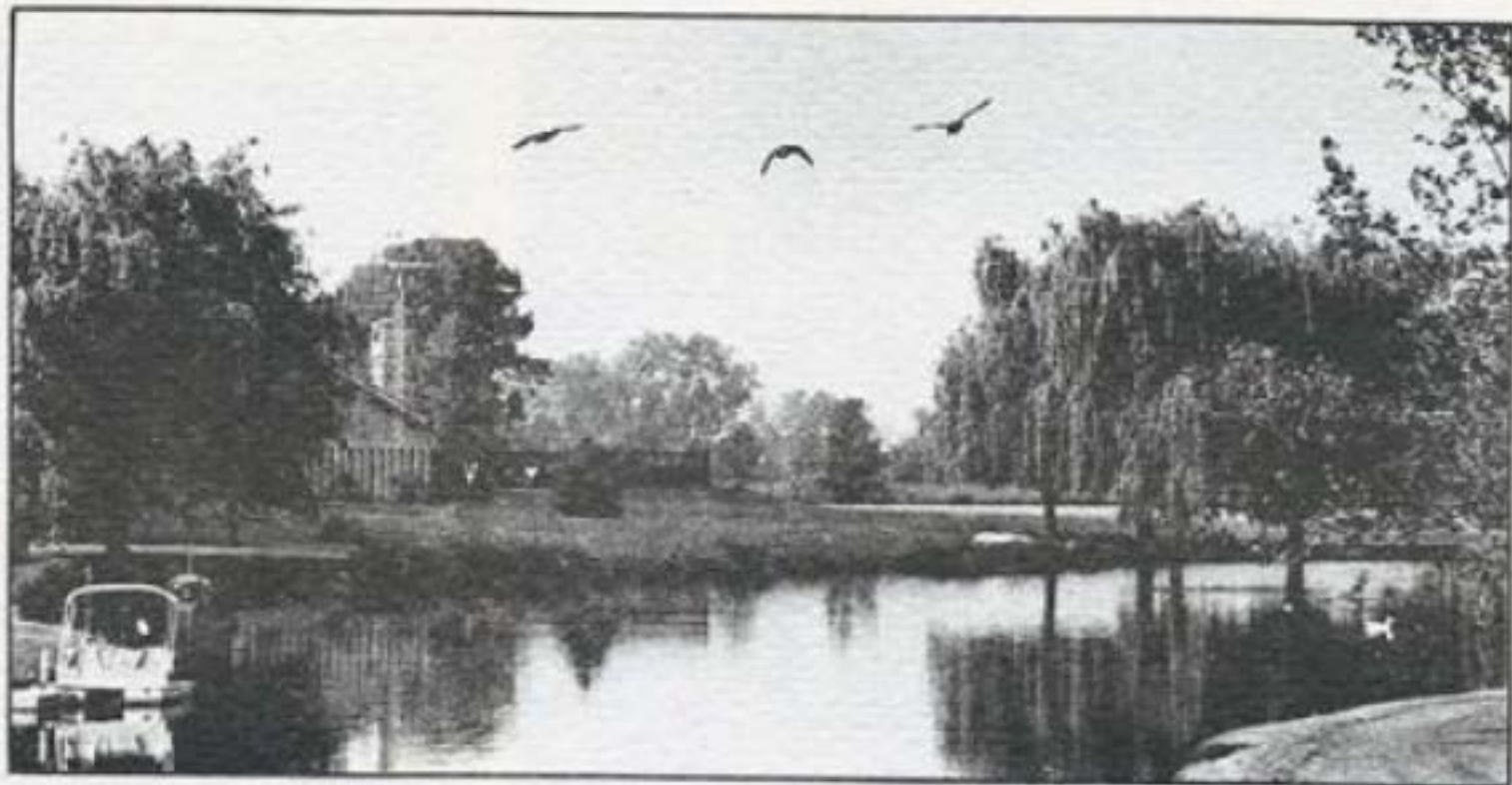


the village of
PRESTBURY





WELCOME TO THE VILLAGE OF PRESTBURY

I'd like to explain to you what the Village of Prestbury is all about.

Two years of intensive planning by a firm of well qualified architects and land planners were spent before the first spadeful of earth was turned in the Village of Prestbury.

