



Springs at Aurora
City of Aurora, IL
Planning & Zoning Commission Meeting
12/4/2024

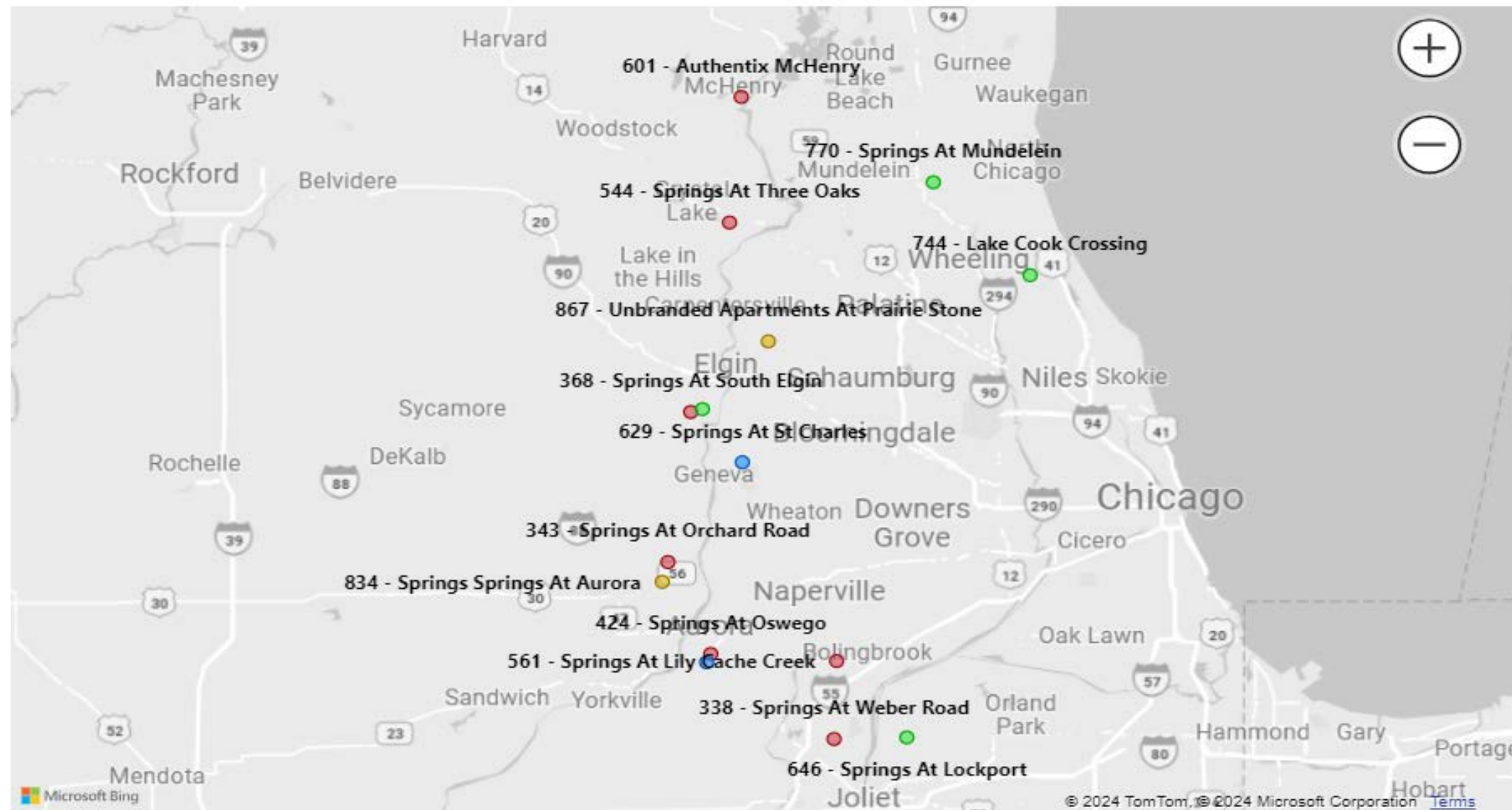


Continental's Experience

- National multifamily owner, operator, and developer
- 41+ Years of Experience
- +125 Developed Communities
- + 35,000 Homes Built-To-Date in 19 states
- Properties are owned, operated and managed by Continental.- No 3rd Party Management



