

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
3-Bedroom (TH)	6	3	18
<b>Total</b>	<b>73</b>		<b>131</b>

## 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
<b>Total</b>	<b>97</b>		<b>110</b>

## 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
<b>Total</b>	<b>70</b>		<b>84</b>

## 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
<b>Total</b>	<b>84</b>		<b>92</b>

## 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
3-Bedroom (TH)	6	3	18
<b>Total</b>	<b>143</b>		<b>215</b>

## 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
<b>Total</b>	<b>181</b>		<b>198</b>

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
<b>*Previously Approved Planned Development</b>			



# 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

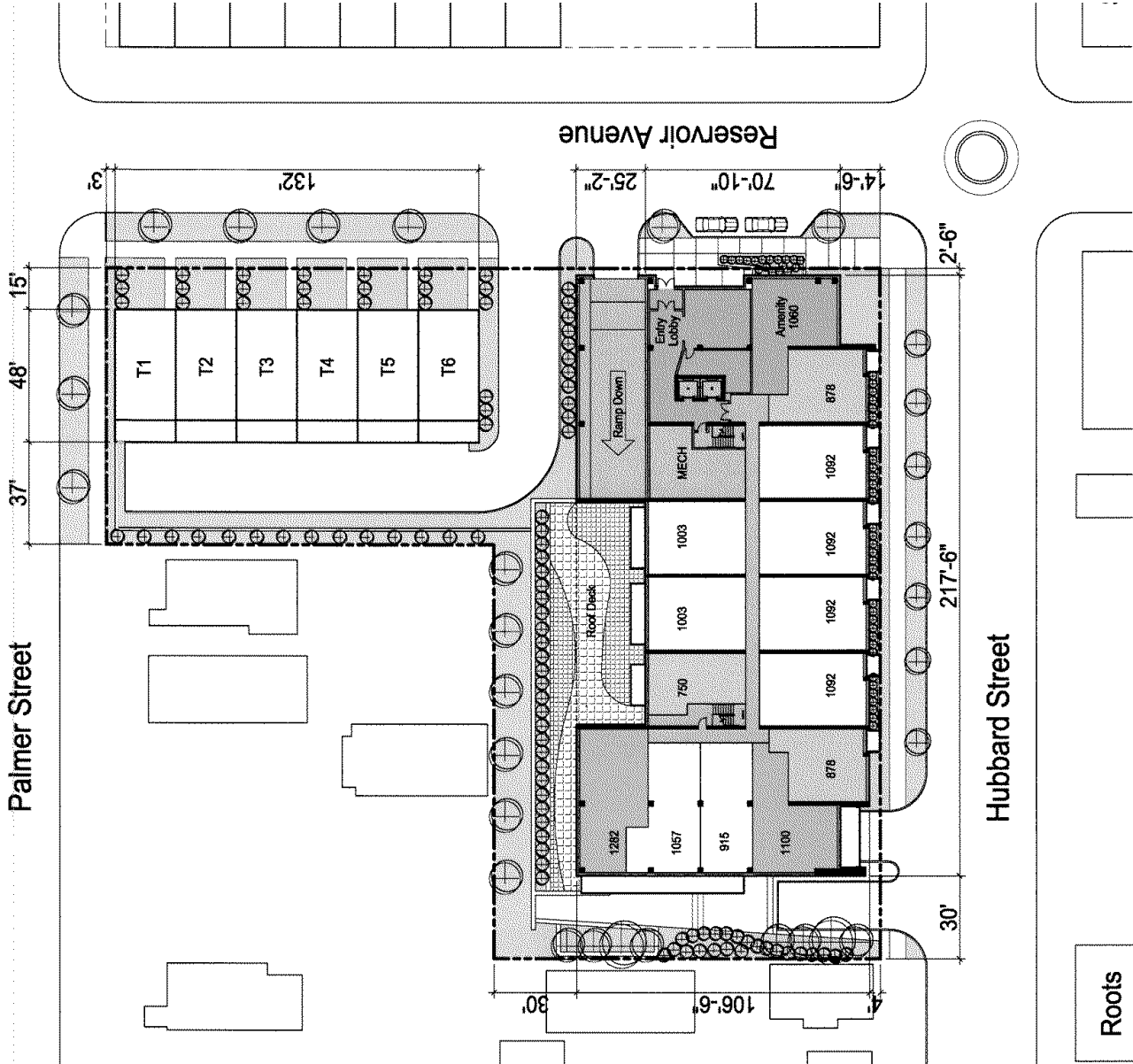
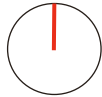
7/18/201

