

**Tower Court Development
Proposal**

HIGHWAY 59 AND 103RD STREET NW
NAPERVILLE, IL

CONCEPT SITE PLAN

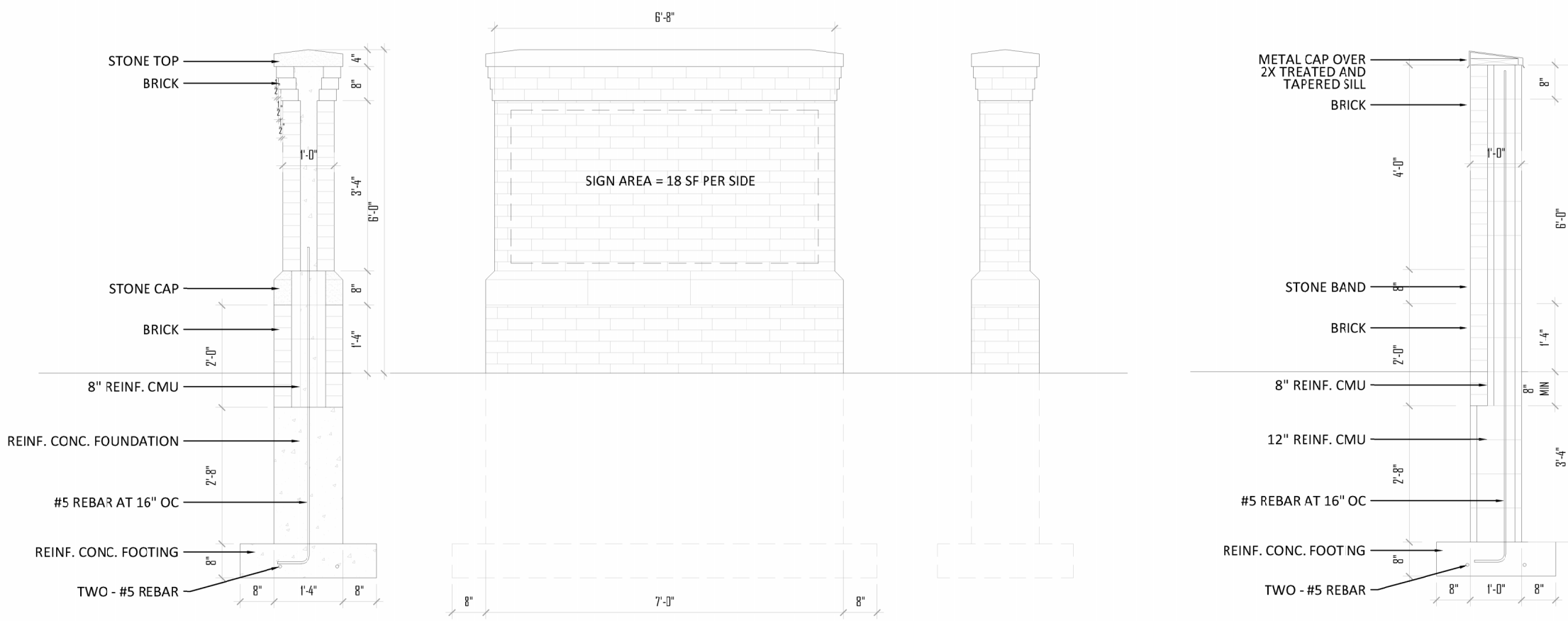
Issue Dates:

DATE	DESCRIPTION
11.30.2023	IHDA PPA APPLICATION
12.06.2023	PUD APPLICATION
03.26.2024	IHDA FULL APPLICATION
04.24.2024	PUD REVISION 1
08.05.2024	PUD REVISION 2
09.23.2024	PUD REVISION 3

