

Block A

Phase 7

VICINITY MAP



7/18/201

SITE PLAN

SITE PLAN KEY

1. BUILDING (FIVE FLOORS)
2. BUILDING (THREE FLOORS)
3. PARKING GARAGE 1
4. PARKING GARAGE 2
5. GARAGE 1 ENTRANCE
6. GARAGE 2 ENTRANCE
7. INTERIOR BICYCLE PARKING
8. MAIN PEDESTRIAN ENTRANCE
9. WALK UP UNITS
10. REFUSE COLLECTION
11. LOADING FACILITY
12. COMMUNITY DECK (ONE FLOOR)
13. OUTDOOR SPACE
14. RETAIL ENTRY
15. RETENTION POND

108 PARKING SPACES

- 28 SPACES- GARAGE 1
80 SPACES- GARAGE 2



DENSITY COMPARISON

Block A - Originally Planned & Approved

Unit Type	Total Units	Bedrooms per Unit Type	Total Bedrooms
Studio	0	1	0
1-Bedroom	21	1	21
2-Bedroom	46	2	92
2-Bedroom (TH)	6	3	18
Total	73		131

Block A - The Hills Luxury Commons

Unit Type	Total Units	Bedrooms per Unit Type	Total Bedrooms
Junior 1-Bedroom	75	1	75
1-Bedroom	6	1	6
1-Bedroom + Den	3	1	3
2-Bedroom	10	2	20
2-Bedroom (W/Up)	3	2	6
Total	97		110

Block B - Originally Planned & Approved

Unit Type	Total Units	Bedrooms per Unit Type	Total Bedrooms
Studio	0	1	0
1-Bedroom	56	1	56
2-Bedroom	14	2	28
3-Bedroom	0	3	0
Total	70		84

Block B - The Hills Luxury Commons

Unit Type	Total Units	Bedrooms per Unit Type	Total Bedrooms
Junior 1-Bedroom	32	1	32
1-Bedroom	40	1	40
1-Bedroom (W/Ups)	8	1	8
3-Bedroom	4	3	12
Total	84		92

Total - Originally Planned & Approved

Unit Type	Total Units	Bedrooms per Unit Type	Total Bedrooms
Studio	0	1	0
1-Bedroom	77	1	77
2-Bedroom	60	2	120
3-Bedroom	0	3	0
2-Bedroom (TH)	6	3	18
Total	143		215

Total - The Hills Luxury Commons

Unit Type	Total Units	Bedrooms per Unit Type	Total Bedrooms
Junior 1-Bedroom	107	1	107
1-Bedroom (With Den)	49	1	49
1-Bedroom (W/Ups)	8	1	8
2-Bedroom (With W/Ups)	13	2	26
3-Bedroom	4	2	8
Total	181		198

The Hills vs. Original Approved
Total Bedrooms

-17

The Hills vs. Original
Total Bedroom % Change

-7.91%

PARKING COMPARISON

CURRENT ZONING - THE HILLS LUXURY COMMONS PARKING COMPARISON

Development Name	Total Units	Total Parking Spaces	Spaces Per Unit
The Hills Luxury Commons	181	186	1.03
*Brewers Hill Commons	143	212	1.48
*Previously Approved Planned Development			

NEIGHBORHOOD EFFORTS

THE HILLS LUXURY COMMONS

HISTORIC BREWERS HILL ASSOCIATION & GENERAL COMMUNITY MEETING INFORMATION

Meeting Date	With Whom	Reason
Thursday, January 28, 2016	HBHA Board Members	Overview of Development Plans
Thursday, February 25, 2016	HBHA Board Members	Review of updated plans prior to Community Meeting
Tuesday, March 01, 2016	HBHA & General Community	Present development plans and obtain community feedback
Tuesday, March 29, 2016	HBHA & General Community	Present updated development plans and obtain community feedback
Friday, May 13, 2016	HBHA Board Members	Present updated development design/plans prior to Community meeting
Friday, May 20, 2016	HBHA & General Community	Present updated development plans and obtain community feedback

NEIGHBORHOOD EFFORTS

COMMUNITY INPUT & INCORPORATION

Community Suggestion, Concern, (and/or) Feedback

Block A: Potential hazard with parking entrance on Palmer St.

