



**NORTH ARROW**  
PARTNERS

## EXISTING AERIAL VIEW OF SITE



**BUILDING PURPOSE.**

28 East Saint Charles Road / Villa Park, IL 60181 / Office: 630.279.9992 / Fax: 630.279.9991 / Email: [jfc@northarrowpartners.com](mailto:jfc@northarrowpartners.com)



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## EXISTING SITE CONDITIONS



View looking west from southeast corner of parcel. Eaton Street is on the left.



View looking north at the site from Eaton Street. The Good Shepard Lutheran Church is in the distance.



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## EXISTING SITE CONDITIONS



View looking west from south side of parcel.  
Eaton Street is on the left.



View looking south at IGA from the south side of site at Eaton Street.



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## EXISTING SITE CONDITIONS



View looking northwest from south side of parcel  
at Eaton St. Tractor Supply Co. in distance.



View looking north at drainage ditch cutting across parcel.



**BUILDING PURPOSE.**

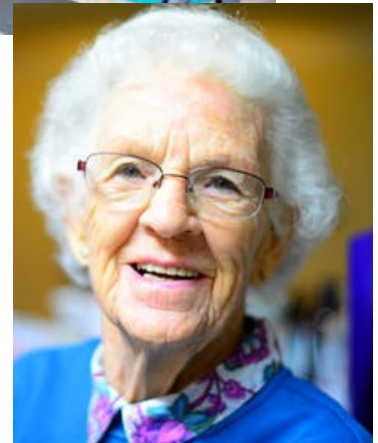
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## NEWTON SENIOR LIVING

### NORTH ARROW PARTNERS

- Zoning Change Requested from existing B3. Requesting to down-zone to MR-2
- New 2-story elevator building with 35 senior apartments.
- 29) 1-BR units, 6) 2-BR units
- 100% visitable for people with disabilities.
- Three (3) fully accessible units and thirty-one (31) adaptable units. One (1) unit for blind and/or deaf.
- Lot size +/- 107,012 s.f. Proposed building footprint 17,183 s.f. (16% coverage).
- On-site property management and maintenance. Regular inspections by investors.



**BUILDING PURPOSE.**

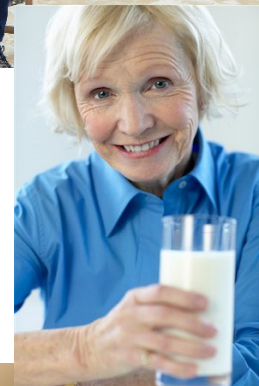




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- Investment of approximately \$8.4M in community.
- Improving a long vacant parcel / boost property values.
- Current RE tax = \$624/year.  
Estimated RE tax = \$28,000/year.
- Green building certification and enhanced accessibility.
- Local trade and material supplier participation.
- Traditional design with quality materials. Professional landscaping.

## NEWTON SENIOR LIVING



**BUILDING PURPOSE.**



## **NORTH ARROW** PARTNERS

## **NEWTON SENIOR LIVING**

- Provides an opportunity to live without the burden of home maintenance while still being within the community (not isolated).
- Fills a gap in housing choice by providing a great option for individuals and couples on a fixed-income.
- Community room for parties and various group activities. Informal social spaces, small fitness room.
- Perfect location for independent senior: close to grocery, banking, medical, continuing education, community center, etc.

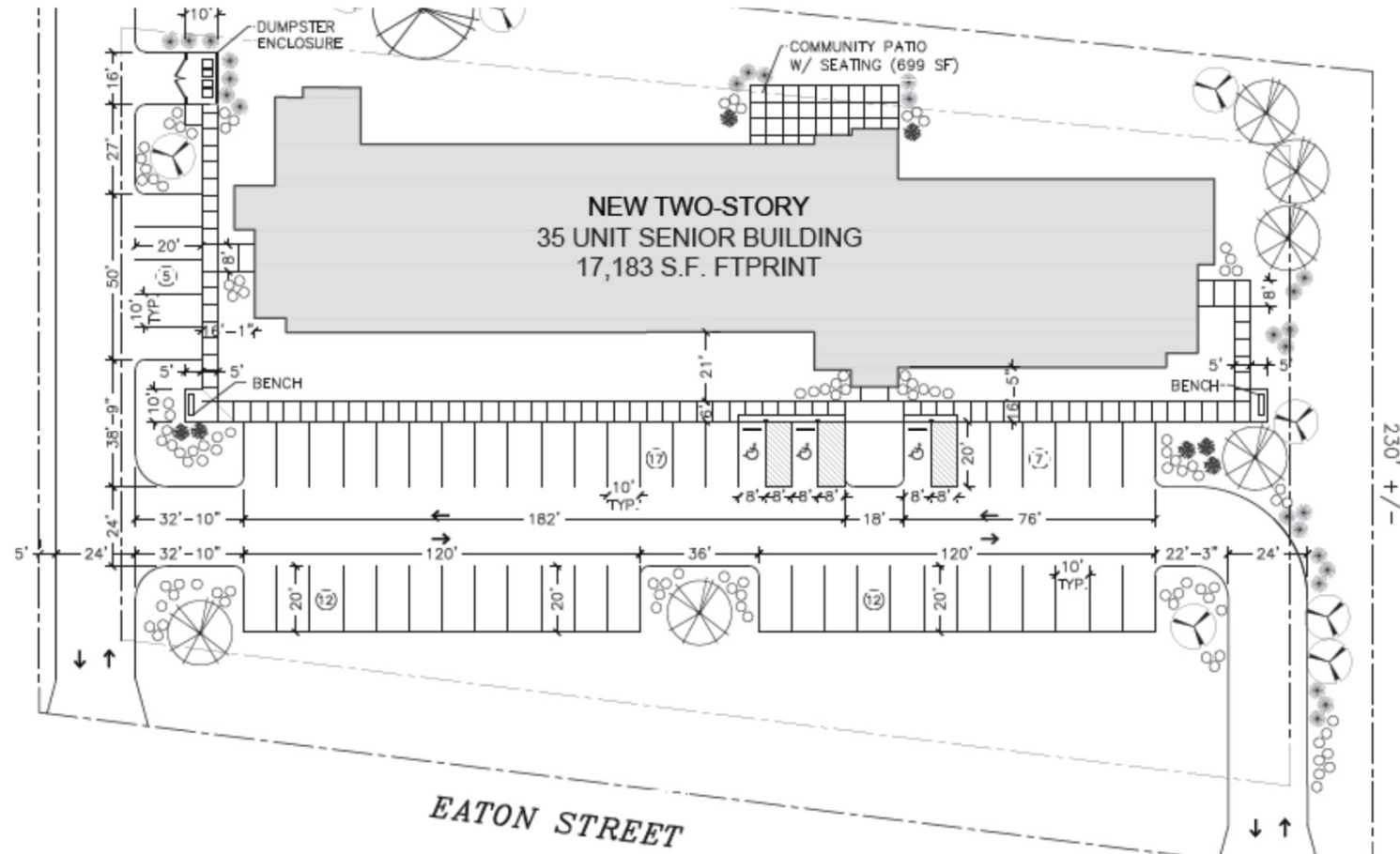


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## NEWTON SENIOR LIVING



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## NEWTON SENIOR LIVING

### PROPOSED FRONT ELEVATION



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## NORTH ARROW PARTNERS

- Mission driven develop-design-build firm.
- Working with Illinois communities to create new rental housing options for their citizens with a particular focus on seniors and individuals with disabilities.
- Family owned business. Two – three new developments/year. Focused on rural Illinois communities.



**BUILDING PURPOSE.**