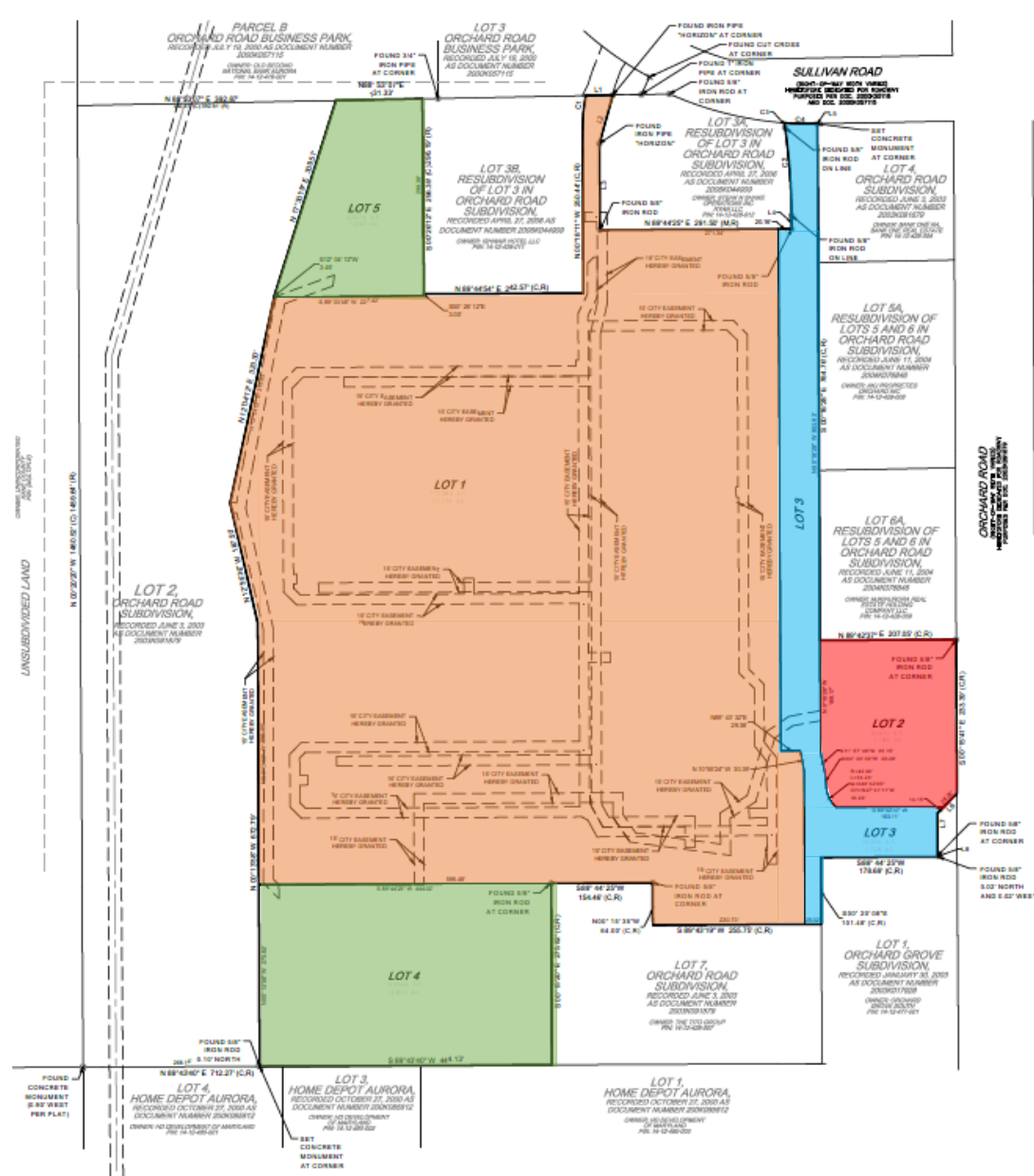
Project Status ● Under Development ● Under Construction ● Lease Up ● Stabilized



