

CASE NO. 836-S-16

SUPPLEMENTAL MEMORANDUM #1

June 30, 2016

Petitioner: Michael Kobel, President, Champaign County Fair Association

Request: Authorize a Special Use Permit in the CR Conservation Recreation Zoning District for the following:

Part A: Authorize the expansion of a Fairgrounds that was previously authorized as a Special Use Permit in Case 962-S-94; and

Part B: Authorize the use of an existing Parking Lot as an additional principal use and the use of existing parking related passenger waiting buildings as additional principal structures on a Fairgrounds; and

Part C: Authorize the construction and use of a proposed Parking Lot as an additional principal use and a proposed related passenger waiting building as an additional principal structure on a 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: 53.79 acres

Time Schedule for Development: As soon as possible

Prepared by: **Susan Chavarria**
Senior Planner

John Hall
Zoning Administrator

STATUS

On June 28, 2016, staff received a Traffic Impact Analysis: Parking Lot Expansion Project Champaign County Fairgrounds Site prepared by Berns, Clancy and Associates for Carle Foundation Hospital (see Attachments A through F).

Staff also received an Executive Summary of a 2007 Traffic Impact Analysis for the Carle Campus Master Plan, and a March 10, 2008 Amendment to the Carle Campus Master Plan 2007 Traffic Impact Analysis prepared by Foth Infrastructure & Environment, LLC. These two documents will be available to ZBA members at the meeting and will be listed as Documents of Record, but are not included as attachments.

Item 9.D. in the Summary of Evidence is based on comments provided by Berns, Clancy and Associates Engineer Chris Billing; this section was previously uncredited.

On June 17, 2016, staff became aware of a BMX track to be constructed on the east side of the Fairgrounds. Please see the discussion below and related email from Tim Bartlett, Executive Director of the Urbana Park District, received June 29, 2016.

SUMMARY OF 2016 TRAFFIC IMPACT ANALYSIS

A traffic impact analysis of the proposed parking lot titled Traffic Impact Analysis Parking Lot Expansion Project Champaign County Fairgrounds Site, Urbana, Champaign County, Illinois, by Berns, Clancy and Associates, P.C., June 27, 2016, has been received and has been summarized as follows:

- (a) Existing parking spaces: 1,065 with 25 designated handicap parking spaces
- (b) Proposed parking spaces: 200 plus 2 handicap spaces
- (c) Existing paved parking is often full during events such as the Fair
- (d) Proposed project area has been used is covered in grass and currently used as overflow parking
- (e) Fairgrounds parking also used for events at Crystal Lake Park
- (f) Carle Foundation Hospital manages over 1,700 parking spaces in two parking structures; they also have off-site parking arrangements at two churches and the Fairgrounds
- (g) A greater supply of available parking will allow relief to the residential neighborhood west of the Fairgrounds during times of high parking demand as fewer vehicles will search for available parking and will utilize the new parking lot expansion.
- (h) The major impact of the new parking lot expansion will likely address Carle employee parking and longer patron visits.
- (i) Carle runs two shuttle bus routes every 9 and 12 minutes from 4:30 a.m. to midnight
- (j) No new Fairgrounds access is proposed onto Coler Avenue
- (k) Shuttle buses will remain internal to the Fairgrounds instead of traveling on Coler Avenue
- (l) The 2016 Traffic Impact Analysis by Berns, Clancy and Associates, P.C. was based upon a detailed review of the Carle Campus Master Plan, 2007 Traffic Impact Analysis, by Foth Infrastructure & Environment, LLC and also the March 10, 2008, Amendment to the Carle Campus Master Plan 2007 Traffic Impact Analysis, also by Foth Infrastructure & Environment, LLC, that were both reviewed and approved by the City of Urbana.
- (m) The 2016 Traffic Impact Analysis by Berns, Clancy, and Associates, P.C. found that the existing traffic volumes remain below the expectations of the 2007 Traffic Impact Analysis by Foth Infrastructure & Environment, LLC but at this time not all new medical facilities proposed in the 2007 Traffic Impact Study have been completed.

- (n) The proposed new parking lot expansion will likely result in some slight increase in traffic volumes for West Bradley Avenue and North Coler Avenue as traffic volume shifts from other streets due to drivers seeking a more direct route to the proposed parking lot expansion. That traffic will likely find parking spaces more quickly thanks to the proposed parking lot expansion, thus shortening the roadway distance traveled through the neighborhood and minimizing negative impacts to residences.

SUMMARY OF 2007 and 2008 AMENDED TRAFFIC IMPACT ANALYSIS

The 2007 Traffic Impact Analysis for the Carle Campus Master Plan was created by Foth to address construction of the Carle Heart and Vascular Institute (HVI) and its impacts on the area transportation system. The Analysis was reviewed and approved by the City of Urbana in 2007 after an amendment to the initial study to address the City of Urbana's additional areas of concern. The traffic impact analysis was reviewed again by BCA in detail and BCA found it to still be representative of today's conditions. The traffic volumes shown in Attachment D to this memo remain below the expectations in the 2007 Traffic Impact Study.

The proposed plan, for purposes of the 2007 study, included the addition of two new medical buildings and supportive parking. This traffic impact analysis was designed to determine possible traffic implications of these street closures taking into account the proposed parking and building changes.

The following changes were proposed to accommodate this growth:

- Closing Coler Avenue to through traffic between University Avenue to Church Street
- Modifications of Busey Avenue from University Avenue to Church Street
- Closing Park Street as a public street from Coler Avenue to Lincoln Avenue (Park Street would remain open as a private access street.)

