



DEPARTMENT OF COMMUNITY DEVELOPMENT SERVICES

Planning Division

m e m o r a n d u m

TO: Urbana Plan Commission

FROM: Jeff Engstrom, Planner I

DATE: August 15, 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 D) 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. 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.*

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

The Plan Commission has the following options for this case. In Plan Case 2085-S-08, the Plan Commission may recommend that the City Council:

- a. Approve of the proposed preliminary/final plat, along with the requested waivers.
- b. Deny the proposed preliminary/final plat, along with the requested waivers. Should the Plan Commission recommend denial of the preliminary/final plat, it should cite findings to support this recommendation.

Staff Recommendation

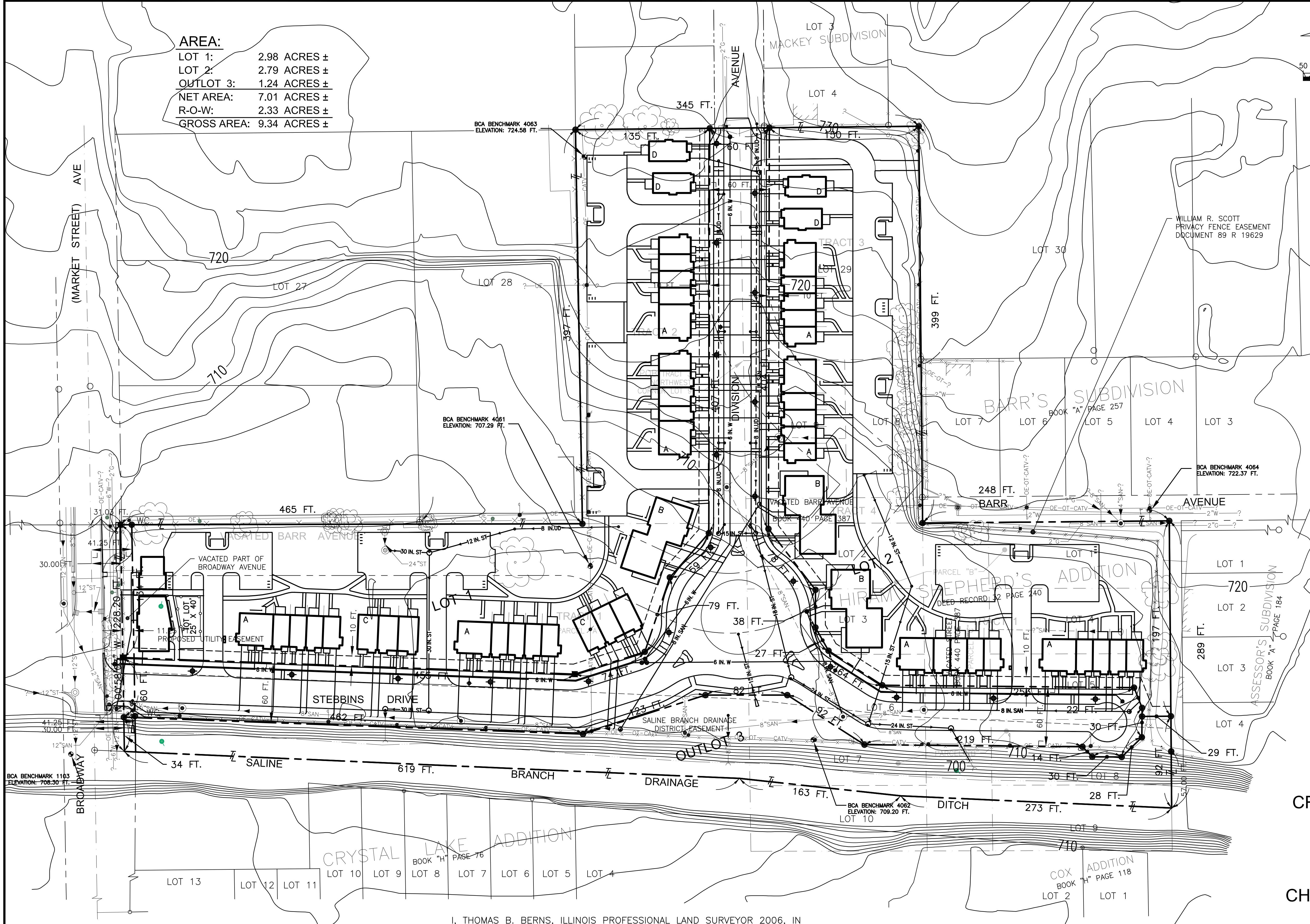
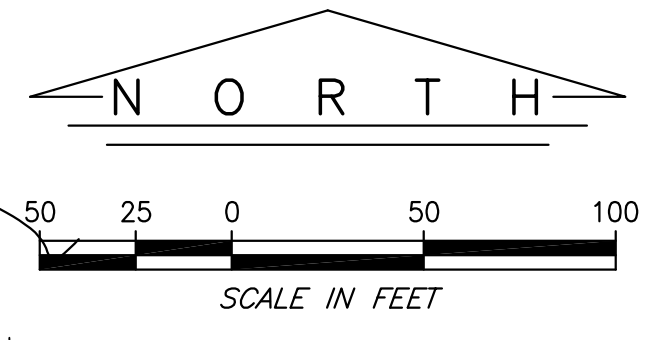
Staff recommends that the Plan Commission forward Plan Case 2085-S-08, a Combination Preliminary and Final Plat for Crystal View Townhomes First Subdivision to City Council with a recommendation for **APPROVAL**, including the three requested waivers from the requirements of the Subdivision and Land Development Code.

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

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

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

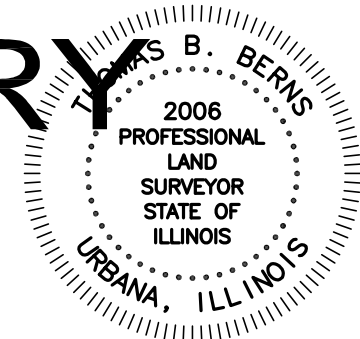
I, THOMAS B. BERN, ILLINOIS PROFESSIONAL LAND SURVEYOR 2006, IN ACCORDANCE WITH PAB7-0705 (THE PLAT ACT) DO HEREBY DESIGNATE THE CITY OF URBANA, AS THE AGENT WHO MAY RECORD "CRYSTAL VIEW TOWNHOMES FIRST SUBDIVISION, CITY OF URBANA, CHAMPAIGN COUNTY, ILLINOIS". A TRUE COPY OF WHICH HAS BEEN RETAINED BY 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



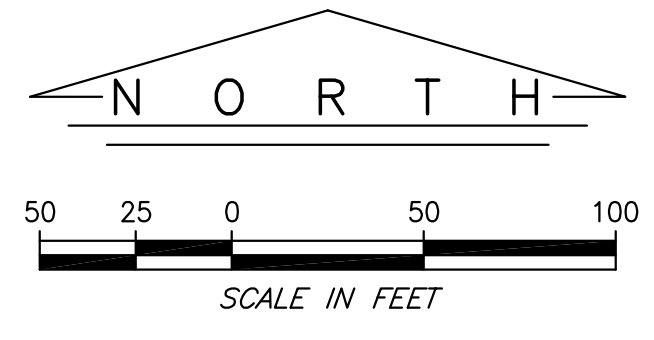
BERN, CLANCY AND ASSOCIATES
 ENGINEERS • SURVEYORS • PLANNERS
 405 EAST MAIN STREET - POST OFFICE BOX 755
 URBANA, ILLINOIS 61803-0755
 PHONE: (217) 384-1144 - FAX: (217) 384-3355

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

© 2008 ALL RIGHTS RESERVED
 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 "ILS 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 "ILS 2006 2207"
- ⊙ CONCRETE NAIL SURVEY MONUMENT FOUND
- × 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.

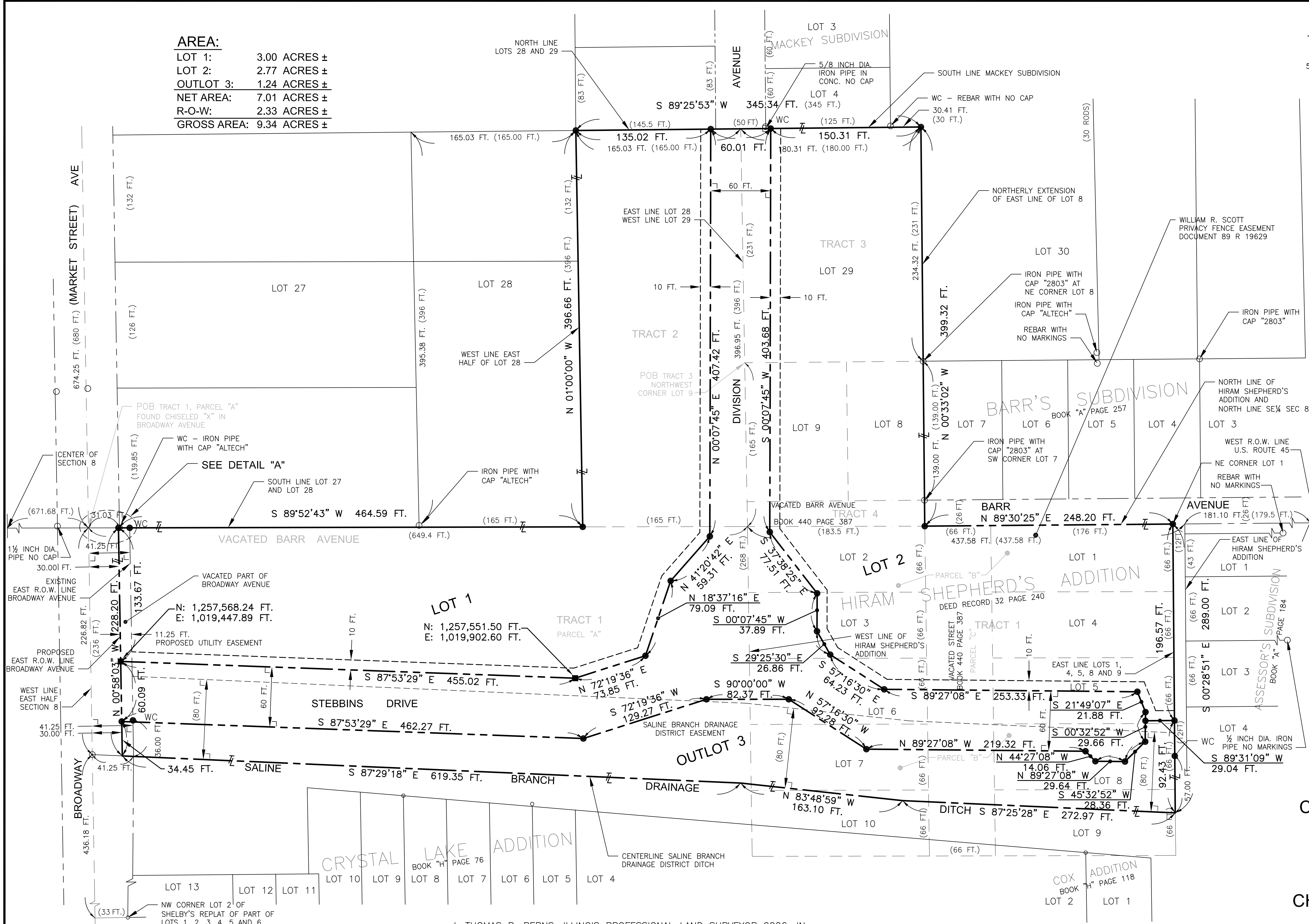
DATE: _____ CHAIRPERSON: _____

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. 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.