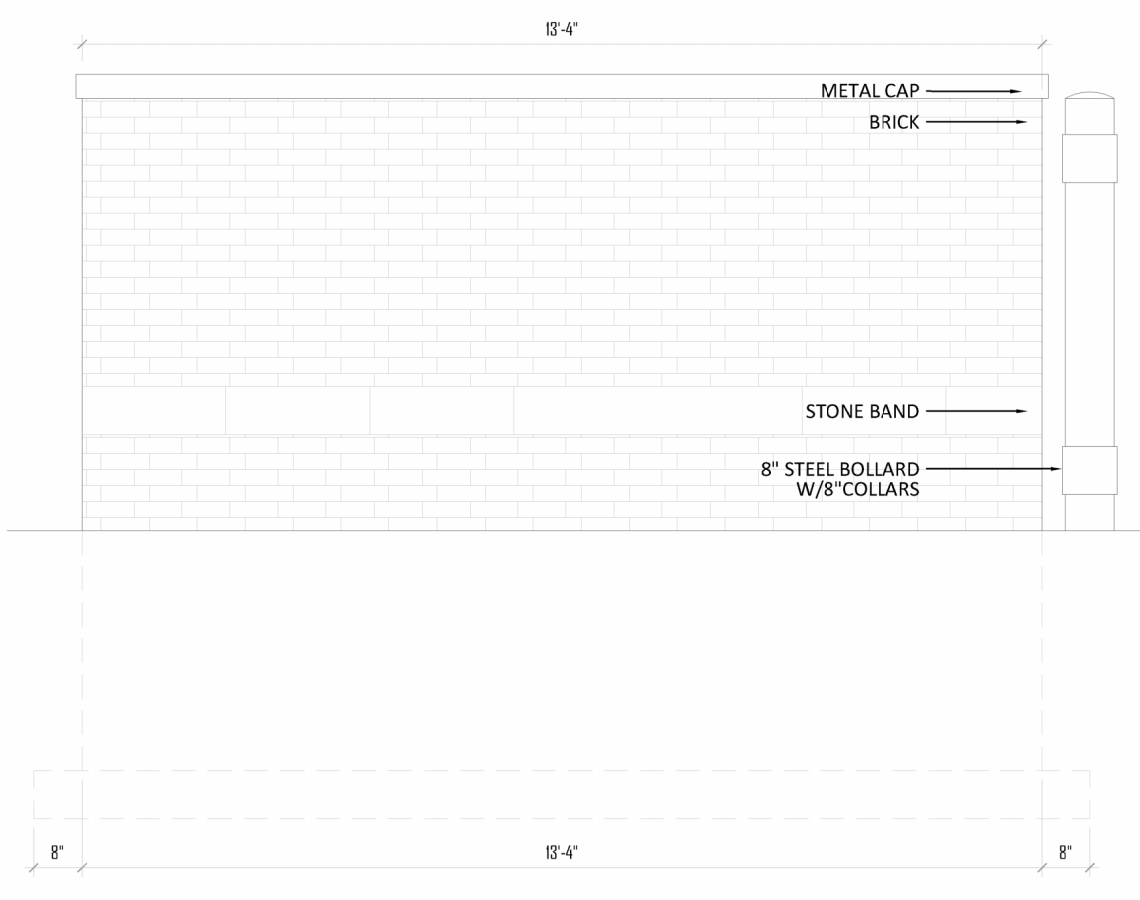
Project No. 21-NAPE-00-01
Plot Date: 04.24.2024
Drawn by: PDO
Checked by: PDO
Approved by: PDO

