

CITY OF URBANA
Department of Community Development Services

Boneyard Creek Conference
Executive Conference Room
400 South Vine Street
Urbana, Illinois 61801
April 13, 2009 -- 3:00 P.M.

MINUTES

Members Present:

Libby Tyler, Director of Community Development
Gordon Skinner, Building Safety Division Manager
Bill Gray, City Engineer
Steve Cochran, Building Inspector

Present by Telephone:

Clark Bullard, Boneyard Creek Commissioner

Others Present:

Darrel Foste, Property Owner of 415 W. Main St.

A preliminary conference was held in order to determine whether or not Creekway Permits 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 projects:

Demolition of 415 W. Main Street; PI: 91-21-08-381-003
Darrel Foste, owner

Demolition of 204 N. Wood St.; PI# 91-21-08-384-003
Joseph Butsch and Rosella Butsch, owners

415 W. Main St.:

Mr. Skinner described the property and explained that it is entirely within the Boneyard Creek District and therefore a Creekway Permit is required in order to demolish the building. He further explained that the building is a two story single family that is deteriorating and that the owner, Mr. Foste, has decided that it was no longer economically feasible to repair the building. Therefore, Mr. Foste plans to demolish the building, remove the foundation and backfill the excavation to the same level as existing grade around the building. Mr. Foste has no plans for redevelopment of this property at this time.

Mr. Bullard asked if the demolition of the building would have any negative impact on down stream flooding. Mr. Gray said that it would not and that no state permit was required.

After discussion, it was determined that the proposed demolition 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.

Ms. Tyler made a motion to approve the Creekway Permit which was seconded by Mr. Gray. A voice vote was taken and the motion was unanimously approved.

204 N. Wood St.:

Mr. Skinner described the property and explained that it is entirely within the Boneyard Creed District and that a Creekway Permit is required to demolish the building. He indicated that 204 N. Wood is the north building on this parcel and the only structure proposed to be demolished. The building in question is a wood frame single family residence. This building is under a demolition order from the City of Urbana and the owners have been required to either repair or demolish the structure. The owners have determined that the building is too deteriorated to be economically repaired and have decided that they wish to demolish the building, remove the foundation and backfill the excavation to the same level as existing grade around the building. They have no plans to redevelop the property. Mr. Skinner noted that the building is in the Floodway and that a new structure could probably not be built at this location.

Mr. Gray said that the demolition of this building would have no negative impact on downstream flooding and did not require a state permit.

After discussion, it was determined that the proposed demolition 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. Cochran moved to approve the Creekway Permit which was seconded by Mr. Gray. A voice vote was taken and the motion was unanimously approved.

Ms. Tyler will proceed with letters of Intent to Issue Creekway Permits for these properties.

Submitted By:

Steve R. Cochran
Building Inspector

Approved By:

Elizabeth H. Tyler
Zoning Administrator