SIGNED AND SEALED AUGUST 7, 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



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

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



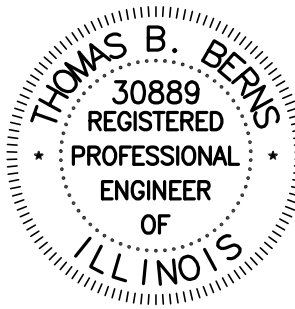
BERNS, CLANCY AND ASSOCIATES
 ENGINEERS • SURVEYORS • PLANNERS
 405 EAST MAIN STREET - POST OFFICE BOX 755
 URBANA, ILLINOIS 61803-0755
 PHONE: (217) 384-1144 - FAX: (217) 384-3355

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

©2008 ALL RIGHTS RESERVED
 BERN, CLANCY AND ASSOCIATES, P.C.

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. BERN, 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 "R5" (MEDIUM HIGH DENSITY MULTIPLE FAMILY RESIDENTIAL) BY THE CITY OF URBANA.
- SETBACKS FOR "R5": 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. BERN, ILLINOIS PROFESSIONAL LAND SURVEYOR 2006 AND PRESIDENT OF BERN, 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 HUNDREDTHS 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.

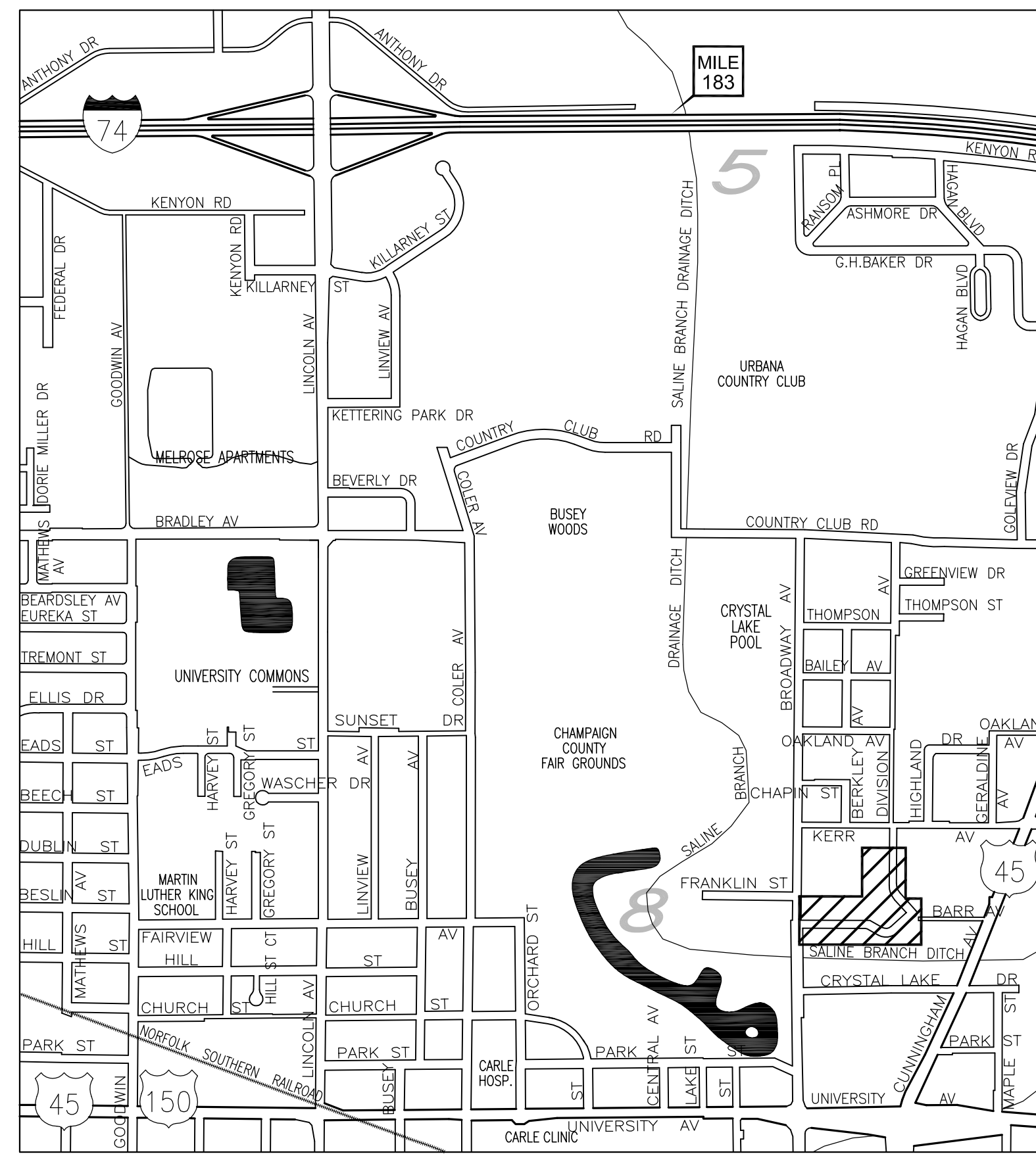
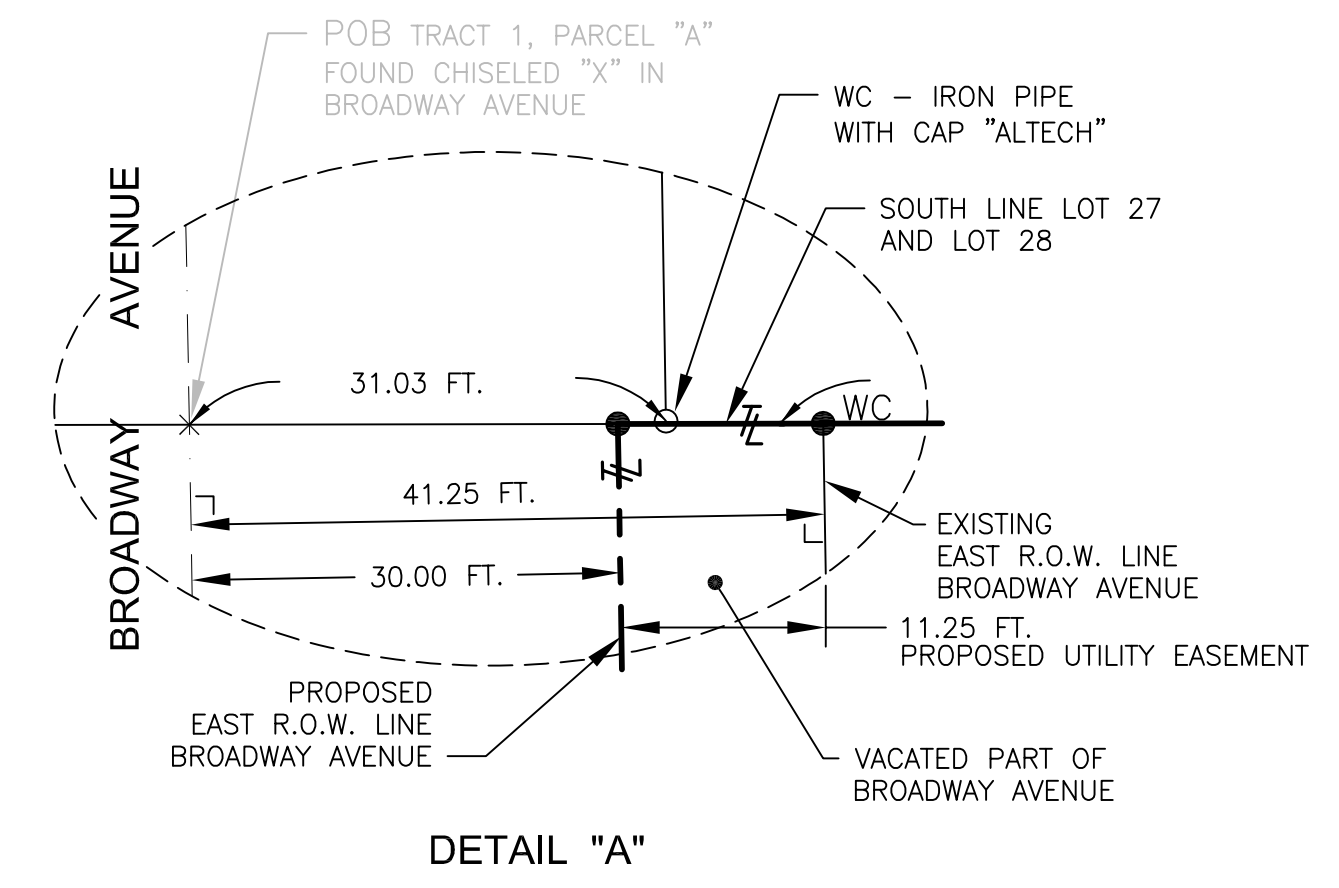
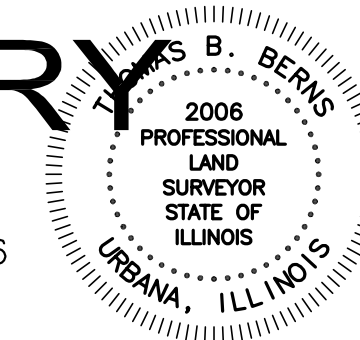
I FURTHER STATE AT THE REQUEST OF THE OWNERS, THIS SUBDIVISION IS TO BE KNOWN AS "CRYSTAL VIEW TOWNHOMES FIRST SUBDIVISION, CITY OF URBANA, CHAMPAIGN COUNTY, ILLINOIS".

