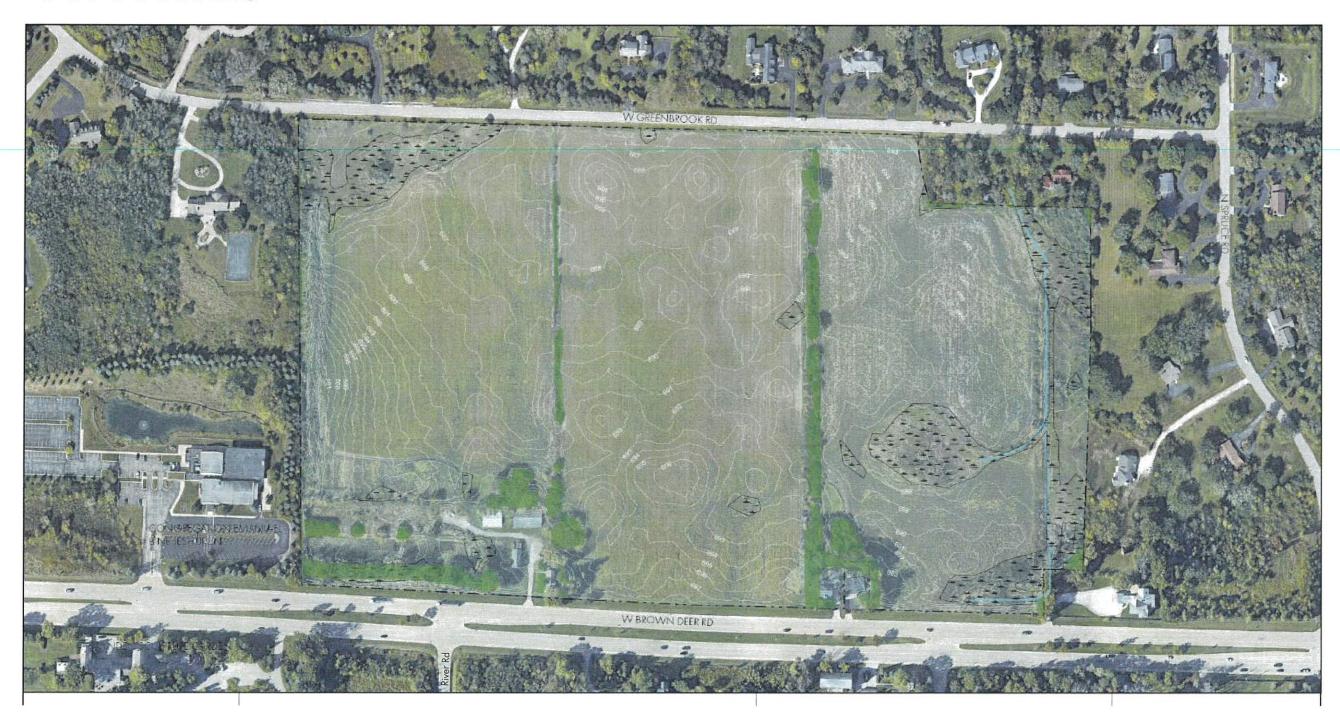
53.4 ACRES



Carolyn Esswein AICP, CNU-A



Brown Deer Road 22,300+ vehicles daily (WisDOT)

Brown Deer Road looking north





Views from Greenbrook Road looking south





CONSIDERATIONS

limited site access landscape buffers

unique housing type enhanced natural features neighborhood impact economic impact



Combined development and preservation



VILLAGE PROPERTY

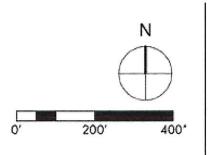
VILLAGE OF RIVER HILLS JUNE 2021



The total site area is 53.4 acres. This plan has 25 acres allocated for development, and the remaining 28.4 acres dedicated for conservation.

