



DEPARTMENT OF COMMUNITY DEVELOPMENT SERVICES

Planning Division

m e m o r a n d u m

TO: Laurel Prussing, Mayor

FROM: Elizabeth Tyler, FAICP, Director

DATE: August 28, 2008

SUBJECT: Plan Case **2085-S-08**, Combination Preliminary and Final Plat for Crystal View Townhomes First Subdivision, located on Broadway Avenue, North of the Saline Branch Drainage Ditch.

Introduction

Brinshore Development, LLC, of Illinois has submitted a combined preliminary and final plat for Crystal View Townhomes First Subdivision. The 9.34-acre site is planned to be developed as a mixed-income development with 70 rental townhome units and a community building to be located on the site of the former Lakeside Terrace public housing development. The development is a cooperative effort between the Housing Authority of Champaign County (HACC), which continues to own the site, Brinshore Development, LLC, an affordable housing developer, and Homestead Corporation, a local Community Housing Development Organization. The City of Urbana is also a major participant in the project through its implementation of the Lakeside Terrace Redevelopment Plan, adopted in 2004, and significant allocations of Community Development Block Grant (CDBG) and HOME funding.

Access to the development would continue to be from north Broadway and Division Avenues. The plat would rededicate the north-south alignment of Division Avenue and a new right-of-way for the east-west Stebbins Drive. Stebbins Drive will replace the previously dedicated Lakeside Terrace right-of-way and will be realigned to provide for an improved layout. A traffic circle is planned for the intersection of Division Avenue and Stebbins Drive as a landscape feature and as a means of traffic calming within the development. The plat would create three lots, one to the west and north of the newly dedicated public streets, one to the east and north of the newly dedicated public streets, and an unbuildable outlot along the south of Stebbins Drive which will serve as a green space amenity along the Saline Branch. The subdivision is necessary to rededicate public streets and easements and to update the lot lines for this redevelopment project. The development will remain under the ownership of the HACC, with the development team constructing the project and arranging for management under the terms of a long-term agreement

with the HACC.

Background

History of the Site

Lakeside Terrace was constructed in 1952 and originally contained 99 two-level apartments in a total of 22 buildings. A portion of the site also contained a club house that was previously used by the Don Moyer's Boys and Girls Club. The site was used by the HACC as a public housing development until 2005. Assessment of the property by the HACC and by HUD determined that it was not feasible to renovate the property to meet modern standards for public housing. As trends in providing federally funded housing evolved, the Lakeside Terrace model of concentrating several low-income households on one site became ineligible for HUD funding. New trends favored providing housing choice via Section 8 vouchers and building mixed-income developments in order to de-concentrate low-income households.

The HACC decided to replace Lakeside Terrace with a mixed-income residential development of lower density several years ago and began to seek funding sources for the redevelopment. Brinshore Development, L.L.C., of Northbrook, Illinois, an experienced affordable housing developer, was selected by the HACC in 2002 to serve as developers for both the Burch Village and Lakeside Terrace projects. The Burch Village redevelopment project in Champaign was completed in 2006 and is now known as Douglass Square. Lakeside Terrace was demolished in 2006 and the site has since been vacant in anticipation of completion of financing for the currently proposed project.

The City of Urbana has followed the proposed development closely and has set forth its expectations for the redevelopment of the site in our Consolidated Plan, Comprehensive Plan, Annual Action Plans, and most specifically in a Lakeside Terrace Redevelopment Plan, adopted on June 3, 2004. This Plan offers support for the project but requires that replacement of 80 very low income housing be programmed into the proposed project and in a number of other local projects in order to preserve the affordable rental housing stock in the community.

Brinshore and Homestead have worked with the HACC to construct the Crystal View Townhomes project using a variety of funding sources, including private loans, City support (through CDBG and HOME funds), HACC funds, low income housing tax credits issued by the Illinois Housing Development Authority (IHDA), bond cap conversion funds, and other funds. After several attempts to attain the highly competitive Low Income Housing Tax Credits, Brinshore was awarded these funds in early 2008. This award along with another state grant and expanded obligations by the City through the 2008-2009 Annual Action Plan have allowed the project to finally proceed with construction.

Proposed Plan

The Crystal View Townhomes site will contain 70 rental units in the form of two-story townhomes, two-story flats, and single-family homes, as well as a community center/maintenance building. The attached preliminary site plan (Exhibit E) shows the general layout, including on-street parking for visitors and parking lots behind the buildings for residents. The subject site is zoned R-5, Medium-High Density Multiple Family Residential, and the site plan shows compliance with zoning requirements for parking spaces, floor-area-ratio, open space ratio, and required yards. There are significant amounts of green space spread throughout the development and along the Saline Branch, and a tot-lot is proposed at the community building. As a mixed-income development, 10% (7) of the units will be rented at market rate. The rest will be leased to low-income and very low-income households earning less than 60% of the area median family income. The project is further described on the attached Executive Summary from the developer’s funding application to IHDA.

Land Use, Zoning, and Comprehensive Plan Designations

The table below indicates zoning, land use and comprehensive plan designations adjacent to the site. In general, the area has been planned for a mixed-residential use. The site is across Broadway Avenue from Crystal Lake Park. To the north of the west side of the property is an apartment complex. To the north along Division Avenue and eastward are single-family homes. The site also shares a border with City-owned property on Kerr Avenue, which is planned to be developed with highly energy-efficient, affordable homes.

COMPREHENSIVE PLAN DESIGNATION, ZONING, AND LAND USE TABLE

Direction	Comprehensive Plan	Zoning	Land Uses
Site	Mixed Residential	R-5, Medium High-Density Multi-Family Residential	Vacant (Former Lakeside Terrace Housing Development)
North	Mixed Residential	R-4, Multi-Family Residential R-3, Single and Two-Family Residential	Apartment Complex Single Family Homes
East	Community Business	B-3, General Business	Single Family Homes
South	Residential	R-3, Single and Two-Family Residential	Single Family Homes
West	Parks	CRE, Conservation, Recreation, and Education	Crystal Lake Park

The Comprehensive Plan has an annotation for this site that states “Encourage a physical development pattern that ties new streets into the existing network to become part of the overall

built neighborhood”. The proposed streets will tie into the existing grid as a continuation of Division Avenue south which intersects with a new east-west street, to be called Stebbins Drive. A traffic circle feature is proposed at the intersection of Division Avenue and Stebbins Drive. The Comprehensive Plan also calls for a shared use path running along the Saline Branch from Broadway Avenue to Cunningham Avenue, as identified in the 2004 Champaign County Greenways and Trails Plan and the City’s 2008 Bicycle Master Plan. The overall concept of this path is incorporated into the proposed site plan, with a five-foot sidewalk extending along the south side of Stebbins Drive to the east side of the traffic circle and thence extending north along the east side of Division Avenue to intersect with a future extension along Division Avenue to Kerr Avenue eastward. This modification of the greenway alignment is made in response to Park District and engineering concerns that the greenway extend across Cunningham Avenue to other park sites at a controlled intersection (i.e., Kerr Avenue), rather than midblock at Barr Avenue. It also recognizes the topographic impracticality of extending the pathway eastward from the site along the Stebbins/Barr alignment. Stebbins Drive does not connect with Barr Avenue due to a topographic change and the existing land development pattern. The site plan also shows a sidewalk connection between the subject site and the future Kerr Avenue site that has been added at the City’s request. Thus, the pathways shown on the site plan are generally consistent with the Greenways Plan and Bicycle Master Plan, but with modifications due to safety and topographic concerns.

As discussed above, the proposed subdivision is consistent with a variety of City plans, including the 2004 Lakeside Terrace Redevelopment Plan, 2005 Comprehensive Plan, 2005-2009 Consolidated Plan, and recent Annual Action Plans. Relevant policies contained in the Comprehensive Plan include the following:

Goal 39.0 Seek to improve the quality of life for all residents through community development programs that emphasize social services, affordable housing and economic opportunity.

Objective 39.5 Work to improve public housing in Urbana through cooperative efforts with the Housing Authority of Champaign County.

Goal 40.0 Make affordable housing available for low-income and moderate-income households.

Objective 40.1 Promote strategies identified in the Consolidated Plan to provide additional affordable housing opportunities in Urbana-Champaign.

Objective 40.2 Work to promote the development and capacity of Community Housing Development Organizations (CHDO) to develop affordable housing opportunities.

Objective 40.3 Work to distribute affordable housing opportunities throughout the community to avoid the effects of concentrated poverty.

Discussion

The proposed plats have been sent to the appropriate agencies and utilities for their review and approval. Although these parties are still reviewing the plat, it is not anticipated that there will be any significant comments. The developer's engineer has previously made individual contacts with these entities for their preliminary comments. Final comments are due prior to the Plan Commission meeting.

Green Features

The Crystal View Townhomes development will contain several environmentally-friendly features. The project received an Illinois Department of Commerce and Economic Opportunity (DCEO) Energy grant and therefore will meet requirements set forth in the IHDA Green Checklist. Air conditioning will be provided partially via geothermal closed-loop wells. Storm water will be collected through bio-swales, which filter out oil and pollutants before passing water through to the storm sewer system. Photovoltaic panels on the roof of the community building will generate electricity to reduce power bills. There is also proposed to be a green roof on a portion of the community building and a wind turbine. Homes in the development will have super-insulated walls (R-21) and may be constructed on frost-protected shell foundations. It is also proposed to use water-saving fixtures, such as dual-flush toilets. Each resident will receive a guide to energy conservation as well. These features are consistent with Council goals to reduce the environmental footprint of the community and fit well with the initiatives set forth in the City's Sustainability Report.

Right-of-Way Vacations

In order to plat the site as designed, it is necessary for the City to vacate the existing rights-of-way on the former Lakeside Terrace site. This existing right-of-way includes parts of Division Avenue and the street known as Lakeside Terrace. The City will also vacate a portion of right-of-way along Broadway Avenue which had been contained as part of the Lakeside Terrace site, but still technically belongs to the City. There will be a public hearing for these vacations at the September 2, 2008 City Council meeting. An Ordinance for the vacation of these roadways will be considered no sooner than 10 days following the hearing. The proposed subdivision may be approved but the Final Plat cannot be recorded until the existing roadways have been vacated.

Subdivision Layout and Access

The site will consist of three lots, accessed off of Broadway Avenue and from a southward continuation of Division Avenue. The former Lakeside Terrace right-of-way will be vacated, and a new 28-foot wide public street, Stebbins Drive, will provide access from Broadway along the southern half of the site. At the intersection of Stebbins Drive and Division Avenue there will be a traffic circle. Stebbins Drive will continue east of the traffic circle and end in a cul-de-sac. The two buildable lots will be to the north of Stebbins Drive, on either side of Division Avenue. Lot 1, to the west, will be 2.98 acres in area and will contain 36 townhouse, single-family, and duplex units, as well as the Community Center. Lot 2, east of Division Avenue, will be 2.79 acres and will contain 34 units. Outlot 3 runs along the south of Stebbins Drive, and will provide open space and a "green walk" along the Saline Branch.

Traffic impacts due to the development will not be significant and can be accommodated without the need for additional roadway improvements beyond those proposed. With 70 units, the proposed

project will have 29% fewer units than originally provided at Lakeside Terrace, resulting in a reduced level of traffic from that which previously existed. The project will provide for public streets at an improved standard than previously provided at Lakeside Terrace. In addition, the proposed traffic circle will help to calm traffic and prevent “cut through” traffic.

The subdivision will include a complete network of sidewalks and accessways to integrate the site and connect it to surrounding areas. With the exception of the south side of Stebbins Drive east of the traffic circle, which does not have units fronting it, sidewalks will be built along both sides of the streets and walkways will be extended from the units to the parking areas, the community center, and to connect to the Kerr Avenue project to the east. The sidewalk along the south side of Stebbins Drive west of the traffic circle will serve as a “greenwalk” amenity along the creek and will be routed north alongside Division Avenue for eventual extension to Kerr Avenue and thence eastward to connect with park district facilities on the east side of Cunningham Avenue, consistent with the City’s greenway and bicycle master plans.

Drainage and Sewers

Stormwater from the property will be collected via bio-swales and released into the Saline Branch Drainage Ditch. Additionally, there is a proposed drainage feature to be located within the traffic circle. The plat shows an existing 8-inch sanitary sewer running across the southern portion of the site. A new sanitary sewer connector will be installed along Division Avenue and the east half of Stebbins Drive to connect to the existing sewer interceptor on Broadway Avenue. There is an area along the west side of the site in the vicinity of the community center that is contained within the floodplain of the Saline Branch, and development in this area has been elevated in accordance with floodplain regulations. Complete engineering plans for these improvements must meet the approval of the City Engineer for compliance with the City’s subdivision and development regulations.

Utilities

The plat conforms to all requirements for necessary utilities. The site will be served with water and electricity, but not natural gas. Light fixtures are proposed to be full-cutoff, which reduce light trespass and light pollution. The subdivision plats have been submitted to all utilities for their review and comment.

Waivers

The developer is requesting three individual waivers from the Subdivision and Land Development Code. The following waivers are requested:

1. Waiver from Section 21.36(A)1 and Table A to allow the reduction of the pavement width for all streets from 31 feet to 28 feet. Parking will only be allowed on one side of the road.

Today’s consensus is that streets should be narrower in residential subdivisions because this leads to slower traffic speeds and safer pedestrian conditions. The reduced pavement area also reduces stormwater runoff. This waiver request is consistent with the requests granted for many new subdivisions in Urbana and is recommended to be incorporated as an amendment to the

Subdivision and Land Development Code. Community Development, Public Works, and Fire Department staff are supportive of this waiver.

2. Waiver from Section 21-36(C)4 requiring cul-de-sacs to have a minimum 100-foot right-of-way diameter and a minimum 80-foot paved turnaround diameter at the east end of Stebbins Drive. The developer is proposing that emergency and service vehicles may turn around at the parking lot access point located 50 feet west of the cul-de-sac. Construction of a full size cul-de-sac at this location is constrained by the site topography and lot dimensions.

This waiver is proposed because there are only homes on one side of the street along this stretch of Stebbins Drive and parking for these homes will be accessed from the drive to the west of the cul-de-sac, resulting in very little traffic at the east end of Stebbins Drive. In addition, there are practical difficulties in constructing a full-size cul-de-sac at this location due to site topography and dimensional constraints. The right-of-way will have a diameter of 70 feet, and the pavement will have a diameter of 40 feet. Community Development, Fire and Public Works staff are supportive of this waiver.

3. Waiver from Section 21-37(A)1 requiring sidewalks on both sides of the street. The developer is proposing this requirement be waived for the south side of Stebbins Drive east of Division Avenue only. An alternative sidewalk route with a five-foot width is proposed to extend along the south side of Stebbins and then north along the east side of Division Avenue for eventual extension north to Kerr Avenue and thence eastward as part of the Greenway Plan. An additional sidewalk connection will also be provided to the east at a location further north so as to facilitate a connection to the adjacent Kerr Avenue development.

This waiver is proposed considering the fact that there are no residential units on the south side of Stebbins, and that the sidewalk would dead-end into private property east of the Crystal View Townhomes development. As discussed above, topographic and land ownership constraints prevent the extension of this sidewalk to the east of the site at this location. An alternative alignment of the greenways concept further to the north is proposed and is supported by Community Development, Public Works, and Fire Department staff as well as by staff of the Urbana Park District.

According to the Urbana Subdivision and Land Development Code, the petitioner must justify the granting of a waiver from strict compliance with the Code by showing that the waiver meets the following criteria. These criteria are identified and discussed below:

1. There are conditions of topography or other site specific reasons that make the application of any particular requirement of the Land Development code unnecessary or, in some cases perhaps, even useless;

- *The request for a reduction of pavement width is standard practice for modern subdivisions, in that it reduces the need for paved surfaces and helps to reduce traffic speeds in residential areas. Given the available width of the parcel, the fact that parking lots will be hidden behind the façades of the townhouses, and that parking will be permitted on one side of the streets only, a reduction in pavement width is desirable.*
 - *The cul-de-sac at the end of Stebbins Drive cannot be built to standards because of the grade change at the Saline Branch. The portion of the road leading to the cul-de-sac is not anticipated to be used except for occasional visitor traffic.*
 - *The sidewalk on the south side of Stebbins Drive east of Division Avenue would not access any residences, and leads to a dead end. It is preferable not to require this additional area of impervious surface. An alternative sidewalk alignment further north is proposed to provide access to the east..*
2. The granting of the waivers would not harm other nearby properties;
- *The granting of the waivers should not be harmful to neighbors.*
3. The waivers would not negatively impact the public health, safety and welfare, including the objectives and goals set forth in the Comprehensive Plan;
- *The granting of the requested waivers should not cause any harm to the public health, safety and welfare of the community and would not be contrary to the objectives and goals set forth in the Comprehensive Plan.*

Plan Commission

At the August 21, 2008 meeting of the Plan Commission the combined preliminary/final plat was presented for discussion. Representatives from Brinshore Development, L.L.C., as well as Berns Clancy Associates attended the meeting and answered questions about the plats. The discussion focused on the requested waiver to allow a reduced diameter for the cul-de-sac right-of-way and pavement. Staff informed the Plan Commission that they have had several conversations with the petitioner's engineer about the cul-de-sac, and considered different options for the design. City staff reached the conclusion that allowing the street to remain with the waiver is the most practical solution.

Summary of Findings

1. Brinshore Development, LLC has submitted an application for approval of a combination Preliminary/Final Plat for a three-lot subdivision of the 9.34-acre site previously occupied by the Lakeside Terrace public housing development.

2. The proposed Preliminary and Final Plat would allow for development of the site with mixed-income, lower-density townhouse and single-family homes, consistent with the City's Lakeside Terrace Redevelopment Plan.
3. The proposed Preliminary and Final Plat would be consistent with the Comprehensive Plan land use and roadway designations for the site.
4. The proposed Preliminary and Final Plat would be consistent with existing zoning designations for the site.
5. The proposed Preliminary and Final Plat would allow for the vacation and re-dedication of public streets through the site.
5. With the exception of the requested waivers for street pavement width, cul-de-sac diameter, and one portion of sidewalk, the Preliminary and Final Plats are consistent with the requirements of the Urbana Subdivision and Land Development Code.
6. The requested waivers are needed in order to address conditions of topography or other site specific reasons that make the application of the requirements of the land development code unnecessary.
7. The requested waivers will not be harmful to other properties and would not negatively impact the public health, safety and welfare of the community nor impede the attainment of goals and objectives contained in the Comprehensive Plan.

Options

In Plan Case 2085-S-08, the Urbana City Council may:

- a. Approve the proposed preliminary/final plat, along with the requested waivers.
- b. Deny the proposed preliminary/final plat, along with the requested waivers.

Recommendation

At their August 21, 2008 meeting, the Plan Commission voted 6 ayes to 0 nays to forward Plan Case 2085-S-08, a Combination Preliminary and Final Plat for Crystal View Townhomes First Subdivision to the Urbana City Council with a recommendation for **APPROVAL**, including the waivers for reduction in street width and to allow a sidewalk on one side only on a portion of Stebbins Drive. The Plan Commission also voted 5 ayes to 1 nay to recommend **APPROVAL**

of the waiver to allow a reduced diameter for the cul-de-sac on Stebbins Drive. Staff concurs with this recommendation.

Attachments: Exhibit A: Proposed Preliminary and Final Plats
 Exhibit B: Location and Aerial Map
 Exhibit C: Zoning Map
 Exhibit D: Future Land Use Map
 Exhibit E: Preliminary Site Plan, Elevations and Floor Plans
 Exhibit F: Preliminary/Final Plat Application with Petition for Waivers
 Exhibit G: Project Summary from IHDA Application
 Exhibit H: Draft Minutes from the August 21, 2008 Plan Commission Meeting

cc: Linda Fulkerson, Brinshore Development LLC
 Tom Berns, Berns Clancy Associates
 Aaron Smith, Homestead Corporation
 Ed Bland, HACC

ORDINANCE NO. 2008-09-096

An Ordinance Approving
Combined Preliminary and Final Subdivision Plats
(Crystal View Townhomes First Subdivision - Plan Case No. 2085-S-08)

WHEREAS, The Corporate Authorities of the City of Urbana are empowered by Illinois Municipal Code Article 11 Divisions 12 and 15 (65/ILCS 5/11-12 and 5/11-15) to approve subdivision plats; and,

WHEREAS, Under Section 21-7 of the City's Subdivision and Land Development Code the City Council is empowered to grant waivers from the requirements of the code; and,

WHEREAS, Brinshore Development, L.L.C. has submitted Combined Preliminary and Final Plats for Crystal View Townhomes First Subdivision in general conformance with the pertinent ordinances of the City of Urbana, Illinois; and,

WHEREAS, in Plan Case 2085-S-08, the Urbana Plan Commission, on August 21, 2008, recommended approval (6-0) of the Combined Preliminary and Final Plats for Crystal View Townhomes First Subdivision along with waivers from Sections 21.36.A.1 and 21.37.A.1 of the Subdivision and Land Development Code; and,

WHEREAS, in Plan Case 2085-S-08, the Urbana Plan Commission, on August 21, 2008, recommended approval (5-1) of the Combined Preliminary and Final Plats for Crystal View Townhomes First Subdivision along with waivers from Sections 21.36.C.4 of the Subdivision and Land Development Code; and,

WHEREAS, The Combined Preliminary and Final Plats for Crystal View Townhomes First Subdivision meet the requirements of the Urbana Subdivision and Land Development Code with the exception of waivers stated herein; and

WHEREAS, The Combined Preliminary and Final Plats for Crystal View Townhomes First Subdivision are generally consistent with the City of

Urbana's 2005 Comprehensive Plan, 2005-2009 Consolidated Plan, and 2004 Lakeside Terrace Redevelopment Plan; and,

WHEREAS, the City Engineer has reviewed the requested waivers and has determined that those which are to be granted will not negatively affect the public benefit or general welfare; and,

WHEREAS, The City Engineer has reviewed and approved the Combined Preliminary and Final Plats for Crystal View Townhomes First Subdivision with certain waivers and conditions as set forth herein.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF URBANA, ILLINOIS, as follows:

Section 1. The Combined Preliminary and Final Plats for Crystal View Townhomes First Subdivision as referenced herein are hereby approved.

