

AS APPROVED SEPTEMBER 15, 2011

MINUTES OF REGULAR MEETING

CHAMPAIGN COUNTY ZONING BOARD OF APPEALS
1776 E. Washington Street
Urbana, IL 61801

DATE: June 30, 2011 **PLACE:** Lyle Shields Meeting Room
1776 East Washington Street
TIME: 7:00 p.m. **Urbana, IL 61802**

MEMBERS PRESENT: Thomas Courson, Melvin Schroeder, Eric Thorsland, Paul Palmgren, Brad Passalacqua

MEMBERS ABSENT : Catherine Capel, Roger Miller

STAFF PRESENT : Lori Busboom, John Hall

OTHERS PRESENT : Brenda Rogers, David Rogers, Roger J. Eaton, A. Renne Pride, Ken Waldrop, Chad May, Les Cotton, Randy Roberts, John Hummel, Carl Webber, Micah Gouker, Roy Lane, Mark Hummel, Betty Ujhelyi, Joan Grubb, Randall Brown, Mark Krueger, Samantha Krueger, William Aceto, Enrique Obregon, Matthew Savage, Thomas Mann, Cameron Gordon, Judy Hummel, Bill Vaughn, Timothy Heard, Tajmara Eaton, Sara May, Shirley Howe, Jimmy Howe, Deb Hummel, Randy Coverstone, Therese Coverstone, Dona Grubb, Bob Harvey, Marilyn Harvey, Emily Cotton

1. Call to Order

The meeting was called to order at 7:01 p.m.

2. Roll Call and Declaration of Quorum

The roll was called and a quorum declared present with two members absent.

3. Correspondence

None

4 Approval of Minutes (May 26, 2011)

Mr. Courson moved, seconded by Mr. Palmgren to approve the May 26, 2011, minutes as submitted.

The motion carried by voice vote

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1 **5. Continued Public Hearing**

2 None

3 **6. New Public Hearings**4
5 **Case 691-S-11 Petitioner: Pastor David L. Rogers and Apostolic Life UPC Church, LLC**
6 **Request to authorize (1) The Apostolic Life UPC Church as a special use and (2) the**
7 **establishment and use of a “Residential Recovery Center” as a second special use on the same**
8 **land, in the AG-2 Agriculture Zoning District. Location: Lot 3 of the Almar First Subdivision**
9 **in the Northeast Quarter of Section 3 of Urbana Township and commonly known as the**
10 **Apostolic Life UPC Church located at 2107 High Cross Road, Urbana.**11
12 Mr. Thorsland informed the audience that this is an Administrative Case and as such the County
13 allows anyone the opportunity to cross examine any witness. He said that at the proper time he will
14 ask for a show of hands for those who would like to cross examine and each person will be called
15 upon. He requested that anyone called to cross examine go to the cross examination microphone to
16 ask any questions. He said that those who desire to cross examine are not required to sign the
17 witness register but are requested to clearly state their name before asking any questions. He noted
18 that no new testimony is to be given during the cross examination. He said that attorneys who have
19 complied with Article 6.5 of the ZBA By-Laws are exempt from cross examination.20
21 Mr. Hall distributed a new Supplemental Memorandum dated June 30, 2011, to the Board for
22 review. He said that the new memorandum adds several items of evidence to be added to the
23 Summary of Evidence. He said that included separately are the Approved Minutes from the June 17,
24 2010, and July 15, 2010, ZBA meetings for the text amendment Case 688-AT-10 that added
25 Residential Recovery Center to the Ordinance. He said that after the Preliminary Memorandum date
26 June 24, 2011, was mailed it occurred to him that there had been no evidence added for Item 7 which
27 is whether the proposed use is necessary for the public convenience. He said that the testimony
28 presented at the June 17, 2010, and July 15, 2010, public hearings was suppose to be of a general
29 nature and not about any specific use at a specific location but there was evidence regarding the need
30 for this specific use in Champaign County therefore he attached the minutes from those public
31 hearings for the Board’s review. He said that the Board may find evidence in the minutes which
32 would be relevant to this case. He said that another attachment is a series of copies printed off from
33 the www.lifelineconnect.org webpage. He said that the application was very thorough and complete
34 but when staff is aware that a webpage is available then staff prints off the information and submits it
35 to the Board for review. He said that the final attachment is supplemental information regarding the
36 septic suitability of the soils on the property and the April 23, 2010, Memorandum to the Champaign
37 County Board Committee of the Whole (with Attachment A only) which discussed the ongoing use
38
39

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1 at the Apostolic Life UPC Church. He said that the April 23, 2010, Memorandum included the
2 entire background for the text amendment and the attachment reviewed the operations of the
3 Lifeline-connect Ministry between 2007 and to present. He said that he included the attachment
4 because there is currently one new ZBA member and perhaps new members of the audience tonight
5 regarding this request who are not familiar with all of the details of this request. He said that he
6 could review the new evidence with the Board or since everyone who received the mailing packet
7 and the new memorandum is aware as to where the evidence will be placed in the Summary of
8 Evidence the Board may want to move to public testimony.

9
10 Mr. Thorsland asked the Board if there were any questions for Mr. Hall and there were none.
11

12 Mr. Thorsland called Pastor David Rogers to testify.
13

14 Pastor David Rogers, who resides at 1802 Concord Lane, Urbana, Illinois, stated that he is the pastor
15 of the Apostolic Life UPC Church. He said that he is speaking on behalf of Lifeline-connect
16 ministry which is supported by Apostolic Life Church, 2107 High Cross Road, Urbana. He said that
17 for many years the property was the site of an industrial warehouse and a busy retail store. He said
18 that when the church obtained the property in 2001, they significantly lowered the intensity of its use
19 and he believes that they have been a great addition to the neighborhood.
20

21 Pastor Rogers stated that last year they invested much time, effort and money in support of an
22 amendment added to the Zoning Ordinance in order to add the possibility of a “residential recovery
23 center” as a potential special use on our site. He said that Lifeline-connect is such a facility. He
24 said that to date it has been operated as an “accessory use” to the church and in order to expand it
25 was requested to use the method of a special use permit. He said that while they do not necessarily
26 agree that it should be required they have complied with that request in order to work with the county
27 and the cities, therefore they are here to request such special use permit. He said that the expanded
28 ministry of Lifeline-connect under such a special use permit would not significantly increase the
29 intensity of use and would continue providing the benefits to our community and would allow our
30 organization to assist more men in their struggles against substance abuse and addictions.
31

32 Pastor Rogers stated that the Board may recall that at each public meeting including the County
33 Board, County ZBA, Urbana City Council, City of Urbana Planning Commission, Champaign City
34 Council, and City of Champaign Planning Commission, every vote was unanimously “yes” in favor
35 of adding the text amendment.
36

37 Pastor Rogers stated that they certainly believe that the ministry of Lifeline-connect meets a crucial
38 need and is a valuable asset to our community. He said that it provides a safe environment for men
39 recovering from substance abuse addiction and assists the men (and in many cases their families) in

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1 restoration and a new beginning.

2
3 Pastor Rogers stated that last year during the public hearings this Board heard the testimonies of
4 several Lifeline-connect residents, staff, supporters, financial sponsors, supportive neighbors and
5 property owners. He said that many people present tonight represent the continuing support and are
6 prepared to speak on behalf of our request and most importantly we have some of the men who are
7 former enrollees of Lifeline-connect who can attest to their continuing success. He said that Les
8 Cotton graduated from the program last year and since graduation he has been employed by Federal
9 Express, attending Eastern Illinois University and married his wife in April of this year. He said that
10 Tom Martin graduated from the program and is a manager at Jimmy Johns and is engaged to be
11 married next month. Pastor Rogers stated that Chad May, a former resident, is employed by RCAD
12 a division of Ragal Dental Lab and Chris Doxtator graduated from the program last year, reunited
13 with his family and is employed at R & S Service in Mahomet. He said that another graduate is a
14 grocery store manager, another works at Hobby Lobby and another works at Ragal Dental Lab
15 therefore the list goes on and the success rate for the men who complete the program continues to be
16 excellent. He said that of the men who are currently in the program: two are employed at Menards,
17 one at Hobby Lobby and one with Courier Cafe.

18
19 Pastor Rogers stated that they want to continue the present operations and at this time they have no
20 plans which would require a request of a waiver of any of the standard conditions in the text
21 amendment concerning Residential Recovery Centers. He said that the only standard conditions of
22 the new text amendment that they care to mention in particular are Standard Conditions #2 and #3.
23 He said that Standard Condition #2 states: the maximum number of residents allowed at one time
24 shall be the smaller of the following numbers: a. 10% of the maximum occupancy of the main
25 worship area of the associated church or temple; or b. 30. He said that it was recommended to the
26 County Board to set the number at 30. He said that they were informed by Director John Hall's letter
27 dated April 25, 2011, that since the property is 4.7 acres in area they would be allowed 24 residents if
28 a special use permit is permitted. Pastor Rogers stated that at this time they are not requesting a
29 waiver of any standard condition as to the maximum number; but may in the future make an
30 assessment of their operations and reconsider a request for a waiver of standard conditions that limit
31 the allowed number of residents to 24 rather than 30.