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. BERN, 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



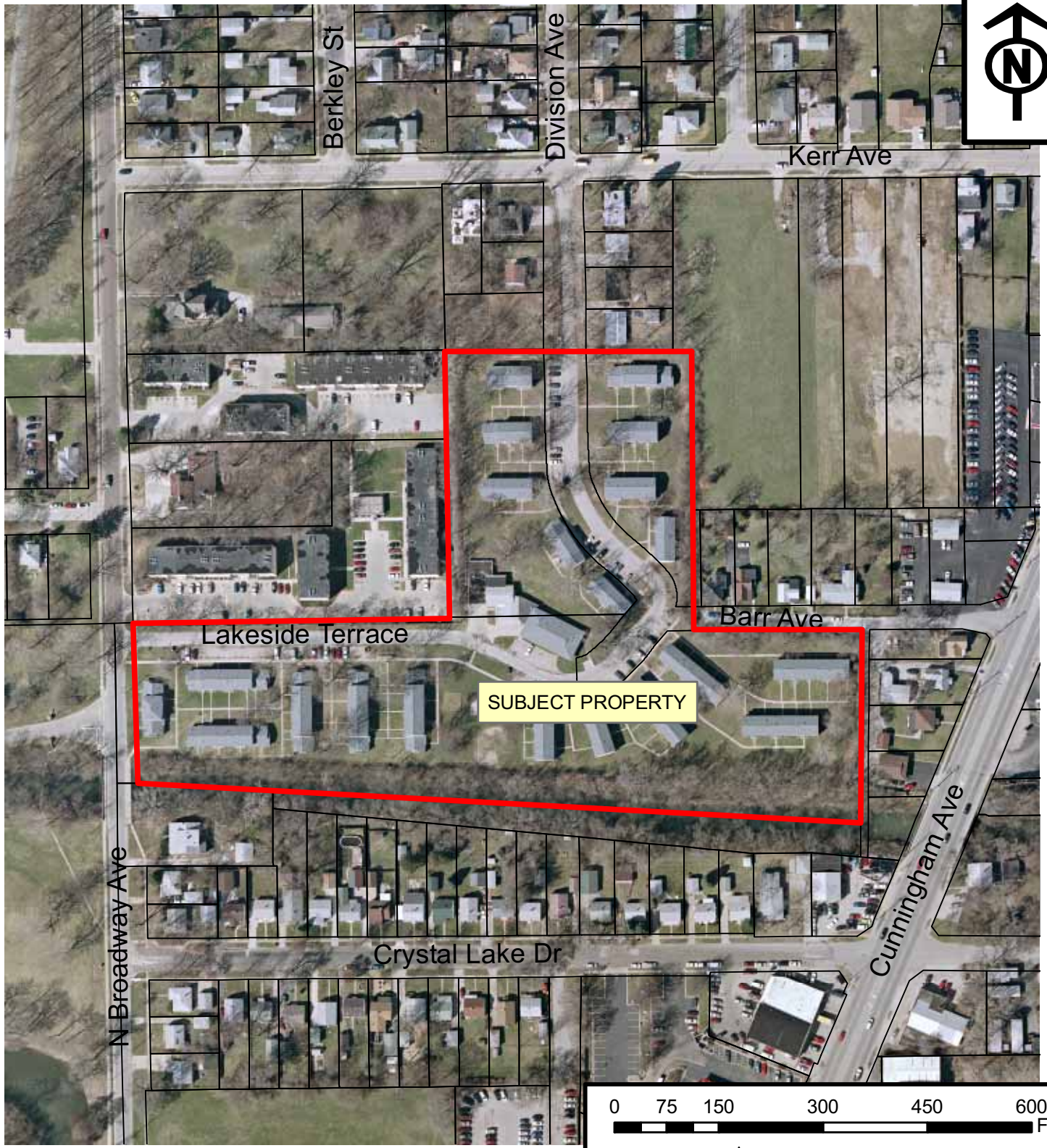
FINAL PLAT
CRYSTAL VIEW TOWNHOMES
FIRST SUBDIVISION
CITY OF URBANA
CHAMPAIGN COUNTY, ILLINOIS



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

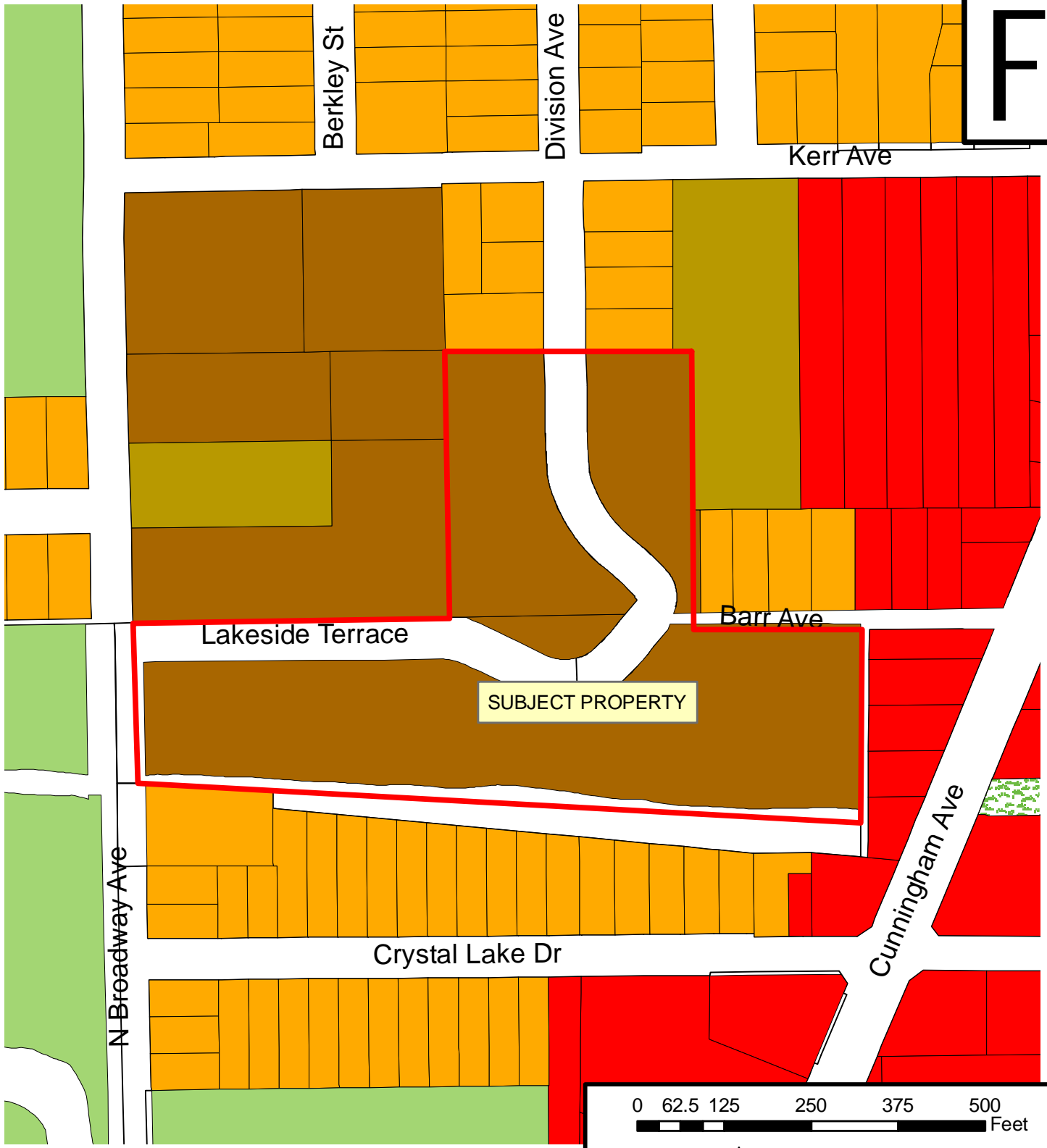
Exhibit B: Location and Aerial Map



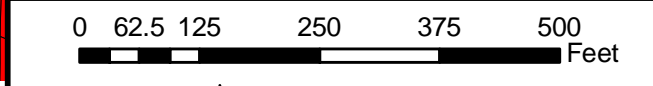
Plan Case: 2085-S-08
Description: Crystal View Townhomes 1st Subdivision
Location: 800 Block of North Broadway Ave

Prepared 08/08 by Community Development Services - jme

Exhibit C: Zoning Map



F

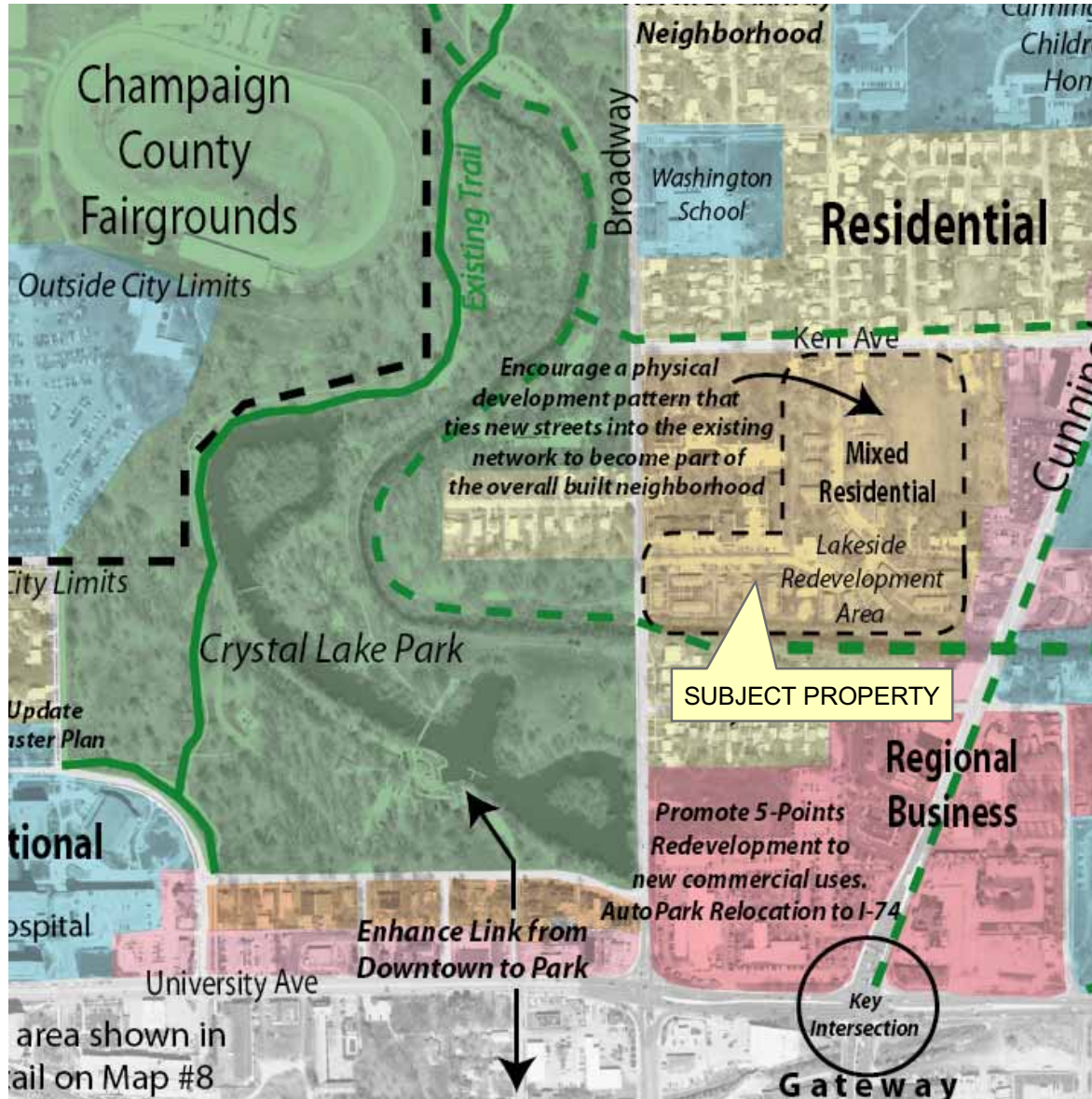


Plan Case: 2085-S-08
 Description: Crystal View Townhomes First Subdivision
 Location: 800 Block of North Broadway Ave