Section 2. The Combined Preliminary and Final Plats for Crystal View Townhomes First Subdivision comply with the requirements of the Urbana Subdivision and Land Development Code with the exception of the following waivers which are hereby granted:

1. Waiver of the pavement width requirements of Section 21-36.A.1 and Table "A" entitled "Minimum Street and Alley Design Standards" to allow Stebbins Drive and Division Avenue, local residential streets, to be constructed with pavement width of 28 feet, rather than the minimum required 31 feet.
2. Waiver of Section 21-37.A.1 to allow construction of no sidewalk on the south side of Stebbins Drive to the east of Division Avenue only, rather than on both sides of the street.
3. Waiver of Section 21-36.C.4 to allow a cul-de-sac with a 70-foot right-of-way diameter, rather than the required 100 feet, and a 40-foot pavement diameter, rather than the required 80 feet.

Said waivers from strict compliance with the provisions of the Urbana Subdivision and Land Development Code are appropriate due to unusual and

abnormal development conditions, and furthermore are justified by conditions of topography and other site specific reasons, by the waivers granted herein not harming nearby properties, and by not negatively impacting the public health, safety and welfare.

Section 3. This Ordinance is hereby passed by the affirmative vote of the members of the corporate authorities then holding office, the "ayes" and "nays" being called at a regular meeting of said Council.

PASSED by the City Council this ____ day of _____, 2008.

AYES:

NAYS:

ABSTAINED:

Phyllis D. Clark, City Clerk

APPROVED by the Mayor this _____ day of _____, 2008.

Laurel Lunt Prussing, Mayor

CERTIFICATE OF PUBLICATION IN PAMPHLET FORM

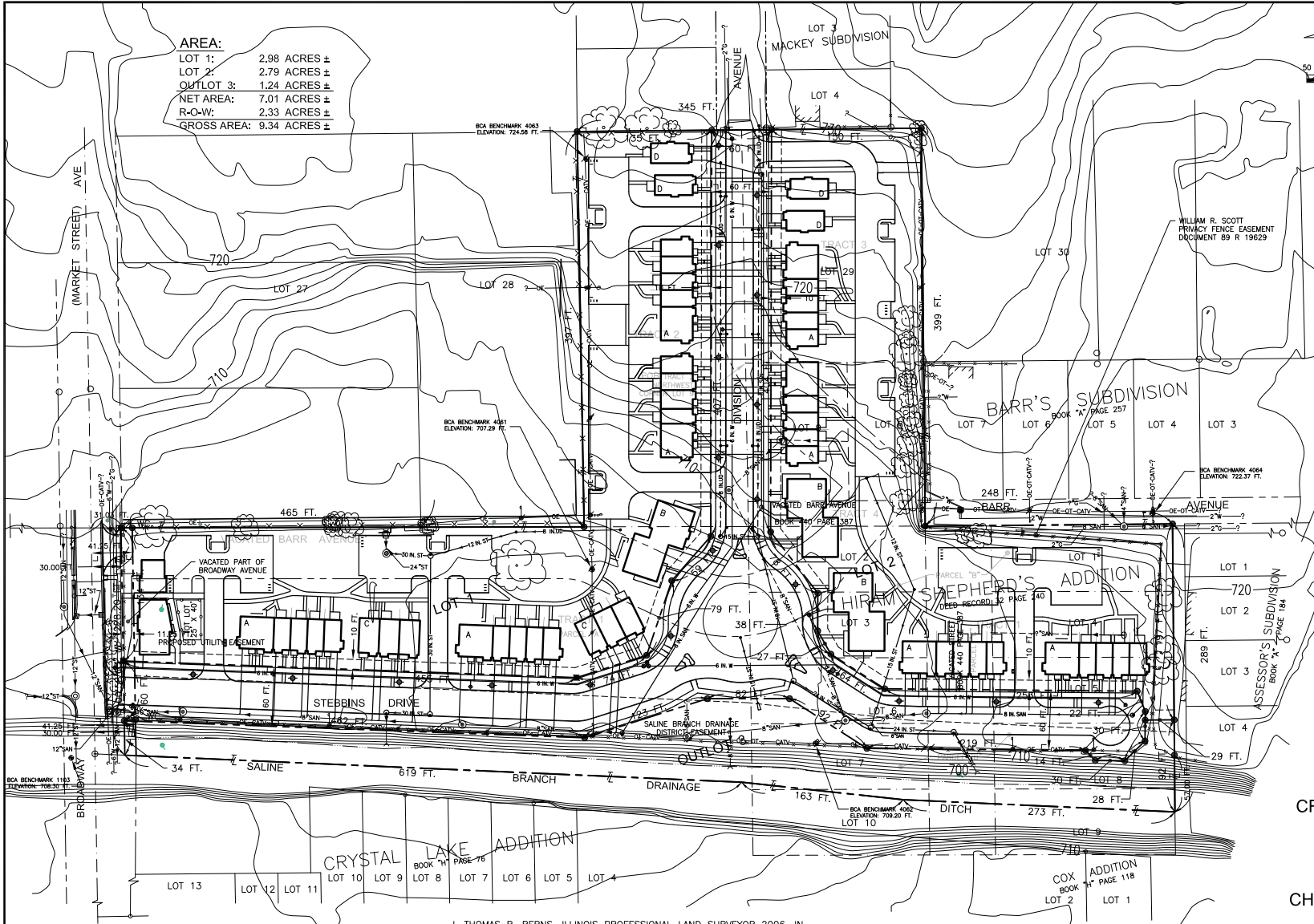
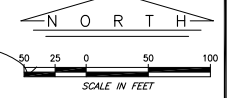
I, Phyllis D. Clark, certify that I am the duly elected and acting Municipal Clerk of the City of Urbana, Champaign County, Illinois. I certify that on the ____ day of _____, 2008, the corporate authorities of the City of Urbana passed and approved Ordinance No. _____, entitled

"An Ordinance Approving Combined Preliminary and Final Subdivision Plats (Crystal View Townhomes First Subdivision - Plan Case No. 2085-S-08)"

which provided by its terms that it should be published in pamphlet form. The pamphlet form of Ordinance No. _____ was prepared, and a copy of such Ordinance was posted in the Urbana City Building commencing on the ____ day of _____, 2008, and continuing for at least ten (10) days thereafter. Copies of such Ordinance were also available for public inspection upon request at the Office of the City Clerk.

DATED at Urbana, Illinois, this ____ day of _____, 2008.

AREA:
 LOT 1: 2.98 ACRES ±
 LOT 2: 2.79 ACRES ±
 OUTLOT 3: 1.24 ACRES ±
 NET AREA: 7.01 ACRES ±
 R-O-W: 2.33 ACRES ±
 GROSS AREA: 9.34 ACRES ±



APPROVED BY: THE URBANA PLAN COMMISSION
 OF THE CITY OF URBANA, ILLINOIS.
 DATE: _____ CHAIRPERSON: _____

APPROVED BY: THE CITY COUNCIL OF THE CITY
 OF URBANA, ILLINOIS, IN ACCORDANCE WITH
 ORDINANCE NO. _____
 DATE: _____ BY _____, MAYOR
 ATTEST: _____, CITY CLERK

PRELIMINARY PLAT
 CRYSTAL VIEW TOWNHOMES
 FIRST SUBDIVISION
 CITY OF URBANA
 CHAMPAIGN COUNTY, ILLINOIS

OWNER/DEVELOPER: BRINSHORE DEVELOPMENT, L.L.C.
 ATTN: MS. LINDA FULKERSON
 VICE PRESIDENT
 666 DUNDEE ROAD
 SUITE 1102
 NORTHBROOK, ILLINOIS 60062
 PHONE: (847) 562-9400
 FAX: (847) 562-9401
 WEB: www.brinshore.com

I, THOMAS B. BERN, ILLINOIS PROFESSIONAL LAND SURVEYOR 2006, IN ACCORDANCE WITH PAB7-0705 (THE PLAT ACT) DO HEREBY DESIGNATE THE CITY OF URBANA, AS THE AGENT WHO MAY RECORD "CRYSTAL VIEW TOWNHOMES FIRST SUBDIVISION, CITY OF URBANA, CHAMPAIGN COUNTY, ILLINOIS". A TRUE COPY OF WHICH HAS BEEN RETAINED BY ME TO ASSURE NO CHANGES HAVE BEEN MADE TO SAID PLAT.

RETURN TO: BERN, CLANCY AND ASSOCIATES, P.C.
 405 EAST MAIN STREET
 URBANA, ILLINOIS 61802

SIGNED AND SEALED AUGUST 6, 2008

PRELIMINARY

THOMAS B. BERN, P.E., L.S., PRESIDENT
 BERN, CLANCY AND ASSOCIATES, P.C.
 ILLINOIS PROFESSIONAL LAND SURVEYOR 2006
 URBANA, CHAMPAIGN COUNTY, ILLINOIS
 DATE OF LICENSE EXPIRATION: NOVEMBER 30, 2008

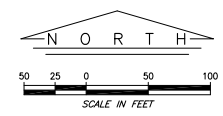


BERN, CLANCY AND ASSOCIATES
 ENGINEERS • SURVEYORS • PLANNERS
 405 EAST MAIN STREET - POST OFFICE BOX 755
 URBANA, ILLINOIS 61803-0755
 PHONE: (217) 384-1144 - FAX: (217) 384-3355

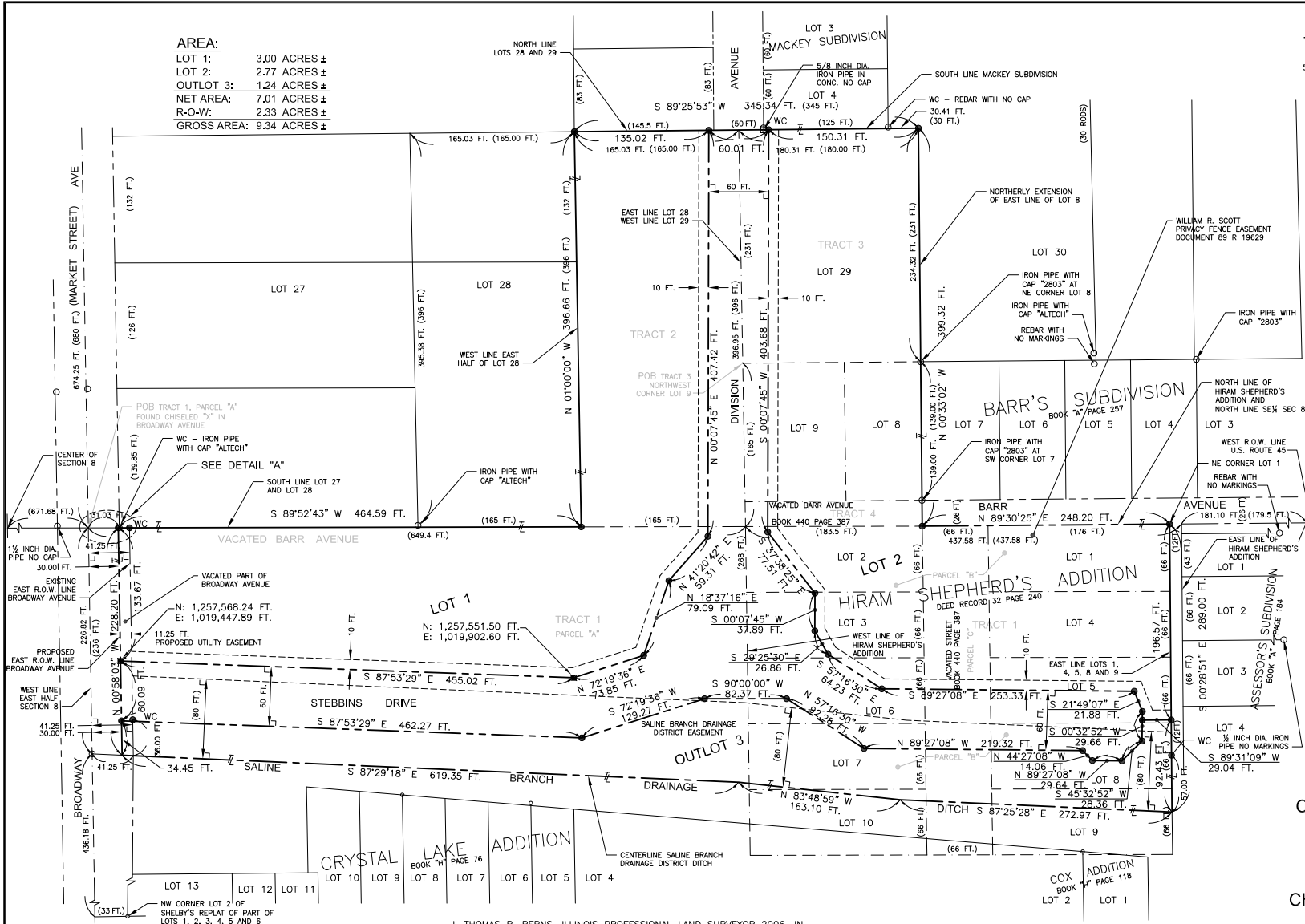
JOB: 5659-8 DATE: SHEET 1 OF 2
 FILE: 5659-7FP.DWG DATE: 080608

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 BERN, CLANCY AND ASSOCIATES, P.C.

AREA:
 LOT 1: 3.00 ACRES ±
 LOT 2: 2.77 ACRES ±
 OUTLOT 3: 1.24 ACRES ±
 NET AREA: 7.01 ACRES ±
 R-O-W: 2.33 ACRES ±
 GROSS AREA: 9.34 ACRES ±



- LEGEND**
- 30 INCH LONG, 1/2 INCH DIAMETER IRON PIPE SURVEY MONUMENT SET WITH ALUMINUM CAP STAMPED "LS 2006 2207"
 - EXISTING IRON PIPE/PIN SURVEY MONUMENT FOUND
 - CONCRETE SURVEY MONUMENT/30 INCH LONG, 1/2 INCH DIAMETER IRON PIPE SURVEY MONUMENT SET WITH ALUMINUM CAP STAMPED "LS 2006 2207"
 - ⊙ CONCRETE NAIL SURVEY MONUMENT FOUND
 - X EXISTING CHISELED "X" SURVEY MONUMENT FOUND IN CONCRETE
 - EXISTING UTILITY EASEMENT LINE
 - EXISTING RIGHT-OF-WAY LINE
 - EXISTING BUILDING SETBACK LINE
 - PROPOSED TITLE LINE
 - PROPOSED RIGHT-OF-WAY LINE
 - PROPOSED UTILITY EASEMENT LINE
 - POB POINT-OF-BEGINNING
 - () RECORD MEASUREMENT AND/OR DATA
 - ∟ DENOTES 90 DEGREE ANGLE
 - WC WITNESS CORNER



APPROVED BY: THE URBANA PLAN COMMISSION OF THE CITY OF URBANA, ILLINOIS.
 DATE: _____ CHAIRPERSON: _____

APPROVED BY: THE CITY COUNCIL OF THE CITY OF URBANA, ILLINOIS, IN ACCORDANCE WITH ORDINANCE NO. _____
 DATE: _____ BY _____, MAYOR

ATTEST: _____, CITY CLERK

FINAL PLAT
CRYSTAL VIEW TOWNHOMES
FIRST SUBDIVISION
CITY OF URBANA
CHAMPAIGN COUNTY, ILLINOIS

I, THOMAS B. BERNIS, ILLINOIS PROFESSIONAL LAND SURVEYOR 2006, IN ACCORDANCE WITH PAB7-0705 (THE PLAT ACT) DO HEREBY DESIGNATE THE CITY OF URBANA, AS THE AGENT WHO MAY RECORD "CRYSTAL VIEW TOWNHOMES FIRST SUBDIVISION, CITY OF URBANA, CHAMPAIGN COUNTY, ILLINOIS". A TRUE COPY OF WHICH HAS BEEN RETAINED BY ME TO ASSURE NO CHANGES HAVE BEEN MADE TO SAID PLAT.

OWNER/DEVELOPER: BRINSHORE DEVELOPMENT, L.L.C.
 ATTN: MS. LINDA FULKERSON
 VICE PRESIDENT
 666 DUNDIE ROAD
 SUITE 1102
 NORTHBROOK, ILLINOIS 60062
 PHONE: (847) 562-9400
 FAX: (847) 562-9401
 WEB: www.brinshore.com

RETURN TO: BERNIS, CLANCY AND ASSOCIATES, P.C.
 405 EAST MAIN STREET
 URBANA, ILLINOIS 61802

SIGNED AND SEALED AUGUST 7, 2008

PRELIMINARY

THOMAS B. BERNIS, P.E., L.S., PRESIDENT
 BERNIS, CLANCY AND ASSOCIATES, P.C.
 ILLINOIS PROFESSIONAL LAND SURVEYOR 2006
 URBANA, CHAMPAIGN COUNTY, ILLINOIS
 DATE OF LICENSE EXPIRATION: NOVEMBER 30, 2008



BERNIS, CLANCY AND ASSOCIATES
 ENGINEERS • SURVEYORS • PLANNERS
 405 EAST MAIN STREET - POST OFFICE BOX 755
 URBANA, ILLINOIS 61803-0755
 PHONE: (217) 384-1144 - FAX: (217) 384-3355

JOB: 5659-8 DATE: 080708
 FILE: 5659-8FP.DWG SHEET 1 OF 2

OWNER'S AND ENGINEER'S STATEMENT

TO THE BEST OF OUR KNOWLEDGE AND BELIEF, THE DRAINAGE OF SURFACE WATERS WILL NOT BE CHANGED BY THE DEVELOPMENT OF "CRYSTAL VIEW TOWNHOMES FIRST SUBDIVISION, CITY OF URBANA, CHAMPAIGN COUNTY, ILLINOIS" OR ANY PART THEREOF, OR IF SUCH SURFACE WATER DRAINAGE WILL BE CHANGED THAT REASONABLE PROVISION HAS BEEN MADE FOR THE COLLECTION AND DIVERSION OF SURFACE WATERS INTO PUBLIC AREAS, OR DRAINS WHICH THE SUBDIVIDER HAS THE RIGHT TO USE, AND THAT SUCH SURFACE WATERS WILL BE PLANNED FOR IN ACCORDANCE WITH GENERALLY ACCEPTED ENGINEERING PRACTICES SO AS TO REDUCE THE LIKELIHOOD OF DAMAGE TO THE ADJOINING PROPERTY BECAUSE OF CONSTRUCTION OF "CRYSTAL VIEW TOWNHOMES FIRST SUBDIVISION, CITY OF URBANA, CHAMPAIGN COUNTY, ILLINOIS".



THOMAS B. BERNS, P.E., L.S., PRESIDENT
BERNS, CLANCY AND ASSOCIATES, P.C.
ILLINOIS PROFESSIONAL ENGINEER 30889
URBANA, CHAMPAIGN COUNTY, ILLINOIS
DATE OF LICENSE EXPIRATIONS: NOVEMBER 30, 2009

BRINSHORE DEVELOPMENT, L.L.C.
ATTN: MS. LINDA FULKERSON
VICE PRESIDENT
666 DUNDEE ROAD
SUITE 1102
NORTHBROOK, ILLINOIS 60062
PHONE: (847) 562-9400
FAX: (847) 562-9401
WEB: www.brinshore.com

GENERAL NOTES

- ALL MEASUREMENTS ARE IN FEET AND DECIMAL PARTS THEREOF, UNLESS NOTED OTHERWISE.
- SEE CITY OF URBANA ORDINANCES AND REGULATIONS FOR ZONING, SETBACK AND BUILDING STANDARD REQUIREMENTS.
- ALL SURFACE, SUBSURFACE, BUILDING IMPROVEMENTS AND UTILITY SERVICE LINES ON AND ADJACENT TO THE SITE ARE NOT NECESSARILY SHOWN.
- COORDINATES AND BEARINGS SHOWN ARE BASED UPON THE ILLINOIS STATE PLANE COORDINATE SYSTEM, EAST ZONE, NAD 83 (1997) AS REFERENCED FROM CITY OF URBANA CONTROL STATIONS 23 AND 36.
- SUBJECT SITE IS CURRENTLY ZONED "RS" (MEDIUM HIGH DENSITY MULTIPLE FAMILY RESIDENTIAL) BY THE CITY OF URBANA.
- SETBACKS FOR "RS": FRONT YARD: 15 FEET
SIDE YARD: 5 FEET
REAR YARD: 5 FEET
- SEE VACATION OF PART OF THE PRIOR RIGHT-OF-WAY OF BROADWAY AVENUE AND VACATION OF PART OF THE PRIOR RIGHTS-OF-WAYS OF BARR AVENUE AND DIVISION AVENUE IN URBANA, CHAMPAIGN COUNTY, ILLINOIS.