Block A: Reduce building height south of Cobblers Townhomes

Block A & Block B: Provide street level activation where possible

Block B: Add architectural detail to the façade for at-grade parking

Block A & Block B: Design buildings with better distribution of materials

Development Team Response

Moved parking entrance from Palmer to Reservoir

Reduced building height on western elevation by one story

Added primary entry or walk-up units to both sites

Added Glazed windows and complementary landscaping

Created a totally new design that's befitting for Brewers Hill

CURRENT APPROVED



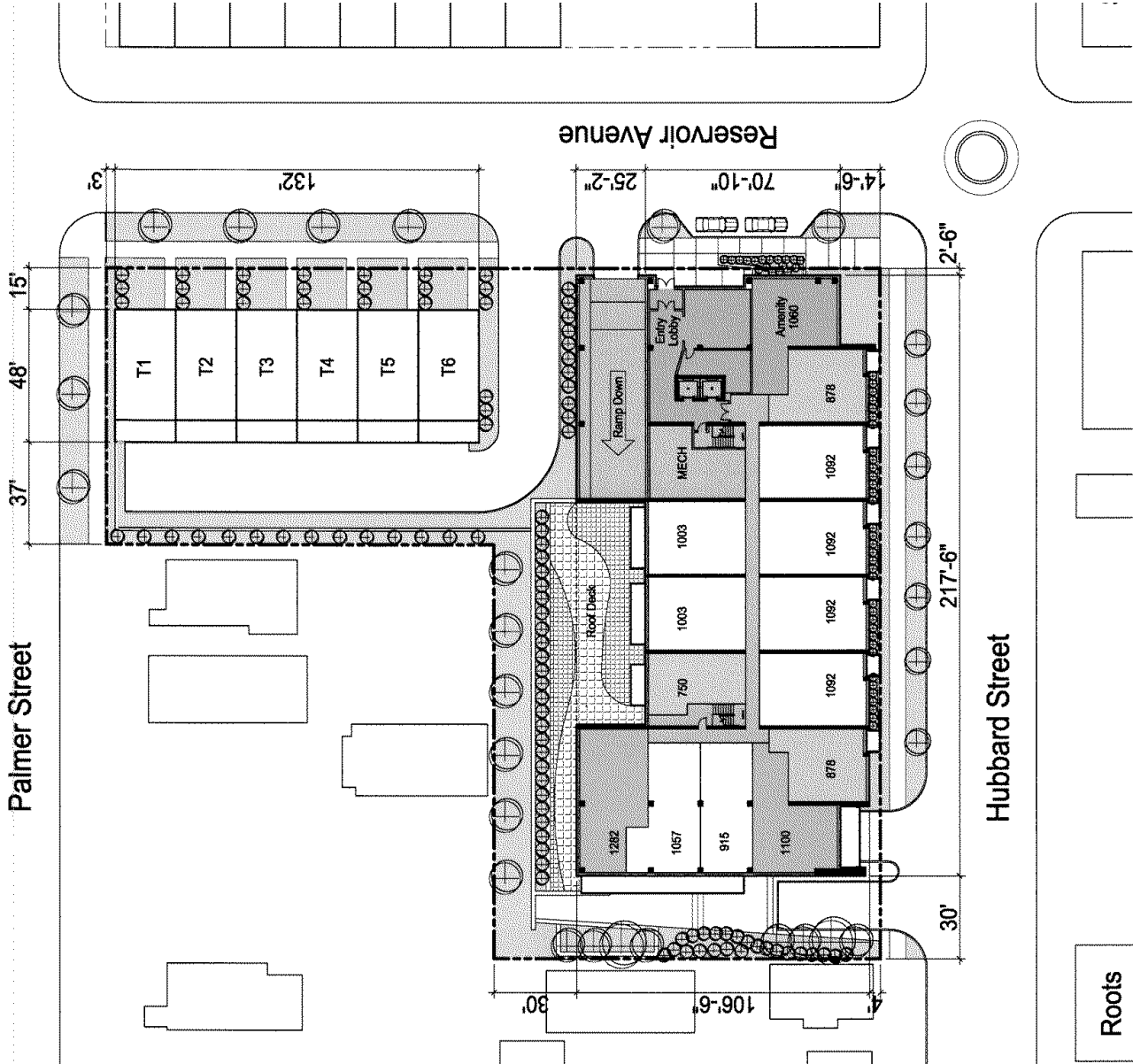
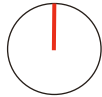
DETAILED PLAN DEVELOPMENT Submittal

7/18/201

6

TAM
201

CURRENT APPROVED



BREWER'S HILL COMMONS

LANDSCAPE PLAN



CALL DIGGERS HOTLINE
517-371-7888
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SHADE TREES (DECIDUOUS)

- GMSM Green Mountain Sugar Maple
- HRB Heritage Riverbirch
- BC Bald Cypress

ORNAMENTAL TREES (DECIDUOUS)