This plan shows 60 single family homes on the 25 acres of developed land with a community building and tennis courts

LEGEND ---- Wetland Setback (30') ---- Property Setback (50') Constructed Wetlands New Vegetation



SITE FEATURES AND AMENITIES

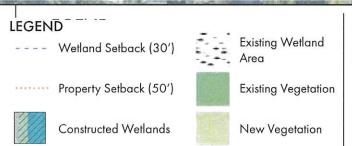


VILLAGE OF RIVER HILLS
JUNE 2021



The total site area is 53.4 acres. This plan has 25 acres allocated for development, and the remaining 28.4 acres dedicated for conservation.

This plan shows 60 single family homes on the 25 acres of developed land with a community building and tennis courts



200'

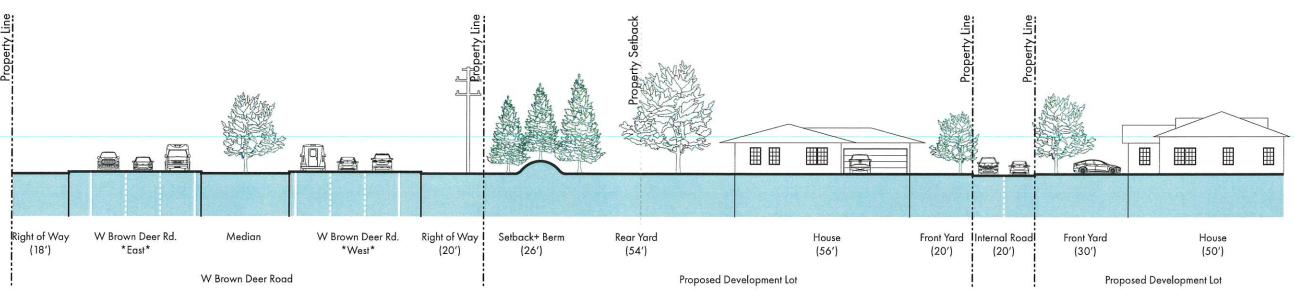
400"

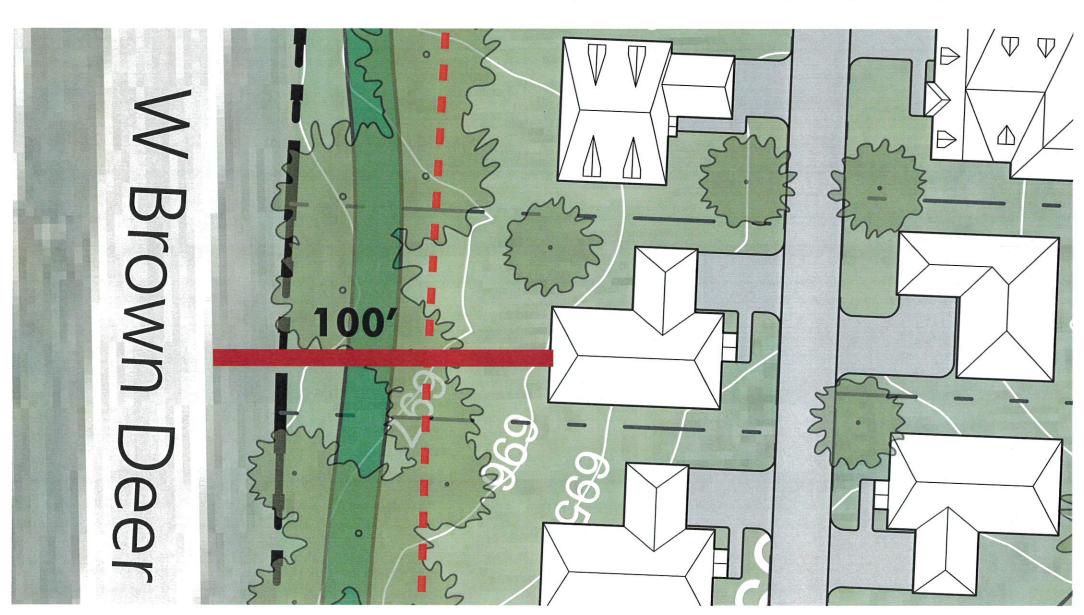
SINGLE FAMILY HOUSING CONCEPT

60 single story buildings with attached two-car garages five different housing floor plans: 1,700sf - 2,500sf