Prepared 08/08 by Community Development Services - jme

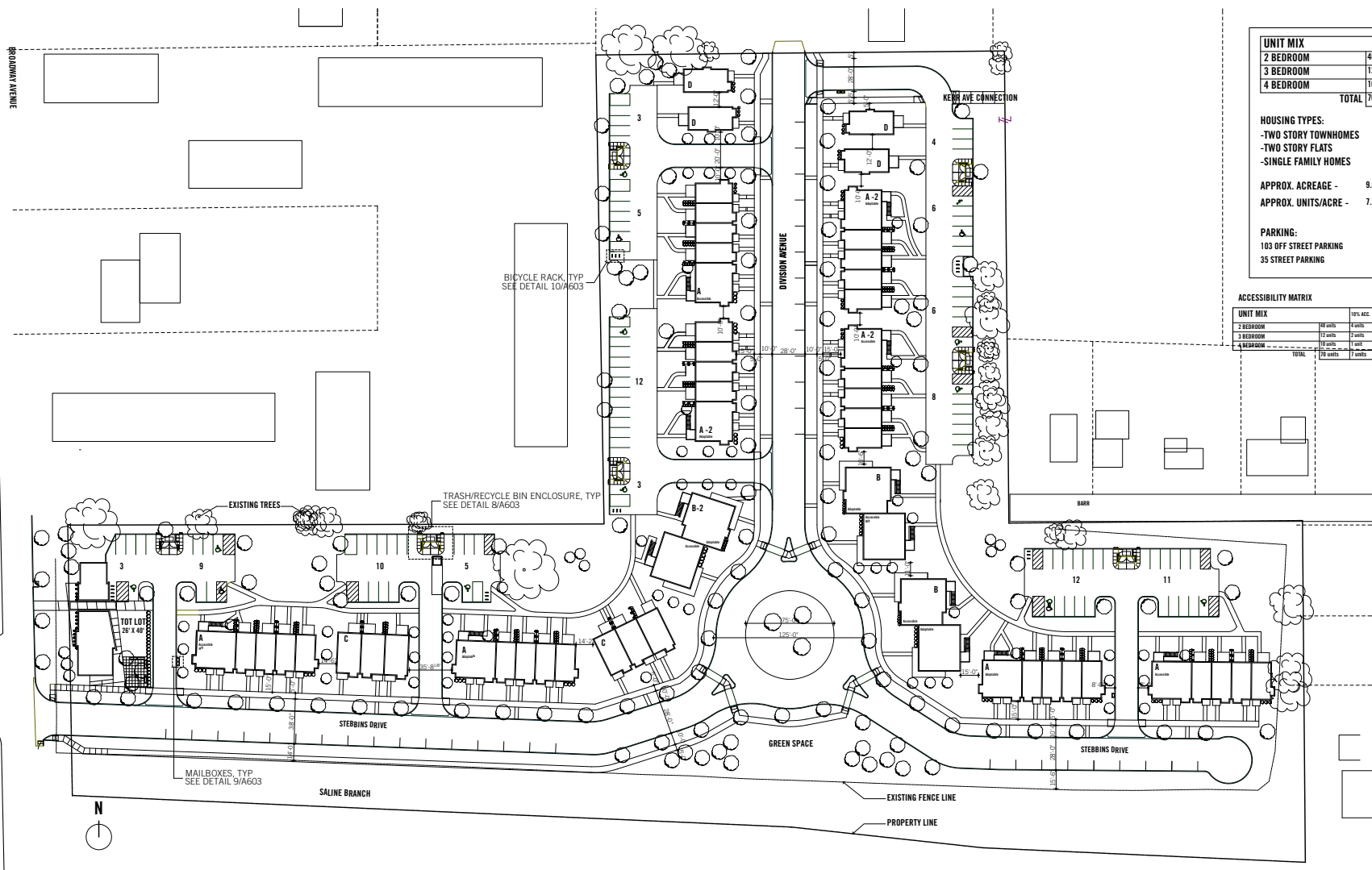
 R3	 B3
 R4	 CRE
 R5	 AG

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



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	18 units	4 units	1 unit
3 BEDROOM	10 units	2 units	1 unit
4 BEDROOM	10 units	1 unit	2 units
TOTAL	38 units	7 units	4 units

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

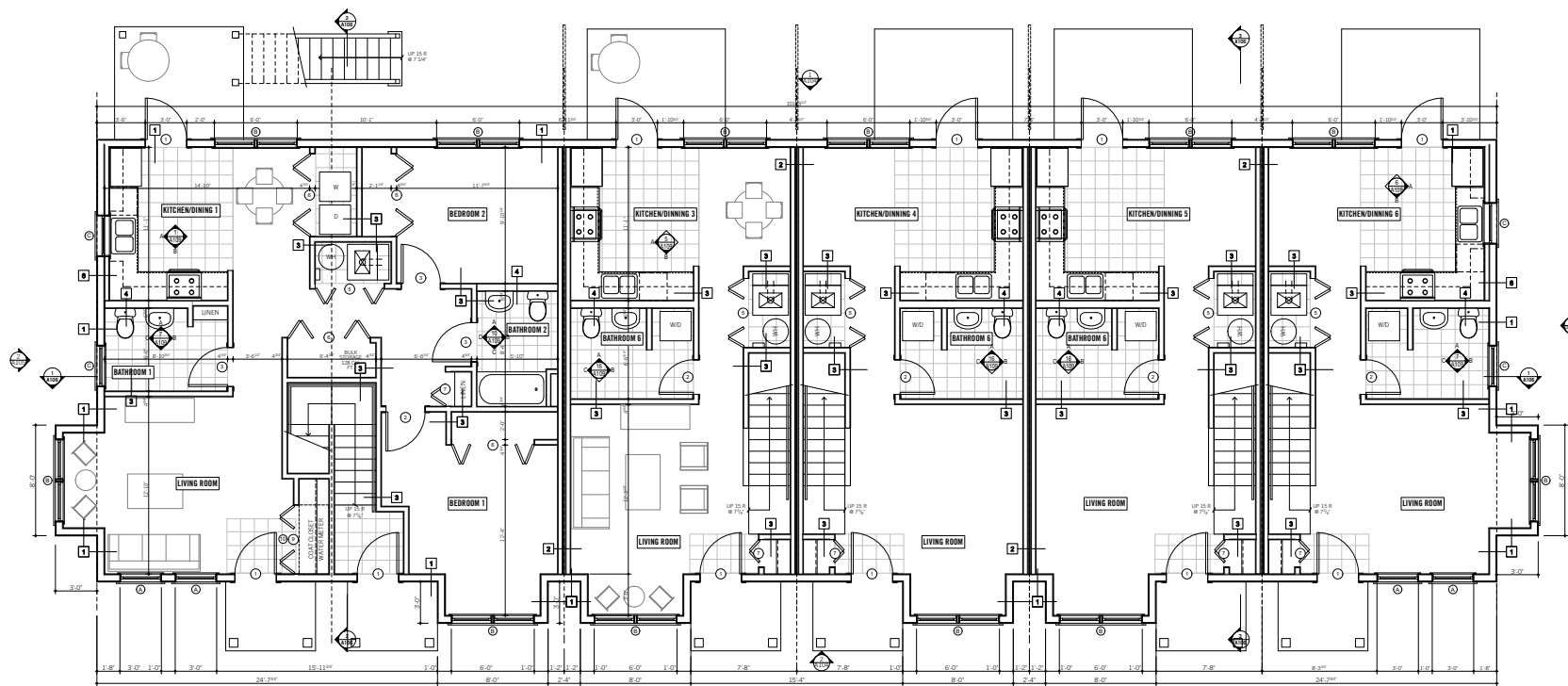
I HEREBY CERTIFY THAT THESE PLANS WERE PREPARED UNDER MY SUPERVISION AND THAT THEY COME TO THE BEST OF MY KNOWLEDGE WITH ALL THE BUILDING CODES AND ORDINANCES OF THE CITY OF URBANA, IL.

DATE: 08/15/18
 CD PROFESSIONAL SEAL
 ISSUED FOR TOWN REVIEW

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

Crystal View TH
 Urbana, IL 61801
 Brinshore Development
 2425

Site Plan
A002



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

Brimshore Development

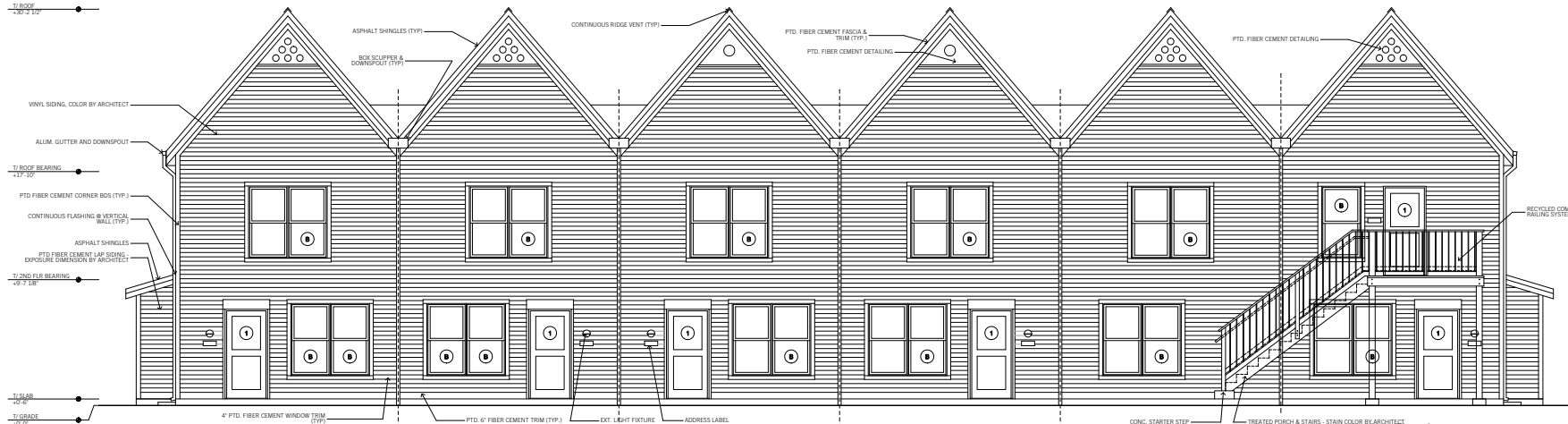
2425

Type A First Floor Plan

A101



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



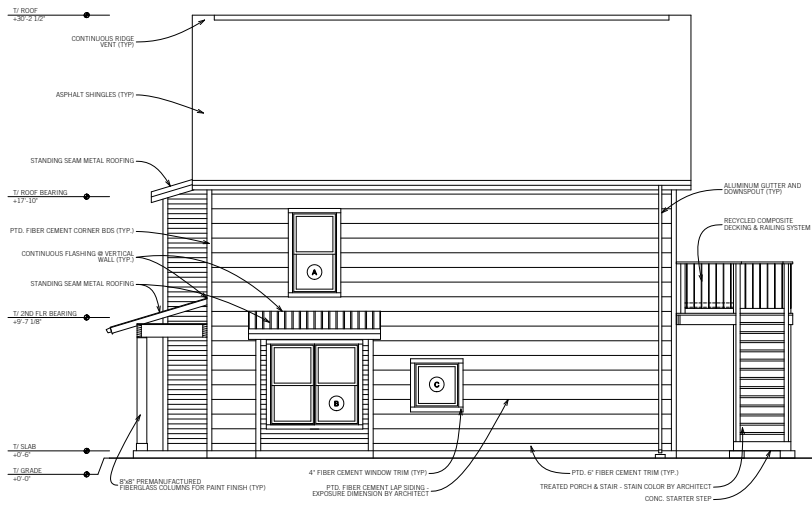
1 Rear Elevation
SCALE: 1/4" = 1'-0"

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.