SURVEYOR'S REPORT

I, THOMAS B. BERNS, ILLINOIS PROFESSIONAL LAND SURVEYOR 2006 AND PRESIDENT OF BERNS, CLANCY AND ASSOCIATES, P.C. DO HEREBY STATE THAT AT THE REQUEST OF AND FOR THE EXCLUSIVE BENEFIT OF MS. LINDA FULKERSON OF BRINSHORE DEVELOPMENT, L.L.C. ILLINOIS, I PREPARED A BOUNDARY SURVEY ON THE GROUND TO THE NORMAL STANDARD OF CARE OF PROFESSIONAL LAND SURVEYORS PRACTICING IN CHAMPAIGN COUNTY, ILLINOIS OF A PART OF THE NORTHEAST QUARTER AND PART OF THE SOUTHEAST QUARTER OF SECTION 8, TOWNSHIP 19 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN, URBANA, CHAMPAIGN COUNTY, ILLINOIS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

TRACT 1:
PARCEL A:
BEGINNING AT A POINT 671.68 FEET EAST OF THE CENTER OF SECTION 8, TOWNSHIP 19 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN; THENCE EAST 649.4 FEET; THENCE SOUTH 268 FEET TO THE CENTER OF THE SALINE BRANCH DRAINAGE DITCH; THENCE WEST ALONG THE CENTER OF SALINE BRANCH DRAINAGE DITCH TO THE EAST LINE OF MARKET STREET; THENCE NORTH ALONG THE EAST LINE OF MARKET STREET 236 FEET TO THE PLACE OF BEGINNING.

PARCEL B:
LOTS 1, 2, 3, 4, 5, 6, 7, AND 8 OF HIRAM SHEPHERD'S ADDITION TO URBANA, AND ALSO ALL OF LOTS 9 AND 10 OF SAID HIRAM SHEPHERD'S ADDITION LYING NORTH OF THE CENTER LINE OF SALINE BRANCH DRAINAGE DITCH, ALL SITUATED IN CHAMPAIGN COUNTY, ILLINOIS.

PARCEL C:
VACATED STREET RUNNING IN A NORTH-SOUTH DIRECTION IN HIRAM SHEPHERD'S ADDITION TO URBANA BETWEEN BARR AVENUE ON THE NORTH AND THE CENTER OF THE SALINE BRANCH DRAINAGE DITCH ON THE SOUTH, AND LYING BETWEEN LOTS 1, 4, 5, 8, AND PART OF 9 ON THE EAST AND LOTS 2, 3, 6, 7 AND PART OF 10 ON THE WEST OF SAID ADDITION, AS PER ORDINANCE RECORDED JUNE 29, 1951 IN BOOK 440 AT PAGE 387.

TRACT 2:
THE EAST 165 FEET OF THE SOUTH 396 FEET OF LOT 28 OF A SUBDIVISION OF THE NORTHEAST QUARTER OF SECTION 8, TOWNSHIP 19 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN, SITUATED IN CHAMPAIGN COUNTY, ILLINOIS.

TRACT 3:
LOTS 8 AND 9 OF ANDREW BARR'S SUBDIVISION OF PART OF LOTS 29 AND 30 OF A SUBDIVISION OF THE NORTHEAST QUARTER OF SECTION 8, TOWNSHIP 19 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN; AND A PART OF LOT 29 OF SAID SUBDIVISION OF THE NORTHEAST QUARTER OF SAID SECTION 8 DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF LOT 9 OF SAID ANDREW BARR'S SUBDIVISION AND RUNNING THENCE NORTH 231 FEET; THENCE EAST 180 FEET; THENCE SOUTH 231 FEET; THENCE WEST TO THE PLACE OF BEGINNING.

TRACT 4:
VACATED PORTION OF BARR AVENUE AND THE PORTION OF AN ALLEY IMMEDIATELY SOUTH OF BARR AVENUE FROM THE EAST BOUNDARY LINE EXTENDED OF LOT 8 OF ANDREW BARR'S SUBDIVISION OF PART OF LOTS 29 AND 30 OF A SUBDIVISION OF THE NORTHEAST QUARTER OF SECTION 8, TOWNSHIP 19 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN; THENCE RUNNING WESTWARD TO THE END OF BARR AVENUE, AS PER ORDINANCE RECORDED JUNE 29, 1951 IN BOOK 440 AT PAGE 387. (APPEARS TO BE LOCATED BETWEEN TRACT 3 ON THE NORTH AND PART OF PARCELS B AND C OF TRACT 1 ON THE SOUTH).

I FURTHER STATE THAT AS A RESULT OF THIS SURVEY, THE ABOVE DESCRIBED GROSS TRACT CONTAINS 9.34 ACRES, MORE OR LESS, ALL AS SHOWN ON THE ACCOMPANYING PLAT OF SURVEY, ALL SITUATED IN THE CITY OF URBANA, CHAMPAIGN COUNTY, ILLINOIS.

I FURTHER STATE THAT BASED UPON MY REVIEW OF THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP, PANEL 9 OF 11, COMMUNITY PANEL NUMBER 170035 0009 B WITH AN EFFECTIVE DATE OF JANUARY 16, 1981, THE PROPERTY SURVEYED IS REPORTEDLY PARTIALLY LOCATED WITHIN ZONE C (AREAS OF MINIMAL FLOODING) AND PARTIALLY LOCATED WITHIN ZONE A4 (AREAS OF 100-YEAR FLOOD; BASE FLOOD ELEVATIONS AND FLOOD HAZARD FACTORS DETERMINED).

I FURTHER STATE THAT THE OWNERS DESIRE TO FACILITATE THE SALE OF SAID LAND BY CREATING LOTS FOR WHICH PURPOSE I PREPARED A PLAT TO WHICH THIS REPORT IS ATTACHED AND MADE A PART THEREOF, PARTICULARLY DESCRIBING AND SETTING FORTH THE LOTS INTO WHICH SAID LANDS HAVE BEEN SO PLATTED AND I NUMBERED THE LOTS, WHICH NUMBERS ARE SHOWN IN LARGE SIZE ON SAID PLAT AND HAVE STATED AND SHOWN THE PRECISE DIMENSIONS OF SAID LOTS.

I FURTHER STATE THAT REFERENCE HAS BEEN MADE UPON SAID PLAT TO KNOWN AND PERMANENT SURVEY MONUMENTS FROM WHICH FUTURE SURVEYS MAY BE MADE AND THAT I PLACED SURVEY MONUMENTS AT EACH LOT CORNER AS SHOWN ON THE ACCOMPANYING PLAT AND THAT ALL OF THE DIMENSIONS ARE SHOWN IN FEET AND HUNDRETHS OF FEET AND THAT THE EASEMENT LOCATIONS AND WIDTHS ARE AS INDICATED ON SAID PLAT.

I FURTHER STATE THAT NO INVESTIGATION CONCERNING ENVIRONMENTAL AND SUBSURFACE CONDITIONS, OR TO DETERMINE THE EXISTENCE OF UNDERGROUND OR OVERHEAD CONTAINERS OR FACILITIES WHICH MAY AFFECT THE USE OR DEVELOPMENT OF THIS PROPERTY WAS MADE AS A PART OF THIS SURVEY.

I FURTHER STATE THAT AS A PART OF THIS BOUNDARY SURVEY, EXCEPT AS MAY BE SPECIFICALLY NOTED ON THIS PLAT, I MADE NO INVESTIGATION CONCERNING ZONING OR LAND USE, NOR HAVE I MADE AN INDEPENDENT SEARCH OF THE RECORDS FOR EASEMENTS, ENCUMBRANCES, RESTRICTIVE COVENANTS, SUBDIVISION RESTRICTIONS, OWNERSHIP, TITLE EVIDENCE OR ANY OTHER FACTS WHICH AN ACCURATE AND CURRENT TITLE SEARCH MAY DISCLOSE FOR SUBJECT PROPERTY OR FOR ADJOINING PARCELS WAS MADE AS A PART OF THIS SURVEY. THE SURVEYOR HAS RELIED UPON THE MATERIALS AND REPRESENTATIONS AS SET FORTH IN CHICAGO TITLE INSURANCE COMPANY COMMITMENT FOR TITLE INSURANCE NUMBER 835004 DATED NOVEMBER 7, 2005.

I FURTHER STATE THAT NO ATTEMPT HAS BEEN MADE AS A PART OF THIS BOUNDARY SURVEY TO OBTAIN DATA CONCERNING THE EXISTENCE, SIZE, DEPTH, CONDITION, CAPACITY, OR LOCATION OF ANY MUNICIPAL OR PUBLIC SERVICE FACILITY. FOR INFORMATION REGARDING THESE UTILITIES, PLEASE CONTACT THE APPROPRIATE AGENCIES.

I FURTHER STATE THAT THERE ARE NO APPARENT ABOVE GROUND ENCROACHMENTS EXCEPT AS SHOWN ON THE ACCOMPANYING PLAT OF SURVEY.

I FURTHER STATE THAT THE AREA COVERED BY THIS PLAT OF SURVEY IS WITHIN THE CORPORATE LIMITS OF THE CITY OF URBANA, CHAMPAIGN COUNTY, ILLINOIS.

I FURTHER STATE THAT A PART OF THE AREA COVERED BY THIS PLAT OF SURVEY IS WITHIN 500 FEET OF A SURFACE DRAIN OR WATER COURSE SERVING A TRIBUTARY AREA OF 640 ACRES OR MORE.

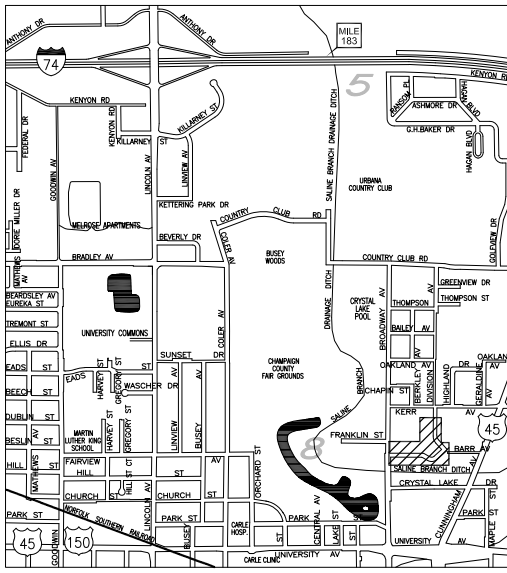
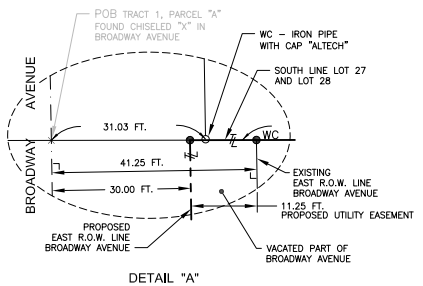
I FURTHER STATE AT THE REQUEST OF THE OWNERS, THIS SUBDIVISION IS TO BE KNOWN AS "CRYSTAL VIEW TOWNHOMES FIRST SUBDIVISION, CITY OF URBANA, CHAMPAIGN COUNTY, ILLINOIS".

I FURTHER STATE THAT THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY.

SIGNED AND SEALED AUGUST 7, 2008

PRELIMINARY

THOMAS B. BERNS, P.E., L.S., PRESIDENT
BERNS, CLANCY AND ASSOCIATES, P.C.
ILLINOIS PROFESSIONAL LAND SURVEYOR 2006
URBANA, CHAMPAIGN COUNTY, ILLINOIS
DATE OF LICENSE EXPIRATION: NOVEMBER 30, 2008



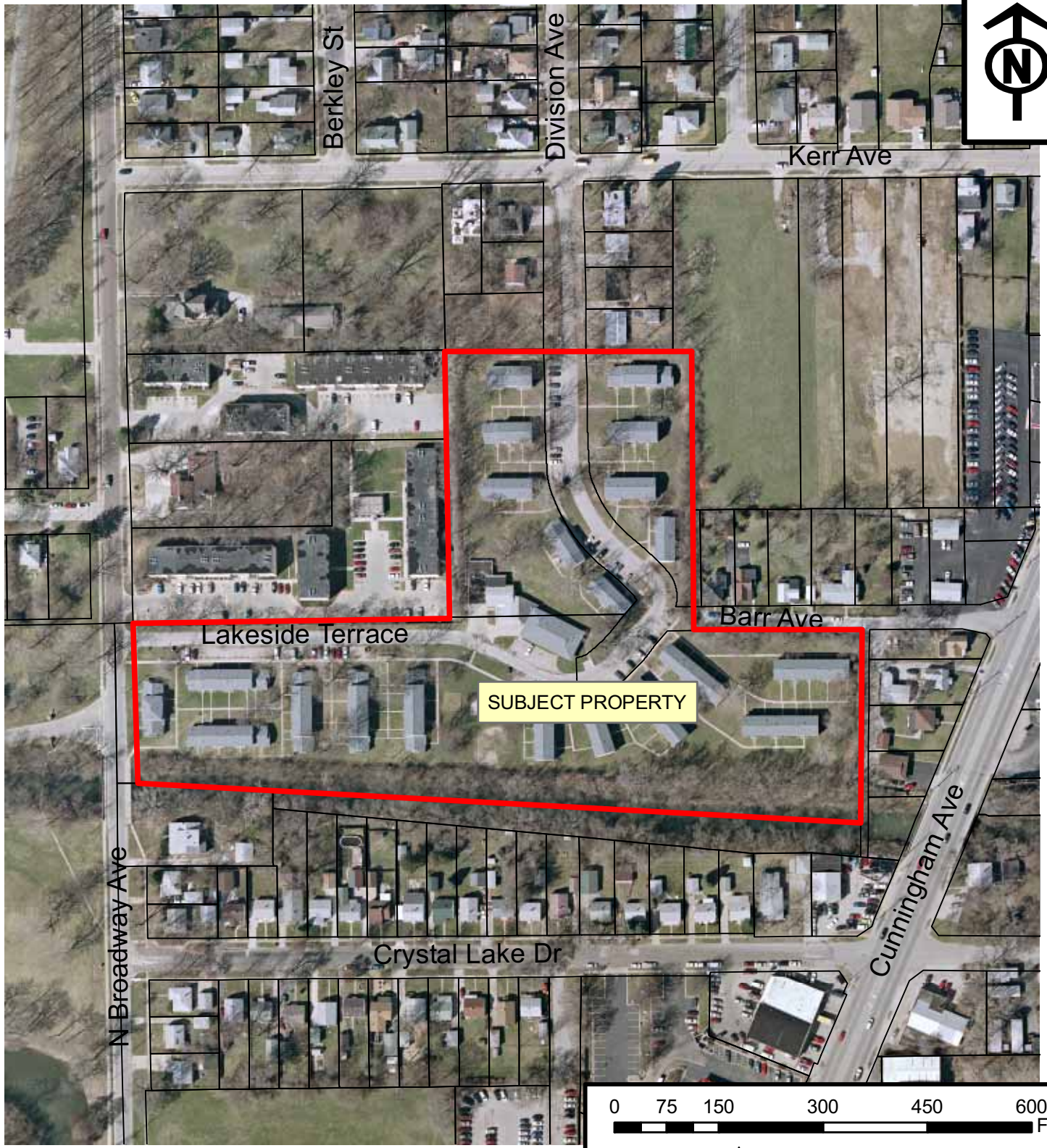
FINAL PLAT
CRYSTAL VIEW TOWNHOMES
FIRST SUBDIVISION
CITY OF URBANA
CHAMPAIGN COUNTY, ILLINOIS

BERNS, CLANCY AND ASSOCIATES
ENGINEERS • SURVEYORS • PLANNERS
405 EAST MAIN STREET - POST OFFICE BOX 755
URBANA, ILLINOIS 61803-0755
PHONE: (217) 384-1144 - FAX: (217) 384-3355

JOB: 5659-8	DATE: 08/07/08
FILE: 5659-8FP.DWG	SHEET 2 OF 2

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BERNS, CLANCY AND ASSOCIATES, P.C.

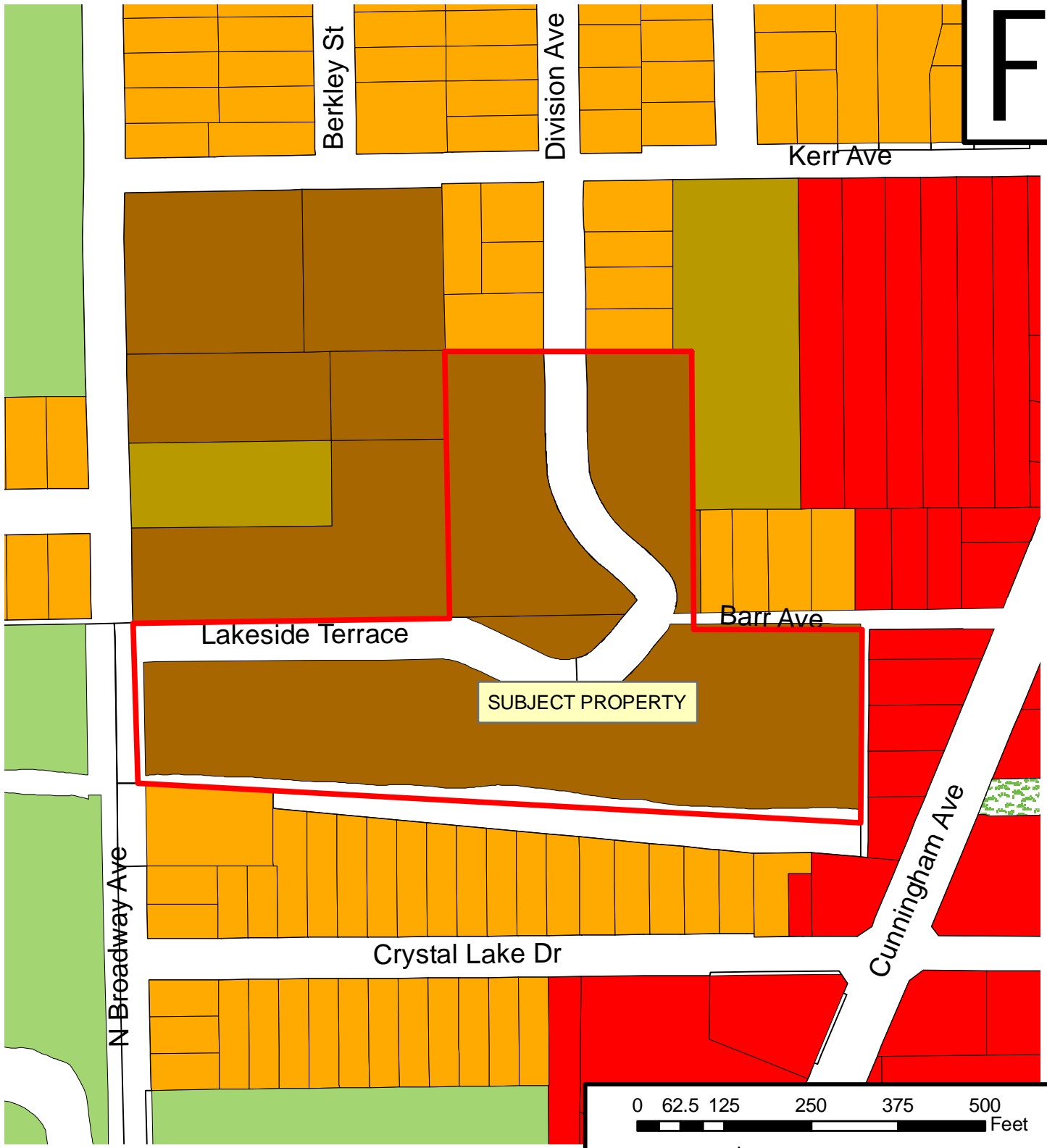
Exhibit B: Location and Aerial Map



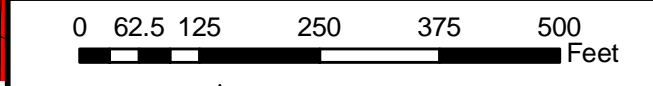
Plan Case: 2085-S-08
Description: Crystal View Townhomes 1st Subdivision
Location: 800 Block of North Broadway Ave

Prepared 08/08 by Community Development Services - jme

Exhibit C: Zoning Map



F

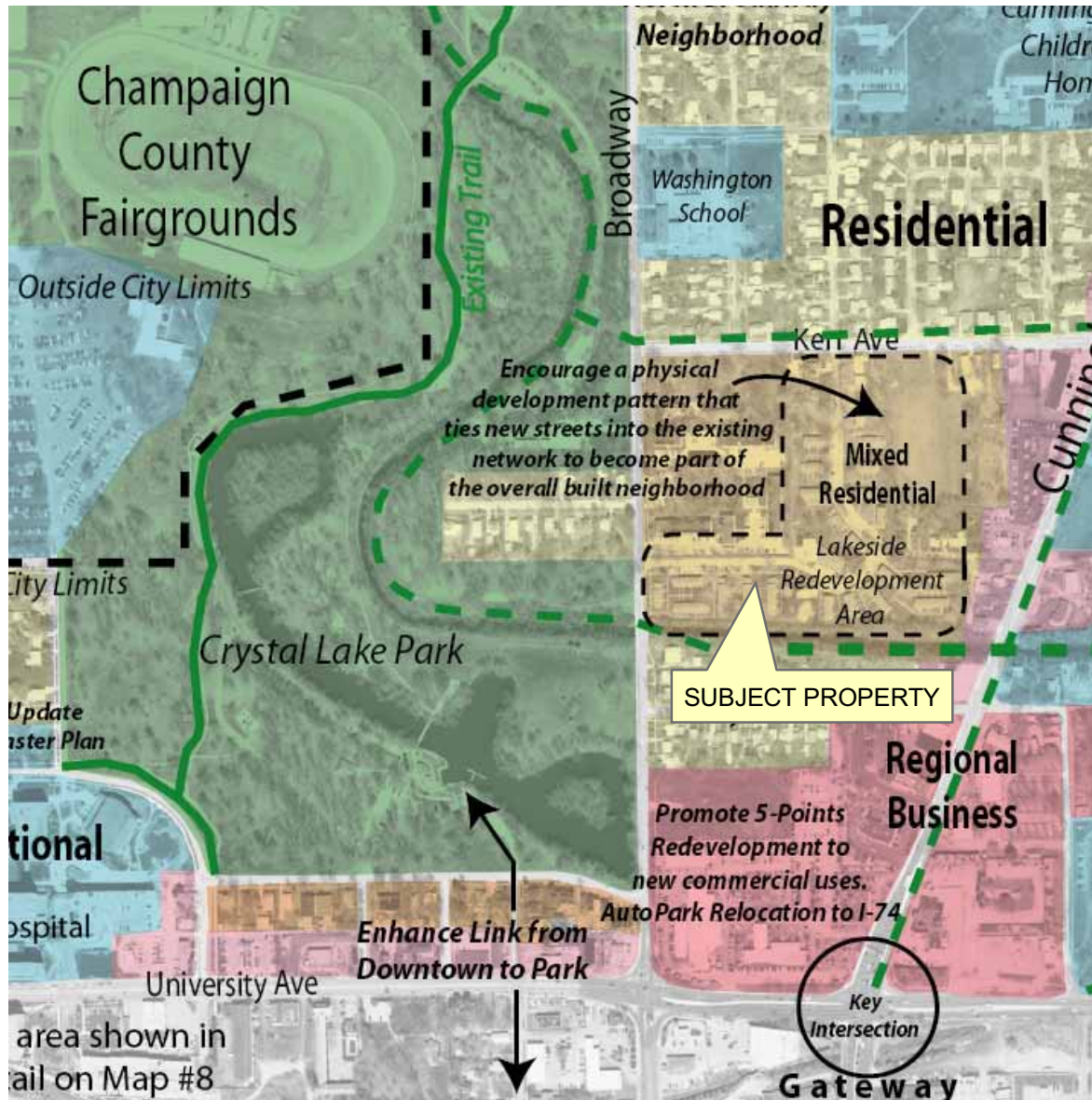


Plan Case: 2085-S-08
 Description: Crystal View Townhomes First Subdivision
 Location: 800 Block of North Broadway Ave

