



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

2

- **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

3

- **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

Exterior Rendering – Front View



Exterior Rendering – Side View and Aerial



100 N. Broadway
100 N. Broadway
Aurora, IL60505

Satellite View
Scale: 1" =200'



SUBJECT SITE

KR Development
developer

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HAYMES

Pappageorge Haymes Partners
www.pappageorgehaymes.com

4/2/21
PH # 192702

These plans are schematic and are subject to further refinement for compliance with code required exiting, life safety improvements and coordination with existing systems.

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SUBJECT SITE

Proposed 5-Story Building

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Fox River

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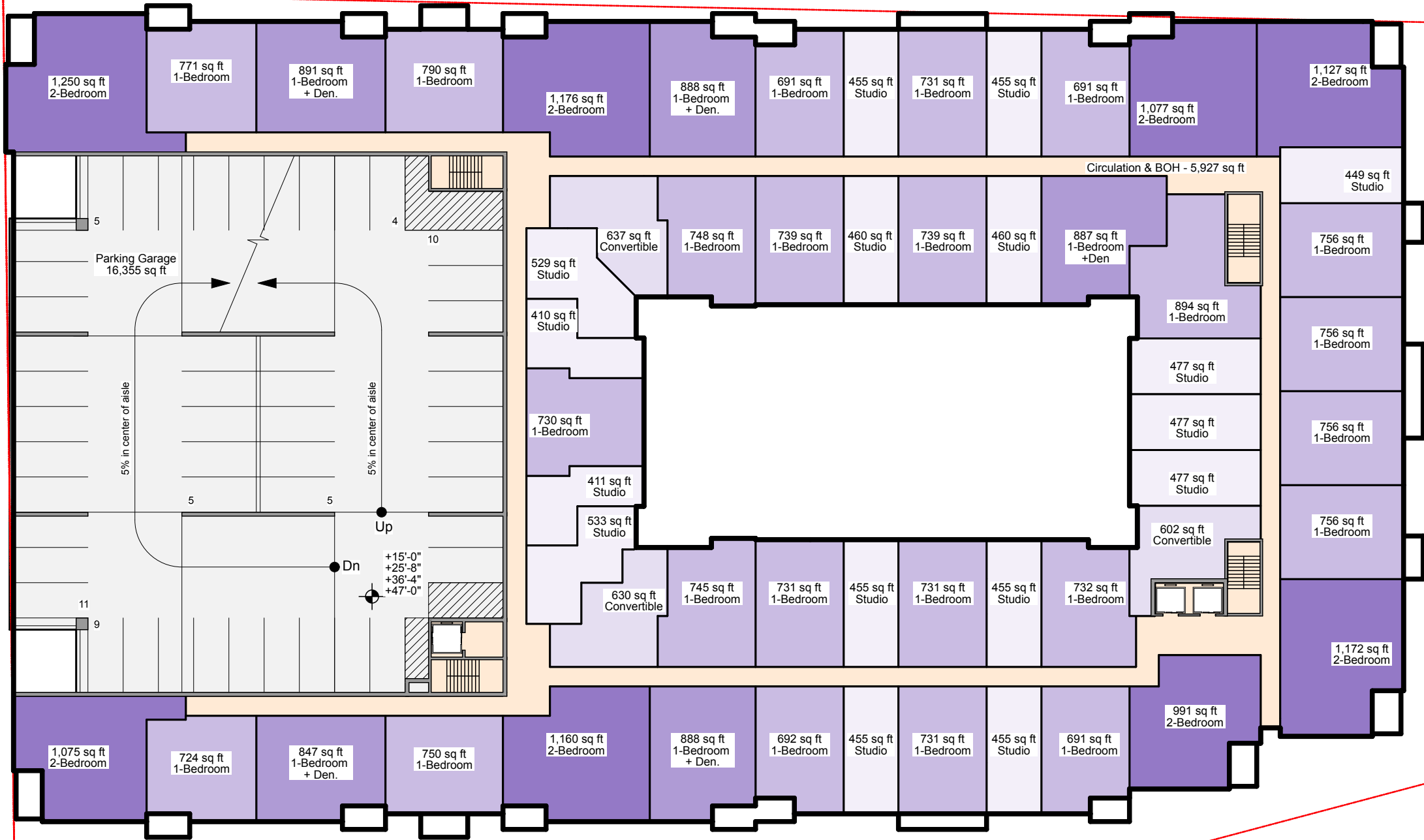
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Typical Floor Gross Area (2nd-5th) - 62,481 sq ft
Typical Floor Gross Area w/ Balconies (2nd-5th) - 64,266 sq ft

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



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- 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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