Continental's IL Development Portfolio Map



Springs at Aurora Site Location

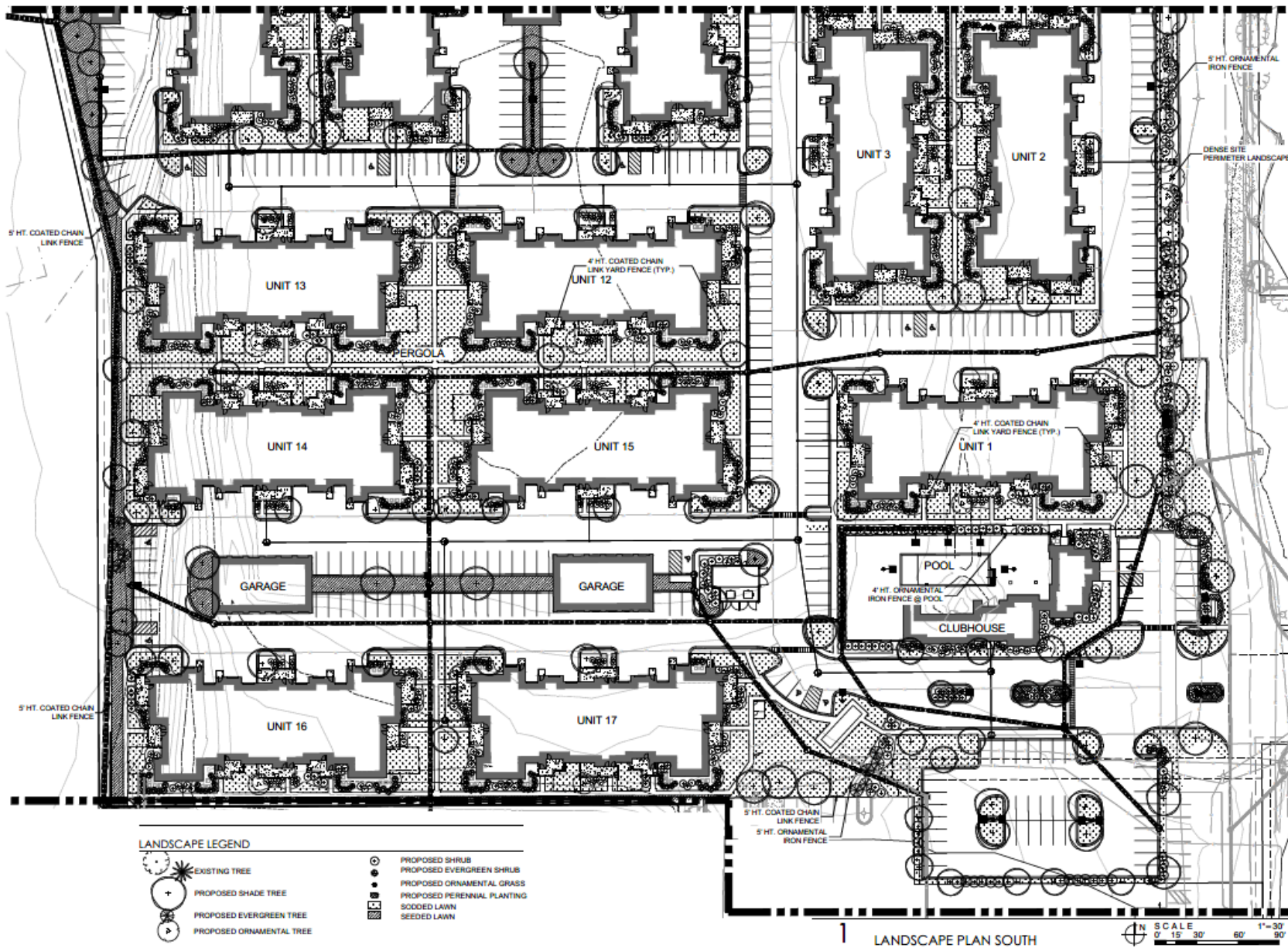


Plat of Subdivision

Preliminary Site Plan

- 4,300 SF Clubhouse w/ Resort Style Pool
- (17) 2-Story Multi-family Buildings
- 340 Dwelling Units
- Attached, Detached & Surface Parking Options





