



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



# Continental's Experience

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- 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 3<sup>rd</sup> Party Management

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



# Continental's IL Development Portfolio Map



Orchard Road

Indian Trail

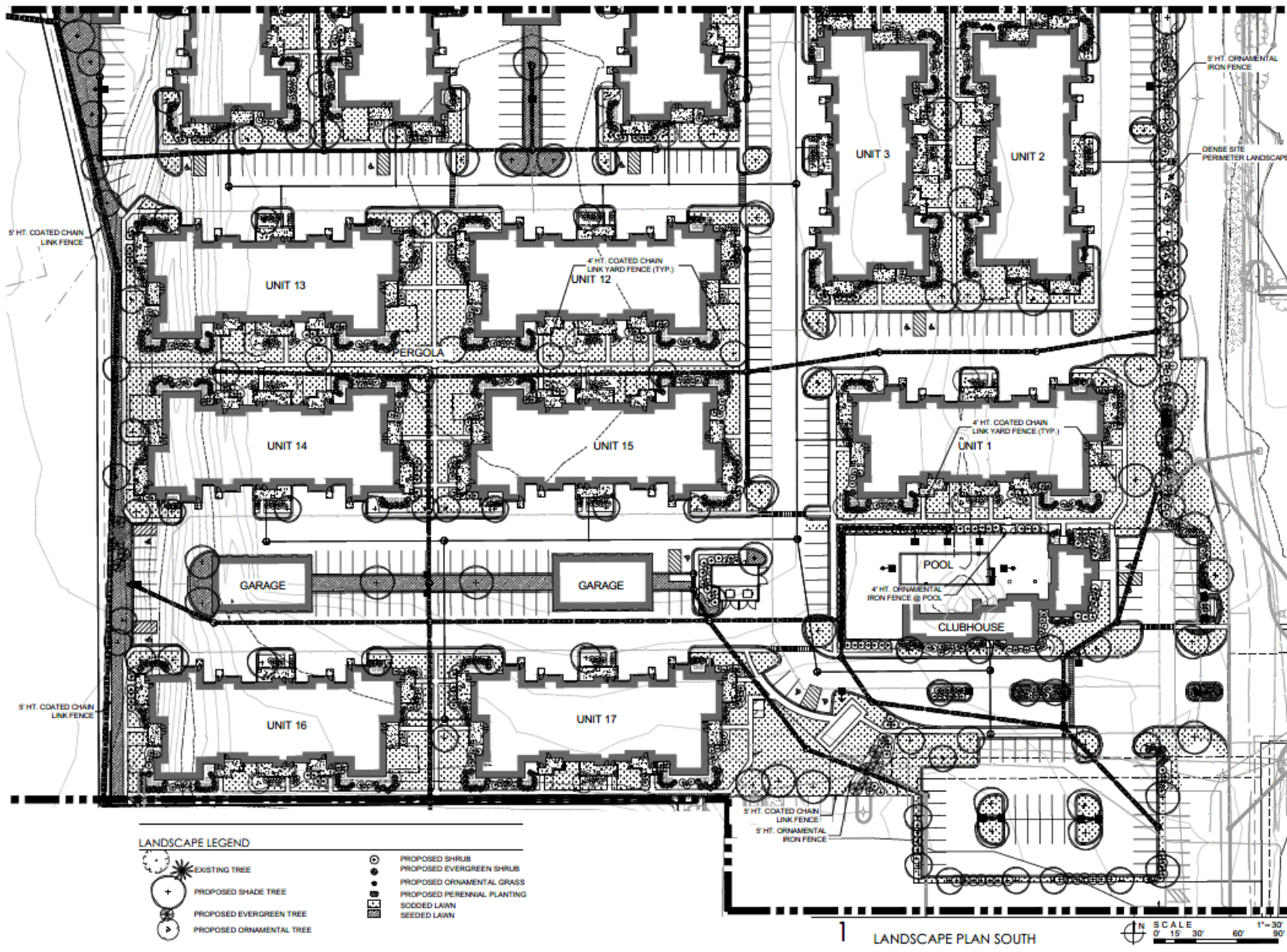
# Springs at Aurora Site Location



# 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

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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

- 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 (34)

