

CHAMPAIGN COUNTY ZONING BOARD OF APPEALS NOTICE OF REGULAR MEETING

Date: **September 15, 2011**
Time: **7:00 P.M.**
Place: **Lyle Shields Meeting Room
Brookens Administrative Center
1776 E. Washington Street
Urbana, IL 61802**

**Note: NO ENTRANCE TO BUILDING
FROM WASHINGTON STREET PARKING
LOT AFTER 4:30 PM.
Use Northeast parking lot via Lierman Ave.,
and enter building through Northeast
door.**

*If you require special accommodations please notify the Department of Planning & Zoning at
(217) 384-3708*

EVERYONE MUST SIGN THE ATTENDANCE SHEET – ANYONE GIVING TESTIMONY MUST SIGN THE WITNESS FORM

AGENDA

1. Call to Order
2. Roll Call and Declaration of Quorum
3. Correspondence
4. Approval of Minutes (June 30, 2011 and September 1, 2011)
5. Continued Public Hearings

**Note: The full ZBA packet is now available
on-line at: co.champaign.il.us.**

*** Case 691-S-11 Petitioner: Pastor David L. Rogers and Apostolic Life UPC Church, LLC**

Request: Authorize (1) the Apostolic Life UPC Church as a special use and (2) the establishment and use of a “Residential Recovery Center” as a second special use on the same land, in the AG-2 Agriculture Zoning District.

Location: Lot 3 of the Almar First Subdivision in the Northeast Quarter of Section 3 of Urbana Township and commonly known as the Apostolic Life UPC Church located at 2107 High Cross Road, Urbana.

6. New Public Hearings
7. Staff Report
 - A. August, 2011 Monthly Report
8. Other Business
 - A. Review of ZBA Docket
9. Audience Participation with respect to matters other than cases pending before the Board
10. Adjournment

*** Administrative Hearing. Cross Examination allowed.**

SUBJECT TO APPROVAL

MINUTES OF REGULAR MEETING

CHAMPAIGN COUNTY ZONING BOARD OF APPEALS

1776 E. Washington Street

Urbana, IL 61801

DATE: June 30, 2011

PLACE: Lyle Shields Meeting Room
1776 East Washington Street

TIME: 7:00 p.m.

Urbana, IL 61802

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

MEMBERS ABSENT : Catherine Capel, Roger Miller

STAFF PRESENT : Lori Busboom, John Hall

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

1. Call to Order

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

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2. Roll Call and Declaration of Quorum

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

3. Correspondence

None

4. Approval of Minutes (May 26, 2011)

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

The motion carried by voice vote.

5. Continued Public Hearing

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None

6. New Public Hearings

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

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

Mr. Hall distributed a new Supplemental Memorandum dated June 30, 2011, to the Board for review. He said that the new memorandum adds several items of evidence to be added to the Summary of Evidence. He said that included separately are the Approved Minutes from the June 17, 2010, and July 15, 2010, ZBA meetings for the text amendment Case 688-AT-10 that added Residential Recovery Center to the Ordinance. He said that after the Preliminary Memorandum date June 24, 2011, was mailed it occurred to him that there had been no evidence added for Item 7 which is whether the proposed use is necessary for the public convenience. He said that the testimony presented at the June 17, 2010, and July 15, 2010, public hearings was suppose to be of a general nature and not about any specific use at a specific location but there was evidence regarding the need for this specific use in Champaign County therefore he attached the minutes from those public hearings for the Board's review. He said that the Board may find evidence in the minutes which would be relevant to this case. He said that another attachment is a series of copies printed off from the www.lifelineconnect.org webpage. He said that the application was very thorough and complete but when staff is aware that a webpage is available then staff prints off the information and submits it to the Board for review. He said that the final attachment is supplemental information regarding the septic suitability of the soils on the property and the April 23, 2010, Memorandum to the Champaign County Board Committee of the Whole (with Attachment A only) which discussed the ongoing use at the Apostolic Life UPC Church. He said that the April 23, 2010, Memorandum included the entire background for the text amendment and the attachment reviewed the operations of the Lifeline-connect Ministry between 2007 and to present. He said that he included the attachment because there is currently one new ZBA member and perhaps new members of the audience tonight

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1 regarding this request who are not familiar with all of the details of this request. He said that he
2 could review the new evidence with the Board or since everyone who received the mailing packet
3 and the new memorandum is aware as to where the evidence will be placed in the Summary of
4 Evidence the Board may want to move to public testimony.

5
6 Mr. Thorsland asked the Board if there were any questions for Mr. Hall and there were none.

7
8 Mr. Thorsland called Pastor David Rogers to testify.

9
10 Pastor David Rogers, who resides at 1802 Concord Lane, Urbana, Illinois, stated that he is the pastor
11 of the Apostolic Life UPC Church. He said that he is speaking on behalf of Lifeline-connect
12 ministry which is supported by Apostolic Life Church, 2107 High Cross Road, Urbana. He said that
13 for many years the property was the site of an industrial warehouse and a busy retail store. He said
14 that when the church obtained the property in 2001, they significantly lowered the intensity of its use
15 and he believes that they have been a great addition to the neighborhood.

16
17 Pastor Rogers stated that last year they invested much time, effort and money in support of an
18 amendment added to the Zoning Ordinance in order to add the possibility of a “residential recovery
19 center” as a potential special use on our site. He said that Lifeline-connect is such a facility. He
20 said that to date it has been operated as an “accessory use” to the church and in order to expand it
21 was requested to use the method of a special use permit. He said that while they do not necessarily
22 agree that it should be required they have complied with that request in order to work with the county
23 and the cities, therefore they are here to request such special use permit. He said that the expanded
24 ministry of Lifeline-connect under such a special use permit would not significantly increase the
25 intensity of use and would continue providing the benefits to our community and would allow our
26 organization to assist more men in their struggles against substance abuse and addictions.

27
28 Pastor Rogers stated that the Board may recall that at each public meeting including the County
29 Board, County ZBA, Urbana City Council, City of Urbana Planning Commission, Champaign City
30 Council, and City of Champaign Planning Commission, every vote was unanimously “yes” in favor
31 of adding the text amendment.

32
33 Pastor Rogers stated that they certainly believe that the ministry of Lifeline-connect meets a crucial
34 need and is a valuable asset to our community. He said that it provides a safe environment for men
35 recovering from substance abuse addiction and assists the men (and in many cases their families) in
36 restoration and a new beginning.

37
38 Pastor Rogers stated that last year during the public hearings this Board heard the testimonies of
39 several Lifeline-connect residents, staff, supporters, financial sponsors, supportive neighbors and
40 property owners. He said that many people present tonight represent the continuing support and are
41 prepared to speak on behalf of our request and most importantly we have some of the men who are

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1 former enrollees of Lifeline-connect who can attest to their continuing success. He said that Les
2 Cotton graduated from the program last year and since graduation he has been employed by Federal
3 Express, attending Eastern Illinois University and married his wife in April of this year. He said that
4 Tom Martin graduated from the program and is a manager at Jimmy Johns and is engaged to be
5 married next month. Pastor Rogers stated that Chad May, a former resident, is employed by RCAD
6 a division of Ragal Dental Lab and Chris Doxtator graduated from the program last year, reunited
7 with his family and is employed at R & S Service in Mahomet. He said that another graduate is a
8 grocery store manager, another works at Hobby Lobby and another works at Ragal Dental Lab
9 therefore the list goes on and the success rate for the men who complete the program continues to be
10 excellent. He said that of the men who are currently in the program: two are employed at Menards,
11 one at Hobby Lobby and one with Courier Cafe.

12
13 Pastor Rogers stated that they want to continue the present operations and at this time they have no
14 plans which would require a request of a waiver of any of the standard conditions in the text
15 amendment concerning Residential Recovery Centers. He said that the only standard conditions of
16 the new text amendment that they care to mention in particular are Standard Conditions #2 and #3.
17 He said that Standard Condition #2 states: the maximum number of residents allowed at one time
18 shall be the smaller of the following numbers: a. 10% of the maximum occupancy of the main
19 worship area of the associated church or temple; or b. 30. He said that it was recommended to the
20 County Board to set the number at 30. He said that they were informed by Director John Hall's letter
21 dated April 25, 2011, that since the property is 4.7 acres in area they would be allowed 24 residents if
22 a special use permit is permitted. Pastor Rogers stated that at this time they are not requesting a
23 waiver of any standard condition as to the maximum number; but may in the future make an
24 assessment of their operations and reconsider a request for a waiver of standard conditions that limit
25 the allowed number of residents to 24 rather than 30.

26
27 Pastor Rogers stated that Standard Condition #3 states: the minimum required lot area shall be: a.
28 20,000 square feet if served by a connected Public Sanitary Sewer System; or b. 30,000 square feet
29 plus 7,000 square feet per resident if not served by a connect Public Sanitary Sewer System. He said
30 that this again relates to the maximum number of allowed participants and at this time they do not
31 request a permit for more than 24 residents. He said that to their knowledge and the best of their
32 ability they have submitted to Director John Hall all of the required information and research
33 concerning the application for a Special Use Permit for a Residential Recovery Center and they have
34 every intention to meet all of the standard conditions. He said that if expansion and construction is
35 permitted they will comply to all of the appropriate building codes, stormwater drainage plans, etc.

36
37 Pastor Rogers stated that he would like to note that in October 2006 Chief Thuney of the Carroll Fire
38 Protection District sent an associate to inspect the facilities and that inspector made a few
39 suggestions of improvement which they made immediately.

40
41 Pastor Rogers stated that in conclusion they sincerely ask for the approval of this request for a special

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1 use so they may continue the operation of a Residential Recovery Center as a part of the church's
2 ministry and so that they can expand as necessary in the future. He said that as he had previously
3 mentioned several staff, former and current residents and other supporters are present and they are
4 ready to give brief presentations on behalf of the approval of their request. He said their Attorney,
5 Carl Webber is present and is prepared to answer any legal questions that the Board may have. He
6 thanked the Board for their time and consideration.

7
8 Mr. Thorsland asked the Board if there were any questions for Pastor Rogers.

9
10 Mr. Courson asked Pastor Rogers to indicate the number of employees at the facility.

11
12 Pastor Rogers stated that there are three employees on campus and three employees off campus.

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

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

18
19 Mr. Thorsland asked the audience if anyone desired to cross examine Pastor Rogers and there was no
20 one.

21
22 Mr. Thorsland called Brenda Rogers to testify.