During these planning years all efforts were concentrated on developing a residential community that would withstand the passage of time. Not five, ten or twenty-five years, but a lifetime. Obviously, no one can predict 100% what family living will be this far into the future, but with our present day knowledge, and an intelligent analysis of older communities that have aged well, we feel that we will come very close to creating the ideal residential community. In other words, we've borrowed from the past, borrowed from the present and used our professional expertise to predict the future in order to bring to you the very best residential community that we can, and, not have it cost a small fortune for you to live here.

I would also like to point out that our Village was not designed to meet the needs of one particular age group. It is a community where the very young, the old, and the middle aged can all live in harmony. Here, the pace of day to day living is controlled by the individual rather than the community.

I hope you will like it well enough to stay.

Robert Appel
Developer

Village Of Prestbury



Developed by Richard Appel



Location—

Located west of Chicago, adjacent to the East-West tollway, Prestbury is a world away from urban congestion but only minutes away from all that the metropolitan area has to offer.

Environment—

We're proud of the environment slowly developing in the village of Prestbury. Being well separated from commercial and industrial areas, our residents enjoy quiet traffic free neighborhoods and good clean air that's fit to breathe. Because we're our own boss we can continue to control our environment.

Commuting—

Commuting to and from the business world of downtown Chicago is no problem for residents of Prestbury. Less than 15 minutes away are fast commuter trains operated by the Northwestern and Burlington Northern Railroads.

Tax rate—

The village of Prestbury is located in Sugar Grove Township and is subject to its tax rates. These rates have consistently been 20% lower than those in surrounding communities.

Taxes are only part of total living costs. When you compare what you receive in Prestbury to what it would cost to enjoy the same amenities elsewhere, you'll agree that your housing dollar goes further in Prestbury. For total living, the village of Prestbury is truly a bargain.



Zoning—

Single family, multi-family, and commercial areas were firmly locked in the day Prestbury was completely zoned. You need have no fear of your property value depreciating because of changes or irresponsible zoning laws.

Property values—

It is a well documented fact that an investment in Prestbury is a blue chip investment. Not only will it return generous dividends in living style but will also increase in capital value at a rate far in excess of normal property appreciation. In Prestbury you can have your cake and eat it too.



Security—

Nightly patrols by professional police officers provide neighborhood security within the village of Prestbury. These patrols supplement the normal security provided by the county sheriff. Supplemental police patrol is under the control of the Prestbury Citizens Association.

Shopping—

Prestbury's plans call for a community center with shopping and medical facilities for village residents. At present you'll find a variety of major shopping centers all within a short easy drive from the village; with downtown Chicago less than an hour away via the East-West tollway.



Citizens association—

All village residents are members of the Prestbury Citizens Association. The Association is responsible for maintaining the physical and recreational facilities of Prestbury and helping to maintain the high standards set for our village.

Condominium—

Prestbury can boast of one of the finest condominiums in our county. From its estate like setting to its tasteful interiors a condominium that reflects refinement in living. Other condominiums will follow.

Sanitary System—

With water pollution of vital concern and recent legislation aimed at correcting this problem, the sanitary system of any community has become extremely important. Thanks to the foresight of Prestbury's planners our village can boast of having the very latest in sanitary systems and is independent of nearby sanitary districts.



People—

The present population of Prestbury is large enough for us to put together a profile of our average resident. He has above average education, is in the professional or administrative fields, and enjoys a better than median income. This type of person demands a better neighborhood and a more healthful environment for his family. He will be your neighbor.

Homes—

Prestbury homes are large traditionally styled homes, both two storied and ranch. A few low key contemporary homes blend in well with the stable neighborhoods that have been designed for lasting charm. An architectural standards committee of Prestbury residents must approve each and every home plan before construction is started. This protects both you and your neighborhood.

Builders—

In Prestbury you have your choice of several qualified home builders. Choose one already participating in the development of Prestbury or bring your own. We only require that all builders be fully qualified and will abide by the restrictive covenants of our village.

Building sites—

A variety of building sites are available for those who wish to purchase their lot now and build later. Sites are fully improved with sewer, water, paved streets, and sidewalks. New sites and neighborhoods are being constantly developed to meet the increasing demand.