1 BEDROOM – 750 SF to 925 SF (136)

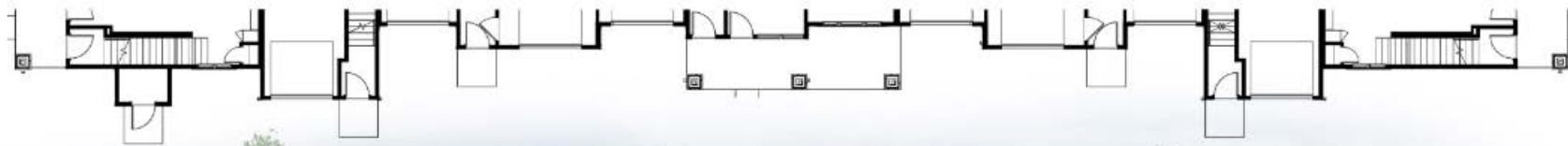
2 BEDROOM – 1,050 SF to 1,225 SF (136)

3 BEDROOM – 1,250 SF to 1,400 SF (34)



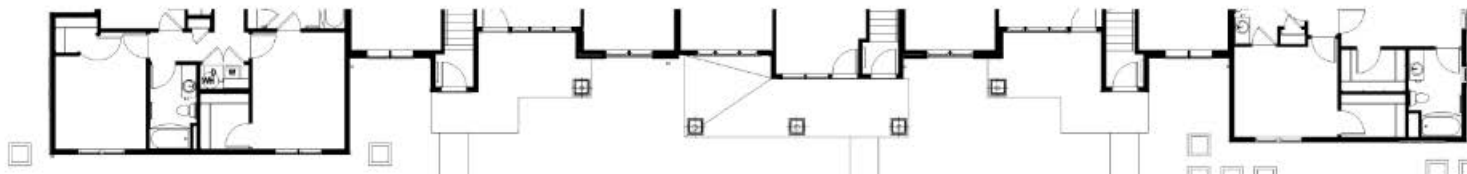
**Front Elevation**

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



**Rear Elevation**

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





Springs Photograph- Midwest

# Community Amenities

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## DESIGNED FOR CONVENIENT CAREFREE LIVING

- Spacious Clubhouse
- 24-hour Fitness Center
- Coffee Bar
- Pergola's w/ Outdoor Grilling Area
- Resort-style Pool With Spacious SunDeck
- 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



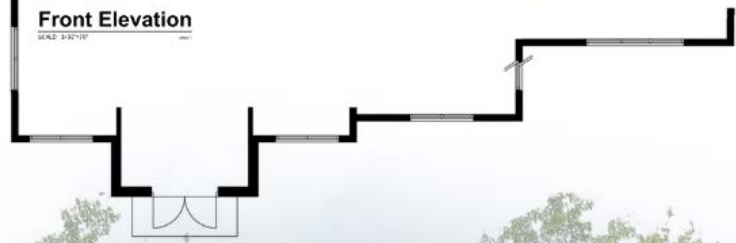
# Community Info

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



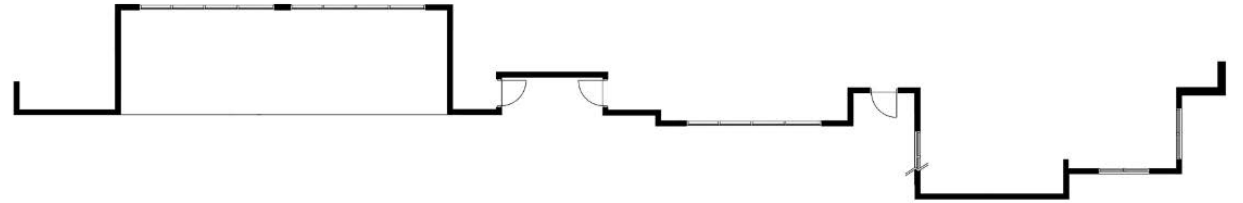
**Front Elevation**

SCALE 1/8"=1'-0"



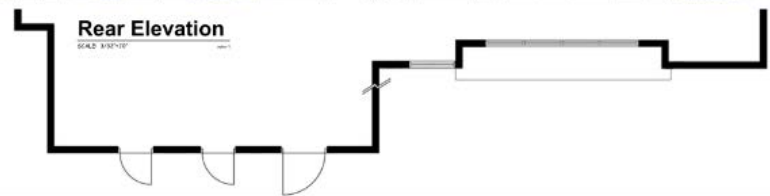
**Left Elevation**

SCALE 1/8"=1'-0"



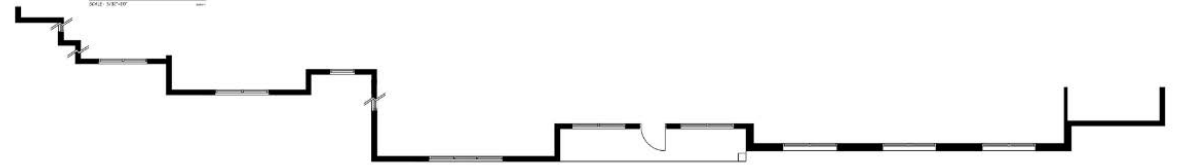
**Rear Elevation**

SCALE 1/8"=1'-0"