- ABS Autumn Brilliance Serviceberry
- PFC Prairie Fire Flowering Crabapple
- SC Sentinel Crabapple
- JTL Ivory Silk Japanese Tree Lilac

EVERGREEN TREES

- FVJ Fairview Upright Juniper (upright)
- BHS Black Hills Spruce

EVERGREEN SHRUBS

- CGB Chicagoland Green Boxwood
- GMB Green Mountain Boxwood
- KCPJ Kallay Compact Pfizer Juniper

DECIDUOUS SHRUBS

- HC Peking (Hedge) Cotoneaster
- IH Incrediball Hydrangea
- KOSR Knock Out Shrub Rose
- AJAV Autumn Jazz Arrowwood Viburnum

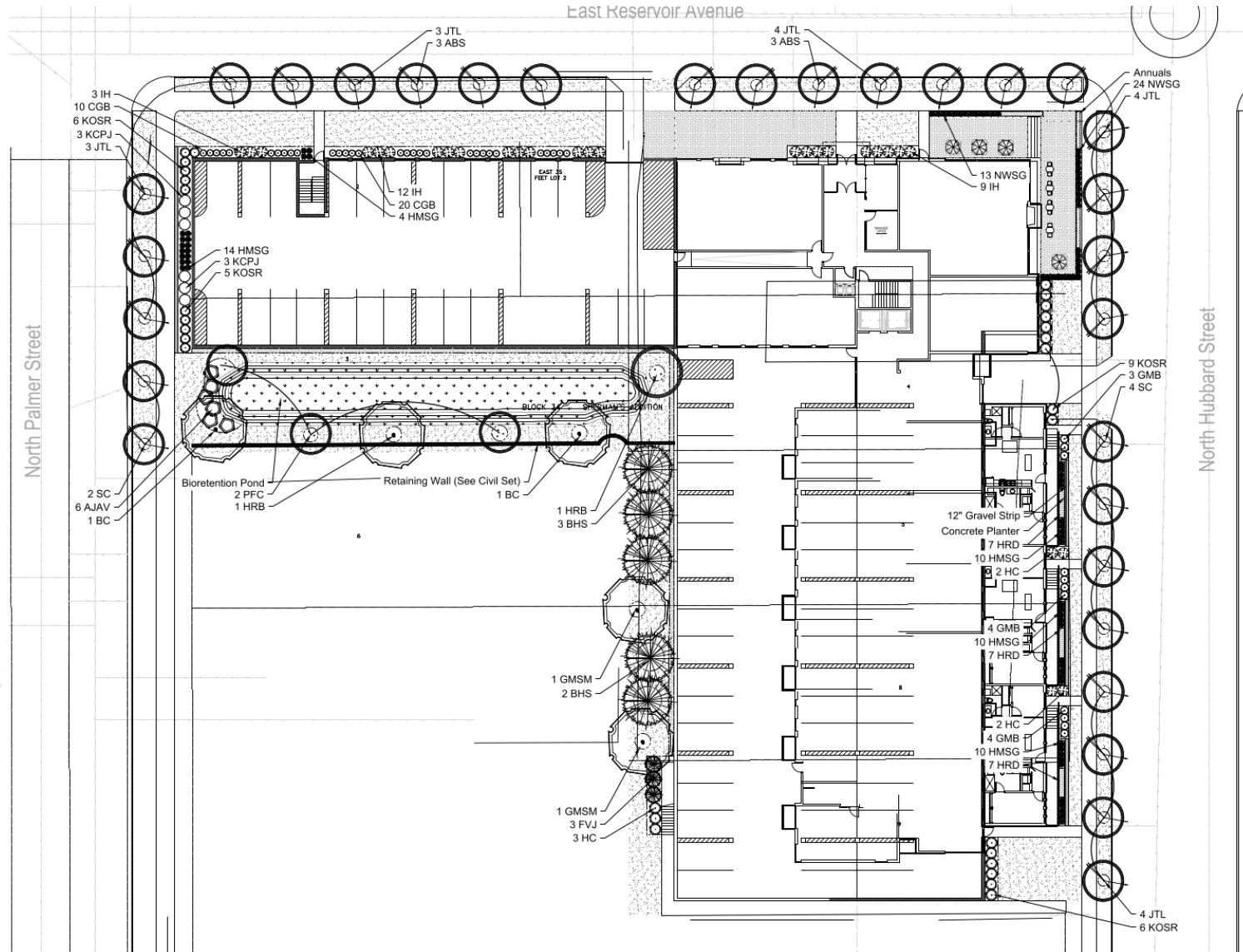
ORNAMENTAL GRASSES

- HMSG Heavy Metal Switch Grass
- NWSG Northwind Switchgrass

HERBACEOUS PERENNIALS

- HRD Happy Returns Daylily

PLANT ABBREVIATION KEY





EAST ELEVATION
SCALE: 1/8"=1'-0"

