

2  
3 **MINUTES OF REGULAR MEETING**

4 **CHAMPAIGN COUNTY ZONING BOARD OF APPEALS**

5 1776 E. Washington Street

6 Urbana, IL 61801

7  
8  
9 **DATE: June 30, 2011**

**PLACE: Lyle Shields Meeting Room  
1776 East Washington Street**

10  
11 **TIME: 7:00 p.m.**

**Urbana, IL 61802**

12  
13 **MEMBERS PRESENT:** Thomas Courson, Melvin Schroeder, Eric Thorsland, Paul Palmgren,  
14 Brad Passalacqua

15  
16 **MEMBERS ABSENT :** Catherine Capel, Roger Miller

17  
18 **STAFF PRESENT :** Lori Busboom, John Hall

19  
20 **OTHERS PRESENT :** Brenda Rogers, David Rogers, Roger J. Eaton, A. Renne Pride, Ken  
21 Waldrop, Chad May, Les Cotton, Randy Roberts, John Hummel, Carl  
22 Webber, Micah Gouker, Roy Lane, Mark Hummel, Betty Ujhelyi,  
23 Joan Grubb, Randall Brown, Mark Krueger, Samantha Krueger,  
24 William Aceto, Enrique Obregon, Matthew Savage, Thomas Mann,  
25 Cameron Gordon, Judy Hummel, Bill Vaughn, Timothy Heard,  
26 Tajmara Eaton, Sara May, Shirley Howe, Jimmy Howe, Deb  
27 Hummel, Randy Coverstone, Therese Coverstone, Dona Grubb, Bob  
28 Harvey, Marilyn Harvey, Emily Cotton

29  
30  
31 **1. Call to Order**

32  
33 The meeting was called to order at 7:01 p.m.

34  
35 **2. Roll Call and Declaration of Quorum**

36  
37 The roll was called and a quorum declared present with two members absent.

38  
39 **3. Correspondence**

40  
41 None

42  
43 **4. Approval of Minutes (May 26, 2011)**

44  
45 **Mr. Courson moved, seconded by Mr. Palmgren to approve the May 26, 2011, minutes as**  
46 **submitted.**

47 **The motion carried by voice vote.**

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1 **5. Continued Public Hearing**

2  
3 None

4  
5 **6. New Public Hearings**

6  
7 **Case 691-S-11 Petitioner: Pastor David L. Rogers and Apostolic Life UPC Church, LLC**  
8 **Request to authorize (1) The Apostolic Life UPC Church as a special use and (2) the**  
9 **establishment and use of a “Residential Recovery Center” as a second special use on the same**  
10 **land, in the AG-2 Agriculture Zoning District. Location: Lot 3 of the Almar First Subdivision**  
11 **in the Northeast Quarter of Section 3 of Urbana Township and commonly known as the**  
12 **Apostolic Life UPC Church located at 2107 High Cross Road, Urbana.**

13  
14 Mr. Thorsland informed the audience that this is an Administrative Case and as such the County  
15 allows anyone the opportunity to cross examine any witness. He said that at the proper time he will  
16 ask for a show of hands for those who would like to cross examine and each person will be called  
17 upon. He requested that anyone called to cross examine go to the cross examination microphone to  
18 ask any questions. He said that those who desire to cross examine are not required to sign the  
19 witness register but are requested to clearly state their name before asking any questions. He noted  
20 that no new testimony is to be given during the cross examination. He said that attorneys who have  
21 complied with Article 6.5 of the ZBA By-Laws are exempt from cross examination.

22  
23 Mr. Hall distributed a new Supplemental Memorandum dated June 30, 2011, to the Board for  
24 review. He said that the new memorandum adds several items of evidence to be added to the  
25 Summary of Evidence. He said that included separately are the Approved Minutes from the June 17,  
26 2010, and July 15, 2010, ZBA meetings for the text amendment Case 688-AT-10 that added  
27 Residential Recovery Center to the Ordinance. He said that after the Preliminary Memorandum date  
28 June 24, 2011, was mailed it occurred to him that there had been no evidence added for Item 7 which  
29 is whether the proposed use is necessary for the public convenience. He said that the testimony  
30 presented at the June 17, 2010, and July 15, 2010, public hearings was suppose to be of a general  
31 nature and not about any specific use at a specific location but there was evidence regarding the need  
32 for this specific use in Champaign County therefore he attached the minutes from those public  
33 hearings for the Board’s review. He said that the Board may find evidence in the minutes which  
34 would be relevant to this case. He said that another attachment is a series of copies printed off from  
35 the [www.lifelineconnect.org](http://www.lifelineconnect.org) webpage. He said that the application was very thorough and complete  
36 but when staff is aware that a webpage is available then staff prints off the information and submits it  
37 to the Board for review. He said that the final attachment is supplemental information regarding the  
38 septic suitability of the soils on the property and the April 23, 2010, Memorandum to the Champaign  
39 County Board Committee of the Whole (with Attachment A only) which discussed the ongoing use

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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.