6

TAM  
21



# CURRENT APPROVED



BREWER'S HILL COMMONS

# LANDSCAPE PLAN



CALL DIGGERS HOTLINE  
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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

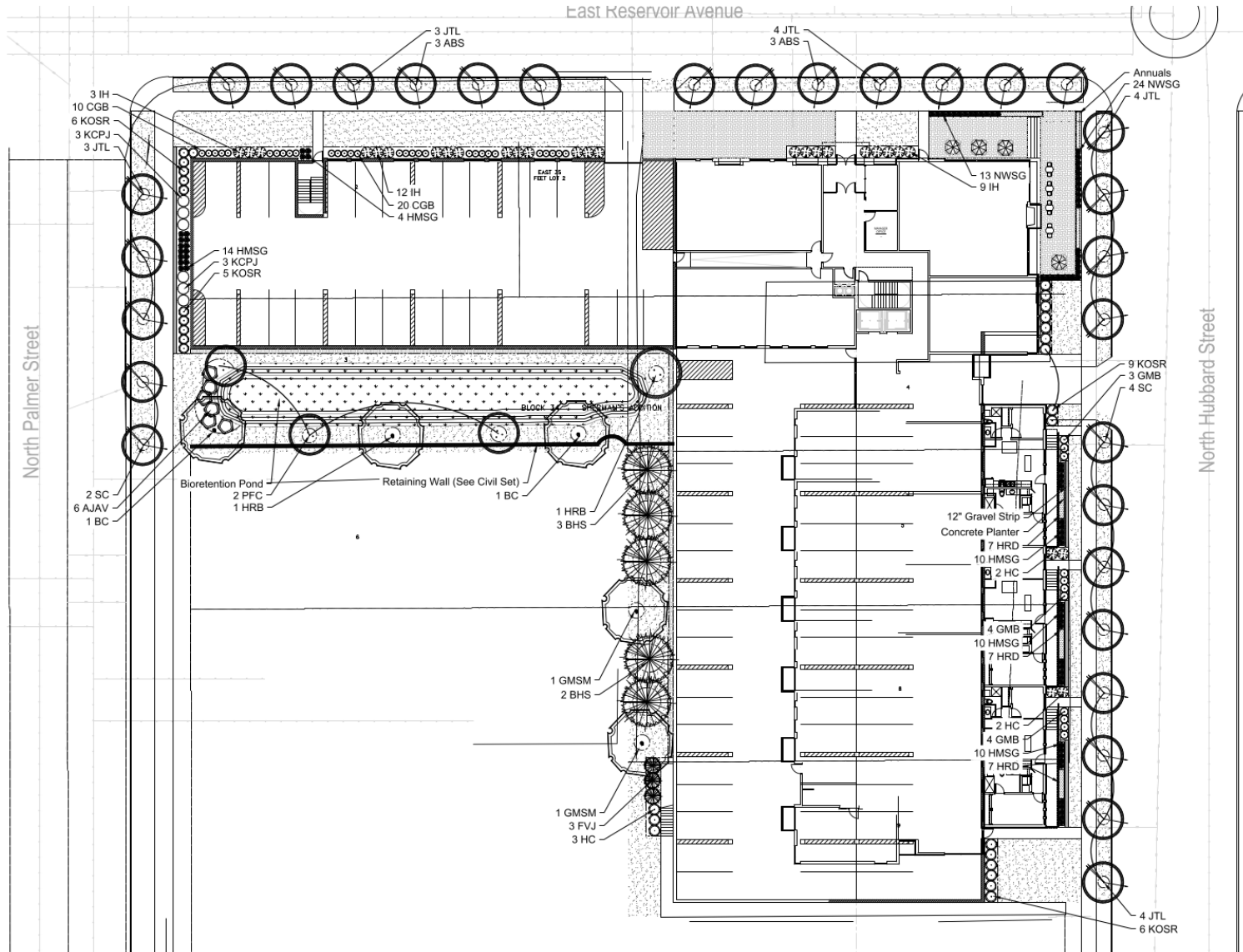
## ORNAMENTAL GRASSES

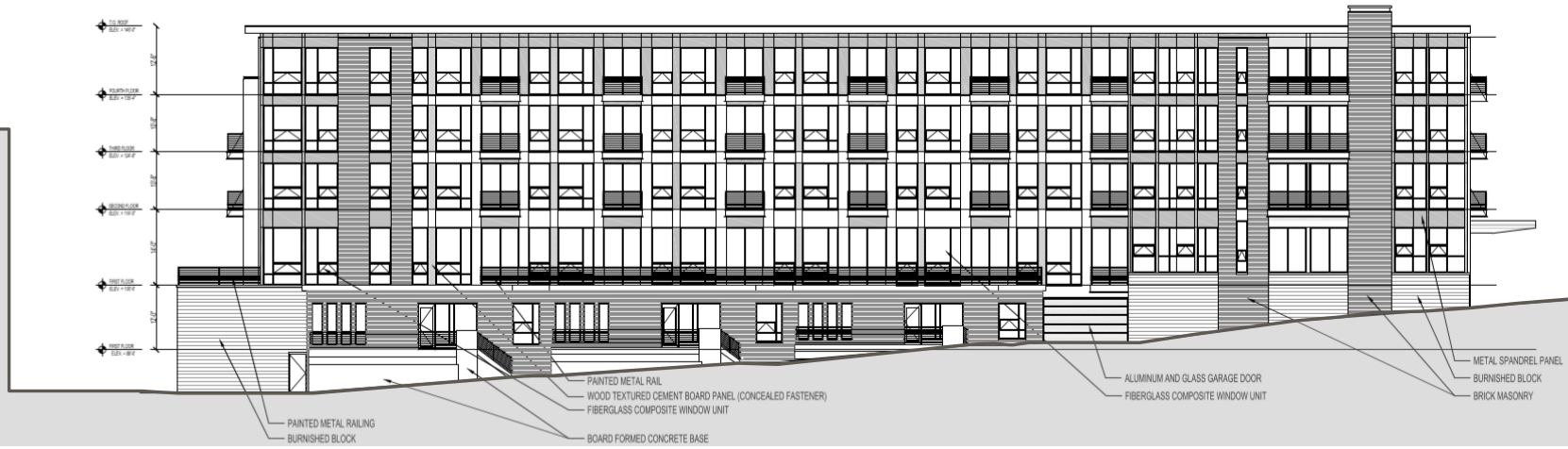
- HMSG Heavy Metal Switch Grass
- NWSG Northwind Switchgrass