Landscape Plan

Parking Counts

Surface Stalls- 365

Attached Garages- 136

Detached Garages- 48

Maintenance Garage- 1

Total Parking Provided- 550 Stalls

Parking Ratio- 1.62/dwelling unit

Not included in City's parking counts:

Apron Stalls = 102

Attached Garage Tandem Stalls = 34

Gross Parking Count- 686 stall or 2.02/dwelling unit

Interior Design

KEY DESIGN ELEMENTS

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

STUDIO – 650 SF to 675 SF (34)

1 BEDROOM – 750 SF to 925 SF (136)

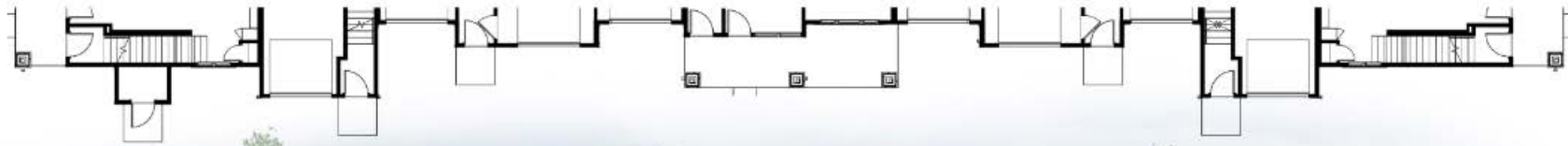
2 BEDROOM – 1,050 SF to 1,225 SF (136)

3 BEDROOM – 1,250 SF to 1,400 SF (34)



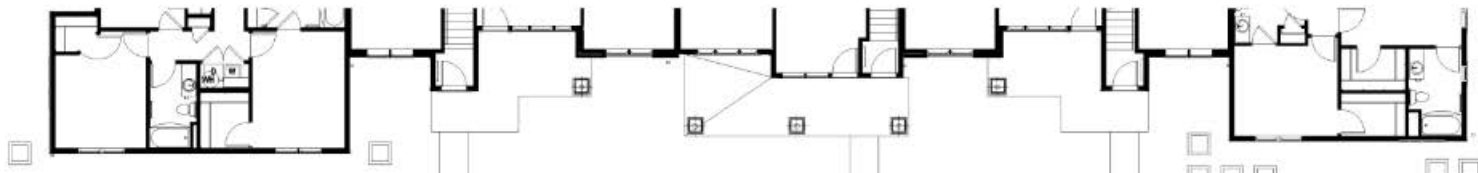
Front Elevation

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Rear Elevation

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Multi-Family Elevations- Color Scheme A



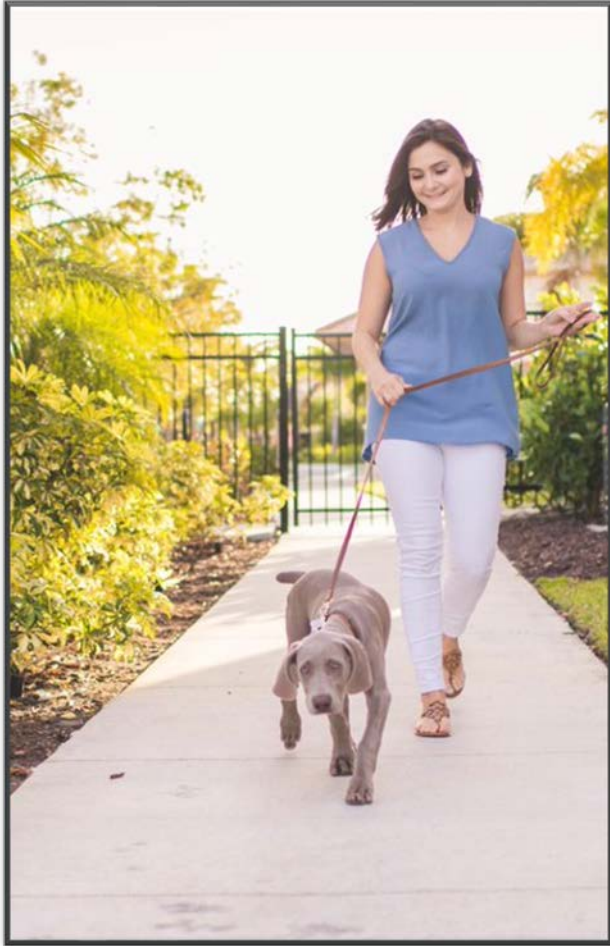
Springs Photograph- Midwest

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
- 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 Amenities

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



3-D Photorealistic Rendering – Springs at Aurora

Community Amenities

Clubhouse

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





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?