Sheet Title

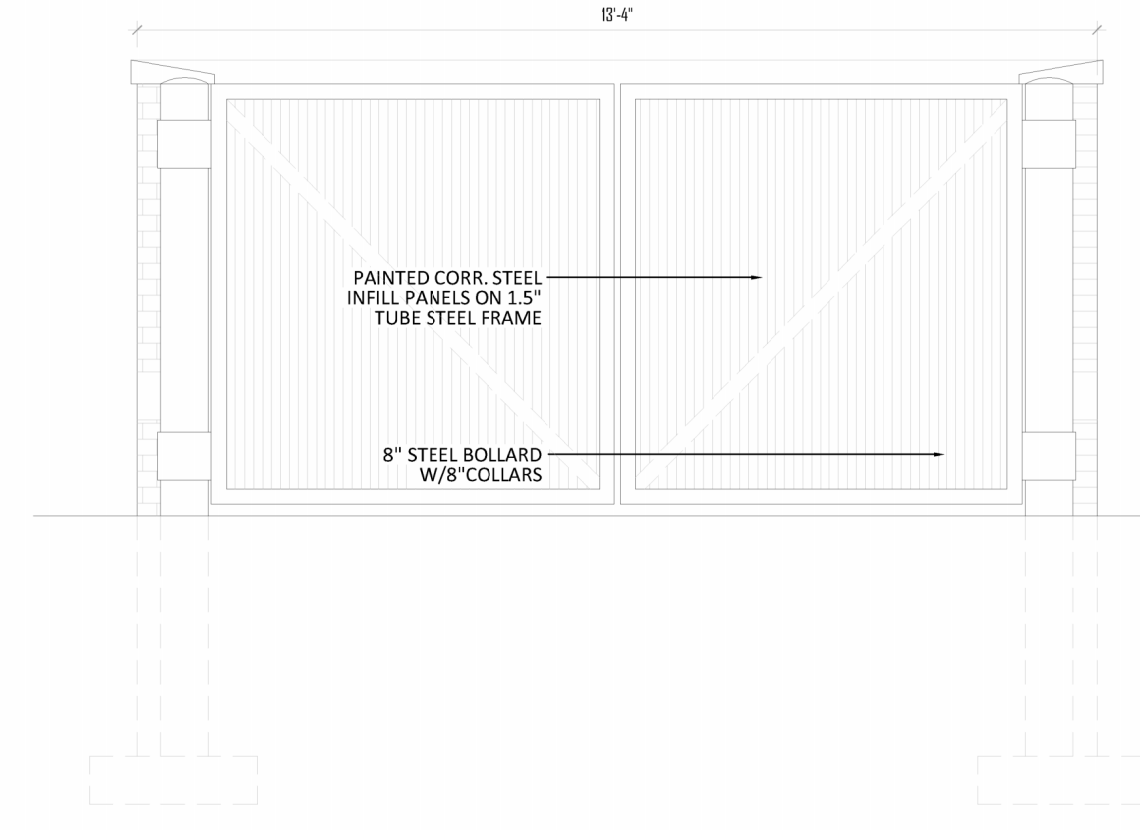
AS100



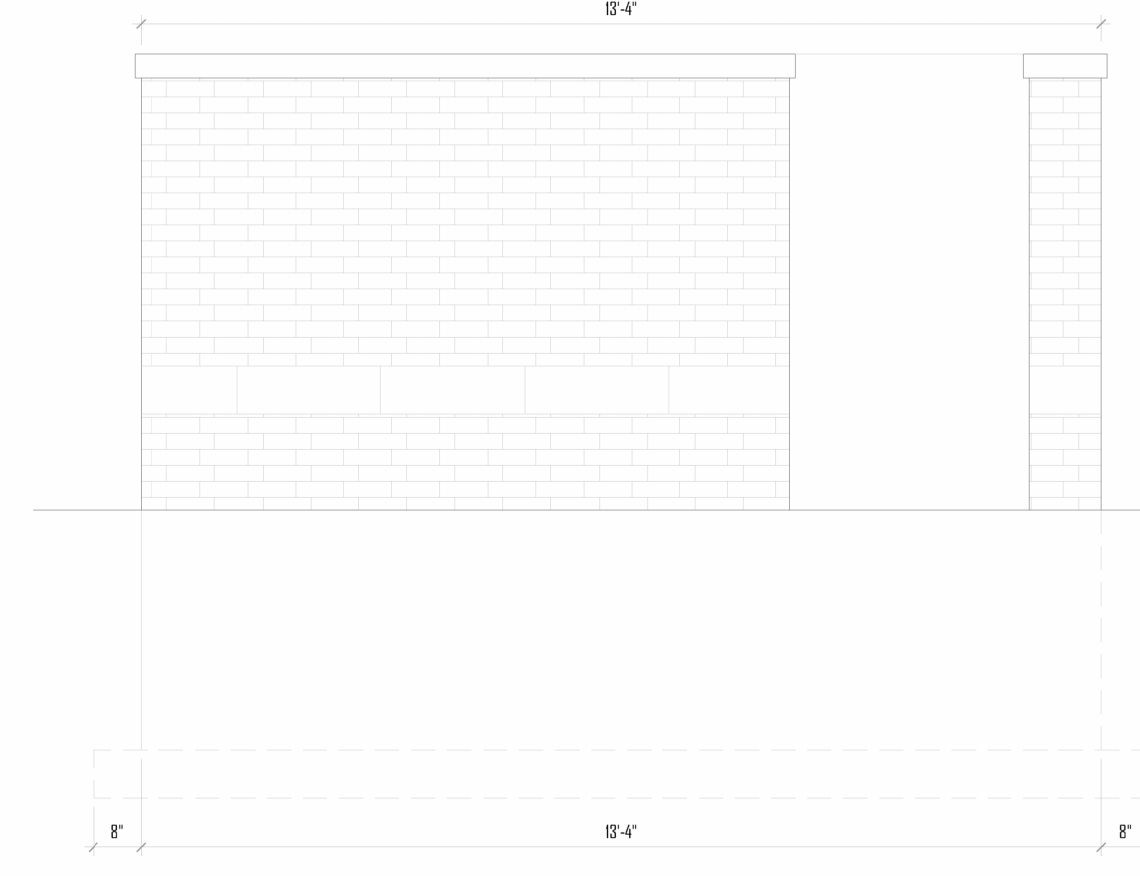
3 MONUMENT SIGN
3/8"=1'-0"