23
24 Ms. Brenda Rogers, who resides at 1802 N. Concord Lane, Urbana, Illinois, which happens to be
25 approximately one-half mile from the Apostolic Life Church. She said that she is and has been the
26 Administrative Director of Lifeline-connect for five years. She said that she is present tonight in
27 support of the request for the special use permit because it is highly important they continue to
28 minister to men in need of recovery and restoration and possibly in the future to reach out to even
29 more. She said that Lifeline-connect began approximately five years ago as a mission and an
30 accessory use of Apostolic Life Church and the purpose was to help men who were addicted to
31 substance abuse and had no hope. She said that the Church was able to provide a safe, drug free
32 environment with the love, support and safety of a church family which is something that these men
33 desperately need because they cannot beat the addiction alone. She said that to those of us who have
34 not personally dealt with addiction it is very hard to understand but recovery for the addict is a matter
35 of life or death. She invited current residents, former residents and family members of the residents
36 to stand. She said that when the men come to Lifeline-connect they do not just come for one or two
37 months but are required to commit for one year and no less. She said that the men that are or were in
38 the program have had their lives transformed through Lifeline-connect and they have productive jobs
39 in the community due to life style changes that they have been able to achieve through the program.
40 She said that she feels that the community needs more Residential Recovery Centers like Lifeline-
41 connect because the statistics are astounding and they pray that they are able to make a dent in the

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1 circumstance. She said that the key is that the men want to change from a life of addiction and
2 hopelessness to a life as great men, husbands and fathers and taxpaying citizens of the County. She
3 thanked the Board for their time and efforts and encouraged them to vote yes for the special use
4 permit.
5
6 Mr. Thorsland asked the Board if there were any questions for Ms. Rogers.
7
8 Mr. Palmgren asked Ms. Rogers to indicate the success rate for Lifeline-connect.
9
10 Ms. Rogers stated that Randy Brown, Director of Lifeline-connect, could indicate the success rate.
11
12 Mr. Thorsland asked the Board if there were any additional questions for Ms. Rogers and there were
13 none.
14
15 Mr. Thorsland asked if staff had any questions for Ms. Rogers and there were none.
16
17 Mr. Thorsland asked the audience if anyone desired to cross examine Ms. Rogers and there was no
18 one.
19
20 Mr. Thorsland called Roger J. Eaton to testify.
21
22 Mr. Roger J. Eaton, who resides at 2107 N. High Cross Road, Urbana, Illinois, stated that he is the
23 Director of Operations at Lifeline-connect. He said that all Lifeline-connect residents are 100%
24 accountable to him for 100% of their time. He said that he lives on campus with the Lifeline-connect
25 residents and the men who live on campus and the Phase 3 Lifeline-connect residents are under
26 supervision 24 hours per day, 7 days per week which is standard operating procedure at Lifeline-
27 connect and will continue to be upon any further expansion. He said that in the five year history to
28 date they have never had any problems with Lifeline-connect residents that they could not handle.
29 He thanked the Board for their consideration and requested that they support the request.
30
31 Mr. Thorsland asked the Board if there were any questions for Mr. Eaton.
32
33 Mr. Courson asked Mr. Eaton if the Lifeline-connect participants are allowed to have visitors.
34
35 Mr. Eaton stated that the participants are allowed to have visitors after a certain point which is
36 normally after four months in the program.
37
38 Mr. Courson asked Mr. Eaton to explain the frequency of visitors once it is allowed.
39
40 Mr. Eaton stated that the visitors are required to apply for a pass. He said that there are not a set
41 number of days but amongst staff they try to regulate the visitor's application for a pass to every 4 to

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1 6 weeks. He said that once the application is submitted there is no guarantee that the pass will be
2 granted. He said that normally a participant may have a visitor four or five times per year.

3
4 Mr. Passalacqua asked Mr. Eaton if the men were free to come and go on their own.

5
6 Mr. Eaton stated that some of the participants in Phase 2 (7 months into the commitment) are
7 allowed to come and go on their own. He said that the participants in Phase 2 are assisted in
8 obtaining jobs and Lifeline-connect works with the employer in setting up the work schedule. He
9 said that even with the set work schedule the participants are required to call Lifeline-connect when
10 they arrive and leave the workplace.

11
12 Mr. Passalacqua asked Mr. Eaton if the participants work all hours of the day or just set hours.

13
14 Mr. Eaton stated that the participants do not work during the middle of the night and are only
15 available for work during a certain schedule. He said that they only have a handful of employers
16 who are willing to work with the program in regards to set hours of availability. He said that the
17 participants are allowed to work up to 24 hours per week until they reach their one year commitment.
18 He said that they do have a curfew set at 9:30 p.m. and the lights are out at 10 p.m.

19
20 Mr. Thorsland asked if staff had any questions for Mr. Eaton.

21
22 Mr. Hall asked Mr. Eaton if the participants have vehicles.

23
24 Mr. Eaton stated that since he has been with Lifeline-connect there has never been an “on-campus”
25 participant with a vehicle. He said that the Phase 3 which is “off-campus” participants are allowed
26 to have a vehicle but he believes only one or two actually do.

27
28 Mr. Hall asked Mr. Eaton if the participants go anywhere as a group.

29
30 Mr. Eaton stated yes. He said that Lifeline-connect owns a car and a van and 90% of the time they
31 travel together in the van.

32
33 Mr. Hall asked Mr. Eaton if the men travel together to the various job sites for services offered on
34 the website.

35
36 Mr. Eaton stated yes. He said that the men travel with him to the job sites in the van.

37
38 Mr. Hall asked Mr. Eaton if the auto-detailing customers come to the church property.

39
40 Mr. Eaton stated that he has known of only four to five vehicles that have had auto-detailing
41 completed at the church property. He said that generally the services are rendered offsite but they

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1 have not had a lot of calls for auto-detailing.

2
3 Mr. Hall asked Mr. Eaton to generalize how many times the van would leave the church property per
4 day.

5
6 Mr. Eaton stated that a Lifeline-connect vehicle may exit and enter the premises five times per day.

7
8 Mr. Thorsland asked the audience if anyone desired to cross examine Mr. Eaton.

9
10 Mr. Thorsland called Randall Brown to cross examine Mr. Eaton.

11
12 Mr. Randall Brown, who resides at 2408 High Cross Road, Urbana, Illinois, asked Mr. Eaton if there
13 was a primary employer that the men worked for on a regular basis.

14
15 Mr. Eaton stated no.

16
17 Mr. Randall Brown stated that the reason that he asked Mr. Eaton is because it is his understanding
18 that one of the big supporters of the facility is "The Roof Doctor."

19
20 Mr. Eaton stated no.

21
22 Mr. Thorsland asked Mr. Brown to limit his cross examination to only issues which Mr. Eaton has
23 presented testimony about and requested that he not give testimony.

24
25 Mr. Eaton stated that he would be glad to respond to Mr. Brown's question. He said that in the
26 approximate two years that he has been on staff at Lifeline-connect they have done one fundraiser as
27 a group for the company "The Roof Doctor" and one at the business owner's home.

28
29 Mr. Brown asked Mr. Eaton if the men have actually been on the roofs working for "The Roof
30 Doctor."

31
32 Mr. Eaton stated that Lifeline-connect did do one fundraiser for "The Roof Doctor" and the men did
33 not get on the roof they only cleaned shingles up off of the ground.

34
35 Mr. Thorsland asked the audience if anyone desired to cross examine Mr. Eaton.

36
37 Mr. Thorsland called Mr. John Hummel to cross examine Mr. Eaton.

38
39 Mr. John Hummel, who resides at 504 E. Mumford, Urbana, Illinois, requested that Mr. Eaton
40 disclose his qualifications to serve as Director of Operations at Lifeline-connect.

41

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

9
10 Mr. Hummel asked Mr. Eaton if he would characterize his qualifications as experience rather than
11 formal training.

12
13 Mr. Eaton stated that he has definitely had more time with experience but he does have educational
14 credentials in ministry school and the Genesis Process for counseling.

15
16 Mr. Thorsland asked the audience if anyone else desired to cross examine Mr. Eaton and there was
17 no one.

18
19 Mr. Thorsland called Mr. Les Cotton to testify

20
21 Mr. Les Cotton, who resides at 2402 Hampshire Drive, Champaign, Illinois, stated that he is a
22 graduate of Lifeline-connect and has been clean for a little over two years. He said that he came
23 from a well to do family, raised in church, made good grades in school, stayed away from the party
24 crowd and stayed at home. He said that his mom and dad ran a pretty tight ship at home. He said that
25 he went to college and started partying and became caught up in the drug scene which ended up
26 ruining his nursing career. He said that he went to secular rehabilitation at the college which cost
27 about \$15,000 because insurance did not cover it. He said that the program was a 30 day program
28 which taught him how addictions work on a person. He said that he did learn a lot but he was given
29 no tools for the things that he would deal with in everyday life. He said that addiction is a behavior
30 therefore it wasn't long before he relapsed and his life began to go downhill and became hopeless
31 and in despair. He said that people without hope are the most dangerous people to deal with because
32 if you have no hope you have nothing to live or no purpose therefore nothing to drive you forward.

33
34 Mr. Cotton stated that he came to Lifeline-connect because he decided that he wanted to change his
35 life around and even though he had no hope or will to go on with his life he decided to make a
36 commitment for one year to turn his life around. He said that during the year commitment he was
37 taught things about himself through one-on-one counseling programs such as Genesis and Life Skills
38 International. He said that every aspect that an addiction effects was covered and not just the main
39 manifestations and when he left he felt as though he had hope and purpose and not just treading
40 water. He said that the community that was made for the program participants gave him and others
41 the confidence and purpose to move forward with life. He said that it has been over one year since

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1 he graduated and he currently is employed at United Parcel Service where he recently received a
2 promotion. He said that as he works night shifts at UPS he goes to school and anticipates graduating
3 in the spring with a Bachelor's Degree in Counseling. He said that he never thought that he would
4 be involved in such a situation which involved drugs and he understands the epidemic that drugs are
5 causing in our society therefore he is pursuing his career in counseling to help others. He said that
6 Lifeline Connect is very proactive in this epidemic which is affecting our community and our world
7 in taking people which are without hope and are dangerous to the society and putting hope in their
8 lives. He said that he is now married and has a job and is full of passion and hope for the future
9 therefore he is in favor of the requested special use permit.

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

12
13 Mr. Thorsland asked if staff had any questions for Mr. Cotton and there were none.

14
15 Mr. Thorsland asked the audience if anyone desired to cross examine Mr. Cotton and there was no
16 one.