**Right Elevation**

SCALE 1/8"=1'-0"

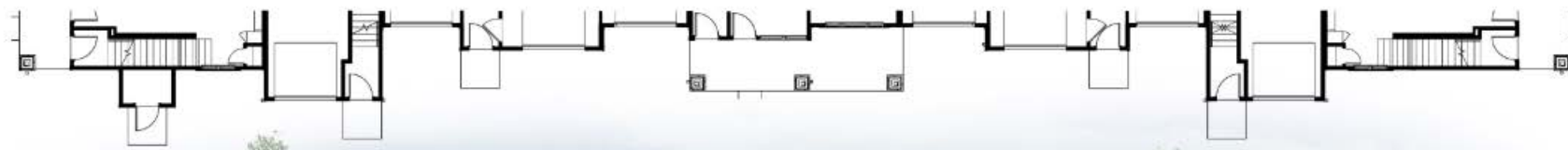


# Clubhouse Elevations



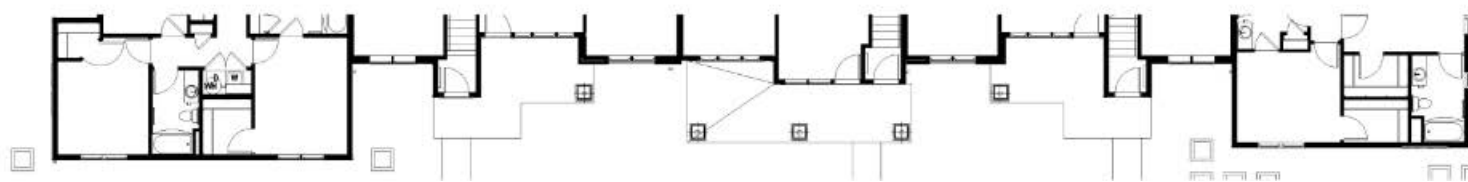
**Front Elevation**

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



**Rear Elevation**

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



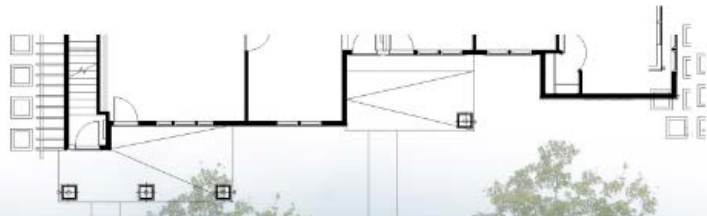
# Multi-Family Elevations- Color Scheme B



**Right Elevation**  
SCALE: 1/8"=1'-0"



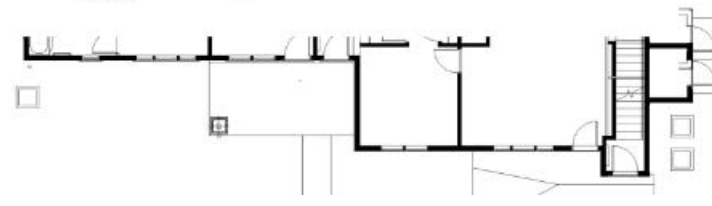
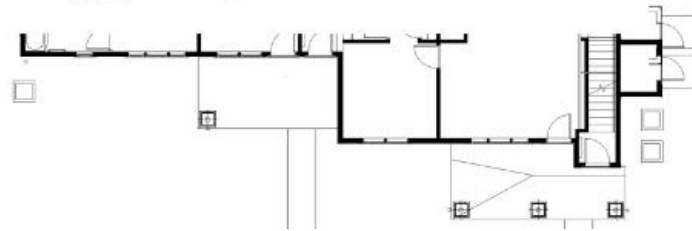
**Right Elevation**  
SCALE: 1/8"=1'-0"