5 T.E. SIDE ELEVATION
3/8"=1'-0"



6 T.E. FRONT ELEVATION
3/8"=1'-0"



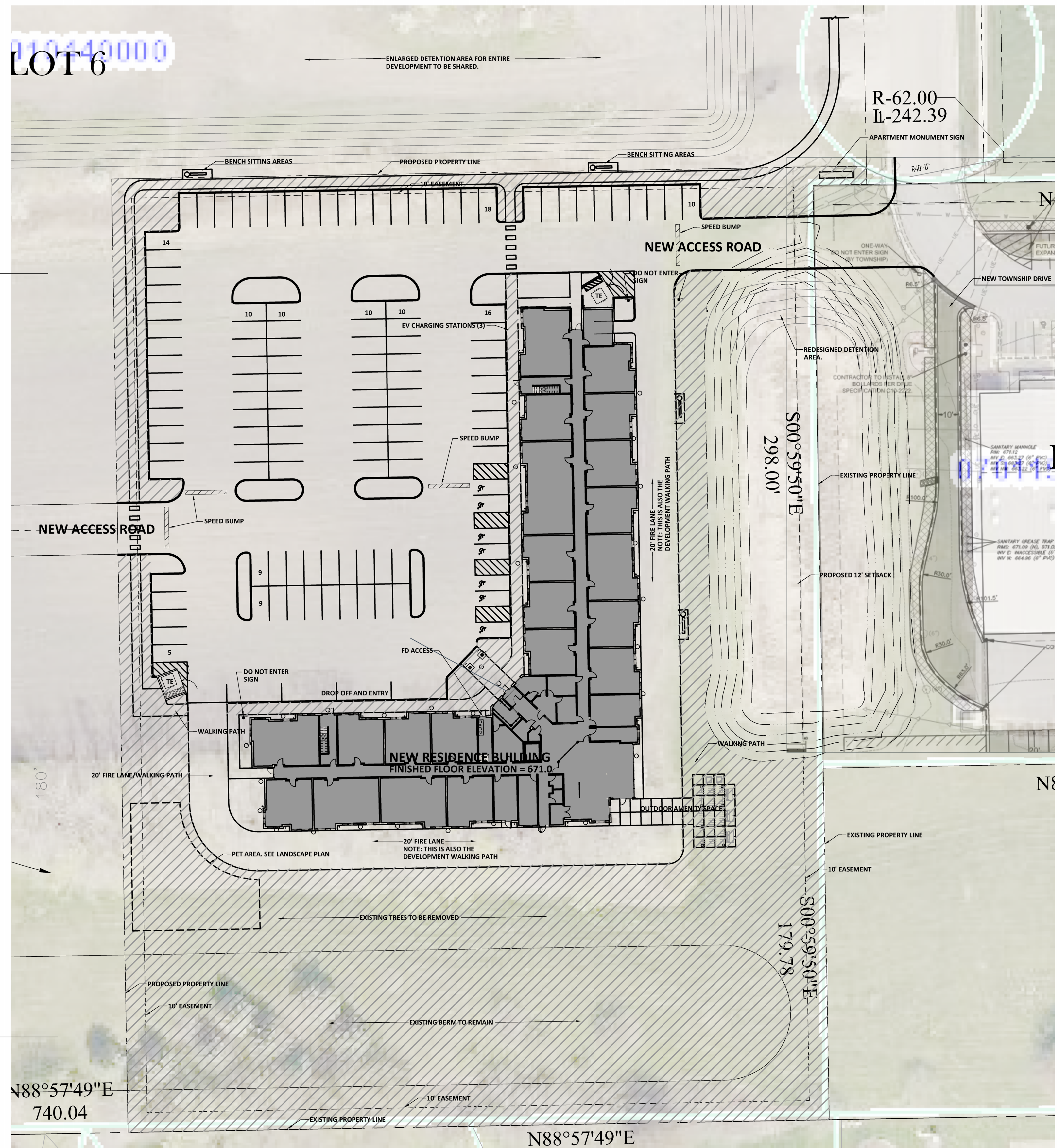
7 T.E. TYPICAL REAR ELEVATION
3/8"=1'-0"

4 T.E. WALL SECTION
3/8"=1'-0"

UNIT MATRIX
3 bedroom unit - 1
2 bedroom units - 18
1 bedroom units - 52
Total Units - 71
Unit Type
Type B Adaptable - 60 units
Type A Accessible - 13 units
Total Units - 71 units
Unit Areas
3 bedroom unit - 1,073 sf
2 bedroom units - 13,608 sf
1 bedroom units - 28,184 sf
Total Unit Area - 44,444 sf
Common Space Area
Total Common Area - 19,969 sf
Total Building Area
Total Gross Building Area - 64,413 sf

SITE MATRIX
Property Size
174,859
4.014 acres
OPEN SPACE AREA
72,843
1.672 acres
41.67% of Property Area
Property Unit Density
Zoning - PUD, Guided R3
Maximum Density -
204,195/2,600 = 79 units
71 units provided
15.15 Units/Acre Provided
PARKING COUNT
Parking Required
Multifamily - 2.25 stalls per unit
71 x 2.25 = 160 stalls req'd
Parking Provided
Standard Stalls - 114 stalls
Accessible Stalls - 7 stalls
Total Parking - 121 stalls
Total Loading - 4 stalls

2 PROPERTY MATRIX
N.T.S.



1 SITE PLAN
1" = 20'-0"