

CASE NO. 691-S-11

SUPPLEMENTAL MEMORANDUM

June 30, 2011

Champaign
County
Department of



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

(217) 384-3708

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 is the first meeting for this public hearing. New evidence is proposed below to be added to the Summary of Evidence where it was previously missing.

Included separately are the Approved Minutes of the June 17, 2010, and July 15, 2010, ZBA meetings for the text amendment 668-AT-10 that added Residential Recovery Center to the Ordinance. In particular the minutes may be a source of evidence regarding the need for the special use (item 7 in the Summary of Evidence).

Also included separately are copies of webpages from www.lifelineconnect.org.

Attached to this memo 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.

NEW EVIDENCE TO BE ADDED TO THE SUMMARY OF EVIDENCE

The following evidence is proposed to be added to item 5.A. regarding the proposed site plan:

- A. The proposed site plan received May 13, 2011, shows the entirety of the subject property and includes the following:
 - (1) The existing buildings and parking areas are the same as were authorized in Zoning Case 749-S-91 when the property was occupied by the Pyramid Paper Company and the same as when the change of use to a church was authorized in Change of Use Permit No. 8809 on June 14, 1996, for the Harvest Church. and include the following buildings and parking areas:
 - (a) The original building and the expansion that was authorized in Case 112-S-75, is the easternmost existing building on the property. The site plan indicates that this building contains the Worship Center, Classrooms, Fellowship Hall, Activity Center, office, and Conference Room. There are

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**PLANNING &
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NEW EVIDENCE TO BE ADDED TO THE SUMMARY OF EVIDENCE

The following evidence is proposed to be added to item 5.A. regarding the proposed site plan:

- A. The proposed site plan received May 13, 2011, shows the entirety of the subject property and includes the following:
 - (1) The existing buildings and parking areas are the same as were authorized in Zoning Case 749-S-91 when the property was occupied by the Pyramid Paper Company and the same as when the change of use to a church was authorized in Change of Use Permit No. 8809 on June 14, 1996, for the Harvest Church. and include the following buildings and parking areas:
 - (a) The original building and the expansion that was authorized in Case 112-S-75, is the easternmost existing building on the property. The site plan indicates that this building contains the Worship Center, Classrooms, Fellowship Hall, Activity Center, office, and Conference Room. There are

existing parking areas on the east and north sides of this building and the existing septic fields are located east and west of this building.

- (b) The Activity Center is the westernmost existing building on the property. There is an existing parking area on the west side of the Activity Center.
 - (c) The Utility Shed is the southernmost existing building on the property. There is another parking on the east side of this building.
 - (d) The site plan indicates a total of 114 parking spaces which is consistent with the approved site plan for Change of Use Permit No. 8809.
- (2) The only proposed (new) building on the proposed site plan received May 13, 2011, is the Proposed RRC Dormitory (24 resident maximum) that is located south of the existing west parking lot. An area for 14 proposed additional parking spaces is also indicated on the south side of that existing parking lot.

The following evidence is proposed to be added to item 5. B. regarding the operations of the proposed RESIDENTIAL RECOVERY CENTER:

- (1) The Home page states the purpose of Lifeline-connect as follows:

The purpose of Lifeline-connect is to create an effective and comprehensive Christian faith based solution to life-controlling drug and alcohol addictions. By providing a healthy and stable environment which provides support and training; individuals can be transformed, restored, and re-connected to community, family, friends, and financial stability. It is our mission to help men build their lives upon a firm foundation that will help them recover from a life of addiction.

- (2) The Staff page lists staff members as the following:
- (a) D.L. Rogers, Executive Director
 - (b) Randy Brown, Director
 - (c) Brenda Rogers, Administrative Director
 - (d) RJ Eaton, Director of Operations
- (3) The Classes Offered page lists the following three classes:
- (a) Celebrate Recovery
 - (b) Genesis Process Classes
 - (c) Financial Peace University
- (4) The Info Center page lists four topics including information materials which is a brochure on the Lifeline-connect organization. The brochure states that the program is available to men age 18 and over and that Lifeline-connect clients work together daily in various job tasks to help pay for tuition, living expenses, and the cost of materials. The brochure also lists training in five different areas.

- (5) The Needs page requests for support in expanding the housing capabilities of the program.
- (6) The Services Offered page is an overview of the services offered by the Lifeline-connect program so that program participants have opportunities for working together, learning skills, giving back to the community, and raising funds to support the Lifeline-connect program.

The following evidence is proposed to be added to item 8. B. regarding surface drainage:

A Drainage Review of New Building & Parking Lot Expansion by Bryan K. Bradshaw dated March 28, 2011 (Att. J Preliminary Memorandum), can be summarized as follows:

- (1) The site is well drained by a storm sewer system with several catch basins located in the parking lots.
- (2) The storm sewer discharges to a tile flowing westerly that outlets to the Saline Branch Drainage Ditch.
- (3) The surface flow of the property is generally to the east towards High Cross Road. If the storm sewer would surcharge the stormwater would flow to the east outletting into an agricultural swale located on the east side of High Cross Road.
- (4) An attached plan indicates two areas on the property of sufficient size and properly located to serve as locations for stormwater detention basins to serve the proposed improvements.
- (5) A detention basin designed and constructed in accordance with the Champaign County Stormwater Management Policy would minimize any negative effects on downstream properties from the construction of the proposed improvements.

The following evidence is proposed to be added to item 8. C. regarding traffic:

- (proposed to be added to item 8.C.(1) The AADT of High Cross Road is indicated as 2,400 AADT.
- (3) Pavement width in front of the subject property is approximately 21 feet.
- (5) Regarding the proposed special uses and the anticipated traffic impacts:
 - (a) The subject property became a church on June 14, 1996, with the approval of Zoning Use Permit No. 8809 and at that time "church" was authorized in the Zoning Ordinance by right. The proposed special use permit for the Apostolic Life UPC Church does not propose any increase in traffic related to the church proper.
 - (b) The proposed RESIDENTIAL RECOVERY CENTER includes parking spaces for 14 vehicles which is a very slight increase in traffic on High Cross Road.

The following evidence is proposed to be added to item 8. G. regarding wastewater treatment and disposal on the subject property:

- (1) The proposed site plan received May 13, 2011, indicates that the existing Apostolic Life UPC Church has two septic fields currently serving the existing church. No expansion of the church is proposed other than as relates to the proposed RESIDENTIAL RECOVERY CENTER.
- (2) A soil characterization report evaluating the soils for use in a septic system for the proposed RESIDENTIAL RECOVERY CENTER was prepared by Wiley Scott Soil Consulting Service dated March 21, 2011 (Att. K. Preliminary Memorandum) and can be summarized as follows:
 - (a) Two soil characterization borings were made on the subject property as indicated on the site diagram.
 - (b) In general, the soils are somewhat poorly drained and moderately slowly permeable.
 - (c) The subject property is in a map unit of soil type 236A Sabina silt loam, 0 to 3 percent slopes in the Soil Survey of Champaign County, Illinois.
 - (d) The natural soils on the subject property have a seasonally high water table at a depth of 11 inches below the soil surface.
 - (e) The Soil Consulting Service suggests installing a field tile around the perimeter of the leach field to drain the soil and lower the seasonally high water table.
- (3) The soil characterization report is consistent with the pamphlet *Soil Potential Ratings for Septic Tank Absorption Fields Champaign County, Illinois*, that is a report that indicates the relative potential of the various soils in Champaign County for use with subsurface soil absorption wastewater systems (septic tank leach fields). The pamphlet contains worksheets for 60 different soils that have potential ratings (indices) that range from 103 (very highest suitability) to 3 (the lowest suitability). Sabina silt loam, 0 to 3 percent slopes (soil map unit 236A) soil is rated as having "medium" suitability for subsurface soil absorption wastewater systems (septic tank leach fields) and requiring corrective measures generally of subsurface drainage or fill and a curtain drain. A worksheet for the Sabina silt loam soil was included with the Supplemental Memorandum dated June 30, 2011.
- (4) A description of the proposed septic system to serve the proposed RESIDENTIAL RECOVERY CENTER was written by Dale Shibly of Shibly Backhoe Service of Philo and received on May 13, 2011 (Att. N Preliminary Memorandum) can be summarized as follows:
 - (a) The septic system would be designed to serve the 24 person dormitory without kitchen and would be sized for 3,600 gallons of water per day.

- (b) The septic system proposed by Mr. Shiply consists of a 3,000 gallon septic tank that would discharge into a 20 feet by 50 feet sand filter with a chlorine feeder that would discharge into the proposed retention pond.

The following evidence is proposed to be added to item 8. I. regarding parking:

The proposed parking complies with the minimum requirements of the Zoning Ordinance except for required screening. See the discussion under 9.B.(4).

The following evidence is proposed to be added to item 8. J. regarding food sanitation and public health considerations related to the proposed Special Use:

- (1) Standard condition 4.b. for a RESIDENTIAL RECOVERY CENTER in Subsection 6.1.3 of the Zoning Ordinance requires that all onsite food service shall be compliant with the Health Ordinance.
- (2) The Proposed Lifeline-connect RRC Dorm Facility Floor Plan received May 13, 2011, indicates a “mini kitchen” in the proposed dormitory.
- (3) An email exchange regarding the proposed food service dated May 11, 2011, from Sarah Michaels, Champaign-Urbana Public Health District/ Champaign County Health Department, to Pastor D.L. Rogers established the following:
 - (a) Pastor Rogers stated that all food service and meal and snack preparation would be conducted by the residents themselves for personal consumption and it was his understanding that no permit would be required from the Champaign County Health Department for those operations.
 - (b) Ms. Michaels replied that if the kitchen is used for the residents’ personal use only no permit is needed from the Heal Department but if at any time meals are prepared by staff for the residents then a health permit will be needed.

The following evidence is proposed to be added to item 9. B.(1) regarding compliance with the *Zoning Ordinance*:

- (a) The proposed RESIDENTIAL RECOVERY CENTER consists of a maximum 24 man dormitory.
- (b) The purpose of the Lifeline-connect program as stated on the website www.lifelineconnect.org is to create an effective and comprehensive Christian faith based solution to life-controlling drug and alcohol addictions by providing a healthy and stable environment which provides support and training; individuals can be transformed, restored, and re-connected to community, family, friends, and financial stability; it is our mission to help men build their lives upon a firm foundation that will help them recover from a life of addiction.

The following evidence is proposed to be added to item 9. B.(2) regarding compliance with specific locational requirements:

- (a) The proposed RESIDENTIAL RECOVERY CENTER is owned and operated by the Apostolic Life UPC Church which is located at 2107 High Cross Road, Urbana, and the proposed RESIDENTIAL RECOVERY CENTER is proposed to be located on that same property which is located within one and one-half miles of the City of Urbana which is a home-rule municipality with an adopted comprehensive plan.

The following evidence is proposed to be added to item 9. B.(4) regarding compliance with parking requirements:

- (c) Paragraph 7.4.1 C.4.a. requires SCREENS for parking for commercial ESTABLISHMENTS including a church or school or dormitory.

Parking areas for more than four vehicles of no more than 8,000 pounds gross vehicle weight each, excluding any vehicles used for hauling solid waste except those used for hauling construction debris and other inert materials, located within any YARD abutting any residential DISTRICT or visible from and located within 100 feet from the BUILDING RESTRICTION LINE of a lot containing a DWELLING conforming as to USE shall be screened with a Type A SCREEN except that a Type B SCREEN may be erected along the rear LOT LINE of the business PROPERTY.

Paragraph 4.3.3 H. identifies a Type A SCREEN as a decorative opaque fence, shrubs or other vegetative material or a landscaped berm planted and maintained with a minimum HEIGHT of four feet as measured from the highest adjacent grade and a Type B SCREEN as an opaque fence or wall with a minimum HEIGHT of four feet as measured from the highest adjacent grade.

The subject property borders the R-1 District on the south side and screening is required for any of the proposed new parking spaces that will not be screened by the proposed dormitory.

The following evidence is proposed to be added to item 9. B.(5) regarding compliance with standard conditions of Section 6.1.3:

- (a) Standard condition 6.1.3 1. a. for a RESIDENTIAL RECOVERY CENTER states that the property must be served by public transportation.

The Apostolic Life UPC Church is served by the Champaign-Urbana Mass Transit District.