32
33 Pastor Rogers stated that Standard Condition #3 states: the minimum required lot area shall be: a.
34 20,000 square feet if served by a connected Public Sanitary Sewer System; or b. 30,000 square feet
35 plus 7,000 square feet per resident if not served by a connect Public Sanitary Sewer System. He said
36 that this again relates to the maximum number of allowed participants and at this time they do not
37 request a permit for more than 24 residents. He said that to their knowledge and the best of their
38 ability they have submitted to Director John Hall all of the required information and research
39 concerning the application for a Special Use Permit for a Residential Recovery Center and they have

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1 every intention to meet all of the standard conditions. He said that if expansion and construction is
2 permitted they will comply to all of the appropriate building codes, stormwater drainage plans, etc.
3

4 Pastor Rogers stated that he would like to note that in October 2006 Chief Thuney of the Carroll Fire
5 Protection District sent an associate to inspect the facilities and that inspector made a few
6 suggestions of improvement which they made immediately.
7

8 Pastor Rogers stated that in conclusion they sincerely ask for the approval of this request for a special
9 use so they may continue the operation of a Residential Recovery Center as a part of the church's
10 ministry and so that they can expand as necessary in the future. He said that as he had previously
11 mentioned several staff, former and current residents and other supporters are present and they are
12 ready to give brief presentations on behalf of the approval of their request. He said their Attorney,
13 Carl Webber is present and is prepared to answer any legal questions that the Board may have. He
14 thanked the Board for their time and consideration.
15

16 Mr. Thorsland asked the Board if there were any questions for Pastor Rogers.
17

18 Mr. Courson asked Pastor Rogers to indicate the number of employees at the facility.
19

20 Pastor Rogers stated that there are three employees on campus and three employees off campus.
21

22 Mr. Thorsland asked the Board if there were any further questions for Pastor Rogers and there were
23 none.
24

25 Mr. Thorsland asked if staff had any questions for Pastor Rogers and there were none.
26

27 Mr. Thorsland asked the audience if anyone desired to cross examine Pastor Rogers and there was no
28 one.
29

30 Mr. Thorsland called Brenda Rogers to testify.
31

32 Ms. Brenda Rogers, who resides at 1802 N. Concord Lane, Urbana, Illinois, which happens to be
33 approximately one-half mile from the Apostolic Life Church. She said that she is and has been the
34 Administrative Director of Lifeline-connect for five years. She said that she is present tonight in
35 support of the request for the special use permit because it is highly important they continue to
36 minister to men in need of recovery and restoration and possibly in the future to reach out to even
37 more. She said that Lifeline-connect began approximately five years ago as a mission and an
38 accessory use of Apostolic Life Church and the purpose was to help men who were addicted to
39 substance abuse and had no hope. She said that the Church was able to provide a safe, drug free

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1 environment with the love, support and safety of a church family which is something that these men
2 desperately need because they cannot beat the addiction alone. She said that to those of us who have
3 not personally dealt with addiction it is very hard to understand but recovery for the addict is a matter
4 of life or death. She invited current residents, former residents and family members of the residents
5 to stand. She said that when the men come to Lifeline-connect they do not just come for one or two
6 months but are required to commit for one year and no less. She said that the men that are or were in
7 the program have had their lives transformed through Lifeline-connect and they have productive jobs
8 in the community due to life style changes that they have been able to achieve through the program.
9 She said that she feels that the community needs more Residential Recovery Centers like Lifeline-
10 connect because the statistics are astounding and they pray that they are able to make a dent in the
11 circumstance. She said that the key is that the men want to change from a life of addiction and
12 hopelessness to a life as great men, husbands and fathers and taxpaying citizens of the County. She
13 thanked the Board for their time and efforts and encouraged them to vote yes for the special use
14 permit.

15
16 Mr. Thorsland asked the Board if there were any questions for Ms. Rogers.

17
18 Mr. Palmgren asked Ms. Rogers to indicate the success rate for Lifeline-connect.

19
20 Ms. Rogers stated that Randy Brown, Director of Lifeline-connect, could indicate the success rate.

21
22 Mr. Thorsland asked the Board if there were any additional questions for Ms. Rogers and there were
23 none.

24
25 Mr. Thorsland asked if staff had any questions for Ms. Rogers and there were none.

26
27 Mr. Thorsland asked the audience if anyone desired to cross examine Ms. Rogers and there was no
28 one.

29
30 Mr. Thorsland called Roger J. Eaton to testify.

31
32 Mr. Roger J. Eaton, who resides at 2107 N. High Cross Road, Urbana, Illinois, stated that he is the
33 Director of Operations at Lifeline-connect. He said that all Lifeline-connect residents are 100%
34 accountable to him for 100% of their time. He said that he lives on campus with the Lifeline-connect
35 residents and the men who live on campus and the Phase 3 Lifeline-connect residents are under
36 supervision 24 hours per day, 7 days per week which is standard operating procedure at Lifeline-
37 connect and will continue to be upon any further expansion. He said that in the five year history to
38 date they have never had any problems with Lifeline-connect residents that they could not handle.
39 He thanked the Board for their consideration and requested that they support the request.

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1 Mr. Thorsland asked the Board if there were any questions for Mr. Eaton.

2
3 Mr. Courson asked Mr. Eaton if the Lifeline-connect participants are allowed to have visitors.

4
5 Mr. Eaton stated that the participants are allowed to have visitors after a certain point which is
6 normally after four months in the program.

7
8 Mr. Courson asked Mr. Eaton to explain the frequency of visitors once it is allowed.

9
10 Mr. Eaton stated that the visitors are required to apply for a pass. He said that there are not a set
11 number of days but amongst staff they try to regulate the visitor's application for a pass to every 4 to
12 6 weeks. He said that once the application is submitted there is no guarantee that the pass will be
13 granted. He said that normally a participant may have a visitor four or five times per year.

14
15 Mr. Passalacqua asked Mr. Eaton if the men were free to come and go on their own.

16
17 Mr. Eaton stated that some of the participants in Phase 2 (7 months into the commitment) are
18 allowed to come and go on their own. He said that the participants in Phase 2 are assisted in
19 obtaining jobs and Lifeline-connect works with the employer in setting up the work schedule. He
20 said that even with the set work schedule the participants are required to call Lifeline-connect when
21 they arrive and leave the workplace.

22
23 Mr. Passalacqua asked Mr. Eaton if the participants work all hours of the day or just set hours.

24
25 Mr. Eaton stated that the participants do not work during the middle of the night and are only
26 available for work during a certain schedule. He said that they only have a handful of employers
27 who are willing to work with the program in regards to set hours of availability. He said that the
28 participants are allowed to work up to 24 hours per week until they reach their one year commitment.
29 He said that they do have a curfew set at 9:30 p.m. and the lights are out at 10 p.m.

30
31 Mr. Thorsland asked if staff had any questions for Mr. Eaton.

32
33 Mr. Hall asked Mr. Eaton if the participants have vehicles.

34
35 Mr. Eaton stated that since he has been with Lifeline-connect there has never been an "on-campus"
36 participant with a vehicle. He said that the Phase 3 which is "off-campus" participants are allowed
37 to have a vehicle but he believes only one or two actually do.

38
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- 1 Mr. Hall asked Mr. Eaton if the participants go anywhere as a group.
2
3 Mr. Eaton stated yes. He said that Lifeline-connect owns a car and a van and 90% of the time they
4 travel together in the van.
5
6 Mr. Hall asked Mr. Eaton if the men travel together to the various job sites for services offered on
7 the website.
8
9 Mr. Eaton stated yes. He said that the men travel with him to the job sites in the van.
10
11 Mr. Hall asked Mr. Eaton if the auto-detailing customers come to the church property.
12
13 Mr. Eaton stated that he has known of only four to five vehicles that have had auto-detailing
14 completed at the church property. He said that generally the services are rendered offsite but they
15 have not had a lot of calls for auto-detailing.
16
17 Mr. Hall asked Mr. Eaton to generalize how many times the van would leave the church property per
18 day.
19
20 Mr. Eaton stated that a Lifeline-connect vehicle may exit and enter the premises five times per day.
21
22 Mr. Thorsland asked the audience if anyone desired to cross examine Mr. Eaton.
23
24 Mr. Thorsland called Randall Brown to cross examine Mr. Eaton.
25
26 Mr. Randall Brown, who resides at 2408 High Cross Road, Urbana, Illinois, asked Mr. Eaton if there
27 was a primary employer that the men worked for on a regular basis.
28
29 Mr. Eaton stated no.
30
31 Mr. Randall Brown stated that the reason that he asked Mr. Eaton is because it is his understanding
32 that one of the big supporters of the facility is "The Roof Doctor."
33
34 Mr. Eaton stated no.
35
36 Mr. Thorsland asked Mr. Brown to limit his cross examination to only issues which Mr. Eaton has
37 presented testimony about and requested that he not give testimony.
38
39 Mr. Eaton stated that he would be glad to respond to Mr. Brown's question. He said that in the

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1 approximate two years that he has been on staff at Lifeline-connect they have done one fundraiser as
2 a group for the company "The Roof Doctor" and one at the business owner's home.

3
4 Mr. Brown asked Mr. Eaton if the men have actually been on the roofs working for "The Roof
5 Doctor."

6
7 Mr. Eaton stated that Lifeline-connect did do one fundraiser for "The Roof Doctor" and the men did
8 not get on the roof they only cleaned shingles up off of the ground.

9
10 Mr. Thorsland asked the audience if anyone desired to cross examine Mr. Eaton.

11
12 Mr. Thorsland called Mr. John Hummel to cross examine Mr. Eaton.

13
14 Mr. John Hummel, who resides at 504 E. Mumford, Urbana, Illinois, requested that Mr. Eaton
15 disclose his qualifications to serve as Director of Operations at Lifeline-connect.

