



**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 R. Skinner, Building Safety Division Manager

DATE: October 24, 2008

SUBJECT: 310 W. Main St.; PI#91-21-08-384-009; Canaan Baptist Church, Owner.

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A preliminary Creekway Conference has been scheduled for 3:00 p.m., October 27, 2008, in the executive conference room in the City Building per Urbana Zoning Ordinance, Section X111-4-G.1.

**BACKGROUND:**

The warehouse building at 310 W. Main is a two wythe brick bearing wall structure with a wooden roof system consisting of wood trusses approximately 12 feet on center with 2 X 10 purlins at 16 inches on center with wood sheathing and asphalt shingles. The building sustained a partial collapse of its roof due to a failure of a roof truss. This has resulted in the structure becoming unstable and in imminent danger of a major portion of the building collapsing.

On June 16, 2008, the City of Urbana ordered Canaan Baptist Church to have the building evaluated for structural integrity and to either present a plan to repair the building or demolish all or a portion of the structure. A report was prepared for the Church by the engineering/architectural firm PREPARE of Savoy, Illinois. After evaluating the report, the owner has determined that they wish to demolish the building. The report indicates that remediation would be very extensive, making rebuilding unfeasible. A permit for demolition of this structure was submitted to the City of Urbana's Building Safety Division by Franzen Construction on October 19, 2008.

**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 X111-4 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. Canaan Baptist Church has no immediate plans for redevelopment of this property.

Eric Luedtke of New Creations has applied as agent for the church for a Creekway Permit to demolish this building (per Urbana Zoning Ordinance Section X111-4 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 B4 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.

GRS:vpp

#### Attachments:

First & Second Notices of Violations  
Enforcement Letter from Legal  
Report from PREPARE