- (b) Standard condition 6.1.3 1. b. for a RESIDENTIAL RECOVERY CENTER states that the associated church or temple must occupy a building which predominately existed on October 10, 1973.

The building housing the Apostolic Life UPC Church existed prior to 1973 (see the 1973 aerial photo) and was 16,700 square feet in area in 1973 and since then the total area of all buildings on the property has increased to 32,120 square feet. (see the Approved site plan for Case 749-S-91 with notes regarding building area).

- (c) Standard condition 6.1.3 2. for a RESIDENTIAL RECOVERY CENTER states that the maximum number of residents at one time shall be smaller of 10% of the maximum occupancy of the main worship area or 30

The maximum proposed number of residents is 24 (see Letter from Pastor David L. Rogers received on May 13, 2011) and the main worship area has a maximum occupancy of 250 (see Excerpt of approved site plan for Zoning Use Permit 115-96-02).

- (c) Standard condition 6.1.3 3. for a RESIDENTIAL RECOVERY CENTER states that if not served by a PUBLIC SANITARY SEWER SYSTEM the minimum required lot area shall be 30,000 square feet plus 7,000 square feet per resident.

The minimum required lot area with 24 residents is 4.545 acres and the existing lot area is 4.7 acres.

- (d) Standard condition 6.1.3 4.a. for a RESIDENTIAL RECOVERY CENTER states that a responsible and qualified staff person must be onsite to provide supervision 24 hours per day seven days per week.

Item 6. in the letter from Pastor David L. Rogers received on May 13, 2011, states the proposed RESIDENTIAL RECOVERY CENTER a responsible and qualified staff member providing onsite supervision 24/7 and a responsible Dorm Leader will also be residing in the proposed dorm.

- (e) Standard condition 6.1.3 4.b. for a RESIDENTIAL RECOVERY CENTER states that all onsite food service shall be compliant with the Champaign County Health Ordinance.

As reviewed in item 8.J. of the Summary of Evidence, the proposed food service and meal and snack preparation would be conducted by the residents themselves for personal consumption and no permit would be required from the Champaign County Health Department for those operations.

- (f) Standard condition 6.1.3 4.c. for a RESIDENTIAL RECOVERY CENTER states that a RESIDENTIAL RECOVERY CENTER must be operated in conformance with the Alcoholism and Other Drug Abuse and Dependency Act (20 ILCS 301/ 1) including any required license.

The letter dated September 3, 2010, from Theodora Binion Taylor, Director, Illinois Department of Human Services Division of Alcoholism and Substance Abuse, to Pastor D. L. Rogers states that Department staff have determined that the proposed RESIDENTIAL RECOVERY CENTER is not an activity that requires licensure under 77 Ill. Admin. Code 2060.

- (g) Standard condition 6.1.3 5. for a RESIDENTIAL RECOVERY CENTER states that no occupancy authorized until a qualified inspector files a certification that the building complies with the 2006 edition of the International Building Code (as required by 20 ILCS 3105/10.09-1)

A special condition is proposed to ensure compliance with 20 ILCS 3105/10.09-1.

The following evidence is proposed to be added to item 9. C. regarding compliance with the *Stormwater Management Policy*:

- (1) Paragraph 4.3A.2. of the Stormwater Management Policy exempts the first 10,000 square feet of impervious area relative to what existed on 2/20/03.
- (2) The proposed site plan received on May 13, 2011, indicates three types of increases in impervious area as follows:
 - (a) The proposed dormitory will be impervious area and is indicated with an overall building footprint of 2,975 square feet.
 - (b) The site plan indicates an addition of 14 parking spaces but the increase in the parking of area is not dimensioned. The Zoning Ordinance requires parking spaces to be a a minimum of 9 feet wide by 20 feet long. The approved site plan for Zoning Use Permit 115-96-02 appears to indicate the existing parking area to be 130 feet wide (east to west). The minimum amount of impervious area to provide 14 all weather parking spaces at the south end of the existing parking area appears to be approximately 5,300 square feet.
 - (c) There is also some amount of new sidewalk but it is not dimensioned but there does not appear to be more than 1,000 square feet.
- (3) The total proposed increase in impervious area relative to 2/20/03 will be 9,275 square feet and the project will be exempted from the need to construct stormwater detention by the Stormwater Management Policy.

The following evidence is proposed to be added to item 9. F. regarding whether or not the Special Use preserves the essential character of the AG-2 Agriculture Zoning District:

- (1) Churches are a typical kind of rural land use.

- (2) The existing Apostolic Life UPC Church is an existing nonconforming use that was established on this property on or about May 25, 2000, when the sign face was changed. Prior to that time the subject property first became a church on June 14, 1996, with the approval of Zoning Use Permit No. 8809 and at that time "church" was authorized in the AG-2 Agriculture District by right.
- (3) RESIDENTIAL RECOVERY CENTER is only authorized in the AG-2 District and the County Board has already determined that a RESIDENTIAL RECOVERY CENTER does not necessarily detract from the essential character of the AG-2 Agriculture Zoning District.

The following evidence is proposed to be added to item 10. C.(2) regarding whether or not the Special Use conserves the value of land, BUILDINGS, and STRUCTURES throughout the COUNTY:

- (a) The existing buildings on the subject property have housed a church since the subject property first became a church on June 14, 1996, with the approval of Zoning Use Permit No. 8809 and the special use permit for the Apostolic Life UPC Church should have no affect on property value. Prior to being converted to a church the subject buildings housed the Pyramid Paper Company.
- (b) It is not clear whether or not the proposed RESIDENTIAL RECOVERY CENTER will have any impact on the value of nearby properties but it has been in operation since 2007 and no complaints have ever been made to the Department of Planning and Zoning.

The following evidence is proposed to be added to item 10. C.(3) regarding congestion in the public STREETS:

- (a) The existing buildings on the subject property have housed a church since the subject property first became a church on June 14, 1996, with the approval of Zoning Use Permit No. 8809 and no expansion is proposed in the special use permit for the Apostolic Life UPC Church so there should be no additional traffic congestion.
- (b) The proposed RESIDENTIAL RECOVERY CENTER only requires 14 new parking spaces and that is a very minor increase to the existing traffic on High Cross Road.

The following evidence is proposed to be added to item 10. C.(4) regarding lessening and avoiding the hazards to persons and damage to PROPERTY resulting from the accumulation of runoff from storm or flood waters:

- (a) The existing buildings on the subject property have housed a church since the subject property first became a church on June 14, 1996, with the approval of Zoning Use Permit No. 8809 and no expansion is proposed in the special use permit for the Apostolic Life UPC Church so there will be no increase in stormwater runoff or flood waters.

- (b) The proposed RESIDENTIAL RECOVERY CENTER is a less than 10,000 square feet increase in impervious area and the Champaign County Stormwater Management Policy does not require stormwater detention for a one time increase of 10,000 square feet.

ATTACHMENTS

- A Approved Minutes of the June 17, 2010, ZBA meeting (included separately)
- B Approved Minutes of the July 15, 2010, ZBA meeting (included separately)
- C Copies of webpages from www.lifelineconnect.org (included separately)
- D Worksheet for Sabina silt loam, 0 to 3 percent slopes (soil map unit 236A) *Soil Potential Ratings for Septic Tank Absorption Fields Champaign County, Illinois*
- E April 23, 2010, Memorandum to the Champaign County Board Committee of the Whole (with Attachment A only)

WORKSHEET FOR PREPARING SOIL POTENTIAL RATINGS

Soil Use: Septic Tank Absorption Fields

Area: Champaign County, Illinois

Mapping Unit: Sabina silt loam, 0 to 3 percent slopes 236A

Evaluation Factors	Soil and Site Conditions	Degree of Limitation	Effects On Use	Typical Corrective Measures		Typical Continuing Limitations	
				Kinds	Index	Kinds	Index
Flooding	None	Slight	None	None		None	
Depth to High Water Table (Ft)	1.0-3.0	Severe	System Failure	Subsurface Drainage or Fill and Curtain Drain	12	Possible Surfacing of Effluent	5
Permeability (IN/HR):(24-60")	0.2-2.0	Severe	Marginal Performance	Large Absorption Field 290-385 Sq.Ft./Bedroom	4	None	
Slope (PCT)	0-3	Slight	None	None		None	
Total					16	Total	5

$$\frac{100}{\text{Performance Standard Index}} - \frac{16}{\text{Measure Cost Index}} - \frac{5}{\text{Continuing Limitation Cost Index}} = \frac{79}{\text{Soil Potential Index 1/}}$$

Performance Standard Index

Measure Cost Index

Continuing Limitation Cost Index

Soil Potential Index 1/

1/ If performance exceeds the standard increase SPI by that amount.

To: Champaign County Board Committee of the Whole

From: JR Knight, Associate Planner
John Hall, Zoning Administrator

Date: April 23, 2010

RE: Direction to Zoning Administrator Regarding a Necessary
Zoning Ordinance Text Amendment

Request Authorization to conduct a proposed Zoning Ordinance text amendment adding "Residential Recovery Center" as a by-right use in the R-4 Multiple Family Residence Zoning District and as a Special Use Permit in the AG-2 Agriculture Zoning District when operated by and located with a church or temple.

Petitioner Zoning Administrator

BACKGROUND

Committee approval is sought to conduct a text amendment to the Zoning Ordinance to add "Residential Recovery Center" as a by-right use in the R-4 Multiple Family Residence Zoning District and as a Special Use Permit in the AG-2 Agriculture Zoning District when operated by and located with a church or temple. A Residential Recovery Center is a group living facility for residents who are receiving support and training to assist them in recovering from the effects of chemical and alcohol dependency.

The text amendment is necessitated because the Apostolic Church at 2107 High Cross Road, Urbana, has been operating a small eight person recovery program (the Lifeline Connect Ministry) since the fall of 2007 as an unauthorized use in the AG-2 District. The recovery program is not currently an allowed use in the Zoning Ordinance. The church now wishes to expand the program and is seeking County approval. See Attachment A for more background on the existing unauthorized use and the logic of the proposed text amendment.

With the Board's approval the Zoning Board of Appeals will conduct a public hearing on the proposed text amendment and forward a recommendation to the County Board. Upon approval of the text amendment by the County Board the Apostolic Church will need to apply for and receive any zoning approvals that are ultimately required.

PROPOSED AMENDMENT

The proposed amendment will add "Residential Recovery Center" as a defined term to the Zoning Ordinance and as a use in Section 5.2 Table of Authorized Principal Uses. The use will only be authorized by-right in the R-4 Multiple Family Residence District and only by Special Use Permit in the AG-2 Agriculture District.

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“Residential Recovery Center” is not proposed to be authorized in either the R-1 Single Family Residence or R-2 Single Family Residence Zoning Districts under any circumstance.

By-Right in R-4 Multiple Family Residence Zoning District

Because a “Residential Recovery Center” is very similar to an apartment or a dormitory type of use, it is proposed to be authorized by-right in the R-4 Multiple Family Residence Zoning District in which “dormitory”, “multi-family dwelling”, and “nursing home” are all authorized by right. The general intent of the R-4 District as stated in the Zoning Ordinance is, “to provide areas for single family, two family, and multiple family dwellings set in a medium density housing environment.”

By Special Use Permit in the AG-2 Agriculture Zoning District When Located With a Church

In the AG-2 Zoning District a “Residential Recovery Center” is proposed to be authorized by Special Use Permit only and only so long as the following is true (these conditions are proposed to be footnotes to Section 5.2 and thus, not subject to waiver):

1. The use must be within one and one-half miles of a home rule municipality with an adopted comprehensive plan; and
2. The use must be on the same property of, and operated by, a church or temple. A Residential Recovery Center is not proposed to be allowed in the AG-2 District as a stand alone use. (Note that this particular requirement itself necessitates amending paragraph 4.2.1 C. which identifies when it is lawful to have more than one principal use on a lot in the Agriculture Districts.)

Several pages from the Zoning Ordinance are included as attachments and illustrate all instances in which specific uses are authorized in both the AG-2 and the R-4 Districts. Attachment A lists the uses that are authorized in both districts for comparison purposes.

Attachment C lists several standard conditions proposed to be required for the Special Use Permit in the AG-2 District.