Prepared 08/08 by Community Development Services - jme

 R3	 B3
 R4	 CRE
 R5	 AG

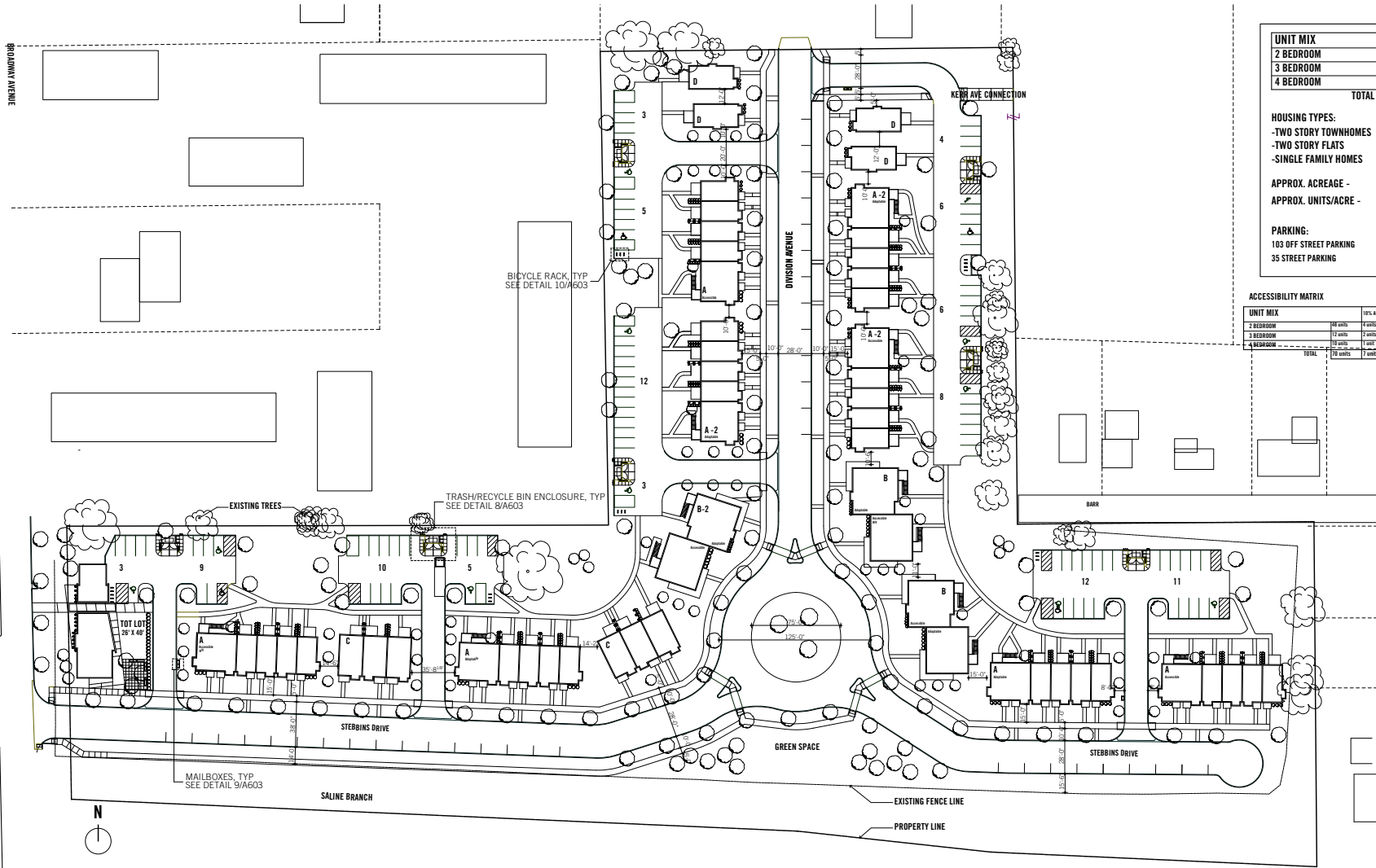
Exhibit D: Future Land Use Map



Plan Case: 2085-S-08
Description: Crystal View Townhomes First Subdivision
Location: 800 Block of North Broadway Ave

Prepared 08/08 by Community Development Services - jme

BRINSHORE DEVELOPMENT



UNIT MIX	
2 BEDROOM	48 units
3 BEDROOM	12 units
4 BEDROOM	10 units
TOTAL	70 units

HOUSING TYPES:
 -TWO STORY TOWNHOMES
 -TWO STORY FLATS
 -SINGLE FAMILY HOMES

APPROX. ACREAGE - 9.08 acres
 APPROX. UNITS/ACRE - 7.7 units/acre

PARKING:
 103 OFF STREET PARKING
 35 STREET PARKING

ACCESSIBILITY MATRIX				
UNIT MIX	10% ACC.	10% ADAPT.	2% NY	
2 BEDROOM	48 units	4 units	1 unit	1 unit
3 BEDROOM	12 units	2 units	1 unit	1 unit
4 BEDROOM	10 units	1 unit	2 units	1 unit
TOTAL	70 units	7 units	4 units	2 units

1 Overall Site Plan
 SCALE: 1" = 40'-0"

I HEREBY CERTIFY THAT THESE PLANS WERE PREPARED UNDER MY SUPERVISION AND THAT THEY COME TO THE BEST OF MY KNOWLEDGE WITH ALL THE BUILDING CODES AND ORDINANCES OF THE CITY OF URBANA, IL.

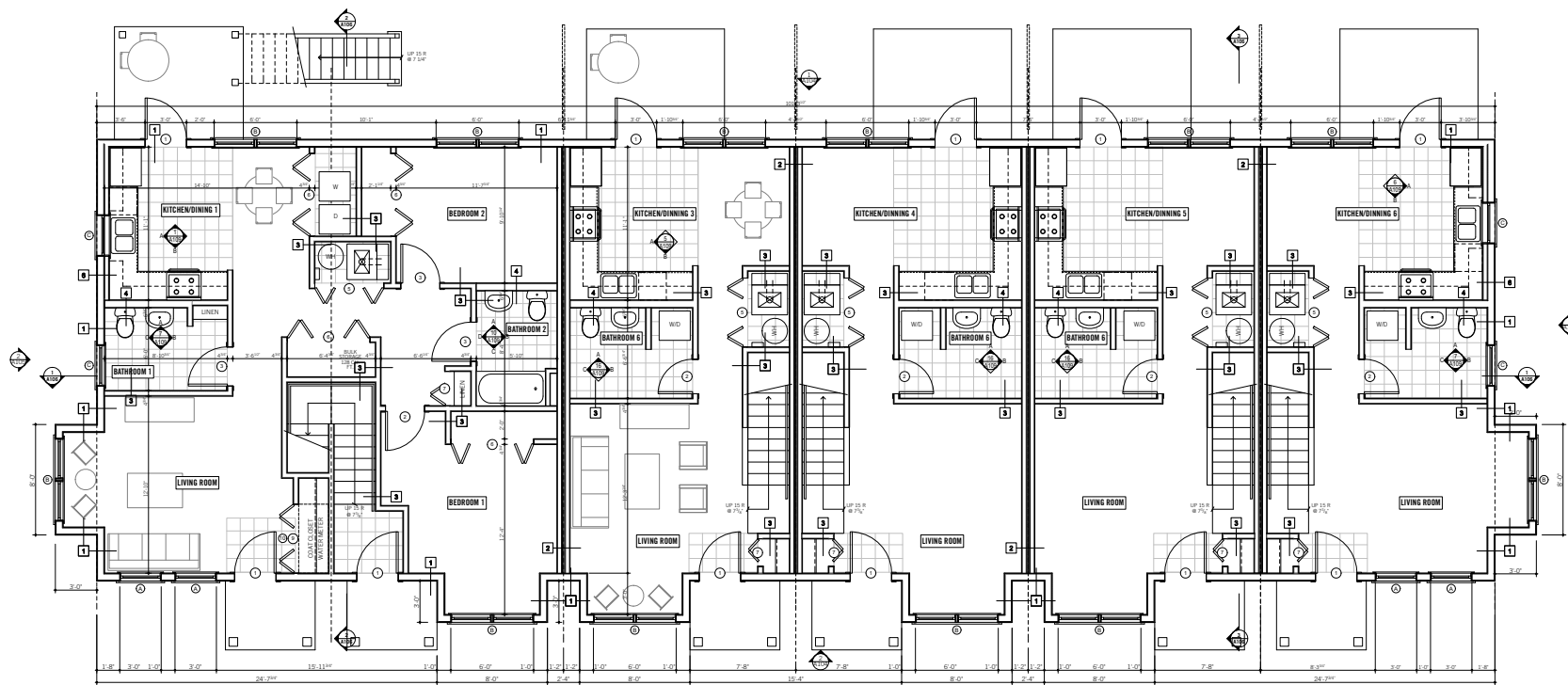
DATE: 08/15/08
 CD PROFESSIONAL SEAL
 ISSUED FOR TOWN REVIEW

LANDON BONE BAKER ARCHITECTS
 224 N. Milwaukee Ave. • 312.886.9100
 Chicago, IL 60642 • 312.825.3422

Crystal View TH
 Urbana, IL
 61801
 Brinshore Development
 2425

Site Plan
A002

08/15/2008 3:26 PM



1 1st Floor Plan
SCALE: 1/4" = 1'-0"

I HEREBY CERTIFY THAT THESE PLANS WERE PREPARED UNDER MY SUPERVISION AND THAT THEY COMPLY TO THE BEST OF MY KNOWLEDGE WITH ALL THE BUILDING CODES AND ORDINANCES OF THE CITY OF URBANA, IL.

DATE: 08/15/08
BY: [Signature]

CD PROFESSIONAL SEAL
ISSUED FOR THIS REVIEW

LANDON BONE BAKER ARCHITECTS
224 N. Milwaukee Ave. # 312 886-9100
Chicago, IL 60642

Crystal View TH

Urbana, IL

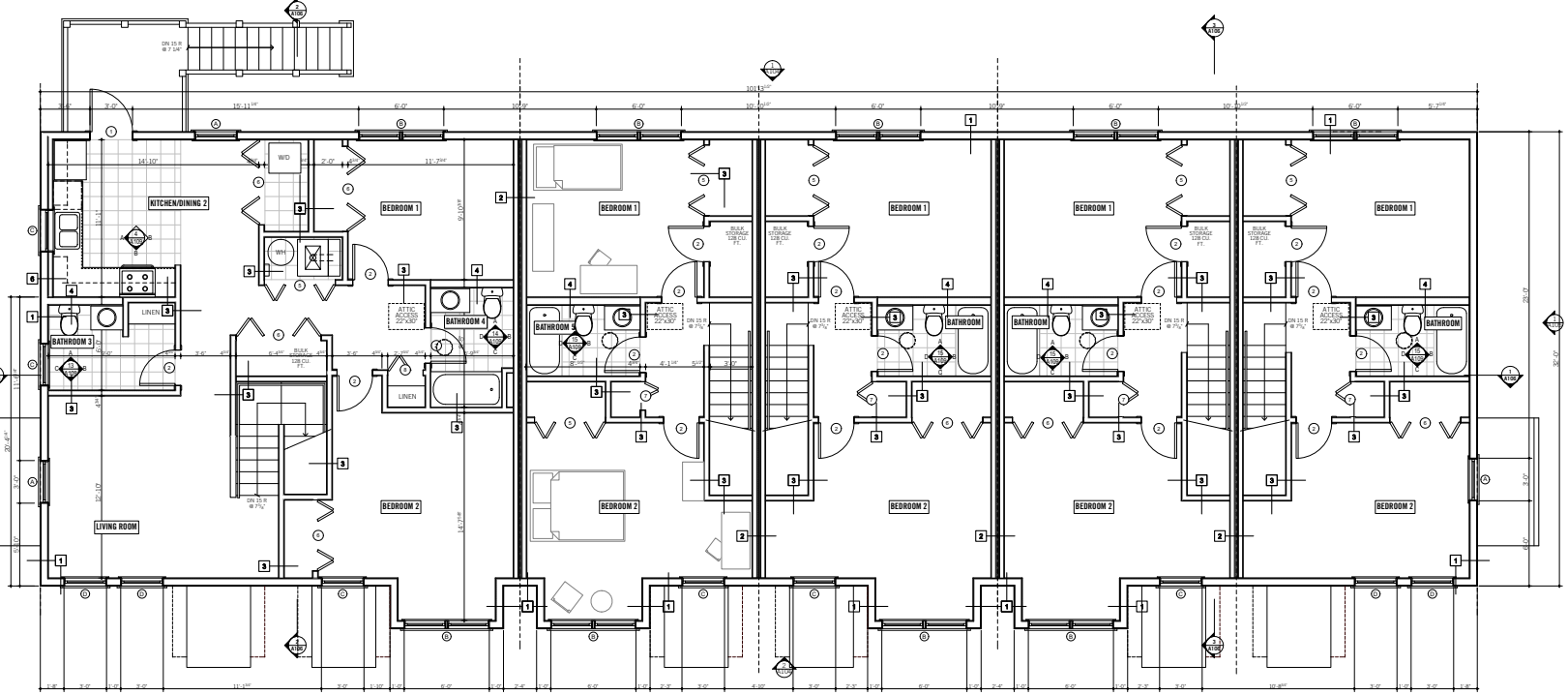
61801

Briarshore Development

2425

Type A First Floor Plan

A101



1 2nd Floor Plan
SCALE: 1/4" = 1'-0"

I HEREBY CERTIFY THAT THESE PLANS WERE PREPARED UNDER MY SUPERVISION AND THAT THEY COME TO THE BEST OF MY KNOWLEDGE WITH ALL THE BUILDING CODES AND ORDINANCES OF THE CITY OF URBANA, IL.

DATE	DESCRIPTION
08/15/08	CONSTRUCTION SET
08/15/08	ISSUED FOR PERMITS REVIEW

LONDON BONE BAKER ARCHITECTS
234 N. Milwaukee Ave. # 312 686-9100
Chicago, IL 60642 T: 312.292.3422

Crystal View TH

Urbana, IL 61801

Brinshore Development
2425
Type A Second Floor
Plan

A102

04/22/08 3:53 PM



2 Front Elevation
SCALE: 1/4" = 1'-0"



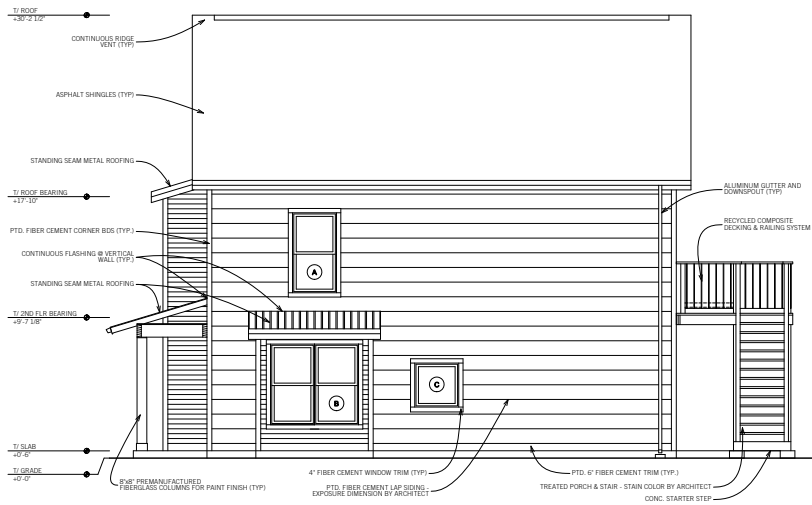
1 Rear Elevation
SCALE: 1/4" = 1'-0"

I HEREBY CERTIFY THAT THESE PLANS WERE PREPARED UNDER MY SUPERVISION AND THAT THEY COME TO THE BEST OF MY KNOWLEDGE WITH ALL THE BUILDING CODES AND ORDINANCES OF THE CITY OF URBANA, IL.

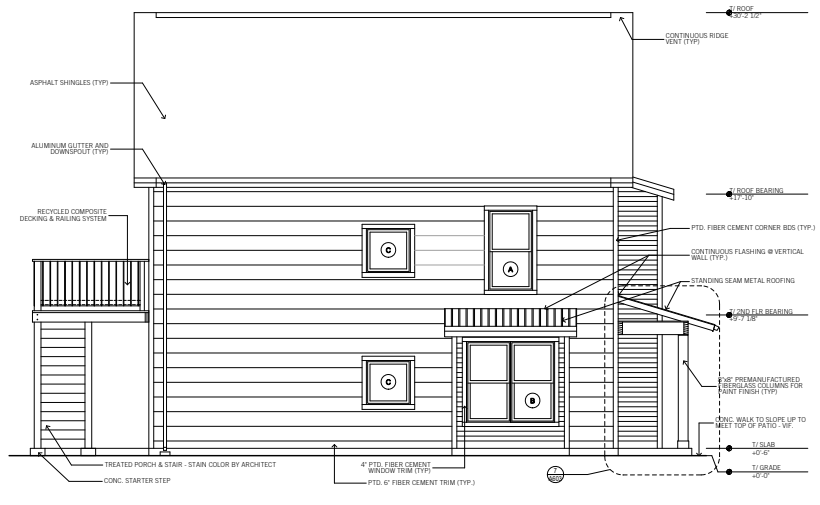
DATE: 08/15/08
 CD: PROGRESSIVE SET
 ISSUED FOR FINAL REVIEW
LONDON BONE BAKER ARCHITECTS
 224 N. Milwaukee Ave. # 312 886-9100
 Chicago, IL 60642

Crystal View TH
 Urbana, IL 61801
 Brinshore Development
 Type A Building Elevations
A104

08/12/2008 3:53 PM



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



2 Side Elevation
SCALE: 1/4" = 1'-0"

I HEREBY CERTIFY THAT THESE PLANS WERE PREPARED UNDER MY SUPERVISION AND THAT THEY COMPLY TO THE BEST OF MY KNOWLEDGE WITH ALL THE BUILDING CODES AND ORDINANCES OF THE CITY OF URBANA, IL.

