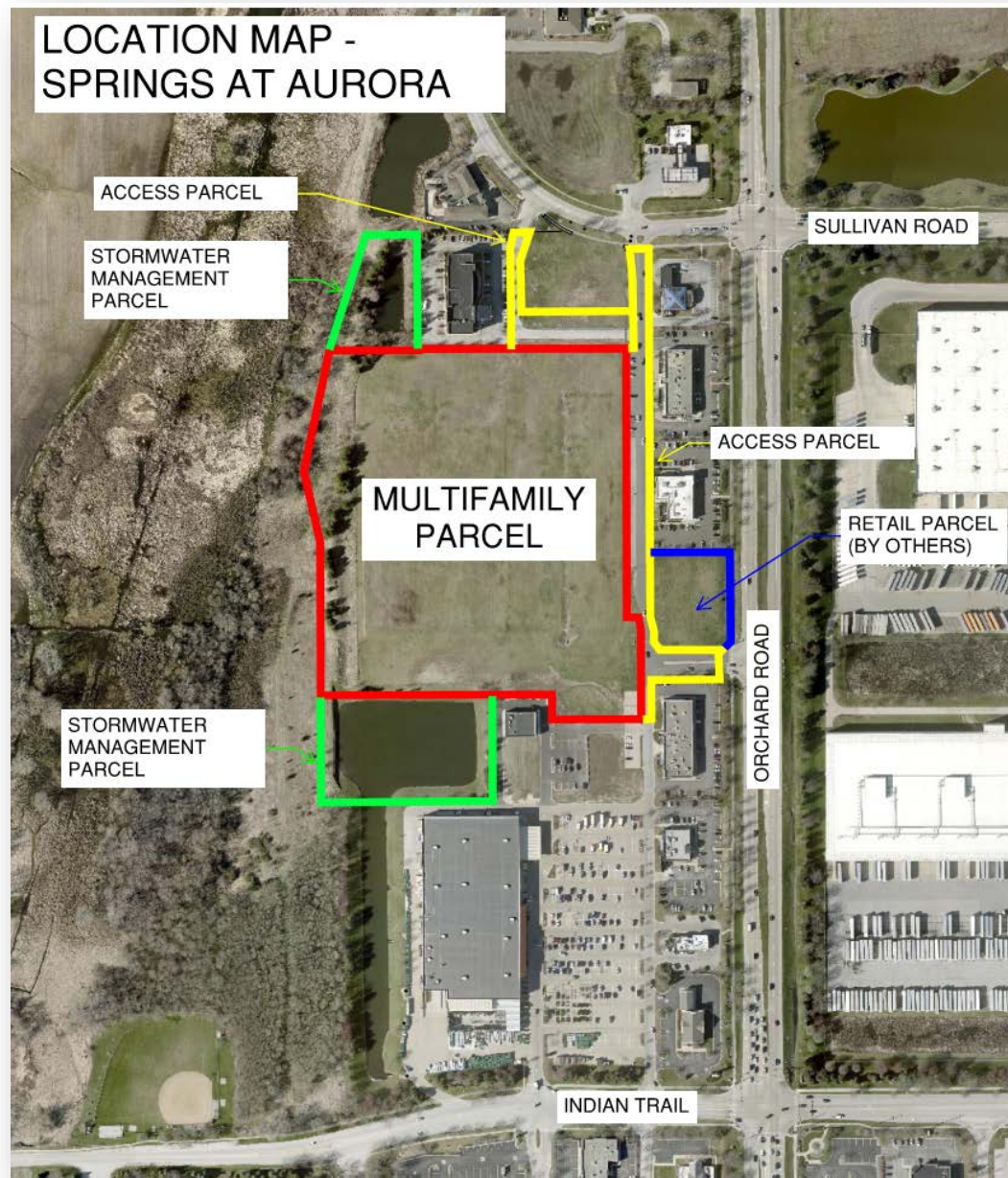




# Continental's Experience

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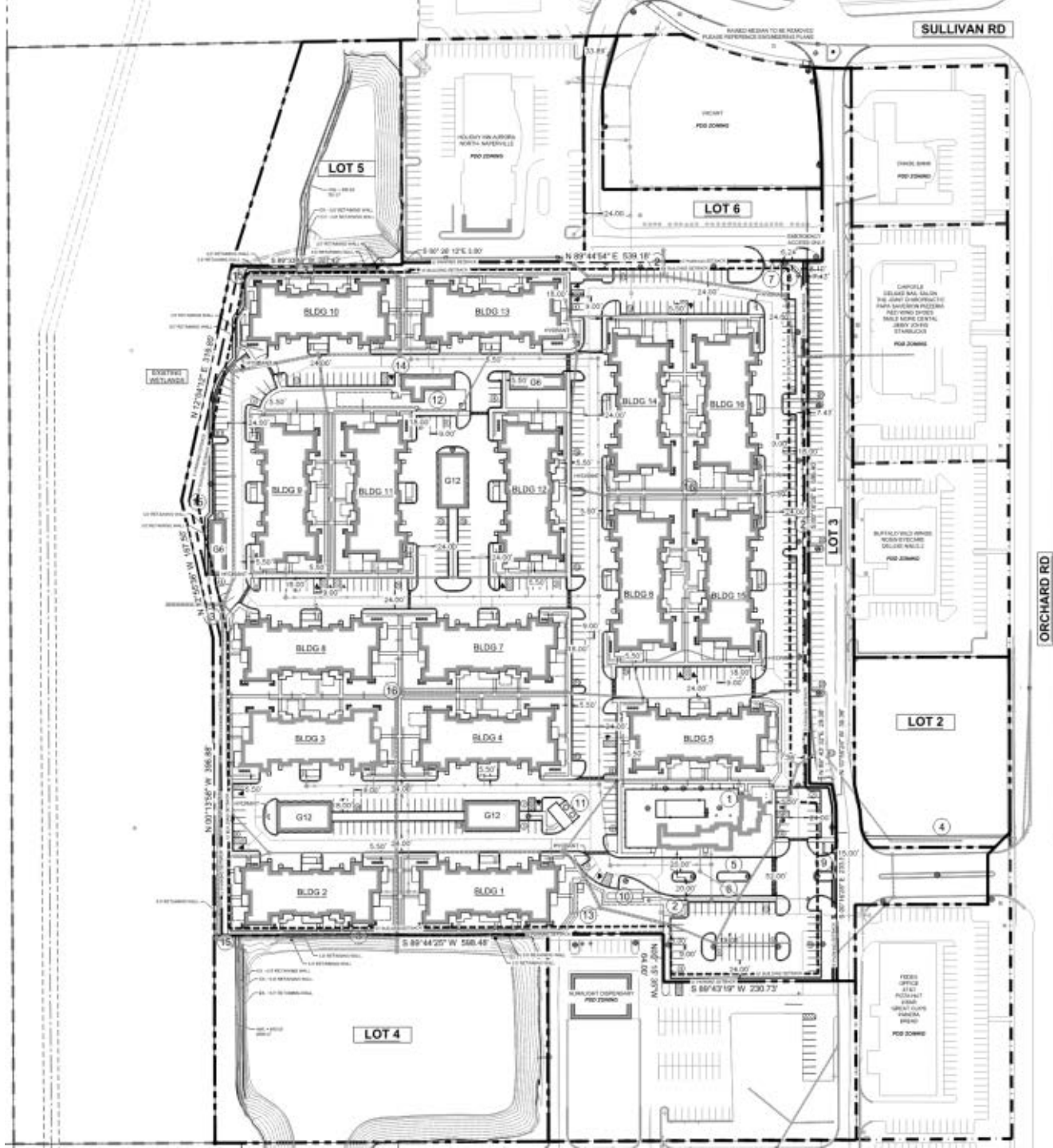
- National multifamily owner, operator, and developer
- 41+ Years of Experience
- +139 Developed Communities
- +38,000 Homes Built-To-Date in 20 states
- Projects are conventionally financed with private equity partners
- Properties are owned, operated and managed by Continental - No 3<sup>rd</sup> Party Management



# Springs at Aurora Site Location

# Final Site Plan

- 4,300 SF Clubhouse w/  
Resort Style Pool
- (16) 2-Story Multi-family  
Buildings
- 320 Dwelling Units
- Attached, Detached &  
Surface Parking Options





# Interior Design

## KEY DESIGN ELEMENTS

- Private and Semi-Private Entries
- Private Patio's/ Balconies
- Open Concept Floor Plans
- Enhanced Natural Light
- High End Finishes
- Energy Efficient Appliances
- In-Unit Washer/Dryer
- Ample Storage/ Closet Space

STUDIO – 650 SF to 675 SF (32)

1 BEDROOM – 750 SF to 925 SF (128)

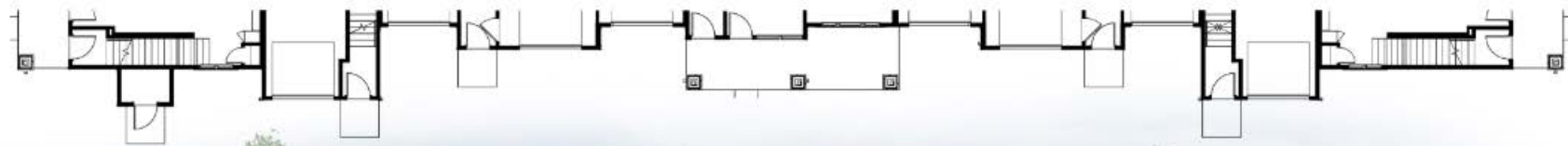
2 BEDROOM – 1,050 SF to 1,225 SF (128)