The Analysis, as documented in the 2008 amendment, is relevant to the Fairgrounds parking in the following ways:

- The year 2027 Future Level of Service (LOS) for the intersections of Fairview and Coler (a 4-way stop; only the Northbound approach was affected) and Fairview and Orchard (only the Southbound approach was affected) were found to change from LOS A to LOS B during the p.m. peak hour and LOS B is a satisfactory level of service. A similar reduction in LOS was also found at the intersection of West Church and Orchard for the Southbound approach.
- The decrease in LOS was likely due to more Carle employees accessing the Fairgrounds parking lot.
- No level of service (LOS) decreased overall for any intersection.

BMX TRACK AT THE FAIRGROUNDS

On June 17, 2016, staff became aware of a BMX track to be constructed on the east side of the Fairgrounds. The Department is waiting for additional information before determining if the track will become a part of the proposed Special Use Permit, or if it will require its own hearing process. Dirt has already been moved to the site to start construction.

In an email received June 29, 2016, Tim Bartlett, Executive Director for the Urbana Park District, identified a number of concerns about the proposed BMX track on the southeast side of the Fairgrounds grandstand. Mr. Bartlett also recommended that the parking portion of the request be

given full consideration at the scheduled hearing by the ZBA but that the BMX portion would be rejected at this time. Mr. Bartlett requested that the BMX Course be reconsidered to allow more time to work with the Fair Association in finding an appropriate location based on the following concerns about the proposed location:

- a. Noise and impacts on the pavilion rentals, Lake House, Crystal Lake Park Family Aquatic Center;
- b. Day camp use at the North Woods pavilion – safety concerns and distraction of the camp participants;
- c. Drainage impacts – the UPD has not reviewed/seen any storm water plans;
- d. Lighting impacts from BMX events – rentals/special event lighting;
- e. Vandalism and Security – attractive nuisance and lack of site security at the Fairgrounds;
- f. Future Growth—the current site is very limited and future growth/program expansion would be extremely limited; and
- g. Lack of Planning – working with all adjacent land owners and surrounding neighborhood for a site use change; currently this is a non-conforming use from the UPD perspective.

PROPOSED SPECIAL CONDITIONS - UNCHANGED

- A. **All required certifications for the new stormwater drainage basin shall be submitted after construction prior to issuance of the Zoning Compliance Certificate.**

The special condition stated above is required to ensure the following:

That the drainage improvements conform to the requirements of the Storm water Management and Erosion Control Ordinance.

- B. **Carle Hospital shuttle routes and scheduling shall comply with the Carle shuttle schedule and routes received May 31, 2016.**

The special condition stated above is required to ensure the following:

Public safety and minimizing traffic congestion and the impact on the neighborhood.

ATTACHMENTS

- A Traffic Impact Analysis: Parking Lot Expansion Project Champaign County Fairgrounds Site, Urbana, Champaign County, Illinois, by Berns, Clancy and Associates, P.C., June 27, 2016

Michael Kobel/Champaign County Fair Association
JUNE 30, 2016

- B Site Plan (sheet 5 of 27), Carle Foundation Hospital/ Champaign County Fairgrounds Parking Lot Improvement Site, Urbana Township, Champaign County, Illinois by Berns, Clancy and Associates, P.C., May 25, 2016
- C Proposed Parking Lot Expansion (sheet 1 of 2), Champaign County Fairgrounds Parking Lot Expansion Project, Champaign County, Illinois by Berns, Clancy and Associates, P.C., June 27, 2016
- D Current Average Daily Traffic Count (sheet 2 of 2), Champaign County Fairgrounds Parking Lot Expansion Project, Champaign County, Illinois by Berns, Clancy and Associates, P.C., June 27, 2016
- E Carle Hospital Shuttle Route Plan (Blue Route), May 29, 2016
- F Carle Hospital Shuttle Route Plan (Green Route), May 29, 2016
- G Email from Chris Billing, Berns Clancy and Associates, received June 10, 2016
- H Email regarding BMX Track construction from Urbana Park District received June 29, 2016



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THOMAS BERNS
EDWARD CLANCY
CHRISTOPHER BILLING
DONALD WAUTHIER
GREGORY GUSTAFSON

ROGER MEYER
JUSTIN HOUSTON
DAN ROTHERMEL
ZACHARY SCHMIDT

MICHAEL BERNS
OF COUNSEL

June 27, 2016

**TRAFFIC IMPACT ANALYSIS
PARKING LOT EXPANSION PROJECT
CHAMPAIGN COUNTY FAIRGROUNDS SITE
URBANA, CHAMPAIGN COUNTY, ILLINOIS**

**CARLE FOUNDATION HOSPITAL
URBANA, ILLINOIS**

Prepared By:

**Berns, Clancy and Associates, P.C.
405 East Main Street
Urbana, Illinois 61802
Phone: 217-384-1144
Fax: 217-384-3355**

RECEIVED

JUN 28 2016

CHAMPAIGN CO. P & Z DEPARTMENT

2612-55



BERNS, CLANCY AND ASSOCIATES
PROFESSIONAL CORPORATION

ENGINEERS • SURVEYORS • PLANNERS

June 27, 2016

THOMAS BERNS
EDWARD CLANCY
CHRISTOPHER BILLING
DONALD WAUTHIER
GREGORY GUSTAFSON

ROGER MEYER
JUSTIN HOUSTON
DAN ROTHERMEL
ZACHARY SCHMIDT

MICHAEL BERNS
OF COUNSEL

**TRAFFIC IMPACT ANALYSIS
PARKING LOT EXPANSION PROJECT
CHAMPAIGN COUNTY FAIRGROUNDS SITE
URBANA, CHAMPAIGN COUNTY, ILLINOIS**

A new paved parking lot expansion is proposed for construction at the Champaign County Fairgrounds site. This new surface parking lot will be located along North Coler Avenue, directly north of the existing paved parking area that extends northerly from the southwestern corner of the Fairgrounds site. The proposed lot will have 200 new standard parking spaces, plus 2 designated handicap parking spaces. LED cut-off lighting fixtures will be utilized throughout the new lot to decrease power consumption and will limit the "spillover" light. Landscaping around the new lot will include trees and a landscape screen per applicable code requirements. A Site Plan of the proposed parking expansion is included.