16
17 Mr. Eaton stated that he previously worked on a recovery unit at a psychiatric hospital. He said that
18 he attended a ministry school in Alexandria, Louisiana and graduated and he worked with men who
19 were coming out of prison and who were in a rehabilitation facility. He said that he has also worked
20 at a psychiatric hospital for seven years dealing with different types of behavioral problems and
21 psychiatric problems. He said that he has been at Lifeline-connect for almost two years and he
22 believes that he was hired due to his 10 years of experience with troubled men and women. He said
23 that he has gone through different counseling and does have limited credentials with the Genesis
24 Process which is one-on-one and group therapy counseling.

25
26 Mr. Hummel asked Mr. Eaton if he would characterize his qualifications as experience rather than
27 formal training.

28
29 Mr. Eaton stated that he has definitely had more time with experience but he does have educational
30 credentials in ministry school and the Genesis Process for counseling.

31
32 Mr. Thorsland asked the audience if anyone else desired to cross examine Mr. Eaton and there was
33 no one.

34
35 Mr. Thorsland called Mr. Les Cotton to testify

36
37 Mr. Les Cotton, who resides at 2402 Hampshire Drive, Champaign, Illinois, stated that he is a
38 graduate of Lifeline-connect and has been clean for a little over two years. He said that he came
39 from a well to do family, raised in church, made good grades in school, stayed away from the party

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1 crowd and stayed at home. He said that his mom and dad ran a pretty tight ship at home. He said that
2 he went to college and started partying and became caught up in the drug scene which ended up
3 ruining his nursing career. He said that he went to secular rehabilitation at the college which cost
4 about \$15,000 because insurance did not cover it. He said that the program was a 30 day program
5 which taught him how addictions work on a person. He said that he did learn a lot but he was given
6 no tools for the things that he would deal with in everyday life. He said that addiction is a behavior
7 therefore it wasn't long before he relapsed and his life began to go downhill and became hopeless
8 and in despair. He said that people without hope are the most dangerous people to deal with because
9 if you have no hope you have nothing to live or no purpose therefore nothing to drive you forward.

10
11 Mr. Cotton stated that he came to Lifeline-connect because he decided that he wanted to change his
12 life around and even though he had no hope or will to go on with his life he decided to make a
13 commitment for one year to turn his life around. He said that during the year commitment he was
14 taught things about himself through one-on-one counseling programs such as Genesis and Life Skills
15 International. He said that every aspect that an addiction effects was covered and not just the main
16 manifestations and when he left he felt as though he had hope and purpose and not just treading
17 water. He said that the community that was made for the program participants gave him and others
18 the confidence and purpose to move forward with life. He said that it has been over one year since
19 he graduated and he currently is employed at United Parcel Service where he recently received a
20 promotion. He said that as he works night shifts at UPS he goes to school and anticipates graduating
21 in the spring with a Bachelor's Degree in Counseling. He said that he never thought that he would
22 be involved in such a situation which involved drugs and he understands the epidemic that drugs are
23 causing in our society therefore he is pursuing his career in counseling to help others. He said that
24 Lifeline Connect is very proactive in this epidemic which is affecting our community and our world
25 in taking people which are without hope and are dangerous to the society and putting hope in their
26 lives. He said that he is now married and has a job and is full of passion and hope for the future
27 therefore he is in favor of the requested special use permit.

28
29 Mr. Thorsland asked the Board if there were any questions for Mr. Cotton and there were none.
30

31 Mr. Thorsland asked if staff had any questions for Mr. Cotton and there were none.
32

33 Mr. Thorsland asked the audience if anyone desired to cross examine Mr. Cotton and there was no
34 one.
35

36 Mr. Thorsland called Mr. Chad May to testify.
37

38 Mr. Chad May, who resides at 2016 Vermont Avenue, Urbana, Illinois, stated that he is also a
39 graduate of Lifeline- connect. He said that he came to Lifeline-connect on May 17, 2007, after

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1 spending eight years in drug addiction which stemmed from a near death car accident. He said that
2 what started as pain management quickly became a full blown addiction and dependency and he did
3 nothing for the next decade of his life chasing his next fix. He said that the medication which came
4 from his doctor took control of him and made his life revolve around the addiction to the medication.

5 He said that after several years of prescribed medicine addiction he turned to heroine which took
6 him to his breaking point. He said that on May 10, 2010, he had a gun pulled on him over a drug
7 deal in Indianapolis, Indiana, and it was at that time he decided that if he wanted to continue living
8 he had better do something and by the grace of God he learned about Lifeline-connect. He said that
9 his life was in shambles and Lifeline-connect opened their doors and took him in when his own
10 family didn't want anything to do with him. He said that after 15 months at Lifeline-connect he was
11 given tools, classes and very extensive training to turn his life around and get his life in order rather
12 than using drugs to deal with problems. He said that he has learned that he has behaviors and co-
13 mechanisms that he can use to control how he reacts to life's occurrences in a positive manner rather
14 than in a destructive manner. He said that he has just celebrated four years of sobriety and he has a
15 beautiful wife and daughter and baby boy due to arrive soon. He said that his family is still going
16 through the destruction of drug addiction because last year his brother almost lost his life due to a
17 drug overdose. He said that drug addiction is an epidemic and is not just something that happens and
18 something has to be done about it. He said that Lifeline-connect has taken the steps to reach men
19 and give them a little bit of hope and as a result there are other young men who can reach out into the
20 community to give others the hope that they themselves once needed. He said that if it were not for
21 Lifeline-connect he is sure that his life would have ended but now he works at a division of Ragle
22 Dental Laboratory and has been promoted to lead machinist and is a functional citizen of the
23 community. He said that he would like to see more men who are struggling with society to be given
24 the opportunity to give back to the community. He urged the Board to approve the requested special
25 use permit request.

26
27 Mr. Thorsland asked the Board if there were any questions for Mr. May and there were none.
28

29 Mr. Thorsland asked if the Board had any questions for Mr. May and there were none.
30

31 Mr. Thorsland asked the audience if anyone desired to cross examine Mr. May and there was no one.
32

33 Mr. Thorsland called Mr. Roy Lane to testify.
34

35 Mr. Roy Lane, who resides at 206 Austin Drive, Sidney, Illinois, stated that he is professional fire
36 fighter in Champaign and because of his occupation he has had the opportunity to witness mothers
37 losing their children to drugs and daughters staring at their fathers who have overdosed on heroine
38 and these are occurrences that happen in the community every day. He said that he has been with
39 Lifeline-connect for four years and teaches various Genesis classes throughout the week as a

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1 volunteer. He said that drug addiction can happen to anyone because he also comes from a
2 background of substance abuse and his father is a police chief. He said that during his substance
3 abuse there was no Lifeline-connect program therefore the only thing that his father knew to offer
4 him was the military and by the grace of God it did. He said that what our community does not need
5 is hurting mothers and children and families who are destroyed by substance abuse. He said that the
6 community needs more recovery centers like Lifeline-connect which help the Les Cottons and Chad
7 Mays and everyone else who has had their families restored and marriages rebuilt. He said that
8 Lifeline-connect and programs like Lifeline-connect are what will make this community a better
9 place to live in. He urged the Board to approve the special use permit request.

10
11 Mr. Thorsland asked the Board if there were any questions for Mr. Lane and there were none.
12

13 Mr. Thorsland asked if staff had any questions for Mr. Lane and there were none.
14

15 Mr. Thorsland asked the audience if anyone desired to cross examine Mr. Lane.
16

17 Mr. John Hummel asked Mr. Lane how many participants in Lifeline-connect were actually from this
18 community.
19

20 Mr. Lane deferred Mr. Hummel's question to Randy Brown, Director of Lifeline-connect.
21

22 Mr. Thorsland asked the audience if anyone else desired to cross examine Mr. Lane and there was no
23 one.
24

25 Mr. Thorsland called Mr. Randy Brown to testify.
26

27 Mr. Randy Brown, Director of Lifeline-connect, stated that he is speaking in support of the special
28 use permit. He said that he has been in ministry for approximately 17 years and because of his
29 background, his father was a cocaine addict, he has been involved in helping people with substance
30 abuse problems for most of those 17 years. He said that one of the things that has been a problem
31 with helping people in recovery is sustaining sobriety and maintaining a good safe environment
32 while they are given tools and training to deal with life and navigate through their recovery process.
33 He said that they had limited success in the first 14 or so years in working with people in recovery
34 although there were some who succeeded but without the residency component it was very difficult.
35 He said that over the years he has had men who are in recovery live in his home and he would work
36 with them to become successful although he might add that at times it was very stressful. He said
37 that during the application process for acceptance into the program it is very important to have men
38 who are very motivated to change. He said that there may be two hundred men apply indicating that
39 they are seeking recovery although there are very few who show the willingness to really dedicate a

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1 year. He said that they have had the interview process last as long as two years although the average
2 interview process takes place over the course of three to five weeks and within that time they have
3 the opportunity to see how serious and motivated the applicant is for recovery.