17
18 Mr. Thorsland called Mr. Chad May to testify.

19
20 Mr. Chad May, who resides at 2016 Vermont Avenue, Urbana, Illinois, stated that he is also a
21 graduate of Lifeline- connect. He said that he came to Lifeline-connect on May 17, 2007, after
22 spending eight years in drug addiction which stemmed from a near death car accident. He said that
23 what started as pain management quickly became a full blown addiction and dependency and he did
24 nothing for the next decade of his life chasing his next fix. He said that the medication which came
25 from his doctor took control of him and made his life revolve around the addiction to the medication.
26 He said that after several years of prescribed medicine addiction he turned to heroine which took
27 him to his breaking point. He said that on May 10, 2010, he had a gun pulled on him over a drug
28 deal in Indianapolis, Indiana, and it was at that time he decided that if he wanted to continue living
29 he had better do something and by the grace of God he learned about Lifeline-connect. He said that
30 his life was in shambles and Lifeline-connect opened their doors and took him in when his own
31 family didn't want anything to do with him. He said that after 15 months at Lifeline- connect he was
32 given tools, classes and very extensive training to turn his life around and get his life in order rather
33 than using drugs to deal with problems. He said that he has learned that he has behaviors and co-
34 mechanisms that he can use to control how he reacts to life's occurrences in a positive manner rather
35 than in a destructive manner. He said that he has just celebrated four years of sobriety and he has a
36 beautiful wife and daughter and baby boy due to arrive soon. He said that his family is still going
37 through the destruction of drug addiction because last year his brother almost lost his life due to a
38 drug overdose. He said that drug addiction is an epidemic and is not just something that happens and
39 something has to be done about it. He said that Lifeline-connect has taken the steps to reach men
40 and give them a little bit of hope and as a result there are other young men who can reach out into the
41 community to give others the hope that they themselves once needed. He said that if it were not for

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1 Lifeline-connect he is sure that his life would have ended but now he works at a division of Ragle
2 Dental Laboratory and has been promoted to lead machinist and is a functional citizen of the
3 community. He said that he would like to see more men who are struggling with society to be given
4 the opportunity to give back to the community. He urged the Board to approve the requested special
5 use permit request.

6
7 Mr. Thorsland asked the Board if there were any questions for Mr. May and there were none.

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

10
11 Mr. Thorsland asked the audience if anyone desired to cross examine Mr. May and there was no one.

12
13 Mr. Thorsland called Mr. Roy Lane to testify.

14
15 Mr. Roy Lane, who resides at 206 Austin Drive, Sidney, Illinois, stated that he is professional fire
16 fighter in Champaign and because of his occupation he has had the opportunity to witness mothers
17 losing their children to drugs and daughters staring at their fathers who have overdosed on heroine
18 and these are occurrences that happen in the community every day. He said that he has been with
19 Lifeline-connect for four years and teaches various Genesis classes throughout the week as a
20 volunteer. He said that drug addiction can happen to anyone because he also comes from a
21 background of substance abuse and his father is a police chief. He said that during his substance
22 abuse there was no Lifeline-connect program therefore the only thing that his father knew to offer
23 him was the military and by the grace of God it did. He said that what our community does not need
24 is hurting mothers and children and families who are destroyed by substance abuse. He said that the
25 community needs more recovery centers like Lifeline-connect which help the Les Cottons and Chad
26 Mays and everyone else who has had their families restored and marriages rebuilt. He said that
27 Lifeline-connect and programs like Lifeline-connect are what will make this community a better
28 place to live in. He urged the Board to approve the special use permit request.

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

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

33
34 Mr. Thorsland asked the audience if anyone desired to cross examine Mr. Lane.

35
36 Mr. John Hummel asked Mr. Lane how many participants in Lifeline-connect were actually from this
37 community.

38
39 Mr. Lane deferred Mr. Hummel's question to Randy Brown, Director of Lifeline-connect.

40
41 Mr. Thorsland asked the audience if anyone else desired to cross examine Mr. Lane and there was no

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1 one.
2
3 Mr. Thorsland called Mr. Randy Brown to testify.
4
5 Mr. Randy Brown, Director of Lifeline-connect, stated that he is speaking in support of the special
6 use permit. He said that he has been in ministry for approximately 17 years and because of his
7 background, his father was a cocaine addict, he has been involved in helping people with substance
8 abuse problems for most of those 17 years. He said that one of the things that has been a problem
9 with helping people in recovery is sustaining sobriety and maintaining a good safe environment
10 while they are given tools and training to deal with life and navigate through their recovery process.
11 He said that they had limited success in the first 14 or so years in working with people in recovery
12 although there were some who succeeded but without the residency component it was very difficult.
13 He said that over the years he has had men who are in recovery live in his home and he would work
14 with them to become successful although he might add that at times it was very stressful. He said
15 that during the application process for acceptance into the program it is very important to have men
16 who are very motivated to change. He said that there may be two hundred men apply indicating that
17 they are seeking recovery although there are very few who show the willingness to really dedicate a
18 year. He said that they have had the interview process last as long as two years although the average
19 interview process takes place over the course of three to five weeks and within that time they have
20 the opportunity to see how serious and motivated the applicant is for recovery.
21
22 Mr. Brown stated that to address Mr. Hummel's question there have only been 5 or 6 men in the
23 program who have been within a 30 mile radius of the recovery center but several have been from
24 out of state. He said that it is not uncommon to have men who are from different areas apply
25 because they are looking for a new start in a new location. He said that the facility networks with
26 other agencies or houses of recovery that experience the same thing therefore exchanging the men
27 when they have a real strong network of drug use in the area. He said that he would guess that only
28 20 to 30% of the men are from a close proximity of the recovery center.
29
30 Mr. Brown stated that the recovery center considers the fact that a man is making a 12 month
31 commitment for recovery therefore they make a huge commitment to them to give them everything
32 that they can to help them recover. He said that the counselors do not call themselves therapists but
33 they do operate within the guidelines that they need to make sure that the s\State is aware of what
34 they are doing and that they do not require any specific state licensure to operate a house of recovery.
35 He said that one of the things that they do offer the participants is the Genesis Relapse Prevention
36 Process that was formulated by Michael Dye in California and five of the counselors have completed
37 formal training for that program. He said that another program that they offer is Celebrate Recovery
38 which is a 12-step plan program which the court systems prefer. He said that they use a lot of Teen
39 Challenge material which covers everything from rebellion to temptations, etc. He said that they
40 utilize a Financial Peace University program and a 24-week Life Skills class which is taught off
41 campus in Danville. He said that he appreciates the questions which have been brought forward

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1 because once they are addressed it puts everyone else at ease.

2
3 Mr. Brown stated that previously someone had asked if the participants in the program were allowed
4 visitors and the answer is no. He said that if someone is in recovery they do not have a real good
5 track record of picking out the visitors that they should or shouldn't have therefore visitors are not
6 allowed. He said that when a participant in the program comes to the facility they are not allowed any
7 contact with anyone for the first 90 days because it is important for them to focus upon themselves
8 and break any unhealthy ties that they may have. He said that within the last nine months the
9 participant can submit a pass application with reasoning as to why they are requesting the pass and
10 where and what they will be doing and staff will decide whether or not to grant or deny the pass. He
11 said that commonly the pass would request that the visit be done off campus and usually the request
12 is for a sober, non-problematic family member and if there needs to be accountability staff will send
13 an accountability person with the participant on the visit and a specific itinerary is required. The
14 participant is required to be back to the facility at a certain time.

15
16 Mr. Brown stated that a question was previously asked regarding success rates. He said that success
17 rates are like a moving target and they are used by recovery centers and rehabilitation centers all of
18 the time but success rates is probably one of the most distorted, embellished false facts that is given
19 to the public. He said that he recently spoke to a gentleman who is working in a recovery center
20 close to Lifeline-connect and he also asked about the success rate at Lifeline-connect. Mr. Brown
21 stated that after informing the gentleman about the success rate at Lifeline-connect he indicated that
22 his facility feels lucky if they get someone through a 30-day treatment. Mr. Brown stated that if
23 someone is in the program at Lifeline-connect they are drug and alcohol free all of the time and are
24 tested weekly. He said that when he indicates that the participants are drug free he means that they
25 have to sign a request for an ibuprofen.

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

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1
2 Mr. Thorsland asked the Board if there were any questions for Mr. Brown.
3
4 Mr. Courson asked Mr. Brown if there is any medical staff at the facility.
5
6 Mr. Brown stated that they do not have any medical staff at the facility. He said that the most
7 dangerous situations that occur are men who go through detoxification with alcohol or
8 benzodiazepines and most of those situations occur before they come to the facility but not always.
9 He said that to his knowledge they have never had a high risk detoxification occur at the facility but
10 if they do have a medical situation, such as kidney stones, they never deny medical care and utilize
11 the services of Carle.
12
13 Mr. Courson asked Mr. Brown if someone from Lifeline-connect stays with the patient at Carle.
14
15 Mr. Brown stated yes.
16
17 Mr. Courson asked Mr. Brown to explain the process if someone decides to leave the program.
18
19 Mr. Brown stated that if someone decides to terminate treatment they try to contact family members
20 so that everyone understands where they are at and where they are going. He said that Lifeline-
21 connect will take the person to the bus station where they can connect with family and the family
22 takes it from there.
23
24 Mr. Courson asked Mr. Brown how many participants have actually decided to leave the program.
25
26 Mr. Brown stated that in the past 5 years there have perhaps been 10.
27
28 Mr. Courson asked Mr. Brown how many men have gone through the program.
29
30 Mr. Brown stated that 40 men have gone through the program. He said some men complete the
31 program in one year while others have stayed and signed up for Phase 3. He said that people who are
32 enrolled in the MAP program are still considered graduates but they are still involved.
33
34 Mr. Courson asked if the men who remain involved take classes and visit the facility daily.
35
36 Mr. Brown stated that R.J. Eaton, Director of Operations at Lifeline-connect, could answer Mr.
37 Courson's question more appropriately.
38
39 Mr. R. J. Eaton stated that there is one who drives on campus for a class and two who ride a bike.
40 He said that in the last two years they have only had one man leave and that was his call not the
41 man's.

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1
2 Mr. Brown stated that he evidently was too high on his approximation of 10 men who have left the
3 program.

4
5 Mr. Thorsland asked staff if there were any questions for Mr. Eaton or Mr. Brown and there were
6 none.