The existing paved parking lot at the County Fairgrounds has 1,065 designated standard parking spaces with 25 designated handicap parking spaces. The location of the existing and proposed parking areas at the County Fairgrounds site can be seen in the attached aerial photo exhibits.

There is a high demand for parking during large events such as the Champaign County Fair that is held each year during the summer months. The existing paved surface parking lot is often full during events which draw peak crowds throughout the duration of the fair. Overflow parking currently takes place on the grass surface at the site of the proposed parking lot expansion. The construction of additional parking on a hard surface will allow the opportunity for more guests (families) in the community to enjoy convenient parking at the Champaign County Fair regardless of weather conditions.

Other special events held throughout the year will also benefit from expanded paved parking at the County Fairgrounds site. Events such as concerts and derbies may draw large crowds from the local community which cause a high demand for parking during the events. A number of events are held for the community at Crystal Lake Park. Many of these events create a demand for parking that is not available within Crystal Lake Park and may also use this available parking. With the additional available paved parking, a larger number of community members may be able to park conveniently and participate in these community events.

Traffic Impact Analysis
Parking Lot Expansion Project
Champaign County Fairgrounds Site
Urbana, Champaign County, Illinois
June 27, 2016
Page 2

Carle Foundation Hospital is a large healthcare operation with its main campus located just south of the Champaign County Fairgrounds site. It creates a large parking demand due to the patrons, employees and visitors generated by its healthcare services. It manages a supply of over 1,700 parking spaces in two (2) parking structures and a variety of surface parking lots around the campus. In addition to this parking supply, Carle Foundation Hospital has made arrangements for additional "off-site" parking throughout the adjacent area where possible which is used primarily by employees. The existing 1,065 surface parking lot at the Champaign County Fairgrounds site is among this additional parking supply. Other notable area parking that is utilized as available include 156 employee parking spaces on the St. Patrick's Parish block and the Vineyard Church at Bradley and Lincoln Avenues where contractor employee vehicles are arranged to park. But the Champaign County Fairgrounds parking supply is an important element in meeting the parking demand; and Carle Foundation Hospital and the Champaign County Fairgrounds have a very cooperative parking arrangement that has developed over many years.

The proposed surface parking lot expansion will have significant impact to help meet the current parking demand. The new parking lot will add nearby supply and will help to reduce the time and distance a vehicle travels when searching for an open parking space. When parking demand approaches or exceeds the supply, parking and the related traffic impacts will be pushed into the residential neighborhood west of the Champaign County Fairgrounds site. By constructing the proposed 200 new parking spaces, a greater supply of available parking will allow relief during times of high parking demand and traffic volumes.

There is currently public street parking available along North Busey Avenue. Parking is also allowed on the eastern side of North Coler Avenue, north of West Church Street. This public parking is open to Carle Hospital employees and patrons to use. A combination of employee and patron traffic is a notable contributor to the average daily traffic on these streets. The peak hour traffic volumes in both the morning and evening are certainly impacted by employee traffic.

On-street public parking is also allowed on Hill Street as well as along the southern side of Fairview Avenue. The few metered parking spaces that are available on-street are more likely used by patrons for shorter visits. These parking spaces may continue to be used even with the construction of the new expanded parking. The major impact of the new parking lot expansion will likely address employee parking and longer patron visits.

Traffic Impact Analysis
Parking Lot Expansion Project
Champaign County Fairgrounds Site
Urbana, Champaign County, Illinois
June 27, 2016
Page 3

In order to encourage the use of these more remote parking lots by employees, Carle has created and operates a system of shuttle buses. Shuttle buses currently run on a near continuous route between the existing fairgrounds parking lot and Carle Hospital. The new expanded parking lot will be incorporated into the existing shuttle bus loops that pass by to further encourage employee and public use of the expanded parking lot. There are two (2) shuttle bus routes operated by Carle Foundation Hospital. The buses run on approximately 9 and 12 minute schedules to complete the loop and are in operation from 4:30 a.m. to midnight. Drivers are more likely to use the new lot knowing that there is a reliable and safe source of transportation to and from their vehicle thus further decreasing the traffic in the surrounding neighborhoods. A map of both current bus routes through the existing and expanded fairgrounds parking lot is included.

To accompany a 2007 Medical Campus Master Planning effort of new facilities, a traffic impact study was completed titled "Carle Campus Master Plan, 2007 Traffic Impact Analysis" by Foth and Associates. The analysis was reviewed and approved by the City of Urbana in 2007 after an amendment to the initial study to address the City of Urbana's additional issues of concern. Base level traffic counts and future projections for the peak hour rates at the intersections surrounding the Medical Campus that include the area around the Champaign County Fairgrounds parking lot site were given in the study. This traffic impact analysis was reviewed in detail and is found to still be representative for today's conditions. An attached exhibit depicts the Average Daily Traffic (ADT) that is recorded on City traffic maps and available IDOT traffic volume maps for various roadways in the area. These traffic volumes remain below the expectations in the 2007 Traffic Impact Study.