4
5 Mr. Brown stated that to address Mr. Hummel's question there have only been 5 or 6 men in the
6 program who have been within a 30 mile radius of the recovery center but several have been from
7 out of state. He said that it is not uncommon to have men who are from different areas apply
8 because they are looking for a new start in a new location. He said that the facility networks with
9 other agencies or houses of recovery that experience the same thing therefore exchanging the men
10 when they have a real strong network of drug use in the area. He said that he would guess that only
11 20 to 30% of the men are from a close proximity of the recovery center.
12

13 Mr. Brown stated that the recovery center considers the fact that a man is making a 12 month
14 commitment for recovery therefore they make a huge commitment to them to give them everything
15 that they can to help them recover. He said that the counselors do not call themselves therapists but
16 they do operate within the guidelines that they need to make sure that the s\State is aware of what
17 they are doing and that they do not require any specific state licensure to operate a house of recovery.
18 He said that one of the things that they do offer the participants is the Genesis Relapse Prevention
19 Process that was formulated by Michael Dye in California and five of the counselors have completed
20 formal training for that program. He said that another program that they offer is Celebrate Recovery
21 which is a 12-step plan program which the court systems prefer. He said that they use a lot of Teen
22 Challenge material which covers everything from rebellion to temptations, etc. He said that they
23 utilize a Financial Peace University program and a 24-week Life Skills class which is taught off
24 campus in Danville. He said that he appreciates the questions which have been brought forward
25 because once they are addressed it puts everyone else at ease.
26

27 Mr. Brown stated that previously someone had asked if the participants in the program were allowed
28 visitors and the answer is no. He said that if someone is in recovery they do not have a real good
29 track record of picking out the visitors that they should or shouldn't have therefore visitors are not
30 allowed. He said that when a participant in the program comes to the facility they are not allowed any
31 contact with anyone for the first 90 days because it is important for them to focus upon themselves
32 and break any unhealthy ties that they may have. He said that within the last nine months the
33 participant can submit a pass application with reasoning as to why they are requesting the pass and
34 where and what they will be doing and staff will decide whether or not to grant or deny the pass. He
35 said that commonly the pass would request that the visit be done off campus and usually the request
36 is for a sober, non-problematic family member and if there needs to be accountability staff will send
37 an accountability person with the participant on the visit and a specific itinerary is required. The
38 participant is required to be back to the facility at a certain time.
39

ZBA

1 Mr. Brown stated that a question was previously asked regarding success rates. He said that success
2 rates are like a moving target and they are used by recovery centers and rehabilitation centers all of
3 the time but success rates is probably one of the most distorted, embellished false facts that is given
4 to the public. He said that he recently spoke to a gentleman who is working in a recovery center
5 close to Lifeline-connect and he also asked about the success rate at Lifeline-connect. Mr. Brown
6 stated that after informing the gentleman about the success rate at Lifeline-connect he indicated that
7 his facility feels lucky if they get someone through a 30-day treatment. Mr. Brown stated that if
8 someone is in the program at Lifeline-connect they are drug and alcohol free all of the time and are
9 tested weekly. He said that when he indicates that the participants are drug free he means that they
10 have to sign a request for an ibuprofen.

11
12 Mr. Brown stated that if the graduates stay in the community they are encouraged to be part of MAP,
13 Mentoring Accountability Plan, which involves weekly drug testing. He said that of the men that
14 graduate from the program and continue on with the MAP program the success rate is at 80 to 90%.
15 He said that although he does appreciate all of the concerns and the questions that are being asked he
16 wants to make it clear that the participants are not drug addicts but men in recovery and men that are
17 not taking drugs and are not hanging out with people who do take drugs. He said that there are men
18 like Roy Lane who are volunteers who go through approved material during classes which does not
19 require formal training. Mr. Brown stated that Mr. Lane indicated that he is just a volunteer although
20 that is not true because Mr. Lane is not just a volunteer but a dedicated volunteer who is involved
21 with the men and desires to see them recover. He said that he cannot stand in this meeting room and
22 do justice as to what is happening at the facility because the families of the church are even involved
23 with these men at a certain point. He said that the church loves these men and it is a very safe
24 atmosphere. He said that his family and many of his friends attend the church and he would not
25 bring dangerous people into the safe church environment or the community. He said that he
26 appreciates the Board's time and requested that they approve the special use permit request.
27

28 Mr. Thorsland asked the Board if there were any questions for Mr. Brown.
29

30 Mr. Courson asked Mr. Brown if there is any medical staff at the facility.
31

32 Mr. Brown stated that they do not have any medical staff at the facility. He said that the most
33 dangerous situations that occur are men who go through detoxification with alcohol or
34 benzodiazepines and most of those situations occur before they come to the facility but not always.
35 He said that to his knowledge they have never had a high risk detoxification occur at the facility but
36 if they do have a medical situation, such as kidney stones, they never deny medical care and utilize
37 the services of Carle.
38

39 Mr. Courson asked Mr. Brown if someone from Lifeline-connect stays with the patient at Carle.

ZBA

1 2 Mr. Brown stated yes.

3 4 Mr. Courson asked Mr. Brown to explain the process if someone decides to leave the program.

5 6 Mr. Brown stated that if someone decides to terminate treatment they try to contact family members
7 so that everyone understands where they are at and where they are going. He said that Lifeline-
8 connect will take the person to the bus station where they can connect with family and the family
9 takes it from there.

10 11 Mr. Courson asked Mr. Brown how many participants have actually decided to leave the program.

12 13 Mr. Brown stated that in the past 5 years there have perhaps been 10.

14 15 Mr. Courson asked Mr. Brown how many men have gone through the program.

16 17 Mr. Brown stated that 40 men have gone through the program. He said some men complete the
18 program in one year while others have stayed and signed up for Phase 3. He said that people who are
19 enrolled in the MAP program are still considered graduates but they are still involved.

20 21 Mr. Courson asked if the men who remain involved take classes and visit the facility daily.

22 23 Mr. Brown stated that R.J. Eaton, Director of Operations at Lifeline-connect, could answer Mr.
24 Courson's question more appropriately.

25 26 Mr. R. J. Eaton stated that there is one who drives on campus for a class and two who ride a bike.
27 He said that in the last two years they have only had one man leave and that was his call not the
28 man's.

29 30 Mr. Brown stated that he evidently was too high on his approximation of 10 men who have left the
31 program.

32 33 Mr. Thorsland asked staff if there were any questions for Mr. Eaton or Mr. Brown and there were
34 none.

35 36 Mr. Thorsland asked the audience if they desired to cross examine Mr. Eaton or Mr. Brown.

37 38 Mr. Randall Brown requested the opportunity to cross examine Mr. Brown.

ZBA

1 Mr. Randall Brown, who resides at 2408 N. High Cross Road, Urbana, asked Mr. Brown who pays
2 for the participant's tuition.

3
4 Mr. Randy Brown stated that when a man interviews for the program they are informed that there is
5 normally a \$500 charge. He said that staff members will ask a family if either they personally, their
6 church or other family members could give a monthly faith promise. He said that they do receive
7 private donations from contributors all over the United States and many times after the men have
8 completed jobs during a fundraiser in the community the client will donate to the program.

9
10 Mr. Thorsland asked the audience if anyone else desired to cross examine Mr. Randall Brown and
11 there was no one.

12
13 Mr. Thorsland called Mr. John Grubb to testify.

14
15 Mr. John Grubb, who resides at 1902 Shelly Court, Urbana, Illinois, which is two blocks away from
16 the facility, stated that he is in support of the program and has known some of the men in the
17 program. He said that he has been a resident of the community for over 12 years and has known the
18 men in the program for approximately four years and the men are very talented. He said that one of
19 the men is a certified plumber and he helped solve a problem at his home when a local plumber
20 stated that the problem could not be fixed. He said that another one of the men came to his home to
21 install a motion light which has been helpful to his family. He said that as a community resident he
22 is very pleased to have the men in the neighborhood. He said that everyone should be familiar with
23 the statement in *Genesis 4*, spoken by Cain after he slew his brother Abel, "Am I my brother's
24 keeper?" Mr. Grubb stated that whether we accept the responsibility or not we are our brother's
25 keeper. He said that in America we are supposed to be a brotherhood of men and women from sea to
26 shining sea and we are to care and encourage one another. He encouraged the Board and any
27 opponents to check their hearts and believe that we are our brother's keeper because if we do not
28 believe in that then we don't believe in hope and we think of the men as just addicts who are not
29 important to the community and are someone else's problem. He said that every man who is
30 represented is someone's son that came forth from their mother's womb and was created in God's
31 image and after his likeness and we are to honor all men not just men that do well. He encouraged
32 the Board to vote in favor of the special use permit request because it is obvious that the program has
33 given many of the men hope and a future. He said that there are a few people who do not know
34 someone who has an addiction due to drugs or alcohol and if you do know someone then you realize
35 the need for this type of a program.

36
37 Mr. Thorsland asked the Board if there were any questions for Mr. Grubb and there were none.

38
39 Mr. Thorsland asked if staff had any questions for Mr. Grubb and there were none.

ZBA

1
2 Mr. Thorsland asked the audience if anyone desired to cross examine Mr. Grubb and there was no
3 one.