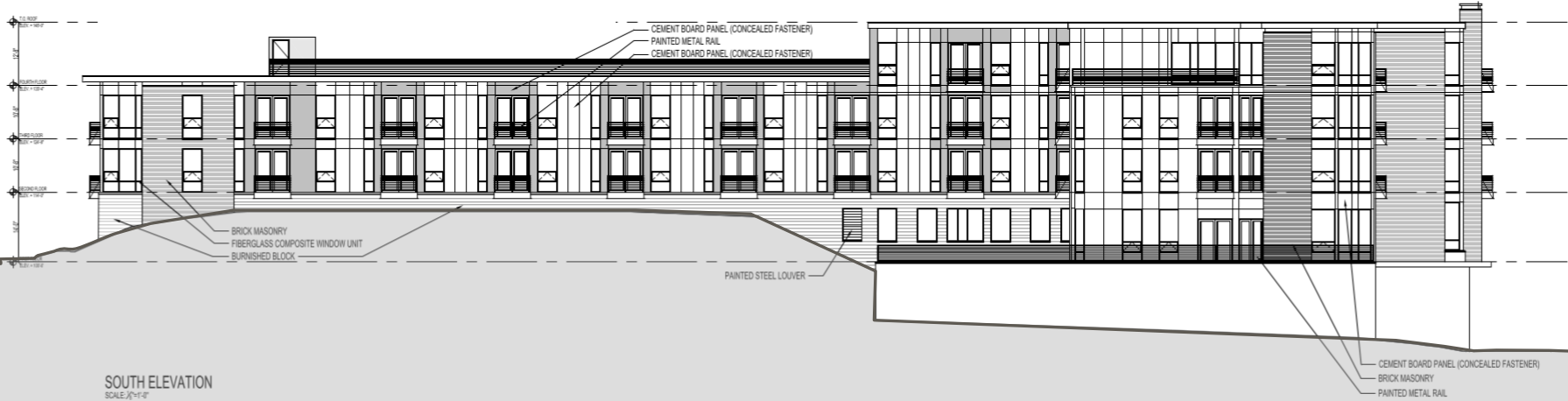


WEST ELEVATION
SCALE: 1/8"=1'-0"



NORTH ELEVATION

SCALE: 1/4"=1'-0"



SOUTH ELEVATION

SCALE: 1/4"=1'-0"