The 2007 Traffic Impact Study outlined plans for new medical facility expansions and included opportunities to accommodate the additional parking needs anticipated. At this time all new medical facilities in that planning effort have not yet been completed. Parking expansion similarly continues in an ongoing process. The proposed 200 parking space expansion on the Champaign County Fairgrounds site is a continuing step in this process to help meet parking needs.

The 2007 Traffic Impact Study showed that a majority of traffic traveling into the area came from the Interstate 74 corridor by traveling south along North Lincoln Avenue. The traffic pattern with the new parking lot will likely result in some slight increase in the ADT volume to occur on West Bradley Avenue and North Coler Avenue. The intersection of West Bradley Avenue and Lincoln Avenue provides a traffic signal controlled intersection. A traffic signal is the optimal opportunity for vehicles to leave Lincoln Avenue and turn left towards the new expanded parking lot.

Traffic Impact Analysis
Parking Lot Expansion Project
Champaign County Fairgrounds Site
Urbana, Champaign County, Illinois
June 27, 2016
Page 4

The new parking lot expansion will be constructed to use the already existing internal circulation of the Champaign County Fairgrounds site. No new access is proposed onto Coler Avenue. The adjacent residential neighborhood west of the Fairgrounds site and north of Carle Foundation Hospital can expect to see some reduction in traffic and on-street parking by the addition of these 200 new parking spaces.

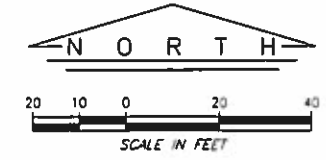
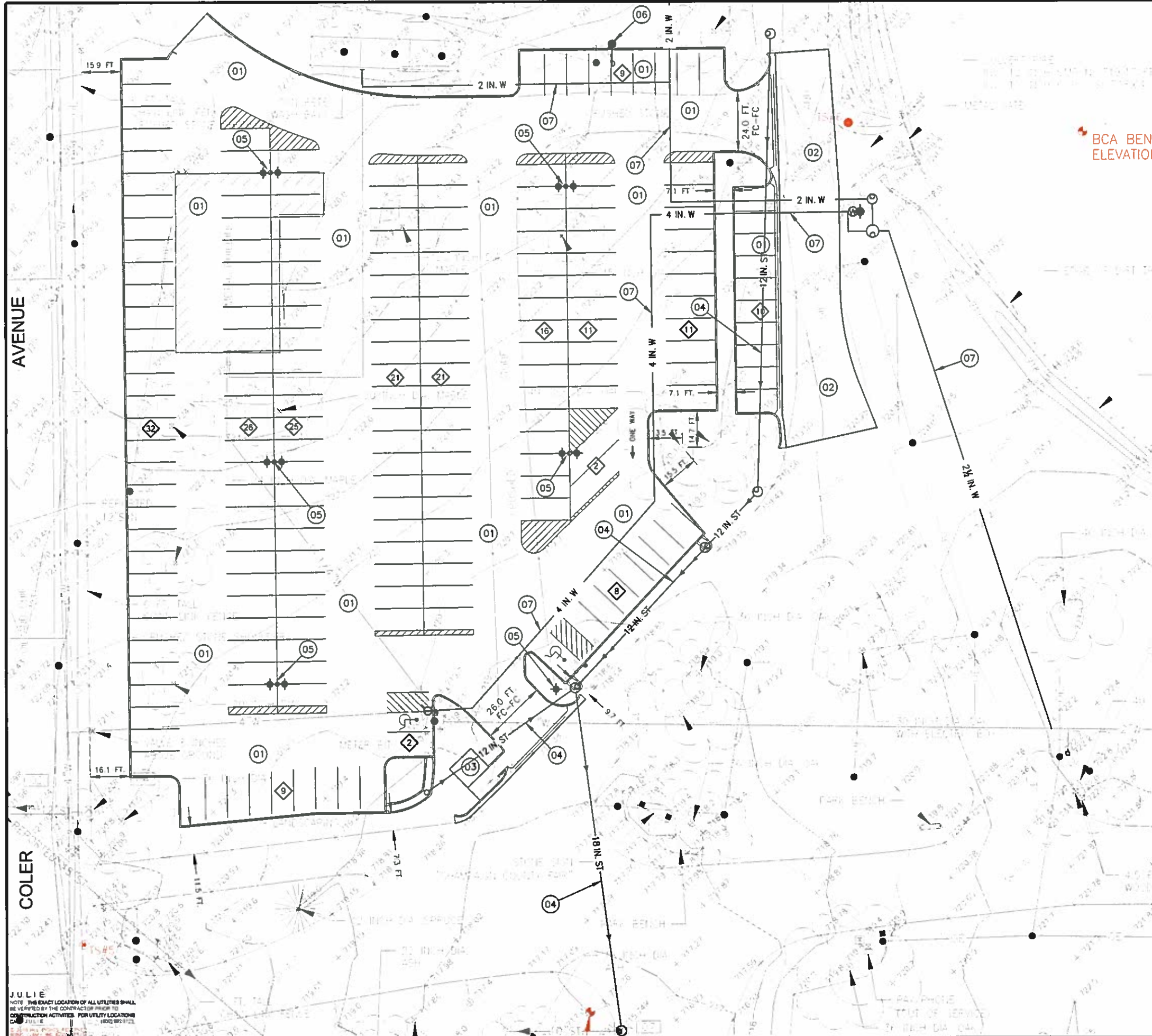
In summary, the new parking lot expansion will have a positive impact on the surrounding community. A decrease in traffic will be seen throughout the adjacent residential streets as fewer vehicles will search for available parking but rather will utilize more directly the new parking lot expansion. Shuttle bus routes that will expand through the new parking lot will create convenient and reliable connection between the hospital campus and vehicles for year round use and especially during inclement weather. These shuttle buses remain internal to the surface parking area and do not use Coler Avenue.