7
8 Mr. Thorsland asked the audience if they desired to cross examine Mr. Eaton or Mr. Brown.

9
10 Mr. Randall Brown requested the opportunity to cross examine Mr. Brown.

11
12 Mr. Randall Brown, who resides at 2408 N. High Cross Road, Urbana, asked Mr. Brown who pays
13 for the participant's tuition.

14
15 Mr. Randy Brown stated that when a man interviews for the program they are informed that there is
16 normally a \$500 charge. He said that staff members will ask a family if either they personally, their
17 church or other family members could give a monthly faith promise. He said that they do receive
18 private donations from contributors all over the United States and many times after the men have
19 completed jobs during a fundraiser in the community the client will donate to the program.

20
21 Mr. Thorsland asked the audience if anyone else desired to cross examine Mr. Randall Brown and
22 there was no one.

23
24 Mr. Thorsland called Mr. John Grubb to testify.

25
26 Mr. John Grubb, who resides at 1902 Shelly Court, Urbana, Illinois, which is two blocks away from
27 the facility, stated that he is in support of the program and has known some of the men in the
28 program. He said that he has been a resident of the community for over 12 years and has known the
29 men in the program for approximately four years and the men are very talented. He said that one of
30 the men is a certified plumber and he helped solve a problem at his home when a local plumber
31 stated that the problem could not be fixed. He said that another one of the men came to his home to
32 install a motion light which has been helpful to his family. He said that as a community resident he
33 is very pleased to have the men in the neighborhood. He said that everyone should be familiar with
34 the statement in *Genesis 4*, spoken by Cain after he slew his brother Abel, "Am I my brother's
35 keeper?" Mr. Grubb stated that whether we accept the responsibility or not we are our brother's
36 keeper. He said that in America we are supposed to be a brotherhood of men and women from sea to
37 shining sea and we are to care and encourage one another. He encouraged the Board and any
38 opponents to check their hearts and believe that we are our brother's keeper because if we do not
39 believe in that then we don't believe in hope and we think of the men as just addicts who are not
40 important to the community and are someone else's problem. He said that every man who is
41 represented is someone's son that came forth from their mother's womb and was created in God's

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1 image and after his likeness and we are to honor all men not just men that do well. He encouraged
2 the Board to vote in favor of the special use permit request because it is obvious that the program has
3 given many of the men hope and a future. He said that there are a few people who do not know
4 someone who has an addiction due to drugs or alcohol and if you do know someone then you realize
5 the need for this type of a program.

6
7 Mr. Thorsland asked the Board if there were any questions for Mr. Grubb and there were none.

8
9 Mr. Thorsland asked if staff had any questions for Mr. Grubb and there were none.

10
11 Mr. Thorsland asked the audience if anyone desired to cross examine Mr. Grubb and there was no
12 one.

13
14 Mr. Thorsland called Mr. Randy Roberts to testify.

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

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

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

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

36
37 Mr. Thorsland called Ms. Renee Pride to testify.

38
39 Ms. Renee Pride, who resides at 608 S. Jefferson, Mahomet, Illinois, stated that she and her husband
40 have been property owners within approximately two miles of the subject property for almost ten
41 years and since Lifeline-connect has been started they have purchased additional property as rental

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1 units. She said that with her background as a real estate broker she can affirm that the activities at
2 Lifeline-connect have not affected their property and there is no detriment to their home's value. She
3 said that she and her husband have tenants in their rental units and have not had concerns voiced
4 regarding the existence of Lifeline-connect in the community. She said that she and her husband fully
5 support the approval of the requested special use permit.

6
7 Mr. Thorsland asked the Board if there were any questions for Ms. Pride and there were none.

8
9 Mr. Thorsland asked if staff had any questions for Ms. Pride and there were none.

10
11 Mr. Thorsland asked the audience if anyone desired to cross examine Ms. Pride and there was no
12 one.

13
14 Mr. Thorsland called Mr. Carl Webber to testify.

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

38
39 Mr. Webber requested that all of their comments and documentation that were presented in the text
40 amendment be incorporated into the reference for this case. He said that there are a few concerns
41 which have come forward which he would like to address. He said that Lifeline-connect requested a

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1 capacity of 25 residents however the County Board increased the number to 30 residents but as it
2 happens, due to the square footage restriction, Lifeline-connect can only house 24 residents. He said
3 that Lifeline-connect requires efficiency in some sort of scale because people are enormously giving
4 of their time to volunteer and eventually they should be paid somehow. He said that with a greater
5 number of residents there is a greater chance the funds will be coming in to help support the facility
6 and that kind of budget allows the continuation of qualified staff. He said that the big draw in this
7 type of facility with 25 residents is that there is a better chance of connecting with a peer rather than
8 feeling isolated. He said that the residents must have a one-on-one connection to get through their
9 recovery. He said that although the request is for 25 residents it is more practical to assume, due to
10 men going in and out of the program, that there would be 20 residents. He suggested that today's
11 society needs more, not fewer, institutions like Lifeline-connect. He said that it has been questioned
12 as to how effective Lifeline-connect is to the residents yet one year later we appear before the Board
13 with more success stories and almost no one falling by the wayside.
14

15 Mr. Webber stated that the recovery center is located in the AG-2 District and the legislative body
16 has decided that the AG-2 District is the location where such a facility should be allowed and not in
17 the rural area where there are no good roads to travel during bad weather or MTD service. He said
18 that the legislation has also suggested that the recovery center not be located downtown because if it
19 were to be downtown they would not have the open space requirements of space per resident. He
20 said that the subject property, with its former use, has made itself the exact right place for the
21 recovery center. He said that the dormitory must be constructed but the meeting rooms, class rooms,
22 reading rooms, kitchen and dining room already exist therefore this is the most suitable location for
23 the recovery center.
24

25 Mr. Webber stated that there has been some question as to whether or not the recovery center should
26 be located on the property at all and it is his opinion that the recovery center is an accessory use to
27 the church. He said that the church will support the recovery center financially and faithfully
28 therefore the recovery center is an accessory use.
29

30 Mr. Webber stated that if you go on campus you will find very tall dormitories built next to a church
31 or synagogue and those dormitories are looked upon by the city as accessory uses. He said that if a
32 ten story dormitory building next to a church is being called an accessory use then a recovery center
33 next to a church must also be called an accessory use. He said that the State's Attorney's opinion
34 was conservative and staff was being careful and wanted the petitioners to go through this process,
35 which has taken a lot of time. He said that the petitioner has gone the direction that they were
36 requested to go which was to suffer through meeting after meeting with both cities and the County to
37 come up with an amendment to the Ordinance and here they are again requesting a special use
38 permit. He said that his previous testimony during the text amendment gave details regarding the
39 *Fair Housing Act* and the *American Disability Act* and those items have to apply and if they do then
40 this has to be looked upon as simply an apartment as if it were a theology school for 24 theology
41 students next to the church. He said that the only difference is that the residents are tested weekly

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1 and supervised and cared for 24 hours per day, seven days per week which are regulations that are for
2 that space and not anywhere else.

3
4 Mr. Webber stated that the request must meet certain Finding of Fact criteria and one of the criteria
5 asks why this particular location is necessary. He said that this particular location is the one that is
6 the proper place for this facility because the savings in the cost of constructing classrooms, dining
7 facilities, meeting areas, exercise facilities, gymnasium facilities, kitchens is at least 1/5th of the cost
8 of new construction. He said that the County Board knew that such a facility was ideal for this use
9 because they indicated that the use must be near a church or synagogue. He said that High Cross
10 Road has 2400 cars per day and would hardly be impacted by the number of cars for the recovery
11 center in fact it would have a minor or almost zero impact on daily traffic. He said that the recovery
12 center probably has better emergency assistance than anywhere in the County because if someone
13 onsite cannot assist then they will place them in a car and take them to Carle which is better than an
14 84 year old person has at the Windsor of Savoy.

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

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

37
38 Mr. Webber said that the proposed use is necessary for the public convenience because it is
39 necessary for the public survival and he wishes there were 20 more like it in town.

40
41 Mr. Webber said that the requested special use permit will not be injurious to the district in which it

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1 is located because it will be a small part of the church and if it is compared to some of the other
2 things that are allowed in the district under a special use permit then this use is a very bland request.

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

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

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

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

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

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

29
30 Mr. Ken Waldrop, who resides at 1712 Cindy Lynn, Urbana, Illinois, stated that he has been a
31 resident of the program since December, 2009. He said that before coming to Lifeline-connect his
32 life was completely broken and was deemed hopeless by anyone that knew him. He said that he
33 chose drugs over anything and everyone in his life and during his addiction he suffered numerous
34 overdoses and spent 8 years in prison due to forging and altering prescriptions. He said that staying
35 clean for 8 years would make one think that a person would not fall back into the addiction but one
36 thing that he has learned is that staying clean off the drug isn't changing the person. He said that
37 Lifeline-connect has given him the ability to turn around his lifestyle and rebuild it to become the
38 person that he is today. He said that the program offers numerous classes that has brought him out of
39 the way he used to think because he went from being locked in a prison cell for 8 years of his life,
40 which cost the citizen's \$28,000 per year, to holding a full-time job and having a savings account,
41 paying taxes and having hope for the future. He said that none of his accomplishments would have

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1 been possible without the Lifeline-connect. He said that there are men dying today due to their
2 addiction and they have no hope unless programs like this are available. He said that there are men
3 present tonight that were not here last year when the text amendment was approved and they would
4 not be here tonight if it were not for the affirmative votes from this Board. He requested that the
5 Board approve the special use request and thanked the Board for the opportunity to speak.

6
7 Mr. Thorsland asked the Board if there were any questions for Mr. Waldrop and there were none.

8
9 Mr. Thorsland asked if staff had any questions for Mr. Waldrop and there were none.

10
11 Mr. Thorsland asked the audience if anyone desired to cross examine Mr. Waldrop and there was no
12 one.

