

MEMORANDUM

To: Gabby Mattingly – Project Manager – DRT/Transportation
400 S. Eagle Street, Naperville, Illinois 60540

From: Rosanova & Whitaker, Ltd

Date: March 12, 2026

Re: Revisions to NorthGate Addressing Staff Comments

SUMMARY

This Memorandum outlines the revisions to the proposed residential development plans for NorthGate of Naperville (“**NorthGate**”) submitted by M/I Homes of Chicago, LLC (“**M/I**”) on December 19, 2025. These updates have been made in response to written comments provided by Naperville Planning Staff (“**Staff**”) on January 17, 2026 and via an in-person meeting held January 22, 2026.

Since our meeting with Staff, the M/I team has been working diligently to address each comment and has revised the development plans to include updates to the site plan, landscaping, and architectural elevations. In addition to the updated exhibits provided herewith, M/I has provided accompanying narratives below to provide additional detail regarding the specific revisions made. A copy of the revised site plan has been attached hereto as **Exhibit A**.

Collectively, M/I believes these revisions address Staff’s comments and enhance the proposed development to advance the development’s alignment with the City’s goals and objectives, including those outlined in the City’s Land Use Master Plan (“**Master Plan**”) and the Naperville Development Partnership’s I-88 Corridor Study (“**I-88 Study**”). M/I looks forward to continuing to work collaboratively with Staff in furtherance of the City’s goals to continue to enhance its housing supply, support jobs, and enhance the City’s tax base.

ARCHITECTURE & VISITABILITY

Architectural Diversification

Updated elevations and renderings have been included herewith as **Exhibit B** and **Exhibit C** in response to Staff’s comments regarding massing, materials, housing variety, and color palette. To provide the City with the desired architectural variety, in addition to the previously proposed “Madison” and “Pearson” elevations, M/I’s “Taylor” elevation has now been incorporated into nineteen (19) buildings in the community.

The Taylor elevation will be provided as end units only, creating a “bookend” to introduce greater visual variation along the streetscape. By differentiating end units with enhanced detailing,

material transitions, and façade articulation, the overall building mass is softened and broken into more appealing scaled segments. Additionally, varied rooflines have been incorporated, reducing the perceived bulk throughout the development. This layered architectural approach reduces repetition, improves curb appeal, and fosters a more dynamic neighborhood character.

The introduction of an additional elevation also expands the range of housing configurations available within the community as described in greater detail below. By offering an additional floor plan, NorthGate has increased its housing options to better accommodate differing lifestyle needs of future homeowners. With the addition of the Taylor floor plan, key lot conditions have also been addressed by orienting units so that front entryway access doors face the right-of-way.

In addition to adding the Taylor elevation, M/I has also incorporated additional color palettes and has implemented an anti-monotony plan as depicted on **Exhibit D** attached hereto. M/I previously proposed a single elevation color package consisting of predominantly white with black accents. In response to Staff’s comments, the development now incorporates four (4) distinct color packages that enhance visual variety and supports anti-monotony. The color scheme has been refined to include a range of grey tones and evening blue accents. These deeper and more varied hues create greater visual contrast, enhance architectural depth, and contribute to a more dynamic and visually engaging streetscape.

In terms of building materials, all facades are comprised of brick, stone, or cementitious siding, resulting in a high-quality architectural composition that ensures durability, longevity, and visual cohesiveness that fits within this important City corridor. The proposed homes will also incorporate upgraded window assemblies with improved Outdoor/Indoor Transmission Class (“**OITC**”) performance ratings to help reduce the amount of perceived noise from within the home, including noise from traffic, lawn equipment, and the adjacent Prairie Point Corporate Park.

Visitability & First Floor Options

As shown on **Exhibit E** attached hereto, M/I has incorporated a visitability component within the development. M/I acknowledges and agrees that accessible features improve access to communities for everyone, not just those with disabilities. As a result, visitability is an increasingly recognized principle in design practices nationwide.

According to the National Council on Independent Living as a source reference from The Naperville Accessible Community Task Force (“**ACTF**”) letter addressed to developers dated December 8, 2024, a house is considered “visitable” when it meets three basic requirements: (i) one zero-step entrance; (ii) doors with 32” of clear passage space; and (iii) one bathroom on the main floor accessible by a wheelchair. The revised plans for NorthGate now incorporate these standards, with visitability and aging-in-place features being provided in nearly 61% of the townhomes offered, or 104 of the 171 units. Through the strategic placement of service walks and zero-entry thresholds, design elements were integrated to support long-term livability and allow current and future Naperville residents to remain in their homes as mobility needs evolve. ADA compliant and visibility features in these “visitable units” include:

- No-step entrance leading from the driveway to an entrance with a minimum 32” clear opening;
- Option for a visitable bathroom on the same level as the no-step entrance;
- First floor bedroom configurations;
- First floor full bath options with support installation of grab rails if needed for shower/bathtub and toilet;
- Interior doorways at 1st floor provide a minimum clear opening of 32” with door openings at 90 degrees;
- Electrical wall outlets placed no more than 15” above finished flooring;
- Wall switches controlling light fixtures and fans placed 48” (maximum) above finished flooring; and
- Accessible service walks.

All floorplans provide options for first-floor bathrooms and flex room conversions, allowing spaces to adapt to the evolving needs of a household, whether as a home office, guest room, quiet retreat, or additional living space. Specifically, the Taylor plan further expands this flexibility by offering configurations that accommodate a full in-law suite or a third bedroom with an adjoining den. These layouts can support multigenerational living.

These enhancements are particularly responsive to the previously identified growth in Naperville’s 50+ demographic and NorthGate’s target market. By providing flexibility directly into the base design, the proposed development will support residents seeking to downsize without leaving Naperville, as well as households planning proactively for aging-in-place. These features advance the Master Plan’s directive to “ensure housing is diverse, responsive to community needs, and accessible to everyone” (pg. 27) while promoting long-term neighborhood stability and inclusive life-cycle housing opportunities within the City.

An updated breakdown of the total unit counts, including visitable unit counts provided with each plan, is shown below.

Plan	Floor Area	Visitable Units	Total Units
Taylor	1,920 sq. ft.	19	19
Madison	2,328 sq. ft.	60	107
Pearson	2,328 sq. ft.	25	45
			171

LANDSCAPING & BUFFERING

East – Prairie Point Corporate Park

As depicted on the revised site plan, at Staff’s direction, landscaping has been significantly enhanced, particularly along the eastern boundary adjacent to the Prairie Point Corporate Park to provide for a more effective buffer between the townhomes and the uses in Prairie Point Corporate Park. As depicted in the pictures below, the existing berm and landscaping located along Corporate

Lane are in poor condition. The revised plan improves landscaping and the existing berm with new evergreen and shade trees to create a robust, layered screening that ensures year-round visual screening. This landscape buffer will effectively screen the development from Corporate Lane while providing approximately 56' of separation between the townhomes and the right-of-way.



In addition, the nearest building in the Prairie Point Corporate Park is approximately 120' from the Subject Property's east property line. This results in a total separation exceeding 175' between the townhomes and the nearest structure in the Prairie Point Corporate Park. This distance and the proposed layered landscaping establishes and supports land use compatibility between the townhomes and uses in the Prairie Point Corporate Park, mitigating potential visual and operational impacts and ensuring a harmonious interface between the developments. To further ensure compatibility among the uses, prior to the sale of any townhome, M/I will provide a written disclosure to each homebuyer informing them of the applicable Prairie Point Corporate Park zoning designation and uses permitted therein.

West – Monarch Landing/Park Site

To the west, Monarch Landing is currently surrounded by mature landscaping and trees, providing both shade and visual buffering. As an additional buffer, a 3.1-acre park site between NorthGate and Monarch Landing will be dedicated to the Park District for its development as a public park. This collaboration with the Park District will ensure that both NorthGate and Monarch Landing residents will benefit from a high-quality recreational amenity, supporting active and passive uses appropriate for all ages.

The park site not only enhances visual and spatial separation, but also softens the interface between differing housing types, providing a gradual transition from the multi-unit townhome buildings to the higher-intensity, age-restricted retirement community buildings. While a park concept plan is still in the works, landscaping, shelter/gathering places, a playground, fitness stations, and open green space are all proposed to be potentially included within the park.

Further, the park ensures compatibility between the developments by maintaining a respectful scale and orientation between the townhomes and Monarch Landing. The nearest townhome is set back 75' from the western property line, which, in further combination with the park's separation, helps reduce potential visual or activity conflicts, creating a harmonious edge that supports both community vitality and resident comfort. The park intends to serve both as a recreational asset and a carefully planned buffer that strengthens the overall cohesion of the neighborhood while protecting the quality of life for existing and future residents.

Other Landscaping Improvements

In addition to the added perimeter buffering and park site, internal open spaces have been enhanced to improve community aesthetics. Specifically, a passive HOA-maintained bench-seating area has been added near the south entrance of the development, south of building 29 as depicted on the site plan. At the request of staff, additional landscaping and shade trees have also been incorporated around the proposed stormwater detention basin locations.

COLLABORATIVE COORDINATION

Naperville Park District

M/I has continued to collaborate with the Naperville Park District in designing the proposed 3.1-acre park to be located between NorthGate and Monarch Landing to the west as shown on **Exhibit F** attached hereto. M/I understands Staff has concerns regarding the park equipment's proximity to Ferry Road. In response, M/I and the Park District have initiated revisions to the park improvement plans to shift the park equipment further north, away from Ferry Road. The existing fence along Ferry Road will remain, along with incorporating additional landscape buffering and berming between the park equipment and Ferry Road to provide additional separation and enhance safety. Conceptual plans reflecting these modifications are currently being finalized and will be shared with the City in the near future.

Recognizing the shared boundary and future use of the park site by residents of both Monarch and NorthGate, M/I and the Park District also intend to work closely with Monarch residents to design the park improvements and amenities. The shared park site underscores the importance of the public park to both communities, providing recreational access, open space, and a thoughtfully designed plan along the shared property line that benefits residents of both communities while maintaining safety and visual separation from adjacent roadways.

Indian Prairie School District 204

M/I has been coordinating with Indian Prairie School District 204 ("**IPSD 204**") regarding the release of a restrictive covenant on the Subject Property. Discussions, including fee-in-lieu, are ongoing and positive.

Naperville Development Partnership

The Naperville Development Partnership (“**NDP**”) has been informed of the proposed development and has no objection. M/I’s representative attended a NDP meeting on March 11, 2026 to present the project. Based upon that meeting, a letter from the NDP is attached as **Exhibit G**.

Prairie Point Corporate Park Association

M/I has been coordinating with the Prairie Point Corporate Park Association regarding approvals for the Subject Property. Conversations are ongoing, but initial feedback has been positive.

Monarch Landing Senior Care Development

M/I has coordinated extensively with Senior Care Development, owner of Monarch Landing. Upon formal resubmittal, M/I will be meeting with Monarch residents to present the development plans on April 28th. In addition to M/I, the Park District will also attend to discuss the collaborative efforts regarding future park site improvements. Preliminary feedback from Monarch residents has been positive, and M/I is optimistic that Monarch residents will view NorthGate’s proposed land use favorably, particularly when compared to potential alternative uses such as industrial, athletic (ice hockey), and multi-family apartment developments.

Neighbor Meeting

M/I will be hosting an informational meeting for surrounding neighbors to introduce the development prior to a scheduled PZC date. This meeting will be held as an open house-styled format. M/I representatives and consultants will be available to discuss details of the project and answer questions. As recommended by Staff, M/I will make sure to invite the residents in the single-family homes along Townline Road and Point Oak Drive.

CONSISTENCY WITH ZONING, MASTER PLAN, AND I-88 STUDY

Zoning & Master Plan

The Subject Property is located within the Monarch Landing PUD and was originally intended for residential development – originally as Monarch Landing Phase II. The original Monarch Landing approvals zoned the Subject Property OCI (Office, Commercial, Institutional), which zoning designation permits attached single-family homes (townhomes) as a conditional use. The proposed NorthGate townhomes are an appropriate use under the existing OCI zoning classification and affirmatively supported by the City’s Master Plan.

The Master Plan is not a regulatory document or direct reflection of existing conditions, nor is it meant to alter the City’s existing regulations or ordinances (pg. 8). Instead, the Master Plan is a high-level guiding policy document that identifies land use patterns, themes, best practices, and strategies to support the overall land use vision in the City (pg. 8). As set forth in the Master Plan,

its “Guiding Principle #1” is in part to ensure housing is diverse and responsive to community needs. As noted, this “includes homes of different types, price points, styles, and densities” (pg. 27). The proposed development will help satisfy this important Master Plan objective.

