

**CITY OF URBANA**  
**Department of Community Development Services**

Boneyard Creek Conference  
Community Development Services  
Department Conference Room  
400 South Vine Street  
Urbana, Illinois 61801  
October 11, 2004 -- 1:30 P.M.

**MINUTES**

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**Staff Members Present:**

Paul Dumontelle, Boneyard Creek Commissioner  
Elizabeth Tyler, Zoning Administrator  
Gordon Skinner, Building Safety Division Manager  
Bill Gray, Director of Public Works  
Steve Cochran, Building Inspector  
Rob Kowalski, Planning Manager  
Ben Fisher, City Engineering Dept.  
Rex Bradfield, Project Architect  
Andrew Fell, Project Engineer

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:

202 North Race St., PI: 91-21-08-457-021 & 022  
Racing Water, L.L.C., owner

The proposed project is a four (4) story building comprised of 2000 sq. ft. of office space and 43 apartment units. The building site is entirely above the 100 year flood elevation of 709.2 feet and does not abut the boneyard creek.

The site plan was reviewed for compliance with the City of Urbana special flood hazard ordinance and the Creekway Master Plan.

The Commissioner and the 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. It was also determined that the

proposed project will be in compliance with the standards of Article VII, Section VII-8, Subsection 5; D, E, F, G, H, and I of the Urbana Zoning Ordinance, and that no other relevant issues exist.

The Commissioner and staff therefore agreed to approve the Creekway Permit for the proposed construction.

Submitted By:

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Steve Cochran, Building Inspector

Approved By:

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Elizabeth Tyler, Zoning Administrator