This new parking lot will accommodate greater community involvement in local events without putting greater strain on local streets and alleys for parking. Daily use of the lot by Carle Hospital employees during times when community events are not scheduled will assure that the lot is not sitting idle during a majority of the year. Growth in the community as a whole has occurred and as a result, there is a need for more parking during large events scheduled at the Champaign County Fairgrounds. A new paved parking lot expansion will help accommodate this community need.

Respectfully Submitted,
Berns, Clancy and Associates, P.C.

Christopher Billing

Christopher Billing, P.E., Vice President
Illinois Professional Engineer #040282



LEGEND

- ◊ PROPOSED NUMBER OF PARKING SPACES
- PROPOSED STORM MANHOLE/INLET
- PROPOSED DITCH CENTERLINE DIRECTION OF FLOW
- ◆◆◆ PROPOSED PARKING LOT LIGHT POLE
- ⓪ KEYED SITE PLAN NOTE

KEYED SITE PLAN NOTES

- ⓪1 NEW STANDARD DUTY CONCRETE PARKING PAVEMENT—6 INCH THICKNESS PORTLAND CEMENT CONCRETE ON 6 INCH THICKNESS CA-6 AGGREGATE LIMESTONE BASE.
- ⓪2 NEW STANDARD DUTY ASPHALT PAVEMENT—3/4 INCH THICKNESS HOT MIX ASPHALT ON 10 INCH THICKNESS CA-6 AGGREGATE LIMESTONE BASE ON FILTER FABRIC ON COMPACTED SUBGRADE. SEE DETAIL SHEET 20.
- ⓪3 NEW BUS SHELTER STRUCTURE
- ⓪4 NEW STORM SEWER SYSTEM
- ⓪5 NEW PARKING LOT LIGHT POLES AND FIXTURES.
- ⓪6 RELOCATED EXISTING LIGHT POLE. SEE ELECTRICAL SITE PLAN SHEET E1.
- ⓪7 NEW WATER DISTRIBUTION SYSTEM. SEE WATER SYSTEM PLAN SHEET 9.

PARKING SPACE SUMMARY

TOTAL NEW REGULAR SPACES: 201
 TOTAL NEW HANDICAP SPACES: 2
 (REMAINING REQUIRED HANDICAP SPACES ARE ALREADY LOCATED IN OTHER PARKING LOTS CLOSER TO THE HOSPITAL)

BCA BEN ELEVATION

AVENUE

COLER

JULIE
 NOTE: THE EXACT LOCATION OF ALL UTILITIES SHALL BE VERIFIED BY THE CONTRACTOR PRIOR TO CONSTRUCTION ACTIVITIES. FOR UTILITY LOCATIONS SEE PLAN E. (REV. 06/15/16)

DESIGNED:	CB/RDM	REVISIONS
DRAFTED:	PE	
CHECKED:	CB/ELC/TBB	
FILE:	2612-51P1.DWG	

BURNS, CLANCY AND ASSOCIATES
 ENGINEERS • SURVEYORS • PLANNERS
 405 EAST MAIN STREET • POST OFFICE BOX 0755
 URBANA, ILLINOIS 61803-0755
 PHONE (317) 364-1144 • FAX (317) 364-3365



CARLE FOUNDATION HOSPITAL /
 CHAMPAIGN COUNTY FAIRGROUNDS
 PARKING LOT IMPROVEMENT SITE
 URBANA TOWNSHIP,
 CHAMPAIGN COUNTY, ILLINOIS

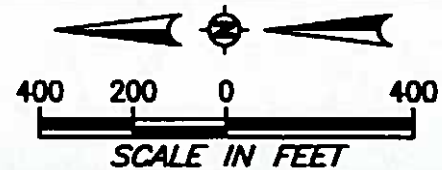
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DATE:	052516
SHEET:	5 OF 27
JOB:	2612-51



AERIAL PHOTOGRAPHY FROM
 CHAMPAIGN COUNTY
 ORTHOPHOTOGRAPHY
 DATED APRIL 2014



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— PROPOSED PARKING
 LOT EXPANSION

DRAWN:	NBT
CHECKED:	TBB/CB/ZS
FILE:	2612-55EX2.DWG

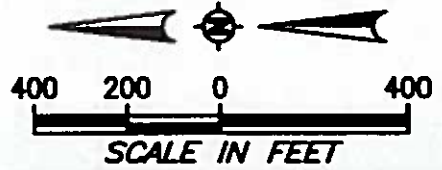
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**CHAMPAIGN COUNTY FAIRGROUNDS
 PARKING LOT EXPANSION PROJECT
 CHAMPAIGN COUNTY, ILLINOIS**