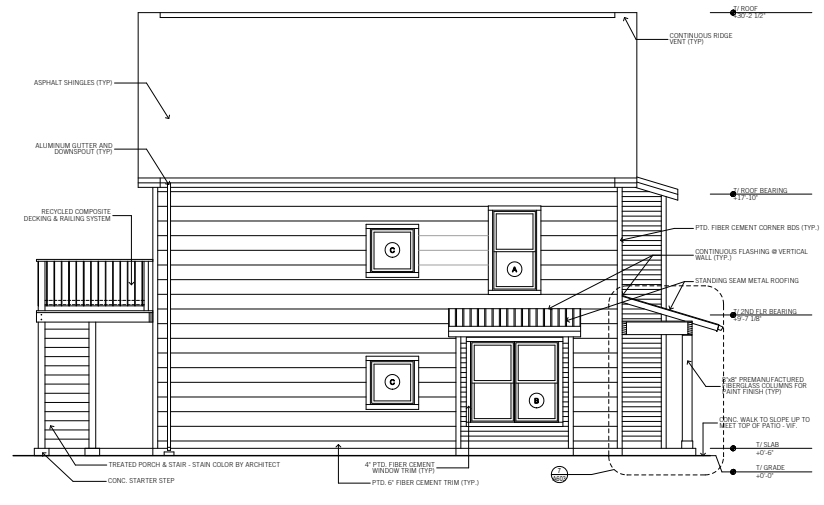
DATE PLOTTED	08/15/2018
CD PROGRESSIVE SET	
ISSUED FOR FINAL REVIEW	
LONDON BONE BAKER ARCHITECTS	
224 N. Milwaukee Ave. • 312.986.9100	
Chicago, IL 60642 • 312.986.3422	

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

08/14/2018 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.

CD PROFESSIONAL SEAL
 08/15/2018

LONDON BONE BAKER ARCHITECTS
 234 N Milwaukee Ave # 312 888-9180
 Chicago, IL 60642

Crystal View TH

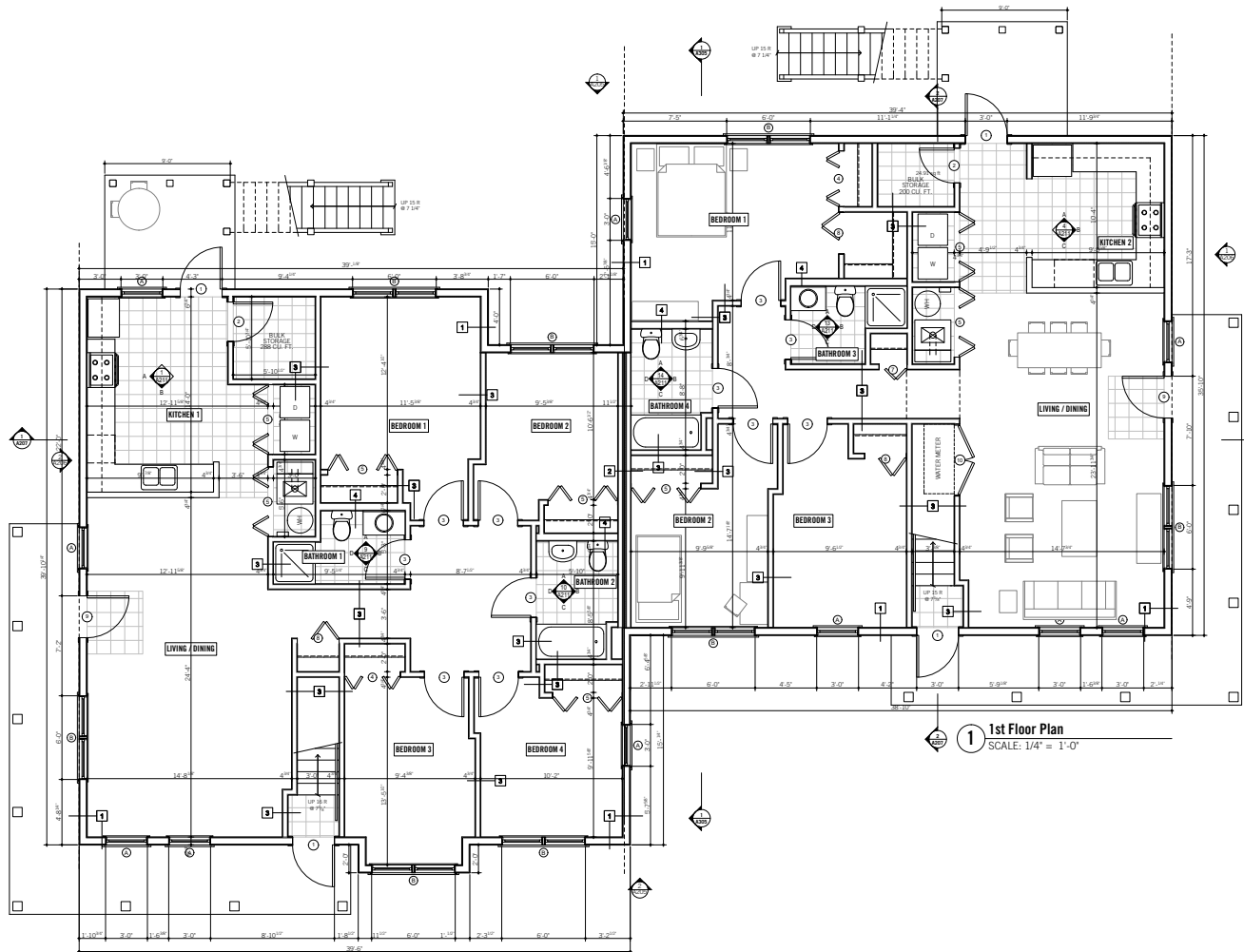
Urbana, IL

61801

Brinshore Development

2425
Type A Building Elevations

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
DESCRIPTION	PROGRESSIVE SET
BY	LANDON BONE BAKER
CHECKED	LANDON BONE BAKER
DATE	08/15/18

LANDON BONE BAKER ARCHITECTS
 234 N. Milwaukee Ave. • 312.886.9100
 Chicago, IL 60642 • 312.886.3482