Springs Photograph- Midwest



Clubhouse Photograph – Springs at St. Charles



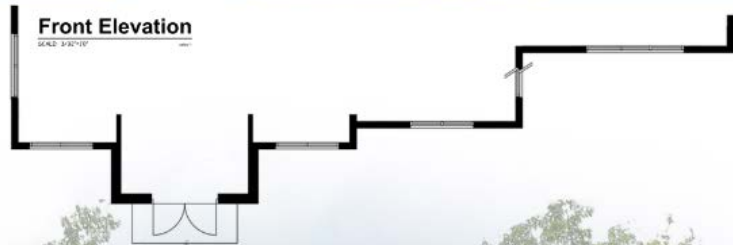
Community Info

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



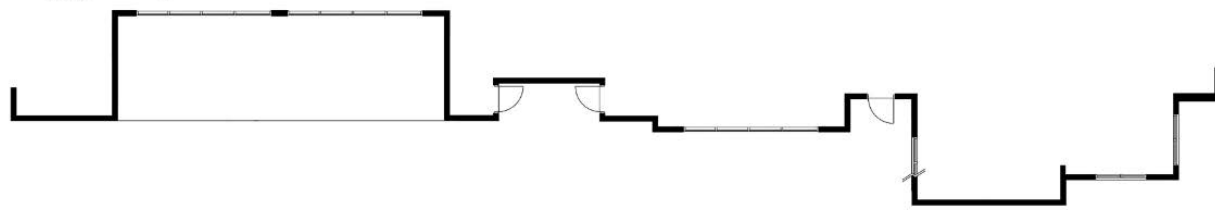
Front Elevation

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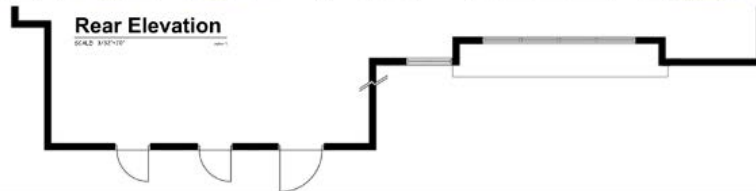
Left Elevation

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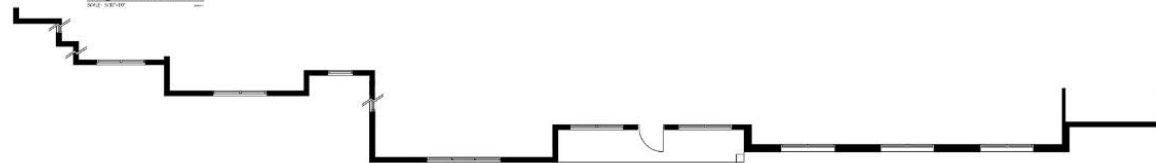
Rear Elevation

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Right Elevation

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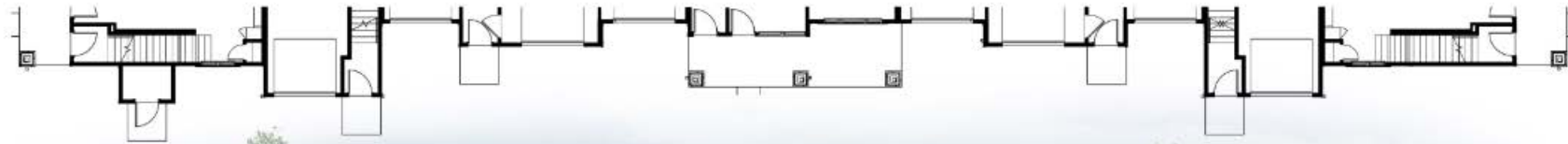