Townhouses—

On the shores of our beautiful sailing lake are the first of Prestbury's townhouses. Of award winning design, these homes are ideal for singles or small family groups.





Tennis—

Prestbury residents have two well designed tennis courts, the first of several to come. A citizen's tennis committee sets the rules, handles reservations, and promotes various tournaments. A tennis pro is normally available for those who wish to learn the game or improve their tennis skills.



Swimming—

Prestbury will have a series of neighborhood swimming pools, the first of which is already in use. The pools are managed by citizens' committees who write the rules, hire the lifeguards, etc. A small fee is charged for residents' guests. Maintenance cost and lifeguards' salaries are paid by the Prestbury Citizens Association.

Golf course—

One of the advantages of living in Prestbury is having a golf course that is practically within walking distance from home. Many residents own golf carts which they drive to and from the course. At present open to the general public who pay a membership fee, the Prestbury Golf Club will eventually become a private course when Prestbury's population becomes large enough to support it.



Social club—

Prestbury's Cheshire Club is a popular gathering place for village residents. Wedding receptions, art shows, and large scale entertaining, keep the Cheshire in use most of the time. Our club is under the control of the Prestbury Citizens Association. A second clubhouse is now in the planning stage.



Sailing—

Sailing enthusiasts will enjoy the two Prestbury lakes which are large enough to permit full enjoyment of this popular sport. One lake is a full 18 acres in size while the other is approximately 10 acres. Motors are not permitted on the lakes.



Parks—

There are approximately 75 acres of parks and woodland trails in Prestbury excluding the two lakes. Our parks thread throughout the entire village rather than being concentrated in one area. This provides everyone who lives here with immediate access to open space.



Fishing—

Prestbury's lakes provide excellent fishing. Abundantly stocked with bass and blue gills, our lakes are a big attraction to the village children who spend many happy summer hours angling for the big ones. Our lakes are for resident use only.

Colleges—

Prestbury is located in northern Illinois, an area noted for its wealth of outstanding universities and small colleges. Within minutes of Prestbury is a well rated junior college, a liberal arts college, and Northern Illinois University. Well within commuting distance are Northwestern University, University of Chicago, and the Chicago campus of the University of Illinois.



Medical—

Within easy distance of Prestbury are several top rated hospitals, medical clinics, and dental clinics. Our area is well served by an abundance of physicians, surgeons, and trained medical personnel.



Air Travel—

O'Hare Field in Chicago is only 40 minutes from Prestbury by tollway. For those who have their own planes, there is an excellent airport less than 3 miles from Prestbury. Air travel is conveniently close when you live in Prestbury.

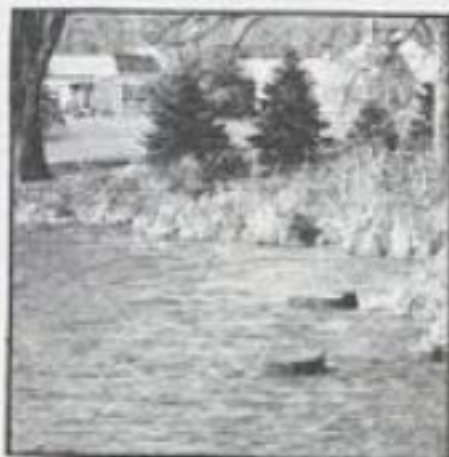


Churches—

Churches of all denominations can be found very close to Prestbury. The first church within our village is the Mormon Church. One more church site will be available within the near future.

Schools—

The village of Prestbury is included in school district 129 whose ample facilities and high scholastic standards will please concerned parents. Children are bussed to and from school at no charge. Prestbury has designated sites for school construction within the village when growth warrants it.



