

CITY OF URBANA
Department of Community Development Services

Boneyard Creek Preliminary Conference
Community Development Services Department
Conference Room
400 S. Vine Street
Urbana, Illinois 61801
June 23, 2011 – 2:30 P.M.

MINUTES OF MEETING

Members Present:

Clark Bullard, Boneyard Creek Commissioner
Gale Jamison, Assistant City Engineer
Elizabeth Tyler, Community Development Director

Others Present:

Steve Cochran, Building Inspector
John Schneider, Building Safety Manager
Waleed Jassim, Min. Ali, Mohammed Al-Heeti, Roaa Al-Heeti, Petitioner
Todd Cyrulik, Michael Selvaggio, BLDD Architects for Petitioner
Tom Berns, Berns, Clancy & Associates for Petitioner

Mr. Steve Cochran opened the meeting, followed by attendee introductions. Mr. Todd Cyrulik provided an overview of the proposed project which would be an annex to the Central Illinois Mosque Islamic Center (CIMIC) that is intended to support additional functions moving non-religious fellowship gatherings to the annex and provide some student housing. Three levels are needed and the proposed building would exceed the 35 feet height maximum in the R5 Zoning District. Mr. Cyrulik turned the floor to Mr. Tom Berns who described the survey and the relationship between the Boneyard and flood elevations. Mr. Berns noted that although significant improvements to the Boneyard that have taken place over the past several years are expected to result in a modification of the base flood map in the future, current base flood elevations were used for this project.

Mr. Cochran referred to previous CD/Engineering discussion about the building, Mr. Cyrulik and Mr. Selvaggio described the proposal with regard to Floor Area Ratio (FAR) indicating that the combined FAR of the Mosque and proposed Annex would be below the maximum allowable for the sites/campus (Zoning Lot). Libby Tyler questioned the proposed height of the building. Following a brief discussion, it was determined that the height is proposed at 46 feet to the top of the parapet.

Ms. Tyler mentioned required setbacks and explained that parking in the setback along Western as proposed would require a variance. Mr. Cyrulik stated that they would be requesting a variance for the parking along Western. Ms. Tyler explained that a major variance may need to

be referred to the Zoning Board of Appeals or Plan Commission as the ordinance encourages moving away from the Boneyard. There was discussion about whether spaces on the north side of the building were needed and how a required handicap parking space would be provided.

Mr. Cyrulik said that BLDD would provide a landscape plan if needed prior to approval. Mr. Clark Bullard questioned the flood plain elevations, Mr. Cyrulik stated that the first floor is 1 foot above the current 100 year flood plain elevation of 712.9 feet, and compensatory storage is proposed to compensate for the piers. Mr. Cyrulik said that they would be adding approximately 75 yards of fill around the building but that approximately 175 yards of dirt would be removed in another location. Mr. Gale Jamison asked for calculations. There was a discussion about finish of the area under the building where it is supported above the flood plain on piers. Mr. Bullard asked if erosion control would be needed to prevent scouring of the land behind the columns in a flood event. Mr. Cyrulik indicated that the piers could be protected against potential scouring. Mr. Jamison stated the need to get a letter from Illinois Department of Natural Resources (IDNR) indicating approval because part of the building would be in the Floodway, a remap will likely not change the floodway significantly. Mr. Cyrulik stated an alternative would be to adjust to move the building out of the floodway.

Mr. Bullard stated a concern with the proposed building location relative to the sheet piling, citing the maintenance easement of 25 feet. He believes the Boneyard Creek Master Plan calls for 65 feet. Mr. Jamison thinks it is 50 feet. There was discussion regarding the minimum setback from the Creek and corridor and it was concluded that the two coincide.

Libby Tyler described the approval process, the Boneyard Commission can approve variances within specific limitations, and reviewed the list. Zoning Administrator and City Engineer can approve some items (allowing backing onto Western). Mr. Cochran asked about the average setback calculations along the Western and Busey frontages to determine the amount of variance that might be needed along those frontages. There was extended discussion regarding the required setback. The Boneyard Commission can only vary building setbacks up to 25 percent. Plan Commission will need to review for variance to the parking setback.

Mr. Jamison discussed the combined 35 foot corridor and 25 foot easement (from center of Boneyard). The calculation for the location of the building line would be half the corridor width plus 5 feet. This would result in a building line that is 22.5 feet from the center line of the Boneyard. The 25 foot easement governs as it is the larger of the two. There was a discussion regarding the Master Plan to eventually include "laying back" or a bike path.

The size of the proposed building and its potential impact on nearby properties was discussed. Ms. Tyler indicated that the proposed building is within the character of the neighborhood, as it is student housing and in a R-5 district.

Mr. Cochran explained the factors to consider to approve a Creekway Permit per Section XIII-4; C, 1 through 6:

1. Is the proposed Creekway permit compatible with the Boneyard Creek Master Plan in a manner consistent with the Urbana Comprehensive Plan. It was determined that BLDD Architects needed to provide more information but that it potentially qualified. – yes
2. Is the location, size and type of proposed use appropriate to the objectives of the Boneyard Creek District? - yes
3. Is the use compatible with the character of the area in which it is located? - yes
4. Is the proposed use compatible with the underlying zoning district? - yes
5. Are there adequate community services to support this use? – yes
6. Does the design as to size, height and open space allow adequate access to light and air to surrounding streets, parkways and properties? - yes

Mr. Cochran stated that the average setback would need to be determined for the Busey and Western frontages to determine the amount of variance needed.

Ms. Tyler listed the decisions needed and respective responsibilities, two administrative decisions and Plan Commission decision. Ms. Tyler would recommend access and landscape improvements to allow enjoyment of the Boneyard Creek.

Mr. Jamison discussed access for maintenance and work to improve appearance. Mr. Cochran and Robert Myers, Planning Manager, will work together to prepare information for the Plan Commission meeting. The applicants will be required to attend.

After discussion of the easement, Ms. Tyler moved to recommend issuing Creekway Permit including granting of requested Transfer of Development Rights (TDR) and Zoning Lot" provisions, height variance and to refer for Plan Commission review of the front yard setback and encroachment of the parking along Western into the required setback. The following conditions were included: 1) Submittal of a landscape plan providing useable open area along the creek, 2) Required bikeway easement that is coincidental with the maintenance easement of 25 feet, and 3) IDNR permission.


Clark Bullard seconded the motion. The motion was approved unanimously, by affirmative votes of Clark Bullard, Elizabeth Tyler and Gale Jamison.

The Commissioner and staff determined that the proposed project was in compliance with the goals of the Boneyard Creek Master Plan and the requirements of the underlying zoning district, as well as the standards of Article XIII, Section XIII-4, Subsection C; 1, 2, 3, 4, 5, and 6, and that the minimum setback requirements from the creek are maintained in accordance with Article XIII of the Urbana Zoning Ordinance.

Submitted by:


Building Safety Manager

Approved by:


Zoning Administrator



BONEYARD CREEK-WAY PERMIT

PRELIMINARY CONFERENCE

Date: June 23, 2011

For: Central Illinois Mosque & Islamic Center

Sign in sheet -- please print

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