Clubhouse Elevations



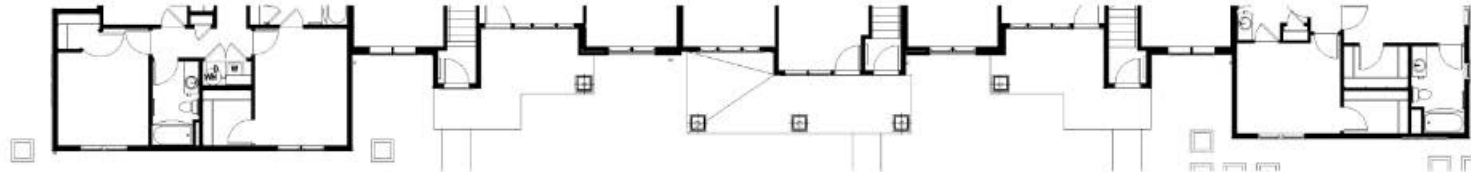
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Rear Elevation

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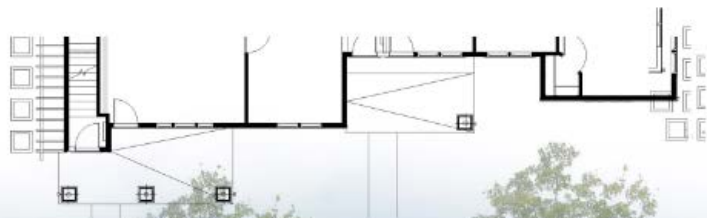


Multi-Family Elevations- Color Scheme B



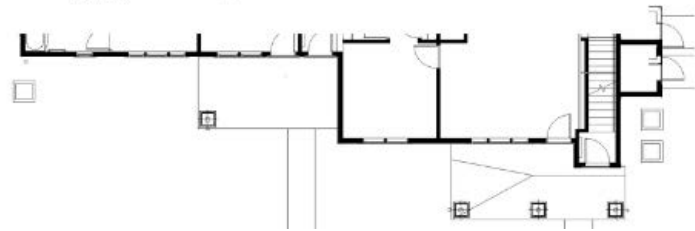
Right Elevation

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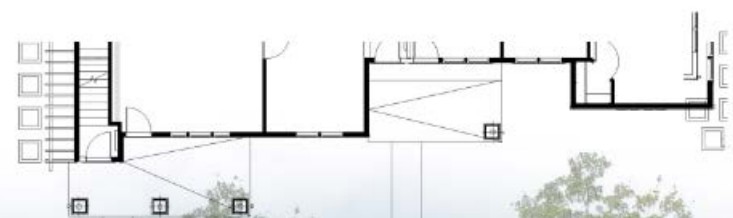
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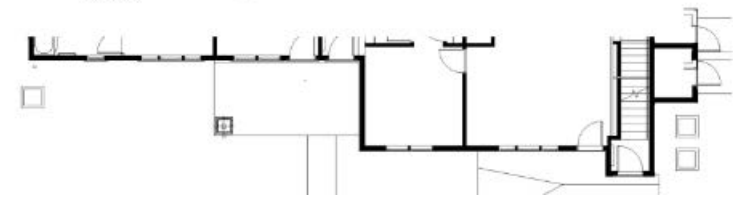
Right Elevation