VIEW FROM HUBBARD AND RESERVOIR



VIEW NORTH ON HUBBARD



VIEW FROM PALMER AND RESERVOIR



Block B

Phase 6

VICINITY MAP



7/18/201

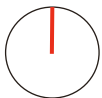
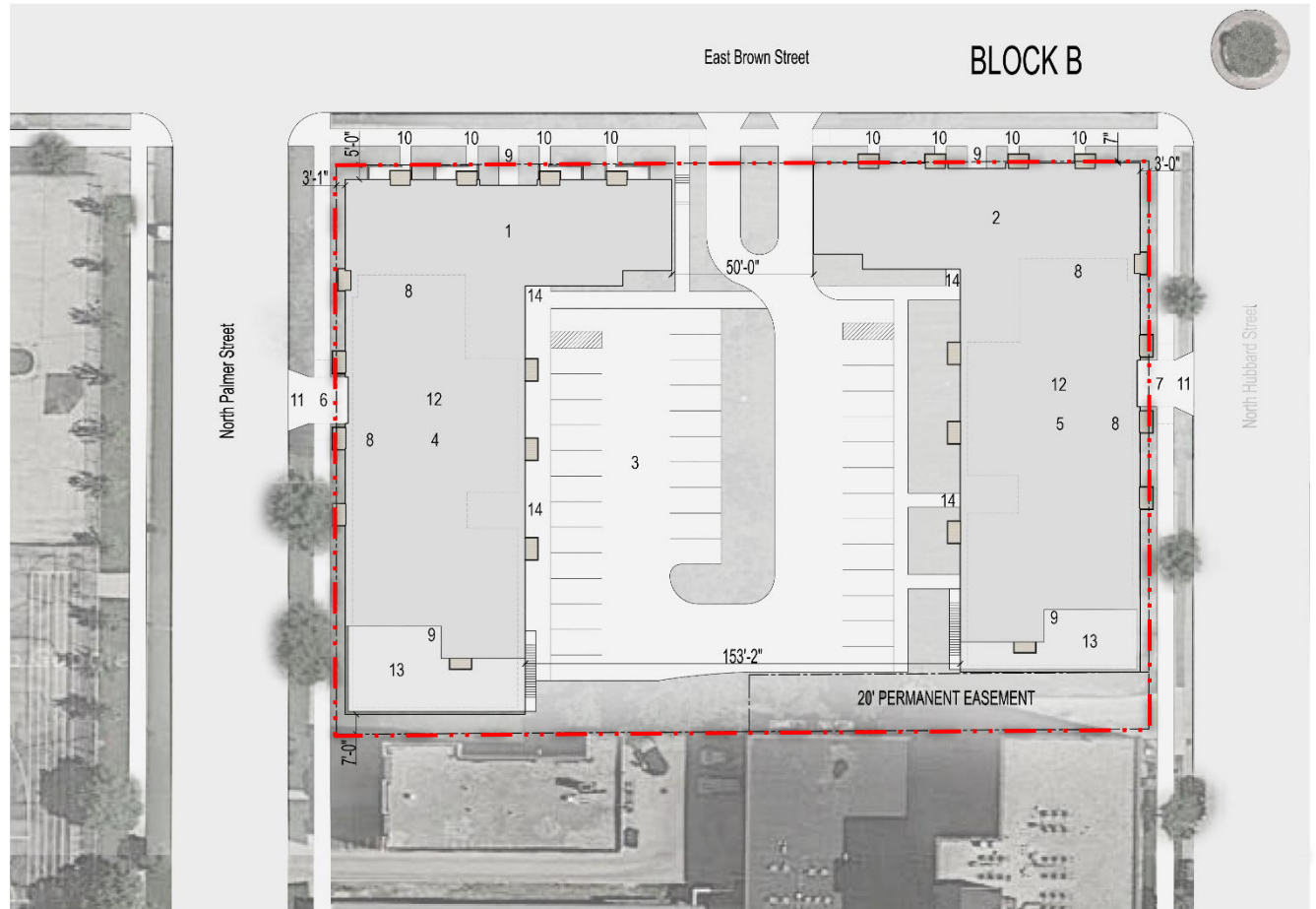
SITE PLAN

SITE PLAN KEY

1. BUILDING 1 (FOUR FLOORS)
2. BUILDING 2 (FOUR FLOORS)
3. SURFACE PARKING
4. BUILDING 1 PARKING GARAGE
5. BUILDING 2 PARKING GARAGE
6. BUILDING 1 GARAGE ENTRANCE
7. BUILDING 2 GARAGE ENTRANCE
8. INTERIOR BICYCLE PARKING
9. MAIN PEDESTRIAN ENTRANCE
10. WALK UP UNITS
11. REFUSE COLLECTION
12. LOADING FACILITY
13. COMMUNITY DECK (ONE FLOOR)
14. PEDESTRIAN ENTRY

