



DEPARTMENT OF COMMUNITY DEVELOPMENT SERVICES

Building Safety Division

M e m o r a n d u m

TO: Creekway Preliminary Conference Attendees

FROM: Gordon Skinner, Building Safety Division Manager

DATE: April 7, 2009

SUBJECT: 415 W. Main St. – PI# 91-21-08-381-003

A preliminary Creekway Conference has been scheduled for 3:00 p.m., April 13, 2009, in the executive conference room in the City Building per Urbana Zoning Ordinance, Section XIII – 4 – G.1.

BACKGROUND:

This structure is a two story wood frame single family residence. The property owner, Mr. Darrell Foste, wishes to demolish this structure because he feels that it is in too bad a state of repair to be economically viable to repair.

SITUATION:

This building lies entirely within the Boneyard Creek District and a Creekway Permit is required in order for the demolition permit to be issued and the building demolished, (Urbana Zoning Ordinance Section XIII – 4 D). It is proposed that the building be demolished, the foundation removed, the excavation properly filled and the site graded to the levels of the existing surrounding grade so as to be mowable as required by the City of Urbana Demolition Guidelines. Mr. Foste has no immediate plans for redevelopment of this property.

Mr. Foste has applied for the Creekway Permit to demolish this building (per Urbana Zoning Ordinance Section XIII – 4 G.2).

CONCLUSION:

Demolition of this building will have no adverse effect on the surrounding properties and will be a vacant lot that is in compliance with the underlying R2 Zoning District. There are no modifications applied for and the application complies with Section XIII -4-G3 of

the Urbana Zoning Ordinance. The Zoning Administrator may, after consultation with the City Engineer and the Boneyard Creek Commissioner, grant a Creekway Permit for this demolition.

Prepared by:

Steven R. Cochran
Urbana Building Inspector

Attachments:
Site Plan
Creekway Permit Application



DEPARTMENT OF COMMUNITY DEVELOPMENT SERVICES

Building Safety Division

M e m o r a n d u m

TO: Creekway Preliminary Conference Attendees

FROM: Gordon Skinner, Building Safety division manager

DATE: April 7, 2009

SUBJECT: 204 N. Wood St. – PI# 91-21-08-384-003

A preliminary Creekway Conference has been scheduled for 3:00 p.m., April 13, 2009, in the executive conference room in the City Building per Urbana Zoning Ordinance, Section XIII – 4 – G.1.

BACKGROUND:

This structure is a wood frame single family residence. The property owners, Joseph Butsch and Rosella Butsch, have been ordered by the City of Urbana to register this property on the Vacant Structures Registry and submit a plan to either rehabilitate or demolish the building. They have determined that they wish to demolish the building and their contractor has submitted an application for a Demolition Permit.

SITUATION:

This building lies entirely within the Boneyard Creek District and a Creekway Permit is required in order for the demolition permit to be issued and the building demolished, (Urbana Zoning Ordinance Section XIII – 4 D). It is proposed that the building be demolished, the foundation removed, the excavation properly filled and the site graded to the levels of the existing surrounding grade so as to be mowable as required by the City of Urbana Demolition Guidelines. The Butsches have no immediate plans for redevelopment of this property.

Mr. Darren Franzen has, on behalf of the owners, applied for the Creekway Permit to demolish this building (per the Urbana Zoning Ordinance Section XIII – 4 G.2).

CONCLUSION:

Demolition of this building will have no adverse effect on the surrounding properties and will be a vacant lot that is in compliance with the underlying R5 Zoning district. There

are no modifications applied for and the application complies with Section XIII – 4-G3 of the Urbana Zoning Ordinance. The Zoning Administrator may, after consultation with the City Engineer and the Boneyard Creek Commissioner, grant a Creekway Permit for this demolition.

Prepared by:

Steven R. Cochran
Urbana Building Inspector

Attachments:
Site Plan
Creekway Permit Application