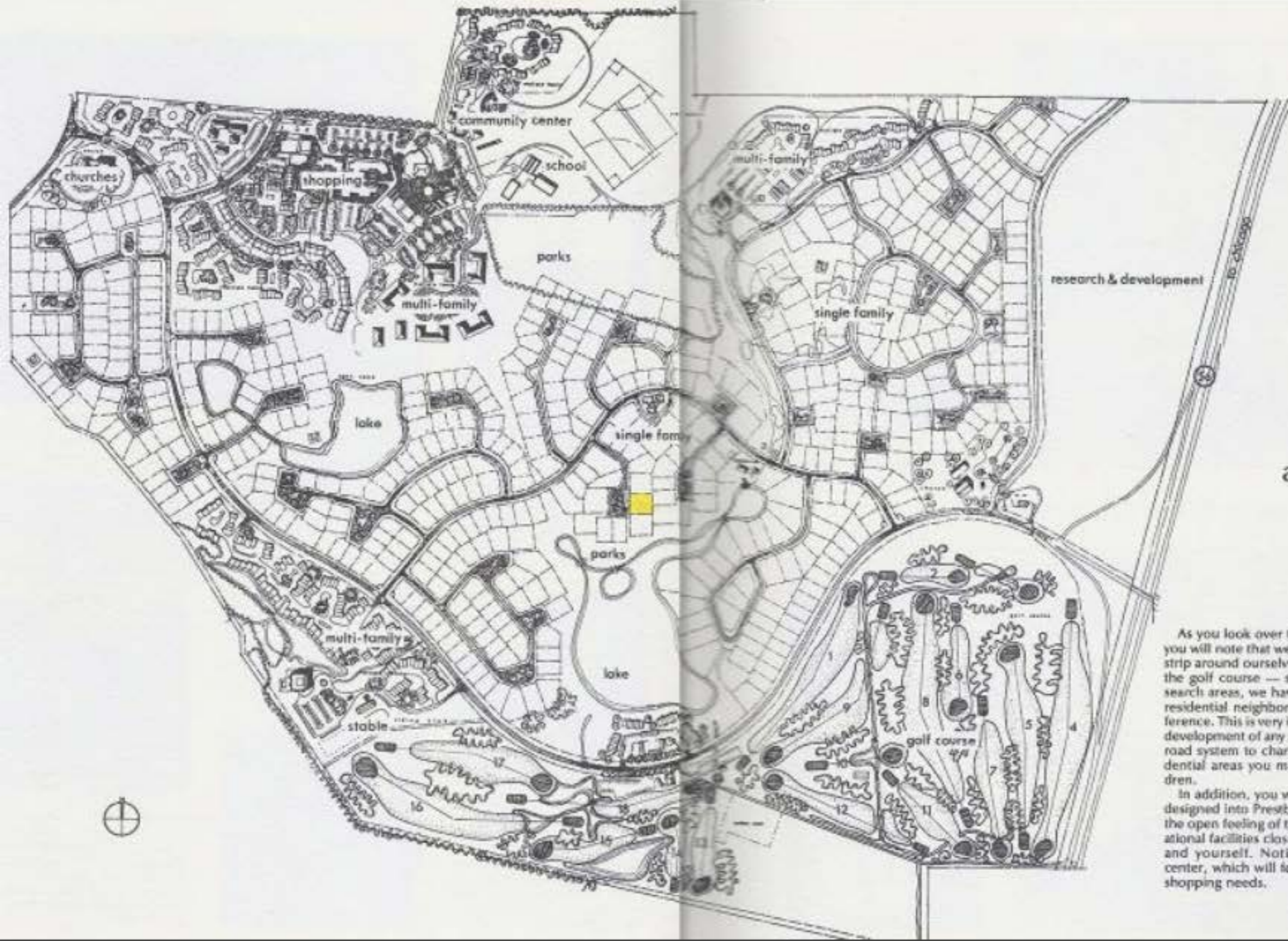
Fire protection—

At present, fire protection for the village of Prestbury is provided by the Sugar Grove Fire Department which is less than five minutes away. Prestbury's plans for the near future include our own auxiliary fire fighting equipment. The Sugar Grove Fire Department also provides excellent ambulance service.



So—

You owe it to yourself and to your family to investigate the advantages of living in the village of Prestbury. Our story is a long one. We'd like to tell it to you in its entirety.



This is what
a well planned
community
includes

As you look over the total plan of Presbury, you will note that we have built our own buffer strip around ourselves. By using such things as the golf course — shopping — parks and research areas, we have been able to isolate the residential neighborhoods from outside interference. This is very important to the long range development of any area and by designing your road system to channel traffic away from residential areas you make it much safer for children.