ATTACHMENTS

- A Background on the Text Amendment
- B Excerpts from Zoning Ordinance (p. 5-4, 5-5, 5-6, 5-9)
- C Proposed Special Use Permit Standard Conditions in the AG-2 District

Attachment A. Background on the Text Amendment

APRIL 26, 2010

NEED FOR THE TEXT AMENDMENT

The Apostolic Church is a legal non-conforming church in the AG-2 District. Churches in the AG-2 District (and AG-1 and CR) are required to be authorized via Special Use Permit as a result of Ordinance No. 660 that was adopted on August 20, 2002, but the Apostolic Church was already established at this location prior to that date.

Since the fall of 2007 the Apostolic Church at 2107 High Cross Road (in the AG-2 Zoning District) has been operating their "Lifeline Connect Ministry" which would fall under the proposed definition of a "Residential Recovery Center." When staff first found out about this program there were eight men enrolled in it. Staff contacted the Church in a letter dated May 1, 2007, and the letter makes it clear that in our opinion this activity was not authorized and could not be authorized until the Zoning Ordinance was amended. At the time Pastor D.L. Rogers provided the Zoning Administrator with the information requested regarding the use and assured that the program would not expand without proper zoning approval.

In November 2008 the Zoning Administrator was contacted by attorney Carl Webber who represents the Apostolic Church. The church had been given funds to expand the Lifeline Connect Ministry and the issue of proper zoning needed to be addressed.

LOGIC OF THE TEXT AMENDMENT

In responding to the needs of the Apostolic Church, staff has proposed an amendment which authorizes "Residential Recovery Center" in both the R-4 (by right) and AG-2 (by special use permit but only if conducted at a church or temple) Districts. Staff would not have proposed allowing "Residential Recovery Center" in the AG-2 District if this amendment were being proposed on its own. However, this amendment would likely not have been proposed without an expressed need for it, such as currently demonstrated by the Apostolic Church that is located in the AG-2 District. A number of conditions have also been included to limit such uses to the most appropriate locations in the AG-2 District.

The Board is not obligated at this time to consider the proposed AG-2 authorization. However, this specific use at this specific location by this specific owner involves two substantial land use questions with specific legal considerations.

First, the facility is being sponsored by a church and the church has suggested that this use is part of their ministry and is an essential part of their religious practice and service. By law the County has little regulatory control over religious practice and service. However, neither the State's Attorney nor the Zoning Administrator are convinced that this use is an essential part of the religious practice of the Apostolic Church. And although the Apostolic Church does not agree with this determination, the church has been cooperative with the County in an attempt to resolve the matter in another way.

Secondly, the proposed use is also subject to the Fair Housing Act. This Act prevents discrimination based upon, among other things, disability. Someone in a program that is intended to help and assist them in overcoming a dependency can be considered to be disabled and the Fair Housing Act would apply to such a program.

Attachment A. Background on the Text Amendment
APRIL 26, 2010

Note that 77 Illinois Administrative Code Part 2060 establishes licensure requirements for "...all persons engaged in substance abuse treatment and intervention as defined in Section 301/15-5 of the Illinois Alcoholism and Other Drug Abuse and Dependency Act [20 ILCS 301/15-5] and further defined in this Part." The "Lifeline Connect Ministry" program is not referred to as a treatment program in the literature distributed by the church but is referred to as a "training" program.

Attachment B is an excerpt of several pages from Section 5.2 Table of Authorized Uses from the Zoning Ordinance. The excerpted pages illustrate all instances in which specific uses are authorized in both the AG-2 and the R-4 Districts. The types of uses that are authorized in both districts generally compare as follows:

- **Uses authorized by right in both districts:**
 - Dwelling, single family
 - Agriculture
 - Country club or golf course

- **Uses authorized by special use permit in AG-2 District and by right in R-4:**
 - Dwelling, two family
 - Home for the aged
 - Nursing home
 - School
 - Church or temple
 - Municipal or government building
 - Police station or fire station
 - Library, museum, or gallery
 - Public park or recreational facility
 - Country club clubhouse
 - Lodge or private club

- **Uses authorized by special use permit in both districts:**
 - Adaptive reuse of government building for any use permitted by right
 - Electrical substation
 - Telephone exchange
 - Mortuary or funeral home
 - Private indoor recreational development

MINUTES OF REGULAR MEETING

CHAMPAIGN COUNTY ZONING BOARD OF APPEALS

1776 E. Washington Street
Urbana, IL 61801

DATE: June 17, 2010 PLACE: Lyle Shields Meeting Room
TIME: 7:00 p.m. 1776 East Washington Street
Urbana, IL 61801

I

MEMBERS PRESENT: Doug Bluhm, Catherine Capel, Thomas Courson, Roger Miller, Melvin Schroeder, Eric Thorsland, Paul Palmgren

MEMBERS ABSENT : None

STAFF PRESENT : Connie Berry, John Hall, J.R. Knight

OTHERS PRESENT : Joan Grubb, Michael Savage, Lesa Brown, Vivienne Bejasa, Dara Catron, Sabrina Purcell, Matthew A. Purcell, Ken Waldrop, Melissa Lane, Alex Purcell, Julie Leonard, Bridget Valentine, Randall Brown, Al Willms, Germaine Light, Brenda Rogers, David Rogers, Kerri Hurd, Andrew Kenna, Dora Grubb, Bill Aceto, Jeffery Branson, Thomas Martin, Mark Catron, AJ Panska, R.J. Eaton, Carl Webber, Randy Roberts, Shawn Shoemaker, Randy Brown, Helen Miron, Becky Pedigo, Chris Sims, Siera Sweitzer, Troyt Sweitzer, Susie Wright, Joseph Coble, Carol Coble, Gene Vanderport, Jim How, Shirley Howe, Brenda Kimball, Barney Blakenship, Chad May, Sara May, Chris Doxtator, Leslie Cotton, John Rhoads

1. Call to Order

The meeting was called to order at 7:02 p.m.

2. Roll Call and Declaration of Quorum

The roll was called and a quorum declared present.

3. Correspondence

None

4. Approval of Minutes (May 27, 2010)

2 Mr. Thorsland indicated that Line 28 of Page 5 should be corrected to indicate the
3 following: Mr. Thorsland stated that if he had a gate it would not be in the visibility
4 triangle and it would be transparent. He said that the fire department can open up any gate
5 they need to.

6
7 Ms. Capel moved, seconded by Mr. Courson to approve the May 27, 2010, minutes as
8 amended. The motion carried by voice vote.

9
10
11 **5. Continued Public Hearing**

12
13 **Case 657-V-09 Petitioner: Larry and Diane Lambright; and Scott Lambright**
14 **Request: Authorize the use of an existing two story detached accessory storage**
15 **building with a second story deck with a side yard of three feet in lieu of the required**
16 **ten feet side yard for accessory structures in the AG-2 Agriculture zoning district,**
17 **and an average height of 16 feet in lieu of the maximum allowed 15 feet average**
18 **height for residential accessory structures on lots less than one acre in area in the AG-**
19 **2 Agriculture zoning district. Location: Lot 1 of Cook's Replat of Tract B of the K.D.**
20 **Headlee Subdivision in Section 14 of Mahomet Township and commonly known as**
21 **the house at 206B Lake of the Woods, Mahomet.**

22
23 Mr. Bluhm informed the Board that Case 657-V-09 has been withdrawn by the Petitioner
24 therefore there will be no further testimony on this case tonight.

25
26 **Case 668-AT-10 Petitioner: Zoning Administrator Request: Amend the Champaign**
27 **County Zoning Ordinance as follows: 1. In Section 3, add Residential Recovery**
28 **Center as a defined term, and is generally a group living facility for residents who are**
29 **receiving support and training to assist them in recovering from the effects of**
30 **chemical and alcohol dependency; and 2. In Section 4.2.1`C. authorize Residential**
31 **Recovery Center as a second principal use on a lot with a church or temple in the AG-**
32 **2 District; and 3. In Section 5.2, add Residential Recovery Center to the Table of**
33 **Authorized Principal Uses as a use allowed by-right in the R-4 Multiple Family**
34 **Zoning District, and allowed by Special Use Permit only, subject to standard**
35 **conditions, only in the AG-2 Agriculture Zoning District and indicate a new footnote;**
36 **and 4. In Section 5.2 add the new footnotes as follows: a. Add a new footnote**
37 **indicating Residential Recovery Center is only allowed as a Special Use Permit in AG-**
38 **2 District when: (1) located within one-and-one half miles of a home rule**
39 **municipality with an adopted comprehensive plan; and (2) operated by church or**
40 **temple and located on the same property as the operating church or temple; and b.**
41 **Add a new footnote indicating the maximum number of residents in a licensed**
42 **Residential Recovery Center in the R-4 District is 16; and 5. Add Residential**
43 **Recovery Center to Section 6.1.3 with standard conditions of approval, including but**

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1 not limited to: (1) the property must be served by public transportation; and (2) a
2 limit of 25 residents; and (3) supervision by a responsible and qualified staff person,
3 24 hours per day, seven days per week.
4

5 Mr. Bluhm requested that any testimony be directed towards the actual zoning amendment
6 and not a particular site or case. He noted that this hearing is not for an actual site or case
7 and is only a generality. He informed the audience that if a previous witness has given
8 testimony that you agree with that you merely concur and not be repetitive.
9

10 Mr. Hall distributed a Supplemental Memorandum dated June 17, 2010, to the Board for
11 review. He said that this is the second meeting for this case. He said that after the mailing
12 staff continued to work on the R-4 authorization and last week he realized that within the
13 ETJ of Champaign the County's R-4 District is not used for multi-family dwellings and all
14 through the 1990's it was used for single family subdivisions, simply to get a smaller side
15 yard. He said that obviously this was okay because it was approved but the point is that
16 when staff targets a text amendment thinking that the R-4 District is multi-family it isn't.
17 He said that this is not how it was explained to the County Board and he is uncomfortable
18 with this case continuing with allowing this in R-4 by-right. He said that staff has done
19 enough work on this case that if the County Board ultimately decides that this is reasonable
20 and would like to authorize it, even though no one has requested it, staff could run another
21 text amendment which should be a simple thing to get through the public hearing process.

22 He said that Board members may recall that there were significant differences between
23 what staff was proposing to allow by-right and what the City of Champaign allows by-right
24 and anytime there is a difference like this it requires coordination therefore at this time he
25 would like to withdraw the by-right authorization for the R-4 District. He said that staff
26 has documented this issue in the Supplemental Memorandum dated June 17, 2010, well
27 enough that it could be passed along to the County Board at the proper time and if they
28 choose to pick it up again then they can at that time.
29

30 Mr. Hall stated that the Supplemental Memorandum dated June 17, 2010, includes pages
31 45-49 of the Urbana Zoning Ordinance – Republished 2008. He said that this was included
32 to illustrate to the Board that staff has correctly read the Table of Uses. He said that even
33 though Urbana does not allow a Dwelling, Home for Adjustment in the AG District, which
34 is the district that the City of Urbana envisions agricultural properties being annexed into
35 their city, for some reason a Methadone Treatment Facility is authorized in the AG District.

36 He said that it is his opinion that a Methadone Treatment Facility is a more intensive use
37 than a Residential Recovery Center because the Methadone Treatment Facility is not a
38 residential use but is more of medical clinic use which has patients coming and going on a
39 regular basis and involves medical procedures. He said that a Methadone Treatment
40 Facility deals with a population that is addicted to drugs therefore it is not completely
41 dissimilar and there is some resemblance and the new evidence that has been prepared for
42 the Board's review discusses this resemblance in the finding of fact. He said that this issue
43 is something that County staff desires to discuss with the staff from the City of Urbana. He

1 said that also attached to the new memorandum is Revised Table 3. Comparison of
2 Proposed County Ordinance with Existing Home Rule Municipality Requirements which is
3 a table that the Board has reviewed at previous meetings. He said that staff has compared
4 the proposed Residential Recovery Center to two uses, Recovery Home and Community
5 Living Facility, Class III, authorized in the City of Champaign's Zoning Ordinance and
6 three uses, Home for Adjustment, Methadone Treatment Facility and Community Living
7 Facility, Class III, authorized in the City of Urbana. He said that previous versions of
8 Table 3 had some inaccuracies in that it incorrectly indicated MF-1 as the lowest intensity
9 zoning district that the City of Champaign would authorize the Recovery Home but in fact
10 the City of Champaign authorizes the Recovery Home in their lowest intensity single
11 family residential zoning district which is comparable to AG-2. He said that the revised
12 table indicates that the only thing that appears to be similar to a Residential Recovery
13 Center that the City of Urbana allows in their AG district is a Methadone Treatment
14 Facility. He said that most of the inaccuracies were in the section of the table which
15 discussed the districts in which those things are authorized, there are no notes and nothing
16 else was changed. He said that there were several things in the finding that was included in
17 the mailing on Friday that indicated that more evidence would be available at the hearing
18 and in some instances staff included things that were incorrect. He said that Attachment C,
19 New and Revised Evidence for Finding of Fact for Case 668-AT-10, is attached to the
20 Supplemental Memorandum dated June 17, 2010, which includes everything where staff
21 indicated that more evidence would be provided and includes several instances where staff
22 has revised evidence. He asked the Board if they would like him to quickly review
23 Attachment C or go directly to public comments.

