

CASE NO. 886-S-17
SUPPLEMENTAL MEMORANDUM #2
January 25, 2018

Brookens Administrative Center
1776 E. Washington Street
Urbana, Illinois 61802

(217) 384-3708
zoningdept@co.champaign.il.us
www.co.champaign.il.us/zoning

Petitioners: Dave Kirby and Michael Kobel, Point of Contact, Champaign County Fair Association

Request: Authorize the expansion of Special Use Permit 836-S-16 for the Champaign County Fairgrounds and Parking Lot in the CR Conservation Recreation Zoning District to allow the construction and use of a BMX track on the Fairgrounds.

Location: A tract of land in the Northwest Quarter of Section 8, Township 19 North, Range 9 East of the Third Principal Meridian in Urbana Township and commonly known as the Champaign County Fairgrounds with an address of 1302 North Coler Avenue, Urbana.

Site Area: Approximately 1 acre on the 53.79 acres Fairgrounds

Time Schedule for Development: As soon as possible

Prepared by: **Susan Burgstrom**
Senior Planner

John Hall
Zoning Administrator

STATUS

On January 22, 2018, Susan Burgstrom received an email from Derek Liebert, Urbana Park District, which stated that he met onsite with Mr. Kirby, Mr. Kobel, and Mr. Jonathon Manuel (Champaign County Soil and Water Conservation District) on January 16, 2018. Mr. Manuel offered to assist with a drainage plan to address the closed manhole inside the proposed course and the open manhole to the south. He also said that Bruce Stickers (Pheasants Forever) could help with a buffer planting, as shown in the attached exhibit. Mr. Manuel has not had the opportunity to submit information for the drainage plan due to the government shutdown and previously scheduled travel for work.

On January 25, 2018, Susan Burgstrom received an email from Catherine Connor, the property owner of 1012 N Busey. She asked that her attached letter be presented to the ZBA at tonight's meeting. Her primary concerns are noise and traffic created by the proposed BMX track.

ATTACHMENTS

- A Email from Derek Liebert received January 22, 2018, with attachment: annotated Site Plan created by Mr. Liebert
- B Letter from Catherine Connor received January 25, 2018

Susan Burgstrom

From: Liebert, Derek <daliebert@UrbanaParks.Org>
Sent: Monday, January 22, 2018 1:39 PM
To: Susan Burgstrom; Bennett, Brad; bmxmedic911@gmail.com; Bartlett, Timothy; Mike Kobel; Christopher Marx
Cc: 'Jonathon.Manuel@il.nacdn.net'; Bruce Stickers (bjstickers@sbcglobal.net)
Subject: RE: Packet for Zoning Case 886-S-17 Kirby/CCFA
Attachments: BMX Pheasants Forever Planting.pdf



Follow Up Flag: Follow up
Flag Status: Flagged

JAN 22 2018

CHAMPAIGN CO. P & Z DEPARTMENT

Hello Susan,
Dave Kirby, Mike Kobel, Jonathon Manual from CCSWCD, and I met on site last week, 1/16/18. Jonathon offered to assist with a drainage plan that address the one closed manhole inside the proposed course footprint and the open manhole to the south of the course footprint. What is your deadline for materials for the packet?

Also, Brice Stickers has confirmed that Pheasants Forever can help with a buffer planting using a Pheasants Forever prairie seed mix as sown in the attached exhibit.

Thanks,
Derek

From: Susan Burgstrom [mailto:sburgstrom@co.champaign.il.us]
Sent: Wednesday, January 17, 2018 3:09 PM
To: Bennett, Brad <bmbennett@urbanaillinois.us>; bmxmedic911@gmail.com; Bartlett, Timothy <tabartlett@UrbanaParks.Org>; Liebert, Derek <daliebert@UrbanaParks.Org>; Mike Kobel <m-kobel@illinois.edu>; Christopher Marx <cdmarx@urbanaillinois.us>
Cc: Susan Burgstrom <sburgstrom@co.champaign.il.us>
Subject: Packet for Zoning Case 886-S-17 Kirby/CCFA

Case 886-S-17 Supplemental Memo #1 is now available online at:
http://www.co.champaign.il.us/CountyBoard/meetings_ZBA.php.

Note that the Preliminary Memo from the cancelled 1/11/18 meeting is still online and will be discussed at the 1/25 meeting at 6:30 pm in the Lyle Shields Meeting Room, Brookens Administrative Center.