88 PARKING SPACES

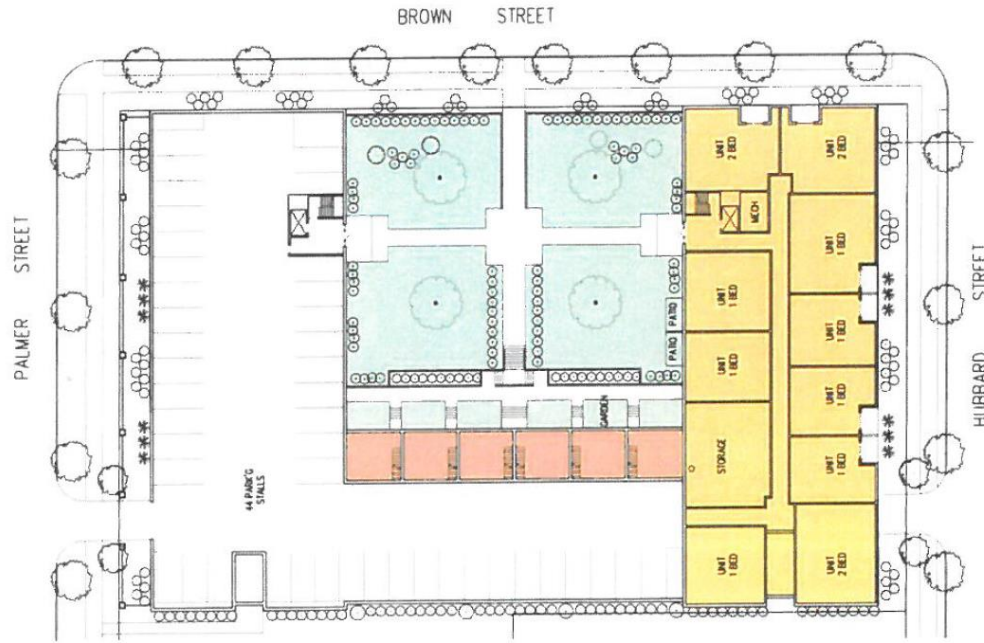
- 38 SPACES- SURFACE PARKING
- 25 SPACES- GARAGE 1
- 25 SPACES- GARAGE 2



CURRENT APPROVED

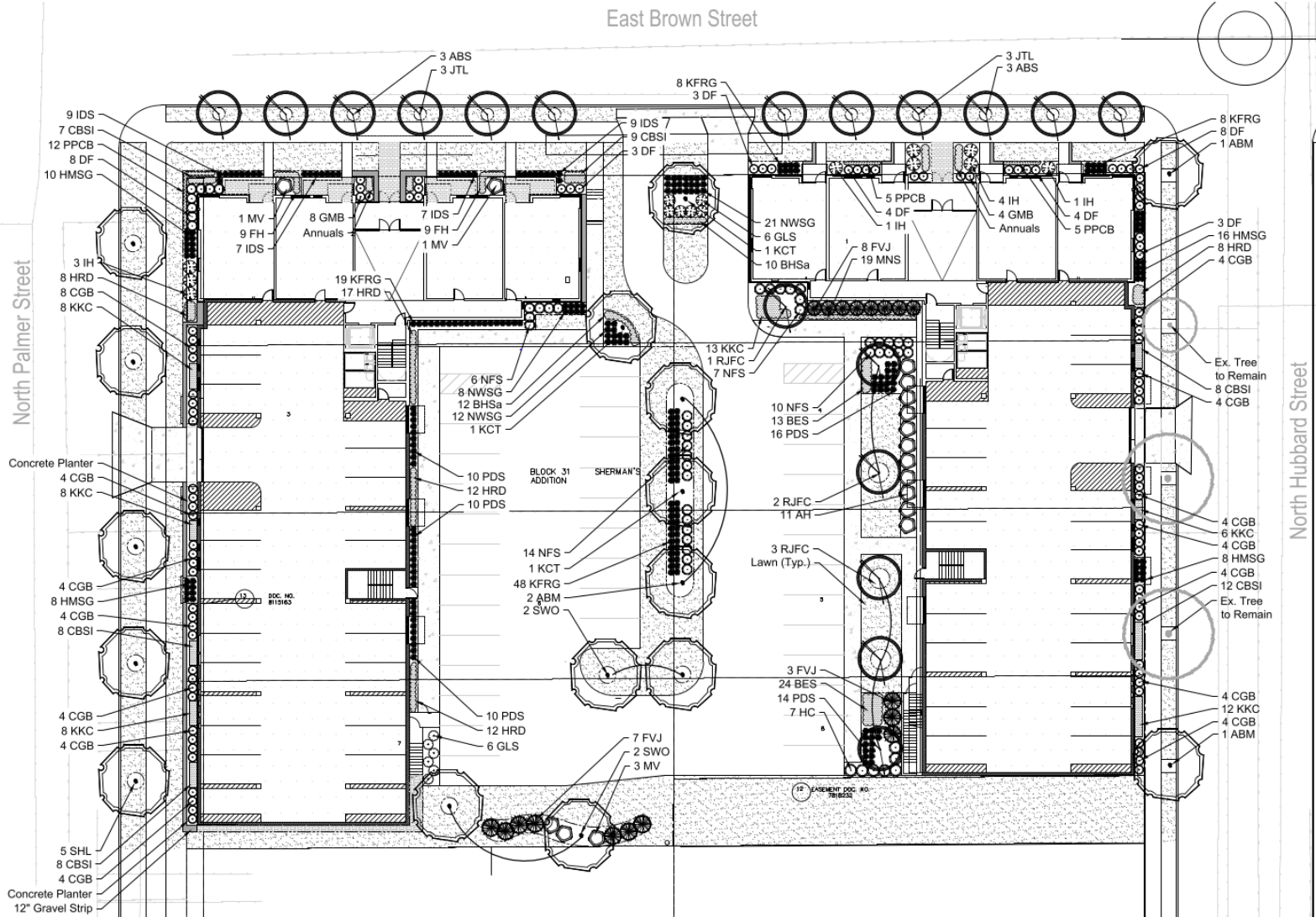


Rendering of a potential design for Block B



LANDSCAPE PLAN

- 10 ORIGINAL LOCATIONS OF PARTICIPATING UNDERGROUND FACILITY PARTICIPATION PROGRAM
- DIGGERS HOTLINE**
CALL 800-448-8888
WWW.DIGGERSHOTLINE.COM
NOTICE BEFORE
- SHADE TREES (DECIDUOUS)**
 ABM Autumn Blaze Maple
 SHL Skyline Honeylocust
 KCT Kentucky Coffee Tree
 SWO Swamp White Oak
- ORNAMENTAL TREES (DECIDUOUS)**
 ABS Autumn Brilliance Serviceberry
 RJFC Red Jewel Flowering Crabapple
 JTL Ivory Silk Japanese Tree Lilac
- EVERGREEN TREES**
 FVJ Fairview Upright Juniper (upright)
- EVERGREEN SHRUBS**
 CGB Chicagoland Green Boxwood
 GMB Green Mountain Boxwood
- DECIDUOUS SHRUBS**
 HC Peking (Hedge) Cotoneaster
 DF Dwarf Fothergilla
 AH Annabelle Hydrangea
 IH Incrediball Hydrangea
 GLS Gro Low Fragrant Sumac
 NFS Neon Flash Spirea