3 BEDROOM – 1,250 SF to 1,400 SF (32)



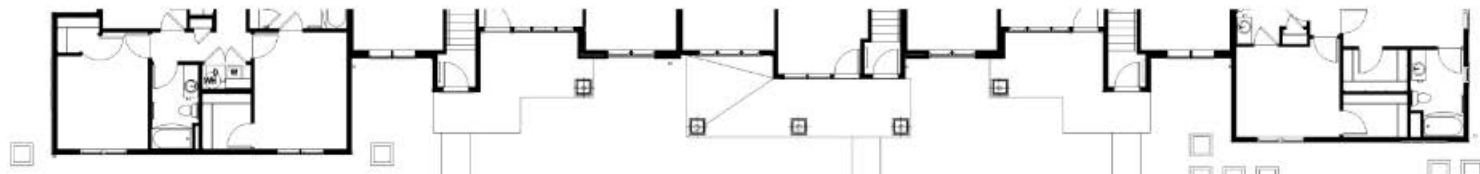
**Front Elevation**

SCALE: 1/8"=1'-0"



**Rear Elevation**

SCALE: 1/8"=1'-0"





Preliminary Plan

Final Plan

17' + 80' (HORIZONTAL)

[illegible][illegible]



**Thank You.**

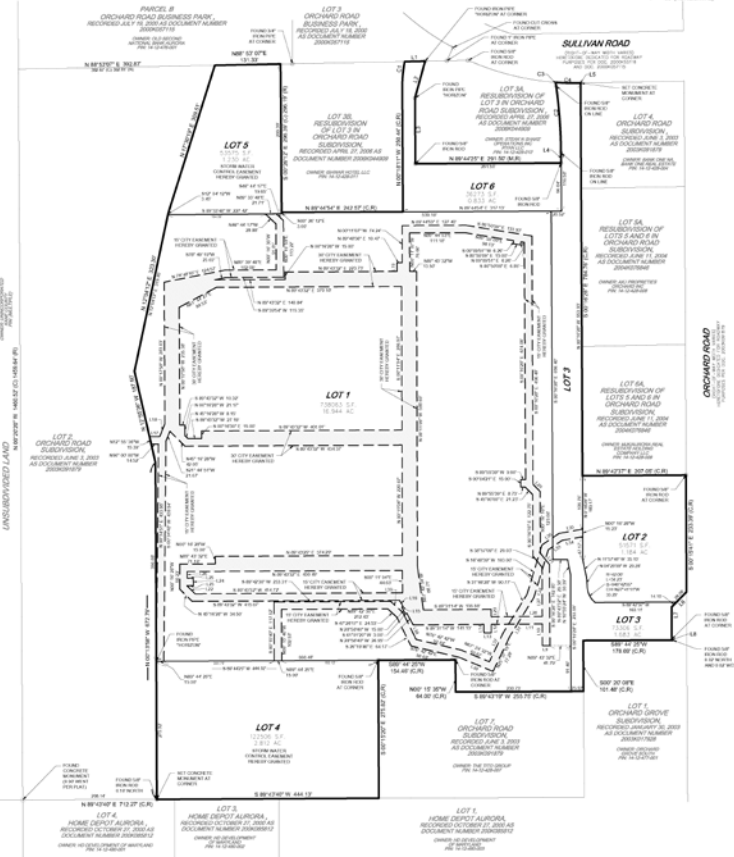
City Resolution: \_\_\_\_\_  
Passed on: \_\_\_\_\_





# FINAL PLAT OF SPRINGS AT AURORA SUBDIVISION

LOCATED IN THE SOUTHEAST QUARTER OF SECTION 12, TOWNSHIP 38 NORTH,  
RANGE 7 EAST OF THE THIRD PRINCIPAL MERIDIAN,  
CITY OF AURORA, COUNTY OF KANE, STATE OF ILLINOIS



Line Table		
Line #	Direction	Length
L9	S88°44'01"W	15.00'
L10	N00°16'28"W	43.63'
L11	S89°31'14"W	102.02'
L12	S00°28'44"E	16.96'
L13	S89°43'28"W	15.00'
L14	N00°28'44"W	16.96'
L15	N41°01'20"E	3.00'
L16	N08°58'40"W	14.32'
L17	N00°00'00"E	20.43'
L18	N21°44'31"E	27.50'
L19	N00°11'04"W	17.44'
L20	S45°00'00"E	19.91'
L21	S34°57'00"E	29.03'
L22	N45°16'28"W	23.15'
L23	N89°43'32"E	12.76'
L24	N00°16'28"W	15.00'
L25	S89°43'32"W	12.15'
L26	N00°00'00"E	13.26'
L27	S00°16'28"W	66.15'
L28	S89°31'14"W	102.03'
L29	N00°28'44"W	15.00'
L30	S67°24'32"E	73.67'
L31	N31°46'28"E	51.94'
L32	N16°48'30"E	99.64'
L33	N55°56'02"E	32.84'
L34	N79°47'59"E	42.30'
L35	S79°47'59"W	48.09'
L36	S55°56'02"W	41.44'
L37	S25°37'18"W	63.89'
L38	N26°19'48"W	59.91'
L39	N47°26'17"W	33.21'

CURVE TABLE				
Curve #	RADIUS	LENGTH	CHORD BEARING	CHORD DIST
C1	250.00'	50.04'	N09°40'30"E	49.95'
C2	1000.00'	133.67'	S04°08'49"E	133.77'
C3	50.00'	7.49'	S12°13'35"E	7.48'
C4	525.00'	49.94'	N88°26'56"W	49.92'

Line Table		
Line #	Direction	Length
L1	S88°53'07"W	40.79'
L2	S15°27'47"W	76.07'
L3	S00°18'11"E	131.52'
L4	N02°29'08"W	20.54'
L5	N88°49'33"E	0.67'
L6	S44°44'19"W	42.43'
L7	S00°19'16"E	64.46'
L8	N43°59'14"W	2.25'

LEGEND	
EXISTING LOT BOUNDARY	---
NEW LOT BOUNDARY	---
EXISTING CONCRETE MONUMENT	○
NEW CONCRETE MONUMENT	○
BOUNDARY LINE	---
LOT LINE	---
LOT MONUMENT	○
CONCRETE MONUMENT	○

2  
3

SPRINGS AT AURORA  
AURORA, ILLINOIS  
FINAL PLAT OF SUBDIVISION

OWNER/CLIENT  
PETITIONER  
CONTINENTAL, BOX 1000  
AURORA, ILLINOIS 60009  
WWW.CAGENE.COM



5000 CABOT DRIVE  
SUITE 100  
AURORA, IL 60009  
P: 630.598.0007  
WWW.CAGENE.COM



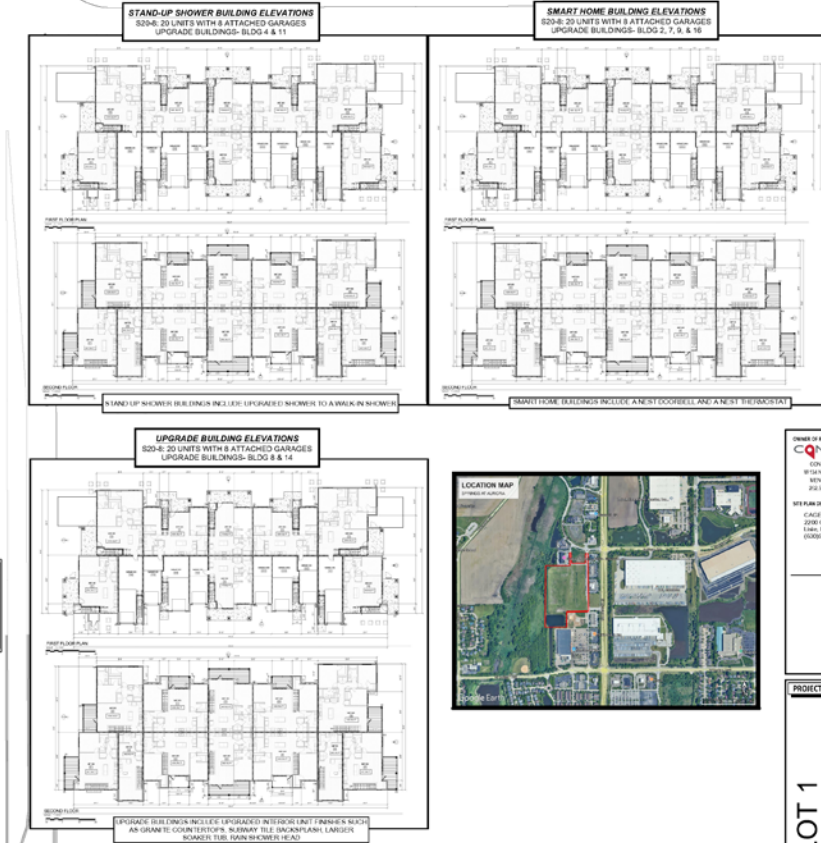
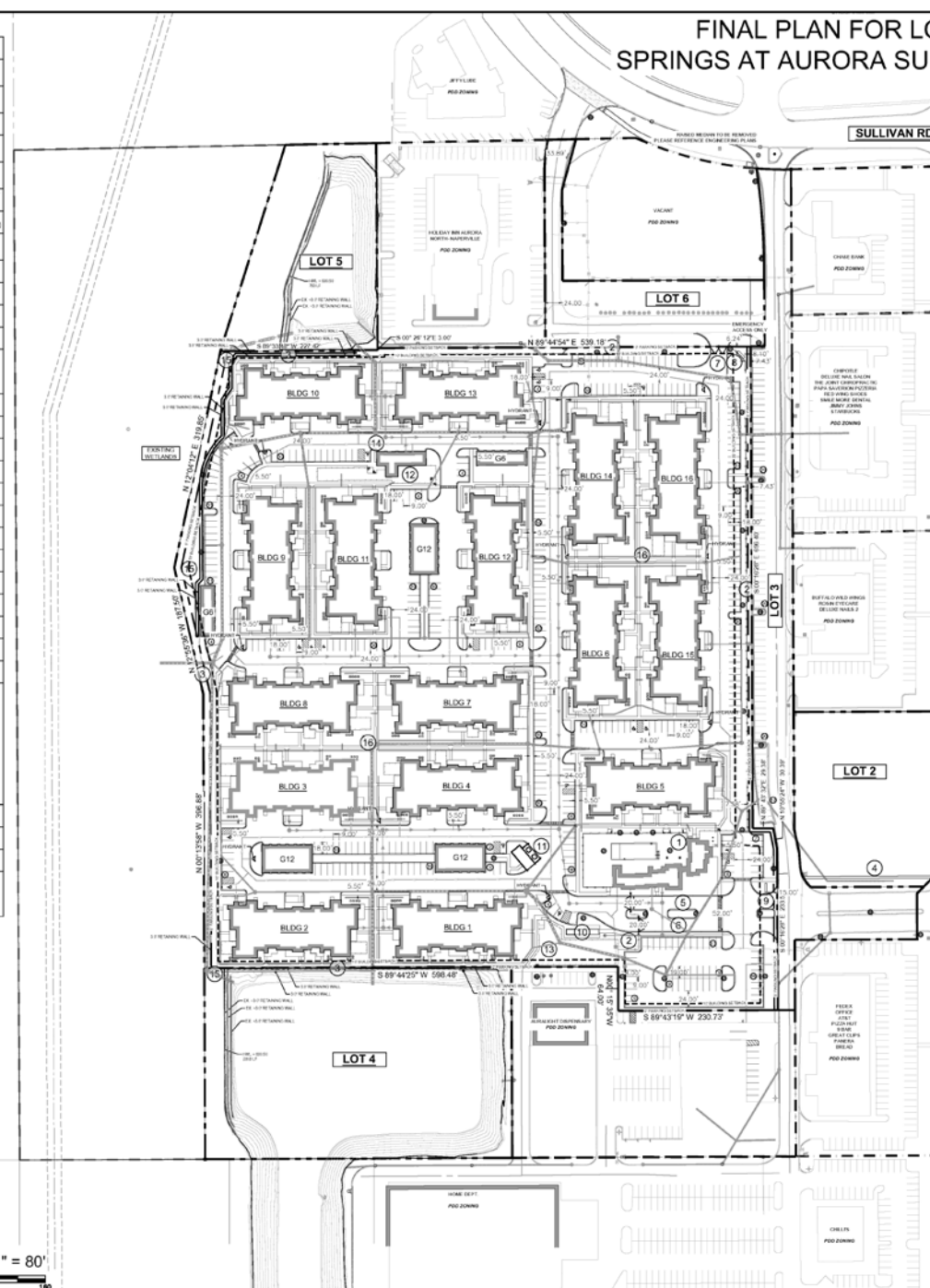