24
25 The consensus of the Board was to have Mr. Hall review Attachment C.

26
27 Mr. Hall read and reviewed Attachment C, New and Revised Evidence for Finding of Fact
28 for Case 668-AT-10, as requested. He said that County staff needs to coordinate all the
29 new evidence with municipal staff and a previous, unsuccessful attempt was made to meet
30 with both entities. He said that the amendment, at this time, is consistent with what staff
31 previously discussed with the State's Attorney staff but the State's Attorney staff has not
32 reviewed the new evidence and he would feel a lot more comfortable if this case did not
33 move forward until the State's Attorney has had a chance to sign off on this evidence. He
34 said that although he does not anticipate staff introducing new evidence at this time there
35 are a lot of people at the meeting that desire to present testimony which may lead to new
36 evidence but even if the testimony does not lead to new evidence he would request that the
37 Board continue this case to a later date.

38
39 Mr. Bluhm asked the Board if there were any questions for Mr. Hall.

40
41 Mr. Palmgren asked Mr. Hall if the standard condition limiting the occupancy to no more
42 than 10% of the maximum capacity of the primary worship area eliminates the previous
43 limit of 25 residents allowed.

1
2 Mr. Hall stated that he believes that the limit is still at 25.

3
4 Mr. Palmgren asked if the limit would still be valid because the current text indicates that
5 the occupancy can be no more than 10% of the maximum capacity of the primary worship
6 area. He said that if there is no cap on the occupancy then a definition of primary worship
7 area should be included in the text because it could vary with different churches.

8
9 Mr. Hall stated that if the Board desires to put a cap on the 10% then he would agree that it
10 would be a good thing.

11
12 Mr. Thorsland stated that Item #1.4(2) of Attachment C originally indicated a limit of 25
13 residents in the AG-2 District.

14
15 Mr. Hall stated that Item #1.4(2) is out of date.

16
17 Mr. Bluhm stated that we are either discussing 10% of the primary worship area or a
18 maximum cap of 25 residents or combination.

19
20 Mr. Hall stated that the recommendation is to at least have it limited on the capacity of the
21 primary worship area and if the Board desires to place an upper limit on that then that is
22 fine.

23
24 Mr. Bluhm stated that the way the current text is written limits it to only 10% of the
25 primary worship area.

26
27 Mr. Hall stated yes, and Item #1.4(2) is incorrect.

28
29 Mr. Palmgren stated that a maximum of 25 residents is a reasonable cap.

30
31 Mr. Thorsland stated that the minutes of the previous hearing indicates that the Board
32 discussed a limitation with Mr. Webber and it was decided that a cap of 25 was acceptable.
33 He said that he is comfortable with a limit of 10% of the primary worship area.

34
35 Mr. Hall stated that that largest one that he could imagine that the Board would ever see,
36 using the 10% limit, would have a limit of 25 residents. He said that staff reviewed their
37 records and it was determined that the maximum for the only known facility that could be
38 proposed would be 25. He said that once the Board gets to that case it may be different but
39 currently staff has determined that even at using the 10% limit there still could be no more
40 than 25 residents. He said that if the Board is more comfortable with placing a cap of 25
41 then by all means that should be done.

42
43 Mr. Courson asked Mr. Hall why this use is only being tied to a church.

2 Mr. Hall stated that this use is being tied to a church because it is a church that has made
3 such a request therefore staff went to the County Board with this text amendment. He said
4 that if the Board desires to expand the use beyond a church then a re-advertisement would
5 be required.

6
7 Mr. Courson asked if sex addicts would be included in this use.

8
9 Mr. Hall stated that he doubts that sex addiction is regulated under the same statute. He
10 said that if the Board feels that sex addiction is reasonable and consistent with everything
11 else then the text amendment could be expanded to include it. He said that staff should
12 verify if there are any relevant statutes regarding sex addiction at this type of facility.

13
14 Mr. Bluhm asked the Board if there were any additional questions for Mr. Hall and there
15 were none.

16
17 Mr. Bluhm called Mr. John Rhoads to testify.

18
19 Mr. John Rhoads, who resides at 511 W. Church, Champaign stated that he is an intern
20 with Webber and Theis and he would like to discuss some of the legal issues surrounding
21 the Zoning Ordinance. He said that the question may be asked as to why AG-2 is
22 considered the proper zoning for this particular use. He said that while single family
23 dwellings already constructed are permitted by-right in AG-2 the range and number of
24 special uses permissible in this zone indicate that AG-2 is not intended to focus on
25 residential uses. He said that anyone who desires to develop a single family residential
26 subdivision must obtain permission and so too must someone who wishes to build a
27 commercial greenhouse, sawmill or amusement park. He said that many of the special uses
28 allowed in AG-2 are not allowed in any residential zone. He said that the AG-2
29 designation was created with a broad range of goals in mind and should not be regarded as
30 a residential zone. He said that AG-2, limited by the requirement to obtain a special use
31 permit, is a proper district in which to allow a residential recovery center. He said that the
32 perimeters and requirements set out for residential recovery centers restrict the use of the
33 facilities that should not present any concerns to area residents. He said that the near rural
34 setting in AG-2 is an ideal location for these young men to experience recovery.

35
36 Mr. Bluhm asked the Board if there were any questions for Mr. Rhoads and there were
37 none.

38
39 Mr. Bluhm called Mr. Joseph Coble to testify.

40
41 Mr. Joseph Coble, who resides at 2412 N. High Cross Road, Urbana stated that he owns
42 five acres on each side of High Cross Road and he has no idea where a residential recovery
43 center is going to be located. He said that the same type of thing was done in downtown

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1 Champaign and it was a mess. He said that Dr. Savaas, a property owner of several
2 buildings in the vicinity, could not rent his buildings for over two years due to the
3 residential recovery center's residents. He said that he believes that the proposed use is
4 ridiculous and he does not understand why the County would be willing to use its good
5 farm land so that people could rescue themselves. He said that there are woods in the
6 vicinity of the facility and he does not know how the residents will be able to live with the
7 deer and other livestock in the area. He said that such a use will ruin the value of his
8 property and he fully opposes it.

9
10 Mr. Bluhm requested that Mr. Coble keep his comments to the text amendment and not to
11 a particular site. He said that Mr. Coble's concern about the proposed use devaluing
12 surrounding property is a general comment that would pertain to the text amendment.

13
14 Mr. Bluhm informed Mr. Coble that this public hearing is for a general text amendment for
15 the entire County and not for a particular site.

16
17 Mr. Bluhm asked the Board if there were any questions for Mr. Coble and there were none.

18
19 Mr. Bluhm called Mr. Randall Brown to testify.

20
21 Mr. Randall Brown, who resides at 2408 N. High Cross Road, Urbana stated that he is
22 present tonight in opposition to the proposed amendment as described in case number 668-
23 AT-10. He said that although the purpose of the residential recovery center is for the
24 betterment of selected individuals, it is not in the best interest of the County to adopt the
25 request. He said that approval of the proposed changes increases the liability of the County
26 relative to the term "spot zoning" should this progress. He said that for those unfamiliar
27 with the term, "spot zoning" refers to applying the map portion of a zoning ordinance to a
28 particular parcel of land without regard to its surroundings. He said that an easy analogy of
29 a spot zoning is commercial zoning on a residential lot that is situated mid-block in a
30 subdivision and if this is to progress it sounds like the same thing will be done on High
31 Cross Road. He urged the Board to carefully step into this amendment because there is a
32 red flag flying very high because it sounds like the County is trying to appease a group of
33 certain people. He said that in this case it is clear that the LRMP Purpose statement
34 definition of a goal is not being upheld with this request. He said that the definition is
35 stated as "an ideal future condition to which the community aspires." He said that the local
36 community does not aspire to the passage of any of the amendments proposed in this
37 request. He said that the Preliminary Draft in this case is clearly in error as on Page 5,
38 Section 6.E, Goals 3,8, and 10 have been dismissed as irrelevant, when in fact they are very
39 relevant. He said that Goal 3, Prosperity, is extremely relevant in this case. He said that if
40 approved the residential recovery center would have no tangible positive impact other than
41 exposing the public to addictive personalities in transition or, potentially, a criminal
42 element. He asked the Board if they would consider that consistent with prosperity because
43 he would not.

1
2 Mr. Brown stated that Goal 8, Natural Resources, is relevant as further coverage of land in
3 the area will affect adequate drainage. He said that drainage problems will increase with
4 potential further lot coverage. He said that without adequate drainage, an adverse effect
5 could arise on a neighboring AG-2 property adjacent to the church property and long term
6 this is in conflict with sustainability as addressed in Objective 8.4. He asked the Board if
7 they consider that consistent with sustainability because he would not.

8
9 Mr. Brown stated that Goal 10, Cultural Amenities, is relevant as the introduction of the
10 residential recovery center has the potential for a long-term cultural shift from a more rural
11 environment that is quiet and reserved to a neighborhood in transition based on increased
12 pedestrian traffic and vehicular traffic and the possible introduction of a criminal element
13 which can have long-term trickle down effect. He said the one devastating effect could be
14 decreased property values. He asked the Board if they would consider up to 25 transitional
15 personalities a cultural amenity because he would not.

16
17 Mr. Brown stated that there are lengthy discussions in the draft which is relative to Goals 4,
18 5, 6 and 7. He said that the proposed request does not achieve or conform to Goal 4 based
19 on a common sense approach and any further human contact with natural resources with
20 natural resources usually proves to be adverse. He said that the proposed amendment does
21 not achieve or conform to Goal 5 as the site is not suited nor is consistent with all LRMP
22 policies. He said that the proposed amendment proposal neither conforms nor achieves
23 Goal 6 as 6.1.4 is deemed irrelevant when, in fact, the introduction of a residential recovery
24 center may, over time, add to urban blight. He said that the proposed amendment does not
25 comply or achieve Goal 7 as the introduction of up to 25 new residents will have an impact
26 on the comings and goings at the church. He said that a traffic analysis should be
27 conducted to prove the viability of 7.1.1 conformity should a residential recovery center be
28 approved at any site.