 MV Mohican Viburnum
- ORNAMENTAL GRASSES**
 KFRG Karl Foerster Feather Reed Grass
 IDS Ice Dance Sedge
 HMSG Heavy Metal Switch Grass
 NWSG Northwind Switchgrass
 PDS Prairie Dropseed
- HERBACEOUS PERENNIALS**
 HRD Happy Returns Daylily
 PPCB Palace Purple Coralbells
 FH Francea Hosta
 CBSI Caesars' Brother Siberian Iris
 KKC Dwarf Catmint
 BES Black-eyed Susan
 BHSa Blue Hill Salvia
 MNS May Night Salvia
- GROUNDCOVERS & VINES**
 ANNUAL Approx. 50 SF
- PLANT ABBREVIATION KEY**



North Hubbard Street

North Palmer Street

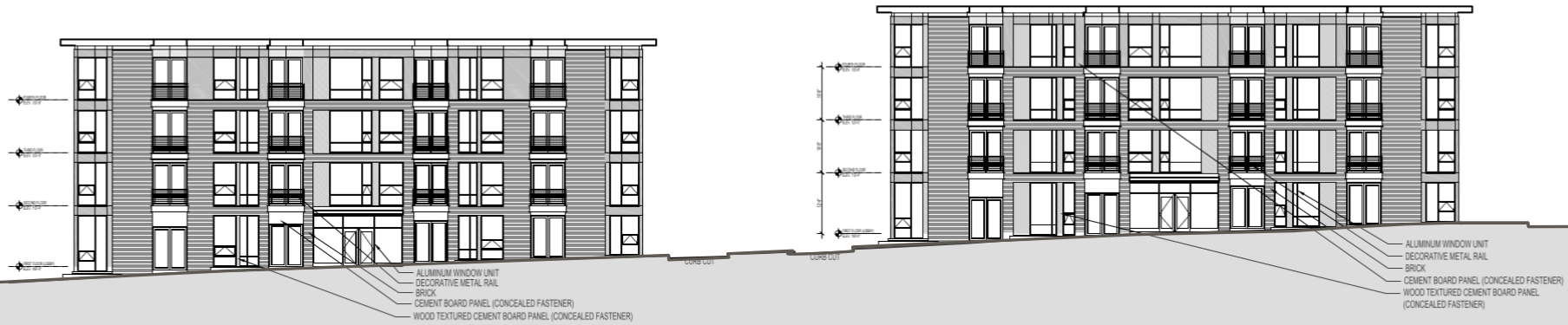
East Brown Street

Concrete Planter
12" Gravel Strip

12 PLANTMENT DOC. NO. 7/2005

BLOCK 31 ADDITION

SHERMAN'S



- ALUMINUM WINDOW UNIT
- DECORATIVE METAL RAIL
- BRICK
- CEMENT BOARD PANEL (CONCEALED FASTENER)
- WOOD TEXTURED CEMENT BOARD PANEL (CONCEALED FASTENER)

- ALUMINUM WINDOW UNIT
- DECORATIVE METAL RAIL
- BRICK
- CEMENT BOARD PANEL (CONCEALED FASTENER)
- WOOD TEXTURED CEMENT BOARD PANEL (CONCEALED FASTENER)