# FINAL PLAN FOR LOT 1 SPRINGS AT AURORA SUBDIVISION

## LEGEND

- 1 CLUBHOUSE & POOL
- 2 3' DECORATIVE FENCE (TYPE A)
- 3 4' DECORATIVE FENCE (TYPE B)
- 4 SIDEWALK CONNECTION FROM ORCHARD RD.
- 5 PROPOSED ENTRANCE ACCESS POINT
- 6 PROPOSED EXIT ACCESS POINT
- 7 PROPOSED EMERGENCY ONLY ACCESS POINT
- 8 SINGLE SLOD MONUMENT SIGN (8 FT HIGH)
- 9 DOUBLE SLOD MONUMENT SIGN (8 FT HIGH)
- 10 MAIL KIOSK
- 11 TRASH ENCLOSURE
- 12 PET PLAYGROUND ARTIFICIAL TURF
- 13 PET PLAYGROUND SOFT
- 14 MAINTENANCE, CAR CARE CENTER, ADA GARAGE, & PACKAGE CENTER
- 15 RETAINING WALL
- 16 GRILL & PERGOLA SEATING AREA
- A/C CONDENSERS
- PARCEL LINE
- ADJACENT PARCEL LINE
- BUILDING SETBACK
- PARKING SETBACK
- ACCESSIBLE PED ROUTE
- HANDICAPPED PARKING SPACE
- HIGH WATER LINE
- EXISTING T/CONTOUR LINE
- EXISTING LIGHT POLE
- EXISTING POLE (SEE PHOTOGRAPHIC SURVEY FOR DETAILS)
- UTILITY LEGEND
- PROPOSED SANITARY SEWER
- PROPOSED SANITARY MANHOLE
- PROPOSED WATER LINE
- PROPOSED STORM PIPE
- PROPOSED HYDRANT
- EXISTING TELECOM LINE
- EXISTING CABLELINE
- EXISTING GAS LINE
- BUILDING PADS (TYPICAL) - 192 FT X 62 FT
- PARKING STALLS (TYPICAL) - 9 FT X 18 FT
- PARKING ASBLES (TYPICAL) - 24 FT
- SIDEWALKS ALONG FRONT OF PARKING STALLS AND ASBLES - 5.5 FT
- ALL OTHER SIDEWALKS - 3.5 FT



DESIGNED BY: CONTINENTAL  
CONTINENTAL, WESTMINSTER  
10000 LAKESIDE DRIVE, WESTMINSTER, CO 80031  
PROJECT NO: 14-12-426-014

DATE: 6/4/2025  
SCALE: 1" = 80'

## PROJECT INFORMATION

**FINAL PLAN FOR LOT 1  
OF SPRINGS AT AURORA  
SUBDIVISION**

## SHEET DATES

REVISION	DATE
1	5/28/2025
2	6/4/2025
3	7/8/2025
4	7/11/2025

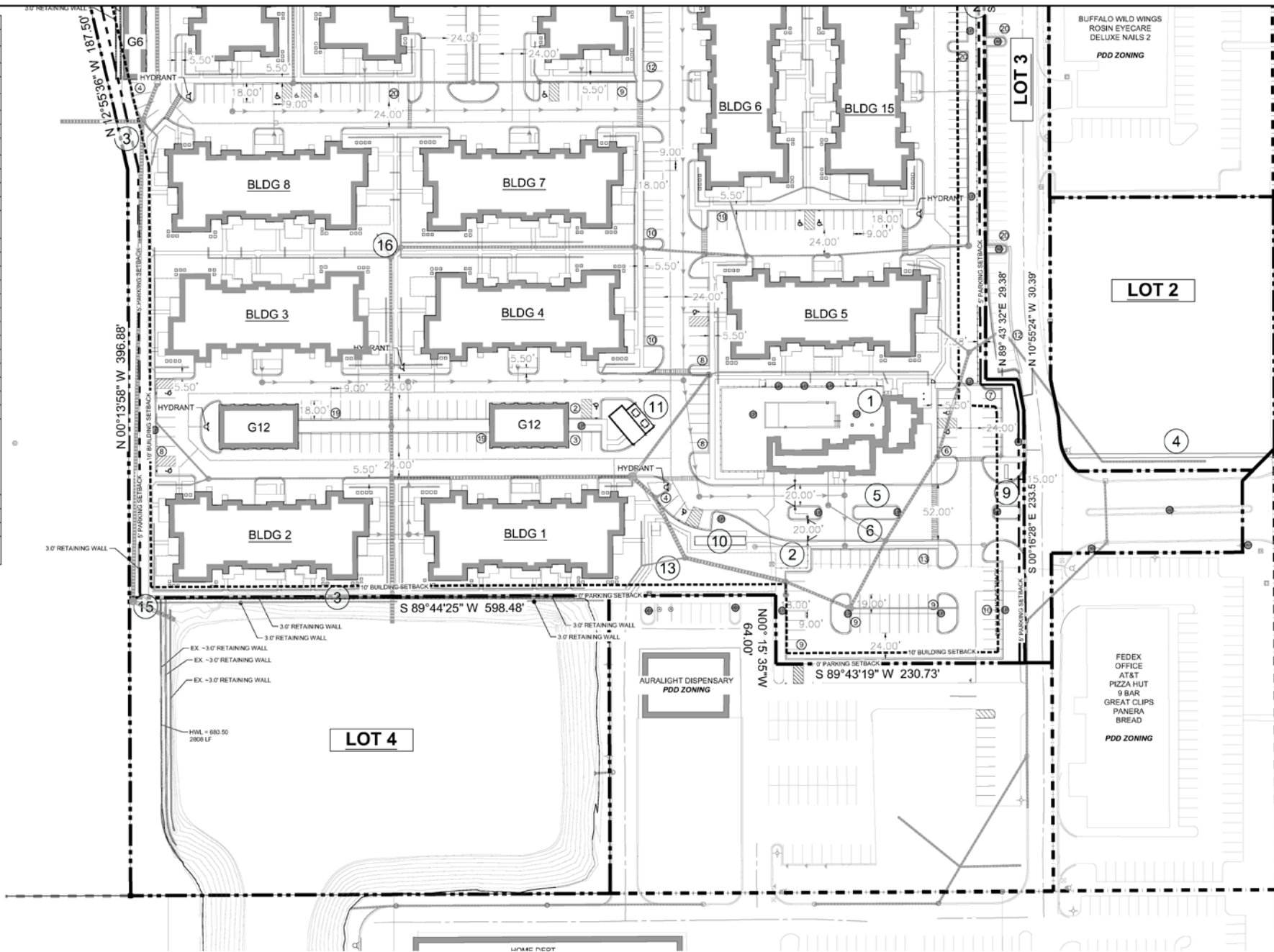
## Development Data Table: Final Plan

Description	Value	Unit	Description	Value	Unit
a) Tax/Parcel Identification Number(s) (PINs): 14-12-426-014			j) Total Number of Residential Dwelling Units	320	units
b) Proposed land use(s): Multi-Family Residential			i. Gross Density	18.89	du/acre
c) Total Property Size	16.94	Acres	k) Number of Single Family Dwelling Units	0	units
d) Total Lot Coverage (buildings and pavement)	738003	Square feet	i. Gross Density	0.00	du/acre
e) Open space / landscaping	73%	Percent	ii. Unit Square Footage (average)	0	square feet
f) Land to be dedicated to the School District	0	Acres	iv. Bedroom Mix	0%	% 1 bdr
g) Land to be dedicated to the Park District	0	Acres		0%	% 2 bdr
h) Number of parking spaces provided (individually accessible)	575	spaces		0%	% 3 bdr
i. surface parking lot	398	spaces	v. Number of Single Family Corner Lots	0	units
perpendicular	379	spaces	j) Number of Single Family Attached Dwelling Units	0	units
parallel	0	spaces	i. Gross Density	0.00	du/acre
angled	0	spaces	ii. Unit Square Footage (average)	0	square feet
handicapped	19	spaces	iv. Bedroom Mix	0%	% 1 bdr
ii. enclosed	177	spaces		0%	% 2 bdr
iii. bike	0	spaces		0%	% 3 bdr
				0%	% 4 bdr
j) Number of buildings	16		m) Number of Multifamily Dwelling Units	320	units
i. Number of stories	2	stories	i. Gross Density	18.89	du/acre
ii. Building Square Footage (typical)	24098	square feet	ii. Unit Square Footage (average)	1000	square feet
iii. Square Footage of retail floor area	0	square feet	iv. Bedroom Mix	40%	% 1 bdr
iv. First Floor Building Square Footage (typical)	12044	square feet		40%	% 2 bdr
				10%	% 3 bdr