In addition, you will note all the open space designed into Presbury. You will always enjoy the open feeling of the country and have recreational facilities close at hand for your children and yourself. Notice the convenient town center, which will feature all of your everyday shopping needs.



schools



shopping

A promise of things to come—

In Prestbury there is much that is here today and there is still more to come — schools, shopping center, medical center, community center, golf course clubhouse, riding stables, more churches, swimming pools, clubhouses, and tennis courts — and that's a promise.



country club



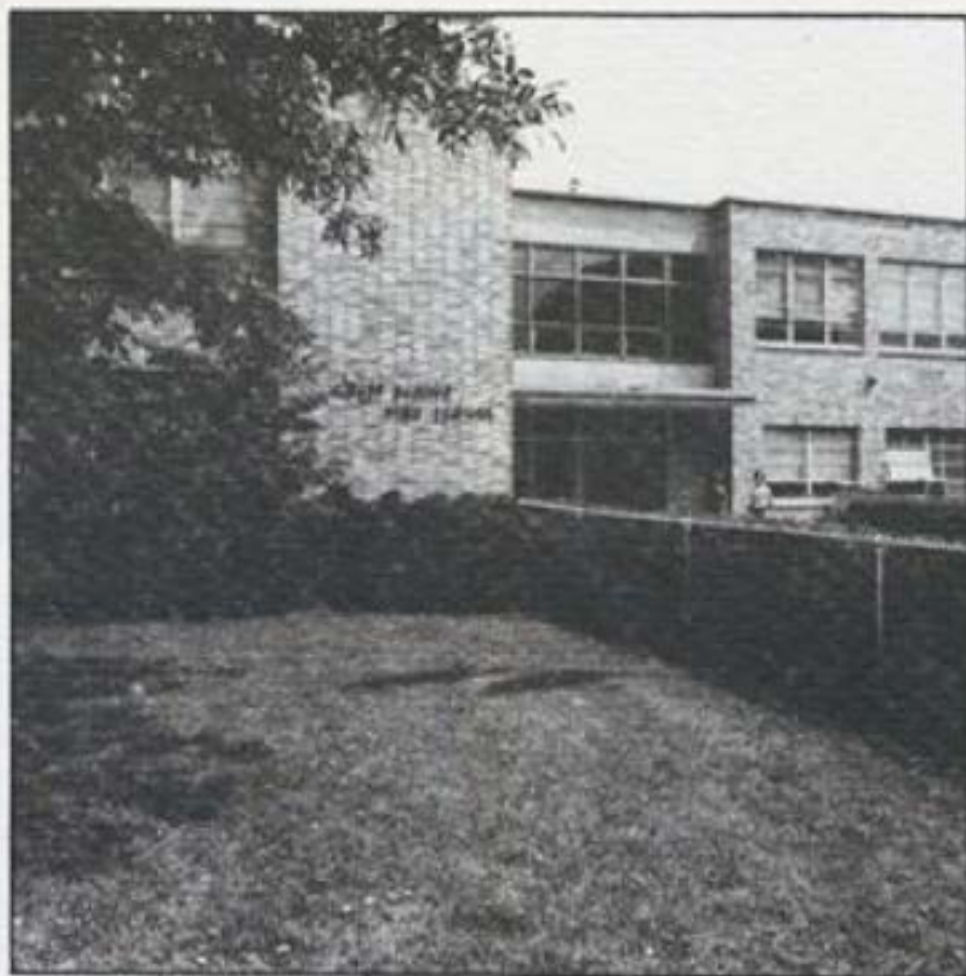