4
5 Mr. Thorsland called Mr. Randy Roberts to testify.
6

7 Mr. Randy Roberts, who resides at 4210 E. Airport Road, Urbana, Illinois, stated that he is a lifelong
8 resident of Urbana and his residence is approximately one mile from the facility. He said that he is
9 currently raising a family which consists of a 13-year old, an 11-year old and a 9-year old and they are
10 not allowed to run around the neighborhood because of the number of registered sex offenders that
11 are in the area and not because of the men at Lifeline-connect. He said that there are current issues in
12 the community and he is not concerned about what goes on at 2107 High Cross Road except for the
13 good that it is doing. He said that he probably drives past the property six times a day and it is not
14 apparent as to what is occurring on the premises yet the good that is being done on the property is
15 appreciated. He said that he is thankful that someone has taken the time, trouble and bother to come
16 up with a facility like Lifeline-connect because it is an asset to the community. He said that he is a
17 business owner and he has availed himself to some of the services provided by Lifeline-connect men
18 and begged Mr. Eaton to let them come back but the men are too busy attending classes. He urged
19 the Board to approve the special use permit request.
20

21 Mr. Thorsland asked the Board if there were any questions for Mr. Roberts and there were none.
22

23 Mr. Thorsland asked if staff had any questions for Mr. Roberts and there were none.
24

25 Mr. Thorsland asked the audience if anyone desired to cross examine Mr. Roberts and there was no
26 one.
27

28 Mr. Thorsland called Ms. Renee Pride to testify.
29

30 Ms. Renee Pride, who resides at 608 S. Jefferson, Mahomet, Illinois, stated that she and her husband
31 have been property owners within approximately two miles of the subject property for almost ten
32 years and since Lifeline-connect has been started they have purchased additional property as rental
33 units. She said that with her background as a real estate broker she can affirm that the activities at
34 Lifeline-connect have not affected their property and there is no detriment to their home's value. She
35 said that she and her husband have tenants in their rental units and have not had concerns voiced
36 regarding the existence of Lifeline-connect in the community. She said that she and her husband fully
37 support the approval of the requested special use permit.
38

39 Mr. Thorsland asked the Board if there were any questions for Ms. Pride and there were none.

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1 Mr. Thorsland asked if staff had any questions for Ms. Pride and there were none.
2

3
4 Mr. Thorsland asked the audience if anyone desired to cross examine Ms. Pride and there was no
5 one.
6

7 Mr. Thorsland called Mr. Carl Webber to testify.
8

9 Mr. Carl Webber, attorney for the petitioner, apologized for the time that it may take but he has to
10 make sure that the information that he is going to present to the Board is heard at tonight's meeting.
11 He said that the recovery facility is about recovery and it must be emphasized that the young men are
12 tested weekly and if they fail the tests they are out of the program. He said that it is a group of
13 people who are recovering. He said that the Fair Housing Act does not protect drug addicts but they
14 do protect those who are recovering because they are a protected class. He said that the lawyer in
15 him cringes anytime someone asks him a question about the men in the program as if they were a
16 problem because the men are not a problem but a protected class of people who are recovering. He
17 said that it is difficult to answer questions to make it sound like the men are really okay and are not a
18 problem and deserve this kind of element. He said that as a respected judge once said, "we are
19 losing the battle." Mr. Webber stated that it doesn't matter if someone came from Ottawa or Philo or
20 whether we send someone to Dubuque and people have said that they have sent their son or daughter
21 somewhere else for recovery and when they came back they met up with their old friends and fell
22 back into their old habits. He said that there is something to be said about different people in
23 different places taking care of people locally and from other places for recovery. He said that the
24 thing that surprised him was the one year commitment that the men must agree to because it is as if
25 they are locked up. He said that to suggest that the recovery center is a problem to the area is almost
26 comical because the men have 24 hour/7 days per week supervision and they cannot cause an issue in
27 the community. He said that the Ordinance was amended for a recovery center and as much as
28 everyone tried to not involve Lifeline-connect the 6.5 acre property was considered during the case.
29 He said that the text amendment was very strict and Lifeline-connect has not suggested any waivers
30 of the regulations for a recovery center.

31
32 Mr. Webber requested that all of their comments and documentation that were presented in the text
33 amendment be incorporated into the reference for this case. He said that there are a few concerns
34 which have come forward which he would like to address. He said that Lifeline-connect requested a
35 capacity of 25 residents however the County Board increased the number to 30 residents but as it
36 happens, due to the square footage restriction, Lifeline-connect can only house 24 residents. He said
37 that Lifeline-connect requires efficiency in some sort of scale because people are enormously giving
38 of their time to volunteer and eventually they should be paid somehow. He said that with a greater
39 number of residents there is a greater chance the funds will be coming in to help support the facility

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1 and that kind of budget allows the continuation of qualified staff. He said that the big draw in this
2 type of facility with 25 residents is that there is a better chance of connecting with a peer rather than
3 feeling isolated. He said that the residents must have a one-on-one connection to get through their
4 recovery. He said that although the request is for 25 residents it is more practical to assume, due to
5 men going in and out of the program, that there would be 20 residents. He suggested that today's
6 society needs more, not fewer, institutions like Lifeline-connect. He said that it has been questioned
7 as to how effective Lifeline-connect is to the residents yet one year later we appear before the Board
8 with more success stories and almost no one falling by the wayside.

9

10 Mr. Webber stated that the recovery center is located in the AG-2 District and the legislative body
11 has decided that the AG-2 District is the location where such a facility should be allowed and not in
12 the rural area where there are no good roads to travel during bad weather or MTD service. He said
13 that the legislation has also suggested that the recovery center not be located downtown because if it
14 were to be downtown they would not have the open space requirements of space per resident. He
15 said that the subject property, with its former use, has made itself the exact right place for the
16 recovery center. He said that the dormitory must be constructed but the meeting rooms, class rooms,
17 reading rooms, kitchen and dining room already exist therefore this is the most suitable location for
18 the recovery center.

19

20 Mr. Webber stated that there has been some question as to whether or not the recovery center should
21 be located on the property at all and it is his opinion that the recovery center is an accessory use to
22 the church. He said that the church will support the recovery center financially and faithfully
23 therefore the recovery center is an accessory use.

24

25 Mr. Webber stated that if you go on campus you will find very tall dormitories built next to a church
26 or synagogue and those dormitories are looked upon by the city as accessory uses. He said that if a
27 ten story dormitory building next to a church is being called an accessory use then a recovery center
28 next to a church must also be called an accessory use. He said that the State's Attorney's opinion
29 was conservative and staff was being careful and wanted the petitioners to go through this process,
30 which has taken a lot of time. He said that the petitioner has gone the direction that they were
31 requested to go which was to suffer through meeting after meeting with both cities and the County to
32 come up with an amendment to the Ordinance and here they are again requesting a special use
33 permit. He said that his previous testimony during the text amendment gave details regarding the
34 *Fair Housing Act* and the *American Disability Act* and those items have to apply and if they do then
35 this has to be looked upon as simply an apartment as if it were a theology school for 24 theology
36 students next to the church. He said that the only difference is that the residents are tested weekly
37 and supervised and cared for 24 hours per day, seven days per week which are regulations that are for
38 that space and not anywhere else.

39

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1 Mr. Webber stated that the request must meet certain Finding of Fact criteria and one of the criteria
2 asks why this particular location is necessary. He said that this particular location is the one that is
3 the proper place for this facility because the savings in the cost of constructing classrooms, dining
4 facilities, meeting areas, exercise facilities, gymnasium facilities, kitchens is at least 1/5th of the cost
5 of new construction. He said that the County Board knew that such a facility was ideal for this use
6 because they indicated that the use must be near a church or synagogue. He said that High Cross
7 Road has 2400 cars per day and would hardly be impacted by the number of cars for the recovery
8 center in fact it would have a minor or almost zero impact on daily traffic. He said that the recovery
9 center probably has better emergency assistance than anywhere in the County because if someone
10 onsite cannot assist then they will place them in a car and take them to Carle which is better than an
11 84 year old person has at the Windsor of Savoy.

12
13 Mr. Webber stated that the special use will indeed conform to all relevant County ordinances and
14 codes. He said that the Board will assure that the special use permit will be compatible with adjacent
15 uses. He said that farmland exists to the east and west of the subject property and there is one
16 adjoining home and that is the only adjoining home that he knows of and he has not heard of any
17 issues from the property owners. He said that the restaurant which is located across the street
18 indicated that they are proud of the fact that they have served 317,000 apple dumplings therefore
19 there is traffic in the area but it is not due to the recovery center. He said that subsurface drainage
20 has already been addressed and all requirements will be met. He said that public safety will be
21 adequate because of the weekly drug testing and 24 hour/7 day per week supervision. He said that
22 there is more public safety at the recovery center than there is at any dormitory in town. He said that
23 14 parking spaces have been added to the facility and there are almost no cars involved in the
24 recovery center. He said that conformance to the regulations and standards of the district will be met
25 because the use is only allowed in AG-2 and they are conforming exactly to the standards that the
26 special use permit requires and not one waiver has been requested.

27
28 Mr. Webber said that the use will preserve the essential character because they are adding a
29 residential structure in a commercial setting because schools and churches are looked upon as
30 commercial and this is a small residential structure that is being added to the area. He said that the
31 special use will be compatible to the existing adjacent uses of commercial, farming and one
32 residence because the neighborhood has been greatly benefited by the church and this use is part of
33 the church.

34
35 Mr. Webber said that the proposed use is necessary for the public convenience because it is
36 necessary for the public survival and he wishes there were 20 more like it in town.

37
38 Mr. Webber said that the requested special use permit will not be injurious to the district in which it
39 is located because it will be a small part of the church and if it is compared to some of the other

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1 things that are allowed in the district under a special use permit then this use is a very bland request.
2

3
4 Mr. Webber said that the special use permit does preserve the essential character in which it is
5 located because the character will be improved by the addition of a residence which will be involved
6 with a group that is a protected class of recovering gentleman and he wished there was such a facility
7 in town for recovering women.

8
9 Mr. Webber said that the requested special use is not an existing nonconforming use because it is a
10 proper accessory use. He said that if someone desires to suggest that the use is a nonconforming use
11 then he would suggest that the requested special use would allow it to be conforming and there is
12 nothing that it is doing that will cause any adverse consequences.