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

15
16 Mr. John Hummel, who resides at 504 E. Mumford Drive, Urbana, Illinois, submitted a written
17 statement for review by staff and the Board and as a Document of Record. Mr. Hummel read his
18 statement as follows: I am writing to express my opposition to the application for a special use
19 permit for a Residential Recovery Center at the Apostolic Life Church, 2107 N. High Cross Road,
20 Urbana. There are several reasons for my opposition to the proposal in Case 691-S-11. He said that
21 you might wonder about his concern, as he lives at 504 E. Mumford in Southeast Urbana but his
22 interest rests with his son, Mark and his family, who reside at 2103 N. High Cross Road,
23 immediately adjacent on the south to the proposed Residential Recovery Center. He said that Mark
24 and his wife, Deb, purchased their home in 1990 and he and his wife Judy encouraged them to
25 purchase the property knowing that it had served as a rental property and needed extensive repairs.
26 He said that he and his wife loaned them the money for the down payment on their home and they
27 immediately began renovation, including the installation of two new bathrooms and with the help of
28 other family members they tore off the old roof and installed a new one. He said that they installed
29 additional insulation in the attic and replaced the windows with new energy efficient ones and
30 encouraged and participated in these investments in the home believing that the Zoning Ordinance of
31 Champaign County would protect the value of their home. In the Preliminary Summary of Evidence
32 included in this case Paragraph 9.1.11.D.1 indicates that waivers of standard conditions are subject to
33 findings: (1) the waiver is in accordance with the general purpose and intent of the ordinance; and (2)
34 will not be injurious to the neighborhood or to the public health, safety and welfare. Mr. Hummel
35 stated that he contends that this project will, in fact, be injurious to the neighborhood and to the
36 safety and welfare of the residents, particularly his immediate family.

37
38 Mr. Hummel stated that Item F in the Preliminary Summary of Evidence indicates that Section
39 9.1.11 requires that a special use permit shall not be granted by the Zoning Board of Appeals unless
40 the public hearing record and written application demonstrate the following: (1) that the special use
41 is necessary for the public convenience at that location; and (2) that the special use is so designed,

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

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

22
23 Mr. Hummel stated that changes have also occurred at 2107 N. High Cross Road, the location where
24 an application has been made for a special use permit for a Residential Recovery Center at the
25 Apostolic Life Church, during this same 21 years. He said that one readily apparent change was the
26 construction of a berm on the south side of the property which along with concrete parking lot
27 barriers, effectively diverts most surface flow to the southern edge of that property and dumps it into
28 the backyard of 2103 N. High Cross Road. He said that Mr. Bradshaw, the engineer who conducted
29 a Drainage Review (Attachment J of Case 691-S-11) states that "the surface flow of the property is
30 generally to the east towards High Cross Road." Mr. Hummel stated that Mr. Bradshaw neglects to
31 say that it reaches High Cross Road by overflowing 2103 N. High Cross Road and to counter that
32 change he and Mark have been forced to begin construction of a berm to divert that surface flow
33 away from the backyard.

34
35 Mr. Hummel stated that the proposed project would make another 10% of the property impervious to
36 water infiltration further exacerbating the drainage problem. He said that Mr. Bradshaw
37 recommended the design and construction of detention ponds but nothing in the case addresses this
38 concern. He said that of particular interest to him is that one of the proposed detention pond
39 locations is where the current septic system leach field is located on the proposed site plan
40 (Attachment H).

41

ZBA

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

9
10 Mr. Hummel stated that he does have another selfish reason for opposing the special use and that is
11 because he has a teenage grand-daughter who lives at 2103 N. High Cross Road. He said that both of
12 her parents work and she comes home from school and other activities to an empty house. He said
13 that one of the location requirements for a residential recovery center is that the property must be
14 served by public transportation. He asked in whose front yard is the MTD bus stop sign to be located
15 and who on the Board would not be concerned to have 24 recovering drug and alcohol abusers next
16 door with only one supervisor. He requested that the Board not permit the proposed special use in
17 Case 691-S-11.

18
19 Mr. Thorsland asked the Board if there were any questions from the Board for Mr. Hummel.

20
21 Mr. Courson asked Mr. Hummel if he had witnessed any activities at the facility which are of
22 concern to him.

23
24 Mr. Hummel stated that he does not live there.

25
26 Mr. Courson stated that he did not ask Mr. Hummel if he lived there but if he has noticed anything
27 suspicious on the subject property while he visited his son's property.

28
29 Mr. Hummel stated that he has a fairly effective screen along the back of the property and while he
30 works on his son's project he pays attention to that project and not what is occurring on the subject
31 property. He said that he has not observed any activities on the subject property other than the
32 traffic.

33
34 Mr. Courson asked Mr. Hummel if the MTD sign is in front of his son's home.

35
36 Mr. Hummel stated that it is not in front of his son's home. He said that the lot is a double wide lot
37 and the sign is in the corner of the side lot.

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

40
41 Mr. Thorsland asked the audience if anyone desired to cross examine Mr. Hummel.

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ZBA

DRAFT SUBJECT TO APPROVAL DRAFT

- 1
- 2 Mr. Thorsland called Ms. Renee Pride to the cross examination microphone.
- 3
- 4 Ms. Pride asked Mr. Hummel if the MTD serviced the area in 1990 and was the sign on the property
- 5 when they purchased the property.
- 6
- 7 Mr. Hummel stated that he does not know if the MTD serviced the area in 1990 and he does not
- 8 recall if the sign was there at that time.
- 9
- 10 Ms. Pride asked Mr. Hummel if he has had a professional study completed regarding the value of his
- 11 son's home in today's economy.
- 12
- 13 Mr. Hummel stated that he is an engineer not a real estate broker. He said that he does not survey
- 14 properties but he does own rental properties and he does know that what is going on in the
- 15 surrounding community does effect the perception of people who rent property from him and those
- 16 who he might want to sell those properties to.
- 17
- 18 Ms. Pride asked Mr. Hummel if he has obtained any data regarding the current market in this
- 19 particular area or any affect that the proposed use may have.
- 20
- 21 Mr. Hummel stated that once again he is an engineer not a real estate broker.
- 22
- 23 Mr. Thorsland called Micah Gouker to testify.
- 24
- 25 Mr. Micah Gouker, who resides at 2107 High Cross Road, Urbana, Illinois, stated that he is currently
- 26 a resident at Lifeline-connect and has been so for 10 months. He said that he and his two older
- 27 brothers have the same problem with drug addiction. He said that he grew up in a good home with a
- 28 father who was a preacher and is now a pastor but his father could not choose his life for him and the
- 29 drugs took over his life. He said that he has struggled with drugs for 10 years and has been to at least
- 30 five recovery centers and Lifeline-connect is by the far the best one that he has attended because they
- 31 invest time into the resident and they give the residents tools to use in everyday life. He said that he
- 32 is scheduled to go home in two months and the staff is already working on a plan for him when he
- 33 gets home. He said that he is not going to stay like many of the others do therefore they want him to
- 34 be successful in his home state of Indiana. He said that his buddy is from Florida and he is
- 35 scheduled to graduate two weeks after he does and Lifeline-connect has invested the same time and
- 36 energy into his recovery. He said that Lifeline-connect does not just want a better Champaign-
- 37 Urbana but a better America.
- 38
- 39 Mr. Thorsland asked the Board if there were any questions for Mr. Gouker.
- 40
- 41 Mr. Courson asked Mr. Gouker if he used the bus service.

1
2 Mr. Gouker stated no.

3
4 Mr. Thorsland called Mr. Mark Hummel to testify.

5
6 Mr. Mark Hummel, who resides at 2103 High Cross Road, Urbana, Illinois, stated that he lives
7 directly next door to the subject property and they have always been good neighbors and have been
8 respectful of each other. He said that drainage is a huge problem and it needs to be fully addressed.
9 He said that the water gets up to the back of his house and goes around the sides. He said that he
10 isn't a wealthy person therefore he can't just call a construction company to come build a berm. He
11 said that he has had three different loads of dirt hauled in to spread out on the property to alleviate
12 the drainage problem but a 10% increase on what already is more than his fair share is going above
13 and beyond what he can handle. He said that if we are talking about a retention pond then the
14 overflow will run into his back yard. He said that he is glad that the men are receiving help but he
15 does not feel that continuing to put another special use in an area will benefit the community. He
16 said that 21 years ago when he moved in to the neighborhood he was told the area was being limited
17 to residential and that is the direction that the neighborhood is headed. If the Board would review a
18 map of the residential uses in the neighborhood the Board would find that there are a lot of
19 residential uses in the neighborhood and he does not feel that the direction is going in a consistent
20 manner as to how zoning is supposed to go. He said that he was not at the previous meetings
21 because he did not know anything about the hearings until he received a case mailing packet last week
22 otherwise he would have attended. He said that it just doesn't make sense to keep building onto a
23 facility in this neighborhood for a use that is not really where it should be. He said that if you have a
24 one story home you could put an elevator in the home but where are you going with it and that is
25 how he feels that this permit is going. He said that the guidelines of the special use permit and so
26 forth are supposed to be needed in the area but the facility is trucking people in and there could be
27 like facilities closer to where they are from. He said that the septic system does not meet the
28 requirements for 24 residents let alone the 30 that has been discussed. He said that there has been
29 discussion regarding a limited kitchen although if the residents are eating at the facility there must be
30 some kind of cooking happening somewhere.

31
32 Mr. Thorsland asked the Board if there were any questions from the Board for Mr. Hummel.

33
34 Mr. Courson asked Mr. Hummel if the drainage issue was corrected would he have concerns
35 regarding the proposed special use.

36
37 Mr. Hummel stated that he would have less concerns but another big issue is the septic.

38
39 Mr. Courson stated that he also has concerns regarding the septic. He said that in order for the
40 petitioner to obtain the permit they will have to conform to all County ordinances.