29
30 Mr. Brown stated that in regards to the comments by the petitioner's counsel, it is
31 confirmed that the proposal is in such a tentative state that it should be considered further.
32 He said that the petitioner's council has stated that none of these six factors preclude us
33 from designing or building an expansion that would fully satisfy *LaSalle*. Mr. Brown
34 stated that as the Board knows, counsel's statement is in reference to *LaSalle National*
35 *Bank of Chicago vs. Cook County*. He said that these are the basic factors used by Illinois
36 courts to determine the validity of zoning ordinances yet the petitioner's counsel has failed
37 to include in the argument two other factors that were added to the Standards of Review in
38 1960 via *Sinclair Pipeline Company vs. Richton Park* and these are community need for
39 the proposed land use; and the care with which the community had undertaken to plan its
40 land use development. He said that given omissions by counsel it is in the County's best
41 interest to also consider the two latter additions which are relevant to this case. He said
42 that the community need for the proposed land use is unnecessary as the need would best
43 be served nearer the inner-city where infrastructure would best support the general welfare

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1 of the residents. He said that the care with which the community had undertaken to plan its
2 land use development lies in the Board's hands and approval of a residential recovery
3 center in the remoteness of a location away from most services, not even a safe walking
4 distance from the nearest grocery store, just doesn't make good sense.
5

6 Mr. Brown stated that in closing he wanted to emphasize that the acceptance of the
7 proposed request potentially exposes an AG-2 neighborhood to the possibility of the
8 introduction of a criminal element while increasing costs to the County in food service
9 compliance and potentially, Sheriff's services. He said that in addition, there would be an
10 increase in "at risk" pedestrian traffic, "at risk" vehicular traffic for a 24/7 operation,
11 increased stress on the drainage of waste water from the church property and the potential
12 for a yet to be defined new construction which as the potential to exceed lot coverage
13 ordinances or require variance in the future. He said that as important, is the previous
14 reference to spot zoning which may prove non-defensible in the courts.
15

16 Mr. Brown thanked the Board for its time and urged each of the members to move against
17 this request so that it does not go any further than tonight.
18

19 Mr. Bluhm asked the Board if there were any questions for Mr. Brown and there were
20 none.
21

22 Mr. Bluhm called Mr. Albert Willms to testify.
23

24 Mr. Albert Willms, who resides at 2405 N. High Cross Road, Urbana stated that this is his
25 first notice of this meeting because he did not receive anything about prior meetings or this
26 meeting. He said that he has property adjacent to the church and the proposed recovery
27 center. He said that his problems exist prior to the proposed recovery center therefore it is
28 included in his remarks. He said that when the property housed the Pyramid Paper property
29 problems were incurred in installing a septic field but at the time there were very few
30 employees. He said that as far as he knows the septic field is still the same and a church
31 only meets once or twice a week which would not be a problem but currently we are
32 talking about a residential use of the property with upwards of 25 people on a 24/7 basis
33 which would include the septic load. He recommended that the Public Health Department
34 determine if the septic field is adequate for the group home and if not then changes would
35 need to be made to the septic field which would impact the property behind the church. He
36 said that currently during a heavy rain he receives drainage from the church property and
37 the property to the west and that is not going to change but it may if there are more people
38 on the property. He recommended that a detention pond be constructed if the property is
39 changed in any way. He said that an additional issue which impacts his property is light
40 pollution. He said that the church installed lights to illuminate the property and he has
41 requested that the lights be changed to motion sensor lights or to redirect the lights and
42 nothing has been done. He said that since a group home is being requested the lighting
43 situation is not going to change but the lighting does impact his soybean crop every other

1 year because they are sensitive to light and they continue to grow until he sprays weed
2 killer on them so that they may be harvested. He said that he has never passed the cost of
3 spraying on to the church but he does feel that if the church is going to go into different
4 areas of use then it behooves him to charge them for the chemical and labor that is involved
5 in spraying his crop. He said that he will be submitting a written protest regarding his
6 concerns to the County Board.
7

8 Mr. Bluhm asked the Board if there were any questions for Mr. Willms and there were
9 none.
10

11 Mr. Bluhm called Germaine Light to testify.
12

13 Mr. Bluhm repeated his request that all testimony is to be in regard of the text amendment
14 and not to a general site. He said that all immediate concerns regarding a particular site can
15 be addressed during a public hearing for such site.
16

17 Ms. Germaine Light, who resides at 2402 High Cross Road, Urbana, stated that she would
18 not have known about the text amendment if it were not for her neighbor informing her of
19 the hearing. She said that she and her neighbors did not receive notification of this public
20 hearing and believes that they should have been notified.

21 Mr. Bluhm stated that this public hearing is not for a specific site but for a county wide text
22 amendment which was advertised in the newspaper.
23

24 Ms. Light stated that one of her neighbors did receive notification of the public hearing.
25

26 Mr. Bluhm stated that Mr. Brown received notification because there was confusion about
27 the address of the Mr. Brown who testified at the last public hearing regarding the text
28 amendment.
29

30 Ms. Light urged the Board to vote against the text amendment. She said that it was
31 questioned as to why this text amendment or use is only to be affiliated with a church. She
32 asked if the project is receiving or applying for any government funding including federal,
33 state, county or township. She said that if the project is receiving funding by government
34 bodies is it ethical to be holding some sort of rehab center in a church if it is funded by
35 public funds. She said that if it is not receiving government funding then is it ethical to
36 have people rehabilitated in a church because the church could take advantage of rehab
37 patients at a time when they are very vulnerable. She said that most people would agree
38 that we would not want to have a public school held by public educators in a church since a
39 public school is supported by tax funds. She said that children are very vulnerable and they
40 shouldn't be influenced by one religion over another just because their public school is
41 housed in a church. She requested that the Board investigate housing the use in other
42 locations rather than in just a church. She thanked the Board and requested that they vote
43 against the amendment.

2 Mr. Bluhm asked the Board if there were any questions for Ms. Light and there were none.

3
4 Mr. Bluhm called Gene Vanderport to testify.

5
6 Mr. Gene Vanderport, who resides at 2402 N. High Cross Road, Urbana, stated that one of
7 the issues that are central to zoning decisions is whether or not those projects for which the
8 zoning changes are made are in fact sustainable. He said that he has been active for the last
9 40 years in non-profit organizations, the public sector and public education and at this time
10 we are witnessing a massive downsizing of similar kinds of programs and projects no
11 matter how well meaning they may be. He said that he is concerned about funding sources
12 and whether or not there are constant revenue streams to keep the project going recognizing
13 that if funding sources are not adequate then downsizing will occur. He said that a typical
14 symptom of downsizing in Champaign County and other adjacent counties is reduced
15 supervision and decreasing access to professional services. He said that what nobody
16 needs anywhere right now is yet another empty building that at one time had a very good
17 purpose.

18
19 Mr. Vanderport stated that a corollary question that he has is if clients are referred by legal
20 entities and /or courts, by other social agencies, by educational entities, institutions, non-
21 profits or other churches or is it a more volatile self-supporting program based on an
22 already glutted market for services such as landscaping or yard work. He said that the
23 answers to the questions regarding funding sources will help answer the question about
24 whether the program can be sustainable over the long haul and will also help identify
25 liability issues if they should go awry.

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

29
30 Mr. Bluhm called David Rogers to testify.

31
32 Mr. David Rogers, who resides at 1802 N. Concord Lane, Urbana, stated that he is the
33 Pastor of the Apostolic Church and the Director of Lifeline Connect. He thanked the Board
34 for the opportunity to present testimony and realizes that this is a hearing for a text
35 amendment. He said that he would like to speak in support of the proposed text
36 amendment and refer to a facility which is located in the AG-2 District that is currently in
37 operation and provides the type of use that would be allowed if the proposed amendment is
38 approved. He said that according to the United States Substance Abuse and Mental Health
39 Service Administration 1 in 8 Americans has a significant problem with alcohol or drugs.
40 He said that approximately 27 million Americans either use illicit drugs regularly or are
41 heavy alcohol drinkers and of these nearly 16 million are estimated in need for immediate
42 treatment. He said that chemical dependency along with associated mental health disorders
43 has become one of the most severe health and social problems facing the United States of

1 America. He said that chemical dependency and all the associated social woes has become
2 one of the most significant problems in our community and in Champaign County.

3
4 Mr. Rogers stated that Lifeline Connect is a ministry for men in recovery from substance
5 addictions, chemical and alcohol addictions. He said that it originated from the ministries
6 of the church which was founded 20 years ago in this community and is located in a facility
7 that once housed Pyramid Paper Company which was an industrial warehouse, distribution
8 center and a retail center and doing business as such generated significant trucking traffic,
9 customer traffic and employee traffic. He said that since purchasing this property they have
10 made many improvements to the building and the grounds and continue to maintain it in a
11 way that is advantageous to the neighborhood. He said that as a church they have
12 approximately 300 people who attend on a weekly basis and the church is very multi-
13 cultural in that they have active youth and children's ministries, various educational
14 training opportunities including, for the last four years, Lifeline Connect. He said that there
15 are six to eight men in the Lifeline Connect program at any given time and there is the
16 potential to have 20 and such an increase would not be adverse or obtrusive to the
17 neighborhood. He said that just a 10% increase in the church membership would have the
18 same impact as far as traffic and activities are concerned. He said that the residents
19 voluntarily enroll for a one year recovery program and while they are enrolled they engage
20 in the normal activities of the congregation. He said that the residents do not own
21 automobiles while in the program therefore they do not add an increase in traffic and
22 during the normal activities of the church these men become a significant part of the church
23 community.

24
25 Mr. Randall Brown voiced his objection to the allowance of Mr. Rogers' comments to a
26 particular site. He stated that he was not allowed to present testimony to a particular site
27 and requests that the same limitation be placed on other witnesses.

28
29 Mr. Bluhm requested that Mr. Rogers keep his comments to a generality because this
30 hearing is only for a text amendment and not for a particular site.

31
32 Mr. Webber respectfully suggested that some discussion be allowed to give an example of
33 the type of facility that will be allowed if the text amendment is approved.

34
35 Mr. Bluhm informed Mr. Webber and the audience that the Board must only accept
36 testimony as a generality in this case and if this case is approved and moved forward there
37 will be a time and place for particular comments regarding a certain site. Mr. Bluhm stated
38 that he understands that Mr. Rogers has some insight on how a treatment center is operated
39 and what it can do but he would rather his comments not be geared towards his particular
40 facility. He said that he will accept comments as to how such a facility can enhance the
41 community but the comments must not be related to a specific recovery center. He said
42 that he also understands that site specific comments would be a great addition but currently
43 the Board is reviewing the general scope of such a use and whether or not it should be

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1 allowed. He said that there will be a time for specific comment regarding a particular site
2 but now is not that time.

3
4 Mr. Rogers continued to indicate that not only is there a dire need for this type of facility in
5 this community but for every community in the United States. He said that a recovery
6 home of this nature, as described in the amendment, could continue to make a difference in
7 the residents and their families. He said that this type of residential recovery center is
8 common in the United States of America in cities large and small and there are
9 organizations that oversee virtually hundreds of residential recovery centers under one
10 organization. He said that he is in favor of the amendment because it would allow his
11 church to provide for its community what many other communities already have which is
12 to be a great help to those in need. He said that unfortunately every neighborhood in
13 Champaign County has people who are struggling with drug and alcohol addictions and the
14 resulting social woes of criminal behavior associated with the addiction. He said that a
15 residential recovery center is not the entire answer but it is part of the answer for the war
16 that we are struggling with as citizens.

17
18 Mr. Bluhm asked the Board if there were any questions for Mr. Rogers and there were
19 none.

20
21 Mr. Bluhm called Brenda Rogers to testify.

22
23 Ms. Brenda Rogers, who resides at 1802 N. Concord Lane, Urbana, stated that there are
24 graduates from this type of program present tonight as well as current residents that would
25 like to present testimony regarding the benefits and affects of a residential recovery center.

26
27
28 Mr. Bluhm reminded the audience that they are to only give general comments only.

29
30 Mr. Chris Doxstator, who resides at 2107 N. High Cross Road, Urbana, stated that he has
31 been in the program for 2-1/2 months and he cannot begin to tell the Board what the
32 program has done for him. He said that the program has completely changed his life
33 because alcohol was his drug of choice and he drank up to 1/2 gallon per day. He said that
34 prior to coming to the program he was an electrician for 15 years and those who are
35 opposed to such a program are obviously blessed to not have had a family member, loved
36 one or close friend not affected by substance abuse. He said that he does not understand
37 someone's lack of understanding for such a program because it has transformed his life.
38 He said that he has two daughters who are 11 and 14 and he has not had a drink since
39 August 3, 2009, and his relationship with his family has improved. He said that he has a
40 whole new group of friends in Champaign-Urbana and he would encourage the Board to
41 vote in favor of the amendment because there is such a desperate need for such a program
42 and if not here then where should it be.

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1 Mr. Bluhm asked the Board if there were any questions for Mr. Doxtator and there were
2 none.

3
4 Mr. Bluhm called Mr. Leslie Cotton to testify.

5
6 Mr. Leslie Cotton, who resides at 1721 Cindy Lynn Street, Urbana, stated that he is 28
7 years old and comes from a very wealthy family, raised in church and at 18 enrolled in
8 college. He said that during college he fell into the party scene and became hooked on
9 drugs at 21. He said that when he decided to get help for himself he enrolled in the
10 program and it has changed his life and he is thankful for it.

11
12 Mr. Bluhm asked the Board if there were any questions for Mr. Cotton and there were
13 none.