LEGEND	
1	CLUBHOUSE & POOL
2	2' DECORATIVE FENCE (TYPE A)
3	4' DECORATIVE FENCE (TYPE B)
4	SIDEWALK CONNECTION FROM DRIVEWAY
5	PROPOSED ENTRANCE ACCESS POINT
6	PROPOSED EXIT ACCESS POINT
7	PROPOSED EMERGENCY ONLY ACCESS POINT
8	UNIQUE ROAD
9	MONUMENT SIGN (8 FT HIGH)
10	MAIL BOX
11	TRASH ENCLOSURE
12	PET PLAYGROUND
13	PET PLAYGROUND
14	MAINTENANCE, CAR CARE CENTER, ADA CHANGE & PRODUCE CENTER
15	RETAINING WALL
16	GRILL & PERGOLA SEATING AREA
17	AC CONDENSER
18	PARCEL LINE
19	NEIGHBORING PARCEL LINE
20	BUILDING SETBACK
21	PARKING SETBACK
22	ACCESSIBLE PAVED DRIVE
23	UNPAVED PARKING SPACE
24	HIGH WATER LINE
25	LOW VOLT CONDUIT LINE
26	EX-1000
27	EX-1000
28	EX-1000
29	EX-1000
30	EX-1000
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32	EX-1000
33	EX-1000
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99	EX-1000
100	EX-1000



ORCHARD RD

CONTINENTAL  
 CONTINENTAL, INC.  
 10000 W. 10TH AVE. SUITE 100  
 DENVER, CO 80202  
 303.555.1000  
 www.continentalinc.com

FINAL PLAN FOR LOT 1  
 OF SPRINGS AT AURORA  
 SUBDIVISION

SHEET DATES	
DATE	5/28/2025
REVISION	6/4/2025



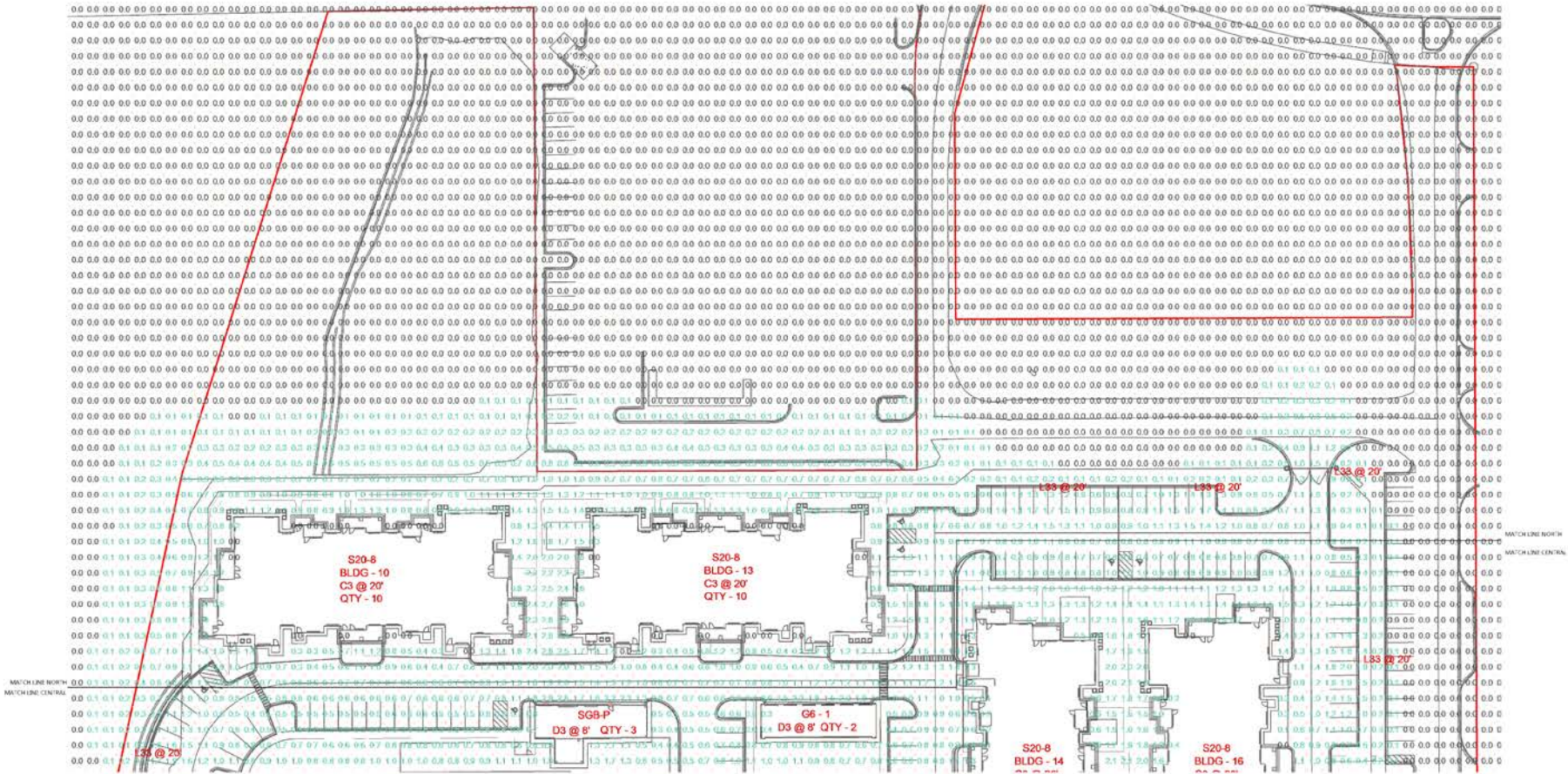


PHOTOMETRICS PLAN FOR LOT 1 OF SPRING AT AURORA SUBDIVISION

Photometric Data Table		
Location	Description	Notes
1	Lot 1 of Spring at Aurora Subdivision	See Schedule
2	Lot 2 of Spring at Aurora Subdivision	See Schedule
3	Lot 3 of Spring at Aurora Subdivision	See Schedule
4	Lot 4 of Spring at Aurora Subdivision	See Schedule
5	Lot 5 of Spring at Aurora Subdivision	See Schedule
6	Lot 6 of Spring at Aurora Subdivision	See Schedule
7	Lot 7 of Spring at Aurora Subdivision	See Schedule

Statistics						
Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
Club Zone #1	+	0.3%	3.7%	0.0%	N/A	N/A
NORTH CENTRAL	X	1.1%	2.9%	0.3%	8.7:1	3.7:1
NORTH EAST	X	1.1%	2.9%	0.3%	7.3:1	3.7:1
NORTH WEST	X	1.0%	2.9%	0.2%	14.5:1	5.0:1
SOUTH EAST	X	1.0%	2.1%	0.2%	10.5:1	5.0:1
SOUTH WEST	X	1.0%	3.3%	0.2%	16.5:1	5.0:1

Schedule								
Symbol	Label	Quantity	Manufacturer	Catalog Number	Number Lamps	Lumens Per Lamp	Description	Light Loss Factor
mm	C3	160	Lithonia Lighting	DSXW2 LED 20C 530 30K T5M MVOLT	1	4044	DSXW2 LED WITH 2 LIGHT ENGINES, 20 LEDs, 530mA DRIVER, 3000K LED, TYPE 3 MEDIUM OPTIC	0.9
mm	D3	22	Lithonia Lighting	DSXW1 LED 10C 350 30K T5M MVOLT 1H	1	1110	DSXW1 LED WITH (1) 10 LED LIGHT ENGINES, TYPE T5M OPTIC, 3000K, @ 350mA WITH HOUSE-SIDE SHIELDS	0.9
Q	PQ1	5	AMERLUX LLC	DPS-WD-2M 14-30 600M	1	8300	Formed Black aluminum housing, clear on board optic ends are	1
□	L33	13	BLACON	VP-ST-1-3BL-39-4KT-3-BC	1	4477	Viper Strike w/ Type III Clear Acrylic 18L Optics and Black Backlight Control Shields	0.9
□	L34	3	BEACON	VP-ST-1-3BL-39-4KT-4F-BC	1	4829	Viper Strike w/ Type IV F Clear Acrylic 18L	0.9
□	L55Q	5	BEACON	VP-ST-1-3BL-55-4KT-5GM	1	7472	Viper w/ Type V-Square Medium Clear	0.9