## HERBACEOUS PERENNIALS

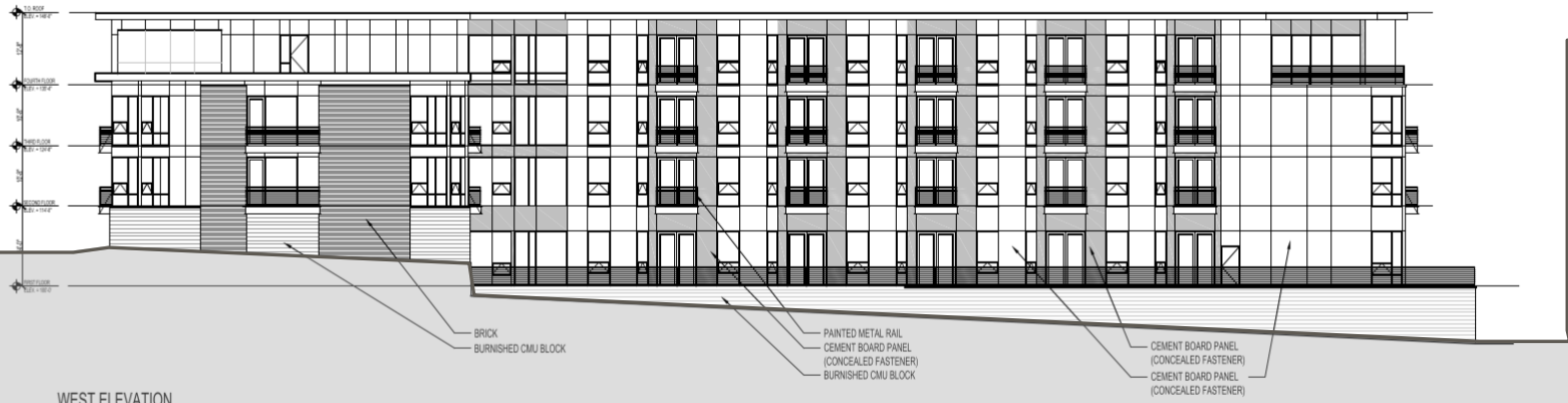
- HRD Happy Returns Daylily

## PLANT ABBREVIATION KEY





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

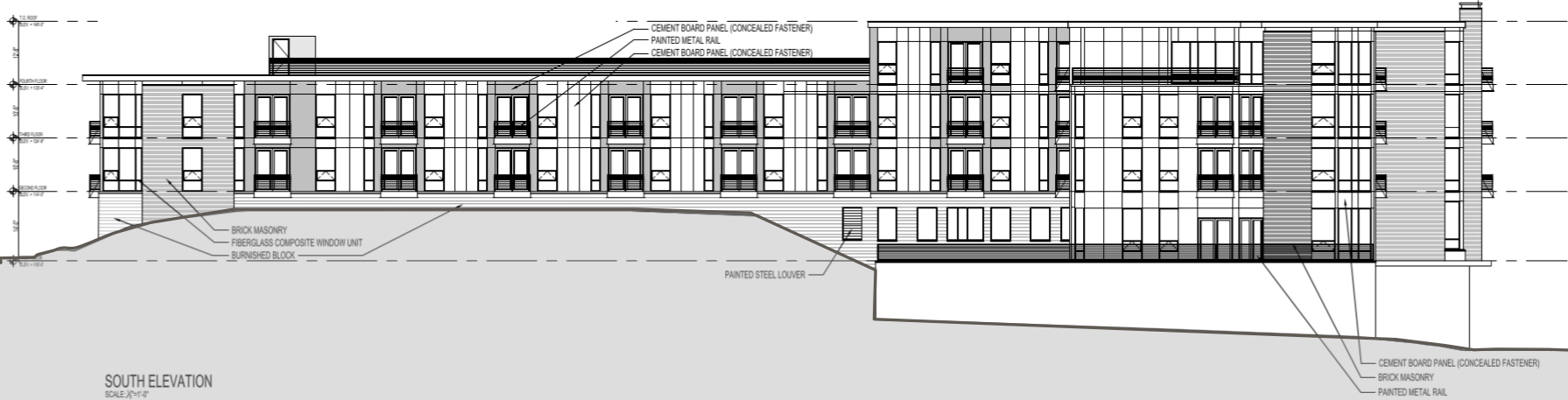


WEST ELEVATION  
SCALE: 1/8"=1'-0"