41

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DRAFT SUBJECT TO APPROVAL DRAFT

ZBA

- 1 Mr. Hummel stated that the petitioner speaks about a tile that runs to the drainage ditch but he has
2 never noticed such a tile although he does believe that there is a tile in the parking lot which exists
3 underneath High Cross Road. He said that the layout of the land appears to go downhill and drains
4 into his back yard. He said that unless the water is pumped out it will come towards his direction.
5
- 6 Mr. Courson asked Mr. Hummel if the building existed when he purchased his home.
7
- 8 Mr. Hummel stated that the building did exist but it was used by Pyramid Paper Company. He said
9 that he does believe that some parking area was added to the property.
10
- 11 Mr. Courson asked Mr. Hummel if he has ever noticed any suspicious activity on the property that
12 would give him concern.
13
- 14 Mr. Hummel stated that if there are people walking down the road you never know where they are
15 coming from. He said that he has seen some groups of people walk through but he does not know if
16 they came from the facility.
17
- 18 Mr. Courson asked Mr. Hummel if he is concerned about the men at the facility even though there
19 has been testimony that the men receive 24 hour/7 days per week supervision.
20
- 21 Mr. Hummel stated that it doesn't seem sufficient to have one person watching 24 men. He said that
22 if someone has a need to leave or be unseen there is always the possibility of gaining that need when
23 there are not enough people to watch them.
24
- 25 Mr. Passalacqua asked Mr. Hummel if the back portion of his lot stayed wet when Pyramid Paper
26 Company was in operation.
27
- 28 Mr. Hummel stated no.
29
- 30 Mr. Passalacqua asked Mr. Hummel what had changed.
31
- 32 Mr. Hummel stated that the way that the side yard has been sloped and there are parking blocks that
33 run along the side of the parking lot. He said that he is not sure what all has changed but the way
34 that the land is formed causes the flow to run towards his property. He said that the impervious area
35 has been increased due to the expansion of the parking lot. He said that there is a small ditch at the
36 back of his property which runs to the side and it cannot handle the drainage anymore and therefore
37 the reason why they are berming the property.
38
- 39 Mr. Hall stated that it appears that Mr. Hummel's lot has the unfortunate circumstance of having a
40 natural drainage swale running through it.
41

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DRAFT SUBJECT TO APPROVAL DRAFT

ZBA

- 1 Mr. Hummel stated that the change on the subject property changed the contour of the property.
2
3 Mr. Hall asked Mr. Hummel if the culvert under High Cross Road is in front of his property.
4
5 Mr. Hummel stated no, the culvert runs between the two properties.
6
7 Mr. Hall stated that he would expect that the drainage district placed the culvert where the natural
8 drainage occurred.
9
10 Mr. Hummel stated that he is sure that Mr. Hall is correct but if area that is flowing to the spot is
11 increased then the culvert itself should be changed.
12
13 Mr. Hall stated that he appreciates Mr. Hummel's comments regarding the drainage issue and he
14 encouraged any comments that Mr. Hummel could make regarding how the use could be made
15 compatible or whether it should be denied.
16
17 Mr. Hummel stated that there are some serious issues with the drainage and septic and he does not
18 feel that those issues will be adequately achieved. He said that the size of the lot determines the
19 amount of leach field that can be installed and the soil determines how much leach field is required
20 to absorb the water. He said that the soil does not leach well which is why most of the houses have a
21 different style of septic system. He said that to increase the residents and staff at the subject property
22 he is skeptical that a septic system could be established that would not adversely affect his property
23 in some manner. He said he is not a professional regarding septic systems but the information that
24 was in the mailing packet makes him very concerned.
25
26 Mr. Hall stated that he agrees that there needs to be more clarity regarding the septic system but the
27 system described by Dale Shipley is not a leach field but a sand filter system which is the most
28 reliable, although does require a lot of maintenance, and the tile could be used to drain the soil
29 around the sand filter. He said that the sand filter would not require a detention basin at this point.
30 He said that they were planning to discharge into a detention pond but it is not clear if Dale Shipley
31 understood that there is a tile that they are already connected to for parking lot drainage. He said that
32 connecting to tile for parking lot drainage is one thing but a curtain drain around a sand filter might
33 be something very different. He encouraged Mr. Hummel to make sure that he is on the mailing list
34 so that he receives all information regarding this case.
35
36 Mr. Courson informed Mr. Hummel that any photographs that he may have indicating water runoff,
37 the berm, etc. would be helpful.
38
39 Mr. Hummel stated that it is unfortunate but he does not have any photographs to submit.
40
41 Mr. Thorsland asked the audience if there were any questions for Mr. Hummel and there were none.

1
2 Mr. Thorsland called Betty Ujhelyi to testify.

3
4 Ms. Betty Ujhelyi, who resides at 2004 N. High Cross Road, Urbana, Illinois, stated that her home is
5 diagonally south east of Mr. Hummel's property. She said that she does have a drainage issue at her
6 home also and part of the problem may be because the tile which is supposed to run from her drain to
7 the north is crushed underneath the parking lot for the Apple Dumpling. She said that she purchased
8 her home in 1992 because she believed that it was located in a secure, quiet, rural area with minimal
9 traffic and she has noticed that there has been an increase in traffic within the last few years. She
10 said that her concerns regarding the recovery center are any additional increase in traffic, noise,
11 crime and decreased property value. She said that she has a letter from Carroll Goering, who resides
12 at 2606 N. High Cross Road, Urbana, and she will submit the letter as a Document of Record. She
13 read Mr. Goering's letter as follows: My name is Carroll Goering and my wife and I own and live on
14 the property at 2606 N. High Cross Road, at the corner of High Cross Road and Airport Road. I
15 understand that there are plans to establish a drug rehab center at the church building that formerly
16 housed Pyramid Paper Company. This will make the third time this property has been considered by
17 this body since I have lived in this area. The first time, a man wanted to buy the property and rezone
18 it but was unclear as to the use of the rezoned property. The second time, the current owners wanted
19 to use the building as a church which was a good use of the building and, up to now, have been good
20 neighbors. I understand that the drug rehab center would accommodate 25 recovering addicts, 8 of
21 whom are already in residence there. I strenuously object to this new use of the property. My wife
22 and I have already had our problems with drug addicts and after they twice burglarized our house we
23 had to invest in a security system. So far, that security system has held them at bay but we certainly
24 don't want to import 25 drug addicts into our neighborhood. Thank you for allowing me to testify.

25
26 Mr. Thorsland asked the Board if there were any questions for Ms. Ujhelyi and there were none.

27
28 Mr. Thorsland asked if staff had any questions for Ms. Ujhelyi and there were none.

29
30 Mr. Thorsland asked the audience if anyone had any questions for Ms. Ujhelyi and there was no one.

31
32 Mr. Thorsland asked the audience if anyone else desired to sign the witness register to present
33 testimony regarding this case and there was no one.

34
35 Mr. Thorsland called Carl Webber back to the witness podium.

36
37 Mr. Carl Webber stated that there has been no evidence of any detrimental impact of this kind of
38 addition and it is indeed an addition of residential use on a commercial property. He said that we
39 have not been aware of any sewage issue or storm drainage issue on adjacent properties and they will
40 address those issues. He said that everyone in Champaign County has some responsibility in taking
41 on water that is coming from upstream but that doesn't mean that we can't try to address it. He said

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1 that he understands Mr. Hummel's concern regarding his granddaughter and he would suggest that
2 the men at the facility are much better neighbors than those whom he knows nothing about and if he
3 is not sure about the men at the facility he can speak to Mr. Eaton's new wife who lives on the
4 property as well. He said that if Mr. Eaton is willing to have his new wife live on the site then he is
5 comfortable with the men who are there. He said that the bus does usually stop in front of the church
6 but the sign is located on Mr. Hummel's property.

7
8 Mr. Webber stated that he can remember driving down Staley Road and looking west and the area
9 was full of water although now the area is built up and homes are located there. He said that the
10 same instance occurred on the property which is southwest of Curtis Road and the interstate because
11 during heavy rains the property was just terrible but with proper retention and detention basin
12 installation there are high dollar homes located in that area. He said that there has been discussion
13 about retention ponds but the proposed is a detention pond therefore not retaining the water but
14 detaining the water. He said that the pond will be in the correct location and the church will work
15 with the engineers to assure such.

16
17 Mr. Webber stated that a comment was made that the church is trucking in people but the university
18 also trucks in people into the community. He said that the men that are allowed to come into the
19 facility are properly addressed and are worked with properly. He said that the kitchen is in the
20 church and the dining facility is in the church therefore the residents will use the church kitchen and
21 dining area and will not require that one be placed in the new facility.

22
23 Mr. Webber stated that there has been no added parking although he will be glad to indicate such in
24 writing with comparable aerial photographs. He said that Ms. Ujhelyi stated that she was also
25 concerned about the drainage but since her property is located on the other side of High Cross Road
26 it will not be the same drainage area nor will it possibly be affected by a 10% increase in impervious
27 area. He said that in regards to Ms. Ujhelyi's concern regarding increased traffic on High Cross
28 Road it may be that the new Wal-Mart has increased the traffic flow on High Cross Road. He said
29 that to simply suggest that crime, noise and a decrease in property values is just fear with no basis.
30 He said that apparently Mr. Goering believes that the special use is to establish a drug rehab center
31 but he is incorrect because the center has been there for a long time and it was mentioned in his letter
32 that they have been good neighbors. Mr. Webber stated that Mr. Goering's letter suggests that drug
33 addicts broke into his home and therefore is a good reason as to why such a facility is needed in the
34 community.

35
36 Mr. Thorsland asked the Board if there were any questions for Mr. Webber and there were none.

37
38 Mr. Thorsland asked if staff had any questions for Mr. Webber and there were none.

39
40 Mr. John Hummel requested the opportunity to address the Board and Mr. Webber's comments.

41

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DRAFT SUBJECT TO APPROVAL DRAFT

ZBA

- 1 Mr. Thorsland granted Mr. Hummel's request and called him to the witness podium.
2
3 Mr. Webber noted that his comments are arguments and not testimony because he is speaking as an
4 attorney but he would be happy to address Mr. Hummel's questions.
5
6 Mr. Hummel stated that in the packet of material there is a mini-kitchen indicated in the new facility
7 in addition to the church kitchen therefore a certain amount of water would be utilized per day and
8 would be needed to be included in the design.
9
10 Mr. Webber stated that he would be happy to answer Mr. Hummel's question but he is sure that a
11 better answer could be achieved elsewhere.
12
13 Mr. Randy Brown, Director of Lifeline-connect stated that the mini-kitchen is a duplication of what
14 is there now. He said that since there is a curfew and lights out at a certain time the men must be in
15 the dorm at a certain time but they are allowed to be moving around inside the dorm. He said that at
16 times the men will microwave popcorn or serve ice cream which will only require a snack area.
17
18 Mr. Hummel stated that the discussion regarding the term retention versus detention stems from Mr.
19 Shipley's document indicating a retention pond.
20
21 Mr. Webber stated that he will check with Mr. Shipley to clarify that the term is accurate and get
22 back with Mr. Hummel.
23
24 Mr. Hummel asked if a chlorination sand filter is being proposed or a septic system with a leach
25 field.
26
27 Mr. Webber stated to assure that the storm drainage is properly addressed a detention basin was
28 proposed but due to the amount of space he does not feel that it is needed although if they are willing
29 to do it then so be it. He said that the sanitary treatment will meet all codes and he can understand
30 why an adjacent neighbor would be concerned about making sure that this is done correctly.
31
32 Mr. Hummel asked Mr. Webber what will be done with the surface runoff that will be exasperated
33 by the additional construction.
34
35 Mr. Webber stated that they will address this issue. He said that the goal is to improve the area
36 instead of merely addressing the 10%.
37
38 Mr. Thorsland closed the witness register.
39
40 Mr. Thorsland stated that there are two sets of minutes that have relevant testimony to the overall
41 County zoning for this kind of operation and more than one person has suggested that either all or

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1 parts of that be part of this record. He asked the Board if they would like to include the relevant
2 testimony from Case 688-AT-10 for this case.