SITE PLAN - PHOTOMETRIC - NORTH



PROJECT INFORMATION

FINAL PLAN FOR LOT 1  
OF SPRINGS AT AURORA  
SUBDIVISION

PROFESSIONAL SEAL

PRELIMINARY DATES

OCT. 16, 2024  
NOV. 15, 2024  
MAY 30, 2025

JOB NUMBER

240127900

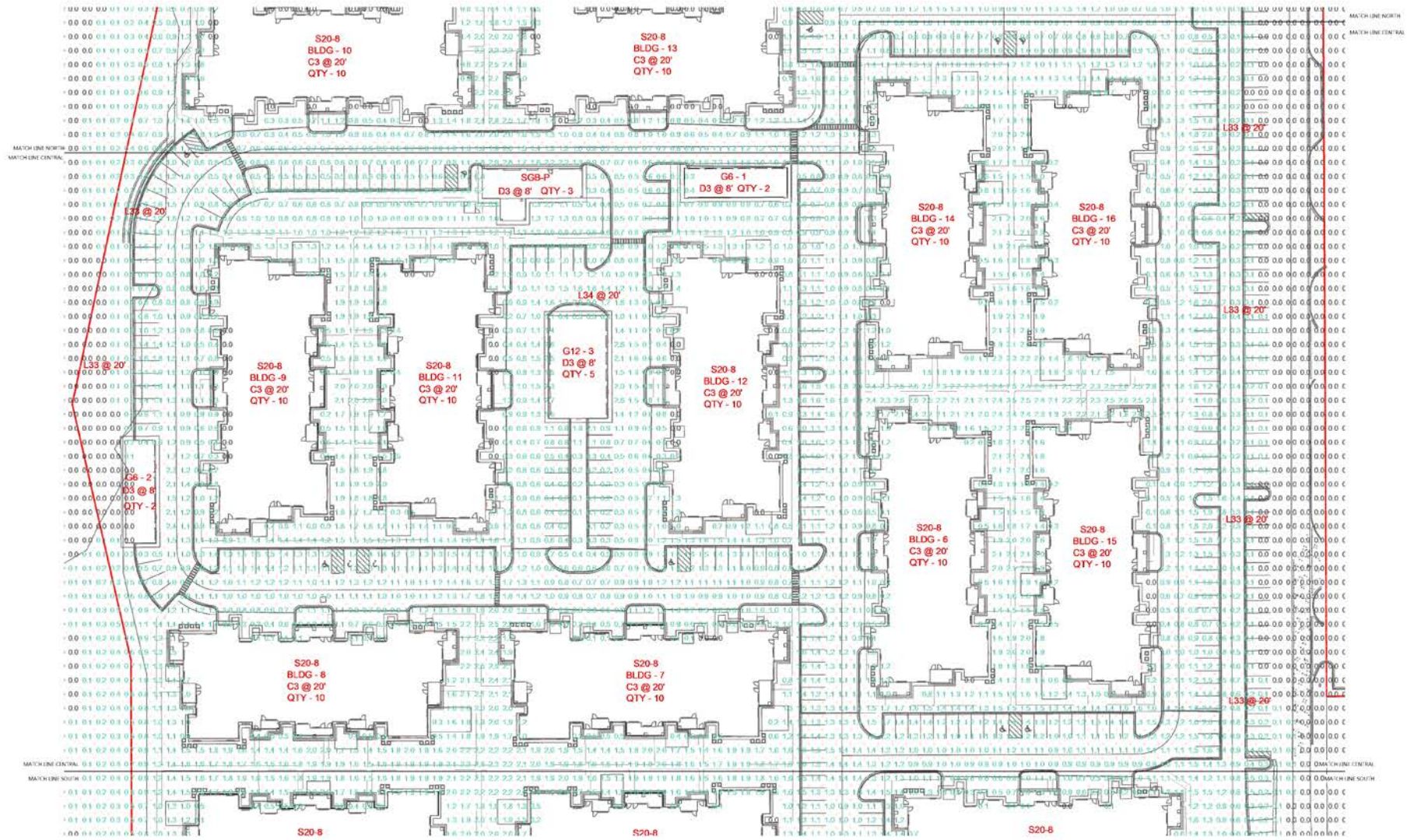
SHEET NUMBER

E102A

NOT FOR CONSTRUCTION



# PHOTOMETRICS PLAN FOR LOT 1 OF SPRING AT AURORA SUBDIVISION



SITE PLAN PHOTOMETRIC - CENTRAL

**EXCEL**  
Always a Better Plan  
100 Carmel Drive  
Fond du Lac, WI 54935  
920-925-9800  
excelengineer.com

**COLLABORATION**  
**CONTINENTAL**  
CONTINENTAL 6M FUND LLC  
WILSONS EXCLUSIVE PARKWAY  
WENOMONIE FALLS, WI 53091  
262.862.8800 FAX 262.862.8822

## PROJECT INFORMATION

**FINAL PLAN FOR LOT 1  
OF SPRINGS AT AURORA  
SUBDIVISION**

PROFESSIONAL SEAL

## PRELIMINARY DATES

OCT. 16, 2024  
NOV. 15, 2024  
MAY 30, 2025

**NOT FOR CONSTRUCTION**

## JOB NUMBER

240127900

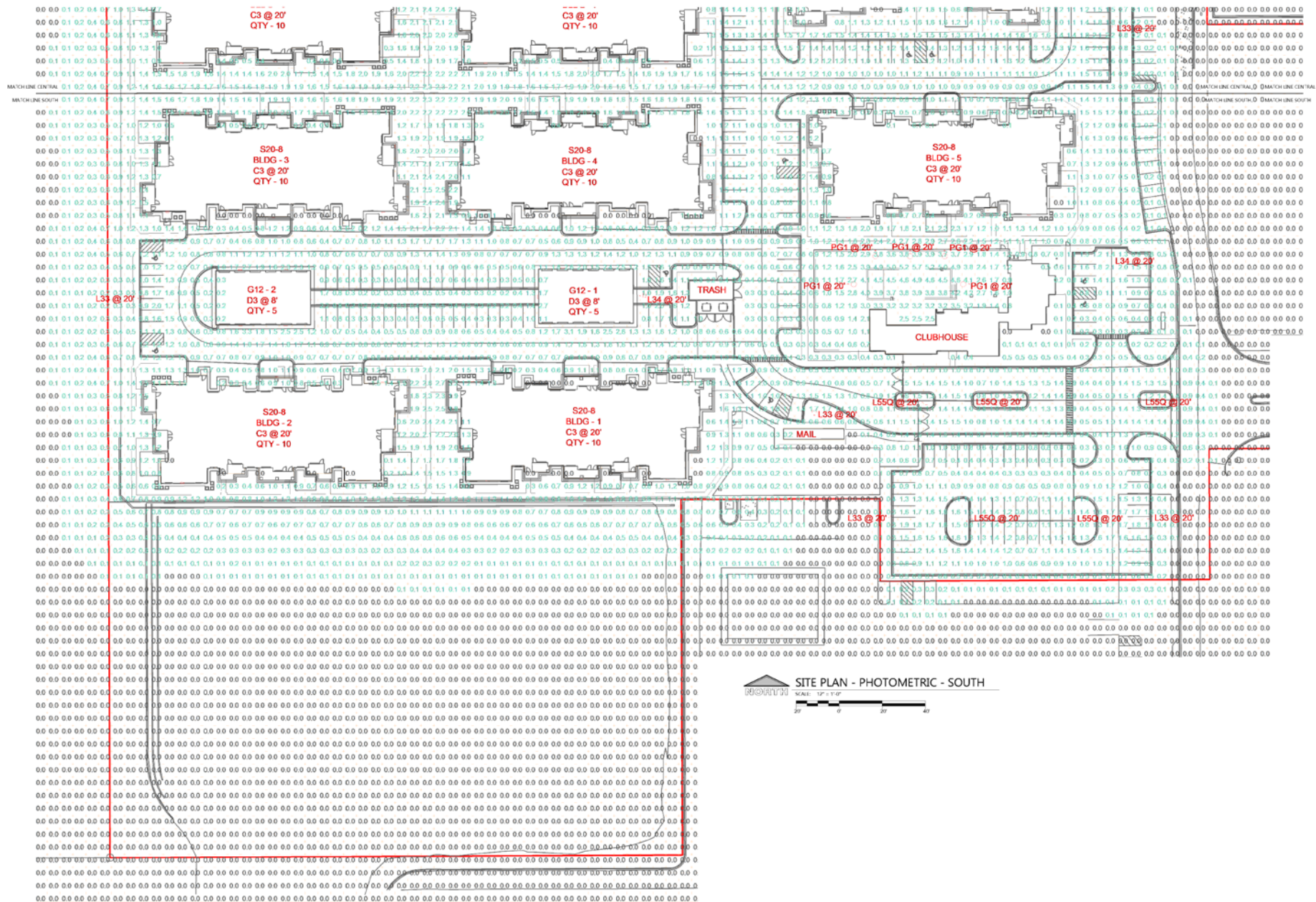
## SHEET NUMBER

**E102B**

**NTAL**  
PROPERTIES



# PHOTOMETRICS PLAN FOR LOT 1 OF SPRING AT AURORA SUBDIVISION



SITE PLAN - PHOTOMETRIC - SOUTH

SCALE: 1" = 10'



## PROJECT INFORMATION

**FINAL PLAN FOR LOT 1  
OF SPRINGS AT AURORA  
SUBDIVISION**

## PROFESSIONAL SEAL

## PRELIMINARY DATES

OCT. 16, 2024  
NOV. 16, 2024  
MAY 30, 2025

## JOB NUMBER

240127900

## SHEET NUMBER

**E102C**

NOT FOR CONSTRUCTION







Questions?