The Future Land Use Map contained in the Master Plan designates the Subject Property as “Regional Center”. As noted on page 38, the applicable zoning districts for the Regional Center designation include B-2, B-3, **OCI**, RD, ORI, and **Planned Unit Developments** – consistent with the existing zoning designation for the site. As previously mentioned, townhomes are permitted as a conditional use in the OCI zoning district. By virtue of the Master Plan, finding the OCI zoning district as appropriate for the Regional Center designation, it would follow that the conditional uses permitted within the OCI zoning designation, including townhomes, are likewise appropriate for the Regional Center.

More broadly, Regional Centers are described as areas that feature “a diverse mix of uses” (pg. 38) and as places that “offer one of the most diverse mix of uses in the City” (pg. 56). Key considerations for Regional Center land use designation call for the allowance of “integration of mixed-use development to help contribute to activity within the place type and support housing diversity” and to “promote beautification, landscaping, and other improvements to elevate the character of Regional Centers as gateways to the Naperville community.” The proposed development does just that by providing a diverse housing option and by incorporating site enhancements for the benefit of the greater community.

In the context of the surrounding properties also designated Regional Center, the Subject Property should not be viewed in a vacuum. Instead, the entire Regional Center area should be viewed thematically and from a high-level, with consideration given to the uses already existing in the Regional Center. Consistent with the Regional Center designation, the surrounding uses are diverse and include Monarch Landing, Iron Gate Condos, Topgolf, CarMax, Hotel Arista, Domain CityGate, Nicor, Reliable Home Improvement and Supply, and various commercial/retail/offices/restaurants. Notably, townhomes are missing from this list, such that the proposed NorthGate development will further contribute to the diversity prescribed for the Regional Center place type as set forth in the Master Plan.

While the Master Plan identifies multi-family residential as a supporting use in the Regional Center place type, it narrows that use specifically to apartments. However, the term “multi-family” is a broad housing classification that encompasses a range of attached residential product types, including townhomes. Townhomes can certainly be interpreted as multi-family residential uses due to their attached configuration and density characteristics. NorthGate fulfills the density and housing diversity goals envisioned for the Regional Center while aligning with the controlling and applicable OCI zoning district, which expressly permits townhomes as a conditional use.

Of note, Domain and the proposed Domain II apartments at CityGate Centre to the south, along with additional apartments approved to the west of Route 59, demonstrate that high-density rental housing is currently being addressed within the immediate vicinity. Introducing additional apartments on the Subject Property would be duplicative and could trigger an oversupply in that

particular housing type. Alternatively, industrial and office uses at the Subject Property would be incompatible with and potentially detrimental to the adjacent Monarch development. Such uses are more appropriately concentrated directly along the I-88 corridor, where direct highway access and higher traffic volumes support the intensity of those land uses. In contrast, the Subject Property is situated north of Ferry Road and does not benefit from direct access to either I-88 or IL-59, limiting its suitability for higher-intensity employment uses that typically rely on regional visibility and significant traffic activity.

Additionally, the Master Plan emphasizes that “land use compatibility of adjacent areas is an important consideration for residential neighborhoods. Property values, safety, and overall quality-of-life can be affected by the adverse impacts of adjacent nonresidential activities, and encroachment by incompatible land uses” (pg. 41). These policy directives reinforce that residential planning within a Regional Center is not solely about achieving density targets, but about ensuring that development is context-sensitive and protective of surrounding context and adjacent uses. From a planning perspective, the intent behind supporting multi-family uses within a Regional Center is to promote higher-density residential options, expand housing diversity, and support nearby commercial and employment areas. NorthGate’s townhomes accomplish these objectives. The proposed density exceeds that of traditional detached single-family development, introduces an ownership-oriented housing option that broadens the City’s housing mix, and provides a transitional residential product that is compatible with single-family to the north, Monarch Landing to the west, and CityGate’s apartments to the south.

I-88 Study

Although not an official planning document of the City, the I-88 Study conducted by the Naperville Development Partnership further supports residential integration in strategic locations throughout the Corridor. NorthGate represents the type of measured residential opportunity to support the employers in the corridor contemplated by the I-88 Study, allowing a guide-supported residential use within an evolving mixed-use corridor. The I-88 Study also identifies housing supply constraints as a structural challenge, warning on page 12 that “limited housing options at varying price points can make it challenging to attract and retain a skilled and diverse labor force. In the long run, these constraints can push young professionals and families to relocate elsewhere, reducing the City’s talent pool.” The I-88 Study continues by noting “to create a ‘live-work-play’ environment along the Corridor, an increase in housing options at different typologies and price points will need to be considered.”

NorthGate directly responds to this recommendation by providing ownership-based townhomes proximate to corridor employment, thereby strengthening the live-work-play dynamic the I-88 Study seeks to cultivate. Page 22 further emphasizes that “real estate analysis, as well as stakeholder engagement, has reinforced the notion that there is high demand for multifamily on the Corridor.” While NorthGate is not rental multifamily, it reflects the same documented demand for residential near the corridor and provides a stable ownership opportunity that supports long-term neighborhood investment. NorthGate will provide infill development along Ferry Road, complementing the surrounding uses with its rear-loaded configuration, right-of-way facing

facades, enhanced streetscape design and landscaping, pedestrian connectivity, and a public park, advancing precisely that vision.

When evaluated in its full context, the Subject Property sits within a transitional environment that already reflects the diverse land use pattern contemplated by a Regional Center designation per the Master Plan and encouraged by the I-88 Study. In such transitional contexts, townhomes act as an appropriate buffer between more intense industrial uses and established residential uses. The Master Plan's directive to support housing diversity within Regional Centers and the I-88 Study's call to expand typologies along the corridor collectively support the integration of townhomes at this location. The proposed NorthGate development is not in conflict with these adopted studies, but rather it is a direct implementation of them. Despite significant development in the area, the Subject Property has long sat vacant. M/I's proposed residential development would continue to expand the City's tax base through stable property valuations and strengthen the vitality of the I-88 corridor by supporting nearby businesses and employment centers. In contrast to speculative industrial use, NorthGate offers an implementable, market-responsive investment that reinforces both economic resilience and long-term community stability as the City approaches buildout.

TARGET MARKET AND HOUSING NEEDS ASSESSMENT STUDY

According to CMAP, only about 2.5% of vacant land remains within Naperville's current municipal boundaries, underscoring the finite nature of developable land and the importance of thoughtful, strategic infill. The City's 2020 Housing Needs Assessment Study concluded that Naperville will require between 11,700 and 13,000 new housing units by 2040 to accommodate projected population growth.

With a median household income of \$150,937, Naperville continues to reflect a strong and economically vibrant community. NorthGate's anticipated base price points of \$540,000 for the Madison, \$565,000 for the Pearson, and \$561,000 for the newly proposed Taylor model provide a range that aligns with the City's income profile. At these price levels, many households earning at or near the median income would reasonably fall within the range of traditional mortgage qualification standards, supporting homeownership without imposing undue financial strain. M/I's intent is to provide an ownership opportunity that is accessible relative to newly constructed townhomes while still delivering high quality architecture, thoughtful site planning, and modern features. In doing so, NorthGate broadens the spectrum of housing options in the community and supports the City's broader objective of maintaining a diverse and sustainable housing stock.

NorthGate's anticipated target market for first-time homebuyers, young professionals, and 50+ aged demographic closely aligns with the Master Plan, Housing Needs Assessment Study, and census data. The U.S. Census data indicates that Naperville's 50+ population has increased by 16.1% between 2000 and 2023, with a current median age of 40.1. To support this growing segment, visitability and aging-in-place design features have been incorporated into more than 60% of the proposed townhomes, allowing residents to age-in-place as their needs evolve. In doing

so, the development not only addresses current housing gaps but also advances long-term community stability by providing flexible housing options.

CONCLUSION

In summary, M/I believes we have respectfully listened and responded to Staff concerns by implementing the above revisions and through the continuation of collaborative efforts to make NorthGate a successful and sustainable addition to Naperville. As a result, M/I respectfully requests that Staff reconsider its position and support approval of the revised NorthGate proposal as an appropriate and context-sensitive development within this important gateway corridor. We look forward to continuing collaboration and discussions.

Attachments:

- Exhibit A – Illustrative Site Plan
- Exhibit B – Elevations
- Exhibit C – Site & Street Level Renderings
- Exhibit D – Anti-Monotony Exhibit
- Exhibit E – Visitability Exhibit
- Exhibit F – Park Dedication Exhibit and Conceptual Plan
- Exhibit G – NDP Letter

EXHIBIT A

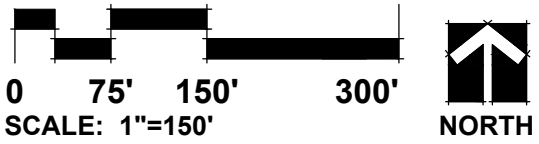


ELENI INTERIORS,
ACCURATE REPRO, ETC.

DART WAREHOUSE
CORP.

	REQ.	PROP.
PARKING		
UNIT PARKING TOTAL	342	670
GARAGE	171 MIN.	342
DRIVEWAY		328
GUEST PARKING TOTAL	43	104
OFF-STREET SPACES		17
ON-STREET SPACES		87

ZONING CODE	STANDARD	PUD (OCI DISTRICT)	PROPOSED	NOTES
6-7F-3	CONDITIONAL USES	PLANNED UNIT DEVELOPMENTS / SINGLE-FAMILY ATTACHED	SINGLE-FAMILY ATTACHED	
6-7F-5.1	MIN. AREA/UNIT AVG.	4,000 SF.	4,830 SF	*AVG. OF NET RESIDENTIAL LOTS
6-7F-6.1	MIN. LOT WIDTH	50 FT	183 FT	
6-7F-8.1	MAX. HEIGHT	43 FT	TBD	
6-7F-7	YARD REQUIREMENTS	-	-	*APPLIES TO ROW AND SUBDIVISION PERIMETER
6-7F-7	FRONT YARD	20 FT	20 FT	
6-7F-7	REAR YARD	0 FT.	N/A	*WHEN THE REAR LOT LINE ABUTS PROPERTY LOCATED IN A BUSINESS OR INDUSTRIAL DISTRICT
6-7F-7	INTERIOR YARD	10 FT	10 FT	
6-7F-7	CORNER YARD	20 FT	20 FT	
6-7F-7	MIN. SEPARATION	12 FT	20 FT	*BETWEEN ALL PRIMARY STRUCTURES
6-2-12	FENCES	N/A	N/A	



SITE DATA

LAND USE	UNITS	AREA	% OF SITE
REAR-LOAD TOWNHOMES (TOWN SQUARE SERIES)	171	12.4 AC	47.3%
DETENTION/OPEN SPACE	-	8.3 AC	31.7%
PUBLIC PARK	-	3.6 AC	13.7%
M/I CONTRIBUTION	-	2.6 AC	
MONARCH LANDING	-	1.0 AC	
DRIVEWAY EASEMENT	-	0.1 AC	0.4%
ACCESS EASEMENT	-	1.8 AC	6.9%
TOTAL	171	26.2 AC	100.0%

PUD SITE PLAN
NORTHGATE OF NAPERVILLE
NAPERVILLE, ILLINOIS

02.26.2026



M/I HOMES



GARY R. WEBER
ASSOCIATES, INC.
LAND PLANNING
ECOLOGICAL CONSULTING
LANDSCAPE ARCHITECTURE
WWW.GRWAINC.COM

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EXHIBIT B

Ref. No.	Material Schedule		
	Material	Color / Style	Manufacturer
1	Brick Veneer	Vintage Black Velour	Glen-Gery
2	Stone Veneer	Oakfield Machine Cut	Eden Valders Stone
3	Box Column / Column Wrap	EverCedar Column Wrap	Fypon
4	Metal Roof	Black	ACM
5	Decorative Bracket	EverCedar Bracket	Fypon
6	Cast Stone Sill	Natural	
7	Exterior Trim	To Match Siding	James Hardie
8	Horizontal Siding	Gray Slate	James Hardie
9	Vertical/Shake Siding	Evening Blue	James Hardie
10	Panel Siding	Evening Blue	James Hardie
11	Gable Pediments	Natural	Cedar
12	Roof Shingles	Moire Black	CertainTeed
13	Aluminum Fascia/Vinyl Soffit	Black	ACM
14	Aluminum Rake/Vinyl Soffit	Black	ACM
15	Vinyl Windows	Black	MI Windows
16	Fiberglass Entry Door	Inkwell SW6992	Sherwin Williams
17	Wood Deck	Natural	Cedar
18	Wood Handrail	Inkwell SW6992	Sherwin Williams
19	Corner Board	To Match Siding	James Hardie
20	Overhead Garage Door	Inkwell SW6992	Wayne Dalton/Sherwin Williams