DATE	DESCRIPTION
08/15/2018	ISSUED FOR PERMITS REVIEW
08/15/2018	CD PROGRESS DRAWING SET

LONDON BONE BAKER ARCHITECTS
234 N. Milwaukee Ave. # 312 688-9180
Chicago, IL 60642 T: 312.292.3422

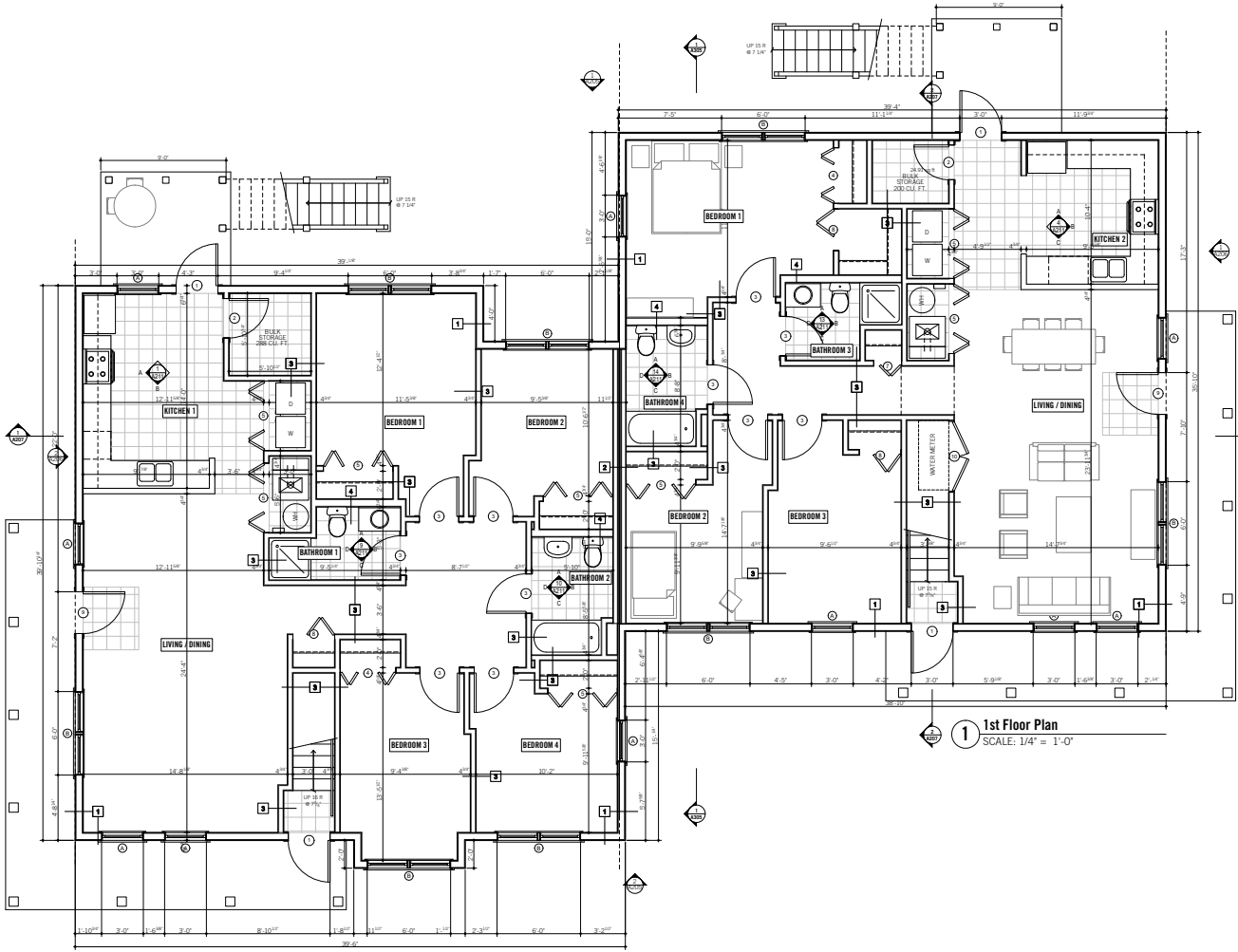
Crystal View TH

Urbana, IL 61801

Brinshore Development
Type A Building Elevations

2425

A105



I HEREBY CERTIFY THAT THESE PLANS WERE PREPARED UNDER MY SUPERVISION AND THAT THEY COMPLY TO THE BEST OF MY KNOWLEDGE WITH ALL THE BUILDING CODES AND ORDINANCES OF THE CITY OF URBANA, IL.

DATE: 08/15/18
BY: [Signature]
CD PROFESSIONAL SEAL
ISSUED FOR YOUR REVIEW

LANDON BONE BAKER ARCHITECTS
 224 N. Milwaukee Ave.
 Chicago, IL 60642

Crystal View TH

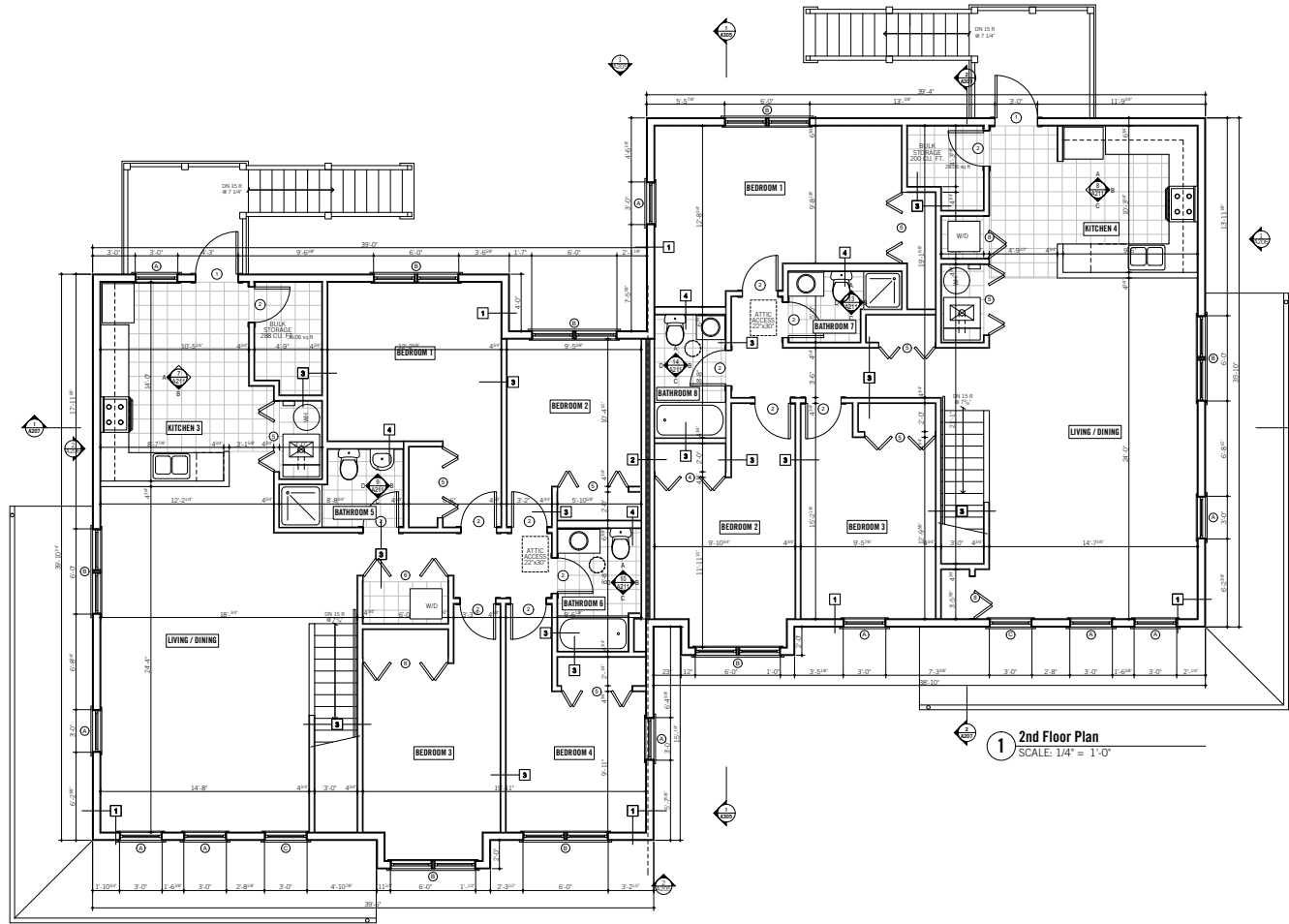
Urbana, IL
 61801
 Brinshore Development

2425

Type B First Floor Plan

A201

04/22/2025 3:53 PM



1 2nd Floor Plan
SCALE: 1/4" = 1'-0"

I HEREBY CERTIFY THAT THESE PLANS WERE PREPARED UNDER MY SUPERVISION AND THAT THEY COMPLY TO THE BEST OF MY KNOWLEDGE WITH ALL THE BUILDING CODES AND ORDINANCES OF THE CITY OF URBANA, IL.

DATE	DESCRIPTION
08/15/2018	CONCEPT DESIGN SET
08/15/2018	ISSUED FOR PERMITS REVIEW

LANDON BONE BAKER ARCHITECTS
224 N. Milwaukee Ave. • 312.886.9100
Chicago, IL 60642

Crystal View TH
Urbana, IL 61801
Brinshore Development
2425
Type B Second Floor Plan
A202



2 Front Elevation
SCALE: 1/4" = 1'-0"

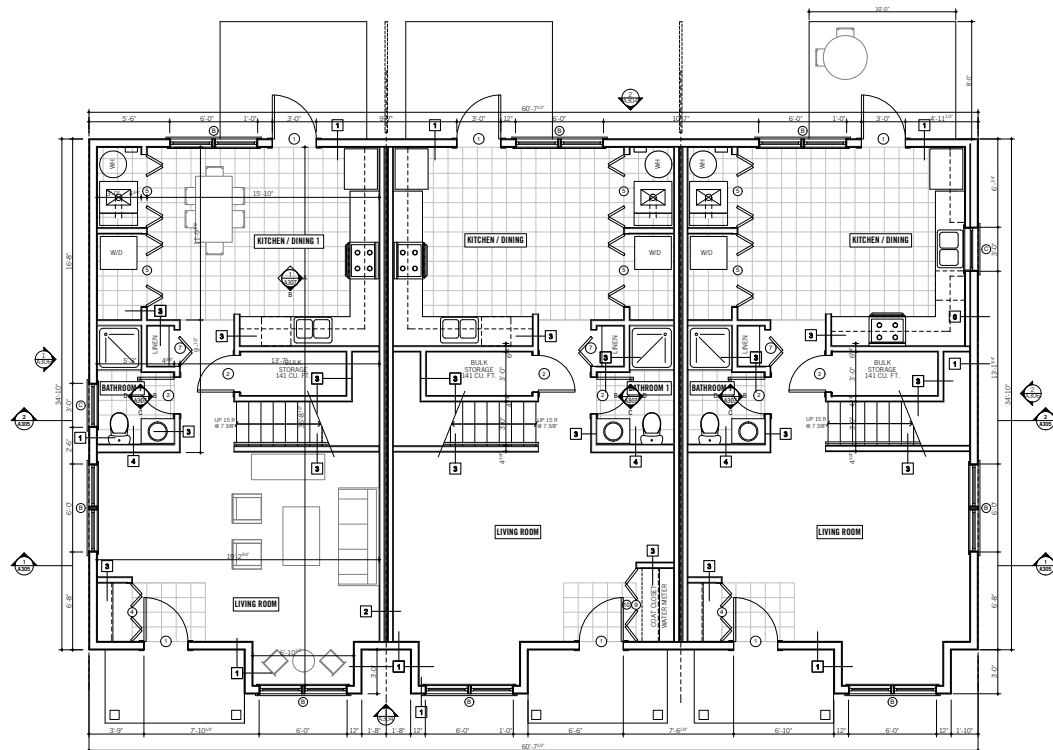


1 Rear Elevation
SCALE: 1/4" = 1'-0"

I HEREBY CERTIFY THAT THESE PLANS WERE PREPARED UNDER MY SUPERVISION AND THAT THEY COMPLY TO THE BEST OF MY KNOWLEDGE WITH ALL THE BUILDING CODES AND ORDINANCES OF THE CITY OF URBANA, IL.

DATE FOR REVIEW: 08/15/18
 CD PROGRESSIVE SET
 ISSUED FOR FINAL REVIEW
LANDON BONE BAKER ARCHITECTS
 234 N. Milwaukee Ave. # 312 686-9180
 Chicago, IL 60642 T: 312.292.3482

Crystal View TH
 Urbana, IL 61801
 Brinshore Development
2425
Type B Building Elevations
A205



1 1st Floor Plan
SCALE: 1/4" = 1'-0"

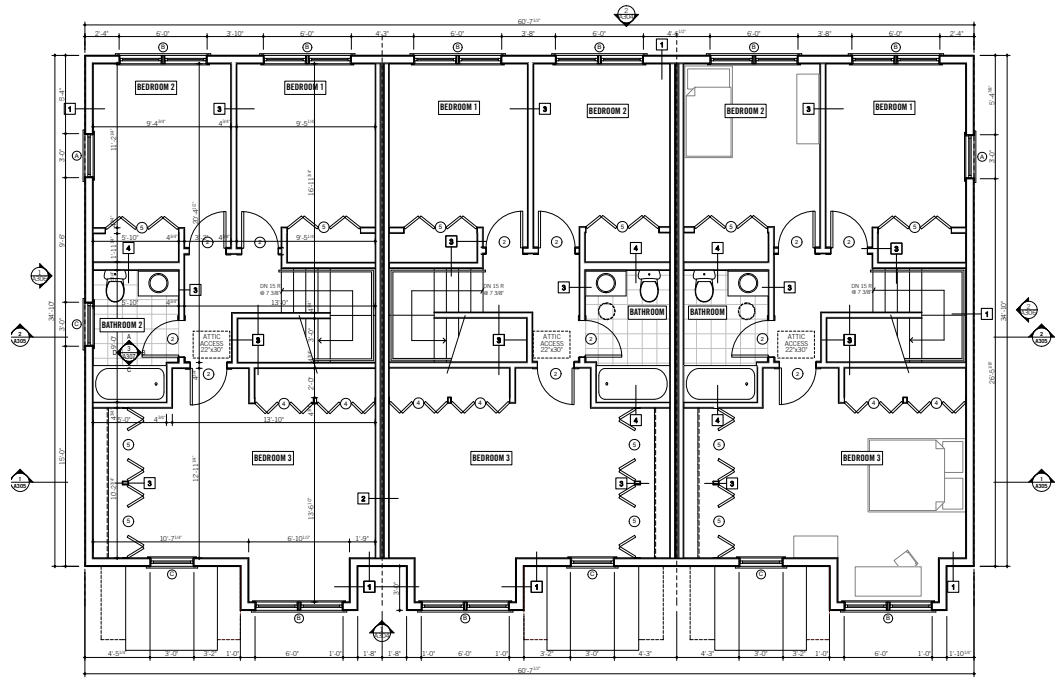
I HEREBY CERTIFY THAT THESE PLANS WERE PREPARED UNDER MY SUPERVISION AND THAT THEY COME TO ME TO THE BEST OF MY KNOWLEDGE WITH ALL THE BUILDING CODES AND ORDINANCES OF THE CITY OF URBANA, IL.

DATE	DESCRIPTION
08/15/18	PRELIMINARY SET
08/15/18	ISSUED FOR PERMITS REVIEW

LANDON BONE BAKER ARCHITECTS
224 N. Milwaukee Ave. # 312-886-9100
Chicago, IL 60642

Crystal View TH
Urbana, IL 61801
Brinshore Development
2425
Type C First Floor Plan
A301

04/20/2025 3:03 PM



1 2nd Floor Plan
SCALE: 1/4" = 1'-0"

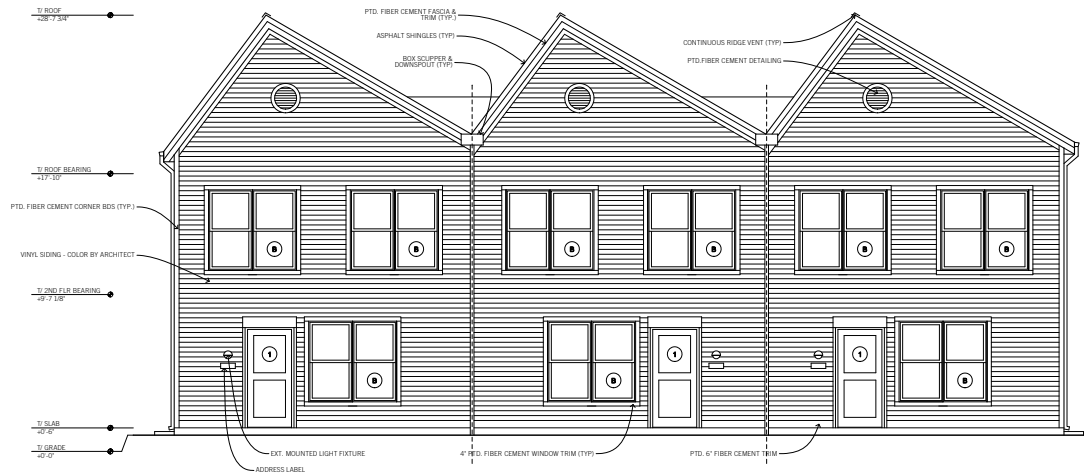
I HEREBY CERTIFY THAT THESE PLANS WERE PREPARED UNDER MY SUPERVISION AND THAT THEY COME TO THE BEST OF MY KNOWLEDGE WITH ALL THE BUILDING CODES AND ORDINANCES OF THE CITY OF URBANA, IL.

DATE: 08/15/08
BY: [Signature]
CHECKED BY: [Signature]
DATE: 08/15/08

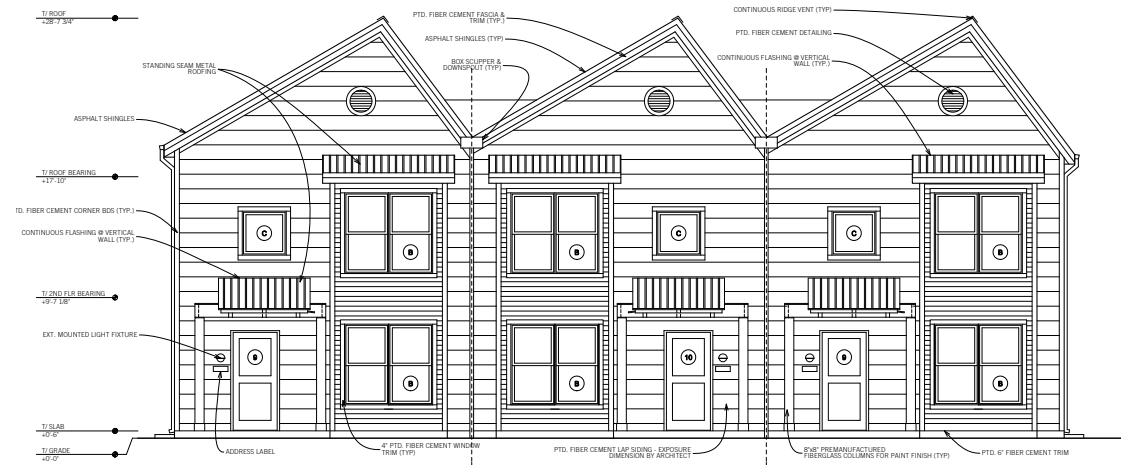
LANDON BONE BAKER ARCHITECTS
234 N. Milwaukee Ave. # 312 886-9100
Chicago, IL 60642

Crystal View TH
Urbana, IL 61801
Brinshore Development
2425
Type C Second Floor Plan

A302



2 Rear Elevation
SCALE: 1/4" = 1'-0"



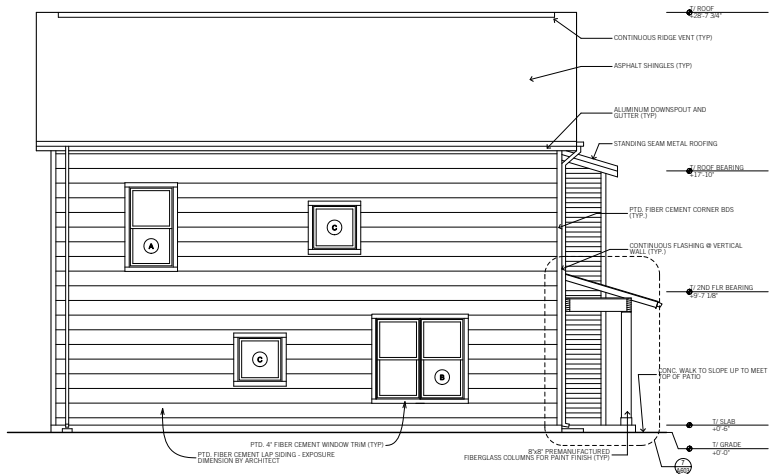
1 Front Elevation
SCALE: 1/4" = 1'-0"

I HEREBY CERTIFY THAT THESE PLANS WERE PREPARED UNDER MY SUPERVISION AND THAT THEY COMPLY TO THE BEST OF MY KNOWLEDGE WITH ALL THE BUILDING CODES AND ORDINANCES OF THE CITY OF URBANA, IL.