13
14 Mr. Webber stated that the fundraising facilities and methods that are used by this organization have
15 been approved in writing by an attorney, not himself, that practices tax in a court of law. He said that
16 staff does not provide medications or psychotherapy and there is no requirement for a license
17 because it is a facility for those who are recovering which is a class of people protected by federal
18 law. He said that staff does not have to have a PhD, MD or psychiatrist and have been thoroughly
19 successful in the way that they are treating the residents and they need to no license. He requested
20 that if there are any suggestions adverse to the request then he would be given the opportunity to
21 briefly address those suggestions.

22
23 Mr. Thorsland asked the Board if there were any questions for Mr. Webber and there were none.
24

25 Mr. Thorsland asked if staff had any questions for Mr. Webber and there were none.
26

27 Mr. Thorsland called Mr. Ken Waldrop to testify.
28

29 Mr. Ken Waldrop, who resides at 1712 Cindy Lynn, Urbana, Illinois, stated that he has been a
30 resident of the program since December, 2009. He said that before coming to Lifeline-connect his
31 life was completely broken and was deemed hopeless by anyone that knew him. He said that he
32 chose drugs over anything and everyone in his life and during his addiction he suffered numerous
33 overdoses and spent 8 years in prison due to forging and altering prescriptions. He said that staying
34 clean for 8 years would make one think that a person would not fall back into the addiction but one
35 thing that he has learned is that staying clean off the drug isn't changing the person. He said that
36 Lifeline-connect has given him the ability to turn around his lifestyle and rebuild it to become the
37 person that he is today. He said that the program offers numerous classes that has brought him out of
38 the way he used to think because he went from being locked in a prison cell for 8 years of his life,
39 which cost the citizen's \$28,000 per year, to holding a full-time job and having a savings account,

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1 paying taxes and having hope for the future. He said that none of his accomplishments would have
2 been possible without the Lifeline-connect. He said that there are men dying today due to their
3 addiction and they have no hope unless programs like this are available. He said that there are men
4 present tonight that were not here last year when the text amendment was approved and they would
5 not be here tonight if it were not for the affirmative votes from this Board. He requested that the
6 Board approve the special use request and thanked the Board for the opportunity to speak.
7

8 Mr. Thorsland asked the Board if there were any questions for Mr. Waldrop and there were none.
9

10 Mr. Thorsland asked if staff had any questions for Mr. Waldrop and there were none.
11

12 Mr. Thorsland asked the audience if anyone desired to cross examine Mr. Waldrop and there was no
13 one.
14

15 Mr. Thorsland called Mr. John Hummel to testify.
16

17 Mr. John Hummel, who resides at 504 E. Mumford Drive, Urbana, Illinois, submitted a written
18 statement for review by staff and the Board and as a Document of Record. Mr. Hummel read his
19 statement as follows: I am writing to express my opposition to the application for a special use
20 permit for a Residential Recovery Center at the Apostolic Life Church, 2107 N. High Cross Road,
21 Urbana. There are several reasons for my opposition to the proposal in Case 691-S-11. He said that
22 you might wonder about his concern, as he lives at 504 E. Mumford in Southeast Urbana but his
23 interest rests with his son, Mark and his family, who reside at 2103 N. High Cross Road,
24 immediately adjacent on the south to the proposed Residential Recovery Center. He said that Mark
25 and his wife, Deb, purchased their home in 1990 and he and his wife Judy encouraged them to
26 purchase the property knowing that it had served as a rental property and needed extensive repairs.
27 He said that he and his wife loaned them the money for the down payment on their home and they
28 immediately began renovation, including the installation of two new bathrooms and with the help of
29 other family members they tore off the old roof and installed a new one. He said that they installed
30 additional insulation in the attic and replaced the windows with new energy efficient ones and
31 encouraged and participated in these investments in the home believing that the Zoning Ordinance of
32 Champaign County would protect the value of their home. In the Preliminary Summary of Evidence
33 included in this case Paragraph 9.1.11.D.1 indicates that waivers of standard conditions are subject to
34 findings: (1) the waiver is in accordance with the general purpose and intent of the ordinance; and (2)
35 will not be injurious to the neighborhood or to the public health, safety and welfare. Mr. Hummel
36 stated that he contends that this project will, in fact, be injurious to the neighborhood and to the
37 safety and welfare of the residents, particularly his immediate family.
38

39 Mr. Hummel stated that Item F in the Preliminary Summary of Evidence indicates that Section

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1 9.1.11 requires that a special use permit shall not be granted by the Zoning Board of Appeals unless
2 the public hearing record and written application demonstrate the following: (1) that the special use
3 is necessary for the public convenience at that location; and (2) that the special use is so designed,
4 located and proposed as to be operated so that it will not be injurious to the District in which it shall
5 be located or otherwise detrimental to the public welfare; and (3) that the special use conforms to the
6 applicable regulations and standards of and preserves the essential character of the district in which it
7 shall be located, except where such regulations and standards are modified by Section 6; and (4) that
8 the special use is in harmony with the general purpose and intent o the ordinance; and (5) in the case
9 of an existing nonconforming use it will make such use more compatible with its surroundings. Mr.
10 Hummel stated that he will contend that: (1) the special use is not necessary for the public
11 convenience at this location; and (2) that it will be injurious to the district and detrimental to the
12 public convenience at that location; and (3) that it denigrates the essential character of the district;
13 and (4) that such use will make the existing nonconforming use less, not more, compatible with its
14 surroundings.

15
16 Mr. Hummel stated that over the years Mark and Deb, with family assistance, have made additional
17 investments in the property. Mr. Hummel and his son built a 12' x 16' storage shed with a loft and
18 more recently they built a new two car detached garage. He said that they dug footers, built the
19 walls, installed the trusses, the roof, the insulation, the window and doors, etc. He said that he
20 encouraged and participated in these investments believing that the Zoning Ordinance of Champaign
21 County would protect the value of the property. He said that Section 9.1.11 B 2(b) states that one
22 purpose of the ordinance is to conserve land value, building and structures. He said that he contends
23 that the proposed special use will devalue all properties along High Cross Road, in Richardson
24 Estates, in Bruce Acres and along Nordland Drive.

25
26 Mr. Hummel stated that changes have also occurred at 2107 N. High Cross Road, the location where
27 an application has been made for a special use permit for a Residential Recovery Center at the
28 Apostolic Life Church, during this same 21 years. He said that one readily apparent change was the
29 construction of a berm on the south side of the property which along with concrete parking lot
30 barriers, effectively diverts most surface flow to the southern edge of that property and dumps it into
31 the backyard of 2103 N. High Cross Road. He said that Mr. Bradshaw, the engineer who conducted
32 a Drainage Review (Attachment J of Case 691-S-11) states that “the surface flow of the property is
33 generally to the east towards High Cross Road.” Mr. Hummel stated that Mr. Bradshaw neglects to
34 say that it reaches High Cross Road by overflowing 2103 N. High Cross Road and to counter that
35 change he and Mark have been forced to begin construction of a berm to divert that surface flow
36 away from the backyard.

37
38 Mr. Hummel stated that the proposed project would make another 10% of the property impervious to
39 water infiltration further exacerbating the drainage problem. He said that Mr. Bradshaw

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1 recommended the design and construction of detention ponds but nothing in the case addresses this
2 concern. He said that of particular interest to him is that one of the proposed detention pond
3 locations is where the current septic system leach field is located on the proposed site plan
4 (Attachment H).

5
6 Mr. Hummel stated that the soil investigations conducted by Wiley Scott (Attachment K) seem to
7 indicate that the establishment of sufficient leach fields for the project will be problematic. He said
8 that evidently that is why an alternate sewage system is proposed by Dale Shipley (Attachment N).
9 He said that this proposal involves the use of a septic tank, sand filter, chlorination and detention
10 pond. He said that no information is given on location and size of the detention pond and other
11 components of the system and the proposal also does not include sufficient capacity, 4500 gal/day,
12 for the proposed facility, as recommended by the Champaign County Health Department. He
13 contended that the site is poorly suited for the special use.

14
15 Mr. Hummel stated that he does have another selfish reason for opposing the special use and that is
16 because he has a teenage grand-daughter who lives at 2103 N. High Cross Road. He said that both of
17 her parents work and she comes home from school and other activities to an empty house. He said
18 that one of the location requirements for a residential recovery center is that the property must be
19 served by public transportation. He asked in whose front yard is the MTD bus stop sign to be located
20 and who on the Board would not be concerned to have 24 recovering drug and alcohol abusers next
21 door with only one supervisor. He requested that the Board not permit the proposed special use in
22 Case 691-S-11.

23
24 Mr. Thorsland asked the Board if there were any questions from the Board for Mr. Hummel.
25

26 Mr. Courson asked Mr. Hummel if he had witnessed any activities at the facility which are of
27 concern to him.

28
29 Mr. Hummel stated that he does not live there.

30
31 Mr. Courson stated that he did not ask Mr. Hummel if he lived there but if he has noticed anything
32 suspicious on the subject property while he visited his son's property.

33
34 Mr. Hummel stated that he has a fairly effective screen along the back of the property and while he
35 works on his son's project he pays attention to that project and not what is occurring on the subject
36 property. He said that he has not observed any activities on the subject property other than the
37 traffic.

38
39 Mr. Courson asked Mr. Hummel if the MTD sign is in front of his son's home.

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1
2 Mr. Hummel stated that it is not in front of his son's home. He said that the lot is a double wide lot
3 and the sign is in the corner of the side lot.

4
5 Mr. Thorsland asked if staff had any questions for Mr. Hummel and there were none.

6
7 Mr. Thorsland asked the audience if anyone desired to cross examine Mr. Hummel.