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



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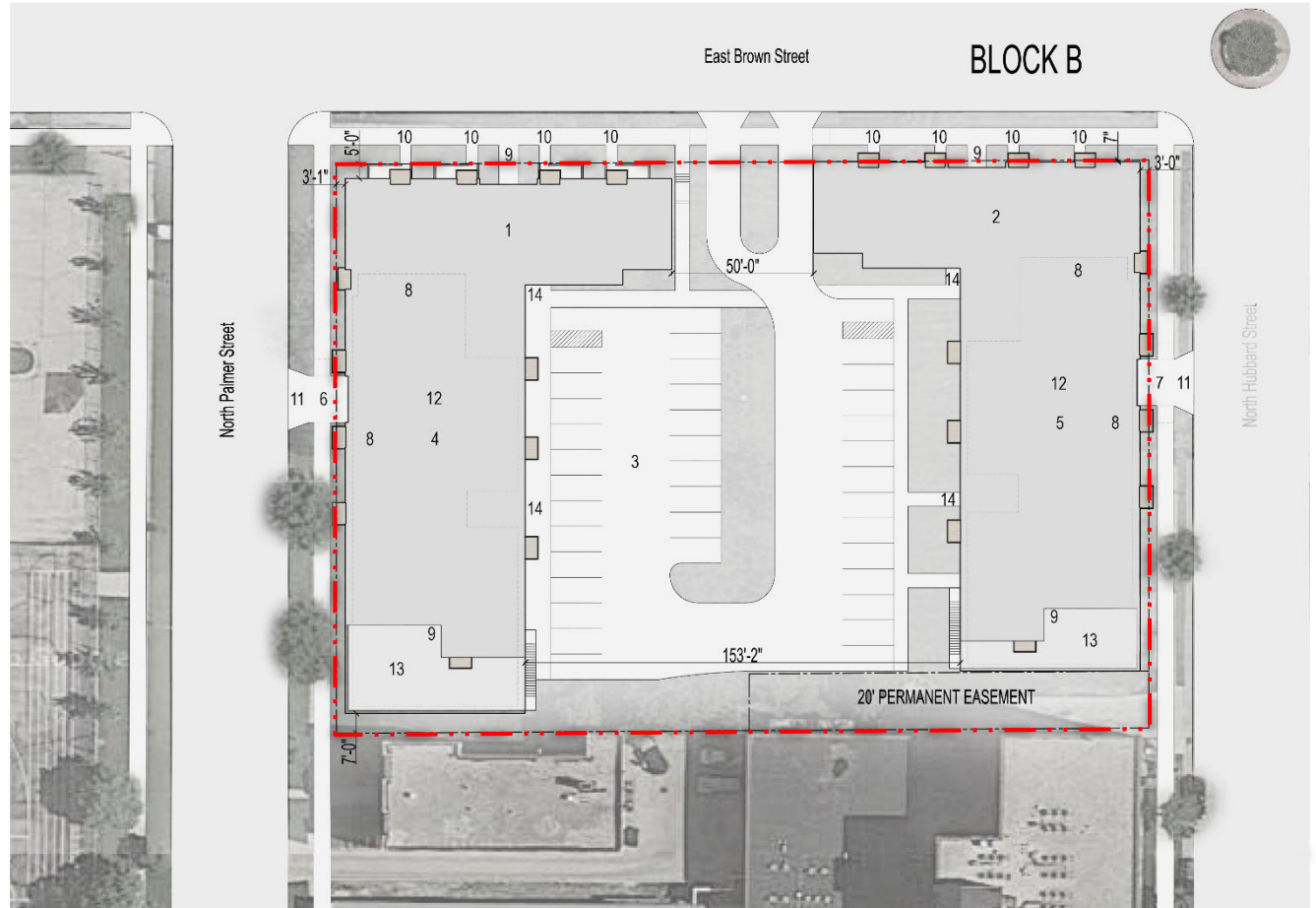
# SITE PLAN