14
15 Mr. Chad May, who resides at 2016 E. Vermont Avenue, Urbana, thanked the Board for
16 taking the time to assess this situation. He said that he is a former resident of the type of
17 program that is being discussed tonight. He said that following an automobile accident he
18 battled a drug addiction from pain pills for 8 years. He said that on May 17, 2010, he
19 celebrated his third year of being sober and programs like these are not a just a "get clean"
20 program because they give you tools and opportunities to make you a functional member of
21 society. He said that currently he has a very steady job, a beautiful wife and they have just
22 had their first child. He said that he is a functional citizen and it would not have been
23 possible without a program like this. He said that he cannot stress enough how big of an
24 epidemic we are having in our community and how big the need is for such a permanent
25 program because it is a truly life changing program. He requested that the Board carefully
26 consider allowing such a facility because the program that he was involved it truly made a
27 positive impact upon his life.

28
29 Mr. Bluhm asked the Board if there were any questions for Mr. May and there were none.

30
31 Mr. Bluhm called Mr. Jeff Branson to testify.

32
33 Mr. Jeffery Branson, who resides at 1721 Cindy Lynn Street, Urbana, stated that he grew
34 up in a drug addicted family and drugs are how they coped with every day life. He said that
35 when he was 12 years old he began doing drugs and did not stop until he was 19 years old.
36 He said that he was in a program for 18 months and it totally changed his life because it
37 gave him the tools to cope with life. He requested that the Board pass the proposed
38 amendment.

39
40 Mr. Bluhm asked the Board if there were any questions for Mr. Branson and there were
41 none.

42
43 Mr. Bluhm called Thomas Martin to testify.

2 Mr. Thomas Martin, who resides at 1721 Cindy Lynn St, Urbana, stated that he is in favor
3 of the proposed amendment. He said that he was a resident in a rehabilitation program
4 such as this for approximately two years. He said that before he entered the program his
5 life was a wreck and he had no purpose other than to get high on meth, marijuana, and
6 prescription pills. He said that a program like this has changed his life and he has been
7 clean for 2-1/2 years and he has a life of purpose, structure and discipline.

8
9 Mr. Bluhm asked the Board if there were any questions for Mr. Martin and there were
10 none.

11
12 Mr. Bluhm called John Grubb to testify.

13
14 Mr. John Grubb, who resides at 1902 Shelly Court, Urbana, stated that he lives in the
15 Richardson Estates Subdivision which is approximately two blocks away from the facility.
16 He said that he has resided at this location for over ten years and he and his wife walk
17 along High Cross Road and their neighborhood and he can say without any reservation that
18 they feel safe. He said that he feels as safe now as when he moved in and he is in favor of
19 the facility and he applauds the young men who are willing to sign a one year commitment
20 and get off drugs and the streets. He said that it is the very, very least that that we can do,
21 those who have not been addicted and are blessed to grow up in a non-addictive family, to
22 help other people and he is disappointed in some of his neighbors who are willing to speak
23 out and against such a facility. He said that he is more concerned about the pesticides that
24 are being placed on the fields than he is concerned about this type of facility in his area
25 because he has seen first hand how it can change lives. He said that America needs to
26 stand up and help one another because it is a brotherhood from sea to shining sea not me,
27 me, and me. He said that it is us we better get it together and help some of these people get
28 off of the streets. He said that some of the graduates are getting their lives back personally
29 and with their families and they are working along side of everyone else and it would not
30 be known that they had such a problem.

31
32 Mr. Bluhm asked the Board if there were any questions for Mr. Grubb and there were none.

33
34 Mr. Bluhm called Mr. Randy Brown to testify.

35
36 Mr. Randy Brown, who resides at 1183 CR 2300E, Sidney stated that he would like to
37 thank the Board for their consideration of the proposed text amendment. He said that he
38 also appreciates the Board's consideration of amending the current things that govern our
39 county that would possibly allow a church or synagogue to help people that desire to seek
40 and achieve recovery from substance abuse. He said that when they were in the beginning
41 stages of creating a facility at his church he visited many facilities across the United States
42 therefore he can speak in general terms as to how these types of facilities are working. He
43 said that it has been asked why a church is an ideal location for such a facility. He said that

1 the reason why a church community works so well in recovery is not just due to the
2 spiritual aspect, although it is his belief that there are a lot of spiritual things that has to do
3 with it and he also believes that he serves a God that is a delivering God, but for a man or
4 woman to achieve recovery they have to have a whole new support system. He said that a
5 person in recovery has to learn a whole new way of dealing with life and dealing with life
6 issues and the main thing that a man or woman in a recovery program has to learn to deal
7 with is relationships because they have no idea how to navigate life and relationships. He
8 said that one of the key things is to teach the resident how to have healthy relationships and
9 what better place than a place where people want to have healthy relationships with them
10 and they can mentor them and love them and bring them to a place of recovery. He said
11 that he does not know or understand all of the legal jargon but he can tell the Board that
12 this type of recovery center works because it provides the key elements of recovery and it
13 marries the secular to the spiritual. He said that when you have the dynamics of the type of
14 facility that is being considered you are not just throwing a bunch of tools at people but
15 creating a way of life for them to begin using those tools for an extended period of time in
16 a controlled, sober and safe environment. He said that this is not just a controlled, sober
17 and safe environment for the residents but also for the community as well. He said that he
18 realizes that Mr. Randall Brown does not know him but if he did not believe that all of this
19 is true he could not stand before all of these people tonight with a clear conscious and
20 recommend this for the community if he believed it would endanger it.

21
22 Mr. Brown stated that approximately 18 years ago he began ministry and for at least 17
23 years he has been involved in trying to aid men find recovery in their lives from substance
24 abuse. He said that the stigma that goes along with drug addicts and alcoholics is common
25 but as a general rule this is not what his organization is dealing with and the residents come
26 from all walks of life and all kinds of homes. He said that there is an epidemic of folks
27 who are just hooked on prescription medication and our kids are being hooked on
28 prescription medication. He said that the term "these people" strikes a cord in of emotion
29 in him because he cannot figure out who the term "these people" is referring to because it
30 sounds like we are talking about a leper colony that should be put in a landfill. He said that
31 everyone agrees that something should be done but they don't want it in their back yard.
32 He said that people who desire recovery do not belong in a landfill but do deserve the
33 opportunity to recover. He said that he doesn't want to give the impression that the facility
34 is bug light to drug addicts in the community but are ministering to people that are already
35 in the community and programs like this do that. He said that the facility has worked with
36 people for a number of years and struggled with almost no success because they could not
37 provide a safe and sober environment in order for people to receive recovery and they have
38 dealt with people within the close proximity of their location. He said that recovery centers
39 are already dealing with people with substance abuse issues in their direct vicinity and one
40 option that a recovery center of this type could have would be an encouragement to get
41 housing together in the direct community and just attend classes at the church with no
42 supervision. He said that his organization believed that it would be a far better approach to
43 be able to control the environment therefore they adopted, like many other facilities across

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1 the United States, a 24/7 supervision with weekly drug testing.

2
3 Mr. Brown stated that in working with alcoholics and drug addicts for approximately 17
4 years and he can say one thing for sure and that is that you can't work with alcoholics and
5 drug addicts unless they desire recovery in their lives and leave those things behind them
6 while seeking recovery. He said that this is the kind of person that is attracted to a program
7 of this nature and not someone who is actively involved in drug use. He said that
8 personally he had a father who was a cocaine addict therefore his first exposure to drugs
9 were the drugs that his father gave him. He thanked the Board for considering the
10 proposed text amendment because something needs to be done and it can be argued about
11 where it is going to happen but in some shape or form it needs to happen within our
12 community.

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

16
17 Mr. Bluhm asked Mr. Brown if a person is incarcerated or it is part of a deal with the courts
18 that he has to enroll in a program does the facility accept such a person and if so, does the
19 recovery work as well for that person as it would for someone who is outside of that realm.

20
21 Mr. Brown stated that when a person is court mandated which is a court sentence that is
22 usually only associated to their drug abuse problem which may be drug possession,
23 paraphernalia charge or drug trafficking charge and is not a violent offender a possible
24 scenario would be for a judge to convict the person but suspend the sentence if they would
25 voluntarily agree to enroll in a house of recovery of some sort. He said that as a general
26 rule they have so many applicants that are totally voluntary that they do not have to sift
27 through motives and very rarely accept court mandated people. He said that their facility
28 has only had one person who was believed to be court mandated but later discovered that
29 he was not. He said that generally speaking they believe that a person is a good candidate
30 if they are not court mandated.

31
32 Mr. Bluhm called Mr. R.J. Eaton to testify.

33
34 Mr. R.J. Eaton, who resides at 2107 High Cross Road, Urbana, thanked the Board for
35 considering the proposed text amendment. He said that he is the Director of Operations at
36 a residential recovery center and as such he lives on campus with the residents. He said
37 that he facilitates daily schedules and drug testing and the men are 100% accountable to
38 him 24 hours per day, seven days per week. He said that if a residential recovery center
39 was unsafe for the community then he and his wife would not reside at the residential
40 recovery center.

41
42 Mr. Bluhm asked the Board if there were any questions for Mr. Eaton and there were none.

1 Mr. Bluhm called Mr. Randy Roberts to testify.

2
3 Mr. Randy Roberts, who resides 4210 East Airport Road, Urbana, stated that he is a life
4 long resident of Champaign County, a business owner and a Rotarian. He said that he
5 would trust the Board to protect his interests as a property owner and he urged the Board to
6 approve the proposed text amendment. He said that he sees no red flags because each
7 request for such a facility would require a special use permit therefore it would be
8 scrutinized and the thoroughness that this Board has shown this evening is very impressive.

9 He said that it was indicated in previous testimony that no one wants this type of facility in
10 their back yard although he does have an empty lot behind his home and he would
11 welcome such a facility. He said that he does have three children which range between 8
12 and 12 years in age and he would have no issues which such a facility near his property.
13 He said he has not seen anyone else lining up to request such a facility other than a church
14 therefore why not have the use attached to a church.

15
16 Mr. Bluhm asked the Board if there were any questions for Mr. Roberts and there were
17 none.

18
19 Mr. Bluhm called Carl Webber to testify.

20
21 Mr. Carl Webber, attorney representing the Apostolic Life UPC Church and Lifeline
22 Connect Ministry, stated that he would like to clear up a few details but he does not intend
23 to attempt to match any previous testimony. He said that he respects Mr. Coble's opinions
24 but he does not know if Mr. Coble is aware that the facility has been ongoing for four years
25 and to his knowledge there haven't been any complaints filed throughout those four years.
26 He said that the facility is not a meth facility and the facility that Mr. Coble was discussing
27 was a meth facility. He said that in listening to the gentlemen that have been part of this
28 organization it would not be expected to find them causing trouble in the neighborhood or
29 the woods. He said that Mr. Randall Brown discussed the issue of "spot zoning" and when
30 such is discussed it has to be applicable to only one site and that is not the case as indicated
31 by staff. He said that as a practical matter there are not very many sites that are applicable
32 for such a facility in the County that may qualify but if they do they would be allowed to
33 request the use. He said that he could cite dozens of laws that are passed by the legislature
34 and all that they address is communities of over 2 million people. He said that he and Mr.
35 Hall have agreed to disagree as to whether this is an "accessory use" because he strongly
36 believes that it is an "accessory use" and he also understands that if it is looked upon as an
37 "accessory use" it makes things much more complicated. He said that he also believes that
38 the Fair Housing Act, as amended, addresses housing for disabled persons and specifically
39 states that people who are addicted or on drugs or on alcohol at the time are disabled but in
40 order to address facilities just like this it indicates that people who are in a recovery facility
41 and are not on drugs are disabled. He said that the reason for this is so that a facility like
42 this allows people who are trying to voluntarily trying to get themselves back in shape are
43 not discriminated against. He said that there has been some concern about a criminal

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1 element and he can only suggest that the proof is in the pudding because the facility has
2 been in existence for four years and there have been no problems and if there have been
3 any the organization would address them. He said that the requirement for drainage is
4 indeed an issue that should be addressed and he would suggest that it should be addressed
5 in any application. He said that it is unlikely to be a problem because at the most a very
6 small facility will be constructed and if these facilities typically do not allow their residents
7 to have cars there would be no expansion of the parking lot therefore the total addition of
8 an impervious surface is going to be very minor.
9