SITE BUFFERS and SETBACKS





SITE BUFFERS and SETBACKS



MMSD GREEN INFRASTRUCTURE OPPORTUNITY







LAKE ELLYN SHORELINE RESTORATION
GLEN ELLYN, ILLINOIS





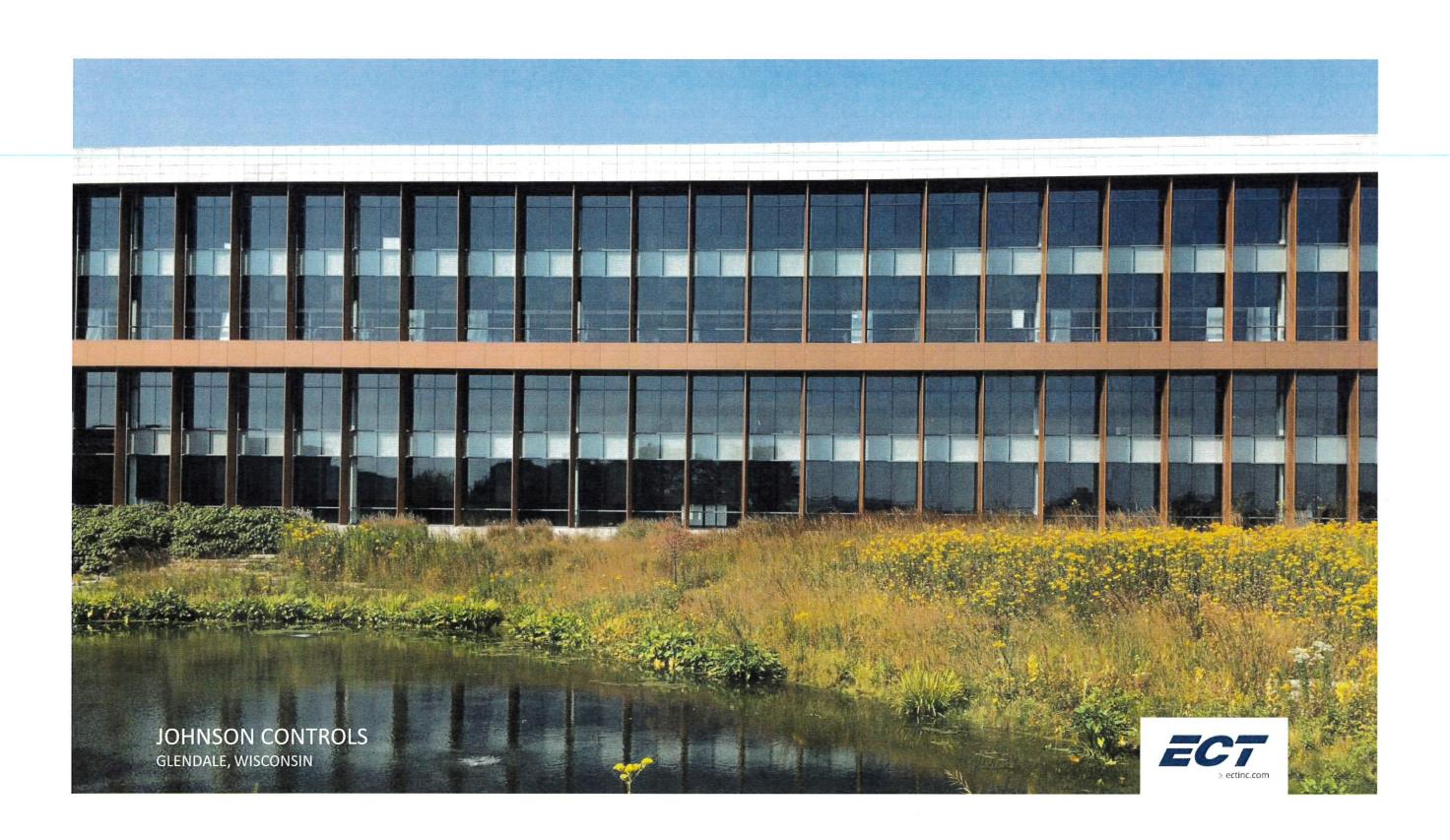
BEFORE