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Left Elevation

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



Multi-Family Side Elevations



Front Elevation

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Front Elevation

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Right Elevation

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Rear Elevation

Left Elevation



Front Elevation

SCALE: 3/16\"/>



Front Elevation

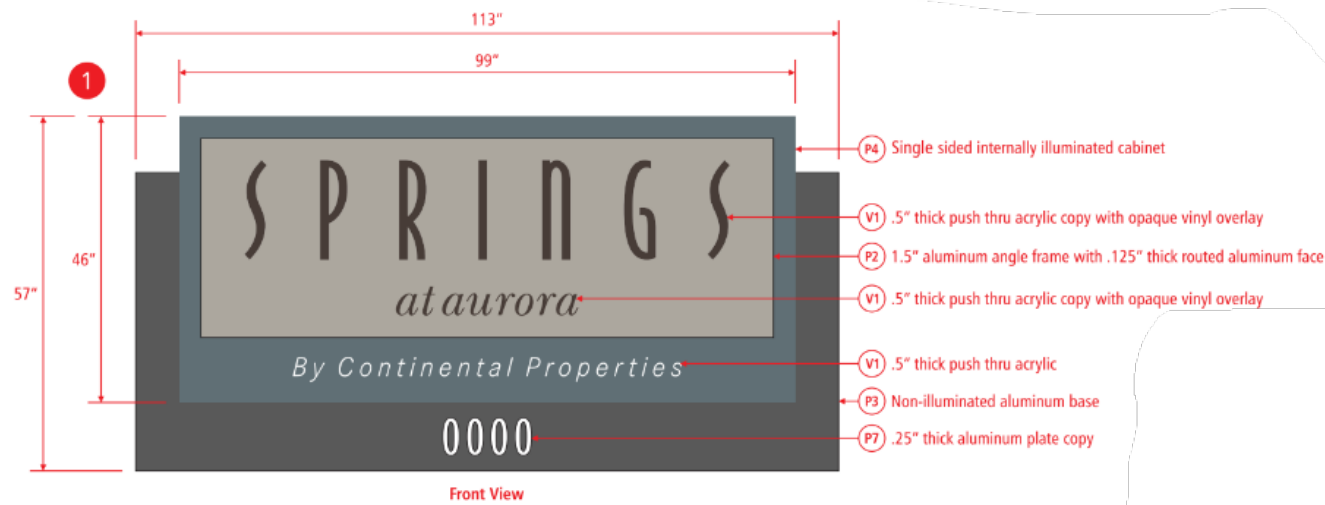
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Right Elevation

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Accessory Building Typical Elevations



Proposed Signage

Resident Demographics- By Age

Community Name ▲		0-4	20-34	35-49	50-64	5-19	65+	Total
Authentix McHenry	0.07%	0.32%	6.88%	1.76%	0.83%	1.40%	0.42%	11.67%
Avanterra Wolf's Crossing	0.07%	0.51%	2.64%	1.84%	1.27%	1.57%	0.49%	8.39%
Sixteen30	0.12%	0.07%	1.03%	0.34%	0.12%	0.29%	0.10%	2.08%
Springs At Lily Cache Creek	0.12%	0.34%	5.68%	2.64%	1.76%	1.27%	0.66%	12.48%
Springs At Orchard Road		0.20%	6.29%	1.66%	1.64%	0.66%	1.08%	11.53%
Springs At Oswego	0.12%	0.24%	4.58%	2.40%	1.88%	1.30%	0.98%	11.50%
Springs At South Elgin		0.22%	5.70%	2.23%	1.76%	1.15%	1.00%	12.07%
Springs At St Charles		0.27%	4.36%	1.44%	1.03%	0.66%	0.59%	8.35%
Springs At Three Oaks		0.12%	5.43%	1.59%	1.79%	0.71%	0.88%	10.52%
Springs At Weber Road	0.05%	0.17%	4.94%	2.25%	1.74%	1.44%	0.81%	11.40%
Total	0.56%	2.47%	47.53%	18.16%	13.83%	10.45%	7.00%	100.00%

Estimated Annual Spending by Residents

Continental Properties (Aurora, IL)
Kane County, IL

June 19, 2024

	Avg. Annual Expenditure
Apparel and Services	\$ 2,577
Computer	\$ 358
Entertainment & Recreation	\$ 4,367
Financial	\$ 4,317
Food	\$ 12,990
Health	\$ 705
Home	\$ 28,095
Household Furnishings and Equipment	\$ 2,124
Household Operations	\$ 2,583
Insurance	\$ 10,998
Transportation	\$ 7,941
Travel	\$ 2,184
Total Average Annual Expenditures per Household	\$ 79,240

Average monthly rent at Springs	\$ 2,052
Plus Average Annual Rent	\$ 24,624
Total Annual Expenditures per Springs Household	\$ 81,576