Crystal View TH

Urbana, IL

61801

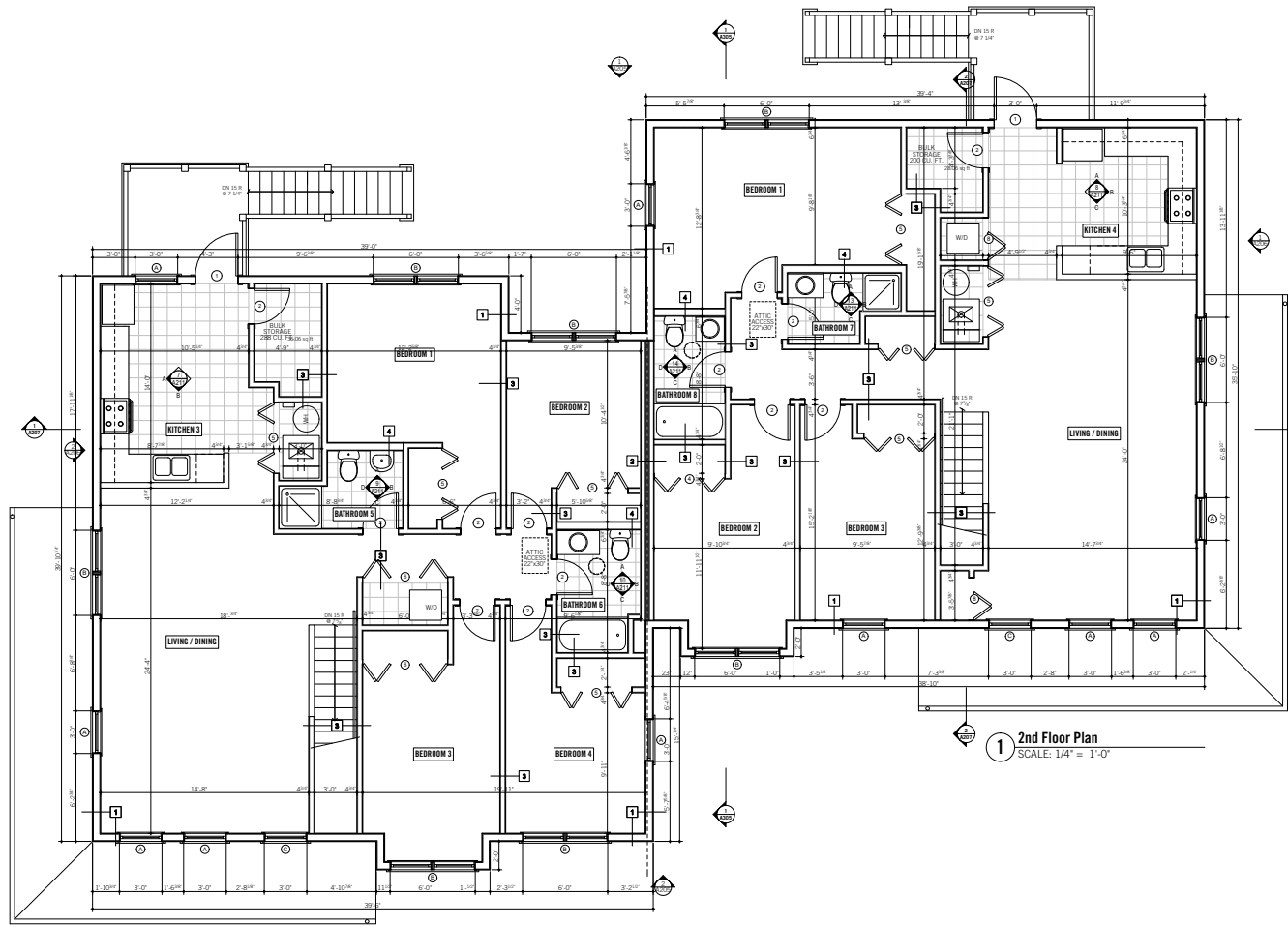
Brinshore Development

2425

Type B First Floor Plan

A201

04/22/2025 3:53 PM



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

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

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



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



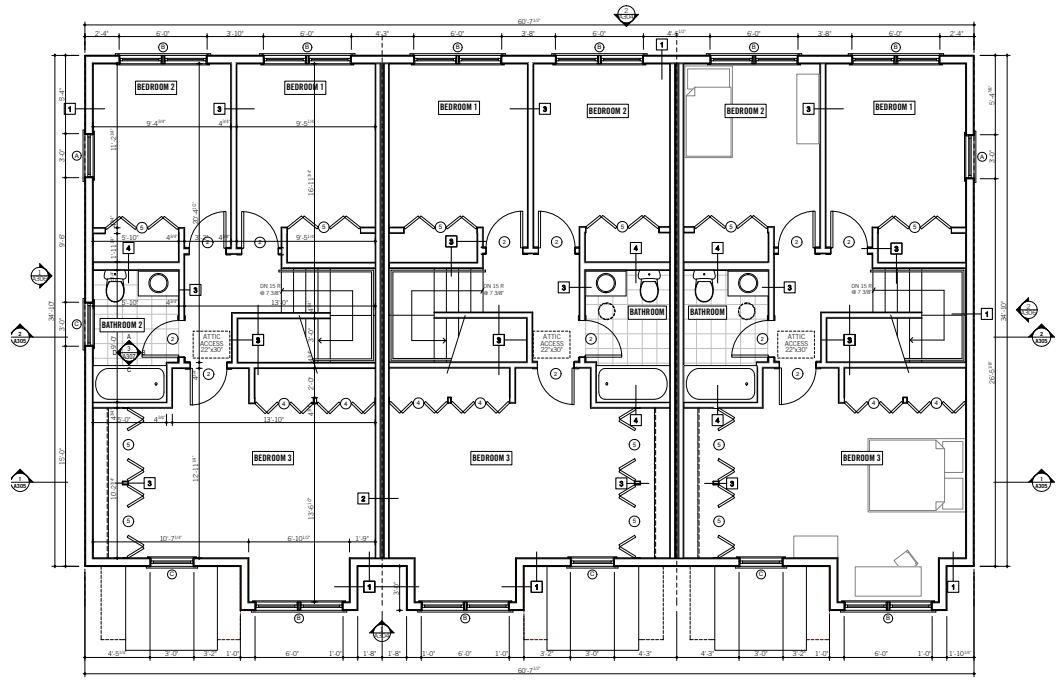
1 Rear Elevation
SCALE: 1/4" = 1'-0"

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: 08/15/2018
 CD PROFESSIONAL REVIEW
 LONDON BONE BAKER ARCHITECTS
 234 N. Milwaukee Ave. # 312 686-9100
 Chicago, IL 60642 T: 312.292.3482

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

04/20/2025 3:03 PM



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

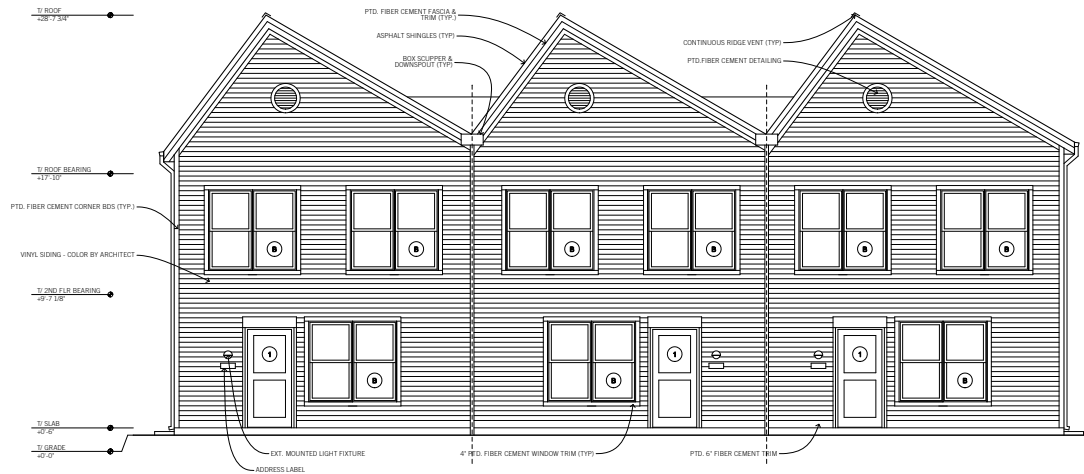
I HEREBY CERTIFY THAT THESE PLANS WERE PREPARED UNDER MY SUPERVISION AND THAT THEY COME TO THE BEST OF MY KNOWLEDGE WITH ALL THE BUILDING CODES AND ORDINANCES OF THE CITY OF URBANA, IL.

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

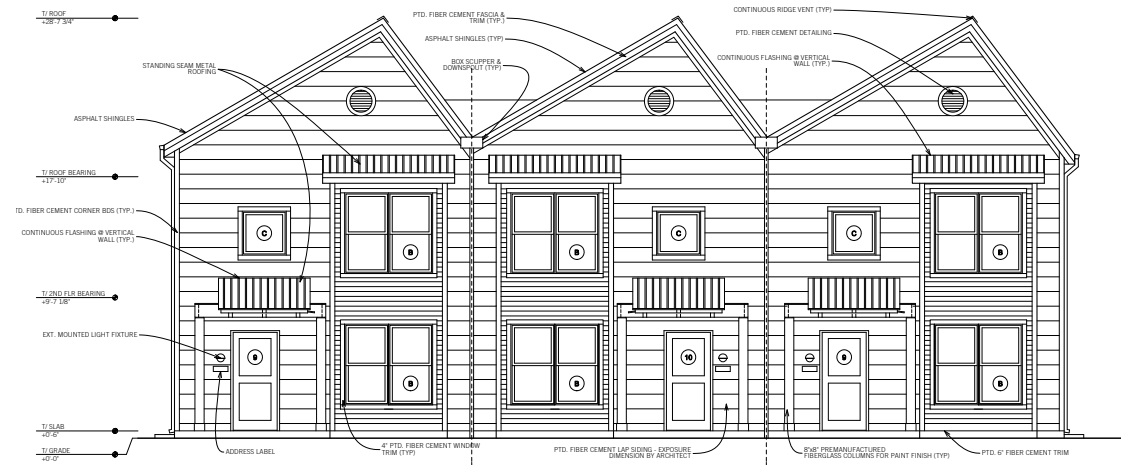
LANDON BONE BAKER ARCHITECTS
234 N. Milwaukee Ave. # 312 886-9100
Chicago, IL 60642

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

A302



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

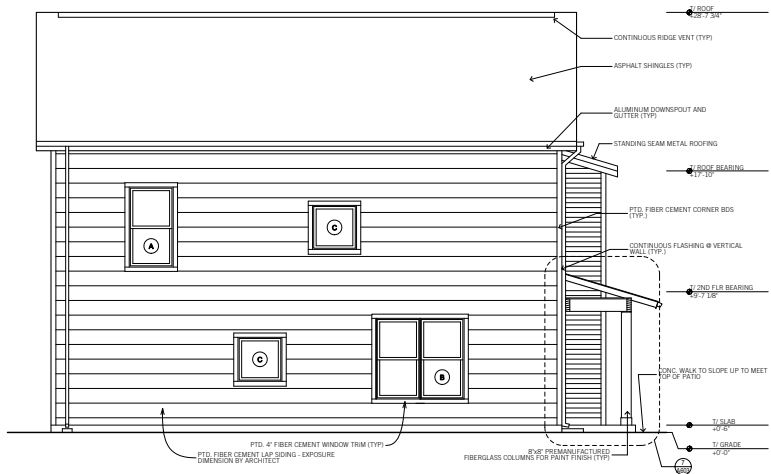


1 Front Elevation
SCALE: 1/4" = 1'-0"

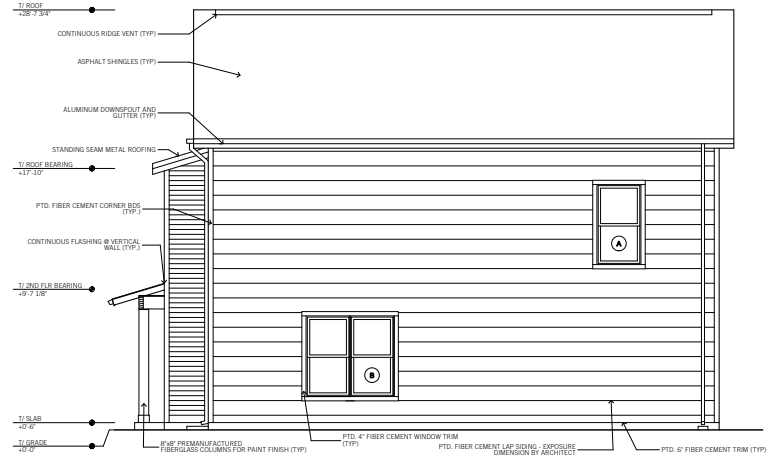
I HEREBY CERTIFY THAT THESE PLANS WERE PREPARED UNDER MY SUPERVISION AND THAT THEY COMPLY TO THE BEST OF MY KNOWLEDGE WITH ALL THE BUILDING CODES AND ORDINANCES OF THE CITY OF URBANA, IL.

DATE PLOTTED	08/15/2018
CD PROGRESSIVE LINE SET	
ISSUED FOR FINAL REVIEW	
LANDON BONE BAKER ARCHITECTS 234 N. Milwaukee Ave. • 312.886.9180 Chicago, IL 60642 • 312.886.3482	

Crystal View TH
 Urbana, IL 61801
 Brinshore Development
 2425
 Type C Front & Rear Elevations
A304