Masonry/Cementitious Siding Facade Percentage - 5 Unit Mix					
(Window and door areas are included within the areas denoted)					
Building Calculations	Left Elevation	Rear Elevation	Right Elevation	Front Elevation	Building Total
	Area (S.F.)	Area (S.F.)	Area (S.F.)	Area (S.F.)	Area (S.F.)
Total Façade	1127	3286	1196	3522	9131
Total Cementitious Siding on Façade	989	3232	1096	2848	8165
Total Masonry on Façade	138	54	100	674	966
Percentage of Cementitious Siding	87.76%	98.36%	91.64%	80.86%	
Percentage of Masonry	12.24%	1.64%	8.36%	19.14%	
Front Elevation Calculations	Taylor	Madison	Madison	Madison	Pearson
	Area (S.F.)	Area (S.F.)	Area (S.F.)	Area (S.F.)	Area (S.F.)
Total Façade	600	699	704	704	815
Total Cementitious Siding on Façade	535	574	579	579	583
Total Masonry on Façade	65	125	125	125	232
Percentage of Cementitious Siding	89%	82%	82%	82%	72%
Percentage of Cementitious Siding	11%	18%	18%	18%	28%
					49.70%



Taylor

Madison

Madison

Madison

Pearson

Front Elevation

Character Elevation

Town Square



Taylor
Left Elevation



Pearson
Right Elevation



Pearson

Madison

Madison

Madison

Taylor

Rear Elevation

Character Elevations

Town Square

Ref. No.	Material Schedule		
	Material	Color / Style	Manufacturer
1	Brick Veneer	Vintage Black Velour	Glen-Gery
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5	Decorative Bracket	EverCedar Bracket	Fypon
6	Cast Stone Sill	Natural	
7	Exterior Trim	To Match Siding	James Hardie
8	Horizontal Siding	Evening Blue	James Hardie
9	Vertical/Shake Siding	Gray Slate	James Hardie
10	Panel Siding	Gray Slate	James Hardie
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Percentage of Cementitious Siding	89%	82%	82%	82%	72%	81%
Percentage of Cementitious Siding	11%	18%	18%	18%	28%	49.70%



Taylor Madison Madison Madison Pearson

Front Elevation

Character Elevation

Town Square



Taylor
Left Elevation



Pearson
Right Elevation



Pearson

Madison

Madison

Madison

Taylor

Rear Elevation

Character Elevations

Town Square

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	Material	Color / Style	Manufacturer
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5	Decorative Bracket	EverCedar Bracket	Fypon
6	Cast Stone Sill	Natural	
7	Exterior Trim	To Match Siding	James Hardie
8	Horizontal Siding	Gray Slate	James Hardie
9	Vertical/Shake Siding	Evening Blue	James Hardie
10	Panel Siding	Evening Blue	James Hardie
11	Gable Pediments	Natural	Cedar
12	Roof Shingles	Moire Black	CertainTeed
13	Aluminum Fascia/Vinyl Soffit	Black	ACM
14	Aluminum Rake/Vinyl Soffit	Black	ACM
15	Vinyl Windows	Black	MI Windows
16	Fiberglass Entry Door	Inkwell SW6992	Sherwin Williams
17	Wood Deck	Natural	Cedar
18	Wood Handrail	Inkwell SW6992	Sherwin Williams
19	Corner Board	To Match Siding	James Hardie
20	Overhead Garage Door	Inkwell SW6992	Wayne Dalton/Sherwin Williams

Masonry/Cementitious Siding Facade Percentage - 5 Unit Mix					
(Window and door areas are included within the areas denoted)					
Building Calculations	Left Elevation	Rear Elevation	Right Elevation	Front Elevation	Building Total
	Area (S.F.)	Area (S.F.)	Area (S.F.)	Area (S.F.)	Area (S.F.)
Total Façade	1127	3286	1196	3737	9346
Total Cementitious Siding on Façade	989	3232	1096	2898	8215
Total Masonry on Façade	138	54	100	839	1131
Percentage of Cementitious Siding	87.76%	98.36%	91.64%	77.55%	
Percentage of Masonry	12.24%	1.64%	8.36%	22.45%	
Front Elevation Calculations	Pearson	Madison	Madison	Madison	Pearson
	Area (S.F.)	Area (S.F.)	Area (S.F.)	Area (S.F.)	Area (S.F.)
Total Façade	815	699	704	704	815
Total Cementitious Siding on Façade	583	574	579	579	583
Total Masonry on Façade	232	125	125	125	232
Percentage of Cementitious Siding	72%	82%	82%	82%	72%
Percentage of Cementitious Siding	28%	18%	18%	18%	28%
					49.70%



Front Elevation

Character Elevation

Town Square



Pearson
Left Elevation



Pearson
Right Elevation



Pearson

Madison

Madison

Madison

Pearson

Rear Elevation

Character Elevations

Town Square

Ref. No.	Material Schedule		
	Material	Color / Style	Manufacturer
1	Brick Veneer	Vintage Black Velour	Glen-Gery
2	Stone Veneer	Oakfield Machine Cut	Eden Valders Stone
3	Box Column / Column Wrap	EverCedar Column Wrap	Fypon
4	Metal Roof	Black	ACM
5	Decorative Bracket	EverCedar Bracket	Fypon
6	Cast Stone Sill	Natural	
7	Exterior Trim	To Match Siding	James Hardie
8	Horizontal Siding	Evening Blue	James Hardie
9	Vertical/Shake Siding	Gray Slate	James Hardie
10	Panel Siding	Gray Slate	James Hardie
11	Gable Pediments	Natural	Cedar
12	Roof Shingles	Moire Black	CertainTeed
13	Aluminum Fascia/Vinyl Soffit	Black	ACM
14	Aluminum Rake/Vinyl Soffit	Black	ACM
15	Vinyl Windows	Black	MI Windows
16	Fiberglass Entry Door	Inkwell SW6992	Sherwin Williams
17	Wood Deck	Natural	Cedar
18	Wood Handrail	Inkwell SW6992	Sherwin Williams
19	Corner Board	To Match Siding	James Hardie
20	Overhead Garage Door	Inkwell SW6992	Wayne Dalton/Sherwin Williams

Masonry/Cementitious Siding Facade Percentage - 5 Unit Mix						
(Window and door areas are included within the areas denoted)						
Building Calculations	Left Elevation	Rear Elevation	Right Elevation	Front Elevation	Building Total	
	Area (S.F.)	Area (S.F.)	Area (S.F.)	Area (S.F.)	Area (S.F.)	
Total Façade	1127	3286	1196	3737	9346	
Total Cementitious Siding on Façade	989	3232	1096	2898	8215	
Total Masonry on Façade	138	54	100	839	1131	
Percentage of Cementitious Siding	87.76%	98.36%	91.64%	77.55%		
Percentage of Masonry	12.24%	1.64%	8.36%	22.45%		
Front Elevation Calculations	Pearson	Madison	Madison	Madison	Pearson	Front Elevation Total
	Area (S.F.)	Area (S.F.)	Area (S.F.)	Area (S.F.)	Area (S.F.)	Area (S.F.)
Total Façade	815	699	704	704	815	3737
Total Cementitious Siding on Façade	583	574	579	579	583	2898
Total Masonry on Façade	232	125	125	125	232	839
Percentage of Cementitious Siding	72%	82%	82%	82%	72%	78%
Percentage of Cementitious Siding	28%	18%	18%	18%	28%	49.70%



Pearson Madison Madison Madison Pearson

Front Elevation

Character Elevation

Town Square



Pearson
Left Elevation



Pearson
Right Elevation



Pearson

Madison

Madison

Madison

Pearson

Rear Elevation

Character Elevations

Town Square

Ref. No.	Material Schedule		
	Material	Color / Style	Manufacturer
1	Brick Veneer	Vintage Black Velour	Glen-Gery
2	Stone Veneer	Oakfield Machine Cut	Eden Valders Stone
3	Box Column / Column Wrap	EverCedar Column Wrap	Fypon
4	Metal Roof	Black	ACM
5	Decorative Bracket	EverCedar Bracket	Fypon
6	Cast Stone Sill	Natural	
7	Exterior Trim	To Match Siding	James Hardie
8	Horizontal Siding	Pearl Gray	James Hardie
9	Vertical Siding	Night Gray	James Hardie
10	Panel Siding	Night Gray	James Hardie
11	Gable Pediments	Natural	Cedar
12	Roof Shingles	Moire Black	CertainTeed
13	Aluminum Fascia/Vinyl Soffit	To Match Night Gray	ACM
14	Aluminum Rake/Vinyl Soffit	To Match Night Gray	ACM
15	Vinyl Windows	Black	MI Windows
16	Fiberglass Entry Door	Inkwell SW6992	Sherwin Williams
17	Wood Deck	Natural	Cedar
18	Wood Handrail	Inkwell SW6992	Sherwin Williams
19	Corner Board	To Match Siding	James Hardie
20	Overhead Garage Door	Inkwell SW6992	Wayne Dalton/Sherwin Williams

Masonry/Cementitious Siding Façade Percentage - 5 Unit Mix						
(Window and door areas are included within the areas denoted)						
Building Calculations	Left Elevation	Rear Elevation	Right Elevation	Front Elevation	Building Total	
	Area (S.F.)	Area (S.F.)	Area (S.F.)	Area (S.F.)	Area (S.F.)	
Total Façade	1127	3286	1196	3737	9346	
Total Cementitious Siding on Façade	989	3232	1096	3091	8408	
Total Masonry on Façade	138	54	100	647	939	
Percentage of Cementitious Siding	87.76%	98.36%	91.64%	82.71%		
Percentage of Masonry	12.24%	1.64%	8.36%	17.31%		
Front Elevation Calculations	Pearson	Madison	Madison	Madison	Pearson	Front Elevation Total
	Area (S.F.)	Area (S.F.)	Area (S.F.)	Area (S.F.)	Area (S.F.)	Area (S.F.)
Total Façade	815	699	704	704	815	3737
Total Cementitious Siding on Façade	583	637	644	644	583	3091
Total Masonry on Façade	232	61	61	61	232	647
Percentage of Cementitious Siding	72%	91%	91%	91%	72%	83%
Percentage of Cementitious Siding	28%	9%	9%	9%	28%	49.70%



Front Elevation

Character Elevation

Town Square



Pearson

Madison

Madison

Madison

Pearson

Rear Elevation

Character Elevation

Town Square



Pearson
Left Elevation

Pearson
Right Elevation

Character Elevations

Town Square

Ref. No.	Material Schedule		
	Material	Color / Style	Manufacturer
1	Brick Veneer	Vintage Black Velour	Glen-Gery
2	Stone Veneer	Oakfield Machine Cut	Eden Valders Stone
3	Box Column / Column Wrap	EverCedar Column Wrap	Fypon
4	Metal Roof	Black	ACM
5	Decorative Bracket	EverCedar Bracket	Fypon
6	Cast Stone Sill	Natural	
7	Exterior Trim	To Match Siding	James Hardie
8	Horizontal Siding	Pearl Gray	James Hardie
9	Vertical Siding	Night Gray	James Hardie
10	Panel Siding	Night Gray	James Hardie
11	Gable Pediments	Natural	Cedar
12	Roof Shingles	Moire Black	CertainTeed
13	Aluminum Fascia/Vinyl Soffit	To Match Night Gray	ACM
14	Aluminum Rake/Vinyl Soffit	To Match Night Gray	ACM
15	Vinyl Windows	Black	MI Windows
16	Fiberglass Entry Door	Inkwell SW6992	Sherwin Williams
17	Wood Deck	Natural	Cedar
18	Wood Handrail	Inkwell SW6992	Sherwin Williams
19	Corner Board	To Match Siding	James Hardie
20	Overhead Garage Door	Inkwell SW6992	Wayne Dalton/Sherwin Williams

Masonry/Cementitious Siding Façade Percentage - 5 Unit Mix						
(Window and door areas are included within the areas denoted)						
Building Calculations	Left Elevation	Rear Elevation	Right Elevation	Front Elevation	Building Total	
	Area (S.F.)	Area (S.F.)	Area (S.F.)	Area (S.F.)	Area (S.F.)	
Total Façade	1127	3286	1196	3737	9346	
Total Cementitious Siding on Façade	989	3232	1096	3091	8408	
Total Masonry on Façade	138	54	100	647	939	
Percentage of Cementitious Siding	87.76%	98.36%	91.64%	82.71%		
Percentage of Masonry	12.24%	1.64%	8.36%	17.31%		
Front Elevation Calculations	Pearson	Madison	Madison	Madison	Pearson	Front Elevation Total
	Area (S.F.)	Area (S.F.)	Area (S.F.)	Area (S.F.)	Area (S.F.)	Area (S.F.)
Total Façade	815	699	704	704	815	3737
Total Cementitious Siding on Façade	583	637	644	644	583	3091
Total Masonry on Façade	232	61	61	61	232	647
Percentage of Cementitious Siding	72%	91%	91%	91%	72%	83%
Percentage of Cementitious Siding	28%	9%	9%	9%	28%	49.70%