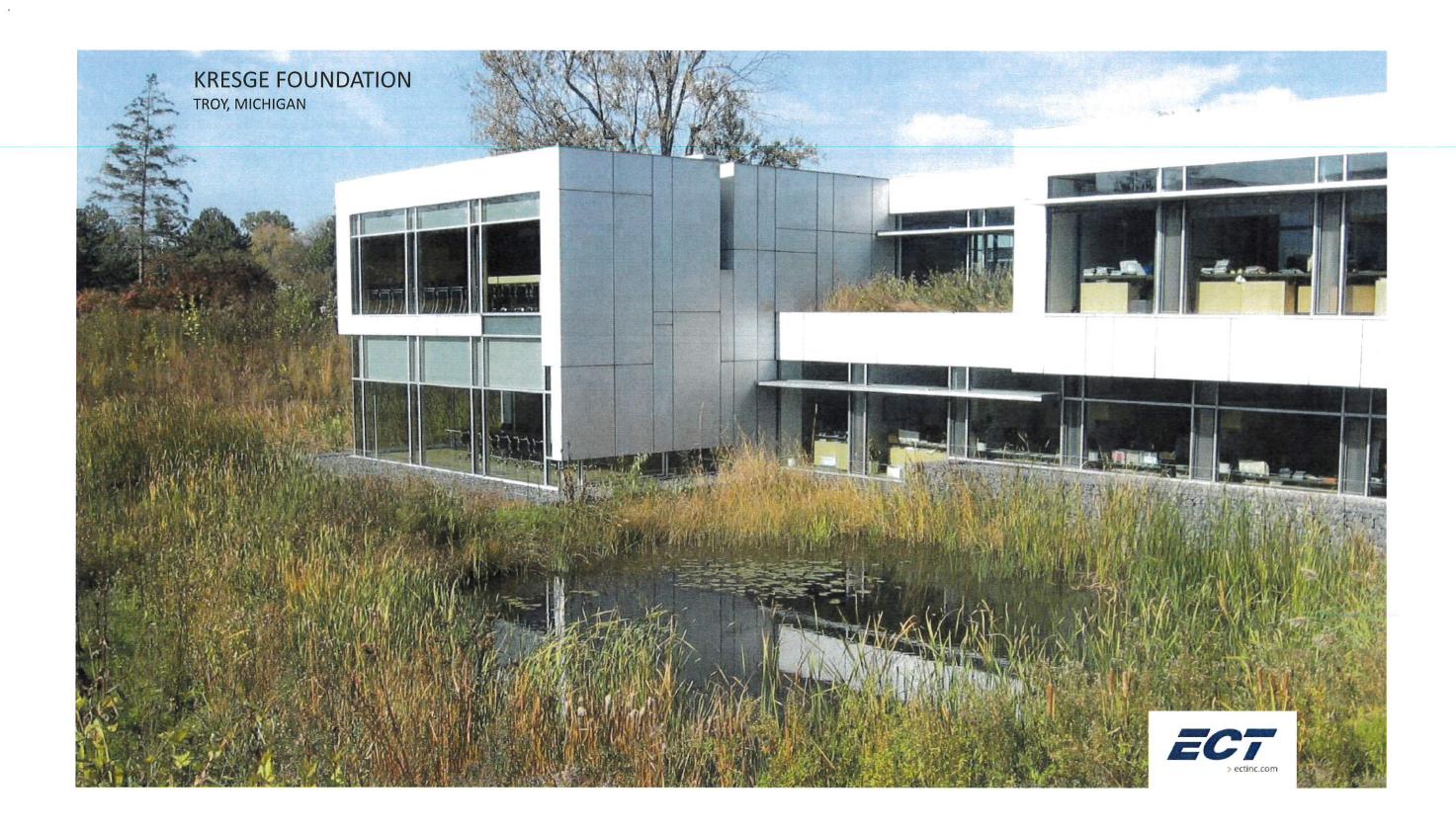
AFTER

JOHNSON CONTROLS GLENDALE, WISCONSIN



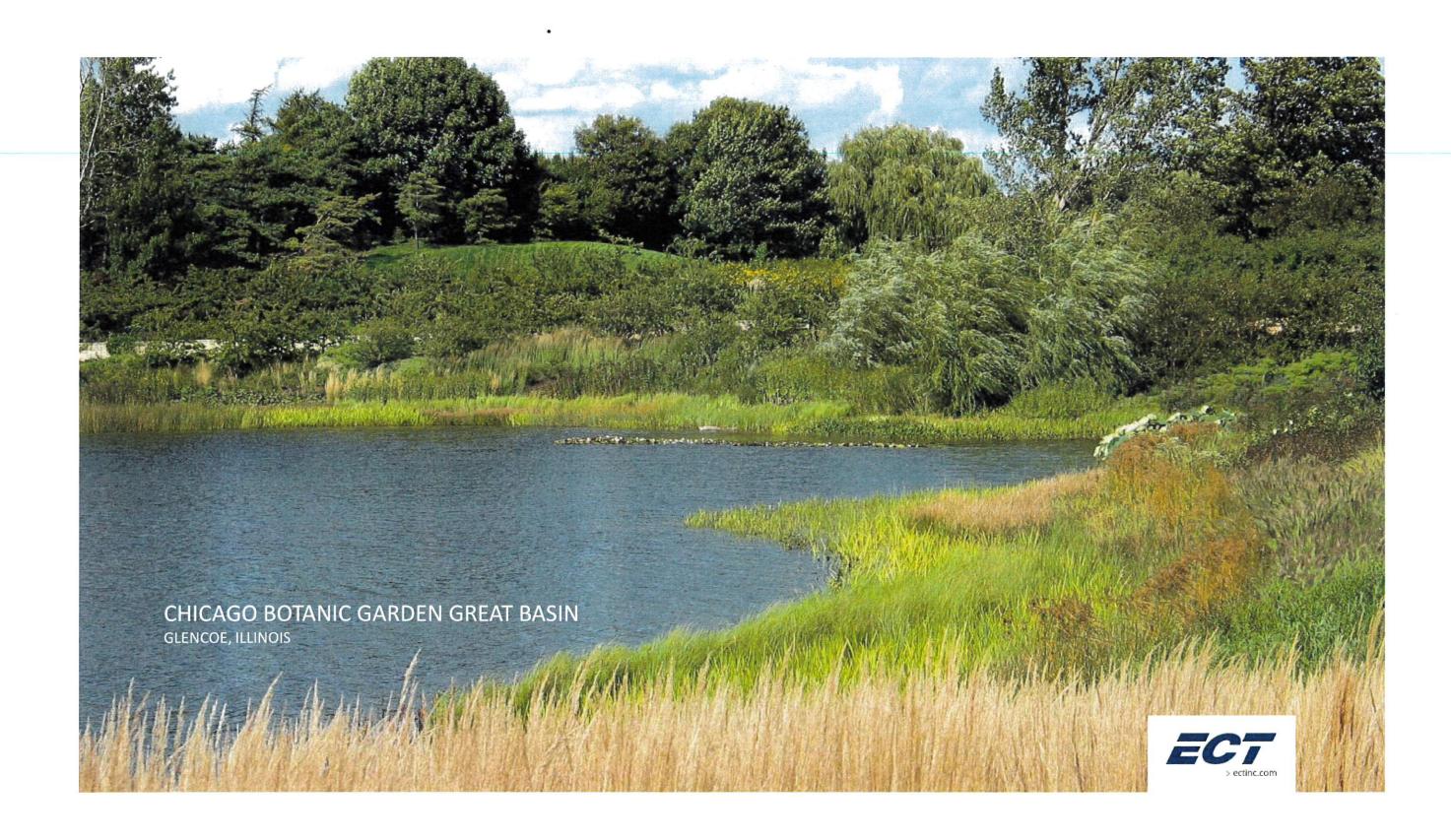