community center



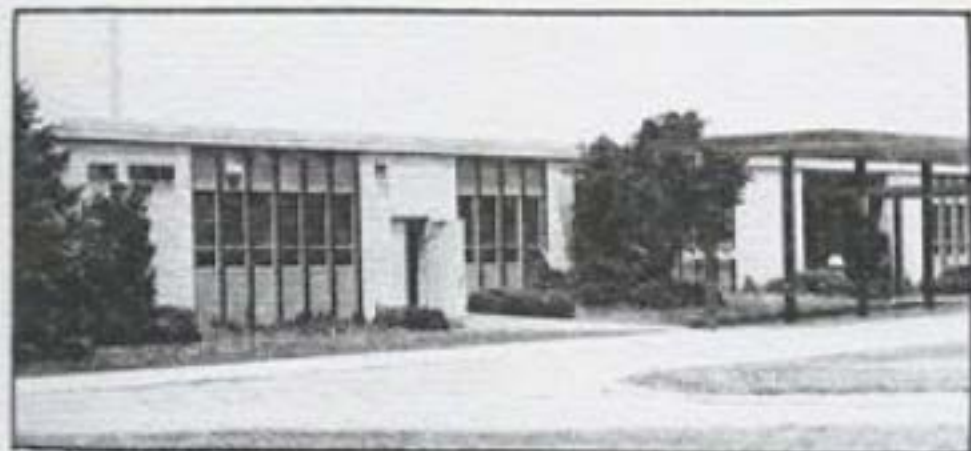
grade school

These are your schools—

At present all students living in Prestbury are bussed to their respective schools and this includes Catholic school children. There is no charge for this service.



senior high



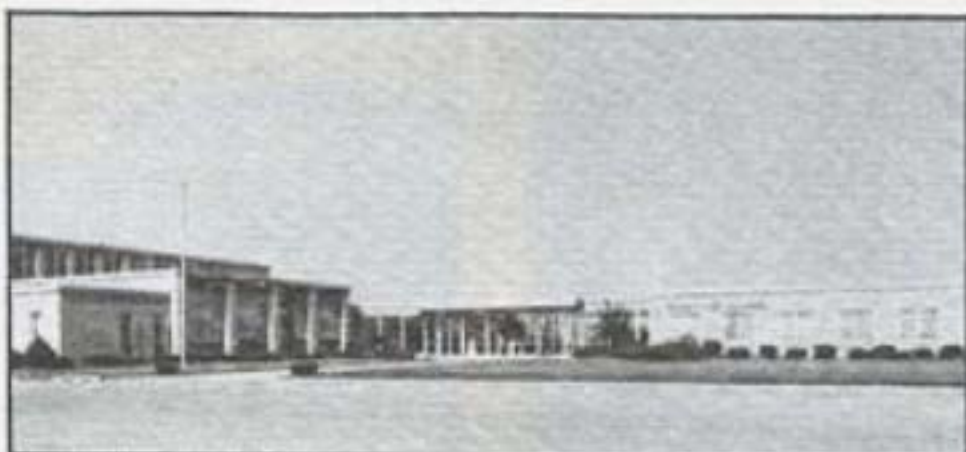
junior high



catholic grade school



catholic high



girls catholic high



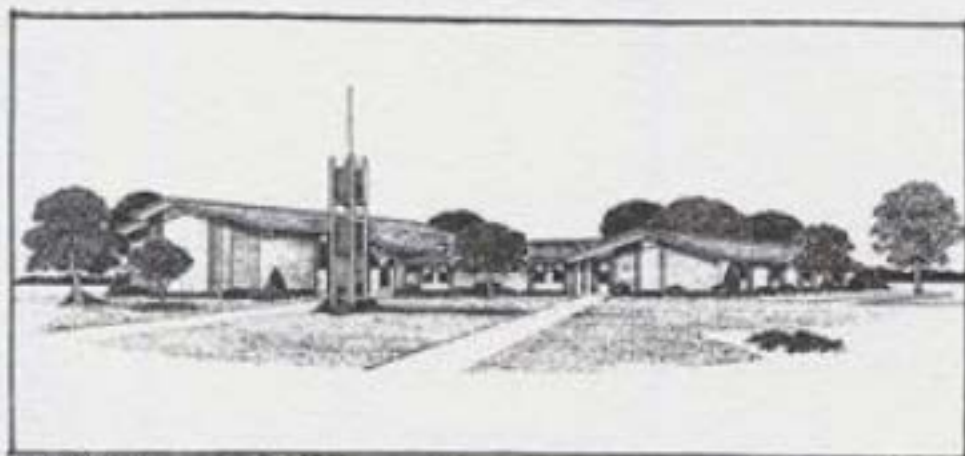
Shopping within minutes of Prestbury—

Close by Prestbury you'll find excellent shopping centers and areas exclusive of downtown Chicago. They're all within minutes of our village and offer a large variety of specialty shops.