Character Elevation
Optional Rooftop Terrace

Town Square



Pearson

Madison

Madison

Madison

Pearson

Rear Elevation

Character Elevation

Optional Rooftop Terrace

Town Square





Pearson
Left Elevation

Pearson
Right Elevation

Character Elevations

Optional Rooftop Terrace

Town Square

Ref. No.	Material Schedule		
	Material	Color / Style	Manufacturer
1	Brick Veneer	Vintage Black Velour	Glen-Gery
2	Stone Veneer	Oakfield Machine Cut	Eden Valders Stone
3	Box Column / Column Wrap	EverCedar Column Wrap	Fypon
4	Metal Roof	Black	ACM
5	Decorative Bracket	EverCedar Bracket	Fypon
6	Cast Stone Sill	Natural	
7	Exterior Trim	To Match Siding	James Hardie
8	Horizontal Siding	Night Gray	James Hardie
9	Vertical Siding	Pearl Gray	James Hardie
10	Panel Siding	Pearl Gray	James Hardie
11	Gable Pediments	Natural	Cedar
12	Roof Shingles	Moire Black	CertainTeed
13	Aluminum Fascia/Vinyl Soffit	To Match Pearl Gray	ACM
14	Aluminum Rake/Vinyl Soffit	To Match Night Pearl	ACM
15	Vinyl Windows	Black	MI Windows
16	Fiberglass Entry Door	Inkwell SW6992	Sherwin Williams
17	Wood Deck	Natural	Cedar
18	Wood Handrail	Inkwell SW6992	Sherwin Williams
19	Corner Board	To Match Siding	James Hardie
20	Overhead Garage Door	Inkwell SW6992	Wayne Dalton/Sherwin Williams

Masonry/Cementitious Siding Façade Percentage - 5 Unit Mix						
(Window and door areas are included within the areas denoted)						
Building Calculations	Left Elevation	Rear Elevation	Right Elevation	Front Elevation	Building Total	
	Area (S.F.)	Area (S.F.)	Area (S.F.)	Area (S.F.)	Area (S.F.)	
Total Façade	1127	3286	1196	3737	9346	
Total Cementitious Siding on Façade	989	3232	1096	3091	8408	
Total Masonry on Façade	138	54	100	647	939	
Percentage of Cementitious Siding	87.76%	98.36%	91.64%	82.71%		
Percentage of Masonry	12.24%	1.64%	8.36%	17.31%		
Front Elevation Calculations	Pearson	Madison	Madison	Madison	Pearson	Front Elevation Total
	Area (S.F.)	Area (S.F.)	Area (S.F.)	Area (S.F.)	Area (S.F.)	Area (S.F.)
Total Façade	815	699	704	704	815	3737
Total Cementitious Siding on Façade	583	637	644	644	583	3091
Total Masonry on Façade	232	61	61	61	232	647
Percentage of Cementitious Siding	72%	91%	91%	91%	72%	83%
Percentage of Cementitious Siding	28%	9%	9%	9%	28%	49.70%



Character Elevation

Town Square



Pearson

Madison

Madison

Madison

Pearson

Rear Elevation

Character Elevation

Town Square



Pearson
Left Elevation

Pearson
Right Elevation

Character Elevations

Town Square

Ref. No.	Material Schedule		
	Material	Color / Style	Manufacturer
1	Brick Veneer	Vintage Black Velour	Glen-Gery
2	Stone Veneer	Oakfield Machine Cut	Eden Valders Stone
3	Box Column / Column Wrap	EverCedar Column Wrap	Fypon
4	Metal Roof	Black	ACM
5	Decorative Bracket	EverCedar Bracket	Fypon
6	Cast Stone Sill	Natural	
7	Exterior Trim	To Match Siding	James Hardie
8	Horizontal Siding	Night Gray	James Hardie
9	Vertical Siding	Pearl Gray	James Hardie
10	Panel Siding	Pearl Gray	James Hardie
11	Gable Pediments	Natural	Cedar
12	Roof Shingles	Moire Black	CertainTeed
13	Aluminum Fascia/Vinyl Soffit	To Match Pearl Gray	ACM
14	Aluminum Rake/Vinyl Soffit	To Match Night Pearl	ACM
15	Vinyl Windows	Black	MI Windows
16	Fiberglass Entry Door	Inkwell SW6992	Sherwin Williams
17	Wood Deck	Natural	Cedar
18	Wood Handrail	Inkwell SW6992	Sherwin Williams
19	Corner Board	To Match Siding	James Hardie
20	Overhead Garage Door	Inkwell SW6992	Wayne Dalton/Sherwin Williams

Masonry/Cementitious Siding Façade Percentage - 5 Unit Mix						
(Window and door areas are included within the areas denoted)						
Building Calculations	Left Elevation	Rear Elevation	Right Elevation	Front Elevation	Building Total	
	Area (S.F.)	Area (S.F.)	Area (S.F.)	Area (S.F.)	Area (S.F.)	
Total Façade	1127	3286	1196	3737	9346	
Total Cementitious Siding on Façade	989	3232	1096	3091	8408	
Total Masonry on Façade	138	54	100	647	939	
Percentage of Cementitious Siding	87.76%	98.36%	91.64%	82.71%		
Percentage of Masonry	12.24%	1.64%	8.36%	17.31%		
Front Elevation Calculations	Pearson	Madison	Madison	Madison	Pearson	Front Elevation Total
	Area (S.F.)	Area (S.F.)	Area (S.F.)	Area (S.F.)	Area (S.F.)	Area (S.F.)
Total Façade	815	699	704	704	815	3737
Total Cementitious Siding on Façade	583	637	644	644	583	3091
Total Masonry on Façade	232	61	61	61	232	647
Percentage of Cementitious Siding	72%	91%	91%	91%	72%	83%
Percentage of Cementitious Siding	28%	9%	9%	9%	28%	49.70%



Character Elevation
Optional Rooftop Terrace

Town Square



Pearson

Madison

Madison

Madison

Pearson

Rear Elevation

Character Elevation

Optional Rooftop Terrace

Town Square



Pearson
Left Elevation

Pearson
Right Elevation

Character Elevations

Optional Rooftop Terrace

Town Square

Ref. No.	Material Schedule		
	Material	Color / Style	Manufacturer
1	Brick Veneer	Vintage Black Velour	Glen-Gery
2	Stone Veneer	Oakfield Machine Cut	Eden Valders Stone
3	Box Column / Column Wrap	EverCedar Column Wrap	Fypon
4	Metal Roof	Black	ACM
5	Decorative Bracket	EverCedar Bracket	Fypon
6	Cast Stone Sill	Natural	
7	Exterior Trim	To Match Siding	James Hardie
8	Horizontal Siding	Pearl Gray	James Hardie
9	Vertical Siding	Night Gray	James Hardie
10	Panel Siding	Night Gray	James Hardie
11	Gable Pediments	Natural	Cedar
12	Roof Shingles	Moire Black	CertainTeed
13	Aluminum Fascia/Vinyl Soffit	To Match Night Gray	ACM
14	Aluminum Rake/Vinyl Soffit	To Match Night Gray	ACM
15	Vinyl Windows	Black	MI Windows
16	Fiberglass Entry Door	Inkwell SW6992	Sherwin Williams
17	Wood Deck	Natural	Cedar
18	Wood Handrail	Inkwell SW6992	Sherwin Williams
19	Corner Board	To Match Siding	James Hardie
20	Overhead Garage Door	Inkwell SW6992	Wayne Dalton/Sherwin Williams

Masonry/Cementitious Siding Façade Percentage - 5 Unit Mix						
(Window and door areas are included within the areas denoted)						
Building Calculations	Left Elevation	Rear Elevation	Right Elevation	Front Elevation	Building Total	
	Area (S.F.)	Area (S.F.)	Area (S.F.)	Area (S.F.)	Area (S.F.)	
Total Façade	1127	3286	1196	3522	9131	
Total Cementitious Siding on Façade	989	3232	1096	3040	8357	
Total Masonry on Façade	138	54	100	482	774	
Percentage of Cementitious Siding	87.76%	98.36%	91.64%	86.31%		
Percentage of Masonry	12.24%	1.64%	8.36%	13.69%		
Front Elevation Calculations	Taylor	Madison	Madison	Madison	Pearson	Front Elevation Total
	Area (S.F.)	Area (S.F.)	Area (S.F.)	Area (S.F.)	Area (S.F.)	Area (S.F.)
Total Façade	600	699	704	704	815	3522
Total Cementitious Siding on Façade	535	637	644	644	583	3043
Total Masonry on Façade	64	61	61	61	232	479
Percentage of Cementitious Siding	89%	91%	91%	91%	72%	86%
Percentage of Cementitious Siding	11%	9%	9%	9%	28%	49.70%



Front Elevation
Character Elevation

Town Square



Pearson

Madison

Madison

Madison

Taylor

Rear Elevation

Character Elevation

Town Square



Pearson
Left Elevation



Taylor
Right Elevation

Character Elevations

Town Square

Ref. No.	Material Schedule		
	Material	Color / Style	Manufacturer
1	Brick Veneer	Vintage Black Velour	Glen-Gery
2	Stone Veneer	Oakfield Machine Cut	Eden Valders Stone
3	Box Column / Column Wrap	EverCedar Column Wrap	Fypon
4	Metal Roof	Black	ACM
5	Decorative Bracket	EverCedar Bracket	Fypon
6	Cast Stone Sill	Natural	
7	Exterior Trim	To Match Siding	James Hardie
8	Horizontal Siding	Pearl Gray	James Hardie
9	Vertical Siding	Night Gray	James Hardie
10	Panel Siding	Night Gray	James Hardie
11	Gable Pediments	Natural	Cedar
12	Roof Shingles	Moire Black	CertainTeed
13	Aluminum Fascia/Vinyl Soffit	To Match Night Gray	ACM
14	Aluminum Rake/Vinyl Soffit	To Match Night Gray	ACM
15	Vinyl Windows	Black	MI Windows
16	Fiberglass Entry Door	Inkwell SW6992	Sherwin Williams
17	Wood Deck	Natural	Cedar
18	Wood Handrail	Inkwell SW6992	Sherwin Williams
19	Corner Board	To Match Siding	James Hardie
20	Overhead Garage Door	Inkwell SW6992	Wayne Dalton/Sherwin Williams

Masonry/Cementitious Siding Façade Percentage - 5 Unit Mix						
(Window and door areas are included within the areas denoted)						
Building Calculations	Left Elevation	Rear Elevation	Right Elevation	Front Elevation	Building Total	
	Area (S.F.)	Area (S.F.)	Area (S.F.)	Area (S.F.)	Area (S.F.)	
Total Façade	1127	3286	1196	3522	9131	
Total Cementitious Siding on Façade	989	3232	1096	3040	8357	
Total Masonry on Façade	138	54	100	482	774	
Percentage of Cementitious Siding	87.76%	98.36%	91.64%	86.31%		
Percentage of Masonry	12.24%	1.64%	8.36%	13.69%		
Front Elevation Calculations	Taylor	Madison	Madison	Madison	Pearson	Front Elevation Total
	Area (S.F.)	Area (S.F.)	Area (S.F.)	Area (S.F.)	Area (S.F.)	Area (S.F.)
Total Façade	600	699	704	704	815	3522
Total Cementitious Siding on Façade	535	637	644	644	583	3043
Total Masonry on Façade	64	61	61	61	232	479
Percentage of Cementitious Siding	89%	91%	91%	91%	72%	86%
Percentage of Cementitious Siding	11%	9%	9%	9%	28%	49.70%



