

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

Boneyard Creek Conference  
Community Development Services  
Department Conference Room  
400 South Vine Street  
Urbana, Illinois 61801  
August 13, 2007 -- 10:30 A.M.

**MINUTES**

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**Staff Members Present:**

Clark Bullard, Boneyard Creek Commissioner  
Elizabeth Tyler, Community Development Director  
William Gray, Public Works Director  
Gordon Skinner, Building Safety Division Manager  
Steve Cochran, Building Inspector

**Others Present:**

Betsy Hendrick, Owner/Developer  
Neil Strack, Owner's Architect

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 VIII, Section VIII-4 of the Urbana Zoning Ordinance) for the following project:

904 W. Green St.; Pl: 93-21-18-228-021  
Betsy Hendrick, Owner

Ms. Tyler asked Mr. Strack to give a brief overview of the project.

Mr. Strack said that they were planning one addition to increase the boiler room area and a second addition to enlarge the kitchen/dining area on the second level and storage areas below that area. There is also a plan to rebuild the loading dock in its existing location and they were proposing to locate some mechanical equipment along the side of the existing east tower that would be in the required setback but that would be screened by a brick and stone wall approximately 5 foot to 6 foot tall that would be set back from the Lincoln property line 3.8 feet.

It was determined that this proposed project was in compliance with the Boneyard Creek Master Plan and the underlying zoning district.

Ms. Tyler said that she was willing to approve a variance pursuant to Section XIII-4 entitled Special Procedures in the Boneyard Creek District subsection G3A. This section

allows the Zoning Administrator to grant a modification of the front yard requirements of the underlying zoning classification of not more than 30 feet. This variance allows the placement of mechanical equipment along the Lincoln property line if it is screened as proposed by the owners architect.

The question of compliance of the project with the Special Flood Areas Article of the City of Urbana Model Codes Adopting Ordinance was then discussed.

The lowest level of the building would be approximately 712 feet. This is well below the current 100 year floor elevation at this location of 714.8 feet but is the same as the existing building.

Mr. Gray then said that the flood plain remapping project currently being completed was expected to show the 100 year floor elevation at this location at a much lower level. It is expected to drop approximately 1½ to 2½ feet. Mr. Gray indicated that the new maps should be reviewed and accepted by FEMA in the near future. The method used to develop the new maps is expected to be the preferred model for remapping other areas of the state.

The consensus of the group was that this project should be approved based on the expected changes to the flood elevations but that the architect should make efforts to keep electrical gear and other equipment that could be damaged in a flood above the current elevation of 714.8 feet and should endeavor to maintain existing flooding protection. Mr. Gray later told Mr. Cochran that the new flood elevation at this site is 713 feet which is well below the top of the creek banks. This would mean that this property is expected to be out of the 100 year flood plain when the new maps are approved.

Ms. Tyler indicated that she would be approving the project and would be issuing a Notice of Intent to Issue a Creekway Permit.

Submitted By:

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Steve Cochran, Building Inspector

Approved By:

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Elizabeth Tyler, Zoning Administrator

SRC/vp