

CITY OF URBANA
Department of Community Development Services

Boneyard Creek Conference
Executive Conference Room
400 South Vine Street
Urbana, Illinois 61801
July 11, 2007 -- 3:30 P.M.

MINUTES

Members Present:

Clark Bullard – Boneyard Creek Commissioner
Elizabeth Tyler – Director of Community Development
Steve Cochran - City of Urbana Building Inspector
Brad Bennett - City of Urbana Engineering Dept
Bill Gray - City of Urbana Public Works Director

Members Absent:

Gordon Skinner, Building Safety Division Manager

Others Present:

David Crow – owner's contractor/representative
Jack Waaler – City of Urbana Legal Representative

Case to be heard:

202 S. Lincoln; PI#92-21-17-102-005

The meeting was reconvened from the June 11, 2007 conference that was continued.

Mr. Waaler, former City of Urbana Attorney, addressed the question whether or not the Boneyard Creek Commission could require an easement to provide for future pedestrian access to the Boneyard Creek. He indicated that the Commission did have the authority to make requirements as part of the Creekway Permit approval process. He also related how much effort has gone into the discussions between the city and the Bilbrey family trying to find a resolution to the ongoing problem of structural deterioration of this structure. In fact, the agreement that was reached to proceed with the repair project being considered by the commission was a last ditch effort to avoid going to court. It was recognized that this was a sensitive issue that needed the cooperation of all parties to resolve.

Mr. Crow was asked to give a short recap of the repair process which he then described as a structural slab constructed over the existing structure that would be capable of carrying all loads with no dependence on the old structure. He said that the structural engineer had provided repair details to reinforce the existing deck to prevent its collapse into the creek. The structural engineer would inspect the existing deck during the repairs and add any requirements needed to correct any conditions found at that time. Mr. Cochran said that coordination between city staff, the contractor and his engineer would be necessary to accomplish the structural repairs, including any temporary shoring necessary, and to insure that the remaining portions of the old deck would not pose a threat of collapse into the creek in the future.

Mr. Gray said that the Boneyard Creek Master Plan hasn't had any real implementation efforts in the past but is now being pursued, initially in the downtown area, with hopes of future expansion. He said that the city would need to acquire easements everywhere that we wished to construct pathways etc. He indicated that different scenarios might occur, based on where the best location might be for a path at any particular location along the creek corridor, so we didn't know now where those easements might need to be located on any particular stretch of the creek. He said that he felt that what we should work for in this case is the best way to facilitate any one of the possibilities. He asked if it might be possible to change the parking layout if the path would be proposed on the north side of the channel. It was determined, that it appeared at least, that it would be possible; but it might result in the loss of a parking space. Ms. Tyler indicated that we would not want the requirements of the parking ordinance to obstruct better access to the creek in the future and indicated that the city would work to help with solutions to any problems at that time.

Mr. Gray also said that this bridge problem has been an issue for several years and has taken a great deal of staff time. He said he just wanted the Commission members to know that and factor it in their discussion.

After other discussion it was the general consensus that the commission could only approve a permit if the proposal was consistent with the intent of the Boneyard Creek Master Plan. It was agreed that the issue of future pedestrian access was the only item of concern for compliance with the Creekway Master Plan.

Mr. Bullard proposed a motion to grant the permit with the condition that provision be made to allow for the possible acquisition of a future easement for a pathway pursuant to the master plan.

Mr. Gray proposed that the motion be amended to indicate that the owner agrees to re-stripe this parking lot in the future if a path would cause that need. Such re-striping might result in the loss of minimal parking, which shall not be deemed a zoning violation.

Mr. Bullard made the motion as amended. It was seconded by Ms. Tyler and approved by a unanimous vote.

Submitted By:

Steve Cochran, Building Inspector

Approved By:

Elizabeth Tyler, Zoning Administrator