Front Elevation
Character Elevation
 Optional Rooftop Terrace

Town Square



Pearson

Madison

Madison

Madison

Taylor

Rear Elevation

Character Elevation

Optional Rooftop Terrace

Town Square



Pearson
Left Elevation



Taylor
Right Elevation

Character Elevation

Optional Rooftop Terrace

Town Square

Ref. No.	Material Schedule		
	Material	Color / Style	Manufacturer
1	Brick Veneer	Vintage Black Velour	Glen-Gery
2	Stone Veneer	Oakfield Machine Cut	Eden Valders Stone
3	Box Column / Column Wrap	EverCedar Column Wrap	Fypon
4	Metal Roof	Black	ACM
5	Decorative Bracket	EverCedar Bracket	Fypon
6	Cast Stone Sill	Natural	
7	Exterior Trim	To Match Siding	James Hardie
8	Horizontal Siding	Night Gray	James Hardie
9	Vertical Siding	Pearl Gray	James Hardie
10	Panel Siding	Pearl Gray	James Hardie
11	Gable Pediments	Natural	Cedar
12	Roof Shingles	Moire Black	CertainTeed
13	Aluminum Fascia/Vinyl Soffit	To Match Pearl Gray	ACM
14	Aluminum Rake/Vinyl Soffit	To Match Night Pearl	ACM
15	Vinyl Windows	Black	MI Windows
16	Fiberglass Entry Door	Inkwell SW6992	Sherwin Williams
17	Wood Deck	Natural	Cedar
18	Wood Handrail	Inkwell SW6992	Sherwin Williams
19	Corner Board	To Match Siding	James Hardie
20	Overhead Garage Door	Inkwell SW6992	Wayne Dalton/Sherwin Williams

Masonry/Cementitious Siding Façade Percentage - 5 Unit Mix						
(Window and door areas are included within the areas denoted)						
Building Calculations	Left Elevation	Rear Elevation	Right Elevation	Front Elevation	Building Total	
	Area (S.F.)	Area (S.F.)	Area (S.F.)	Area (S.F.)	Area (S.F.)	
Total Façade	1127	3286	1196	3522	9131	
Total Cementitious Siding on Façade	989	3232	1096	3040	8357	
Total Masonry on Façade	138	54	100	482	774	
Percentage of Cementitious Siding	87.76%	98.36%	91.64%	86.31%		
Percentage of Masonry	12.24%	1.64%	8.36%	13.69%		
Front Elevation Calculations	Taylor	Madison	Madison	Madison	Pearson	Front Elevation Total
	Area (S.F.)	Area (S.F.)	Area (S.F.)	Area (S.F.)	Area (S.F.)	Area (S.F.)
Total Façade	600	699	704	704	815	3522
Total Cementitious Siding on Façade	535	637	644	644	583	3043
Total Masonry on Façade	64	61	61	61	232	479
Percentage of Cementitious Siding	89%	91%	91%	91%	72%	86%
Percentage of Cementitious Siding	11%	9%	9%	9%	28%	49.70%



Front Elevation
Character Elevation

Town Square



Pearson

Madison

Madison

Madison

Taylor

Rear Elevation

Character Elevation

Town Square



Pearson
Left Elevation



Taylor
Right Elevation

Character Elevations

Town Square

Ref. No.	Material Schedule		
	Material	Color / Style	Manufacturer
1	Brick Veneer	Vintage Black Velour	Glen-Gery
2	Stone Veneer	Oakfield Machine Cut	Eden Valders Stone
3	Box Column / Column Wrap	EverCedar Column Wrap	Fypon
4	Metal Roof	Black	ACM
5	Decorative Bracket	EverCedar Bracket	Fypon
6	Cast Stone Sill	Natural	
7	Exterior Trim	To Match Siding	James Hardie
8	Horizontal Siding	Night Gray	James Hardie
9	Vertical Siding	Pearl Gray	James Hardie
10	Panel Siding	Pearl Gray	James Hardie
11	Gable Pediments	Natural	Cedar
12	Roof Shingles	Moire Black	CertainTeed
13	Aluminum Fascia/Vinyl Soffit	To Match Pearl Gray	ACM
14	Aluminum Rake/Vinyl Soffit	To Match Night Pearl	ACM
15	Vinyl Windows	Black	MI Windows
16	Fiberglass Entry Door	Inkwell SW6992	Sherwin Williams
17	Wood Deck	Natural	Cedar
18	Wood Handrail	Inkwell SW6992	Sherwin Williams
19	Corner Board	To Match Siding	James Hardie
20	Overhead Garage Door	Inkwell SW6992	Wayne Dalton/Sherwin Williams

Masonry/Cementitious Siding Façade Percentage - 5 Unit Mix						
(Window and door areas are included within the areas denoted)						
Building Calculations	Left Elevation	Rear Elevation	Right Elevation	Front Elevation	Building Total	
	Area (S.F.)	Area (S.F.)	Area (S.F.)	Area (S.F.)	Area (S.F.)	
Total Façade	1127	3286	1196	3522	9131	
Total Cementitious Siding on Façade	989	3232	1096	3040	8357	
Total Masonry on Façade	138	54	100	482	774	
Percentage of Cementitious Siding	87.76%	98.36%	91.64%	86.31%		
Percentage of Masonry	12.24%	1.64%	8.36%	13.69%		
Front Elevation Calculations	Taylor	Madison	Madison	Madison	Pearson	Front Elevation Total
	Area (S.F.)	Area (S.F.)	Area (S.F.)	Area (S.F.)	Area (S.F.)	Area (S.F.)
Total Façade	600	699	704	704	815	3522
Total Cementitious Siding on Façade	535	637	644	644	583	3043
Total Masonry on Façade	64	61	61	61	232	479
Percentage of Cementitious Siding	89%	91%	91%	91%	72%	86%
Percentage of Cementitious Siding	11%	9%	9%	9%	28%	49.70%