3
4 Mr. Courson stated yes.

5
6 Mr. Thorsland stated that the Board requires clarification about the septic system that is proposed.

7
8 Mr. Hall stated that he will work with the applicant on the septic system issue.

9
10 Mr. Courson asked if the Board would like staff to verify the condition of the parking lot.

11
12 Mr. Hall stated that he can go through the previous zoning cases to see what how much parking was
13 authorized and if any increase in the parking area has been constructed since 1991.

14
15 Mr. Passalacqua stated that he would like to see a better photograph or diagram of the location of the
16 culvert which is located in the natural swale.

17
18 Mr. Hall stated that Bruce Stickers of the Champaign County Soil and Water District has indicated
19 for the last couple of years that we have been getting more rain than what we receive historically. He
20 said that there have been drainage problems increase and new drainage problems appear where
21 previously there were none. He said that the petitioner can work with Bryan Bradshaw to address the
22 concerns. He said that it isn't clear that any of the drainage from the dormitory has to go to the east.

23
24 Mr. Courson stated that he would like to see elevations of the tiles and inlets and outlets for the
25 detention basin.

26
27 Mr. Thorsland asked the Board if screening is required for the parking.

28
29 Mr. Hall stated yes. He said that the case could be continued to the August 25, 2011, meeting.

30
31 Mr. Webber stated that they would prefer a later date than August 25th because three of the
32 petitioners will not be available. He requested that the case be continued to September 15th.

33
34 **Mr. Courson moved, seconded by Mr. Passalacqua to continue Case 691-S-11 to the September**
35 **15, 2011, meeting. The motion carried by voice vote.**

36
37 **7. Staff Report**

38
39 Mr. Hall stated that the advertisement for the Associate Planner will be published this week. He said
40 that staff hopes to have a new Associate Planner on board by the end of September.

41

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8. Other Business
A. Proposed ZBA Bylaws Amendments

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

9. Audience Participation with respect to matters other than cases pending before the Board

None

10. Adjournment

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

The meeting adjourned at 9:36 p.m.

Respectfully submitted

Secretary of Zoning Board of Appeals

Champaign
County
Department of

**PLANNING &
ZONING**

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

(217) 384-3708

CASE NO. 691-S-11

SUPPLEMENTAL MEMORANDUM

September 9, 2011

**Petitioners: Pastor David L. Rogers
and the Apostolic Life UPC Church**

Site Area: 4.7 acres

**Time Schedule for Development:
Development contingent upon
funding**

**Prepared by: John Hall
Zoning Administrator**

**Request: Authorize the following on
land in the AG-2 Agriculture Zoning
District:**

- (1) the Apostolic Life UPC Church
as a special use; and**
- (2) the establishment and use of a
"Residential Recovery Center"
as a second special use.**

**Location: Lot 3 of the Almar First
Subdivision in the Northeast Quarter
of Section 3 of Urbana Township and
commonly known as the Apostolic Life
UPC Church located at 2107 High
Cross Road, Urbana.**

STATUS

This case was continued from the June 30, 2011, meeting. The minutes of that meeting are included separately for approval.

Letters have been received from John W. Hummel, P.E. and Pastor D.L. Rogers. See attached.

ATTACHMENTS

- A Letter dated July 3, 2011, from John W. Hummel, P.E.**
- B Letter dated September 9, 2011, from Pastor D.L. Rogers with attachment:
1 Letter dated July 26, 2011, from BKB Engineering**
- C Draft minutes of the June 30, 2011, ZBA meeting (included separately)**

RECEIVED

JUL 06 2011

CHAMPAIGN CO. P & Z DEPARTMENT

July 3, 2011

Director John Hall
Champaign County Zoning Administrator
Brookens Administration Center
1776 E. Washington Street
Urbana, IL 61801

RE: Case 691-S-11

Dear Director Hall:

Thank you for the opportunity to appear before the Champaign County Zoning Board of Appeals, and to present my concerns about the granting of a Special Use Permit to allow a Residential Recovery Center to be established on the property located at 2107 N. High Cross Road, Urbana. After considering the numerous testimonials presented by Pastor David L. Rogers, Apostolic Life Church, and the participants in the drug and alcohol abuse recovery program, I still oppose the establishment of the Residential Recovery Center at that location.

My concerns do not lie with the intentions of Pastor Rogers and the members of the Apostolic Life Church. I also do not deny the need for programs such as they envision in our society today. However, as a registered engineer, I am concerned about the adequacy of the site to accommodate the proposed increased use without adversely impacting the surrounding neighborhood, and particularly the property at 2103 N. High Cross Road owned by my son and his wife, Mark and Debra Hummel.

Concern #1

In my letter of June 30, I expressed concern about the nebulous plan for sewage treatment system for the new dormitory. No new information was provided at the meeting. As my son, Mark, pointed out, irrespective of where the food is being prepared on site, the sewage system has to handle the associated waste.

Two potential sewage treatment systems for the Residential Recovery Center have been proposed, with very sketchy details about them. Neither includes capacity for handling the waste stream from a kitchen. Pastor Rogers, in an email (May 10, 2011) to Sarah Michaels, Champaign-Urbana Public Health District, stated that, 'all food service, meal and snack preparation, etc is conducted by the residents themselves for personal consumption'. To the contrary, testimony was given that the food preparation would be in the church kitchen, but no 'church kitchen' is evident on the Site Plan (Attach. H) as updated and annotated by Pastor Rogers in his communication of May 12, 2011. The Site Plan does show two existing septic tanks and associated leach fields. No information was provided on the design of these systems, and whether they are capable of handling the additional waste stream that will be attendant to expanded kitchen use (assuming that a kitchen exists in the present church property).

Concern #2

In my letter of June 30, I discussed my concern about modifications to surface drainage made on the south side of the 2107 N. High Cross Road property, and the significant impact of those changes to surface flow into the 2103 N. High Cross Road property. I understand drainage law, but I also think that those espousing 'you are your brother's keeper' would also have heard, 'love thy neighbor as thyself'. The 'fill soil area' outlined in Mr. Scott's 'Report of Soil Investigations' (Attach. K) illustrates the area that has been modified, and the aerial photo included in Mr. Bradshaw's 'Drainage Review of New Building & Parking Lot Expansion (Attach. J) 1) shows the current elevations of that fill area, and 2) the shading in the aerial photo shows the flow path prior to the establishment of the berm. I question whether sufficient detention pond capacity can be provided on the site to address the current drainage problem as well as the

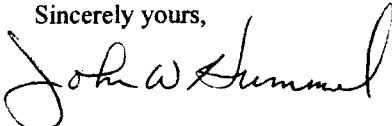
additional flows due to making another 10% of the property impervious to water infiltration. This concern is especially well-founded as the proposed location of one of the proposed detention ponds is currently in use as the leach field for septic tank #2 (Attach. H).

Conclusions

An engineering study, by a single engineering firm, of the storm water and sewage systems for the entire 2107 N. High Cross Rd. site, is necessary. The study should be able to provide recommendations to address current surface flow problems. The study should also be able to determine the capacity of current systems, and the necessary additional capacity, should the Special Use Permit be granted. Also, non-conflicting designs and recommendations could be obtained for any additional systems and control structures that would be needed to accommodate the expanded use of the site, and to protect the interests and property of others in the neighborhood.

The possibility of authorizing the establishment of a Residential Recovery Center as a Special Use Permit in the AG-2 Agriculture Zoning District is covered in Ordinance No. 870, Ordinance Amending Zoning Ordinance, 688-AT-10. However, the decision on whether to grant the Special Use Permit should not be made until sufficient technical design and detail are provided by those requesting the Special Use Permit. This information is necessary to make informed decisions about the adequacy of the site to accommodate the proposed use, the impact of the proposed use on the District and the public welfare, and the injury to the neighborhood and to the safety and welfare of the residents, as required by Section 9.1.11 of the Zoning Ordinance.

Sincerely yours,

A handwritten signature in black ink that reads "John W. Hummel". The signature is written in a cursive style with a large, looping initial "J".

John W. Hummel, P.E.

P.O. Box 3332
Urbana, Illinois 61803
2107 High Cross Road
Urbana, Illinois 61802



Pastor D.L. Rogers
Tel 217.367.LIFE
Fax 217.367.5432
www.ApostolicLife.org

September 9, 2011

Director John Hall
Champaign County Planning & Zoning
Brookens Administrative Center
1776 E Washington Street
Urbana, Illinois 61802

RE: September 15 hearing concerning application for Special Use Permit


Dear John,

In preparation for the upcoming hearing we submit the following:

1. In response to some discussion of the previous hearing we have worked with the engineering department of MTD and have the bus stop sign moved in front of the church
2. We have employed BKB Engineering again to provide a second Drainage Review to more adequately address some concerns brought before the board at the previous hearing. The report is enclosed. It suggests that a proposed detention basin, to be built by the church, will adequately address any additional runoff from the additional impervious surface.
3. We will forward you a proposal by J & S Wastewater Systems that addresses the feasibility of a septic system for future expansion. (as soon as we receive it).

If there is anything else you need us to do please let me know as soon as possible.
Again, thank you.

Sincerely,


Pastor D L Rogers

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CHAMPAIGN CO. P & Z DEPARTMENT

July 26, 2011

No. 111-1101

Pastor David Rogers
Apostolic Life Church
2107 N. High Cross Road
Urbana, IL 61802

RE: **Drainage Review of New Building & Parking Lot Expansion**
2107 N. High Cross Road, Urbana, Illinois

Dear Pastor Rogers:

At your request we have performed a second, more detailed study of the referenced property, reviewing existing drainage patterns, proposed stormwater detention facilities and the impact that the new improvements would have on surrounding properties. The following is the results of our review:

Existing Conditions

The existing 4.6-acre property contains several buildings and a substantial amount of parking and driveway areas. We estimate that approximately 2.4 acres of impervious area is present at the site. The site is well drained by a storm sewer system with several catch basins located in the parking lots. The storm sewer discharges to a tile flowing westerly, outleting at the Saline Branch Drainage Ditch. No stormwater detention is apparent at the site. The surface flow of the property is generally to the east towards High Cross Road. If the existing storm sewer system would surcharge, the stormwater would overland flow to the east to an existing swale around the house located at 2103 N. High Cross Road and continue east, outleting into an agricultural swale located on the east side of High Cross Road.