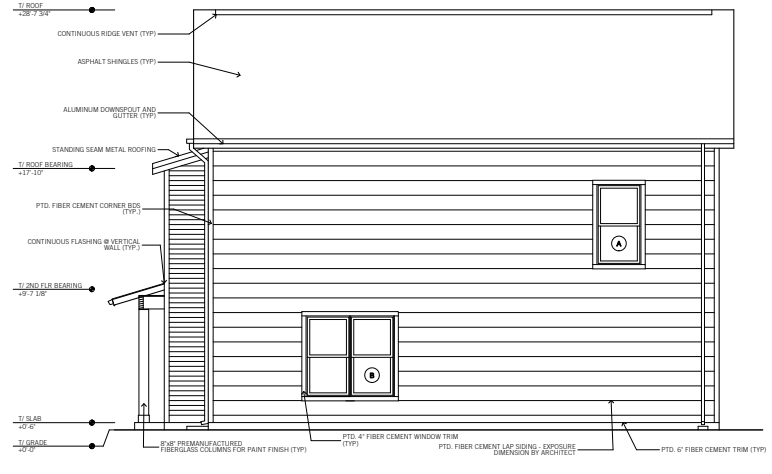
DATE: 08/15/08
 CD PROGRESS DRAWING SET
 ISSUED FOR FINAL REVIEW
 LONDON BONE BAKER ARCHITECTS
 234 N. Milwaukee Ave. # 312 688-9180
 Chicago, IL 60642

Crystal View TH
 Urbana, IL 61801
 Brinshore Development
 2425
 Type C Front & Rear Elevations

A304



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

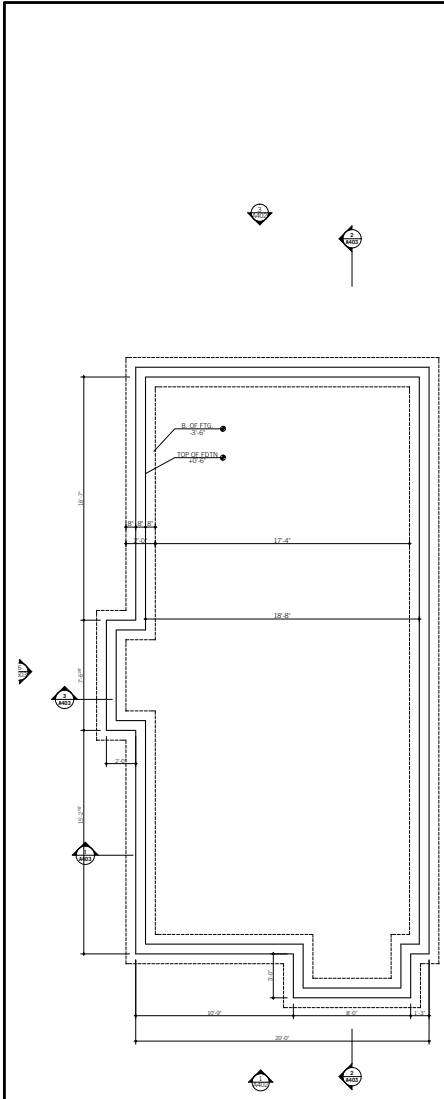


2 Side Elevation
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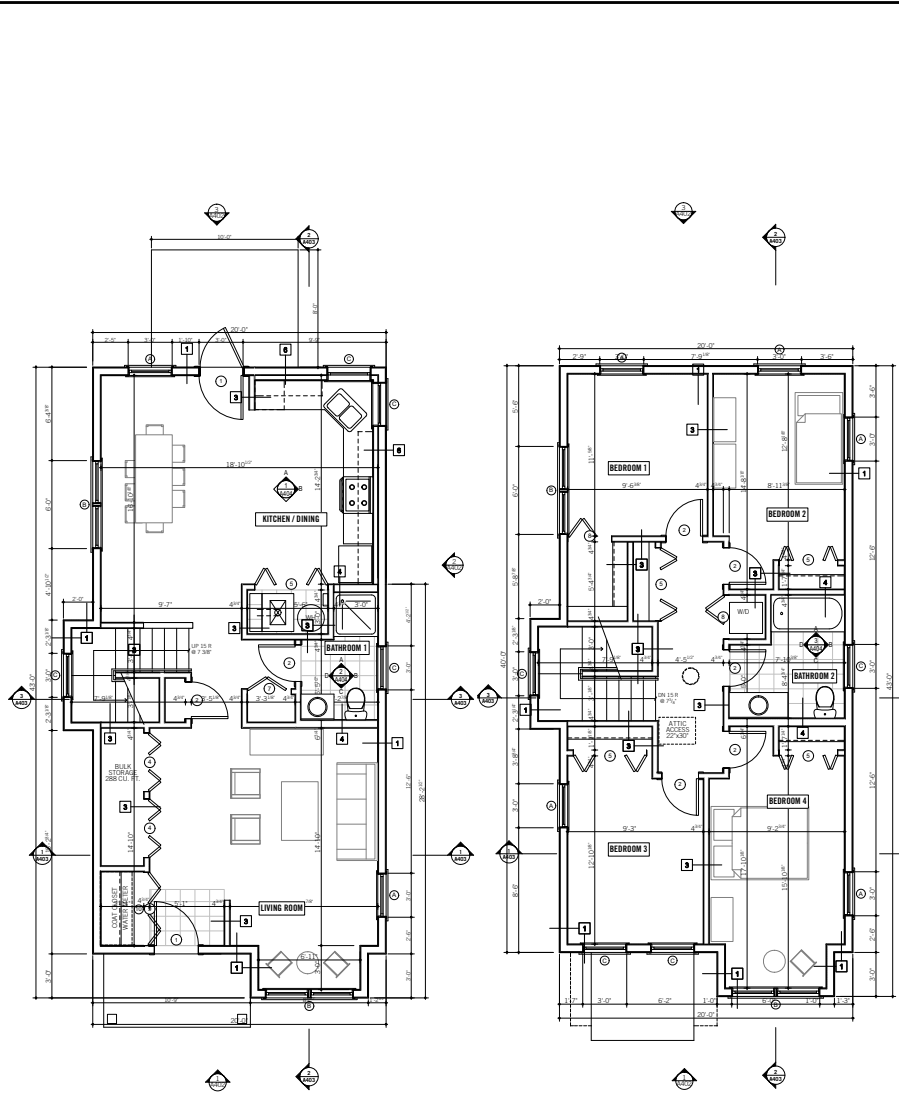
I HEREBY CERTIFY THAT THESE PLANS WERE PREPARED UNDER MY SUPERVISION AND THAT THEY COMPLY TO THE BEST OF MY KNOWLEDGE WITH ALL THE BUILDING CODES AND ORDINANCES OF THE CITY OF URBANA, IL.

CD PROFESSIONAL SEAL
ISSUED FOR THIS REVIEW
LONDON BONE BAKER ARCHITECTS
234 N. Milwaukee Ave. # 312 688-9180
Chicago, IL 60642 T: 312.292.3422

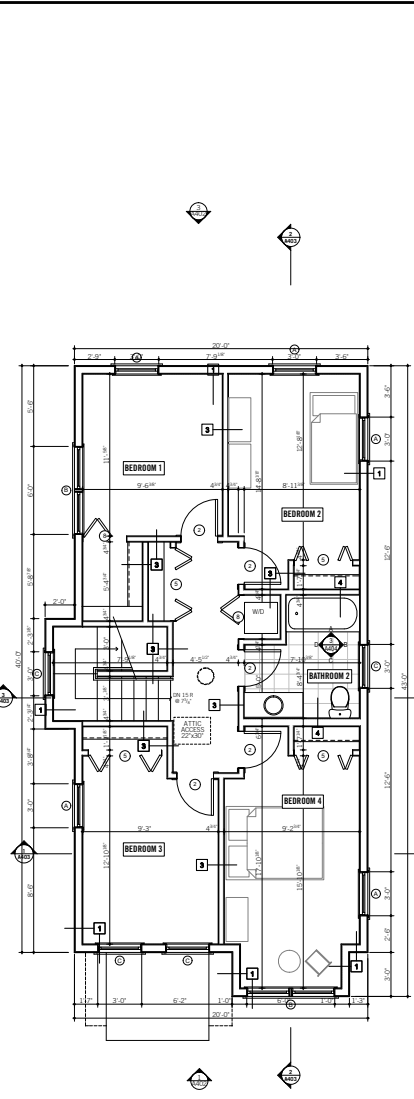
Crystal View TH
Urbana, IL 61801
Brinshore Development
Type C Building Elevations
A306



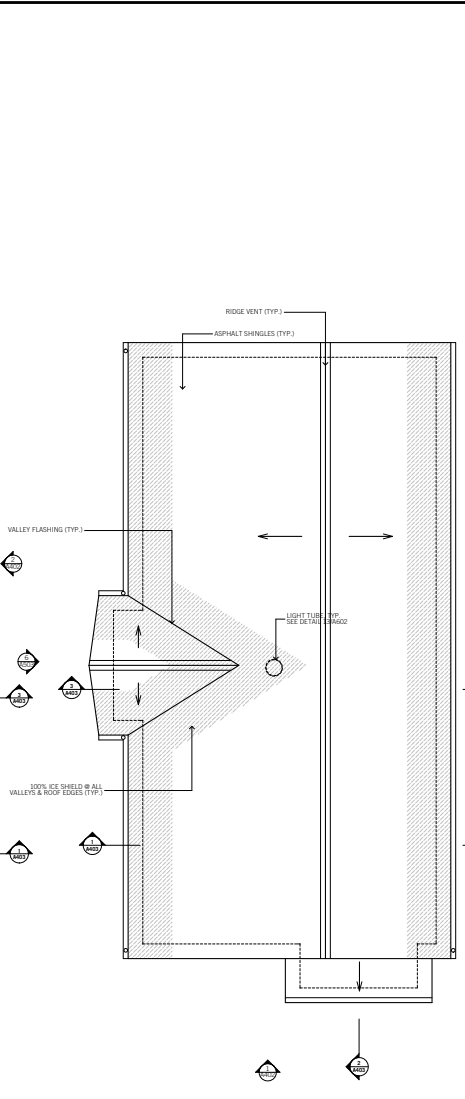
4 Foundation Plan
SCALE: 1/4" = 1'-0"



3 1st Floor Plan
SCALE: 1/4" = 1'-0"



2 2nd Floor Plan
SCALE: 1/4" = 1'-0"



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

I HEREBY CERTIFY THAT THESE PLANS WERE PREPARED UNDER MY SUPERVISION AND THAT THEY COMPLY TO THE BEST OF MY KNOWLEDGE WITH ALL THE BUILDING CODES AND ORDINANCES OF THE CITY OF URBANA, IL.

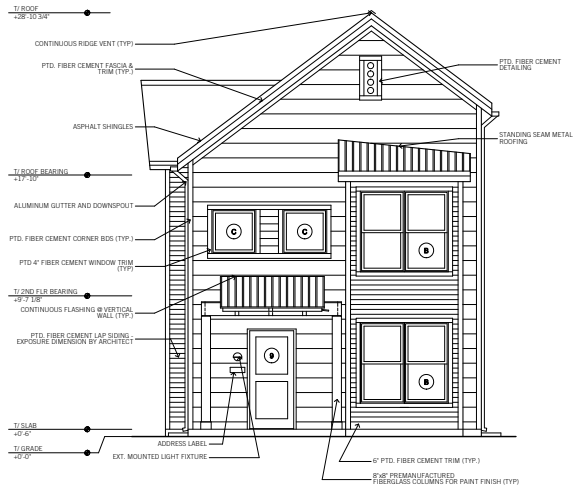
DATE	DESCRIPTION
08/15/08	PROGRESSIVE SET
08/15/08	ISSUED FOR TIAA REVIEW

LANDON BONE BAKER ARCHITECTS
224 N. Milwaukee Ave. • 312.986.9100
Chicago, IL 60642

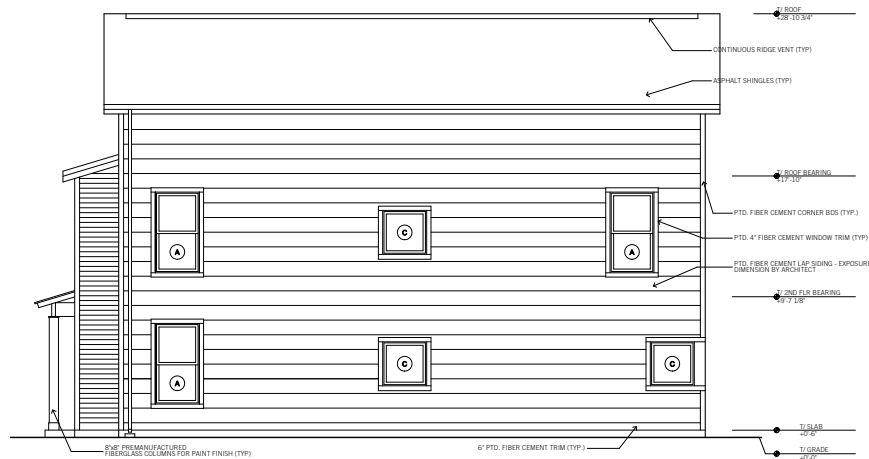
Crystal View TH

Urbana, IL 61801
Brinshore Development
2425

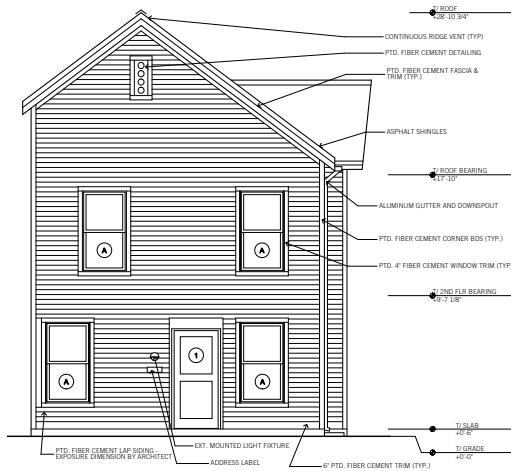
Type D Floor Plans
A401



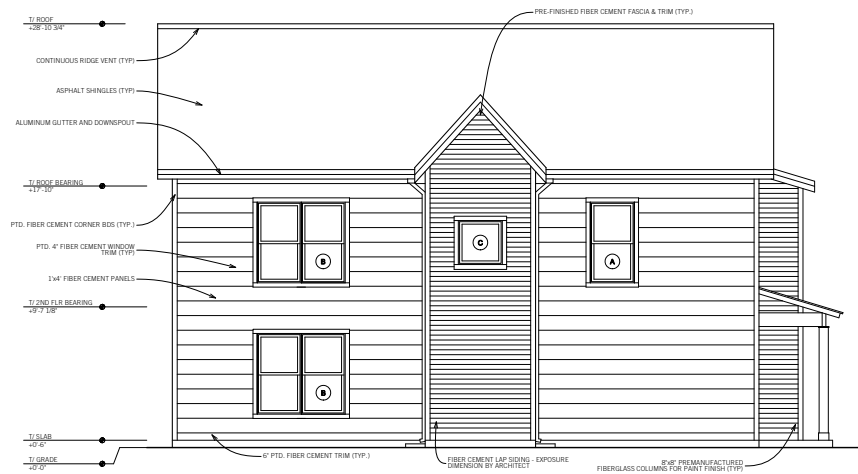
1 Front Elevation
SCALE: 1/4" = 1'-0"



2 Side Elevation
SCALE: 1/4" = 1'-0"



3 Rear Elevation
SCALE: 1/4" = 1'-0"



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

I HEREBY CERTIFY THAT THESE PLANS WERE PREPARED UNDER MY SUPERVISION AND THAT THEY COMPLY TO THE BEST OF MY KNOWLEDGE WITH ALL THE BUILDING CODES AND ORDINANCES OF THE CITY OF URBANA, IL.

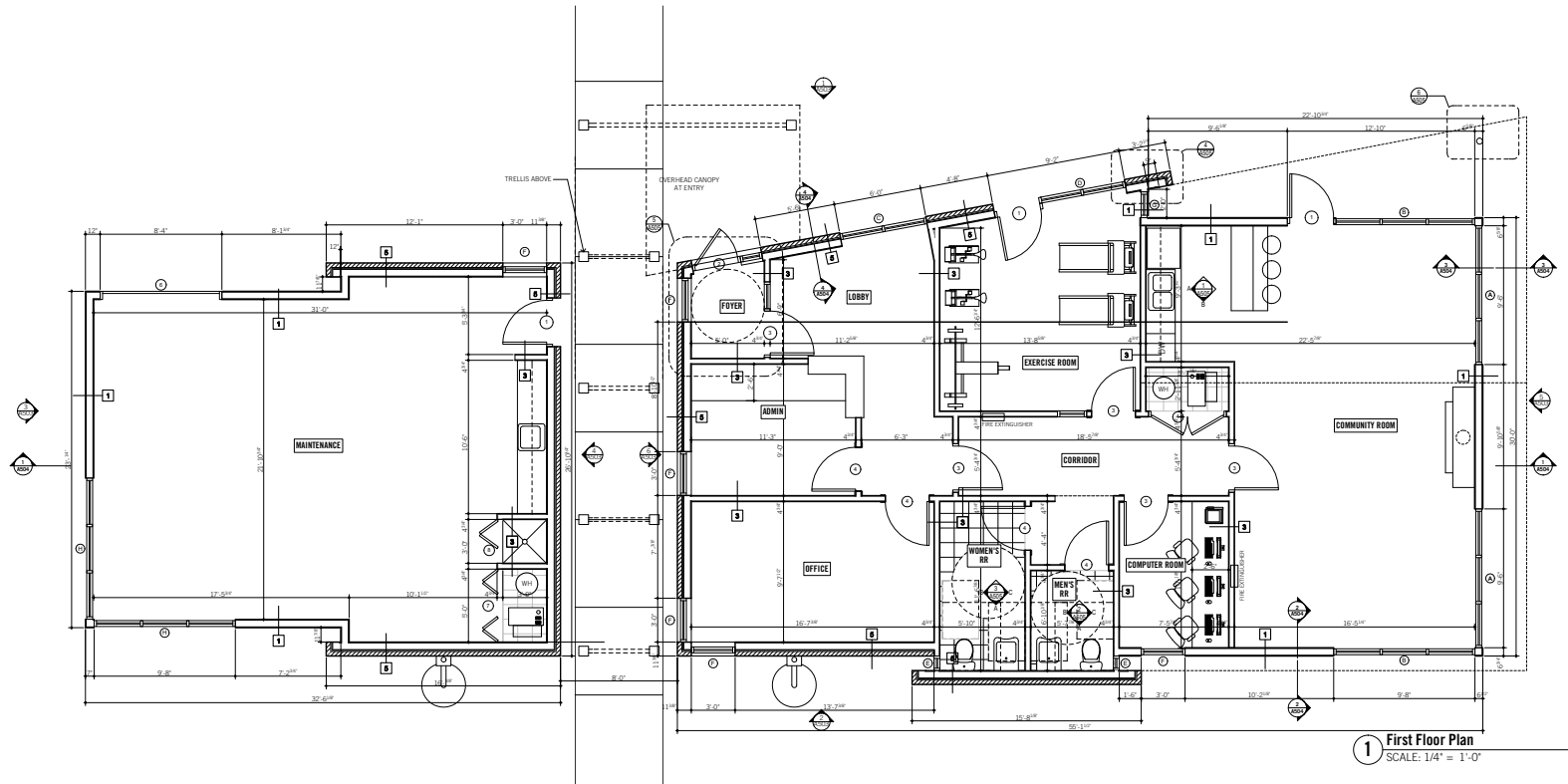
CD PROFESSIONAL SEAL
 ISSUED FOR THIS REVIEW
 08/15/2018

LANDON BONE BAKER
 ARCHITECTS
 234 N. Milwaukee Ave.
 Chicago, IL 60642

Crystal View TH

Urbana, IL
 61801
 Brinshore Development
 2425
 Type D Building
 Elevations & Section

A402



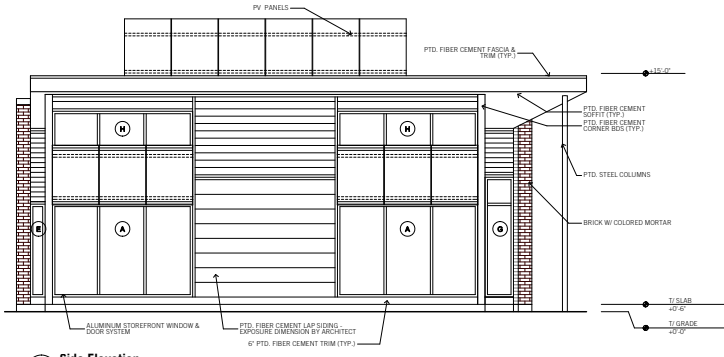
1 First Floor Plan
SCALE: 1/4" = 1'-0"

I HEREBY CERTIFY THAT THESE PLANS WERE PREPARED UNDER MY SUPERVISION AND THAT THEY COMPLY TO THE BEST OF MY KNOWLEDGE WITH ALL THE BUILDING CODES AND ORDINANCES OF THE CITY OF URBANA, IL.

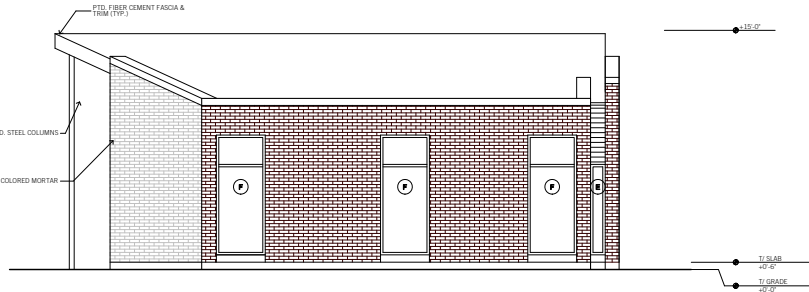
DATE	DESCRIPTION
08/15/08	CONCEPTUAL DESIGN SET
08/15/08	ISSUED FOR PERMITS REVIEW

Crystal View TH
Urbana, IL 61801
Brinshore Development
2425 Community Building Plan
A501

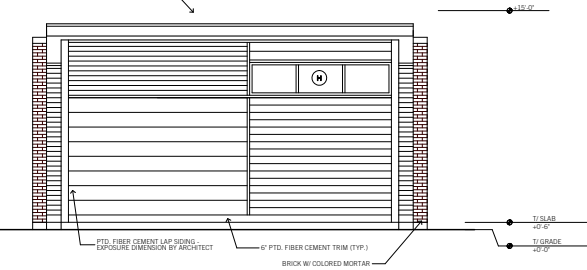
LANDON BONE BAKER ARCHITECTS
234 N. Milwaukee Ave. # 312 888-9100
Chicago, IL 60642 T: 312.292.2422



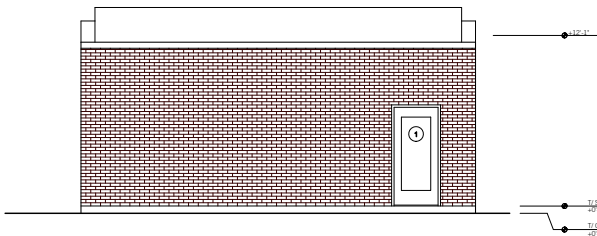
5 Side Elevation
SCALE: 1/4" = 1'-0"
PTD. FIBER CEMENT FASCIA & TRIM (TYP.)