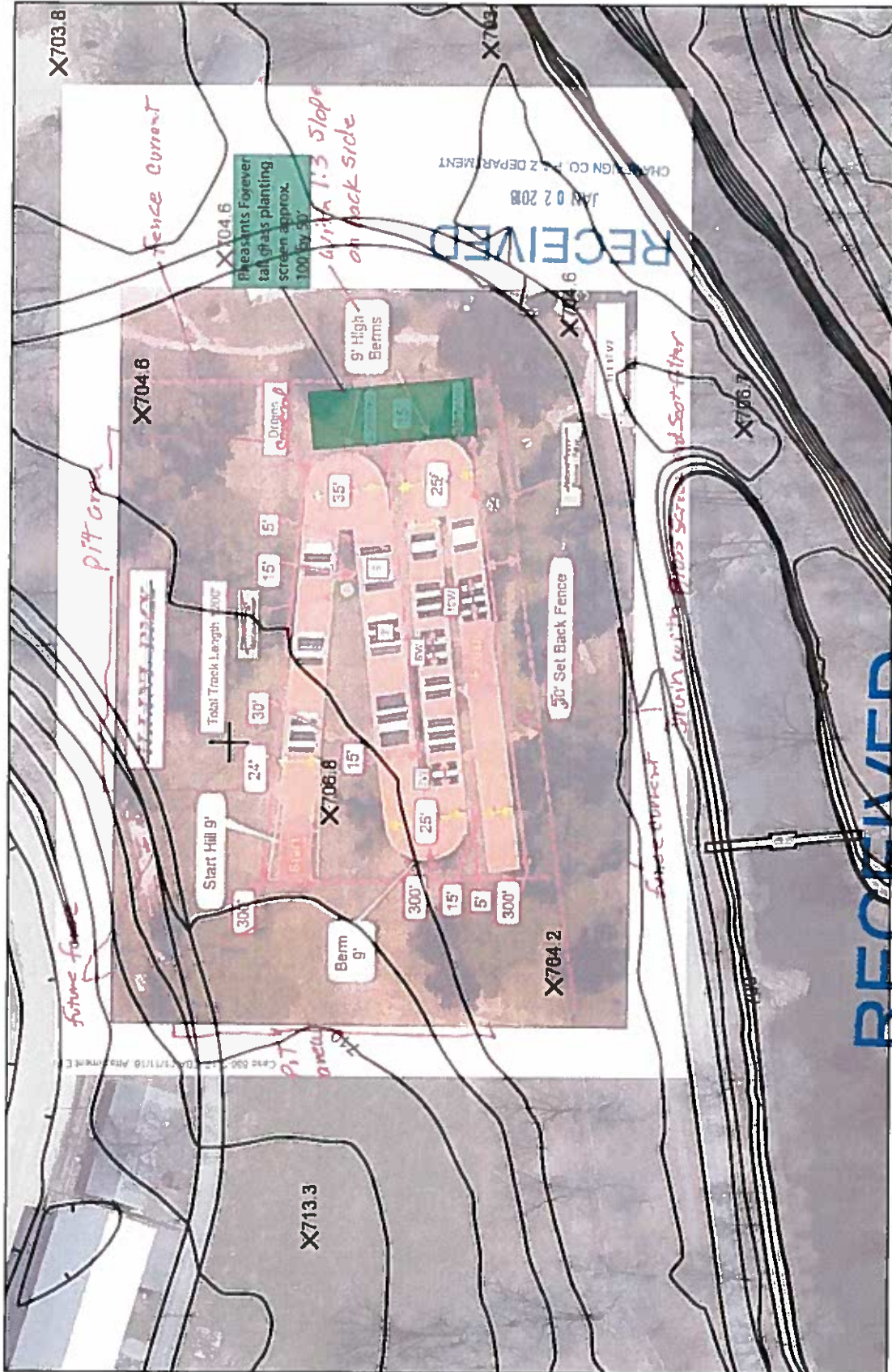
Thanks,
Susan

Susan Burgstrom, AICP
Senior Planner
Champaign County Department of Planning & Zoning
1776 East Washington Street
Urbana, IL 61802

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Robert Stewart
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Attorney
Matt Dering

Urbana Park District
Crystal Lake Park



Last updated: 1/17/18
Source: CCRPC, UPR, CCC
Authors: CNL, KAD

RECEIVED

JAN 22 2018

CHAMPAIGN COUNTY ZONING DEPARTMENT

From: Catherine Connor
To: Susan Burgstrom, Planner, Zoning Board of Appeals
RE: Case 886-S-17

Dear Ms Burgstrom:

I would like to make a couple of points about the Proposed BMX track construction on the fairgrounds, and I ask you to present a copy of this, or read it in my stead, to the members of the Plan Commission.

First I would like to tell you a story.

In 1963, when my family and I rented a home on Mumford Ave in southeast Urbana, we purchased the house at 1012 North Busey, Urbana, and were to close and move in in August. On the Friday night following the acceptance of our offer on the home, I was in the kitchen of the Mumford house and heard a rather loud buzzing/humming, realized it was the stock car races at the Fairgrounds, and reacted with an "OH NO!" It was too late to back out of the contract.

Since then, the stock cars are no longer so frequent, and those of us in the neighborhood have become accustomed to the days in which the Fair intrudes on our lives. But I would like to remind you and the commission of something which you may not have considered, or which you were perhaps not aware of. The neighborhood that includes my house is a peaceful, long-term, integrated one, vacillating between 40%/60% white to black and 40%/60% black to white. It may be the only such neighborhood in town, and I would object to anything that made it less desirable.

I do not know how often the BMX track would be used, how much traffic it would generate, or how much noise would be associated with it, nor is it clear to me from the announcement postcard I received exactly where it would be placed. I also regret my inability to present my concerns to the Board in person, and to hear the details of the proposal, but I am out of town on the 25th. So I will simply ask that you take seriously my concerns of noise and traffic, and hold our neighborhood, which does not have the power of many other neighborhoods in town, in as much esteem as you would the most prestigious one.

Sincerely,

Catherine Connor

RECEIVED

JAN 25 2018

CHAMPAIGN CO. P & Z DEPARTMENT