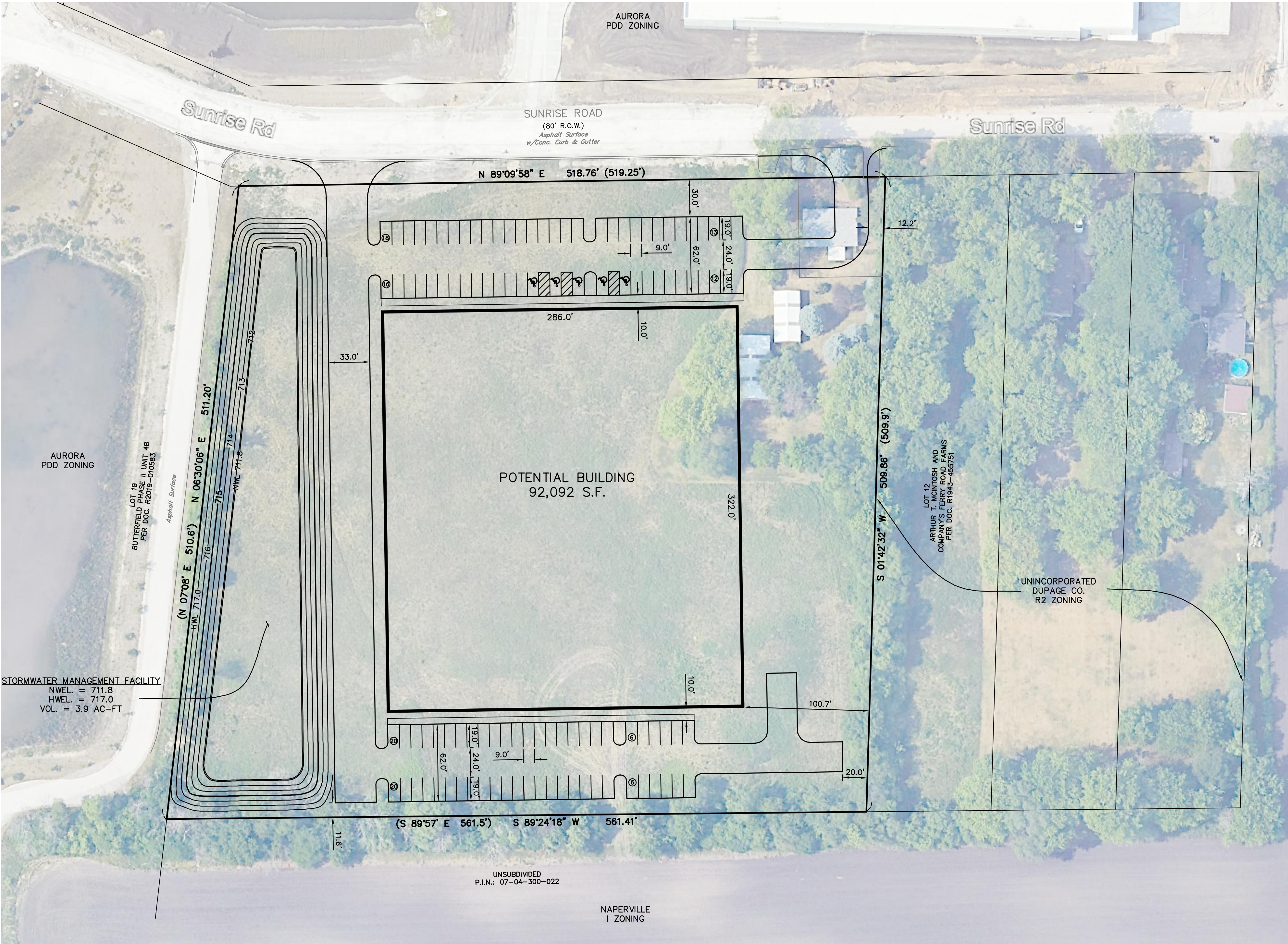
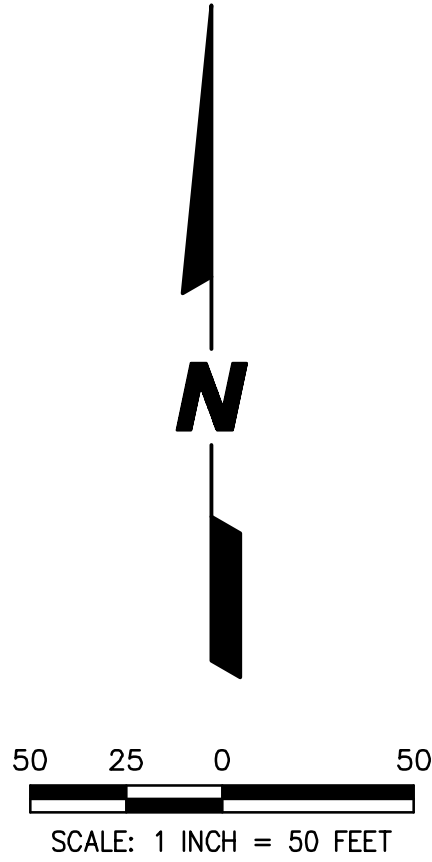