Nearby churches –

You won't have to travel far to find the church of your choice. Close by Prestbury are many churches of different denominations. You'll find the Mormon Church in Prestbury.



mormon



episcopal



lutheran



catholic



medical clinic

Minutes to medical aid –

Medical facilities exist close to Prestbury. In case of an emergency, medical aid is only minutes away.



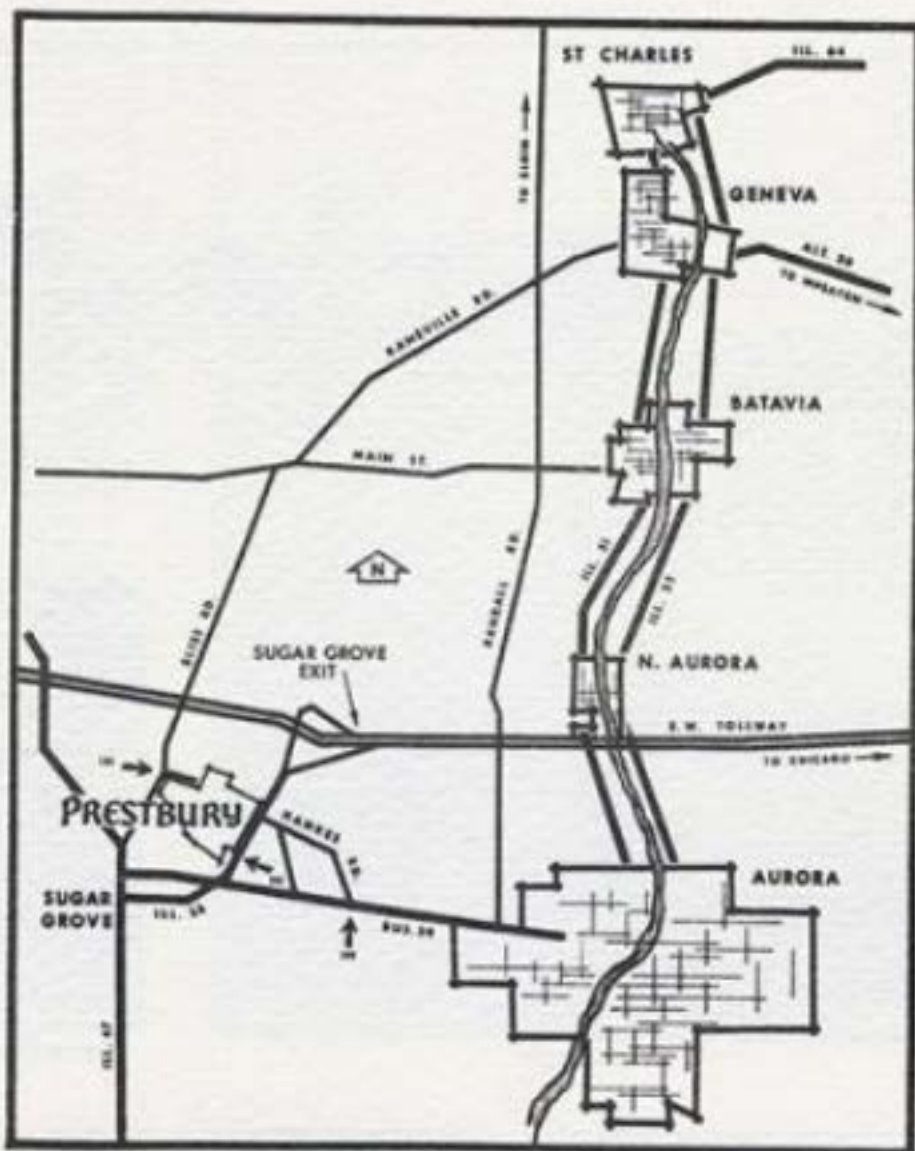
hospital



dental clinic



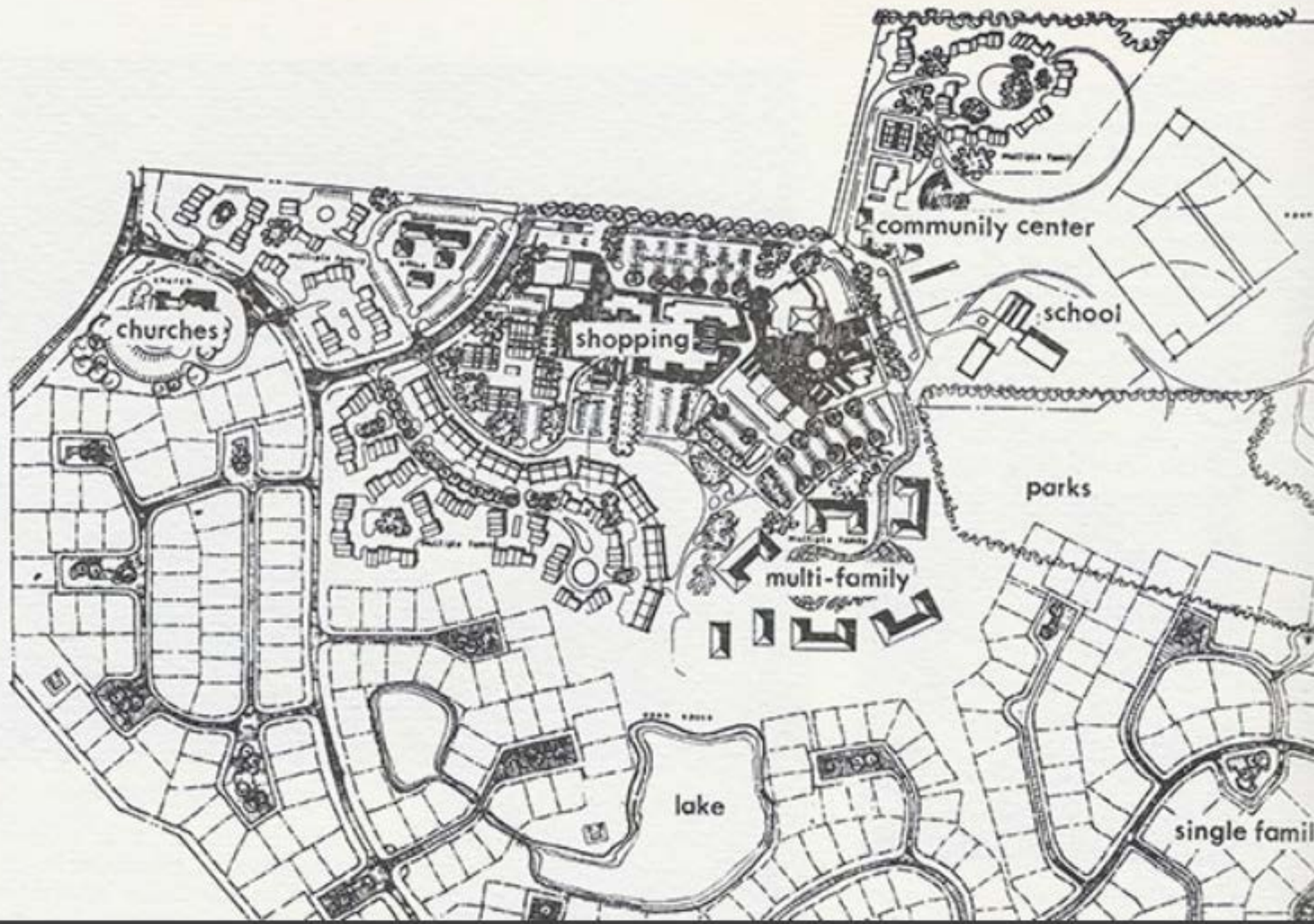
hospital



Approximate travel times to:

| | |
|---------------------------------------|------------|
| Aurora downtown | 10 minutes |
| Aurora Westgate shopping center | 4 minutes |
| Fox Valley shopping center | 20 minutes |
| Oakbrook shopping center | 25 minutes |
| Geneva (shopping) | 10 minutes |
| Hinsdale | 25 minutes |
| Naperville | 10 minutes |
| St. Charles | 13 minutes |
| O'Hare Field | 40 minutes |
| Chicago loop | 50 minutes |





churches

shopping

community center

school

parks

multi-family

lake

single family