

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
September 7, 2001 – 3:00 P.M.

MINUTES OF MEETING

Attendees:

Paul DuMontelle, Boneyard Creek Commissioner
Bill Gray, City Engineer
Craig Grant, Building Safety Manager
Steve Cochran, Building Inspector
Jim Miller, Abris Architects, Petitioner's representative
Rodney Howlett, Abris Architects, Petitioner's representative

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:

310 W. Main Street; Alteration of an existing storage building and the construction of exterior accessible entry ramps and walkways for an educational use.

Canaan Missionary Baptist Church; owner PI# 91-21-08-384-009

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 exterior entry ramps and walkways would be located outside of the floodway of the Boneyard Creek and therefore does not require a permit from the State of Illinois. The proposed ramps and walkways are permitted to be located within the Boneyard Creekway Master Plan's designated corridor width of 30 feet for the Thornburn reach.

The petitioner will construct the proposed entries at an elevation that is above the Base Flood Elevation in accordance with Section 5-503 and 5-507 (2) (a), of the City of Urbana Special Flood Hazard Area Ordinance.

Staff noted that due to the very limited exterior work proposed under this project, there is no negative impact upon the provisions of the Boneyard Creek Master Plan.

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)