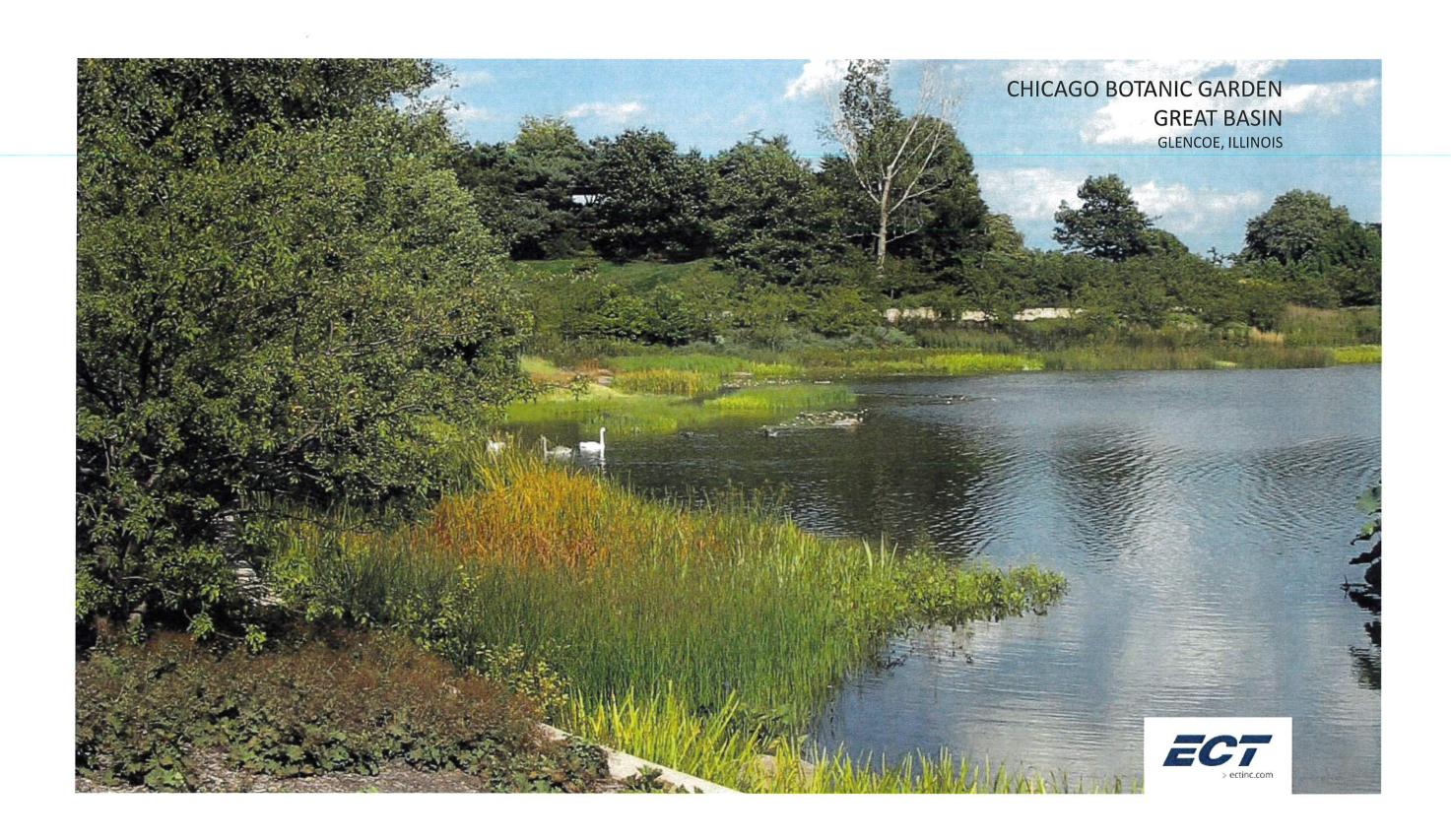


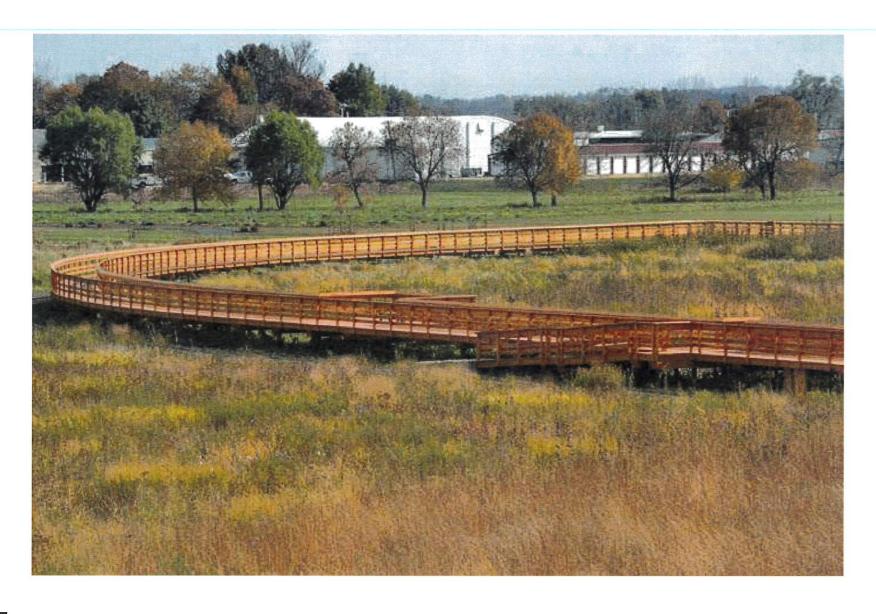


EVELYN P. TYNER INTERPRETIVE CENTER