10 Mr. Webber stated that there was some discussion about the possibility of a cultural shift.
11 He said that he would suggest that there has not been a cultural shift in the last four years in
12 the area and that the only cultural shift that has been found in that area is that we have gone
13 from an industrial and retail area, in an area where this use might have been done, a facility
14 would have taken a location where it may have had earlier a much more intensive use than
15 the current use. He apologized for not being able to follow the suggestion about the natural
16 resources not being affected but he would be glad to speak with the gentleman about this
17 issue at any time and try to address it. He said that there are no examples of blight being
18 caused in a particular location and if there were he would like to address any concerns. He
19 said that there was reference in his letter, which was attached to the Supplemental
20 Memorandum dated June 11, 2010, to his being tentative. He said that at the time when we
21 had our last discussion they were asked if, under the statute, they considered themselves as
22 a recovery home. He said that they didn't know if they might be considered a recovery
23 home but as it so happens they now believe that they are and are in the process of filing an
24 application for that approval. He said that there were two other factors that were discussed
25 tonight in regards to LaSalle and Sinclair and to the extent that Sinclair applies there is the
26 issue of community need and Pastor Rogers and several others addressed the community
27 need for such a facility in this area. He said that as to the question of addressing the issue
28 he would suggest that the Board is being very careful.
29

30 Mr. Webber stated that there was a question regarding the existing septic field and this is
31 an issue which should be addressed during the special use permit application for a
32 particular site and if there is any issue with the existing septic field then the petitioners will
33 need to correspond with their neighbors. He said that because of the suggestion that the
34 facilities are to be limited to 10% of the size of the church many things will be come fairly
35 minor and he does understand that they do need to be addressed. He said that since the
36 issue of lights at a particular location was addressed he would like to say that after a
37 discussion with Mr. Willms it was discovered that the facility cut the lights in half hoping
38 that it would be sufficient although they haven't heard anything since. He said that if
39 cutting the lights in half is not sufficient then he would like to further discuss the issue with
40 Mr. Willms.
41

42 Mr. Webber stated that there was a question as to why link this use to only churches and
43 while he would personally rather not have this use limited to churches it appears that a

1 church is the only interested party at this time for this type of facility. He said that there are
2 no public funds for the current facility.

3
4 Mr. Bluhm requested that Mr. Webber voice his comments in general and not site specific.

5
6 Mr. Webber stated that since there were comments made regarding public funding he
7 thought that he should address those comments but if the Board has determined that the
8 previous comments were irrelevant then he will not go any further. He stated that there
9 was a comment that a facility such as this is not sustainable but he would suggest that the
10 way in which the text amendment has been suggested by being 10% of the size of the
11 church means that the church being 10 times the size of the facility it is going to be able to
12 handle it and continue it properly. He said that he was not able to follow the discussion
13 where it was suggested that facilities like this were involved in a glutted market. He said
14 that he believes that the market for the need of this type of facility is in deed not glutted.
15 He said that he had previously mentioned to the Board that over 10 years ago a Chief Judge
16 of the Circuit Court had indicated to him that we are losing the war on drugs. Mr. Webber
17 stated that the Chief Judge was so dejected that he didn't quite know who he was speaking
18 to because the Judge felt so strongly that we were losing. Mr. Webber stated that he hopes
19 that a facility like this will help us turn that around just a little bit.

20
21 Mr. Bluhm asked the Board if there were any questions for Mr. Webber and there were
22 none.

23
24 Mr. Bluhm asked the audience if anyone desired to sign the witness register at this time to
25 present testimony regarding Case 668-AT-10 and there was no one.

26
27 Mr. Bluhm closed the witness register.

28
29 Mr. Bluhm asked the Board if there were any questions or comments for Mr. Hall.

30
31 Mr. Bluhm asked Mr. Hall if the voluntary client versus a court mandated client should be
32 considered in the text amendment.

33
34 Mr. Hall stated that the City of Champaign and the City of Urbana prohibits someone from
35 participating in a recovery home or a home for adjustment pursuant to a conviction. He
36 said that he does not know why this language is included in their ordinances but there may
37 be something in the statutes which prohibit such participation. He said that what staff has
38 proposed would not necessarily require the facility to be licensed although Mr. Webber has
39 indicated that the facility that he represents may have to be licensed in which case if there
40 is language like that in the statute then it would apply. He said that a condition was going
41 to be added indicating that if a residential recovery center is approved and it is later
42 determined that it must be licensed then such license must be obtained. He said that the
43 Board does not want to approve something that is required by the State to be licensed and

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1 not require such in their approval.

2

3

Mr. Bluhm asked Mr. Hall if there is any prohibition of vehicles for the residents.

4

5

Mr. Hall stated that if it is not inserted that parking is not required then they would be obligated to provide parking. He said that depending upon the actual recovery center and the church that it is at and how much parking they provide versus the amount of parking that they need it may be determined that they already have enough parking area. He said that the Zoning Ordinance is set up to always require parking and if the Board desires to include an exception to that then staff would have to investigate such an exception because parking is a basic requirement of the Ordinance and he does not know if an exception could be written.

6

7

8

9

10

11

12

13

14

Mr. Courson stated that additional parking may not be required if only 10% can be added.

15

16

17

Ms. Capel stated that may be true at a particular site but not everywhere that the use will be allowed.

18

19

20

21

Mr. Thorsland stated if it falls under the licensing requirement then there will be mandatory employee parking and he is not aware if that parking will be in addition or included in the existing.

22

23

Mr. Hall stated that if staff sees a maximum recovery center we would expect it to have at least one space for each resident and one space for each employee therefore we would be anticipating 27 parking spaces. He said that 27 spaces would be a lot of parking therefore he would recommend to include it as an exception and the Board can always over ride it in the context of a particular special use and then someone would not have to request a variance. He said that it would be foolish to do this amendment and end up with someone possibly having to obtain a variance when staff knew from the beginning that it was not expected for the facility to provide that much parking. He said that this was not included in the legal advertisement but this is a minor change and should not be a problem.

24

25

26

27

28

29

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31

32

33

Mr. Bluhm asked Mr. Hall if the additional parking was included as an exception is there language indicating that no automobiles are allowed for the residents.

34

35

36

Mr. Hall stated that it is not a current condition but it could be included.

37

38

39

40

41

Mr. Courson stated that if Mr. Bluhm is referring to a specific facility then it is not an issue because they do not allow the residents to have automobiles. He said that the Board has to be careful not to be site specific.

42

43

Mr. Randy Brown stated that he had visited other facilities that did not allow automobiles for the residents.

2 Mr. Courson stated that it is possible that not all of the facilities will prohibit the residents
3 from having automobiles.

4
5 Mr. Hall stated that this use is only being proposed to be authorized in the AG-2 District
6 therefore does the Board desire a facility in the AG-2 District which has vehicles for each
7 occupant. He said that it is more defensible if the Board purposely does not allow vehicles
8 for the residents.

9
10 Mr. Courson stated that he agrees but it should not be just for a specific site but for all
11 sites.

12
13 Mr. Hall stated that staff could put the exception in Section 7 and if someone wanted to do
14 something different they would need to apply for a variance and prove to the Board that
15 they are still going to comply with all of the policies even though they are going to have 25
16 more vehicles on the site.

17
18 Mr. Courson asked Mr. Hall why new churches could not have such a facility when it has
19 been stated time and time again during this hearing that there is a need for this type of
20 facility in the community. He said that it would make sense to have a current up-to-date
21 building for this type of service.

22
23 Mr. Hall stated that staff is trying to write an ordinance that creates the fewest conflicts
24 with municipal ordinances and they do not allow things like this in their districts that are
25 comparable to AG-2. He said that the only way that the County can be defensive,
26 preserving best prime farmland and creating the fewest problems for the ZBA and the
27 County Board is to comply with what the cities already have. He said that the church in
28 which the facility is proposed must have existed prior to the adoption of the Zoning
29 Ordinance which was October 10, 1973. He said that staff is not approaching this
30 ordinance in an entrepreneurial way to rule out as many of these things as possible and there
31 has only been one request received for a facility of this type. He said that if we ended up
32 with an ordinance that would only make that one facility possible then that is what should
33 be done. He said that if the County Board believes that this is a wonderful use and that it
34 should be allowed in every church in the County and are willing to fight with the
35 municipalities over this use then the ordinance could be written as such.

36
37 Ms. Capel asked Mr. Hall if another recovery center was applied for at a location built after
38 October 10, 1973, could they apply for a variance.

39
40 Mr. Hall stated that is a standard condition and it is just a waiver therefore it is not iron
41 clad.

42
43 Mr. Knight stated that it is actually a footnote in 5.2 therefore it is iron clad and would be

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1 an issue for the Board.

2

3

Mr. Hall stated that Mr. Knight is correct therefore a variance would not be allowed.

4

5

Mr. Knight stated that Attachment B. Revised Draft Proposed Amendment dated June 11, 2010, indicates in Item #4 the addition of two new footnotes in Section 5.2. He said that footnote 18.b reads as follows: Operated by and located on the same property as a church or temple that occupies a building which predominately existed on October 10, 1973.

9

10

Mr. Hall asked the Board if they desired to keep it iron clad or a standard condition subject to waiver.

11

12

13

Ms. Capel stated that not always but in this case she likes the standard condition option.

14

15

Mr. Courson stated that he agrees with Ms. Capel and the Board should accommodate the need.

16

17

18

Mr. Bluhm stated that if this is the feeling of the Board then a standard condition subject to waiver would be the way to go because it would be site specific and each case would stand on its own.

19

20

21

22

Mr. Hall stated that the Board previously indicated that they desired to add back in the cap of a limit of 25 residents.

23

24

25

Mr. Bluhm requested a continuance date for Case 668-AT-10.

26

27

Mr. Hall stated that he would like to see this case continued to July 15, 2010. He said that this case should be placed ahead of Case 666-AT-10 because there are no petitioners waiting on Case 666-AT-10 to be completed although there is one petitioner awaiting the recommendation for Case 668-AT-10. He said that it is his hope that the Board can take final action in July so that Case 668-AT-10 could move forward to the County Board in August.

28

29

30

31

32

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34

Ms. Capel moved, seconded by Mr. Thorsland to continue Case 668-AT-10 to July 15, 2010. The motion carried by voice vote.

35

36

37

6. New Public Hearings

38

39

None

40

41

7. Staff Report

42

43

None

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8. Other Business

A. May, 2010 Monthly Report

Mr. Hall distributed the May, 2010 Monthly Report to the Board for review.

The Board indicated that there were no anticipated absences for the July 15th meeting.

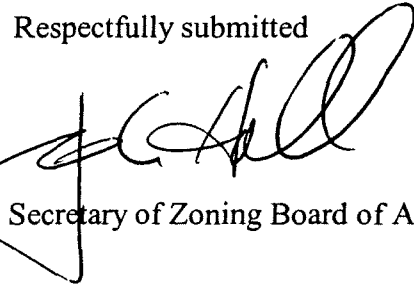
9. Audience Participation with respect to matters other than cases pending before the Board

None

10. Adjournment

The meeting adjourned at 9:48 p.m.

Respectfully submitted


Secretary of Zoning Board of Appeals

1
2
3 **MINUTES OF REGULAR MEETING**

4 **CHAMPAIGN COUNTY ZONING BOARD OF APPEALS**

5 1776 E. Washington Street

6 Urbana, IL 61801

7
8
9 **DATE:** July 15, 2010

PLACE: Lyle Shields Meeting Room
1776 East Washington Street

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

Urbana, IL 61802

12
13 **MEMBERS PRESENT:** Doug Bluhm, Catherine Capel, Thomas Courson, Melvin Schroeder, Eric
14 Thorsland, Paul Palmgren

15
16 **MEMBERS ABSENT :** Roger Miller

17
18 **STAFF PRESENT :** Lori Busboom, John Hall, J.R. Knight

19
20 **OTHERS PRESENT :** Germaine Light, Randall Brown, John Rhoads, Mark Catron, Scott Olthoff,
21 Sherry Schildt, Herb Schildt, Chris Doxtator, William Aceto, Brenda Rogers,
22 Brenda Kimball, David Rogers, Joey Branson, Emily Oswald, Kerri Hurd,
23 Jen Dillingham, Dora Grubb, John Grubb, Jeffery Branson, Thomas Martin,
24 Randall Brown, Drew Kenna, A. Renee Pride, Kenneth Pride, Shirley Howe,
25 Jimmy Howe, Bridget Valentine, Vivienne Bejasa, Matthew Purcell, Sabrina
26 Purcell, Tammy Roberts, Jenna Houk, Kyle Houk, Jim Myers, Susie Wright,
27 Lesa Brown, Michael Savage, Ken Waldrop, Carl Webber

28
29
30 **1. Call to Order**

31
32 The meeting was called to order at 7:05 p.m.