CONCEPT / PRELIMINARY PLAN
FOR
30W669 SUNRISE ROAD
AURORA, ILLINOIS



Development Data Table: Preliminary Plan					
Description	Value	Unit	Description	Value	Unit
a) Tax/Parcel Identification Number(s) (PINs): 07-04-300-019, 07-04-300-020			j) Total Number of Residential Dwelling Units	0 units	
			i. Gross Density	0.00 du/acre	
			ii. Net Density	0.00 Net Density	
b) Proposed land use(s): Light Industrial in ORI zoning district			k) Number of Single Family Dwelling Units	0 units	
			i. Gross Density	0.00 du/acre	
			ii. Net Density	0.00 Net Density	
c) Total Property Size			iii. Unit Square Footage (average)	- square feet	
	6.3 Acres		iv. Bedroom Mix	0% % 1 bdr	
	274,428 Square feet			0% % 2 bdr	
d) Total Lot Coverage (buildings and pavement)	152,316	Square feet		20% % 3 bdr	
e) Open space / landscaping	56%	Percent		80% % 4 bdr	
	122,112	Square feet	v. Number of Single Family Corner Lots	0 units	
	44%	Percent	l) Number of Single Family Attached Dwelling Units	0 units	
f) Land to be dedicated to the School District	0	Acres	i. Gross Density	0.00 du/acre	
g) Land to be dedicated to the Park District	0	Acres	ii. Net Density	0.00 Net Density	
h) Number of parking spaces provided (individually accessible)			iii. Unit Square Footage (average)	- square feet	
	111 spaces		iv. Bedroom Mix	0% % 1 bdr	
	i. surface parking lot			90% % 2 bdr	
	111 spaces			10% % 3 bdr	
	perpendicular			0% % 4 bdr	
	0 spaces		m) Number of Multifamily Dwelling Units	0 units	
	parallel		i. Gross Density	0.00 du/acre	
	0 spaces		ii. Net Density	0.00 Net Density	
	angled		iii. Unit Square Footage (average)	- square feet	
	5 spaces		iv. Bedroom Mix	40% % 1 bdr	
	handicapped			50% % 2 bdr	
	0 spaces			10% % 3 bdr	
	ii. enclosed				
	0 racks				
	iii. bike				
i) Number of buildings	1				
	i. Number of stories				
	1 stories				
	ii. Building Square Footage (typical)				
	92,092 square feet				
	iii. Square Footage of retail floor area				
	0 square feet				
	iv. First Floor Building Square Footage (typical)				
	92,092 Square feet				

SITE DATA

SITE AREA	6.30 Ac.
BUILDING S.F.	92,092 SF.
AUTO PARKING REQUIRED	
- OFFICE 4,604 - 6/300	16
- REMAINDER 87,487.4 / 1,000	88
- TOTAL	104
AUTO PARKING PROVIDED	111

PREPARED BY:



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REV: 09-16-25/KMS, 09-23-25/KMS