

CITY OF URBANA
Department of Community Development Services

Boneyard Creek Conference
Community Development Services
Department Conference Room
400 South Vine Street
Urbana, Illinois 61801
May 2, 2005 -- 1:30 P.M.

MINUTES

Staff Members Present:

Paul Dumontelle, Boneyard Creek Commissioner
Elizabeth Tyler, Zoning Administrator
Bill Gray, City Engineer
Gordon Skinner, Building Safety Division Manager
Steve Cochran, Building Inspector

Others Present:

Mohamed Sharabash, Owner/Petitioner
Gary Maxwell, Petitioner's Engineer
David Crow, Petitioner's Contractor

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:

101 S. Coler Ave.; PI: 92-21-17-105-005
Mohammed Sharabash, Owner

The site plan was reviewed for compliance with the City of Urbana's Special Flood Hazard Ordinance and the Creekway Master Plan.

The Commissioner and the staff determined that the proposed project, a 2 story, 3 unit addition to an existing 2 story, 4 unit apartment building, was in compliance with the goals of the Boneyard Creek Master Plan and the requirements of the underlying zoning district, (R-5 Medium High Density Multiple Family Residential), with the exception of verifying compliance with average front yard setback along Coler. If the setback average is greater than the proposed setback, the Zoning

Administrator has the authority to modify the front yard setback up to 30 feet (Section VII-8, Subsection Seven, C1 of the Urbana Zoning Ordinance.)

The Commissioner and the staff determined that Subsection 5, D, E, F, G, H and I and the minimum setback requirements from the Creek are maintained in accordance with Article VII of the Urbana Zoning Ordinance.

The petitioner's engineer had not obtained information from the State of Illinois Department of Natural Resources to show the location of the floodway on the proposed site nor have they made application to the state for any required permits.

It was determined by the Commissioner and staff that no recommendation to grant a Creekway Permit could be made at this meeting. The petitioner's engineer will determine the average setback along Coler and submit any required information to the State of Illinois to obtain any required permits. The petitioner's representatives will submit information to verify the above requirements to the Zoning Administrator who will determine if another meeting is necessary. If another meeting is not required, a Notice of Intent to Issue a Creekway Permit will be sent to the Commissioner and the Plan Commission.

Submitted By:

Steve Cochran, Building Inspector

Approved By:

Elizabeth Tyler, Zoning Administrator

SRC/vp