Springs Photograph- Midwest



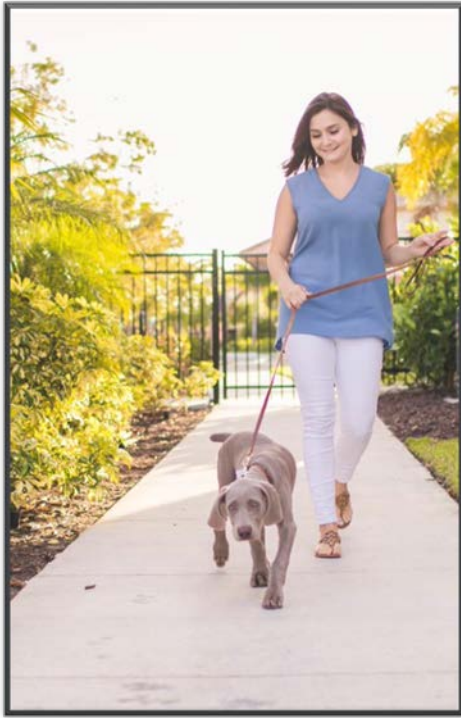
# Community Amenities

## Clubhouse

- Resort Style Pool
- Outdoor Patio & Grill Area
- Click Café with Wifi Throughout
- Demonstration style kitchen
- 24 Hour Fitness Center

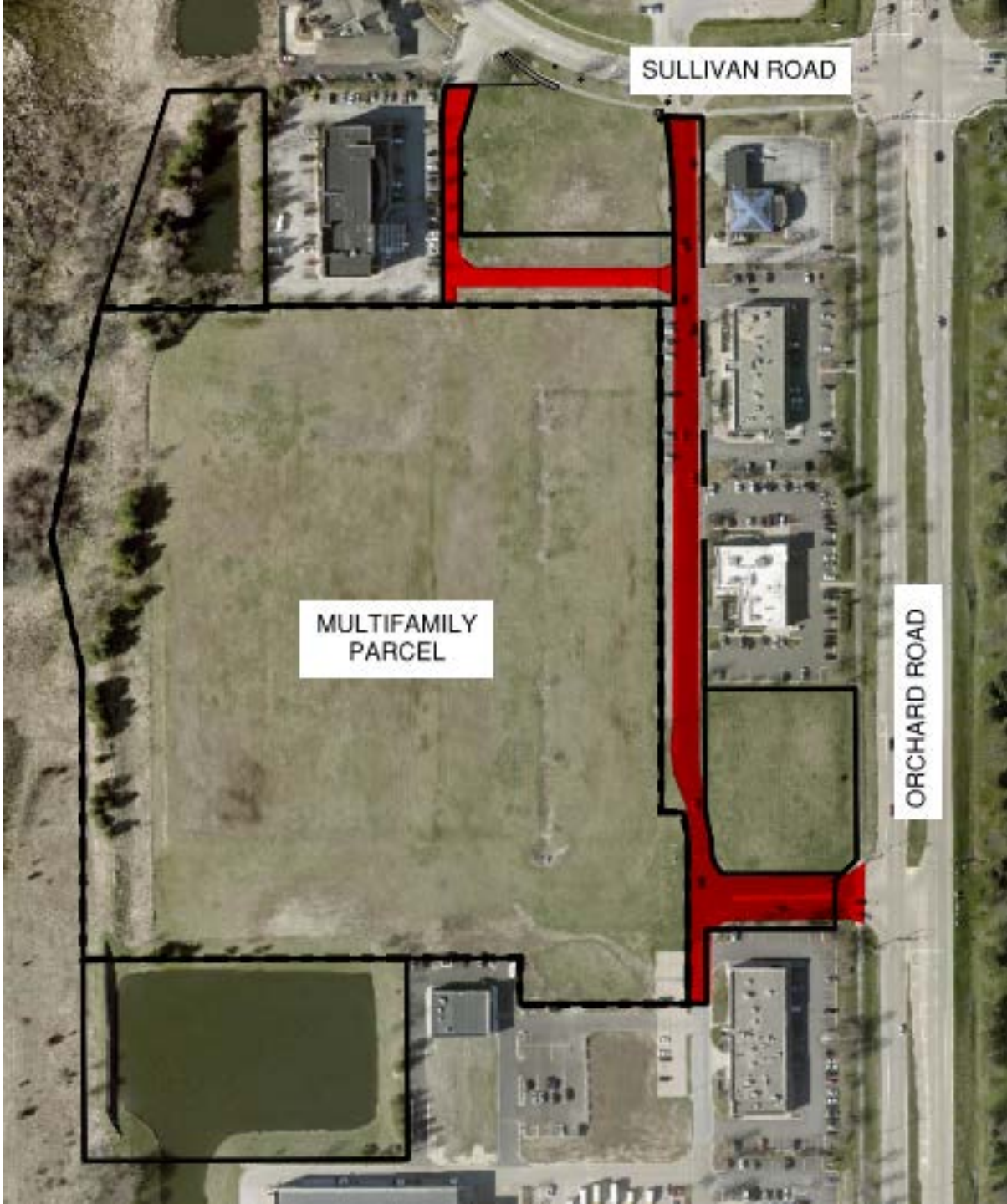






# Community Amenities

- Fenced Pet Playgrounds
- Car Care Center provides car wash station, dog wash station, and maintenance storage
- Outdoor Grilling & Seating Areas



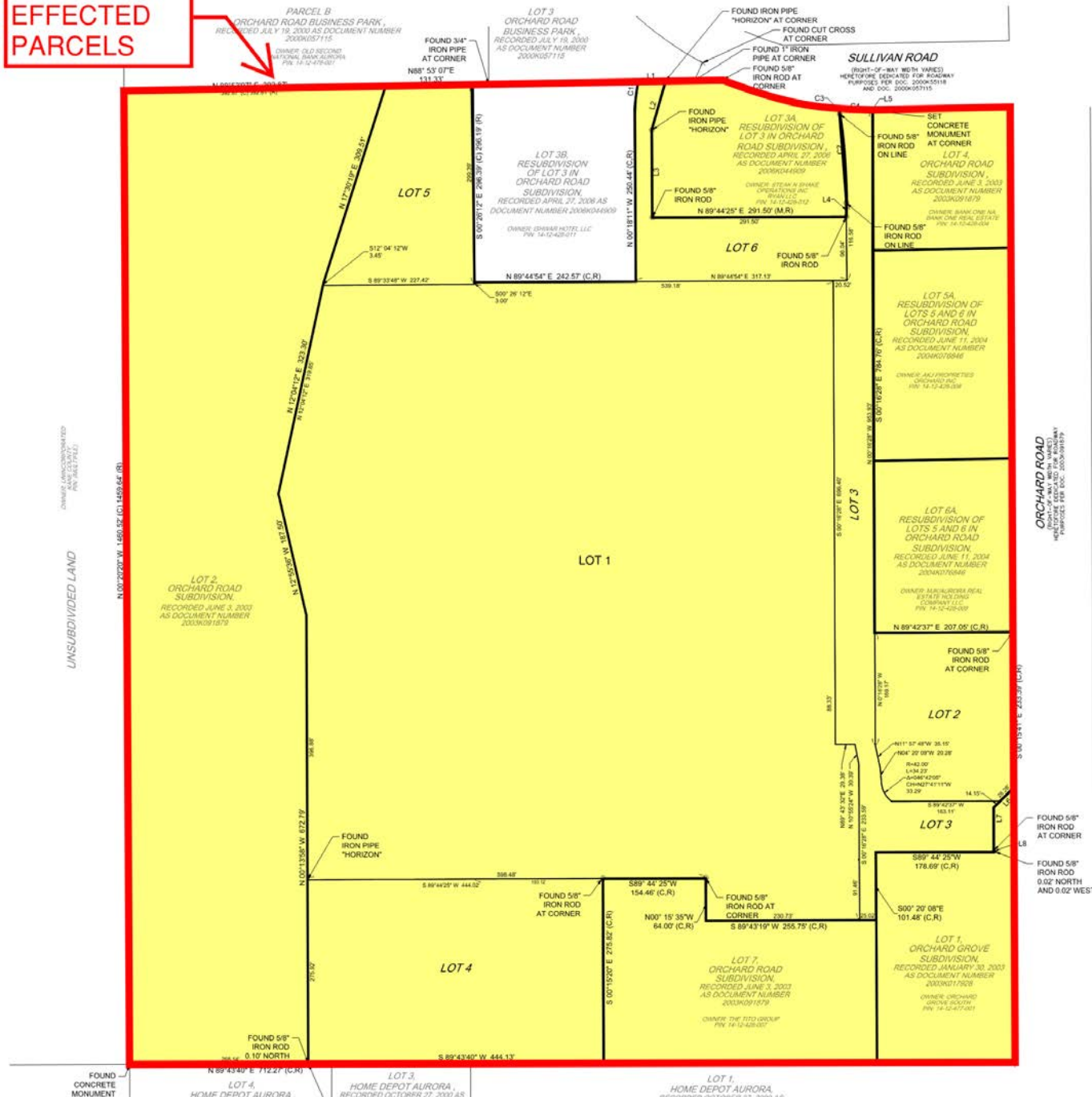
# ORCHARD ROAD VEHICULAR ACCESS

- VEHICULAR ACCESS FOR COMMERCIAL BUSINESSES REMAINS UNCHANGED FROM EXISTING CONDITIONS



# RCOEA EFFECTED PARCELS

0 80' 160'  
1" = 80' (HORIZONTAL)