Front Elevation
Character Elevation
 Optional Rooftop Terrace

Town Square



Pearson

Madison

Madison

Madison

Taylor

Rear Elevation

Character Elevation

Optional Rooftop Terrace

Town Square



Pearson
Left Elevation

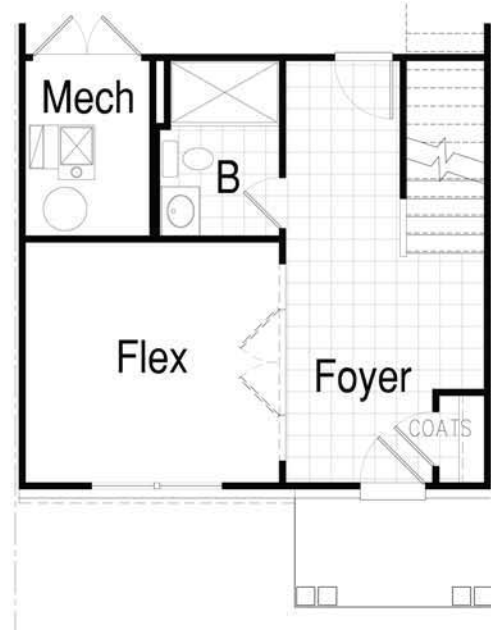


Taylor
Right Elevation

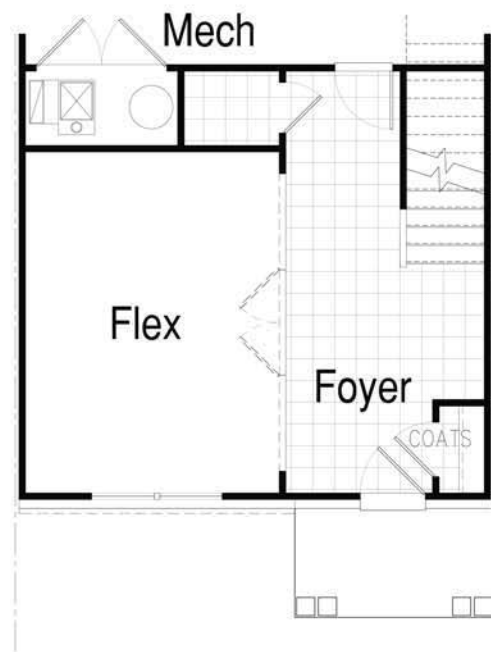
Character Elevation

Optional Rooftop Terrace

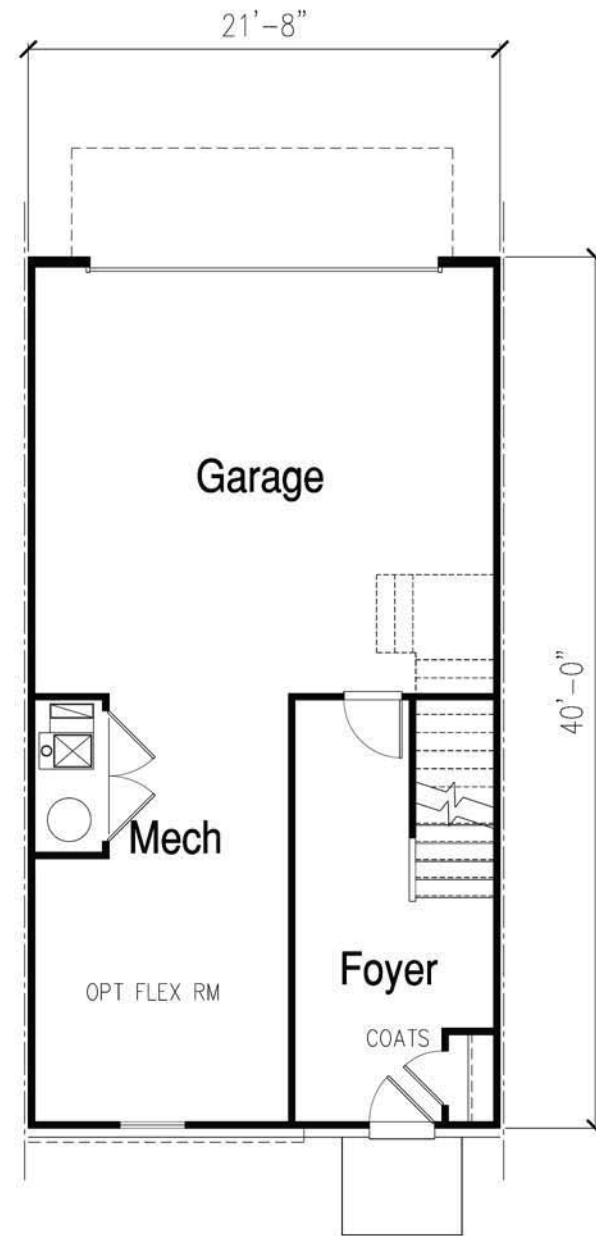
Town Square



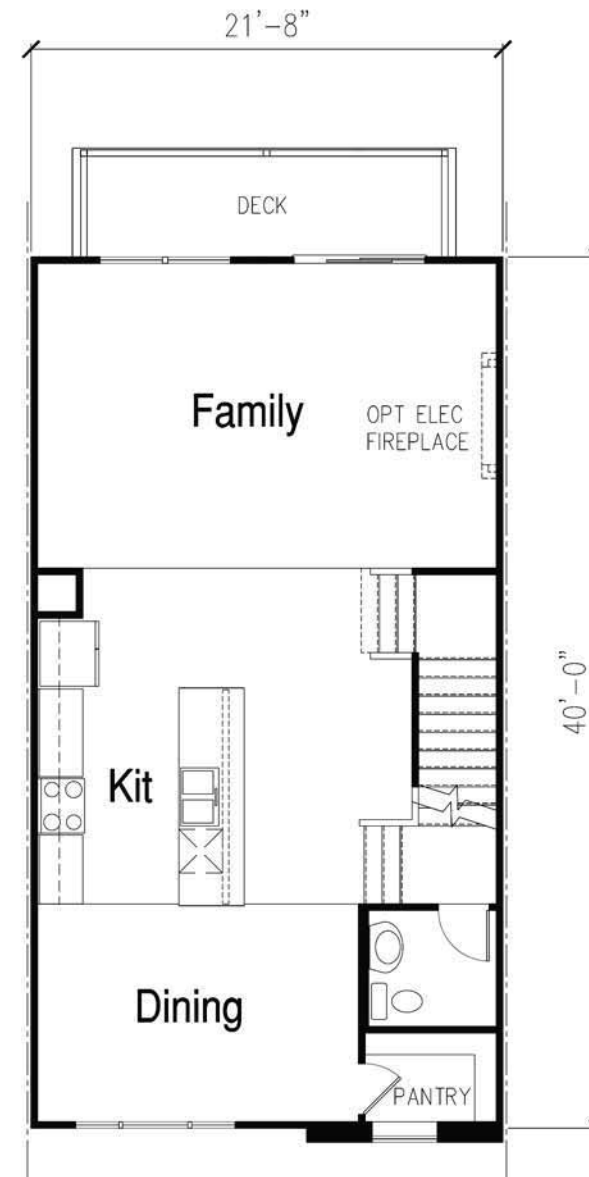
Opt. Flex Rm. w/ Bath



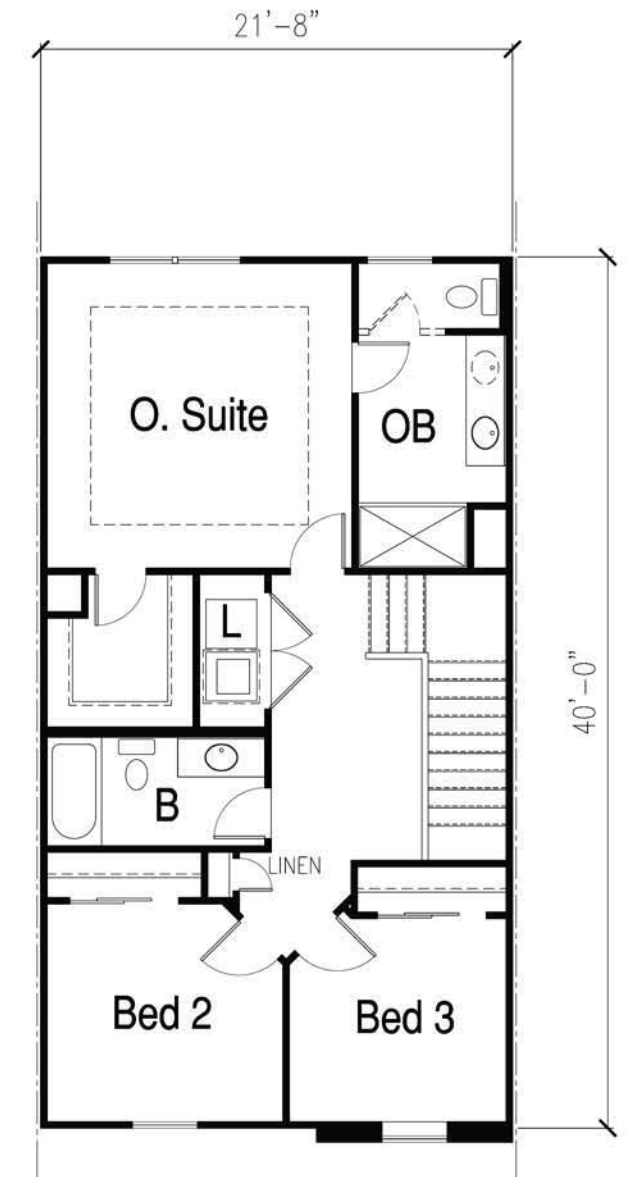
Optional Flex Room



Lower Level Floor Plan



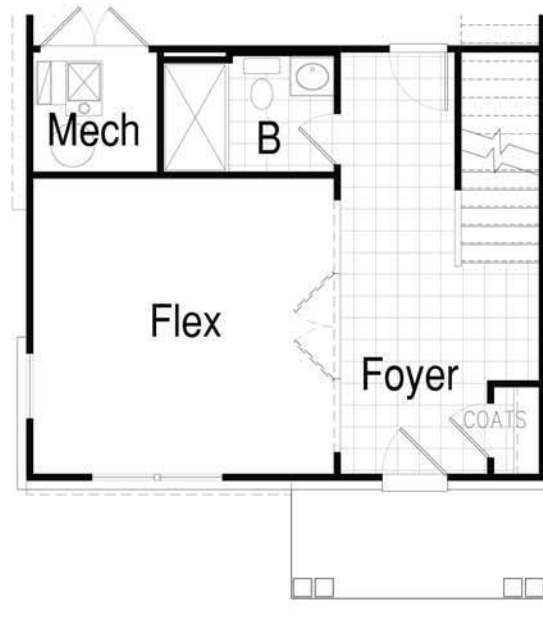
Main Level Floor Plan



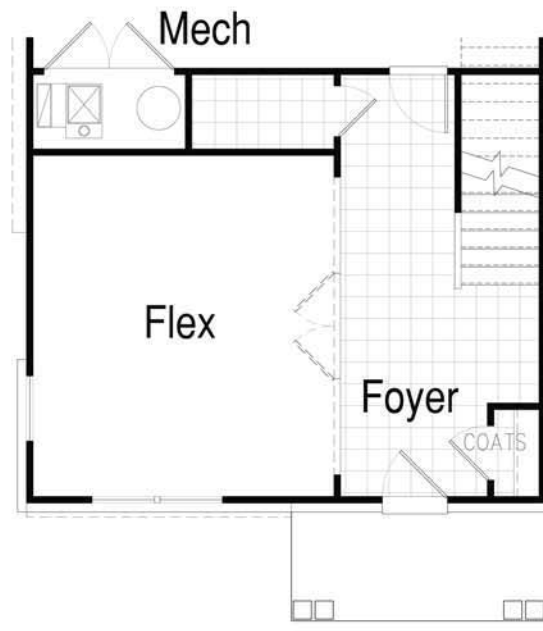
Upper Level Floor Plan

Madison
1893 s.f.