## 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

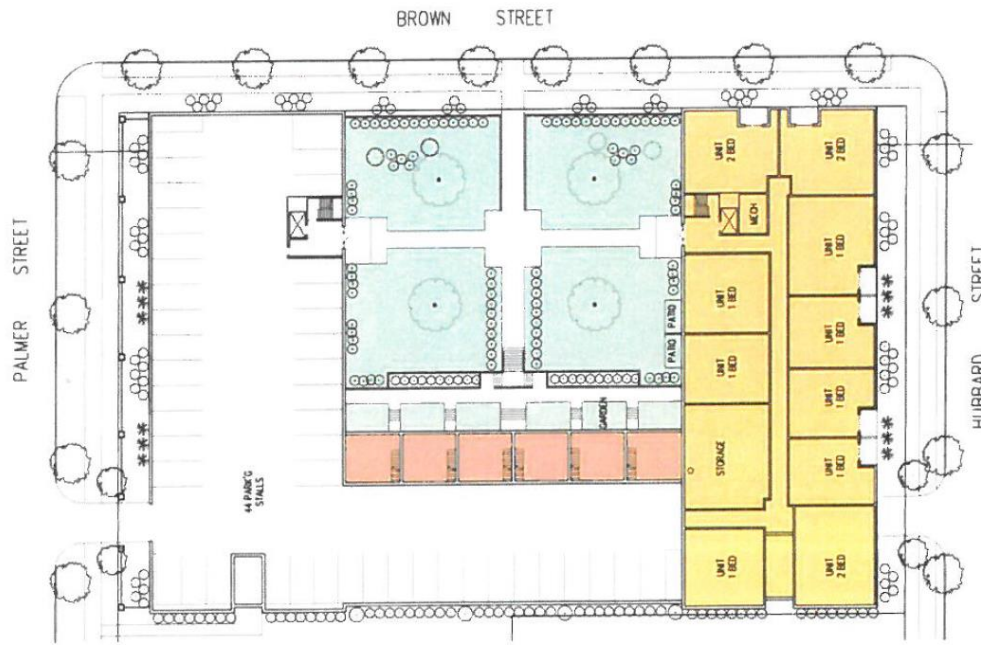




# CURRENT APPROVED

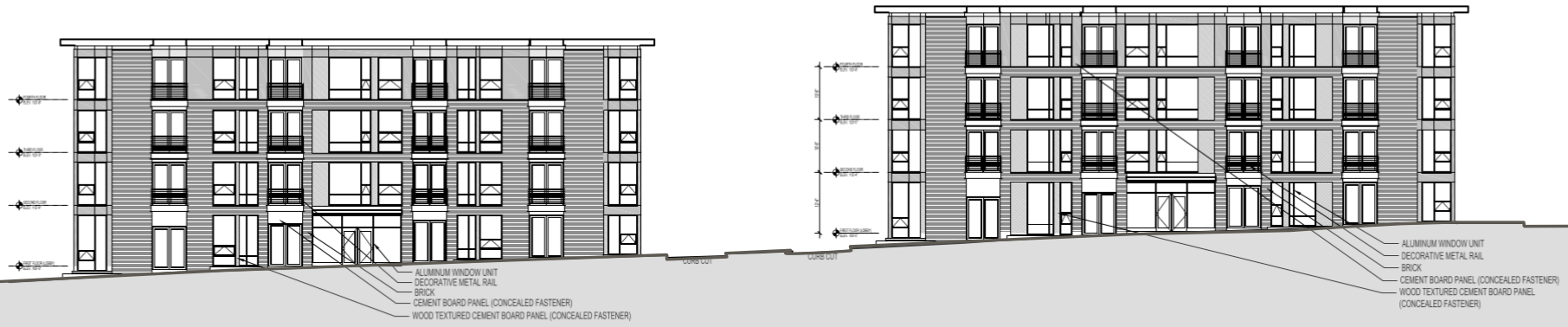


Rendering of a potential design for Block B









- 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)