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

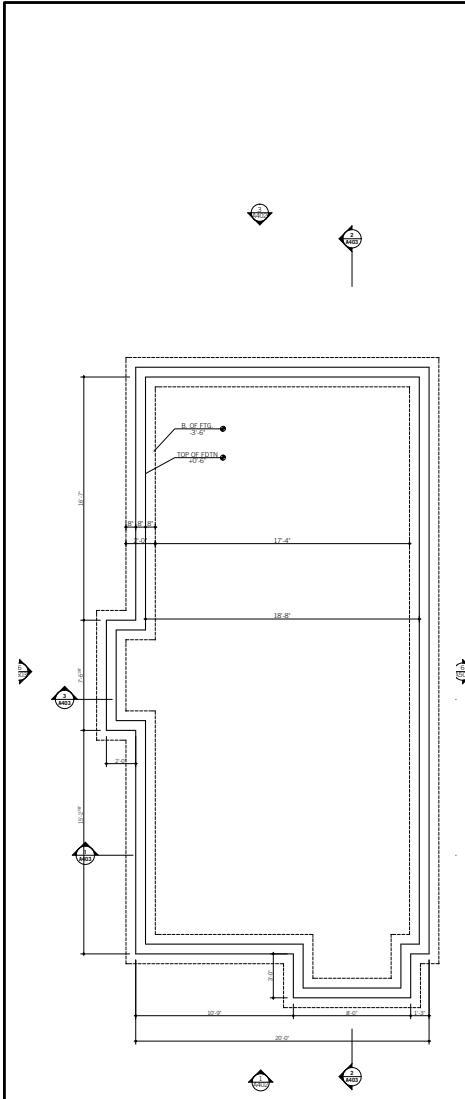


2 Side Elevation
SCALE: 1/4" = 1'-0"

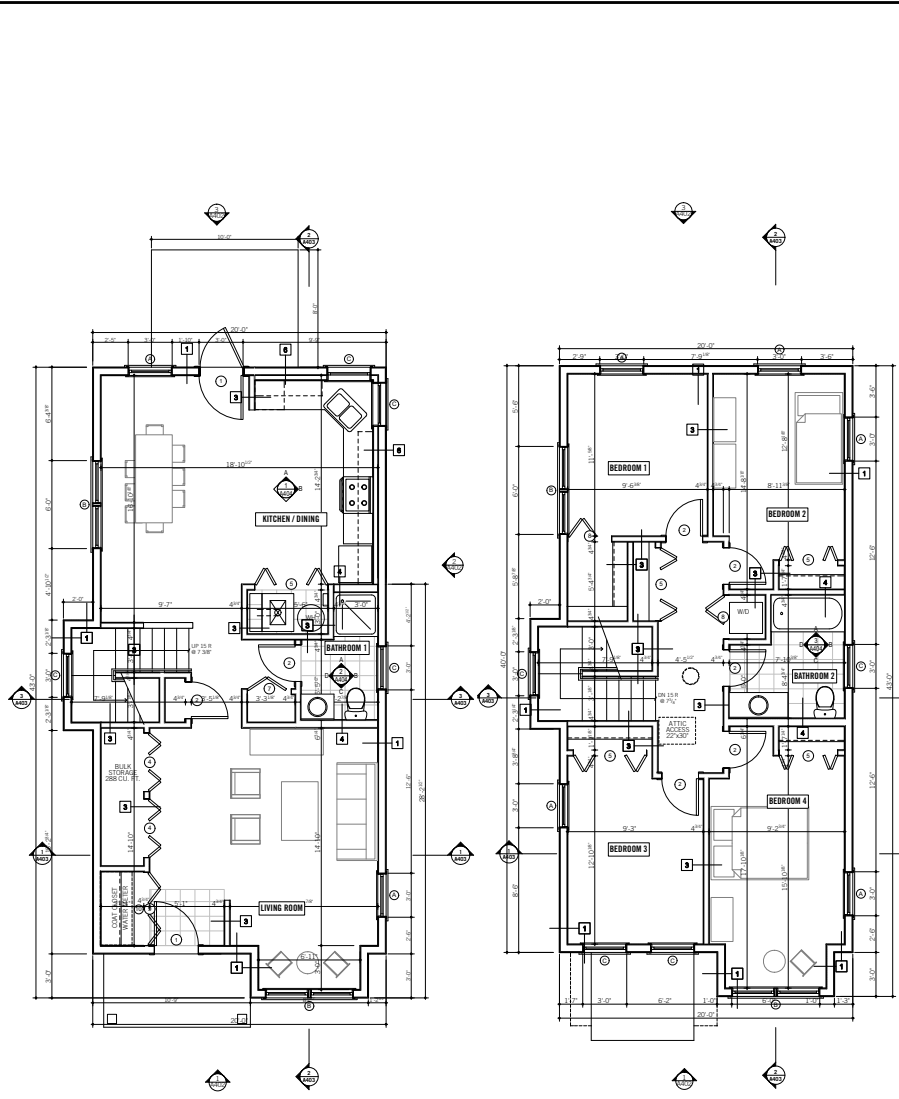
I HEREBY CERTIFY THAT THESE PLANS WERE PREPARED UNDER MY SUPERVISION AND THAT THEY COMPLY TO THE BEST OF MY KNOWLEDGE WITH ALL THE BUILDING CODES AND ORDINANCES OF THE CITY OF URBANA, IL.

CD PROFESSIONAL SEAL
ISSUED FOR THIS REVIEW
LANDON BONE BAKER ARCHITECTS
234 N. Milwaukee Ave. # 312 688-9180
Chicago, IL 60642 T: 312.625.3422

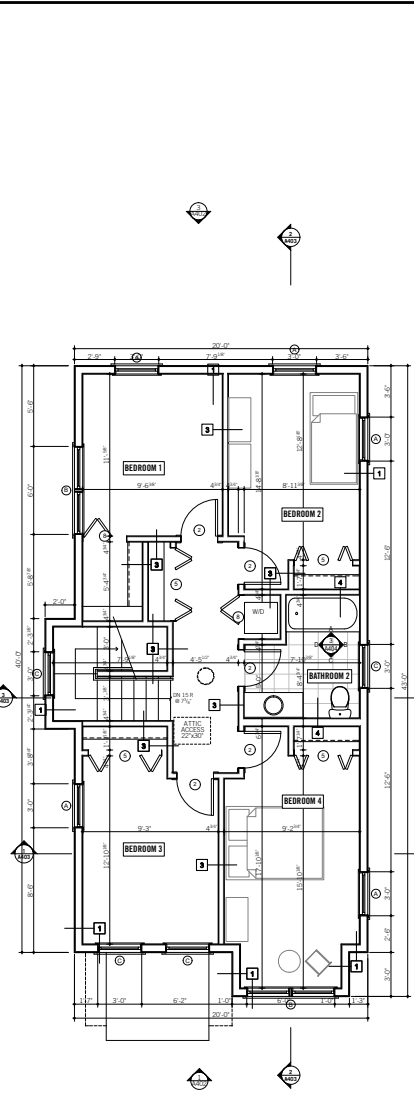
Crystal View TH
Urbana, IL 61801
Brinshore Development
2425
Type C Building Elevations
A306



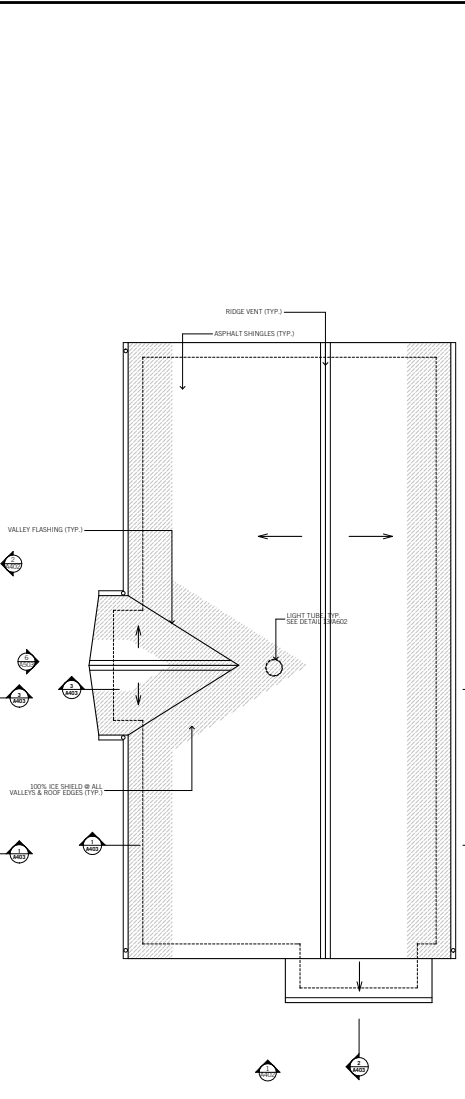
4 Foundation Plan
SCALE: 1/4" = 1'-0"



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.

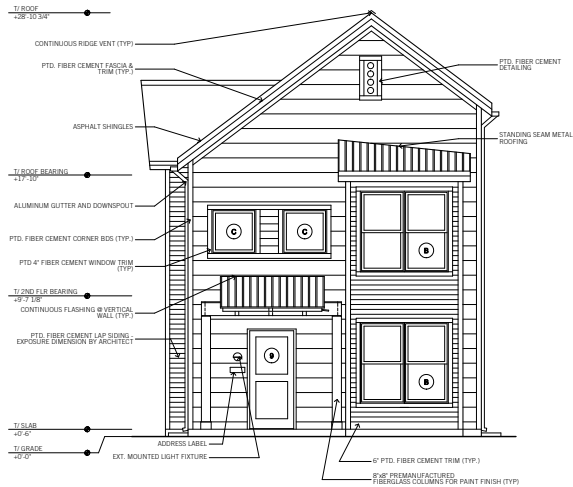
DATE	DESCRIPTION
08/15/08	PROGRESSIVE SET
08/15/08	ISSUED FOR TOWN REVIEW

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

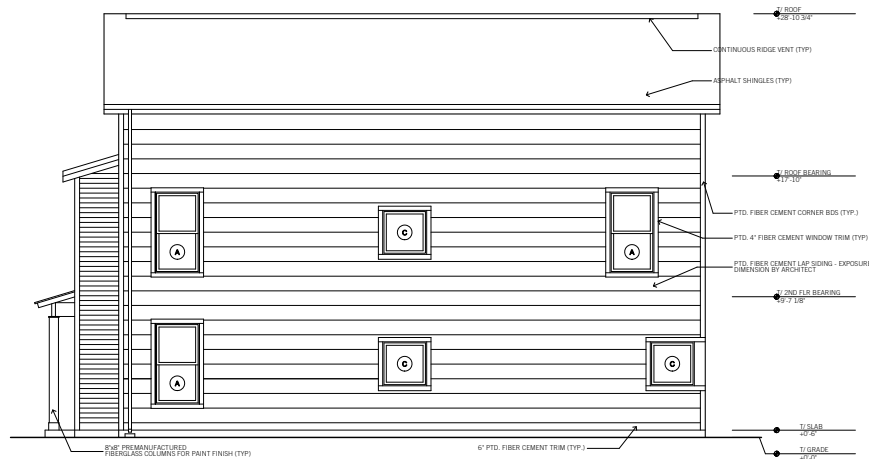
Crystal View TH

Urbana, IL 61801
Brinshore Development
2425

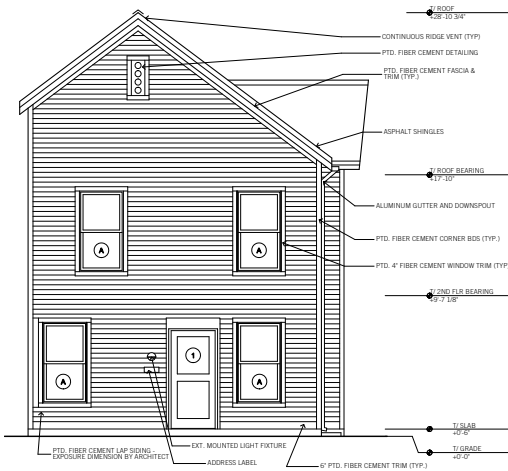
Type D Floor Plans
A401



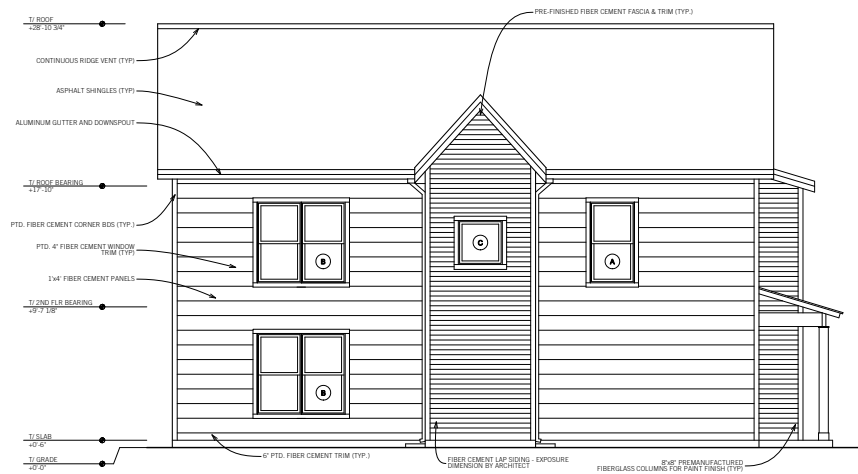
1 Front Elevation
SCALE: 1/4" = 1'-0"