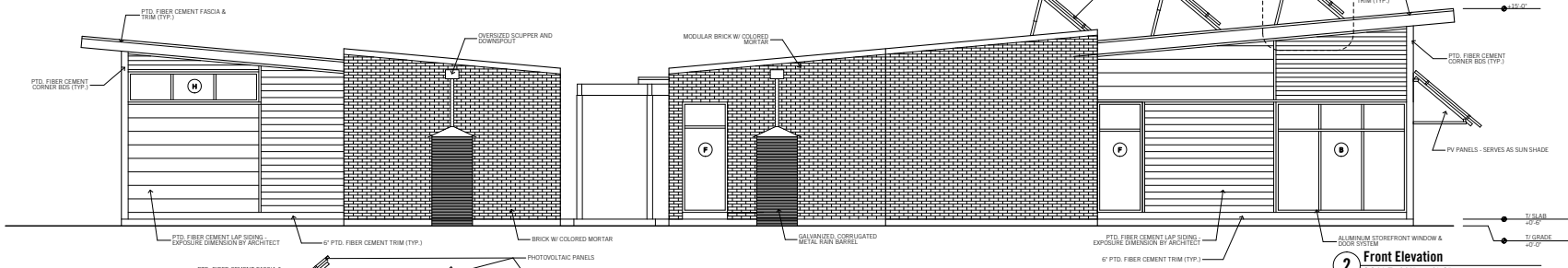
6 Corridor Elevation 2
SCALE: 1/4" = 1'-0"



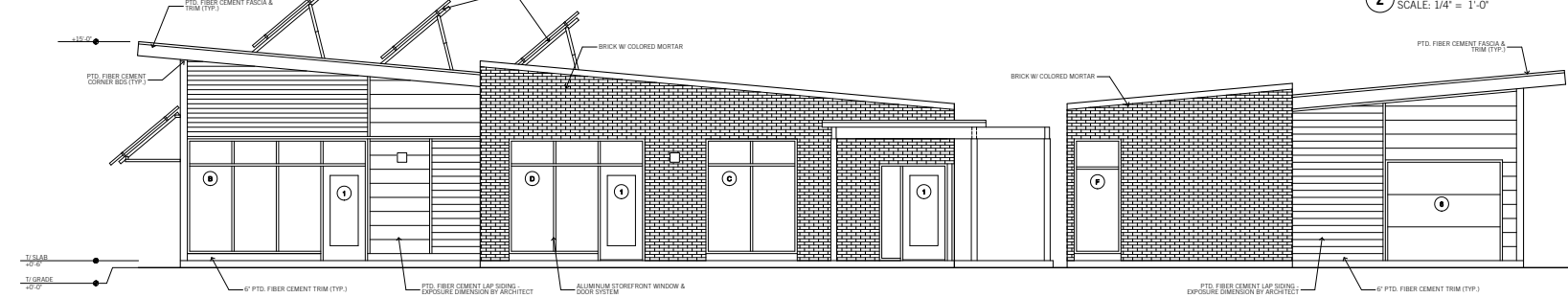
3 Side Elevation
SCALE: 1/4" = 1'-0"



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



2 Front Elevation
SCALE: 1/4" = 1'-0"



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

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DATE	DESCRIPTION
08/15/20	CONCEPTUAL DESIGN
08/15/20	PRELIMINARY DESIGN
08/15/20	FINAL DESIGN
08/15/20	CONSTRUCTION

LONDON BONE BAKER ARCHITECTS
234 N. Milwaukee Ave. # 312-888-9100
Chicago, IL 60642

Crystal View TH
Urbana, IL 61801
Brinshore Development
2425 Community Building Elevations
A503

08/15/2020 3:53 PM



Petition for Combination Preliminary-Final Plat

Plan Commission

APPLICATION FEE - \$15.00 PER LOT (\$300.00 MINIMUM)

The Applicants are responsible for paying the cost of legal publication fees as well. The fees usually run from \$75.00 to \$125.00. The applicant is billed separately by the News-Gazette.

The Applicants are also responsible for paying the cost of the recording fee. The cost of the fee generally begins at a minimum of \$75.00 and ranges upward depending upon the number of pages of required associated documents. Staff will calculate the final recording fee depending on the number of pages to be recorded and request a check from the applicant be made out to the Champaign County Recorder prior to the document being recorded.

DO NOT WRITE IN THIS SPACE - FOR OFFICE USE ONLY

Date Request Filed _____ Plan Case No. _____

Fee Paid - Check No. _____ Amount _____ Date _____

PLEASE PRINT OR TYPE THE FOLLOWING INFORMATION

1. Name of Major Subdivision Crystal View Townhomes First Subdivision

2. Location 800 North Broadway Avenue (Former Lakeside Terrace)

3. PIN # of Location 91-21-08-404-031, 91-21-08-257-011, 91-21-08-280-033

4. Name of Petitioner(s) Brinshore Development LLC Phone 847-562-9400

Address 666 Dundee Road, Suite 1102 Northbrook IL 60062
(street/city) (state) (zip)

5. Property interest of Applicant(s) Owner / Developer

Applications must be submitted by the owners of more than 50% of the property's ownership

6. Name of Owners(s) Crystal View Townhomes Limited Partnership Phone 847-562-9400

Address 666 Dundee Road, Suite 1102 Northbrook IL 60062
(street/city) (state) (zip)

If there are additional owners, please attach extra pages to the application.

7. Name of Professional Site Planner(s) Berns, Clancy & Associates, P.C. Phone 217-384-1144
 Address 405 East Main Street, PO Box 755 Urbana IL 61803-0755
 (street/city) (state) (zip)
8. Name of Architect(s) Landon Bone Baker Architects Phone 312-988-9100
 Address 734 N Milwaukee Avenue Chicago IL 60622
 (street/city) (state) (zip)
9. Name of Engineers(s) Berns, Clancy & Associates, P.C. Phone 217-384-1144
 Address 405 East Main Street, PO Box 755 Urbana IL 61803-0755
 (street/city) (state) (zip)
10. Name of Surveyor(s) Berns, Clancy & Associates, P.C. Phone 217-384-1144
 Address 405 East Main Street, PO Box 755 Urbana IL 61803-0755
 (street/city) (state) (zip)

If there are additional consultants, please attach extra pages to application.

DESCRIPTION, USE, AND ZONING OF PROPERTY:

Legal Description *(NOTE: This applications cannot be processed unless an accurate legal description of the subject parcel(s) is/are provided)*

TRACT 1:

PARCEL A:

BEGINNING AT A POINT 671.68 FEET EAST OF THE CENTER OF SECTION 8, TOWNSHIP 19 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN; THENCE EAST 649.4 FEET; THENCE SOUTH 268 FEET TO THE CENTER OF THE SALINE BRANCH DRAINAGE DITCH; THENCE WEST ALONG THE CENTER OF SALINE BRANCH DRAINAGE DITCH TO THE EAST LINE OF MARKET STREET; THENCE NORTH ALONG THE EAST LINE OF MARKET STREET 236 FEET TO THE PLACE OF BEGINNING.

PARCEL B:

LOTS 1, 2, 3, 4, 5, 6, 7, AND 8 OF HIRAM SHEPHERD'S ADDITION TO URBANA, AND ALSO ALL OF LOTS 9 AND 10 OF SAID HIRAM SHEPHERD'S ADDITION LYING NORTH OF THE CENTER LINE OF SALINE BRANCH DRAINAGE DITCH, ALL SITUATED IN CHAMPAIGN COUNTY, ILLINOIS.

PARCEL C:

VACATED STREET RUNNING IN A NORTH-SOUTH DIRECTION IN HIRAM SHEPHERD'S ADDITION TO URBANA BETWEEN BARR AVENUE ON THE NORTH AND THE CENTER OF THE SALINE BRANCH DRAINAGE DITCH ON THE SOUTH, AND LYING BETWEEN LOTS 1, 4, 5, 8, AND PART OF 9 ON THE EAST AND LOTS 2, 3, 6, 7 AND PART OF 10 ON THE WEST OF SAID ADDITION, AS PER ORDINANCE RECORDED JUNE 29, 1951 IN BOOK 440 AT PAGE 387.

TRACT 2:

THE EAST 165 FEET OF THE SOUTH 396 FEET OF LOT 28 OF A SUBDIVISION OF THE NORTHEAST QUARTER OF SECTION 8, TOWNSHIP 19 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN, SITUATED IN CHAMPAIGN COUNTY, ILLINOIS.

TRACT 3:

LOTS 8 AND 9 OF ANDREW BARR'S SUBDIVISION OF PART OF LOTS 29 AND 30 OF A SUBDIVISION OF THE NORTHEAST QUARTER OF SECTION 8, TOWNSHIP 19 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN; AND A PART OF LOT 29 OF SAID SUBDIVISION OF THE NORTHEAST QUARTER OF SAID SECTION 8 DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF LOT 9 OF SAID ANDREW BARR'S SUBDIVISION AND RUNNING THENCE NORTH 231 FEET; THENCE EAST 180 FEET; THENCE SOUTH 231 FEET; THENCE WEST TO THE PLACE OF BEGINNING.

TRACT 4:

VACATED PORTION OF BARR AVENUE AND THE PORTION OF AN ALLEY IMMEDIATELY SOUTH OF BARR AVENUE FROM THE EAST BOUNDARY LINE EXTENDED OF LOT 8 OF ANDREW BARR'S SUBDIVISION OF PART OF LOTS 29 AND 30 OF A SUBDIVISION OF THE NORTHEAST QUARTER OF SECTION 8, TOWNSHIP 19 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN; THENCE RUNNING WESTWARD TO THE END OF BARR AVENUE, AS PER ORDINANCE RECORDED JUNE 29, 1951 IN BOOK 440 AT PAGE 387. (APPEARS TO BE LOCATED BETWEEN TRACT 3 ON THE NORTH AND PART OF PARCELS B AND C OF TRACT 1 ON THE SOUTH).

Total site acreage 9.34 ± Total number of lots 3 Acreage per lot Lot 1-3.00±; Lot 2-2.77±; Outlot 3-1.24±

Present Use Vacant Lot

Zoning Designation R5 (Medium High Density Multiple Family Residential)

11. If the proposed development is not a subdivision, mobile home park, or a planned unit development, but is a major development (as defined by Chapter 21, Development Code, of the Urbana Code of Ordinances) please attach a statement which includes the following information:

A. Type of Construction:

Residential _____

Commercial _____

Industrial _____

Quarrying or Mining Activity _____

B. If multiple family dwellings are proposed, the total number of buildings _____ and the number of units per buildings _____

12. If the property is located within the City's extraterritorial jurisdiction, has the Champaign County Zoning Board of Appeals granted any variance, exception or Special Use Permit concerning this property? If so, please list case name and case number:

Case Name _____

Case Number _____

13. If the property is located within the corporate limits of the City of Urbana, has the City of Urbana Board of Zoning Appeals or the Urbana City Council granted any variance, exception, conditional use permit or special use permit concerning this property? If so, please list case name and case number:

Case Name _____

Case Number _____

14. Are any waivers of the development standards or minimum engineering design standards requested as part of this application? If so, please attach appropriate waiver application forms to this application.

The following number and type of documents are to be submitted with this application:

PRELIMINARY PLAT OF MAJOR DEVELOPMENT

- A. Plat Original
- B. Plat Prints
 - 1. If the development is located within the corporate limits of the City of Urbana, include 25 full sized prints or 3 full sized prints and 22 reduced (11 x 17) copies.
 - 2. If the development is located within the City's extraterritorial jurisdiction, include 30 full sized prints or 3 full sized prints and 27 reduced (11 x 17) copies.
- C. Traffic impact analysis, if required, under Section 21-13(F) of the Urbana Land Development Code.
- D. General area plan, if required, under Section 21-13(E) of the Urbana Land Development Code.
- E. Two copies of the subsidiary drainage plat.

FINAL PLAT OF MAJOR DEVELOPMENT

- A. Plat Original.
- B. Plat Prints: 23 total prints; 5 full size copies and 18 reduced (11 x 17) copies.
- C. Subsidiary Drainage Plat, 2 prints plus supporting materials.
- D. Owner's Certificate with covenants (Original) notarized.
- E. County Clerk's Tax Certificate (Original), (signed and sealed)
- F. School District Statement (Separate document from the Plat)
- G. Recording Agent Designation (if not stated on the Plat)
- H. Engineering Plans, 3 complete sets (if required)
- I. Stormwater Management Plan (if required)
- J. Construction Bond (if required)
- K. Soil Erosion and Sedimentation Control Plan (if required)

Please attach hereto an affidavit of ownership indicating the dates the respective holdings of land were acquired, together with the book and page number of each conveyance into the present owner as recorded in the County Recorder of Deed's Office. The affidavit shall indicate the legal ownership of the property, and the effective date the instrument was executed.

IN THE EVENT OWNERSHIP IS IN A LAND TRUST:

All persons having legally beneficial interest in such land shall be disclosed and made part of the affidavit.

I, _____, hereby depose and decree that all of the above statements and documents attached hereto are complete and true.

Applicant's Signature

Subscribed and sworn to before me this _____ day of _____, 20

Notary Public

(SEAL)

My commission expires: _____

PLEASE RETURN THIS FORM ONCE COMPLETED TO:

City of Urbana
Community Development Department Services
Planning Division
400 South Vine Street
Urbana, IL 61801
Or Fax to (217) 384-2367

Please call (217) 384-2440 if you have any questions.



Petition for Waiver of Subdivision Regulations

Plan Commission

DO NOT WRITE IN THIS SPACE - FOR OFFICE USE ONLY

Date Request Filed _____ Plan Case No. _____

Plan Commission Action _____ Date _____

Action by Council _____ Date _____

Comments: (Indicate other actions such as continuances) _____

PLEASE PRINT OR TYPE THE FOLLOWING INFORMATION:

Note: This form is to accompany a plat of subdivision when such plat is submitted for consideration by the City of Urbana. (Attach additional sheets if necessary).

1. Name of development Crystal View Townhomes First Subdivision

2. Name of applicant Brinshore Development LLC Phone 847-562-9400

Address 666 Dundee Road, Suite 1102 Northbrook IL 60062
(street/city) (state) (zip code)

3. Owner of Record Crystal View Townhomes Limited Partnership (Phone) 847-562-9400

Address 666 Dundee Road, Suite 1102 Northbrook IL 60062
(street/city) (state) (zip code)

4. Waiver(s) Requested: Street Width

Cul-de-sac diameter

Sidewalk on one side of street

Section 21 Subsection 36 Page 57

Section 21 Subsection 36 Page 59

Section 21 Subsection 37 Page 59

5. What practical difficulties or conditions exist that are not applicable generally to other properties which make it difficult to comply with the requirements of the development ordinance?

No parking on street – therefore no need for 31 foot width. Urbana Park District is planning a multi-path along the north bank of the Saline at a future date. No parking in cul-de-sac area.

6. What effects will the requested waiver(s) have on present and future public services to the property proposed for subdivision and lands adjacent to the property? Further, will such waiver(s) result in any negative impact or environmental incursions to the property adjacent to or in the vicinity of the proposed subdivision? If so, please state (or attach) evidence identifying such impacts and proposed solutions in order to mitigate or reduce the negative impacts resulting from the waiver(s).

No effect on property or adjacent property. No negative impact or environmental incursions to the property or adjacent property.

7. What other circumstances justify granting the requested waiver(s)?

No street parking or parking in the cul-de-sac area - ample parking proposed. Cul-de-sac width ok by Fire Department Staff and Engineering Staff. Proposing 5 foot wide sidewalks and Urbana Park District plans to complete multi-path south of Stebbins Drive / North of Saline at future date.

8. Additional exhibits submitted by the petitioner:

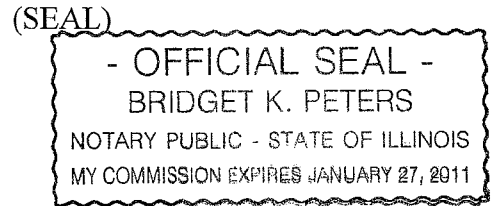
Wherefore, the petitioner prays that this petition be heard by the Urbana Plan Commission and the petition for waiver of the Urbana development regulations, Chapter 21 of the Urbana Code of Ordinances be granted.

Respectfully submitted this 13th day of August, 2008.

Edward M. Clancy
Signature of Applicant(s)

Subscribed and sworn to before me this 13th day of August, 20 08

Bridget K. Peters
Notary Public



My commission expires: 1.27.2011

PLEASE RETURN THIS FORM ONCE COMPLETED TO:

City of Urbana
Community Development Department Services
Planning Division
400 South Vine Street
Urbana, IL 61801

Or Fax to (217) 384-2367

Please call (217) 384-2440 if you have any questions.

EXECUTIVE SUMMARY

Project Overview: Crystal View Townhomes is the redevelopment of a troubled and obsolete public housing complex called Lakeside Terrace in Urbana, IL. Lakeside Terrace occupied approximately 9.25 acres in the Northwest section of Urbana at Broadway Avenue and Lakeside Terrace. Demolition of was completed in November 2006. Crystal View LLC has worked closely with HACC and the City of Urbana to create a new mixed-income rental community on the vacant site.

The vision for Crystal View Townhomes is to create a mixed income development that seamlessly blends into the fabric of the surrounding neighborhood. The 70 units will be comprised of single-family, town homes and two-flat style structures that complements the architectural vocabulary found nearby. The site will include substantial open space with overall density at 7.7 units per acre. There will be one hundred fourteen (114) parking spaces reserved for off street parking in addition to ample on street parking for residents and guests.

Fifty percent of the buildings exteriors will constructed with brick and masonry that require little ongoing maintenance, while the interiors will be spacious, welcoming and warm. The apartments will contain a standard amenity package with wall-to-wall carpeting, full line of kitchen appliances, washer/dryers and ample storage. All two-bedroom units will have one and half bathrooms and all three and four bedroom apartments will contain two-bathrooms. Many of the units will be visitable by handicapped guests and seven (10%) of the apartments will be fully accessible, two (2%) of the units will be for the sensory impaired and seven (10%) units adaptable in full compliance with Federal, State and Local requirements. All units will meet or exceed the Illinois Department of Commerce and Economic Opportunity Energy Efficiency (DCEO) Guidelines for Residential New Construction. In addition, all units will benefit from geothermal heating and cooling systems. Because of the energy efficiency guidelines and geothermal it anticipated that households will save 40% to 50% on their utility costs. Green building techniques will be incorporated throughout the development and buildings.

On-site property management will be located in a community building that will contain a meeting room with a warming kitchen, exercise room, computer/business center, maintenance storage and an adjacent outdoor play lot with seating next to a butterfly garden. In addition, the community building will be a “green building” that will incorporate ‘daylighting’ techniques, sloped ceilings, and other passive solar techniques that will reduce dependence on air conditioning and heating systems. The exterior and interior of the building will utilize recycle-content products wherever possible.

The site plan will include a private vehicular drive for access to parking in the rear of the buildings. Moving the parking to the rear of the site will allow for an inviting pedestrian friendly streetscape lined with trees in wide parkways and sidewalks with the homes pulled close to the street. The site will include green space with a walking path along the Saline Creek.

Organizational Structure: Crystal View Limited Partnership will be the owner of this development. The General Partner is a joint venture between Homestead Crystal View, Inc and Brinshore Development, LLC (Brinshore). The Developers are Homestead Corporation of Champaign-Urbana (Homestead) and Brinshore. Homestead, which owns Homestead Crystal View, Inc was formed in 1993, is a 501(c) (3) and a City of Urbana approved Community Housing Development Organization (CHDO). Homestead has developed eleven affordable housing projects. Brinshore Development, LLC, formed in 1994 is an experienced affordable housing developer. Brinshore has developed 22 affordable housing projects totaling more than 2,000 units. Brinshore will be the managing member of the general partner.

Mixed Income Population: The proposed tenancy in Crystal View will be moderate- to very low-income working families. To help meet this objective, the development will have twelve 3-bedroom units and ten 4-bedroom units to house large families with children. Twenty of these large units have been set aside for low-income families with children. Housing will be provided to an income mix ranging from very low (30% and 50% of AMI), low (60% of AMI) and market rate households. Approximately 90% of the units are for low-income households and 10% of the units will be unrestricted households. Twenty-five percent of the units (18) will be part of a Housing-Choice Voucher Conversion Program and will operate as project-based Section 8. The seven units at 30% of AMI will be targeted to the Supportive Housing Population. The Local Lead Referral Agency, Region 3 Division of Mental Health, will provide housing referrals from local social service agency for these units. In addition, as part of the enhanced mobility priority, seven units (10%) will meet Section 504 requirements, two units will equip to accommodate the audio/visually impaired and seven units will be adaptable.

The income mix at Crystal View will be as follows: seven units (10%) have been set aside to rent to the lowest income tenants earning no more than 30% of the area median income (AMI). Twenty-one units (30%) will be reserved for households earning no more than 50% of AMI. Thirty-five units (50.0%) will be reserved for households earning no more than 60% of AMI and the remaining seven units (10%) will be market rate rentals. The market-rate, affordable and public housing units will be interspersed among the buildings. The unit mix and sizes will be as follows: forty-eight – 2-bedrooms @ 1,000 sq. ft., twelve – 3-bedrooms @ 1300 sq. ft. and ten – 4-bedrooms @ 1370 sq. ft.

Financing: The total development cost is approximately \$13.8 million or just over \$197,000 per unit. Construction costs for the buildings are estimated at \$10.5 million or \$120/sq foot. The sources of financing for the development will include: a \$1,380,000 first mortgage from Chase Bank; a second mortgage for \$1,500,000 from IHDA's HOME Funds; a third mortgage for \$1,000,000 loan from the IHDA Trust Fund; and a fourth mortgage for \$200,000 from the City of Urbana HOME/CDBG Funds. In addition, \$500,000 in State Affordable Housing Tax Credits will generate \$425,000 in equity. The DCEO Energy Efficiency Program will provide a \$147,250 grant and a \$981,704 annual allocation of Low Income Housing Tax Credits will generate \$8,392,733 million equity. Finally, an application will be made for \$500,000 AHP Grant and the remaining \$247,694 will be deferred developer fees.

Financial Leveraging and Community Support: Community support and financial leveraging came from several different sources. The City of Urbana fully supports this development; in 2004, the City ceded \$3.9 million in bond cap to IHDA as an enticement for IHDA to provide financing towards this vital development. Furthermore, the City has spent \$40,000 for predevelopment planning, has approved waiving the building permit fee that is worth at a minimum \$75,000 and has approved lending \$200,000 in CDBG and HOME funds. Finally, the City has spent approximately \$1.45 million in roadway reconstruction, intersection improvements, new sidewalks and streetscaping. The Housing Authority of Champaign County (HACC) is providing a 99-year lease for \$1 per year for the property. The land is currently valued at \$1,000,000. By leasing the land for \$1 per year, we have been able to use the value of the land to generate State Affordable Housing Tax Credits. In addition, HACC received a \$930,000 HOPE VI demolition grant which was used for site clearance that was recently completed. In addition, HACC has pledged 18 project-based vouchers for use at the development. Located in Urbana's Enterprise Zone the project will save approximately \$185,000 in sales tax for building materials.