DATE:	062716
SHEET:	1 OF 2
JOB:	2612-55



AERIAL PHOTOGRAPHY FROM
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 ORTHOPHOTOGRAPHY
 DATED APRIL 2014



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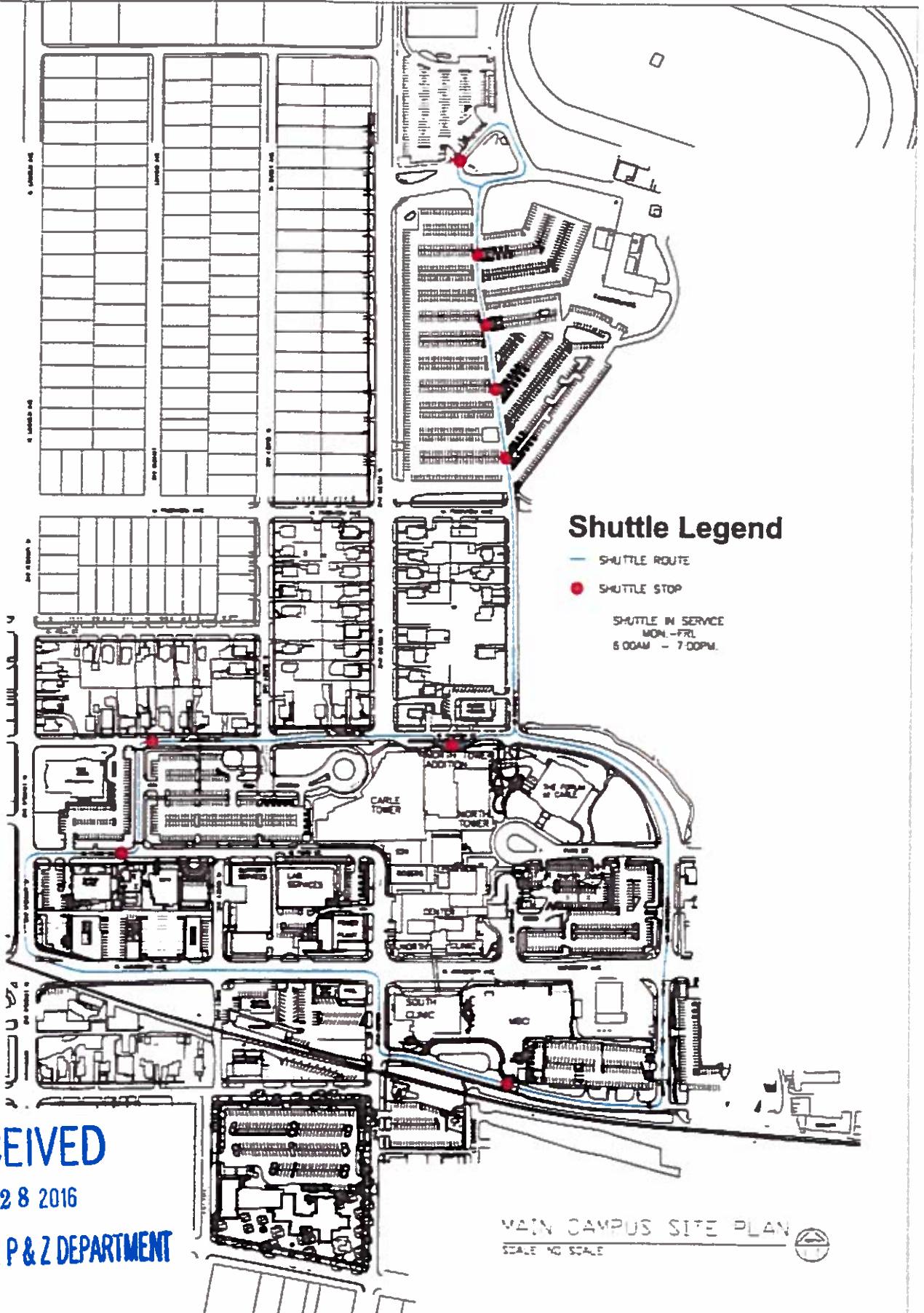
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CURRENT AVERAGE
 DAILY TRAFFIC COUNT
 (IDOT TRAFFIC MAP)
 18,200 ADT VALUE

**CHAMPAIGN COUNTY FAIRGROUNDS
 PARKING LOT EXPANSION PROJECT**
 CHAMPAIGN COUNTY, ILLINOIS

DATE: 062716
SHEET: 2 OF 2
JOB: 2612-55



Shuttle Legend

- SHUTTLE ROUTE
- SHUTTLE STOP

SHUTTLE IN SERVICE
 MON. - FRI.
 6:00AM - 7:00PM.

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CHAMPAIGN CO. P & Z DEPARTMENT

