



D A C D E V E L O P M E N T S
P R E S E N T S

100 N BROADWAY

DAC
DEVELOPMENTS

100 N BROADWAY

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- **Urban Living in Suburban Illinois**

- 100 N Broadway represents an opportunity to reinvigorate city living in downtown Aurora. Residents can enjoy the scenic views, local parks, shopping and cuisine that makes up Aurora's charming culture.

- **Walkable Lifestyle**

- Situated along the Fox River in the heart of downtown, residents will be in close walking proximity to many of Aurora's greatest attractions including RiverEdge Park, Hollywood Casino, Paramount Theater and many more.



100 N BROADWAY

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- **Open Layout With a View**

- Residents of 100 N Broadway can choose from a variety of open-concept unit designs and layouts. Select Units will have north-facing views of the Fox River and Aurora city landscape.

- **Building Amenities and Features**

- Planned amenities include indoor and outdoor lounging areas, bike rooms, and 314 garage parking spaces with controlled vehicle access points.

- **Many Transportation Options**

- The development will be conveniently located in close proximity to the Metra Transit Center station, Riverwalk, and various roadways connecting all of downtown Aurora.



- **Environmentally Friendly**

- Bike Friendly Area
- Multiple Greenspaces and Parks
- Energy Efficient

DAC
DEVELOPMENTS

100 N BROADWAY

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Exterior Rendering – Front View



100 N BROADWAY

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Exterior Rendering – Side View and Aerial





SUBJECT SITE

100 N. Broadway
100 N. Broadway
Aurora, IL 60505

Satellite View
Scale: 1" = 200'



KR Development
Developer



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4/2/21
PH # 192702

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100 N. Broadway
100 N. Broadway
Aurora, IL 60505

Overall Site Plan
Scale: 1" = 100'



SUBJECT SITE

Proposed 5-Story Building

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Developer



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Aerial View Loking South



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100 N. Broadway
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Street View Looking South-West



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100 N. Broadway
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River View Looking South-East



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100 N. Broadway
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River View Looking North-East



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100 N. Broadway
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Street View Looking North-West



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100 N. Broadway
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Lower Level -1 Floor Plan
Scale: 1/32" = 1'-0"



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Fox River

100 N. Broadway
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Aurora, IL 60505

Site - 1st Floor Plan
Scale: 1/32" = 1'-0"



Public Dog Park

1st Floor Gross Area - 53,991 sq ft
1st Floor Gross Area w/ Balconies - 54,568 sq ft

- Legend:**
- Two Bedroom - 5 Units
 - One Bedroom Plus - 2 Units
 - One Bedroom - 9 Units
 - Convertible - 2 Units
 - Studio - 8 Units



North Broadway

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Typical Floor Plan (2nd-5th)
Scale: 1/32" = 1'-0"



Typical Floor Gross Area (2nd-5th) - 62,481 sq ft
Typical Floor Gross Area w/ Balconies (2nd-5th) - 64,266 sq ft



- Legend:**
- Two Bedroom - 8 Units
 - One Bedroom Plus - 5 Units
 - One Bedroom - 23 Units
 - Convertible - 3 Units
 - Studio - 16 Units

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Elevations
Scale: 1/32" = 1'-0"



- Roof / Mech'l PH +57'-8"
- 5th Floor +47'-0"
- 4th Floor +36'-4"
- 3rd Floor +25'-8"
- 2nd Floor +15'-0"
- 1st Floor ±0"
- Lower Level -1 -10'-0"

SOUTH ELEVATION



- Roof / Mech'l PH +57'-8"
- 5th Floor +47'-0"
- 4th Floor +36'-4"
- 3rd Floor +25'-8"
- 2nd Floor +15'-0"
- 1st Floor ±0"
- Lower Level -1 -10'-0"

WEST ELEVATION



- Roof / Mech'l PH +57'-8"
- 5th Floor +47'-0"
- 4th Floor +36'-4"
- 3rd Floor +25'-8"
- 2nd Floor +15'-0"
- 1st Floor ±0"
- Lower Level -1 -10'-0"

NORTH ELEVATION



- Roof / Mech'l PH +57'-8"
- 5th Floor +47'-0"
- 4th Floor +36'-4"
- 3rd Floor +25'-8"
- 2nd Floor +15'-0"
- 1st Floor ±0"

EAST ELEVATION

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