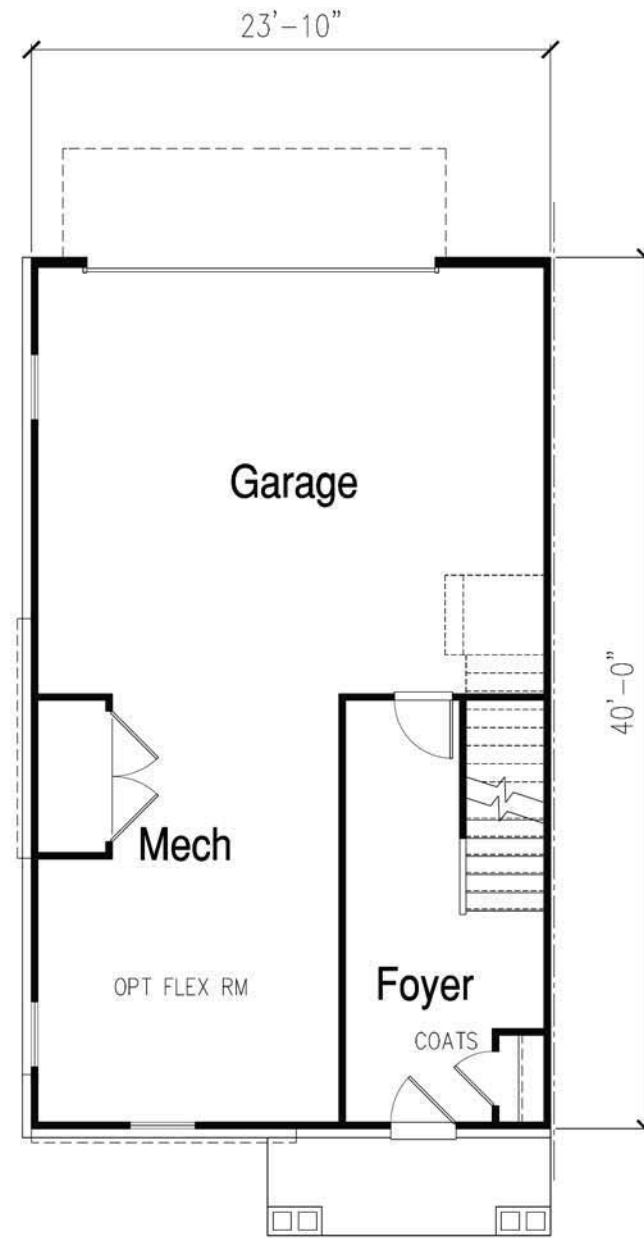
Town Square



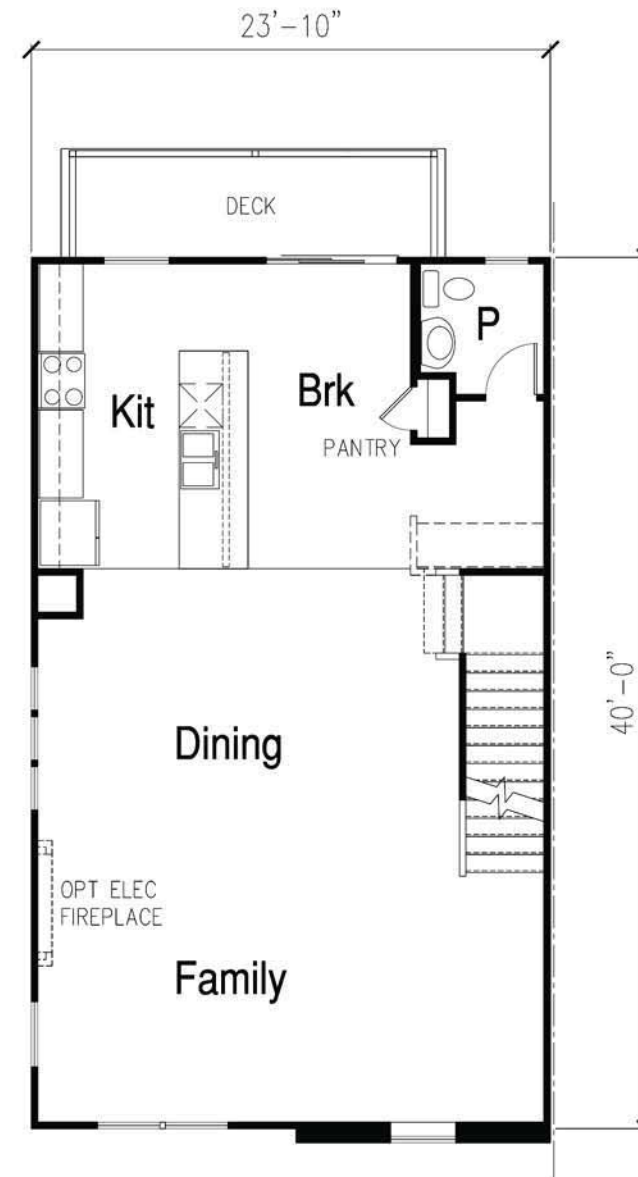
Opt. Flex Rm. w/ Bath



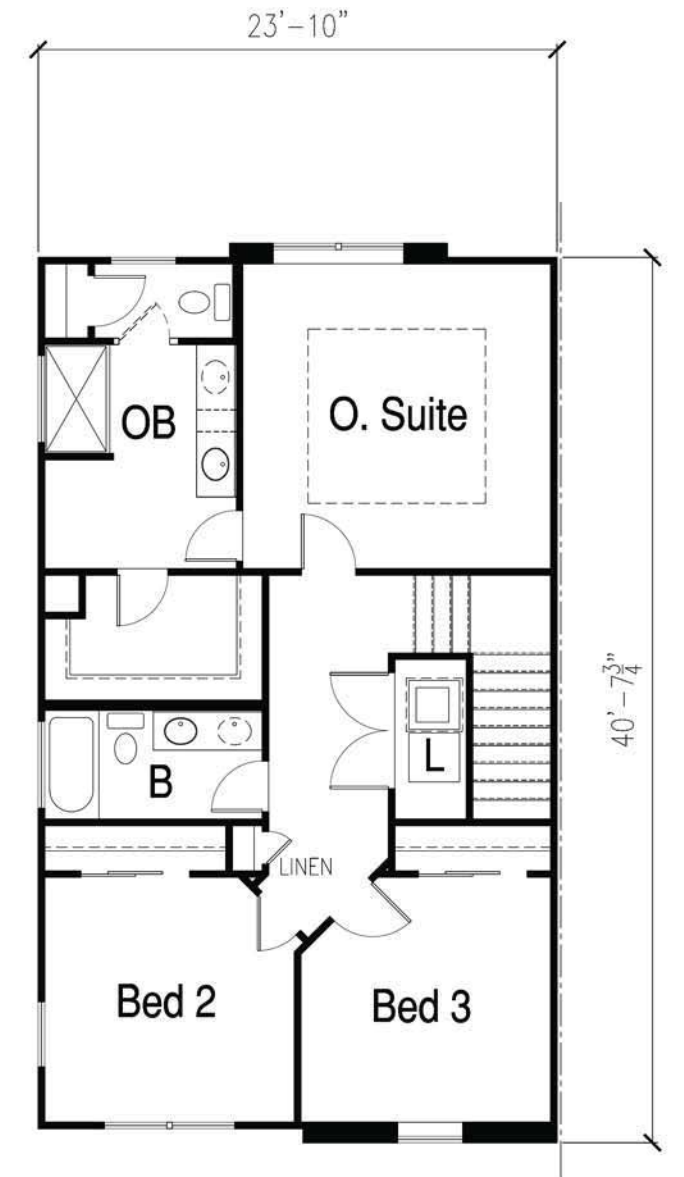
Optional Flex Room



Lower Level Floor Plan



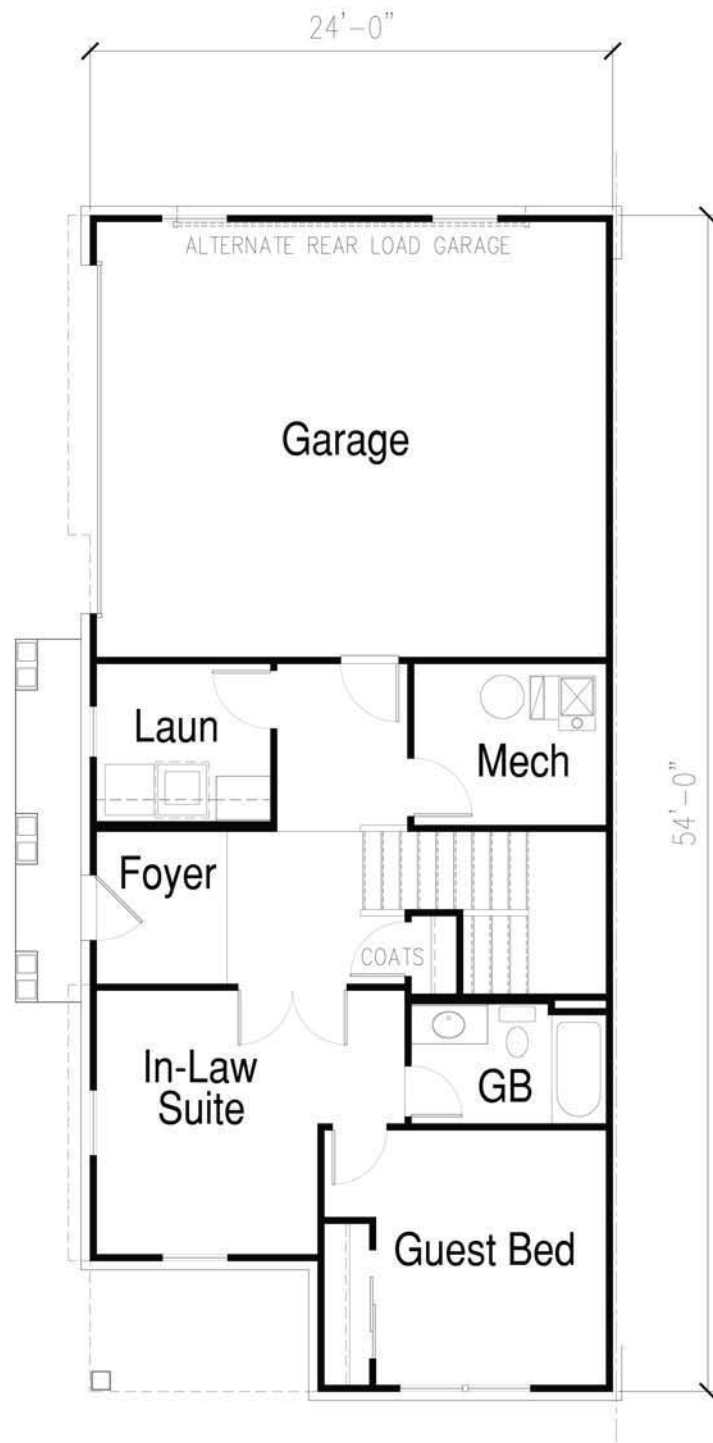
Main Level Floor Plan



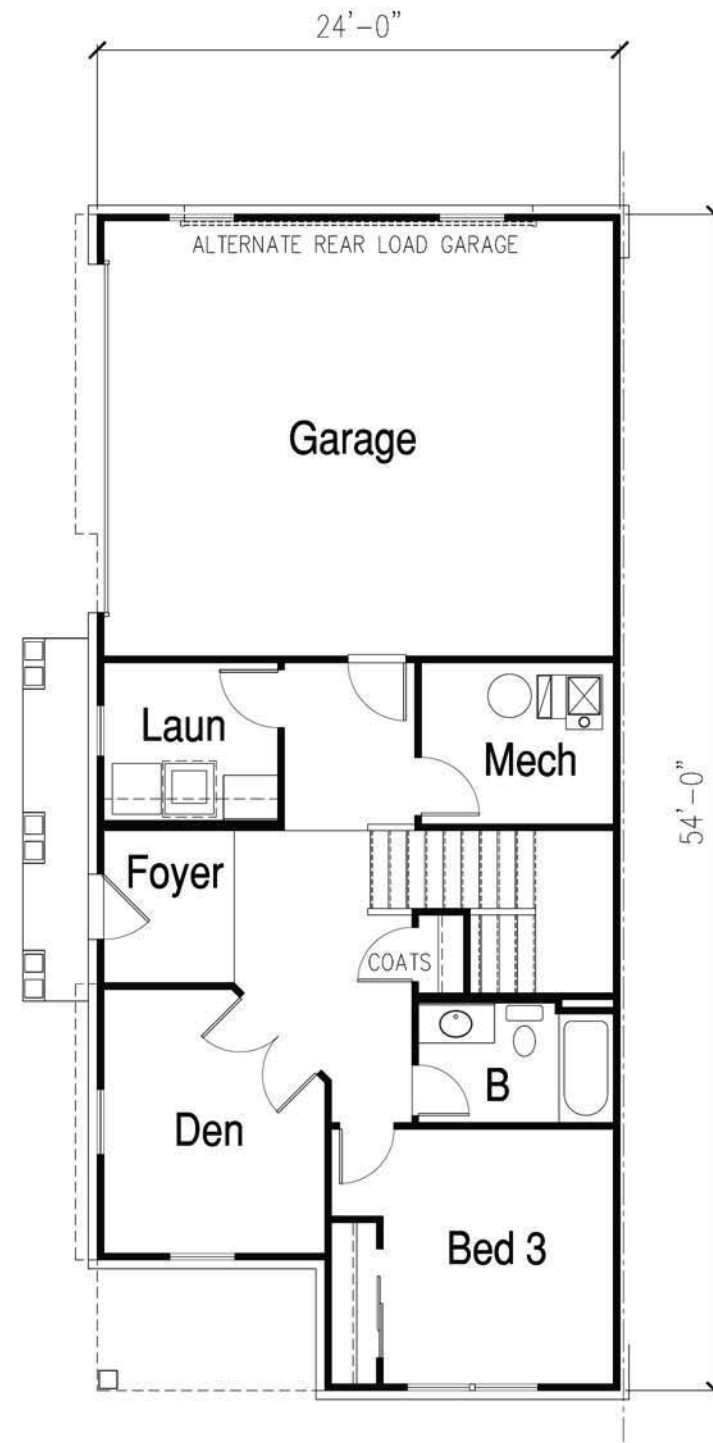
Upper Level Floor Plan

Pearson
2074 s.f.

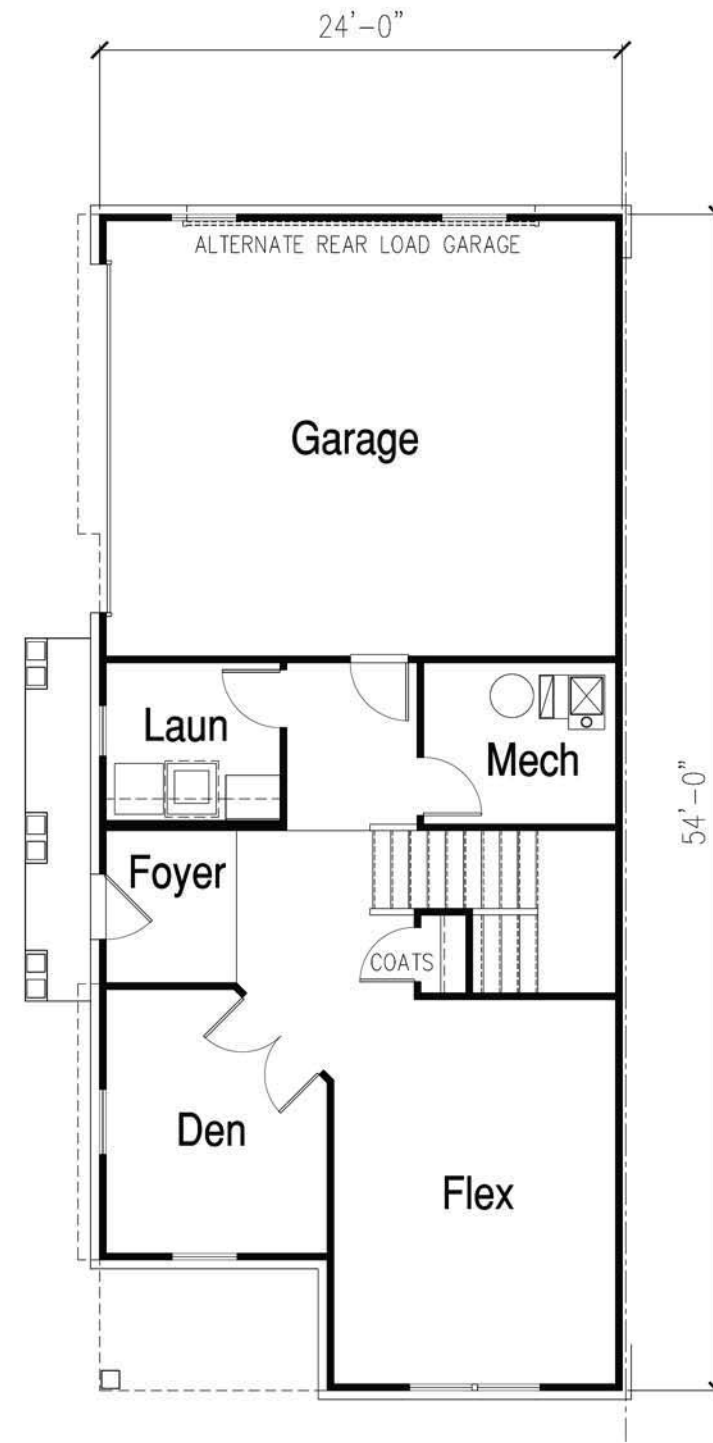
Town Square



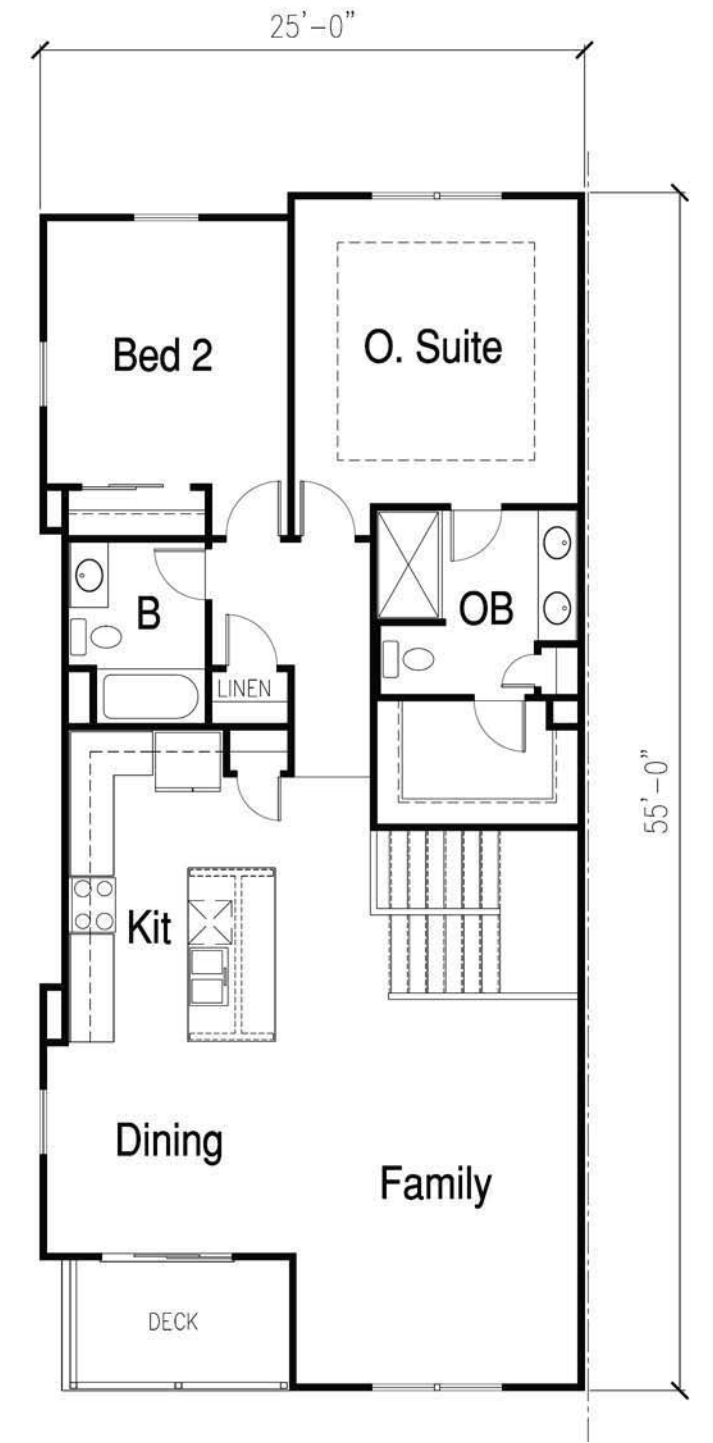
Optional In-Law Suite



Lower Level Floor Plan



Main Level Floor Plan



Upper Level Floor Plan

Taylor
1951 s.f.