MAIN CAMPUS SITE PLAN
 SCALE: NO SCALE



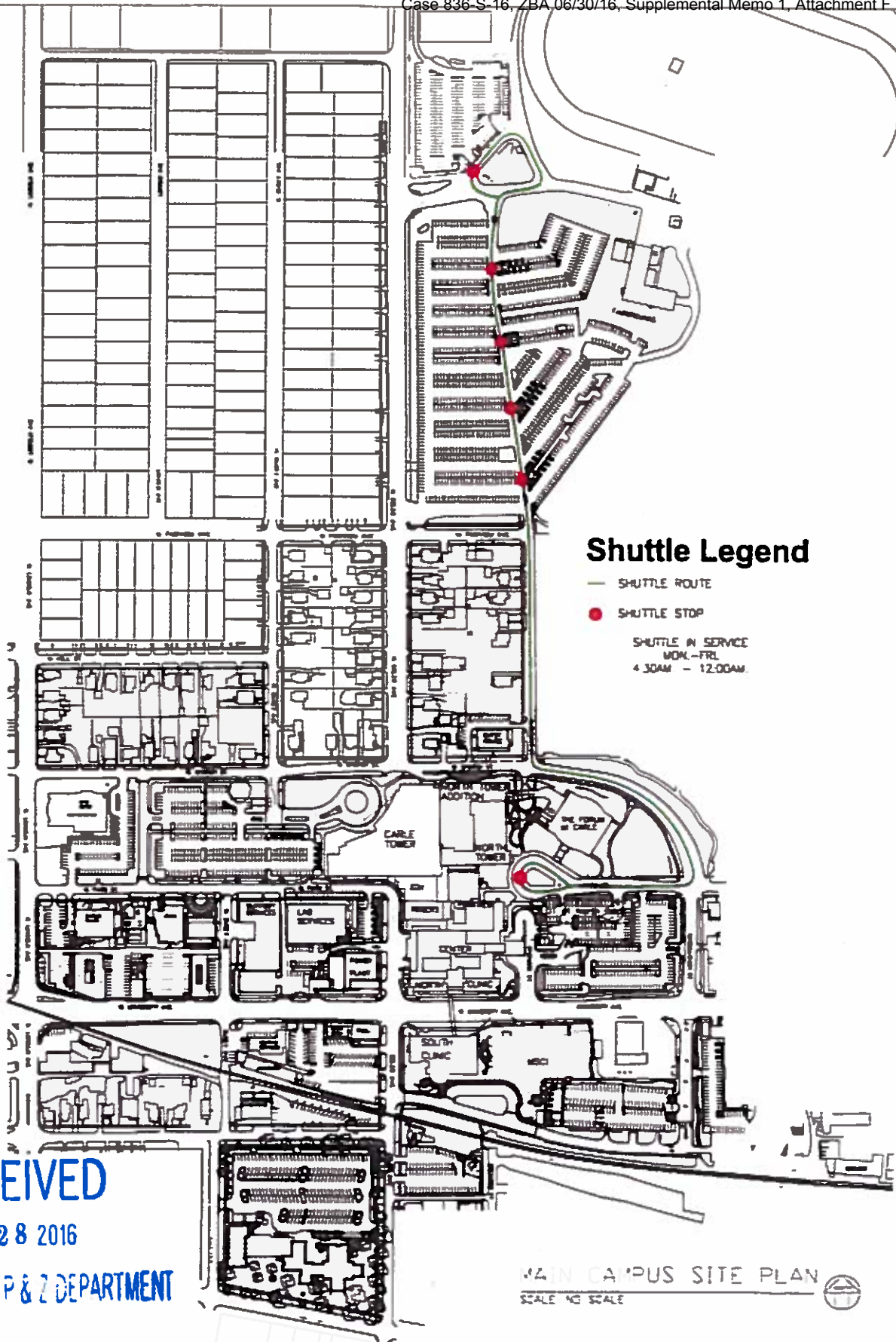
DATE	BY	DESCRIPTION
01	MCSP	

CARLE HOSPITAL
 SHUTTLE ROUTE PLAN



Carle Foundation Hospitals
 Construction and Facilities Planning

62 West Park Street, Urbana, IL 61802-4002



Shuttle Legend

- SHUTTLE ROUTE
- SHUTTLE STOP
- SHUTTLE IN SERVICE
MON - FRI
4:30AM - 12:00AM

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CHAMPAIGN CO P & Z DEPARTMENT

MAIN CAMPUS SITE PLAN

SCALE: AS SHOWN



DATE	BY	APP

CARLE HOSPITAL
SHUTTLE ROUTE PLAN

Carle
and Forrester Hospital
Constructor and Facilities Planning
62 West Park Street, Urbana, IL 62501 Phone (217) 382-6422

Susan Chavarria

From: Chris Billing <CBilling@bernsclancy.com>
Sent: Friday, June 10, 2016 12:44 PM
To: John Hall; Susan Chavarria; Tom Berns
Cc: Michael.Millage; Kobel, Michael E
Subject: RE: Fairgrounds zoning hearing

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JUN 10 2016

CHAMPAIGN CO. P & Z DEPARTMENT

John,

If Urbana will review the plan for you at no cost, there are probably several benefits from this. Yes, there are some subtle and minor differences between the City of Urbana's ordinance and requirements and Champaign County's, but the overall requirements are fairly similar. As long as they recognize this going in to their review, it should not be a problem.

We respond to your three questions as follows:

1. Yes, your understanding is correct. The 2.7 CFS value comes from "existing conditions". We took the view that the county's ordinance sets row crop as the default as most of the development the county sees is in non-urban areas. This is a good basis point for land that was cropland or might likely have been some time in the past. As this site has been urban for so long, using existing conditions would not be inappropriate. Also, the runoff value for lawn is roughly half the runoff value for row crop. Had we used row crop as the existing condition, the release rate would have been higher – thus allowing the detention volume to be less. The area of the parking lot expansion actually has some slope to it, so the difference in runoff values between grass and row crop is likely to be less than when the ground is flatter. Basically, with our use of "existing conditions", the results are more conservative and thus more protective of the downstream lands. We think Urbana won't have any problem with this as well.
2. Yes, you are correct. The reference should be to project inlet 54. Somehow in the final editing, this number got edited incorrectly. The color aerial exhibit shows the inlet and storm sewer, but we failed to indicate the new number 54 with it (as the existing structures are numbered). Sorry for the confusion. Your interpretation is correct.
3. We provide some explanation to the special requirements as follows—

-Provide effective site drainage-

The new parking lot relies primarily on surface drainage to lawn/landscape areas before dropping into a storm sewer system. Even snow that is pushed from the surface of the lot will melt into this system. As such, appropriate drainage is provided for the lot and there will be some ability to separate trash and some pollutants from the water prior to discharge to the storm sewer.

An even greater benefit is realized with the alternate basin as it will serve a much larger existing parking lot area. The existing site drainage is not changed on the existing parking lot, but the runoff will drain into a vegetated basin first and be detained before draining again to the same outlet storm sewer. This only produces benefits from a variety of perspectives

-Meet or exceed state and federal water quality standards-

There really are no state or federal discharge water quality standards for parking lots, other than the MS4 requirements. If this were an industrial site, there might be a Spill Prevention Control and Countermeasures Plan or other similar protocol for a pavement area. The alternate surface basin certainly helps in this direction. All runoff from this larger parking area will surface drain to the basin where the vegetation will aid in contaminant retention before discharge to the storm sewer (and then Crystal Lake).