8
9 Mr. Thorsland called Ms. Renee Pride to the cross examination microphone.

10
11 Ms. Pride asked Mr. Hummel if the MTD serviced the area in 1990 and was the sign on the property
12 when they purchased the property.

13
14 Mr. Hummel stated that he does not know if the MTD serviced the area in 1990 and he does not
15 recall if the sign was there at that time.

16
17 Ms. Pride asked Mr. Hummel if he has had a professional study completed regarding the value of his
18 son's home in today's economy.

19
20 Mr. Hummel stated that he is an engineer not a real estate broker. He said that he does not survey
21 properties but he does own rental properties and he does know that what is going on in the
22 surrounding community does effect the perception of people who rent property from him and those
23 who he might want to sell those properties to.

24
25 Ms. Pride asked Mr. Hummel if he has obtained any data regarding the current market in this
26 particular area or any affect that the proposed use may have.

27
28 Mr. Hummel stated that once again he is an engineer not a real estate broker.

29
30 Mr. Thorsland called Micah Gouker to testify.

31
32 Mr. Micah Gouker, who resides at 2107 High Cross Road, Urbana, Illinois, stated that he is currently
33 a resident at Lifeline-connect and has been so for 10 months. He said that he and his two older
34 brothers have the same problem with drug addiction. He said that he grew up in a good home with a
35 father who was a preacher and is now a pastor but his father could not choose his life for him and the
36 drugs took over his life. He said that he has struggled with drugs for 10 years and has been to at least
37 five recovery centers and Lifeline-connect is by the far the best one that he has attended because they
38 invest time into the resident and they give the residents tools to use in everyday life. He said that he
39 is scheduled to go home in two months and the staff is already working on a plan for him when he

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1 gets home. He said that he is not going to stay like many of the others do therefore they want him to
2 be successful in his home state of Indiana. He said that his buddy is from Florida and he is
3 scheduled to graduate two weeks after he does and Lifeline-connect has invested the same time and
4 energy into his recovery. He said that Lifeline-connect does not just want a better Champaign-
5 Urbana but a better America.

6
7 Mr. Thorsland asked the Board if there were any questions for Mr. Gouker.
8

9 Mr. Courson asked Mr. Gouker if he used the bus service.
10
11 Mr. Gouker stated no.
12

13 Mr. Thorsland called Mr. Mark Hummel to testify.
14

15 Mr. Mark Hummel, who resides at 2103 High Cross Road, Urbana, Illinois, stated that he lives
16 directly next door to the subject property and they have always been good neighbors and have been
17 respectful of each other. He said that drainage is a huge problem and it needs to be fully addressed.
18 He said that the water gets up to the back of his house and goes around the sides. He said that he
19 isn't a wealthy person therefore he can't just call a construction company to come build a berm. He
20 said that he has had three different loads of dirt hauled in to spread out on the property to alleviate
21 the drainage problem but a 10% increase on what already is more than his fair share is going above
22 and beyond what he can handle. He said that if we are talking about a retention pond then the
23 overflow will run into his back yard. He said that he is glad that the men are receiving help but he
24 does not feel that continuing to put another special use in an area will benefit the community. He
25 said that 21 years ago when he moved in to the neighborhood he was told the area was being limited
26 to residential and that is the direction that the neighborhood is headed. If the Board would review a
27 map of the residential uses in the neighborhood the Board would find that there are a lot of
28 residential uses in the neighborhood and he does not feel that the direction is going in a consistent
29 manner as to how zoning is supposed to go. He said that he was not at the previous meetings
30 because he did know anything about the hearings until he received a case mailing packet last week
31 otherwise he would have attended. He said that it just doesn't make sense to keep building onto a
32 facility in this neighborhood for a use that is not really where it should be. He said that if you have a
33 one story home you could put an elevator in the home but where are you going with it and that is
34 how he feels that this permit is going. He said that the guidelines of the special use permit and so
35 forth are supposed to be needed in the area but the facility is trucking people in and there could be
36 like facilities closer to where they are from. He said that the septic system does not meet the
37 requirements for 24 residents let alone the 30 that has been discussed. He said that there has been
38 discussion regarding a limited kitchen although if the residents are eating at the facility there must be
39 some kind of cooking happening somewhere.

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1 Mr. Thorsland asked the Board if there were any questions from the Board for Mr. Hummel.
2

3
4 Mr. Courson asked Mr. Hummel if the drainage issue was corrected would he have concerns
5 regarding the proposed special use.
6

7 Mr. Hummel stated that he would have less concerns but another big issue is the septic.
8

9 Mr. Courson stated that he also has concerns regarding the septic. He said that in order for the
10 petitioner to obtain the permit they will have to conform to all County ordinances.
11

12 Mr. Hummel stated that the petitioner speaks about a tile that runs to the drainage ditch but he has
13 never noticed such a tile although he does believe that there is a tile in the parking lot which exists
14 underneath High Cross Road. He said that the layout of the land appears to go downhill and drains
15 into his back yard. He said that unless the water is pumped out it will come towards his direction.
16

17 Mr. Courson asked Mr. Hummel if the building existed when he purchased his home.
18

19 Mr. Hummel stated that the building did exist but it was used by Pyramid Paper Company. He said
20 that he does believe that some parking area was added to the property.
21

22 Mr. Courson asked Mr. Hummel if he has ever noticed any suspicious activity on the property that
23 would give him concern.
24

25 Mr. Hummel stated that if there are people walking down the road you never know where they are
26 coming from. He said that he has seen some groups of people walk through but he does not know if
27 they came from the facility.
28

29 Mr. Courson asked Mr. Hummel if he is concerned about the men at the facility even though there
30 has been testimony that the men receive 24 hour/7 days per week supervision.
31

32 Mr. Hummel stated that it doesn't seem sufficient to have one person watching 24 men. He said that
33 if someone has a need to leave or be unseen there is always the possibility of gaining that need when
34 there are not enough people to watch them.
35

36 Mr. Passalacqua asked Mr. Hummel if the back portion of his lot stayed wet when Pyramid Paper
37 Company was in operation.
38

39 Mr. Hummel stated no.

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1 2 Mr. Passalacqua asked Mr. Hummel what had changed.
3

4 5 Mr. Hummel stated that the way that the side yard has been sloped and there are parking blocks that
6 run along the side of the parking lot. He said that he is not sure what all has changed but the way
7 that the land is formed causes the flow to run towards his property. He said that the impervious area
8 has been increased due to the expansion of the parking lot. He said that there is a small ditch at the
9 back of his property which runs to the side and it cannot handle the drainage anymore and therefore
the reason why they are berming the property.

10 11 Mr. Hall stated that it appears that Mr. Hummel's lot has the unfortunate circumstance of having a
12 natural drainage swale running through it.

13 14 Mr. Hummel stated that the change on the subject property changed the contour of the property.

15 16 Mr. Hall asked Mr. Hummel if the culvert under High Cross Road is in front of his property.

17 18 Mr. Hummel stated no, the culvert runs between the two properties.

19 20 Mr. Hall stated that he would expect that the drainage district placed the culvert where the natural
21 drainage occurred.

22 23 Mr. Hummel stated that he is sure that Mr. Hall is correct but if area that is flowing to the spot is
24 increased then the culvert itself should be changed.

25 26 Mr. Hall stated that he appreciates Mr. Hummel's comments regarding the drainage issue and he
27 encouraged any comments that Mr. Hummel could make regarding how the use could be made
28 compatible or whether it should be denied.

29 30 Mr. Hummel stated that there are some serious issues with the drainage and septic and he does not
31 feel that those issues will be adequately achieved. He said that the size of the lot determines the
32 amount of leach field that can be installed and the soil determines how much leach field is required
33 to absorb the water. He said that the soil does not leach well which is why most of the houses have a
34 different style of septic system. He said that to increase the residents and staff at the subject property
35 he is skeptical that a septic system could be established that would not adversely affect his property
36 in some manner. He said he is not a professional regarding septic systems but the information that
37 was in the mailing packet makes him very concerned.

38 39 Mr. Hall stated that he agrees that there needs to be more clarity regarding the septic system but the

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1 system described by Dale Shipley is not a leach field but a sand filter system which is the most
2 reliable, although does require a lot of maintenance, and the tile could be used to drain the soil
3 around the sand filter. He said that the sand filter would not require a detention basin at this point.
4 He said that they were planning to discharge into a detention pond but it is not clear if Dale Shipley
5 understood that there is a tile that they are already connected to for parking lot drainage. He said that
6 connecting to tile for parking lot drainage is one thing but a curtain drain around a sand filter might
7 be something very different. He encouraged Mr. Hummel to make sure that he is on the mailing list
8 so that he receives all information regarding this case.

9
10 Mr. Courson informed Mr. Hummel that any photographs that he may have indicating water runoff,
11 the berm, etc. would be helpful.

12
13 Mr. Hummel stated that it is unfortunate but he does not have any photographs to submit.

14
15 Mr. Thorsland asked the audience if there were any questions for Mr. Hummel and there were none.

16
17 Mr. Thorsland called Betty Ujhelyi to testify.

