

CORRECTED MINUTES

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

Boneyard Creek Conference  
Executive Conference Room  
400 South Vine Street  
Urbana, Illinois 61801  
March 12, 2007 -- 3:00 P.M.

**MINUTES**

---

**Members Present:**

Libby Tyler, Director of Community Development  
Steve Cochran, Building Inspector  
Bill Gray, City Engineer  
Clark Bullard, Boneyard Creek Commissioner

**Others Present:**

David Crow, Owner's Representative  
Jeff Cummins – Berns Clancy & Associates, P.C.

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 XIII, Section XIII-4, Subsection G of the Urbana Zoning Ordinance) for the following project:

Erect a 5000 square foot warehouse at 402 N. Maple,  
Commercial Flooring – Rob Smith, owner

Mr. Cochran described the property as a 5000 square foot slab on grade metal building to be used as a warehouse for Commercial Flooring. Although the property is in the 100 Year Flood Plain, it is not in a Floodway. The site is not contiguous to the Boneyard Creek and the owners' engineer, Berns Clancy & Associates, P.C. provided an Elevation Certificate that indicates that the lowest level of the building will be more than a foot above the base flood elevation of 705 feet.

After discussion, it was determined that the proposed project is in compliance with the Boneyard Creek Master Plan and Section XIII-4 – Special Procedures in the Boneyard Creek District of Article XIII – Special Development Provisions of the Urbana Zoning Ordinance.

Mr. Gray made a motion to approve the Creekway Permit for this project. This was seconded by Mr. Cochran. A voice vote was taken and the motion was unanimously approved.

Ms. Tyler will proceed with the letter of Intent to Issue a Creekway Permit.

Submitted By:

---

Steve Cochran, Building Inspector

Approved By:

---

Elizabeth Tyler, Zoning Administrator