6/30/11

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1

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

3

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

5

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

8

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

10

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

15

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

17

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

23

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

25

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

31

32 Mr. Thorsland asked if staff had any questions for Mr. Eaton.

33

34 Mr. Hall asked Mr. Eaton if the participants have vehicles.

35

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

39

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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

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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.

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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.  
39

## 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.

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

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

Mr. Thorsland called Mr. Carl Webber to testify.

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

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

## ZBA

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 1/5<sup>th</sup> 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

ZBA

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 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

## ZBA

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

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

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

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

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

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

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

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

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

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

Mr. Thorsland called Micah Gouker to testify.

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

## ZBA

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

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

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

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

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

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

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

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

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

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

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

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

Mr. Hummel stated no.

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1  
2 Mr. Passalacqua asked Mr. Hummel what had changed.  
3  
4 Mr. Hummel stated that the way that the side yard has been sloped and there are parking blocks that  
5 run along the side of the parking lot. He said that he is not sure what all has changed but the way  
6 that the land is formed causes the flow to run towards his property. He said that the impervious area  
7 has been increased due to the expansion of the parking lot. He said that there is a small ditch at the  
8 back of his property which runs to the side and it cannot handle the drainage anymore and therefore  
9 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

## ZBA

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.

ZBA

1  
2 Mr. Thorsland asked the Board if there were any questions for Ms. Ujhelyi and there were none.  
3  
4 Mr. Thorsland asked if staff had any questions for Ms. Ujhelyi and there were none.  
5  
6 Mr. Thorsland asked the audience if anyone had any questions for Ms. Ujhelyi and there was no one.  
7  
8 Mr. Thorsland asked the audience if anyone else desired to sign the witness register to present  
9 testimony regarding this case and there was no one.  
10  
11 Mr. Thorsland called Carl Webber back to the witness podium.  
12  
13 Mr. Carl Webber stated that there has been no evidence of any detrimental impact of this kind of  
14 addition and it is indeed an addition of residential use on a commercial property. He said that we  
15 have not been aware of any sewage issue or storm drainage issue on adjacent properties and they will  
16 address those issues. He said that everyone in Champaign County has some responsibility in taking  
17 on water that is coming from upstream but that doesn't mean that we can't try to address it. He said  
18 that he understands Mr. Hummel's concern regarding his granddaughter and he would suggest that  
19 the men at the facility are much better neighbors than those whom he knows nothing about and if he  
20 is not sure about the men at the facility he can speak to Mr. Eaton's new wife who lives on the  
21 property as well. He said that if Mr. Eaton is willing to have his new wife live on the site then he is  
22 comfortable with the men who are there. He said that the bus does usually stop in front of the church  
23 but the sign is located on Mr. Hummel's property.  
24  
25 Mr. Webber stated that he can remember driving down Staley Road and looking west and the area  
26 was full of water although now the area is built up and homes are located there. He said that the  
27 same instance occurred on the property which is southwest of Curtis Road and the interstate because  
28 during heavy rains the property was just terrible but with proper retention and detention basin  
29 installation there are high dollar homes located in that area. He said that there has been discussion  
30 about retention ponds but the proposed is a detention pond therefore not retaining the water but  
31 detaining the water. He said that the pond will be in the correct location and the church will work  
32 with the engineers to assure such.  
33  
34 Mr. Webber stated that a comment was made that the church is trucking in people but the university  
35 also trucks in people into the community. He said that the men that are allowed to come into the  
36 facility are properly addressed and are worked with properly. He said that the kitchen is in the  
37 church and the dining facility is in the church therefore the residents will use the church kitchen and  
38 dining area and will not require that one be placed in the new facility.  
39

## ZBA

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

ZBA

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 Stickers of the Champaign County Soil and Water District has indicated

**ZBA**

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

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

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

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

18  
19 **7. Staff Report**

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

23  
24 **8. Other Business**

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.**

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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4 Respectfully submitted

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9 Secretary of Zoning Board of Appeals

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*DRAFT SUBJECT TO APPROVAL DRAFT ZBA //*

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