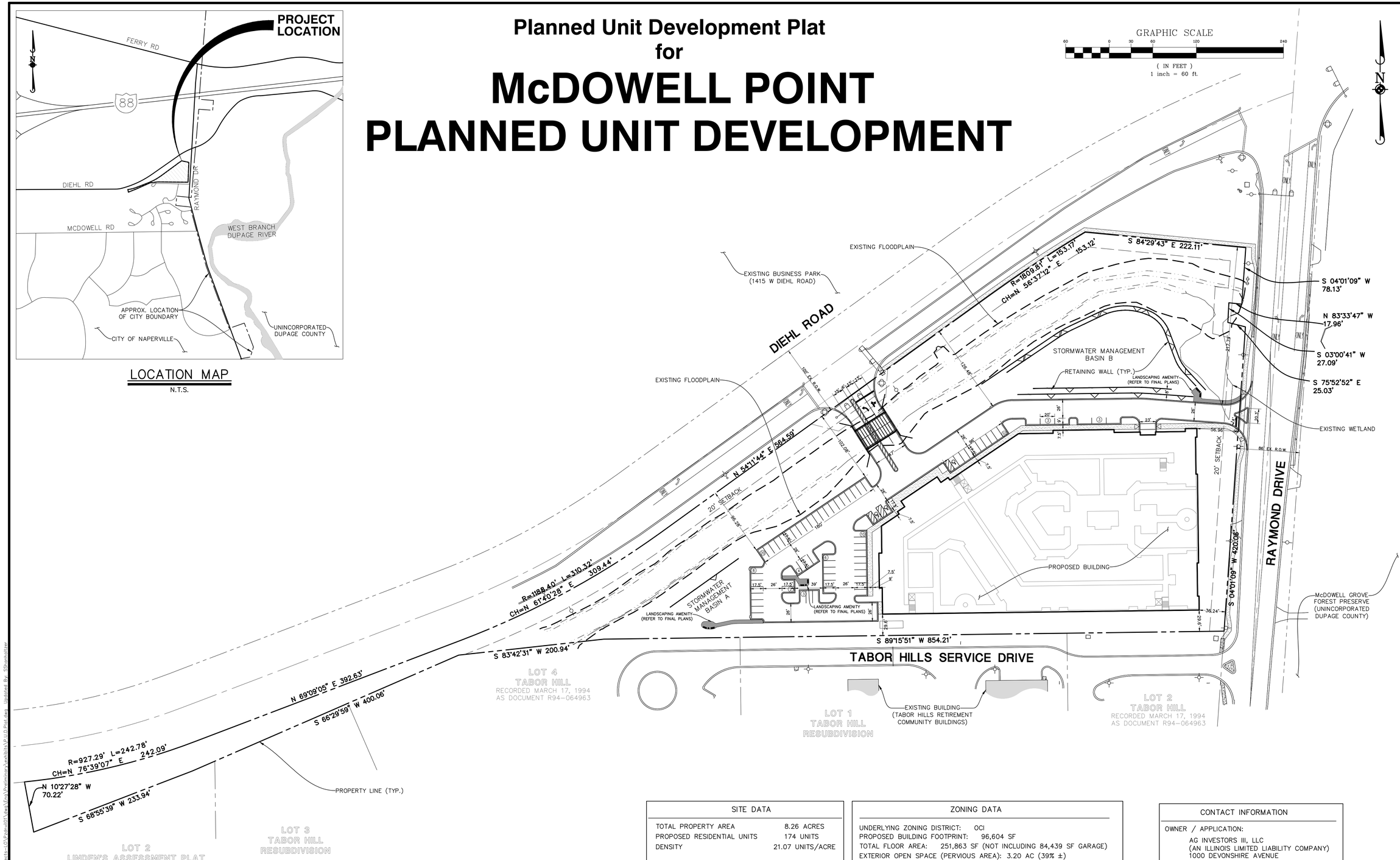
Planned Unit Development Plat
for
McDOWELL POINT
PLANNED UNIT DEVELOPMENT

LOCATION MAP
N.T.S.

GRAPHIC SCALE
60 0 30 60 120 240
(IN FEET)
1 inch = 60 ft.



SITE DATA	
TOTAL PROPERTY AREA	8.26 ACRES
PROPOSED RESIDENTIAL UNITS	174 UNITS
DENSITY	21.07 UNITS/ACRE
OUTDOOR PARKING PROVIDED	71 STALLS
GARAGE PARKING PROVIDED	233 STALLS
TOTAL PARKING PROVIDED*	304 STALLS
PARKING RATIO	1.75 STALLS/UNIT

*INCLUDES EIGHT (8) ADA STALLS

ZONING DATA

UNDERLYING ZONING DISTRICT: OCI
PROPOSED BUILDING FOOTPRINT: 96,604 SF
TOTAL FLOOR AREA: 251,863 SF (NOT INCLUDING 84,439 SF GARAGE)
EXTERIOR OPEN SPACE (PERVIOUS AREA): 3.20 AC (39% ±)

PROPOSED DEVIATIONS FROM UNDERLYING CODE REQUIREMENTS:

DEVIATION	REQUIRED	PROPOSED
PARKING RATIO	2.25 SPACES/UNIT	1.75 SPACES/UNIT
BUILDING HEIGHT	43'-0"	54'-8"
DENSITY	4,000 SQ. FT. PER UNIT	21.07 UNITS/ACRE

CONTACT INFORMATION

OWNER / APPLICATION:
AG INVESTORS III, LLC
(AN ILLINOIS LIMITED LIABILITY COMPANY)
1000 DEVONSHIRE AVENUE
NAPERVILLE IL 60540

ENGINEER / SURVEYOR:
MANHARD CONSULTING, LTD
700 SPRINGER DRIVE
LOMBARD IL 60148

STATEMENTS

STATEMENT OF INTENT AND CONCEPT:
THE PETITIONER INTENDS TO CONSTRUCT A 174 UNIT, AGE-RESTRICTED APARTMENT COMMUNITY

STATEMENT OF CHARACTER:
THE McDOWELL POINT PLANNED UNIT DEVELOPMENT WILL CONSIST OF A 174 UNIT, AGE-RESTRICTED APARTMENT COMMUNITY

PROPERTY LEGAL DESCRIPTION

LOT 1 IN THE FINAL PLAT OF SUBDIVISION FOR MCDOWELL POINT, BEING A SUBDIVISION OF PART OF THE SOUTH HALF OF SECTION 3, TOWNSHIP 38 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED SEPTEMBER 22, 2008 AS DOCUMENT R2008-143214, IN DUPAGE COUNTY, ILLINOIS.

DRAWN BY | REVISIONS | DATE

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McDOWELL POINT PLANNED UNIT DEVELOPMENT
CITY OF NAPERVILLE, ILLINOIS
PLANNED UNIT DEVELOPMENT PLAT

PROJ. MGR.: SMS
PROJ. ASSOC.: HCM
DRAWN BY: HCM
DATE: SMS
SCALE: 1" = 60'

SHEET 1 OF 1
PZDNVIL01

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DRAFT IN PROGRESS - NOT FOR CONSTRUCTION

April 25, 2018 - 17:35 Dwg Name: \\mcl-lo-nas\Projects-LV\Pzdnvil01\Data\Engr\Preliminary\exhibits\P.U.D.Plat.dwg Updated By: SSchumacher