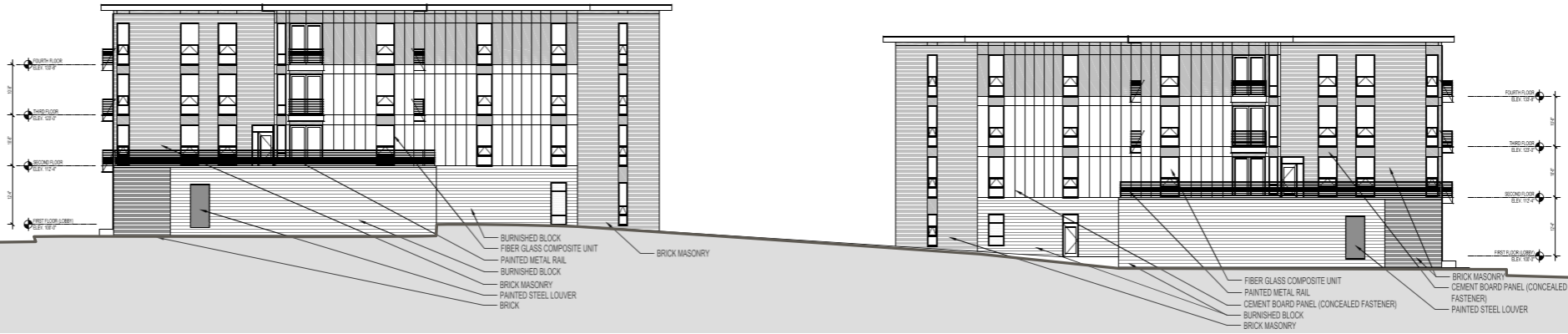
BUILDING 1 AND 2 NORTH ELEVATION
SCALE: 1/4"=1'-0"



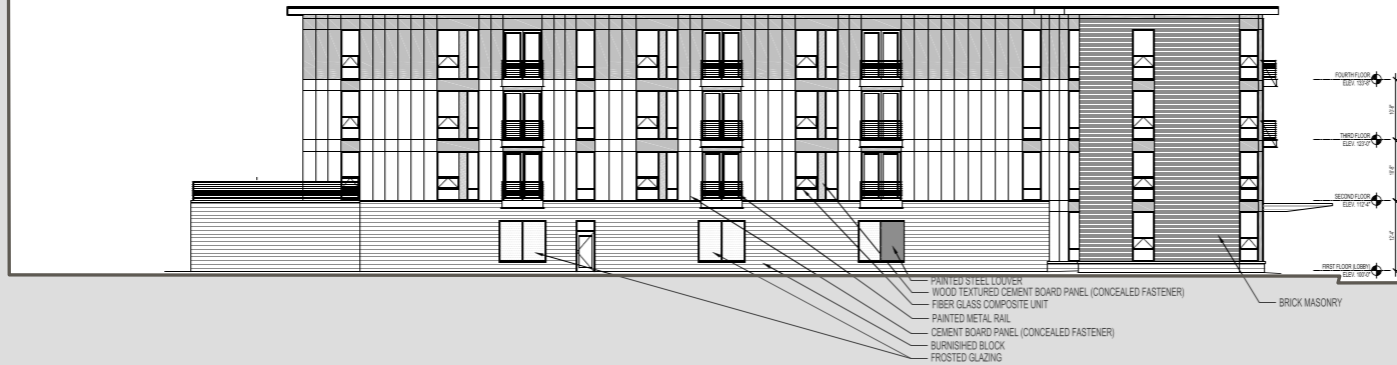
- FROSTED GLAZING (PARKING AREA)
- FIBER GLASS COMPOSITE UNIT
- PAINTED METAL RAIL
- BRICK MASONRY
- CEMENT BOARD PANEL (CONCEALED FASTENER)

- FROSTED GLAZING (PARKING AREA)
- PAINTED METAL RAIL
- BRICK MASONRY
- BURNISHED BLOCK
- WOOD TEXTURED CEMENT BOARD PANEL (CONCEALED FASTENER)
- FROSTED GLASS OVERHEAD DOOR

BUILDING 1 WEST ELEVATION
SCALE: 1/8"=1'-0"



BUILDING 1 AND 2 SOUTH ELEVATION
SCALE: 1/2"=1'-0"



BUILDING 1 EAST COURTYARD ELEVATION
SCALE: 1/2"=1'-0"

VIEW FROM HUBBARD AND BROWN STREETS



VIEW FROM HUBBARD AND RESERVOIR