-Protect downstream drainage patterns-

There will be no great impact either way to the downstream drainage patterns. Both the new and the existing parking lot areas drain now to the existing 54-inch diameter storm sewer that drains into Crystal Lake. Overall, this sewer serves a nearly 100 acre watershed. The incremental changes being proposed on the Fairgrounds site will result in unnoticeable changes to the drainage patterns. By creating the alternate basin, more of the runoff will first be routed to a detention

basin, so flows may be detained to some extent – though the impact will be felt little due to the size of the overall watershed. The proposed improvement certainly does not negatively impact the downstream drainage patterns.

-Provide for stream flows that support healthy aquatic ecosystems-

Both the new and the existing parking areas drain to the existing 54-inch storm sewer so there is no immediate aquatic ecosystem. However, since the storm sewer drains to Crystal Lake, this is an important ecosystem to safeguard. The Urbana Park District is currently studying alterations to the lake and affecting factors to enhance the aquatic habitat and ecosystem of the lake. The potential water quality improvement from the alternate surface detention basin should help in the proportion of the flow that is contributed by these areas.

-Minimize impacts on adjacent properties and cause no more than minimal disturbance to the stream corridor environment-

Adjacent properties include the neighborhood to the west across the street and Crystal Lake Park to the east. Providing more paved parking (and less parking on grass) will benefit the site and will not negatively impact the adjacent neighborhood. An increase parking supply at this location should remove some traffic from the adjacent neighborhood as it will reduce searching for a parking space. The parking will be available and be shared by several events.

The downstream corridor is Crystal Lake. These parking and storm water management improvements will not directly impact Crystal Lake other than providing some improved water quality for the runoff from these parking areas.

-Wherever possible, preserve existing habitat, enhance degraded habitat, and restore habitat-

There is no natural habitat at the site of the new parking area. It has long been lawn area in an urban environment that is used for grass parking and other uses throughout the year. Paving this area will not degrade any noted habitat. The installation of perimeter trees and screening will aid in the replacement of urban habitat.

The potential improvement of runoff water quality will aid (to a small extent) in the aquatic habitat of Crystal Lake. This, along with other measures to be undertaken by the Urbana Park District should produce noticeable enhancement of the aquatic and riparian habitat.

John, we will respond separately to the other email you forwarded with Urban Council Member Bill Brown's concerns. For now, let us know if you have any further questions on the issues addressed above.

Chris Billing

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From: John Hall [mailto:jhall@co.champaign.il.us]
Sent: Thursday, June 09, 2016 11:06 AM
To: Chris Billing; Susan Chavarria; Tom Berns
Subject: RE: Fairgrounds zoning hearing

Susan Chavarria

From: Bartlett, Timothy <tabartlett@UrbanaParks.Org>
Sent: Wednesday, June 29, 2016 4:30 PM
To: John Hall
Cc: Susan Chavarria
Subject: Proposed BMX course at CC Fairgrounds

RECEIVED

JUN 29 2016

CHAMPAIGN CO. P & Z DEPARTMENT

Dear Mr. Hall—

I am sending this email to your attention regarding the Urbana Park District's concern about a proposed "BMX Course" that is being sited next to Crystal Lake Park in the north end of Urbana. To be clear—the UPD is supporting the request by the Fair Association to expand their parking lot request and their need to meet any storm water drainage requirements on record. However, the UPD recently learned about the addition of a BMX course and that it is planned to be located directly adjacent to the North Woods pavilion in Crystal Lake Park. The UPD is very concerned about this potential development and that it is linked to this parking variance request. The UPD does not want any delay in the parking addition/drainage plan request and zoning hearing requirements.

The UPD respectfully asks that the BMX Course request be reconsidered to allow more time to work with the Fair Association in finding an appropriate location on their site or in another part of our area based on the following concerns about the current proposed location:

- Noise and impacts on the pavilion rentals, Lake House, Crystal Lake Park Family Aquatic Center
- Day camp use at the North Woods pavilion – safety concerns and distraction of the camp participants
- Drainage impacts – the UPD has not reviewed/seen any storm water plans
- Lighting impacts from BMX events – rentals/special event lighting
- Vandalism and Security – attractive nuisance and lack of site security at the Fairgrounds
- Future Growth—the current site is very limited and future growth/program expansion would be extremely limited
- Lack of Planning – working with all adjacent land owners and surrounding neighborhood for a site use change; currently this is a non-conforming use from the UPD perspective

The UPD is available to work with the Fair Association and have shared our concerns at a meeting held at the UPD Planning and Operations Facility on June 28, 2016. This did not allow any time for the UPD to provide appropriate input toward the establishment of a proper site plan review, assessment of the storm water impacts and/or the other concerns noted above. The UPD would like to work in a collaborative fashion with the Fair Association and the neighborhood to resolve these issues and hopefully identify an ideal location for the proposed BMX facility.

Further, I recommend that the parking portion of the request be given full consideration at the scheduled hearing by your governing body but, that the BMX portion would be rejected at this time. The UPD does not want to interrupt any proposed parking lot construction schedules for the needed parking area that may be in place at this time. Please let me know if you need any additional information. I also ask that I be notified regarding the outcome of the planned meeting to be held on Thursday, June 30, 2016 regarding this matter.

Sincerely,
Tim Bartlett
Executive Director