# ORCHARD ROAD SUBDIVISION RCOEA

- PARCELS IN YELLOW HAVE AGREED TO TERMS OF THE RCOEA AMENDMENT



# Portfolio & Pipeline

**Project Status** ● Under Development ● Under Construction ● Stabilized

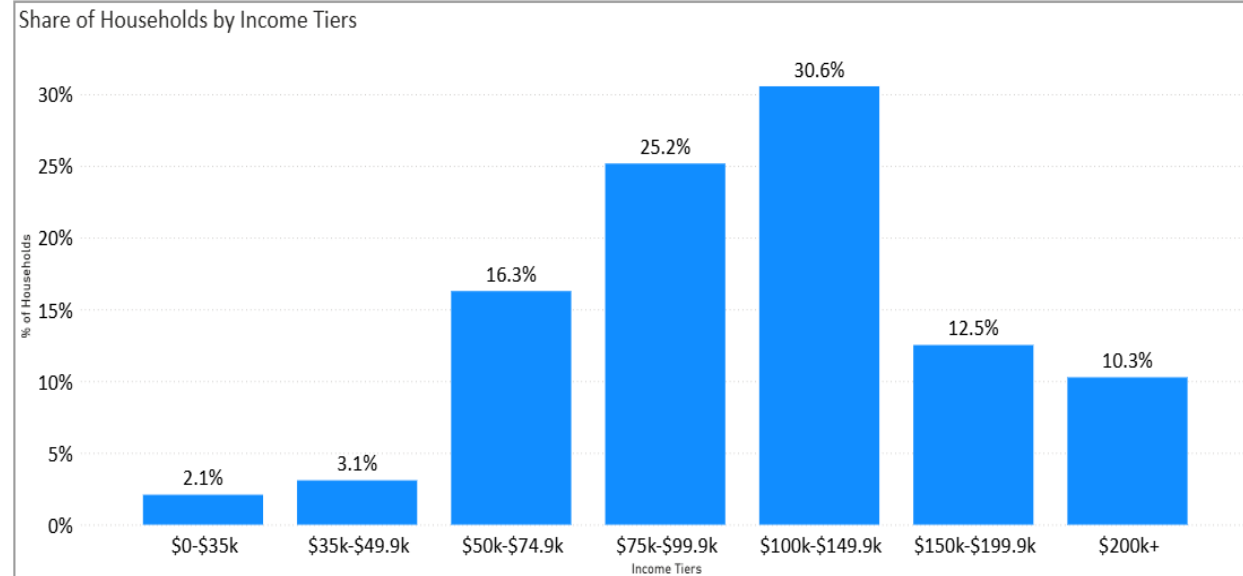


Community Name	Total Homes	Year Built	Project Status
Authentix South Elgin	336	2024	Under Construction
Avanterra Wolf's Crossing	149	2021	Stabilized
Springs At Lake Cook Crossing	254	2024	Under Construction
Springs At Lily Cache Creek	320	2021	Stabilized
Springs At Lockport	320	2023	Under Construction
Springs At Mundelein	147	2024	Under Construction
Springs At Orchard Road	300	2015	Stabilized
Springs At Oswego	280	2018	Stabilized
Springs At South Elgin	300	2017	Stabilized
Springs At St Charles	320	2022	Stabilized
Springs At Three Oaks	280	2020	Stabilized
Springs At Weber Road	292	2015	Stabilized
Springs Springs At Aurora	320	2025	Under Development
Unbranded Unbranded C904 At Lake Zurich	232	2026	Under Development
<b>Total</b>	<b>3,850</b>		

Total Communities	
14	
Springs	All 3 Story
11	0
Authentix	Avanterra
1	1
	Acquired MF
	0

# Resident Demographics by Age & Income

Community Name		0-4	5-19	20-34	35-49	50-64	65+	Total
Avanterra Wolf's Crossing	0.09%	0.46%	1.66%	2.74%	2.05%	1.38%	0.51%	<b>8.90%</b>
Sixteen30	0.14%	0.16%	1.08%	3.04%	1.31%	0.42%	0.23%	<b>6.39%</b>
Springs At Lily Cache Creek	0.12%	0.23%	1.43%	5.56%	3.18%	2.03%	0.71%	<b>13.26%</b>
Springs At Orchard Road		0.14%	0.90%	6.37%	1.85%	1.57%	1.13%	<b>11.95%</b>
Springs At Oswego	0.14%	0.16%	1.36%	4.87%	2.47%	1.80%	0.97%	<b>11.76%</b>
Springs At South Elgin		0.16%	1.29%	5.81%	2.49%	1.87%	0.99%	<b>12.62%</b>
Springs At St Charles		0.25%	1.04%	7.01%	2.01%	1.75%	0.69%	<b>12.75%</b>
Springs At Three Oaks	0.02%	0.02%	0.92%	5.35%	1.80%	1.61%	1.01%	<b>10.75%</b>
Springs At Weber Road	0.05%	0.16%	1.48%	5.03%	2.26%	1.82%	0.83%	<b>11.62%</b>
<b>Total</b>	<b>0.55%</b>	<b>1.75%</b>	<b>11.16%</b>	<b>45.78%</b>	<b>19.42%</b>	<b>14.25%</b>	<b>7.08%</b>	<b>100.00%</b>



# Estimated Annual Spending by Residents

Continental Properties (Aurora, IL)  
Kane County, IL

July 14, 2025

	Avg. Annual Expenditure
Apparel and Services	\$ 2,775
Computer	\$ 302
Entertainment & Recreation	\$ 4,633
Financial	\$ 4,162
Food	\$ 13,702
Health	\$ 835
Home	\$ 29,051
Household Furnishings and Equipment	\$ 2,107
Household Operations	\$ 2,557
Insurance	\$ 11,157
Transportation	\$ 8,986
Travel	\$ 3,323
<b>Total Average Annual Expenditures per Household</b>	<b>\$ 83,592</b>

<b>LESS "Homeowner Expenses"</b>	
Mortgage Payment and Basics (11)	\$ 16,007
Maintenance and Remodeling Services	\$ 5,415
Maintenance and Remodeling Materials (12)	\$ 946
Lawn and Garden (16)	\$ 766
Subtotal	\$ 23,135
<b>Subtotal - Annual Expenditures per Renter Household Excluding Rent</b>	<b>\$ 60,457</b>
Average monthly rent at Springs	\$ 2,052
Plus Average Annual Rent	\$ 24,624
<b>Total Annual Expenditures per Springs Household</b>	<b>\$ 85,081</b>
Total Apartment Homes in Springs Community	320
<b>Total Households (95% occupancy)</b>	<b>304</b>
<b>Total Residents (avg. household size of 1.9)</b>	<b>578</b>
<b>Total Annual Expenditures by Springs Households</b>	<b>\$ 25,900,000</b>

Source: Continental Properties analysis, ESRI 2025 "Retail Goods and Services Expenditures" report



# Parking Breakdowns

Provided:

Multi-Family Lot Surface Stalls = 398 Stalls

Attached Garages = 128

Detached Garages = 48

Maintenance Garage = 1

Total On-Site Parking Provided = 575 Stalls

Multi-Family Lot Parking Ratio = 1.80

Apron Stalls = 48

Multi-Family Lot Parking Ratio (Including Apron) = 1.95

Attached Garage Tandem Stalls = 32 (Not included in calcs)

# PEDESTRIAN CIRCULATION

- 2.05 MILES +/- OF  
PEDESTRIAN PATHS



# Community Amenities

---

## DESIGNED FOR CONVENIENT CAREFREE LIVING

- Spacious Clubhouse
- 24-hour Fitness Center
- Coffee Bar
- Pergola's w/ Outdoor Grilling Area
- Resort-style Pool With Spacious Sun Deck
- Courtyard Walkways
- Car Care Center
- EV Capable Parking Stalls
- Outdoor Gas Firepit & Seating
- Energy Efficient Appliances
- Pet Wash Station
- Leash Free Pet Parks
- Above and Beyond Resident Services
  - Handyman Services
  - Professional On-site Management Team
  - Convenient 24-7 Maintenance Response
  - 30-Day Pledge





# Community Info

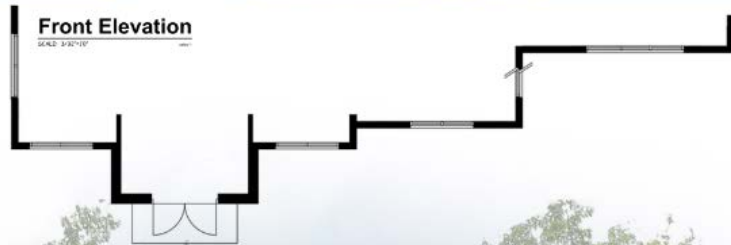
- High quality, 2 Story Garden Style housing
- Ground Level Direct-entry homes & a community feel
- Continental owns and manages and operates our communities





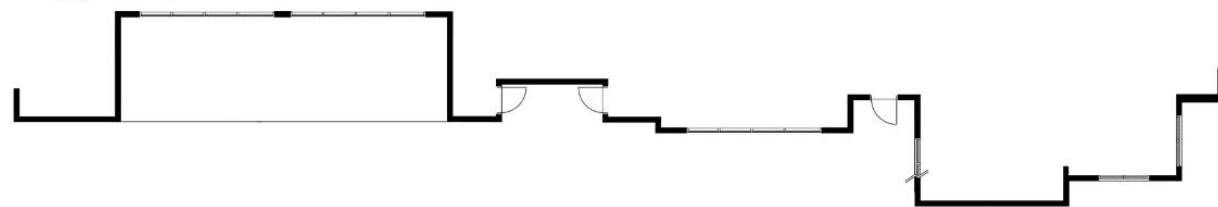
**Front Elevation**

SCALE 1/8"=1'-0"



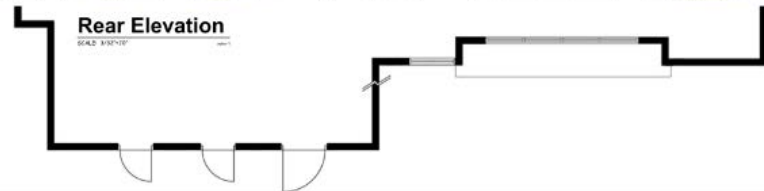
**Left Elevation**

SCALE 1/8"=1'-0"



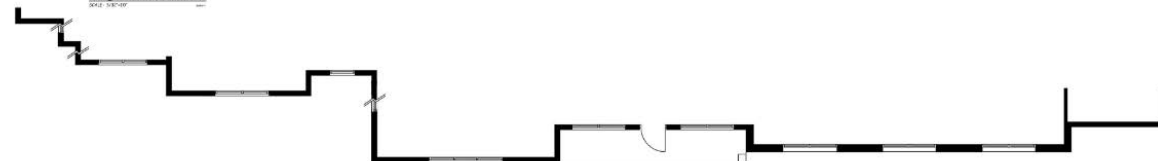
**Rear Elevation**

SCALE 1/8"=1'-0"



**Right Elevation**

SCALE 1/8"=1'-0"