Demand and Viability: As a redevelopment of a former public housing site, Crystal View Townhomes is not the normal low-income housing tax credit project. Based on our experience at Douglass Square in Champaign, the tenancy will be former families who lived at Lakeside Terrace and other public housing tenants. Crystal View has been designed to meet the needs of large family. Over thirty-one percent of the units are 3 and 4 bedrooms. Affordable three and four bedroom housing is almost impossible to find in Urbana. A large family often must compete with college students who are will to pay \$1,000 or more per month for these large units. To enhance affordability, the Housing Authority of Champaign County has agreed to provide 18 project-based vouchers for the period affordability (31 years). Also, seven units (10%) have rents set at 30% of AMI. Between the seven units at 30% AMI and the 18 project-based vouchers, 90% of the very low income units will be affordable to households whose income are below 30% of AMI.

Rents for the 2-Bedrooms range from \$311-\$615; 3-Bedrooms from \$344-\$700; and 4-Bedrooms from \$358-730. The tenant will pay all utilities except water/sewer. A professional third-party management firm will manage the property with an on-site property manager and full-time janitor. The total estimated operating expenses are approximately \$4,352/unit.

Innovativeness of the Project: The project employs Traditional Neighborhood Development, or New Urbanist planning concepts, which fit well in the framework of Urbana and the neighborhood. The site plan for Crystal View Townhomes capitalizes on the unique characteristics of the site. All buildings face onto a pedestrian friendly street with sidewalks and parkway landscaping. Parking is at the rear of the buildings, providing off street dedicated parking, and a front landscape focused on people rather than cars.

A landscaped traffic circle is the focal point of the development and will be both a landmark in the community and a traffic calming device. Additionally, the traffic circle will utilize bio-swales to collect the storm water runoff from the street.

On the south edge of the property is the Saline Creek. Saline Creek feeds Crystal Lake located directly west of the site in Crystal Lake Park. On the north edge of Saline Creek is 10' wide strip of land that has been designated as the 100-year flood plain. The site design has provided approximately 80 foot buffer between this flood plain and the buildings. The design incorporates a walking path along the Saline Creek including a seating area, butterfly garden and will be landscaped with native plants and trees and bio swales to control storm water runoff into the creek.

All units will meet or exceed the Illinois Department of Commerce and Economic Opportunity Energy Efficiency (DCEO) Guidelines for Residential New Construction. In addition, all units will benefit from geothermal heating and cooling systems. Because of the energy efficiency guidelines and geothermal it anticipated that households will save 40% to 50% on their utility costs.

The developer is ready to proceed. The site is appropriately zoned; the Plan Commission and City Council have reviewed the proposal and other sources of financing have been secured. We are prepared to begin construction within the 2008 calendar year in order to meet carryover requirements and complete construction by mid 2010.

MINUTES OF A SPECIAL MEETING

URBANA PLAN COMMISSION

DRAFT

DATE: August 21, 2008

TIME: 7:30 P.M.

PLACE: Urbana City Building
400 South Vine Street
Urbana, IL 61801

MEMBERS PRESENT: Jane Burris, Tyler Fitch, Michael Pollock, Bernadine Stake, Marilyn Upah-Bant, Don White

MEMBERS EXCUSED: Ben Grosser, Lew Hopkins

STAFF PRESENT: Elizabeth Tyler, Director of Community Development Services Department; Lisa Karcher, Planner II, Jeff Engstrom, Planner I; Teri Andel, Planning Secretary; Bill Gray, Director of Public Works Department

OTHERS PRESENT: Tom Berns, Delores Babel Cole, Chris Billing, Scott Dossett, Marianne Downey, Andrew Durst, Sue Fristoe, Laura Huth, Marsh Jones, Mike Lehman, Margaret Miller, Dale Oakes, Tracy Philbeck, James Reedy, Jason Reedy, Rich Sciortino, Aaron P. Smith, Chris Stohr, Susan Taylor, Julie Watkins, Scott E. Wyatt

NEW BUSINESS

Plan Case No. 2085-S-08: A request by Brinshore Development, LLC for approval of a combination Preliminary and Final Plat for Crystal View Townhomes First Subdivision, located on North Broadway Avenue, North of the Saline Branch Drainage Ditch.

Jeff Engstrom, Planner I, gave the staff report for this case to the Plan Commission. He briefly introduced the case noting that the site was formerly known as Lakeside Terrace. He presented background information regarding the history of the proposed site and how Brinshore Development, LLC is proposing to redevelop the proposed site. He referred to Exhibit E, Overall Site Plan. He pointed out the land uses, zoning and Comprehensive Plan designations of the proposed site and of the adjacent properties. He discussed the following issues: green features, right-of-way vacations, subdivision layout and access, drainage and sewers, and utilities. He talked about the three subdivision waivers that the petitioner is requesting. They are as follows:

- 1) Waiver from Section 21.36(A)1 and Table A to allow the reduction of the pavement width for all streets from 31 feet to 28 feet. Parking will only be allowed on one side of the road;
- 2) Waiver from Section 21-36(C)4 requiring cul-de-sacs to have a minimum 100-foot right-of-way diameter and a minimum 80-foot paved turnaround diameter at the east end of Stebbins Drive. The developer is proposing that emergency and service vehicles may turn around at the parking lot access point located 50 feet west of the cul-de-sac. Construction of a full size cul-de-sac at this location is constrained by the site topography and lot dimensions; and
- 3) Waiver from Section 21-37(A)1 requiring sidewalks on both sides of the street. The developer is proposing this requirement be waived for the south side of Stebbins Drive east of Division Avenue only. An alternative sidewalk route with a five-foot width is proposed to extend along the south side of Stebbins and then north along the east side of Division Avenue for eventual extension north to Kerr Avenue and thence eastward as part of the Greenway Plan. An additional sidewalk connection will also be provided to the east at a location further north so as to facilitate a connection to the adjacent Kerr Avenue development.

He reviewed the criteria according to the Urbana Subdivision and Land Development Code that must be met when a petitioner requests waivers. He read the options of the Plan Commission and presented staff's recommendation, which was as follows:

Staff recommends that the Plan Commission forward Plan Case No. 2085-S-08, a Combination Preliminary and Final Plat for Crystal View Townhomes First Subdivision to City Council with a recommendation for approval, including the three requested waivers from the requirements of the Subdivision and Land Development Code.

Mr. White stated that on Exhibit E on the east end of Stebbins, there appears to be parking spaces on the south side of the street. Is this correct? Mr. Engstrom said that is correct.

Mr. White asked if the Fire Department and the City Engineer were satisfied with not requiring the developer to construct a cul-de-sac at the end of Stebbins Drive. Mr. Engstrom said that there was a meeting with the Public Works and Fire Departments and with the developers and engineers. They all concurred that they would be able to use the turnaround for the parking access. Mr. White expressed his concern with delivery trucks and garbage trucks having to pull into the parking lot and backing up to turn around. The proposed development is bound to have a lot of little children living there and playing outside.

Mr. White inquired if the parking lot could be moved further north. Mr. Engstrom explained that Barr Avenue is there so it would be considered a front-yard and would have to meet setback requirements.

Bill Gray, Director of Public Works Department, stated that garbage trucks would pull into the parking lot area to do a three-point turnaround and come back facing out.

Mr. Pollock wondered if the dumpster(s) would be located directly at the end of the parking lot access drive. Mr. Gray said yes.

Ms. Upah-Bant wondered if allowing Waiver #3 would set a precedent of any kind. Mr. Engstrom stated that City staff believes the proposed site is really constrained, especially with the topography of the Saline Branch Drainage Ditch on the south side of the property. They will be providing access through the proposed site. Libby Tyler, Director of Community Development Services Department, added that there is some compensation in that the petitioner has increased the width of the sidewalk to five feet (four feet is required), and they will be providing an additional length of eastward extending sidewalk at the City's request to connect the proposed development to the Kerr Avenue development. Consequently there is some compensation for other connections provided for that partial waiver.

Ms. Upah-Bant questioned if it would set a precedent to allow this waiver just because there are no homes being scheduled to be developed on the south side. Ms. Tyler stated that each case is unique and must meet the three criteria according to the Subdivision and Land Development Code. It is not like a variance. It is a technical waiver from the standards. The City does not get too many plats that meet each and every standard. So, it is not the same bar that the City has for zoning variances, where there needs to be a public hearing and the petitioner needs to prove there is a hardship or unique circumstance.

Ms. Stake asked if there is room for more houses to be built. Mr. Engstrom replied no. The Saline Branch Drainage Ditch is there.

Ms. Stake inquired as to how much the City of Urbana is helping pay for the proposed redevelopment. Mr. Engstrom recalled that the City will be paying over \$200,000 in Federal HOME funds and CDBG funds.

Ms. Stake questioned what was going to be redesigned. Mr. Engstrom clarified that the far west side of the proposed site, the lots do not meet the required setback requirements. If the petitioner feels that they cannot redesign the plans for that area, then they will need to get approval of a variance request.

Ms. Stake commented that the entire project looks like a wonderful development for many people. She feels that it is important to have time to think about it. She asked about the proposed path. Mr. Engstrom responded that the Greenways and Trails Plan calls for a path along the Saline Branch Drainage Ditch to go straight from Broadway all the way across Cunningham Avenue. Since there is private property not owned by the petitioner, they could not construct the path all the way to Cunningham Avenue. Even if they could have constructed the path, the City does not want pedestrians and cyclists to cross Cunningham Avenue mid block. Creating a tunnel beneath Cunningham Avenue presents some problems. The Urbana Park District and the City Engineering Division are in agreement that it would be better for pedestrians and cyclists to cross Cunningham Avenue at Kerr Avenue where the crossing is protected by a signal.

Ms. Stake inquired about the right-of-way vacation. Mr. Engstrom explained that there would be a public hearing to vacate the existing rights-of-way of the former development, Lakeside

Terrace. The public hearing would be held on September 2, 2008, and he believes that the City Council would then take action at their next meeting.

Ms. Stake wondered how many people would be living in the townhomes. Mr. Engstrom stated that Exhibit E shows the floor plans and elevations. There will be 48 two-bedroom units, 12 three-bedroom units and 10 four-bedroom units. Each unit will house one family. The units are grouped like townhomes.

Ms. Stake questioned whether City staff has heard back from any of the utility companies. Mr. Engstrom explained that whenever staff receives a preliminary or final plat, they send it out to different agencies including Champaign County and utility providers for comments. He has received comments back from Illinois American Water Company regarding the existing water lines. They wanted to know if the petitioner would be vacating the existing water line down Division Street. The developer is planning to install a new water line down Division Street.

Ms. Stake believed that they should receive the Preliminary Plat first. City staff send it out for comments and review, bring the Final Plat back to the Plan Commission along with any comments received and then the Plan Commission make a recommendation to City Council. She argued that the Plan Commission does not get to see all of the information. Ms. Tyler replied that City staff has met with the utility providers. They still have a few more days to respond, but staff is not expecting more responses. The engineers met with the utility providers already.

In terms of whether it is proper to bring both the preliminary and final plats together to the Plan Commission, it is most courteous to allow for grouping. This way the Plan Commission and City Council can see all of the information at one time. The developers are ready to start construction on the proposed development. The developers and the City staff have been working on this project for about five years. City staff had brought some description prior to this meeting to the Plan Commission about four years ago.

Preliminary and final plats are not a one-step/two-step process. They serve different functions. The preliminary plat shows all of the detailed important information, such as utility lines and topography. The final plat is almost inconsequential. It only shows the lot lines. If the Plan Commission approved the Preliminary Plat only tonight, then under the Subdivision Ordinance, City staff could take the Final Plat to the City Council without the Plan Commission reviewing it. The final plat is important in that it is the plat that gets recorded, which is what allows people to buy lots that are legally described. So, for the transfer of property, final plats are important. For planning issues, preliminary plats or general area plans are more important. In this case, City staff felt it was important to bring both the preliminary and final plats to the Plan Commission for review. Ms. Stake commented that when she was on the City Council, they never had both the preliminary and final plats presented to them at the same time. By presenting them at different times, it gives the Plan Commission more time to look at it. Therefore, she objected to both plats coming before the Plan Commission at the same time.

Chair Pollock stated that the overall site plan shows an existing fence line. Is the fence still there? Will there be a fence between the Saline Branch Drainage Ditch and the proposed development? Mr. Engstrom deferred this question to the developer when he came up to speak.

Chair Pollock commented that the Plan Commission and the City staff have talked about sidewalks and about paths. Are they both going to be constructed in the proposed development? Mr. Engstrom answered that in the proposed development the sidewalks will be extra wide as Ms. Tyler had mentioned. The sidewalks and the paths are one in the same.

Chair Pollock inquired about the connection to the Kerr Avenue development to the northeast. Will this be a path connection or a street connection? Mr. Engstrom explained that it is a proposed path connection. It will be a ten-foot right-of-way, which will allow for emergency access. It will not be a public street.

With no further questions from the Plan Commission for the City staff, Chair Pollock opened the hearing up for the petitioner's representatives and any one else that would like to address the Plan Commission.

Rich Sciortino, President of Brinshore Development, LLC, thanked everyone, especially City staff. He mentioned that the company does many projects down state and in other states in the Midwest, and he felt the Urbana City staff has been the most professional staff that he has ever worked with. They have been working on the proposed development for a long time.

Brinshore Development has tried to blend into the proposed project everything that is important to the City of Urbana from "green" elements to the walkway along Stebbins Drive, etc. They are proud to work cooperatively with the City of Urbana. He believes the Birch Village project in Champaign is a testament of how well the proposed development will run. He encouraged the Plan Commission and anyone else interested to look at the former Birch Village site. It has a waiting list and is a model community. He expects the proposed development to be just as nice.

Concerning the fence along Saline Branch Drainage Ditch, he stated that they intend to keep the fence. There is actually a space between their property line and the fence line. So, they decided rather than improve an area that is a floodplain along the Saline Branch to leave it the way it is and improve the sidewalk and the pedestrian way along south part of Stebbins Drive.

Chair Pollock wondered if the fence runs along the entire length of the southern property line. Mr. Sciortino said yes.

The community building is intended to be a model for green initiatives. The building will have recycled materials, and there will be a wind turbine to help with some of the electricity costs. Everything energy efficiency has a great payback. All of the apartments will have tenant paid utilities so they want to make sure that the utilities are not a burden to their residents. The community building will have a community room which will get used a lot. It will also have a computer center and business center in it. There will be an exercise facility for the residents.

Tom Berns, of Berns, Clancy and Associates, mentioned that they held discussions with the Urbana Park District regarding the sidewalks connecting Crystal Lake Park to Chief Shemauger Park on the east side. If they would have extended the sidewalk to Cunningham Avenue as originally planned in the Greenways and Trails Plan then the pedestrians would have ended up in the wrong place. With how they plan to provide the connection, it will be easier for pedestrians

and bicyclists to cross Cunningham Avenue and get to Chief Shemauger Park at the Kerr Avenue intersection.

With no further testimony or public input, Chair Pollock closed the public portion of the hearing. He then opened the hearing for Plan Commission discussion and/or motions.

Mr. White remarked that the Urbana School District #116 has 55% low income. The problem is that the mobility rate is 25%. Champaign School District #4, by comparison, has 47% low income. The state average is 40% low income. The real problem is that the proposed development would be bringing in more low income children. The Equalized Assess Value (EAV) behind each child in Champaign is \$165,000. In Urbana, the EAV is \$115,000. The State of Illinois suggests \$150,000. Therefore, he feels that the City of Urbana has more of this type of development than they can support to really give the children the education that they need to get out of the situation that they are in.

Regarding the cul-de-sac, he is not sure if he likes the cul-de-sac not being built. Chair Pollock shared Mr. White's concern about which side of the street the parking would be on. It seems they might lose a couple of parking spaces, but they would have people facing out when they parked. It might be a better idea.

Mr. White commented that to turn around an UPS truck with ease, it would take 50 feet. A fire truck needs 60 feet. The only thing that one could turn around in the proposed cul-de-sac would be a car. He did not know what to suggest to improve it.

Ms. Stake suggested that the Plan Commission send the case back and have the developer look at the cul-de-sac. Chair Pollock did not feel that this issue would be major enough to not forward the case on. The Plan Commission could send it to the City Council with a recommendation and let the City Council know of their concern with the turnaround on the east end of Stebbins.

Mr. Gray elaborated more on this issue. He pointed out that City staff had a lengthy conversation with the developer about the cul-de-sac. In the beginning, City staff also rejected the plan outright, because it did not meet the 100-foot radius of right-of-way and 80-foot of pavement standard. City staff spoke with the engineer on the project and with the petitioner about various options, which included shortening the street and removing units, etc. If you look at the contours of the area, you can see that there is a very steep drop off, so they cannot make it a large, typical cul-de-sac width. So rather than do nothing, the proposed cul-de-sac would at least be able to accommodate smaller vehicles. When they discussed larger vehicles such as dump trucks, moving trucks, garbage trucks, etc., City staff concluded that if they pull in, then they could do a three-point turn through the large driveway to the parking to the north. It is not ideal, but they would not be pulling into someone's private driveway.

They cannot fit a normal size cul-de-sac in this area, and they did not want to reduce the street width because they want access to the units all the way to the east. They thought the proposed cul-de-sac was the best idea in a tough situation. They even looked at making it a private street versus a public street. City staff gave it a lot of thought and feel like this is the best of all the scenarios.

Chair Pollock asked if City staff had considered not allowing large vehicles beyond the turnoff. Mr. Gray replied that they are going to need to allow larger vehicles to make deliveries. Mr. White commented that he is concerned about there being a lot of little children playing outside when a driver is trying to back up.

Ms. Stake inquired as to whether they could remove one unit to allow for a larger turnaround area. Mr. Berns explained that they have spent more time worrying about the cul-de-sac than about all the other serious, technical issues. The proposed plan is a product of a long time working with the City staff. If they did not have the cul-de-sac and did not extend Stebbins Drive to the end of the homes then it is more difficult. There is ten-foot high bluff represented by a diagonal line on the overall site plan. Barr Avenue is a long way up there. It is not possible to move anything further east because of the bluff. They were trying hard not to diminish the size of the capacity of the project, but to provide a reasonable accommodation of the right-of-way and to still allow some grass area on the south side of Stebbins before you get to the ditch.

Ms. Stake commented that sometimes developers might have to change their plans and not have as many units as they think they need to have. Ms. Tyler noted that everyone had talked early on about the size of the project. The prior City Council had pushed for more units at this location because of the affordable housing goals. This actually led to their inability to get funding for the project from the State of Illinois. So the developer went back and reduced the number of units to 70. This is the minimum that City Council felt comfortable with because they were looking at maximizing replacement of affordable housing. The previous development on the site, Lakeside Terrace, had 99 units. The last Illinois Housing Development Authority (IHDA) submittal was successful which has locked funding into providing 70 units.

The proposed development has much more green space than Lakeside Terrace did. It will be a much safer, calmer layout than before. The traffic circle is designed to slow down traffic. City staff went back and forth with some of the technical issues on the turnaround. The proposed cul-de-sac is the least objectionable concept.

Mr. Fitch wondered if they had considered angling the units to the northwest. Chris Billing, of Berns, Clancy and Associates responded that he reviewed different scenarios by turning and trying to stack things in different orders, etc. There is no way to get a full-size cul-de-sac within the space that is available. The nice thing about it is that it is a very short segment of street, so there would be very little traffic that will use it. It is as low a volume street segment from a traffic standpoint as one would ever see in Urbana. This just seems to be the best solution.

Chair Pollock questioned if it would help to take out the last parking space to the south. It might be easier for one to access the cul-de-sac if there was not a car parked in the last parking space. Mr. Billing replied that the parking spaces on the south side are for visitor parking, and they are not going to be striped. They could post a "no parking" sign in that last space. There are enough parking spaces on the site.

Mr. White moved that the Plan Commission forward Plan Case No. 2085-S-08 to the City Council with a recommendation for approval including Waivers #1 and #3. He wanted to vote on Waiver #2 separately, so City Council would know that there had been discussion. Ms. Burris seconded the motion.

Roll call on the motion was as follows:

Ms. Burris	-	Yes	Mr. Fitch	-	Yes
Chair Pollock	-	Yes	Ms. Stake	-	Yes
Ms. Upah-Bant	-	Yes	Mr. White	-	Yes

The motion was approved by unanimous vote.

Mr. White moved that the Plan Commission forward Waiver #2 to the City Council with a recommendation for approval. Mr. Fitch seconded the motion.

Mr. White commented that he does not like how the cul-de-sac is planned to be built. He would rather eliminate some of the units but he realizes that this is impossible. Chair Pollock stated that he has come to the same conclusion in that although the proposed cul-de-sac is not ideal it appears to be the best solution given the situation. Ms. Upah-Bant agreed. Every idea or suggestion the Plan Commission comes up with has already been thought of and rejected. She would hate to jeopardize the project because we need this development.

Roll call on the motion was as follows:

Ms. Burris	-	Yes	Mr. Fitch	-	Yes
Chair Pollock	-	Yes	Ms. Stake	-	Yes
Ms. Upah-Bant	-	Yes	Mr. White	-	No

The motion was approved by a vote of 5-1.

Ms. Stake was curious as to whether the developer planned to remove any of the trees. Mr. Billing said no. All of the existing trees will remain.

Ms. Tyler noted that Plan Case No. 2085-S-08 will be forwarded to the City Council on September 2, 2008.