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



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

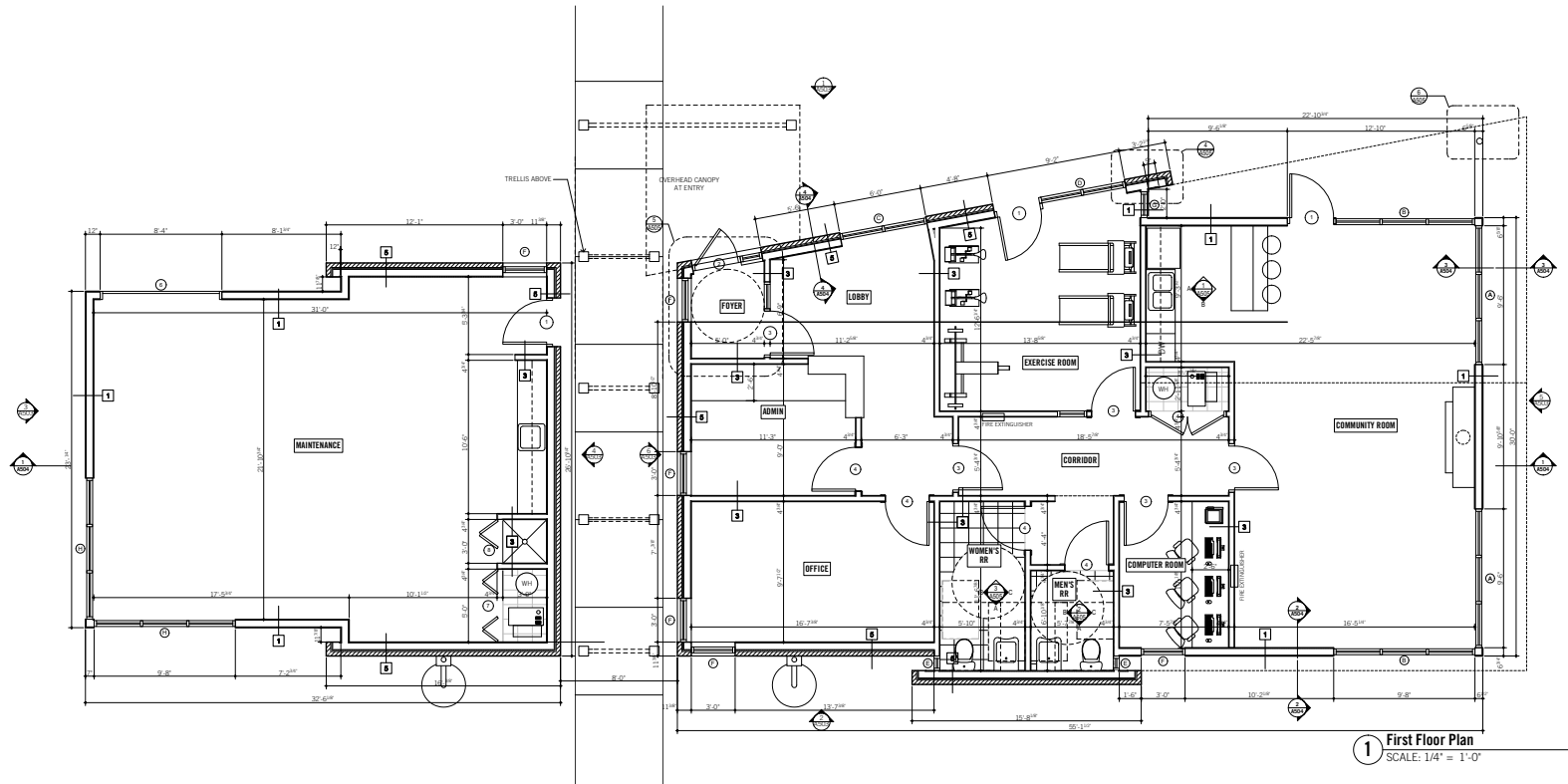


4 Side Elevation
SCALE: 1/4" = 1'-0"

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.

DATE OF ISSUE: 08/15/2018
 CD PROFESSIONAL SEAL
 ISSUED FOR FINAL REVIEW
LANDON BONE BAKER ARCHITECTS
 234 N. Milwaukee Ave. # 312 888-9100
 Chicago, IL 60642 T: 312.292.3422

Crystal View TH
 Urbana, IL 61801
 Brinshore Development
2425
Type D Building
Elevations & Section
A402



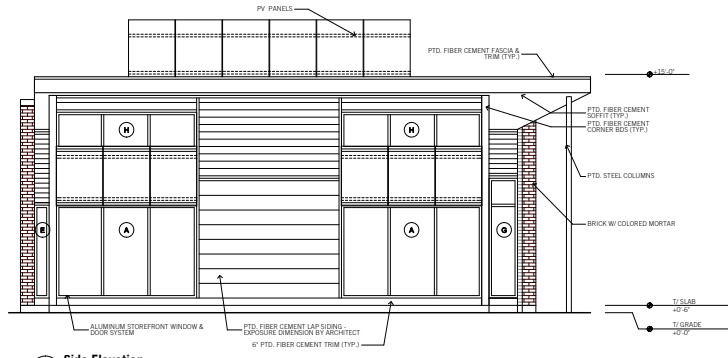
1 First Floor Plan
SCALE: 1/4" = 1'-0"

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

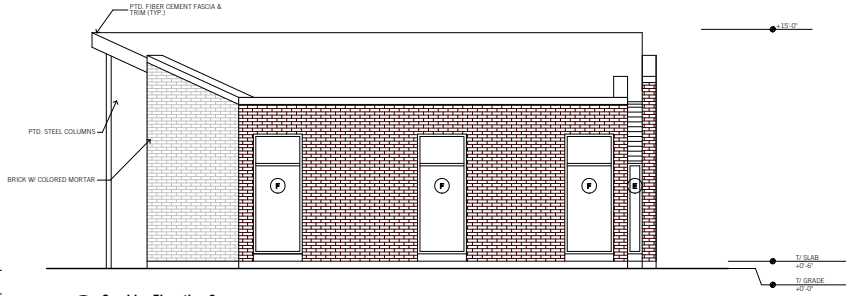
LANDON BONE BAKER ARCHITECTS
234 N. Williamson Ave. • 312.986.9100
Chicago, IL 60642 • 312.292.2422

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



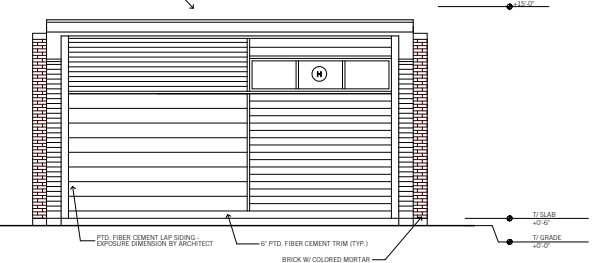
5 Side Elevation

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



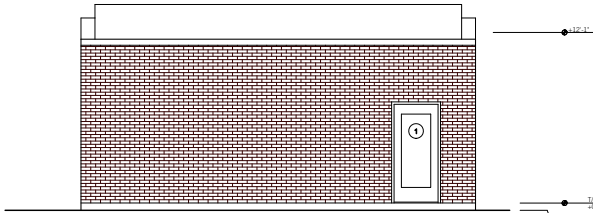
6 Corridor Elevation 2

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



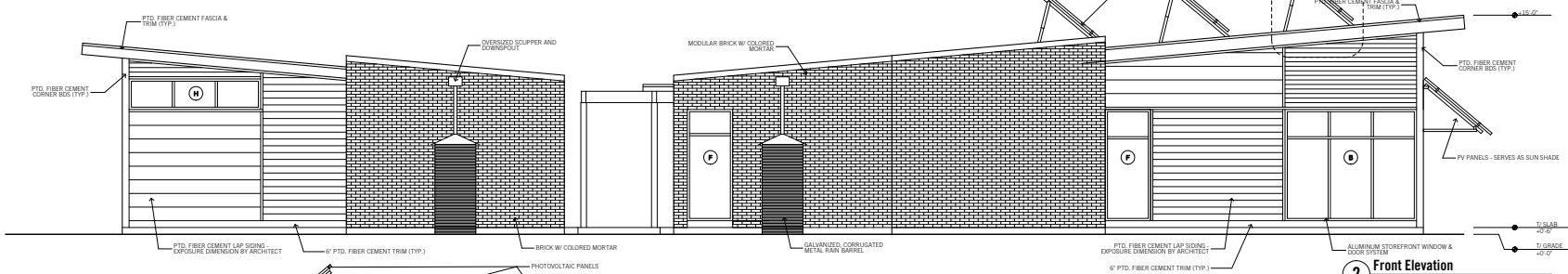
3 Side Elevation

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



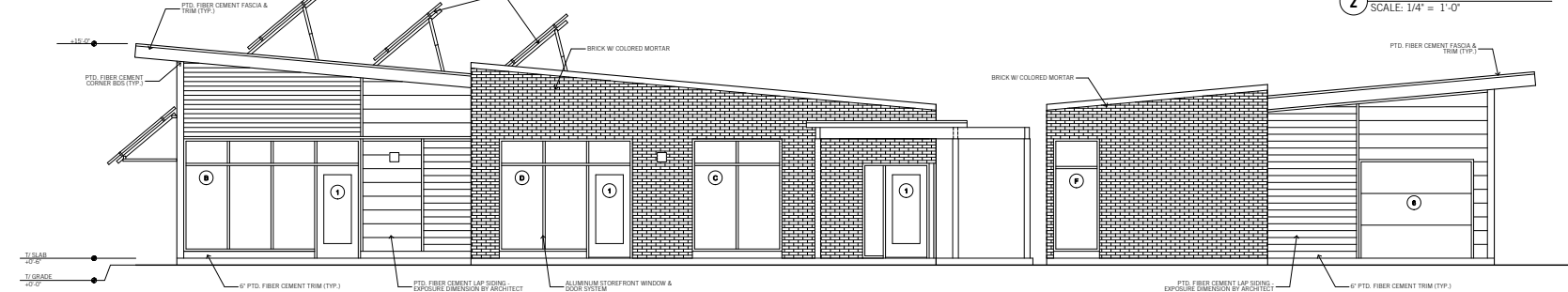
4 Corridor Elevation

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



2 Front Elevation

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



1 Rear Elevation

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

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
08/15/2024	CONCEPTUAL DESIGN SET
08/15/2024	REVISED FOR PERMITS REVIEW

LONDON BONE BAKER ARCHITECTS
234 N. Williamson Ave. • 317.886.9100
Chicago, IL 60642

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



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.

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:

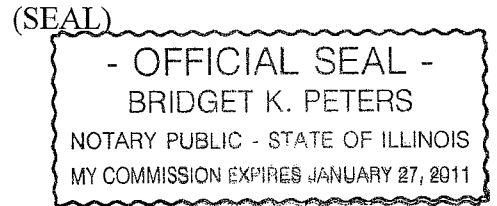
Wherefore, the petitioner prays that this petition be heard by the Urbana Plan Commission and the petition for waiver of the Urbana development regulations, Chapter 21 of the Urbana Code of Ordinances be granted.

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.