The overall watershed that flows through the subject project to the agricultural swale is 9.1 acres. The subject site represents approximately 50% of the total watershed. (See Overall Watershed Plan)

Proposed Improvements

A new 3,000 sf building, sidewalk and parking lot expansion is proposed (see Site Development Plan). This would create approximately 10,000 sf of additional impervious area, representing approximately a 10% increase in site impervious area. Based on the Champaign County Stormwater Management Policy, we calculate an allowable release rate of 0.90 cubic feet per second and required stormwater detention volume of 3,000 cubic feet for the proposed developed area. On the attached plan, we have proposed a dry detention basin located directly east of the new building and parking lot. Parking lot storm sewer system, building roof drains and surface overland flows will be directed into the new basin. The new basin will discharge through a restricted outlet (6" diameter pipe) to the existing storm sewer system located northeast of the new improvements.

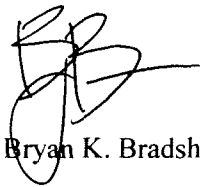
Pastor David Rogers
July 26, 2011
Page 2

Impact on Surrounding Properties

The only property located downstream of the subject watershed area and upstream of agricultural swale is located at 2103 N. High Cross Road. The existing impact of the overall 9.1 acre watershed as it relates to this property was not studied. What can be determined from our review is the proposed site improvements will not have a negative impact on that property for any storm event up to and including a 50 year storm. All drainage from the proposed development area will be captured by the proposed dry detention basin and slowly released to the existing storm sewer flowing to the west. For the same reasons, no additional drainage will be introduced into the existing agricultural swale as a result of the proposed development.

Please do not hesitate to call with any questions. Thank you.

Sincerely,
BKB Engineering, Inc.

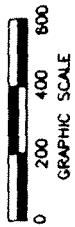
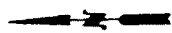


Bryan K. Bradshaw, PE, PLS

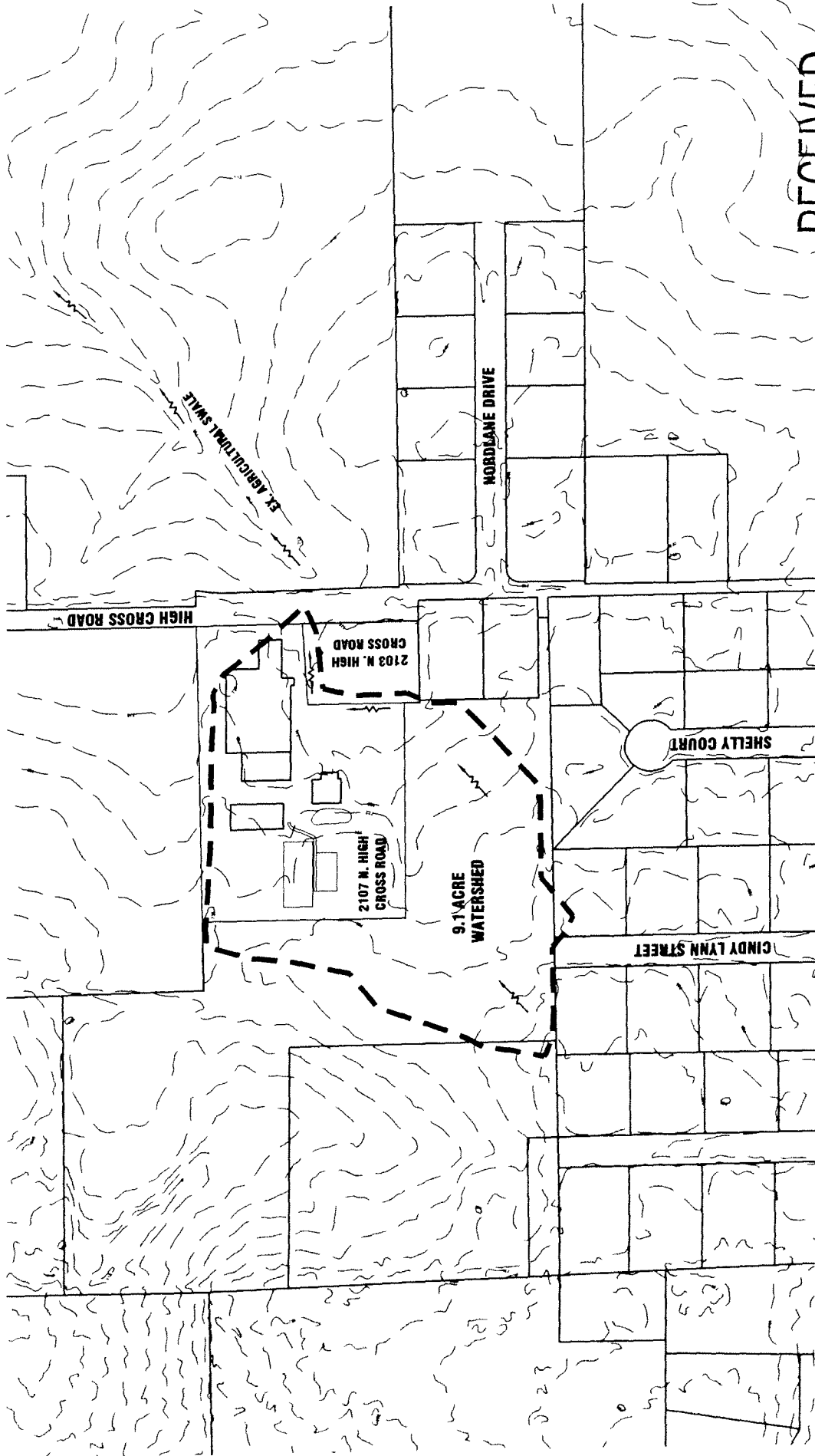
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OVERALL DRAINAGE AREA



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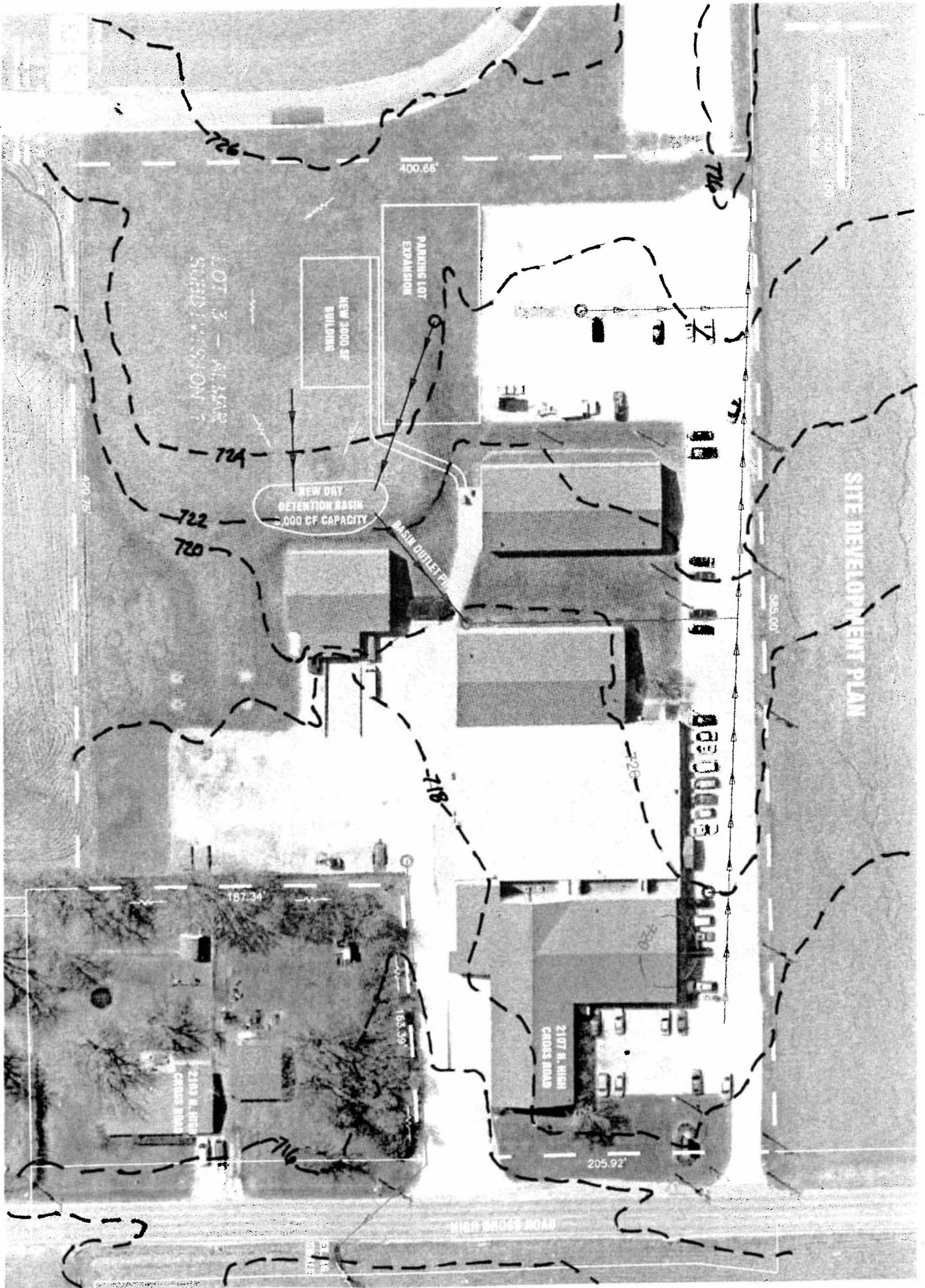
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CHAMPAIGN CO. P & Z DEPARTMENT

PREPARED BY:



ENGINEERING
P.O. BOX 1127 • MOUNTAIN VIEW, MO 64578
417-665-1863 • FAX 417-665-4367



SITE DEVELOPMENT PLAN

HIGH CROSS ROAD

2107 N. HIGH
CROSS ROAD

1908 SOUTH
CROSS ROAD

NEW DRY
DETENTION BASIN
2,000 CF CAPACITY

NEW 3000 SF
BUILDING

PARKING LOT
EXPANSION

400.66'

LOT 3 - 41.45 AC
SUBDIVISION 2

52.00'

187.34'

163.39'

205.92'

365.00'