

CITY OF URBANA
Department of Community Development Services

Boneyard Creek Preliminary Conference
Community Development Services Department
Conference Room
400 S. Vine Street
Urbana, Illinois 61801
October 8, 2001 – 1:30 P.M.

MINUTES OF MEETING

Attendees:

Paul DuMontelle, Boneyard Creek Commissioner
Elizabeth Tyler, Acting Zoning Administrator
Bill Gray, City Engineer
Craig Grant, Building Safety Manager
Craig Salik, Petitioner (Gill Athletics)
Ben Fisher, City Staff
Richard Rotramel, City Staff

A preliminary conference was held in order to determine whether or not a Creekway Permit should be issued by the Zoning Administrator, (in accordance with Article VII, Section VII-8, Subsection 7 of the Urbana Zoning Ordinance) for the following project:

400 N. Broadway; Demolish an existing radio station.

Gill Athletics; owner PI# 91-21-08-459-005

The site plan was reviewed for compliance with the City of Urbana Special Flood Hazard Area Ordinance and the Boneyard Creekway Master Plan. The proposal does not seek any of the bonus provisions allowed by the Zoning Ordinance.

The proposed demolition would not be considered as “development” within the floodway of the Boneyard Creek and therefore does not require a permit from the State of Illinois. The proposed demolition will not have any negative effects upon the Boneyard Creekway Master Plan’s designated corridor width of 30 feet for the Thornburn reach.

The petitioner will backfill the demolition site to a level that maintains the amount of compensatory storage currently being provided on site. This storage capacity was provided by the crawl space area of the last addition to the radio station building that was constructed in 1991 in accordance with permanent flood relief openings in accordance with Section 5-507 (2) (b) of the City of Urbana Special Flood Hazard Area Ordinance.

Staff noted that due to the removal of the structure along the Creekway corridor and the petitioner's commitment to retain the landscaping that was provided at the site as part of previous Creekway permit hearings, no negative impacts upon the provisions of the Boneyard Creek Master Plan are anticipated.

The Commissioner and staff determined that the proposed project was in compliance with the goals of the Boneyard Creek Master Plan and the requirements of the underlying zoning district, as well as the standards of Article VII, Section VII-8, Subsection 5; D, E, F, G, H, and I, and that the minimum setback requirements from the creek are maintained in accordance with Article VII of the Urbana Zoning Ordinance.

Submitted by:

Approved by:

Building Safety Manager

Zoning Administrator (Acting)