18
19 Ms. Betty Ujhelyi, who resides at 2004 N. High Cross Road, Urbana, Illinois, stated that her home is
20 diagonally south east of Mr. Hummel's property. She said that she does have a drainage issue at her
21 home also and part of the problem may be because the tile which is supposed to run from her drain to
22 the north is crushed underneath the parking lot for the Apple Dumpling. She said that she purchased
23 her home in 1992 because she believed that it was located in a secure, quiet, rural area with minimal
24 traffic and she has noticed that there has been an increase in traffic within the last few years. She
25 said that her concerns regarding the recovery center are any additional increase in traffic, noise,
26 crime and decreased property value. She said that she has a letter from Carroll Goering, who resides
27 at 2606 N. High Cross Road, Urbana, and she will submit the letter as a Document of Record. She
28 read Mr. Goering's letter as follows: My name is Carroll Goering and my wife and I own and live on
29 the property at 2606 N. High Cross Road, at the corner of High Cross Road and Airport Road. I
30 understand that there are plans to establish a drug rehab center at the church building that formerly
31 housed Pyramid Paper Company. This will make the third time this property has been considered by
32 this body since I have lived in this area. The first time, a man wanted to buy the property and rezone
33 it but was unclear as to the use of the rezoned property. The second time, the current owners wanted
34 to use the building as a church which was a good use of the building and, up to now, have been good
35 neighbors. I understand that the drug rehab center would accommodate 25 recovering addicts, 8 of
36 whom are already in residence there. I strenuously object to this new use of the property. My wife
37 and I have already had our problems with drug addicts and after they twice burglarized our house we
38 had to invest in a security system. So far, that security system has held them at bay but we certainly
39 don't want to import 25 drug addicts into our neighborhood. Thank you for allowing me to testify.

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1 Mr. Thorsland asked the Board if there were any questions for Ms. Ujhelyi and there were none.

2
3 Mr. Thorsland asked if staff had any questions for Ms. Ujhelyi and there were none.

4
5 Mr. Thorsland asked the audience if anyone had any questions for Ms. Ujhelyi and there was no one.

6
7 Mr. Thorsland asked the audience if anyone else desired to sign the witness register to present
8 testimony regarding this case and there was no one.

9
10 Mr. Thorsland called Carl Webber back to the witness podium.

11
12 Mr. Carl Webber stated that there has been no evidence of any detrimental impact of this kind of
13 addition and it is indeed an addition of residential use on a commercial property. He said that we
14 have not been aware of any sewage issue or storm drainage issue on adjacent properties and they will
15 address those issues. He said that everyone in Champaign County has some responsibility in taking
16 on water that is coming from upstream but that doesn't mean that we can't try to address it. He said
17 that he understands Mr. Hummel's concern regarding his granddaughter and he would suggest that
18 the men at the facility are much better neighbors than those whom he knows nothing about and if he
19 is not sure about the men at the facility he can speak to Mr. Eaton's new wife who lives on the
20 property as well. He said that if Mr. Eaton is willing to have his new wife live on the site then he is
21 comfortable with the men who are there. He said that the bus does usually stop in front of the church
22 but the sign is located on Mr. Hummel's property.

23
24 Mr. Webber stated that he can remember driving down Staley Road and looking west and the area
25 was full of water although now the area is built up and homes are located there. He said that the
26 same instance occurred on the property which is southwest of Curtis Road and the interstate because
27 during heavy rains the property was just terrible but with proper retention and detention basin
28 installation there are high dollar homes located in that area. He said that there has been discussion
29 about retention ponds but the proposed is a detention pond therefore not retaining the water but
30 detaining the water. He said that the pond will be in the correct location and the church will work
31 with the engineers to assure such.

32
33 Mr. Webber stated that a comment was made that the church is trucking in people but the university
34 also trucks in people into the community. He said that the men that are allowed to come into the
35 facility are properly addressed and are worked with properly. He said that the kitchen is in the
36 church and the dining facility is in the church therefore the residents will use the church kitchen and
37 dining area and will not require that one be placed in the new facility.

38
39

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1 Mr. Webber stated that there has been no added parking although he will be glad to indicate such in
2 writing with comparable aerial photographs. He said that Ms. Ujhelyi stated that she was also
3 concerned about the drainage but since her property is located on the other side of High Cross Road
4 it will not be the same drainage area nor will it possibly be affected by a 10% increase in impervious
5 area. He said that in regards to Ms. Ujhelyi's concern regarding increased traffic on High Cross
6 Road it may be that the new Wal-Mart has increased the traffic flow on High Cross Road. He said
7 that to simply suggest that crime, noise and a decrease in property values is just fear with no basis.
8 He said that apparently Mr. Goering believes that the special use is to establish a drug rehab center
9 but he is incorrect because the center has been there for a long time and it was mentioned in his letter
10 that they have been good neighbors. Mr. Webber stated that Mr. Goering's letter suggests that drug
11 addicts broke into his home and therefore is a good reason as to why such a facility is needed in the
12 community.

13
14 Mr. Thorsland asked the Board if there were any questions for Mr. Webber and there were none.
15

16 Mr. Thorsland asked if staff had any questions for Mr. Webber and there were none.
17

18 Mr. John Hummel requested the opportunity to address the Board and Mr. Webber's comments.
19

20 Mr. Thorsland granted Mr. Hummel's request and called him to the witness podium.
21

22 Mr. Webber noted that his comments are arguments and not testimony because he is speaking as an
23 attorney but he would be happy to address Mr. Hummel's questions.
24

25 Mr. Hummel stated that in the packet of material there is a mini-kitchen indicated in the new facility
26 in addition to the church kitchen therefore a certain amount of water would be utilized per day and
27 would be needed to be included in the design.
28

29 Mr. Webber stated that he would be happy to answer Mr. Hummel's question but he is sure that a
30 better answer could be achieved elsewhere.
31

32 Mr. Randy Brown, Director of Lifeline-connect stated that the mini-kitchen is a duplication of what
33 is there now. He said that since there is a curfew and lights out at a certain time the men must be in
34 the dorm at a certain time but they are allowed to be moving around inside the dorm. He said that at
35 times the men will microwave popcorn or serve ice cream which will only require a snack area.
36

37 Mr. Hummel stated that the discussion regarding the term retention versus detention stems from Mr.
38 Shipley's document indicating a retention pond.
39

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- 1 Mr. Webber stated that he will check with Mr. Shipley to clarify that the term is accurate and get
2 back with Mr. Hummel.
3
4 Mr. Hummel asked if a chlorination sand filter is being proposed or a septic system with a leach
5 field.
6
7 Mr. Webber stated to assure that the storm drainage is properly addressed a detention basin was
8 proposed but due to the amount of space he does not feel that it is needed although if they are willing
9 to do it then so be it. He said that the sanitary treatment will meet all codes and he can understand
10 why an adjacent neighbor would be concerned about making sure that this is done correctly.
11
12 Mr. Hummel asked Mr. Webber what will be done with the surface runoff that will be exasperated
13 by the additional construction.
14
15 Mr. Webber stated that they will address this issue. He said that the goal is to improve the area
16 instead of merely addressing the 10%.
17
18 Mr. Thorsland closed the witness register.
19
20 Mr. Thorsland stated that there are two sets of minutes that have relevant testimony to the overall
21 County zoning for this kind of operation and more than one person has suggested that either all or
22 parts of that be part of this record. He asked the Board if they would like to include the relevant
23 testimony from Case 688-AT-10 for this case.
24
25 Mr. Courson stated yes.
26
27 Mr. Thorsland stated that the Board requires clarification about the septic system that is proposed.
28
29 Mr. Hall stated that he will work with the applicant on the septic system issue.
30
31 Mr. Courson asked if the Board would like staff to verify the condition of the parking lot.
32
33 Mr. Hall stated that he can go through the previous zoning cases to see what how much parking was
34 authorized and if any increase in the parking area has been constructed since 1991.
35
36 Mr. Passalacqua stated that he would like to see a better photograph or diagram of the location of the
37 culvert which is located in the natural swale.
38
39 Mr. Hall stated that Bruce Stikkers of the Champaign County Soil and Water District has indicated

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1 for the last couple of years that we have been getting more rain than what we receive historically. He
2 said that there have been drainage problems increase and new drainage problems appear where
3 previously there were none. He said that the petitioner can work with Bryan Bradshaw to address the
4 concerns. He said that it isn't clear that any of the drainage from the dormitory has to go to the east.
5

6 Mr. Courson stated that he would like to see elevations of the tiles and inlets and outlets for the
7 detention basin.

8 Mr. Thorsland asked the Board if screening is required for the parking.
9

10 Mr. Hall stated yes. He said that the case could be continued to the August 25, 2011, meeting.
11

12 Mr. Webber stated that they would prefer a later date than August 25th because three of the
13 petitioners will not be available. He requested that the case be continued to September 15th.
14

15 **Mr. Courson moved, seconded by Mr. Passalacqua to continue Case 691-S-11 to the September
16 15, 2011, meeting. The motion carried by voice vote.**
17

18 **7. Staff Report**
19

20 Mr. Hall stated that the advertisement for the Associate Planner will be published this week. He said
21 that staff hopes to have a new Associate Planner on board by the end of September.
22

23 **8. Other Business**
24

25 **A. Proposed ZBA Bylaws Amendments**
26

27 Mr. Hall stated that no new information regarding the proposed ZBA Bylaws Amendments is
28 available for tonight's meeting.
29

30 **9. Audience Participation with respect to matters other than cases pending before the
31 Board**
32

33 None
34

35 **10. Adjournment**
36

37 **Mr. Schroeder moved, seconded by Mr. Courson to adjourn the June 30, 2011, public hearing.
38 The motion carried by voice vote.**
39

6/30/11

AS APPROVED SEPTEMBER 15, 2011

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1 **The meeting adjourned at 9:36 p.m.**

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3

4 Respectfully submitted

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9 Secretary of Zoning Board of Appeals

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SUBJECT TO APPROVAL

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