

ATTENTION

Neighborhood Residents

The City of Champaign is considering a plan to allow a major student housing development in this neighborhood, called the Latitude Development.

Please see the other side of this handout to see what it will look like.

The proposed "Latitude Development" would:

- Provide housing to 550 students in 334 apartment units;
- Build 4 large apartment buildings (2 on University Ave. and 2 on Park St.);
- Build 4 new parking lots, including one on Church Street;
- Cast a shadow over parts of the neighborhood, increase traffic and congestion, remove green space from the neighborhood, and raise the costs of living in the neighborhood; and,
- **Do nothing to improve the lives of neighborhood residents.**

Please plan to attend these two upcoming events to learn more and to voice your opinion!

Thursday, January 9, 2014 at 6 p.m.

Public Meeting at Salem Baptist Church (500 E. Park Street) for City Staff to present their recommendation about the plan and take questions from the audience.

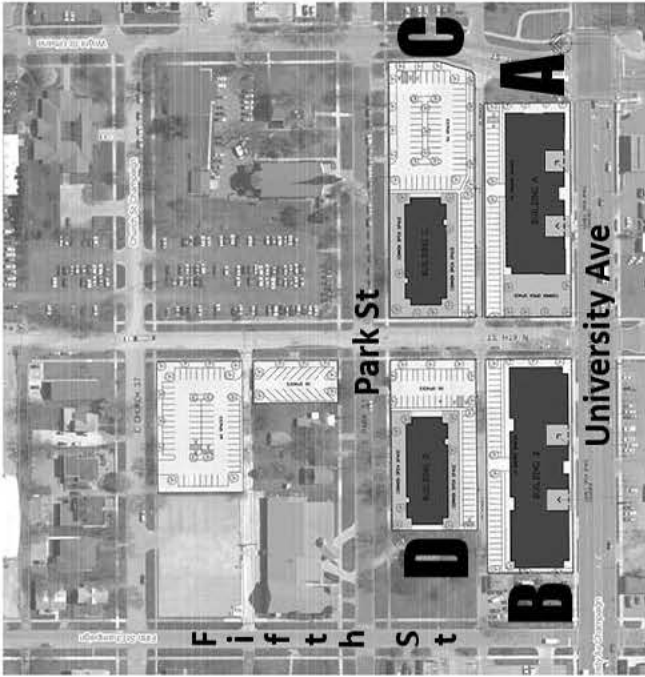
Wednesday, January 15, 2014 at 4 p.m.

Public Hearing at the City of Champaign building to give input on the Latitude Planned Development proposal. This is the LAST CHANCE for residents of the neighborhood and Champaign to give input!

For more information, or to RSVP, please contact:

**The 5th & Hill Neighborhood Rights Campaign
c/o Claudia Lennhoff at (217) 352-6533 or cchcc@healthcareconsumers.org**

Proposed construction in your neighborhood



Inquiry Fact Sheet:

Latitude Development *Proposed*

Developer: Investment Property Advisors LLC

When Assembled, Owner: Illini North Development, LLC

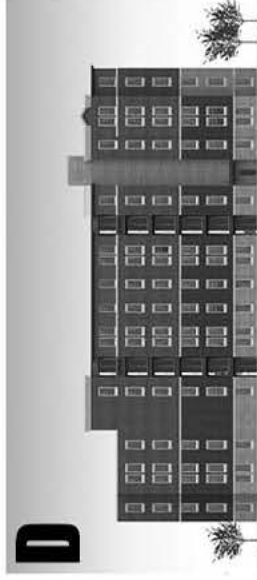
Proposed L/U: Mixed-Use, Multi Family Residential

Number of Dwelling Units: 344

Expected residents: 550

Parking-Required: 308 Parking-Provided: 332

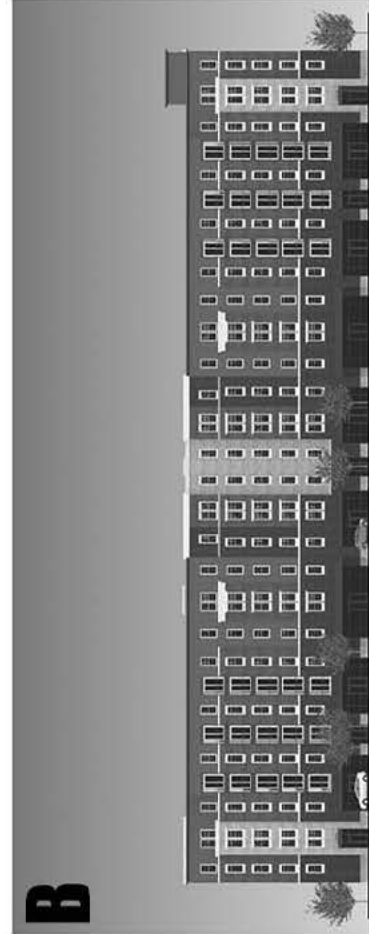
Background: Investment Property Advisors LLC Founded 2004, is a Real Estate Investment Company that specializes in the acquisition of property for the development of student housing. Their niche is luxury student housing developments. They are partnered with Peak Campus Management, a student housing and property management company.



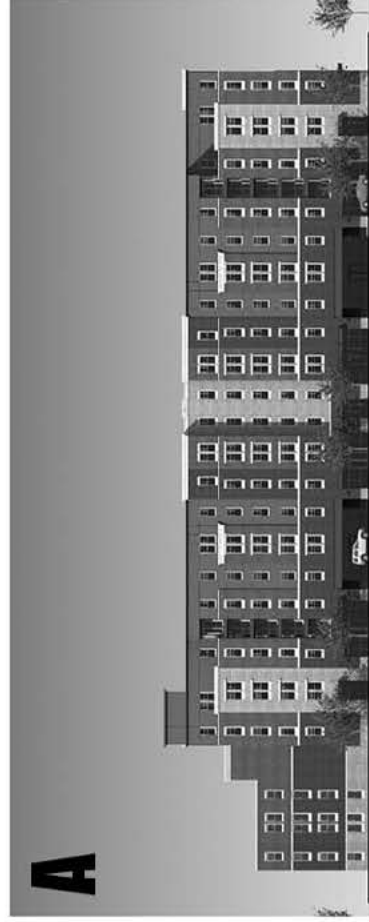
Building D



Building C



Building B



Building A

Sources: Proposed project plan and elevation drawings, Investment Property Advisors LLC
Satellite Imagery, Champaign County GIS Consortium