**Left Elevation**  
SCALE: 1/8"=1'-0"



**Left Elevation**  
SCALE: 1/8"=1'-0"



# Multi-Family Side Elevations



**Front Elevation**  
SCALE: 3/32"=1'-0"



**Front Elevation**  
SCALE: 3/32"=1'-0"

**Right Elevation**  
SCALE: 3/32"=1'-0"



**Rear Elevation**

**Left Elevation**



**Front Elevation**  
SCALE: 3/32"=1'-0"

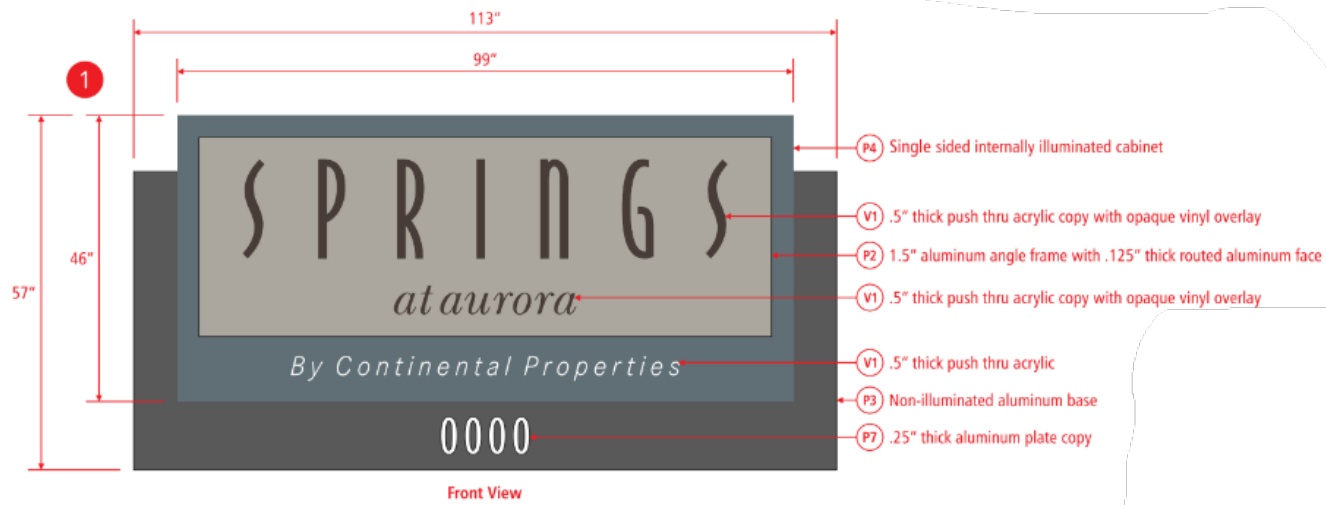


**Front Elevation**  
SCALE: 3/32"=1'-0"



**Right Elevation**  
SCALE: 3/32"=1'-0"

# 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%	<b>11.67%</b>
Avanterra Wolf's Crossing	0.07%	0.51%	2.64%	1.84%	1.27%	1.57%	0.49%	<b>8.39%</b>
Sixteen30	0.12%	0.07%	1.03%	0.34%	0.12%	0.29%	0.10%	<b>2.08%</b>
Springs At Lily Cache Creek	0.12%	0.34%	5.68%	2.64%	1.76%	1.27%	0.66%	<b>12.48%</b>
Springs At Orchard Road		0.20%	6.29%	1.66%	1.64%	0.66%	1.08%	<b>11.53%</b>
Springs At Oswego	0.12%	0.24%	4.58%	2.40%	1.88%	1.30%	0.98%	<b>11.50%</b>
Springs At South Elgin		0.22%	5.70%	2.23%	1.76%	1.15%	1.00%	<b>12.07%</b>
Springs At St Charles		0.27%	4.36%	1.44%	1.03%	0.66%	0.59%	<b>8.35%</b>
Springs At Three Oaks		0.12%	5.43%	1.59%	1.79%	0.71%	0.88%	<b>10.52%</b>
Springs At Weber Road	0.05%	0.17%	4.94%	2.25%	1.74%	1.44%	0.81%	<b>11.40%</b>
<b>Total</b>	<b>0.56%</b>	<b>2.47%</b>	<b>47.53%</b>	<b>18.16%</b>	<b>13.83%</b>	<b>10.45%</b>	<b>7.00%</b>	<b>100.00%</b>

# Estimated Annual Spending by Residents

Continental Properties (Aurora, IL)  
Kane County, IL

June 19, 2024










	<b>Avg. Annual Expenditure</b>
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
<b>Total Average Annual Expenditures per Household</b>	<b>\$ 79,240</b>

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

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

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

- LANDSCAPE LEGEND**
-  EXISTING TREE
  -  PROPOSED SHADE TREE
  -  PROPOSED EVERGREEN TREE
  -  PROPOSED ORNAMENTAL TREE
  -  PROPOSED SHRUB
  -  PROPOSED EVERGREEN SHRUB
  -  PROPOSED ORNAMENTAL GRASS
  -  SODDED LAWN
  -  SEEDED LAWN