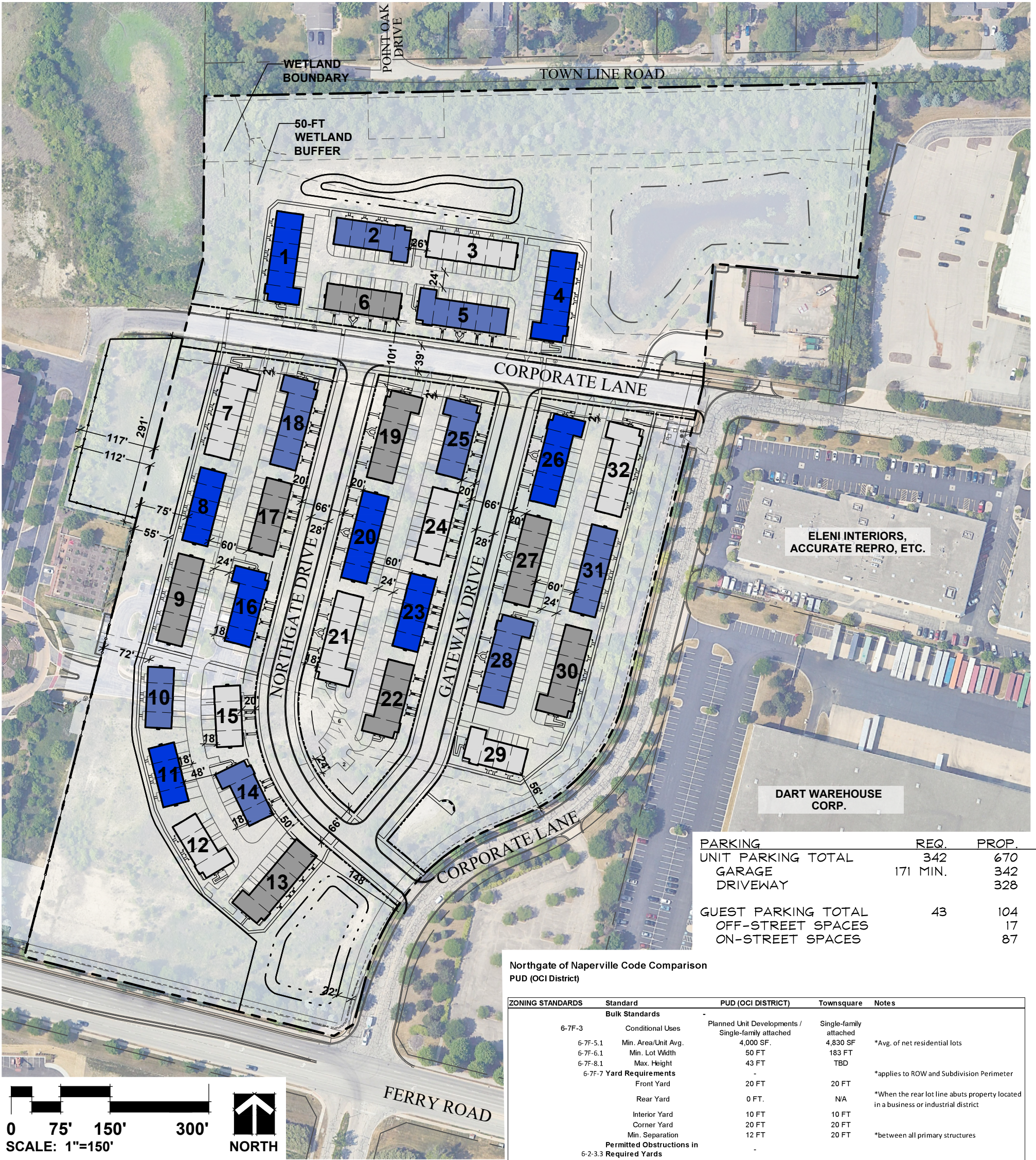
Town Square



EXHIBIT D

ARCHITECTURAL THEME, MATERIALS, AND COLOR PACKAGES

PACKAGE	MATERIAL(S)	STONE/BRICK	PRIMARY HORIZONTAL COLOR	ACCENT COLOR	TAYLOR?	REAR FACING LOFT?
COLOR PACKAGE A	STONE, SHAKE, BOARD & BATTEN	OAKFIELD STONE	GREY SLATE	EVENING BLUE	YES	NO
COLOR PACKAGE B	STONE, SHAKE, BOARD & BATTEN	OAKFIELD STONE	EVENING BLUE	GREY SLATE	YES	NO
COLOR PACKAGE C	BRICK, BOARD & BATTEN	BLACK VELOUR BRICK	PEARL GREY	NIGHT GREY	YES	YES
COLOR PACKAGE D	BRICK, BOARD & BATTEN	BLACK VELOUR BRICK	NIGHT GREY	PEARL GREY	YES	YES



ELENI INTERIORS, ACCURATE REPRO, ETC.

DART WAREHOUSE CORP.

	REQ.	PROP.
PARKING		
UNIT PARKING TOTAL	342	670
GARAGE	171 MIN.	342
DRIVEWAY		328
GUEST PARKING TOTAL	43	104
OFF-STREET SPACES		17
ON-STREET SPACES		87

Northgate of Naperville Code Comparison PUD (OCI District)

ZONING STANDARDS	Standard	PUD (OCI DISTRICT)	Townsquare	Notes
Bulk Standards				
6-7F-3	Conditional Uses	Planned Unit Developments / Single-family attached	Single-family attached	
6-7F-5.1	Min. Area/Unit Avg.	4,000 SF	4,830 SF	*Avg. of net residential lots
6-7F-6.1	Min. Lot Width	50 FT	183 FT	
6-7F-8.1	Max. Height	43 FT	TBD	
6-7F-7	Yard Requirements			*applies to ROW and Subdivision Perimeter
	Front Yard	20 FT	20 FT	
	Rear Yard	0 FT.	NA	*When the rear lot line abuts property located in a business or industrial district
	Interior Yard	10 FT	10 FT	
	Corner Yard	20 FT	20 FT	
	Min. Separation	12 FT	20 FT	*between all primary structures
Permitted Obstructions in Required Yards				
6-2-3.3	Sills, belt courses, cornices, cantilevered bay windows, buttresses, chimneys,	3' MAX. encroachment	TBD	*ALLOWED IN ALL REQUIRED YARDS, EXCEPT INTERIOR SIDE YARDS
6-2-3.3.1	ornamental features, eaves			
6-2-3.3.2	Patios, decks, and porches	5' Max Front/Corner Yard 10' Max Rear Yard	5'	
6-2-12	Fences	N/A		*ALL PROPOSED FENCING ON RESIDENTIAL LOT IS EXISTING TO REMAIN
6-9-2.4.4.1	Off-street Parking	Not Allowed in Front/Corner Side Yard Min. 5' from any property line	Comply	
SUBDIVISION STANDARDS				
7-4-2	Street Standards	Local Street	Local Street	
7-4-2.1.6	ROW Width	66 FT	66 FT	
DMPI 4.2.2.1	Pavement Width	28 FT BC/BC	28 FT BC/BC	
DMPI 4.2.2.4	Sidewalk Width	5 FT	5 FT	
DMPI 4.2.2.7	Centerline Radius	<=100 FT; >=300 FT	90 FT	
DMPI 4.3	Min. Tangent at intersection	50 FT	144 FT	
DMPI 4.3	Min. Curb Return Radius	25 FT	25 FT	
7-4-4.1	Max. Block Length	1,200 LF	708 FT	
	Cul-de-sac diameter	NA		
	Max. Cul-de-sac length	NA		
Parking Standards				
6-9-3.1	Unit Parking	2 spaces / unit (342)	670	
6-9-3.1	Guest Parking	0.25 spaces / unit	104	

SITE DATA

LAND USE	UNITS	AREA	% OF SITE
REAR-LOAD TOWNHOMES (TOWN SQUARE SERIES)	171	12.4 AC	48.4%
DETENTION/OPEN SPACE	-	8.8 AC	35.8%
PUBLIC PARK	-	3.1 AC	8.3%
M/I CONTRIBUTION MONARCH LANDING	-	2.1 AC	
	-	1.0 AC	
DRIVEWAY EASEMENT	-	0.1 AC	0.4%
ACCESS EASEMENT	-	1.8 AC	7.1%
TOTAL	171	26.2 AC	100.0%

SITE PLAN
NORTHGATE OF NAPERVILLE
NAPERVILLE, ILLINOIS

03.09.2026

M/I HOMES



GARY R. WEBER
ASSOCIATES, INC.
LAND PLANNING
ECOLOGICAL CONSULTING
LANDSCAPE ARCHITECTURE
WWW.GRWAINC.COM

L:\Projects\MI22208\Acad\MI22208_C02_01EX_BLDG COLOR.dwg



PROJECT:

**NORTHGATE AT
NAPERVILLE**

CLIENT:

**M/I HOMES
OF CHICAGO**

REVISIONS

DESCRIPTION

ORIGINAL ISSUE DATE: 10/12/2025

NO. DATE



V3 COMPANIES
7325 Janes Avenue
Woodridge, IL 60617
630 724 9200 phone
www.v3co.com

SEALS:

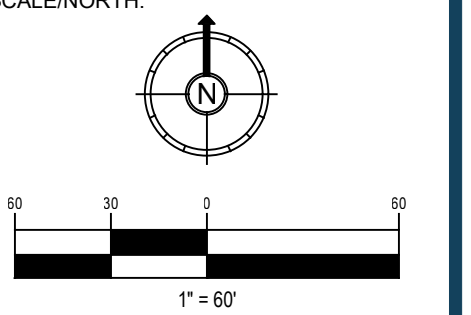
**FOR REVIEW
ONLY**

DATE: PM: LC

DESIGNED BY: MG DRAWN BY: MG

PROJECT NO.: 03099.MI

SCALE/NORTH:



TITLE:

**PARK
DEDICATION -
CONCEPT DESIGN**
DRAWING NO.

EX



March 12, 2026

Gabby Mattingly, AICP
Project Manager - DRT
City of Naperville
400 S. Eagle Street
Naperville, IL 60540

RE: Letter of Support For M/I Homes City Gate North Townhome Project at 2255 Monarch Drive, Naperville.

Dear Ms. Mattingly,

On behalf of the Naperville Development Partnership (NDP), I would like to offer our support for M/I Homes of Chicago, LLC ("M/I") application with the City of Naperville. The M/I Homes City Gate North Townhome Project requires land use entitlements to allow for development of the vacant property located at the northwest corner of Ferry Road and Corporate Lane as a residential townhome development. Based upon our knowledge of the request, the NDP has no objection and advocates for a continuum of housing in the area.

Naperville Development Partnership's mission is to encourage, maintain, and improve the economic vitality of Naperville through the retention, expansion and attraction of various types of enterprise to enhance the quality of life in Naperville, reduce our residents' property tax burden, and provide quality employment in our community. While promoting a pro-business community is a primary goal of the organization, the recent I-88 corridor economic development strategy highlighted the need for a diverse set of uses in strategic locations to support the dynamic environment that a technology corridor must possess to be competitive. Housing is now a criterion for site selectors and businesses who are evaluating new business locations, as it is a metric that evaluates a community's ability to attract and retain talent.

The proposed M/I Townhome development will help enhance the City and NDP's need to attract talent of varying skill and career track levels, while creating more vibrancy in the area. The Corridor Strategy indicates the City's current supply of housing is insufficient to meet demand and lacks the affordability needed to support the needs of a growing workforce. The M/I Townhome project north of Ferry Road, and adjacent to Monarch Landing to the west, presents an opportunity to provide additional housing options near the I-88 Corridor and offers complimentary use adjacent to Monarch Landing.

Sincerely,

A handwritten signature in black ink, appearing to read "Monica Conners", written in a cursive style.

Monica Conners, President
Naperville Development Partnership