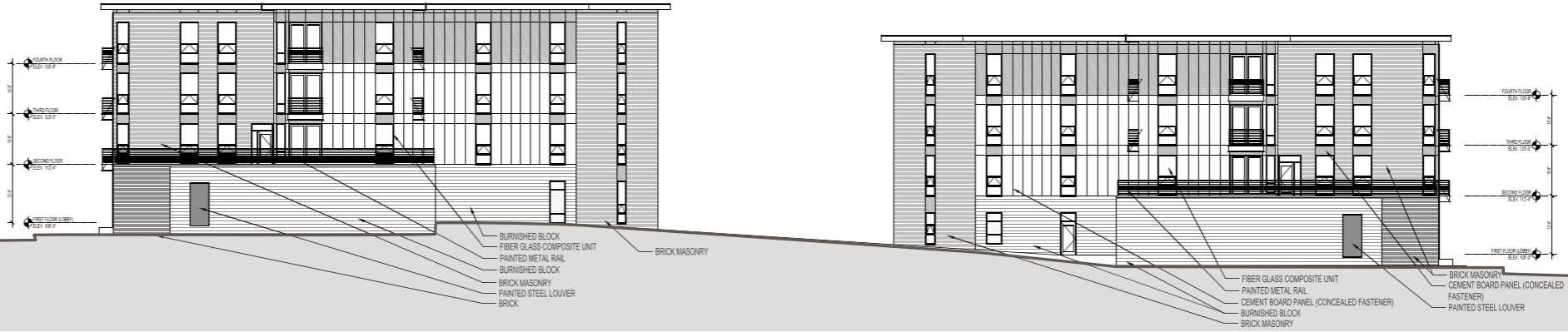
**BUILDING 1 AND 2 NORTH ELEVATION**  
SCALE: 1/2"=1'-0"



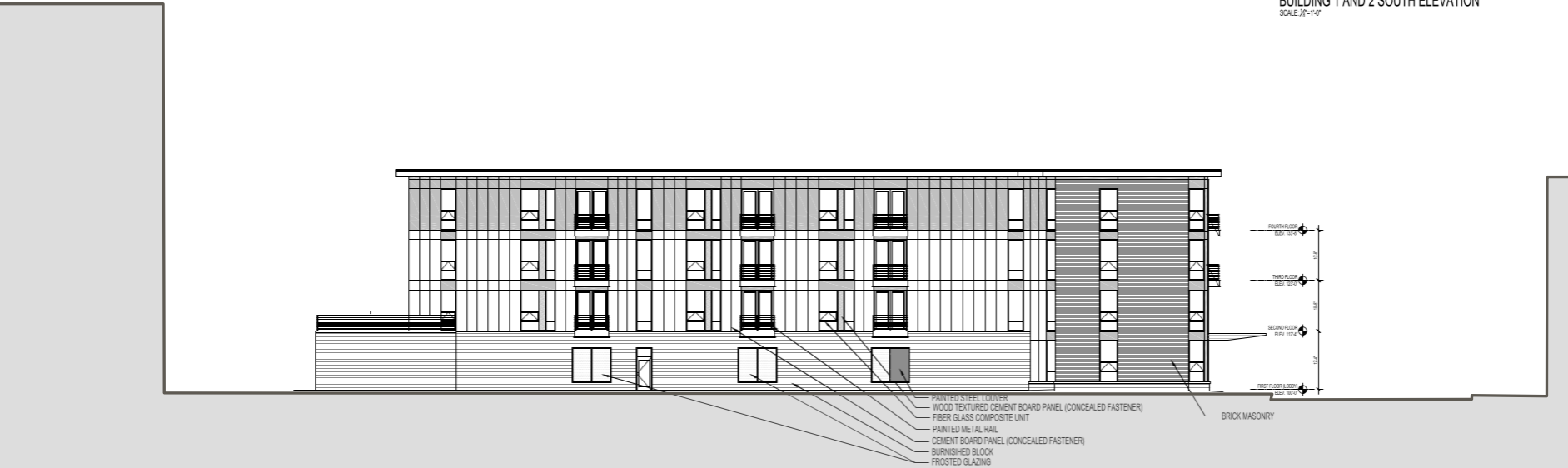
- FROSTED GLAZING (PARKING AREA)
- FIBER GLASS COMPOSITE UNIT
- PAINTED METAL RAIL
- BRICK MASONRY
- CEMENT BOARD PANEL (CONCEALED FASTENER)

- 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: 1/2"=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