GLENVIEW, ILLINOIS



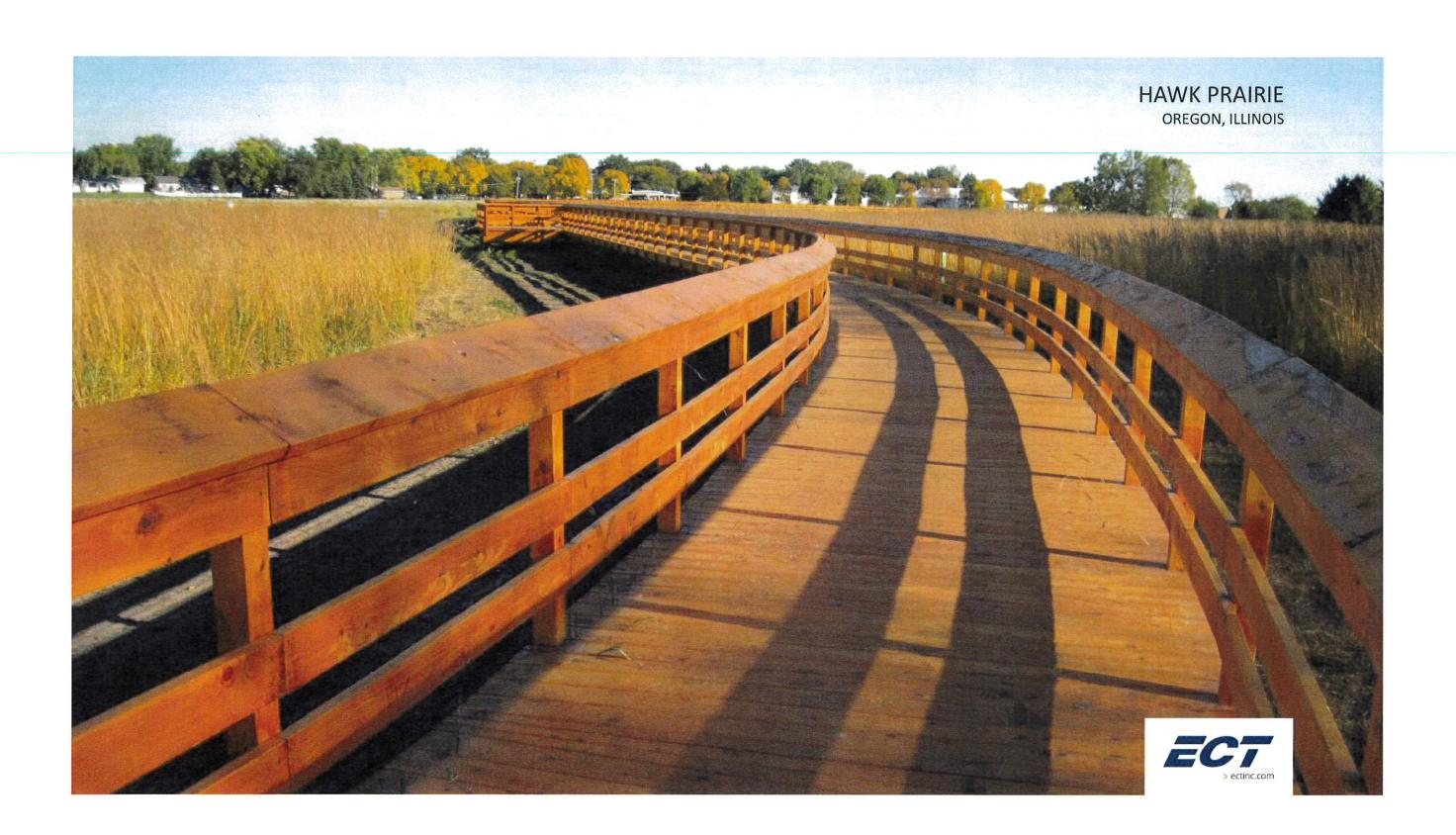


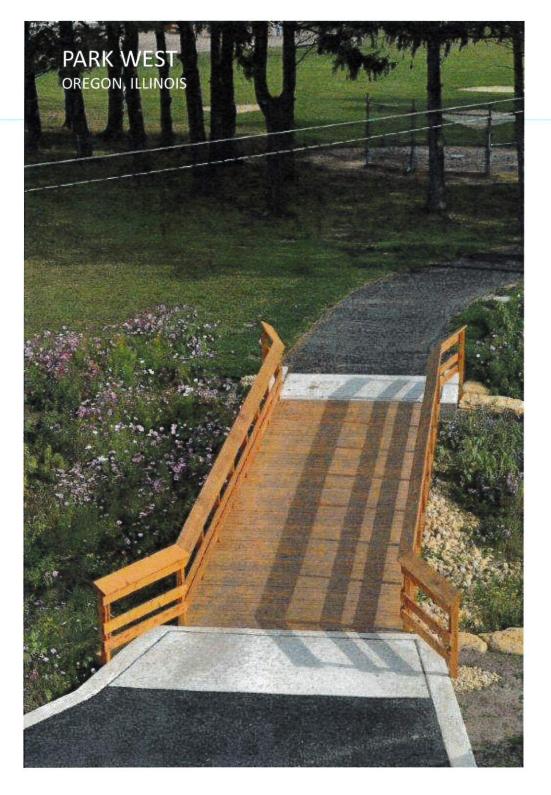




HAWK PRAIRIE OREGON, ILLINOIS







TELLABS BOLINGBROOK, ILLINOIS







RIVER HILLS CONSERVANCY RIVER HILLS, WISCONSIN