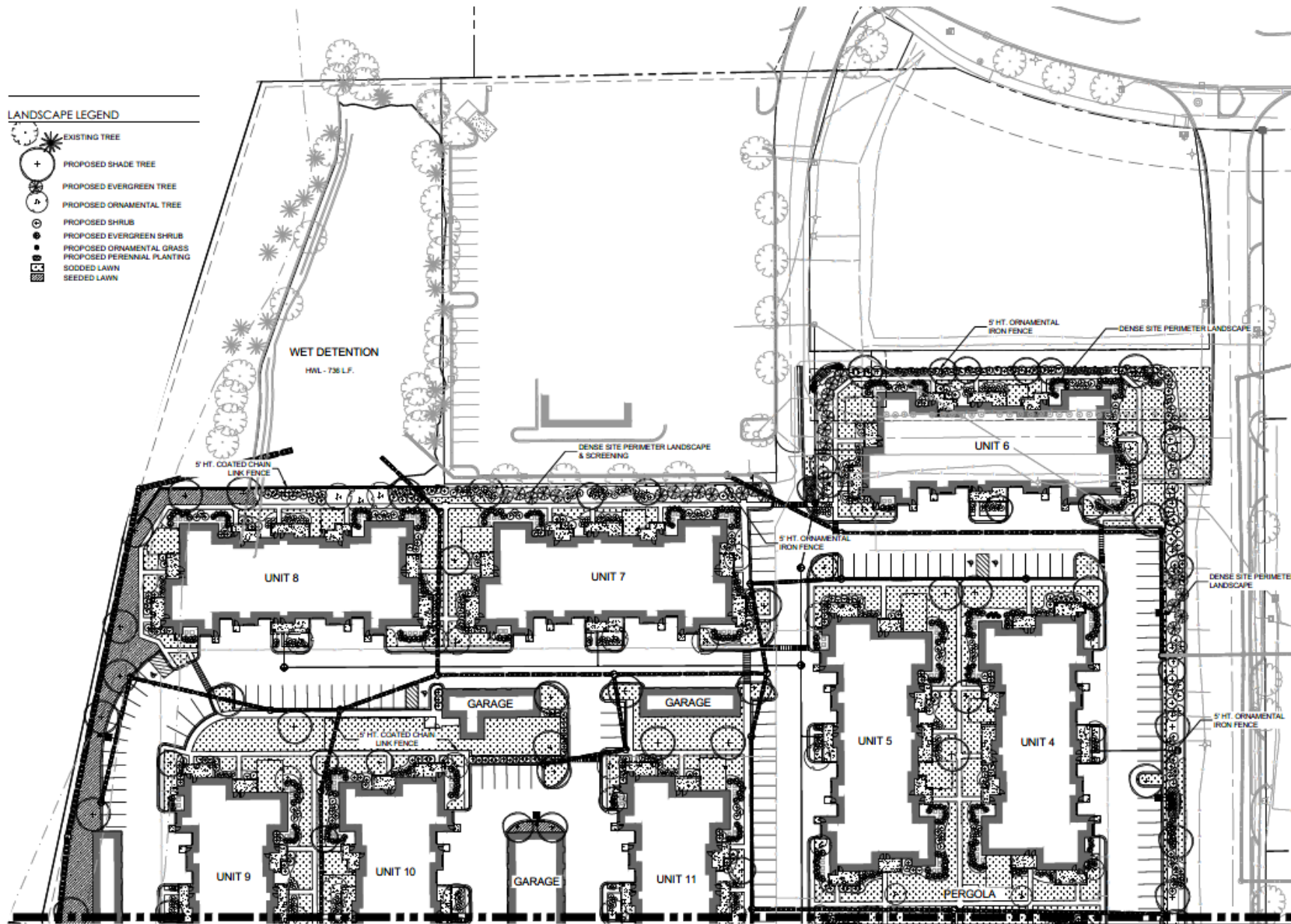
Total Apartment Homes in Community	340
Total Households (95% occupancy)	323
Total Residents (avg. household size of 1.9)	614

Total Annual Expenditures by Springs Households	\$ 26,300,000
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Source: Continental Properties analysis, ESRI 2024 "Retail Goods and Services Expenditures" report

Aurora Anticipated Resident Spending

LANDSCAPE LEGEND	
	EXISTING TREE
	PROPOSED SHADE TREE
	PROPOSED EVERGREEN TREE
	PROPOSED ORNAMENTAL TREE
	PROPOSED SHRUB
	PROPOSED EVERGREEN SHRUB
	PROPOSED ORNAMENTAL GRASS
	PROPOSED PERENNIAL PLANTING
	SODDED LAWN
	SEEDDED LAWN



Landscape Plan