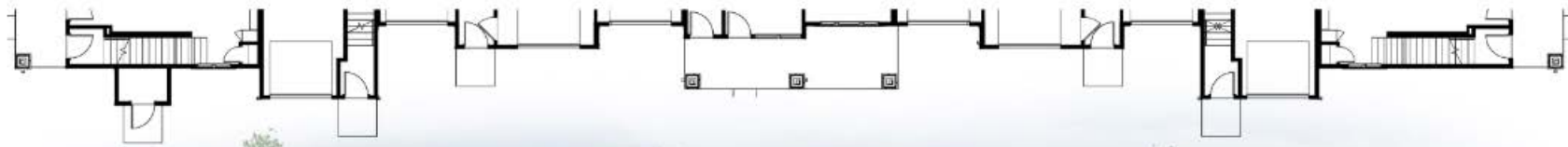


# Clubhouse Elevations



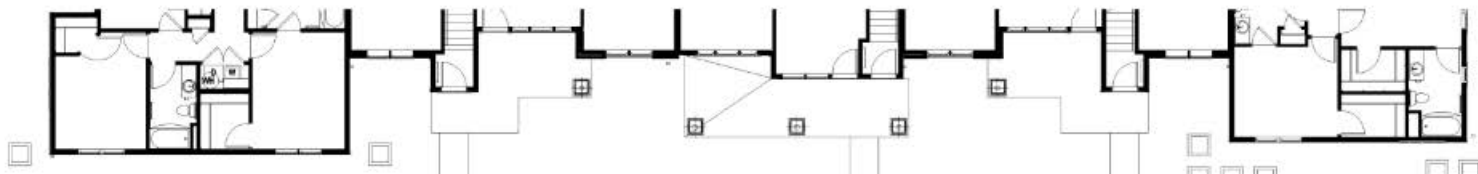
**Front Elevation**

SCALE: 1/8"=1'-0"



**Rear Elevation**

SCALE: 1/8"=1'-0"



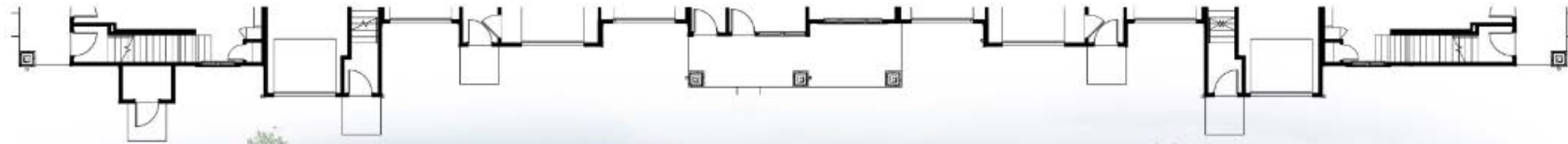
# Multi-Family Elevations - Color Scheme A





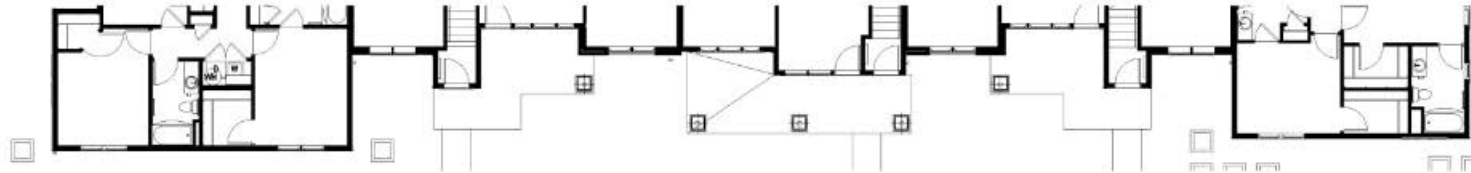
**Front Elevation**

SCALE: 1/8"=1'-0"



**Rear Elevation**

SCALE: 1/8"=1'-0"

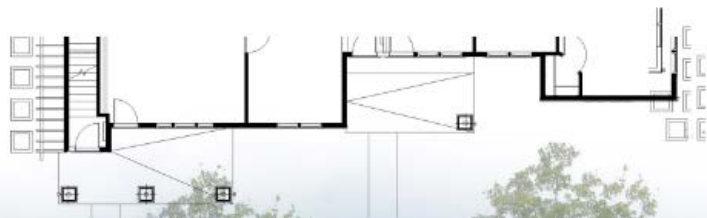


# Multi-Family Elevations - Color Scheme B



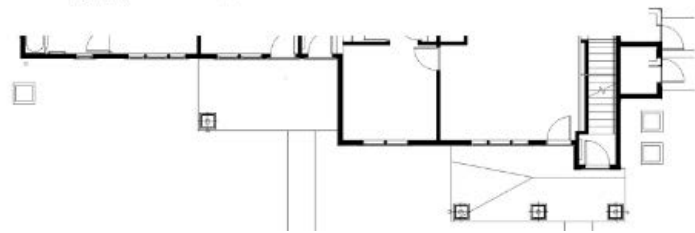
**Right Elevation**

SCALE: 1/8"=1'-0"



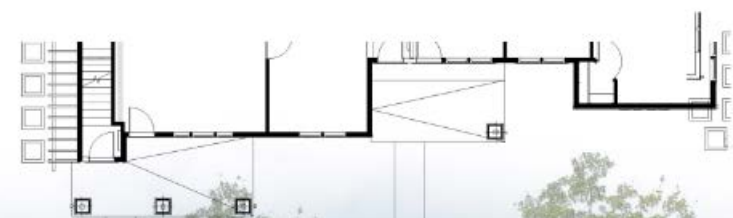
**Left Elevation**

SCALE: 1/8"=1'-0"



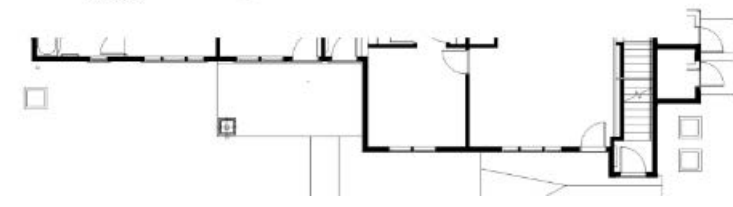
**Right Elevation**

SCALE: 1/8"=1'-0"



**Left Elevation**

SCALE: 1/8"=1'-0"



# Multi-Family Side Elevations





COLOR SCHEME C ENHANCES COLOR SCHEME A WITH ADDITIONAL BRICK ON LEFT (EAST) FACADE



COLOR SCHEME D ENHANCES COLOR SCHEME B WITH ADDITIONAL BRICK ON FRONT (EAST) FACADE





COLOR SCHEME E ENHANCES COLOR SCHEME A WITH ADDITIONAL BRICK ON FRONT (EAST) FACADE

## Multi-Family Elevations - Color Scheme E



**Front Elevation**

SCALE: 3/16\"/>



**Front Elevation**

SCALE: 3/16\"/>

**Right Elevation**

SCALE: 3/16\"/>



**Rear Elevation**

**Left Elevation**



**Front Elevation**

SCALE: 3/16\"/>



**Front Elevation**

SCALE: 3/16\"/>

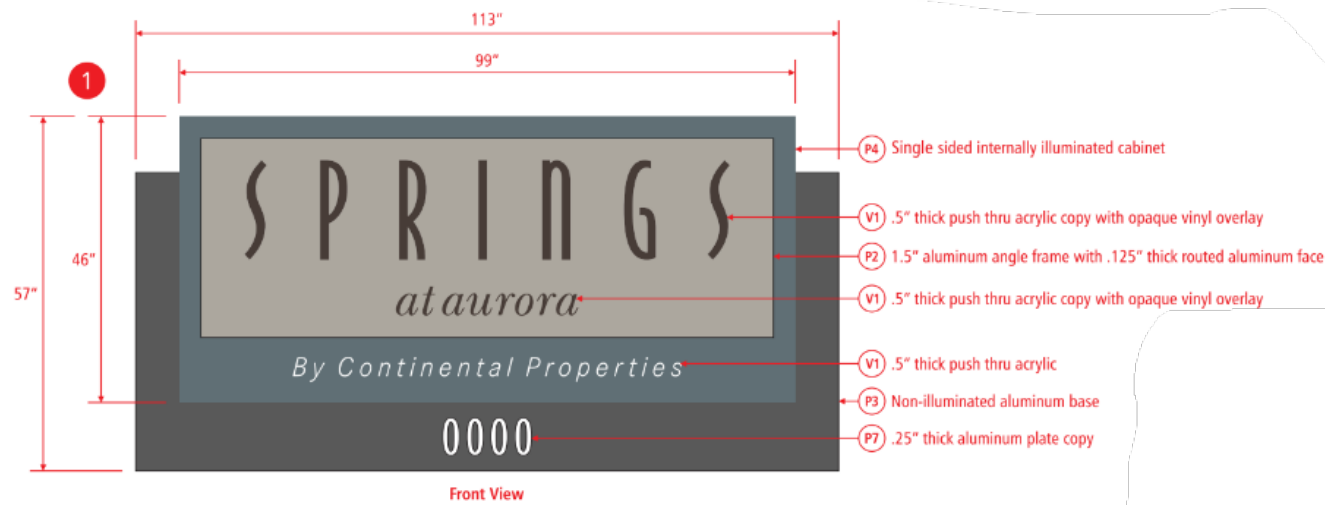


**Right Elevation**

SCALE: 3/16\"/>

# Accessory Building Typical Elevations





# Proposed Signage



Clubhouse Photograph – Springs at St. Charles





3-D Photorealistic Rendering – Springs at Aurora





Springs Photograph- Midwest





Springs Photograph- Midwest





## CONCLUSION

- Resident Spending to spur economic development in Aurora and support retail vibrancy.
- Provide variety of housing options to support market demand in the City of Aurora.
- Attract young professional residents with significant disposable incomes.

Questions?