33
34 **2. Roll Call and Declaration of Quorum**

35
36 The roll was called and a quorum declared present with one member absent.

37
38 **3. Correspondence**

39
40 None

41
42 **4. Approval of Minutes (June 17, 2010)**

43
44 **Mr. Thorsland moved, seconded by Mr. Courson to approve the June 17, 2010, minutes as submitted.**
45 **The motion carried by voice vote.**

46
47 **5. Continued Public Hearing**

1 Mr. Thorsland moved, seconded by Ms, Capel to rearrange the agenda and hear Cases 665-AT-10 and
2 666-AT-10 prior to Case 668-AT-10. The motion carried by voice vote.

3
4 Mr. Bluhm called Case 665-AT-10 and Case 666-AT-10 concurrently.

5
6 **Case 665-AT-10 Petitioner: Zoning Administrator Request to amend the Champaign County Zoning**
7 **Ordinance by revising paragraph 4.3.3G. as follows: A. increase the maximum fence height allowed**
8 **in side and rear yards from six feet to eight feet for fences in Residential Zoning Districts and on**
9 **residential lots in the AG-2 and AG-2 Zoning District; and B. Require all fencing that is in the front**
10 **yard and that is higher than four feet tall to be at least 50% transparent in Residential Zoning**
11 **Districts and on residential lots in the AG-1, AG-2, and CR Zoning Districts; and C. increase the**
12 **maximum allowed height of all fencing to allow up to three inches of ground clearance.**

13
14 **Case 666-AT-10 Petitioner: Zoning Administrator Request to amend the Champaign County Zoning**
15 **Ordinance by revising Subsection 6.1 and paragraph 9.1.11D.1 to clarify that the standard conditions**
16 **in Subsection 6.1 which exceed the requirements of Subsection 5.3 in either amount or kind are**
17 **subject to waiver by the Zoning Board of Appeals or county Board.**

18
19 Mr. Hall stated that staff has no new information on Case 665-AT-10 or Case 666-AT-10 therefore he
20 requested that both cases be continued to the September 16, 2010, meeting.

21
22 **Mr. Thorsland moved, seconded by Mr. Courson to continue Case 665-AT-10 and Case 666-AT-10 to**
23 **the September 16, 2010, meeting. The motion carried by voice vote.**

24
25 **Case 668-AT-10 Petitioner: Zoning Administrator Request to amend the Champaign County Zoning**
26 **Ordinance as follows: 1. in section 3, add RESIDENTIAL RECOVERY CENTER as a defined term;**
27 **and 2. In Section 4.2.1C. authorize RESIDENTIAL RECOVERY CENTER as a second principal use**
28 **on a lot with a church or temple in the AG-2 District; and 3. In Section 5.2, add RESIDENTIAL**
29 **RECOVERY CENTER to the Table of Authorized Principal Uses as a use allowed by Special Use**
30 **Permit only, subject to standard conditions, in the AG-2 Agriculture Zoning District and indicate a**
31 **new footnote; and 4. Add RESIDENTIAL RECOVER CENTER to Section 6.1.3 with standard**
32 **conditions of approval, including but not limited to: (1) the property must be served by public**
33 **transportation; and (2) a limit on the number of residents equal to 10% of the occupancy of the**
34 **worship area of the associated church, but no more than 25; and (3) supervision by a responsible and**
35 **qualified staff person, 24 hours per day, seven days per week; and (4) the use must be operated in**
36 **accordance with the Alcoholism and Other Drug Abuse and Dependency Act; and 5. In Section 7.4.1,**
37 **add new paragraph C.3.i indicating parking for a RESIDENTIAL RECOVERY CENTER is only**
38 **required for vehicles proposed as part of the Special Use Permit application.**

39
40 Mr. Hall distributed a Supplemental Memorandum dated July 15, 2010, to the Board for review. He said
41 that attached to the new memorandum is a letter received from Randall Brown on July 13, 2010. Mr. Hall
42 said that the new memorandum also recommends new evidence which should be added to the Finding of
43 Fact although he does recommend some changes to that evidence including a reference to the testimony of

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1 Mr. Joseph Coble and a summary of Mr. Brown's submitted letter. Mr. Hall stated that Mr. Brown has
2 submitted a well written five page letter and he recommends that the Board review the letter.

3
4 Mr. Hall gave a brief summary. He said that he found three things from Mr. Brown's letter which should be
5 added to the Finding of Fact under Item #15 after Mr. Coble's testimony. He said that Item #9 on Page 4 of
6 Mr. Brown's letter, the standard condition that he refers to does not specify anything other than "...served by
7 public transportation." Mr. Hall stated that Mr. Brown's letter points out that there is no public
8 transportation at the site that he is discussing in the evening. Mr. Hall stated that there are many areas that
9 the Mass Transit District serves which does not have night service and the intention of the standard condition
10 regarding public transportation is that the use be on a public transportation route. He said that Mr. Brown
11 raised the idea that someone could challenge a use in the future when it does not have public transportation
12 24 hours per day. Mr. Hall stated that the question for the Board is, does the use require 24/7 public
13 transportation service or is it adequate to simply be on a transportation route during some time of the day.
14 He said that if the Board believes that the use needs more access to public transportation then the Board will
15 need to amend what is before them otherwise the finding is okay the way it is.

16
17 Mr. Hall stated that regarding Item #12 from Mr. Brown's letter, the Board could add a requirement
18 regarding the date of establishment of the local church but that date does not seem to be so directly related to
19 land use in the same way that requiring the building to have existed when the Zoning Ordinance was
20 adopted. He said that current conditions have been reviewed by the State's Attorney and are reasonable. Mr.
21 Hall stated that Mr. Brown's concern about a third principal use has been mentioned in several places in his
22 letter. Mr. Hall stated that Mr. Brown has attached to his letter a few pages from www.lifelineconnect.org
23 which describes some of the services and fund raising activities offered. Mr. Hall said that Mr. Brown has
24 indicated concern that the fund raising activities, performed by the residents of Lifeline Connect, are actually
25 a third principal use on the property. Mr. Hall stated that staff is in the opinion that the activities the
26 members of a Residential Recovery Center perform in order to support the center should be reviewed under
27 the Special Use Permit for a Residential Recovery Center. He said that if the Board is comfortable with the
28 fund raising activities and determines that they are consistent with the zoning district in which they are
29 located it doesn't rise to the level of a third principal use. He said that this is an issue that the Board must be
30 careful about in any special use permit like what has been proposed and to make sure that these activities are
31 reasonable. He said that he will be obtaining additional information regarding the fund raising activities but
32 based on what he knows right now the activities seem reasonable.

33
34 Mr. Hall stated that as the Board further reviews Mr. Brown's letter they may find other things that are worth
35 mentioning in the Finding of Fact. He explained to the audience that typically the information that go into
36 the Finding of Fact is information that is material to the decision that the Board is making. He said that
37 given a case where there are several multi-page letters those things have to be summarized therefore it is up
38 to the Board to decide what needs to be included in the Finding of Fact.

39
40 Mr. Bluhm asked the Board if there were any questions for Mr. Hall and there were none.

41
42 Mr. Bluhm informed the audience that the witness register is very full and requested that any comments be
43 directed to the actual text amendment and not to a particular site or use that is already in progress. He said

that if someone has already voiced comments that you are in agreement with then please indicate such and do not repeat those comments to the Board.

Mr. Bluhm called Mr. Randall Brown to testify.

Mr. Randall Brown, who resides at 2408 N. High Cross Road, Urbana, stated that again he is present tonight in opposition to the proposed amendments as described in Case 668-AT-10. He said that he is going to cut to the chase and does not want to waste too much valuable time. He said that first and very importantly, this amendment is in direct conflict with the Urbana Zoning Ordinance relative to Class II and Class III living facilities. He said that Class I applies to only 1 through 4 residents with 2 live-in attendants, Class II applies to 5 through 8 residents with 2 live-in attendants, while Class III applies to 9 through 15 residents with an undefined number of staff. He said that "Homes of Adjustment dwelling" is the closest defined use as stated by Robert Myers, City of Urbana Planning Manager, in his letter dated May 27, 2010, to Mr. J.R. Knight. He said that in Mr. Myers' letter, he states that Classes II and III are not permitted in the AG zone and with that in mind it has also been disclosed by the proponent that the Program Director and his wife already reside at the site which unto itself could be considered yet another non-compliant use thus limiting Class I occupancy to no more than 4 more individuals. He said that given that finding this amendment should be forwarded with a cap of 4 additional people.

Mr. Brown stated that secondly and importantly, the logic of the text amendment stated in Attachment A dated April 26, 2010, is correct in that the Board is not obligated to consider the proposal further because neither the zoning Administrator or State's Attorney are convinced that the proposed singular use by the proponent is an essential part of their religious practice or service.

Mr. Brown stated that thirdly and very importantly he would like to raise the issue of uses. He said that the proponent has disclosed the non-compliant Residential Recovery Center and that the Program Director and his wife live at the site which could also be construed as yet another non-compliant use and complaints may be forthcoming. He said that 4 complaints of non-compliant use have been filed this week with the Zoning Administrator for which the existing non-compliant Residential Recovery Center operates as an "estimated donation" business consisting of yard work, auto detailing, construction, and clean up and moving services. He said that these complaints should be considered separate from the proposed singular use of a Residential Recovery Center thus making a separate action on behalf of the residents of Champaign County for remedy. For example, there is no allowance of auto services of any kind in AG-2 and each advertised use should be examined thoroughly relative to compliance or non-compliance and appropriate action taken on behalf of each service, if necessary.

Mr. Brown stated that he would also hope that the ZBA would take into careful consideration whether these uses are considered primary or secondary. He said that the public deserves a complete analysis on behalf of the Zoning Administrator and the ZBA relative to scale and direct mission of each use. He said that he would speculate that had the proponent truthfully disclosed all the uses on the site that it would have become clearer from the beginning that the intended uses are private and exclusionary. He said that the proponent's public webpage discloses gender exclusion in its purpose statement and copies of that public webpage were attached to the letter dated July 12, 2010, and can be found at their website: www.lifelineconnect.org.

2 Mr. Brown stated that he would like a clarification from the Zoning Administrator relative to truckload sales
3 that are sponsored and held periodically at the proponent's site. He said that the duration of time comes into
4 question based on the proponent's signage that plagues the area's intersections for two weeks at a time that
5 reads in paraphrase, "Truckload Sale this week at 2107 N. High Cross Road." He said that the sales have
6 been sponsored for at least the five years that he has resided in his High Cross home. He asked if these sales
7 should be considered special uses or temporary uses.

8
9 Mr. Brown stated that fourth and finally the proponent has solicited on its website a donations program
10 called "200 bricks for \$200,000" in order to build a new housing facility on the site. He said that there is no
11 better assumption than placing a cart before the horse and he wants to make it clear to the proponents that he
12 and others will resist the overall passage of this amendment at the full Board level and any further zoning
13 matters relative to use of the site. He said that the Zoning Administrator has proposed a possible subdivision
14 of the land because Urbana does not allow more than one principal use in AG yet the *Champaign County*
15 *Zoning Ordinance* does not allow subdivision on properties of less than five acres therefore the proponent's
16 current property does not comply as it is approximately 4.62 acres. He said that in general, this amendment
17 appears to be a legal justice for a few select individuals yet a legal injustice to all of the people and churches
18 of Champaign County.

19
20 Mr. Brown stated in closing that he would like to remind the Board that the entire community does not aspire
21 to the passage of this amendment and that any testimony heard here tonight on behalf of the proponent
22 should be considered as mere support of the vested interest of a few people vs. the entire community. He
23 said that as he stated in his letter of July 12th if the community as a whole were presented with all the facts in
24 this case and allowed to decide they would most likely reject it overwhelmingly. He prays that the Board
25 will make the right decision for all of the people of Champaign County and not for a select few. He said that
26 he would also ask any person who has the right to vote on this amendment and who has any affiliation with
27 the proponent to abstain from voting on the forwarding of the amendment. He thanked the Board for its
28 time.

29
30 Mr. Bluhm asked the Board if there were any questions for Mr. Brown and there were none.

31
32 Mr. Bluhm asked if staff had any questions for Mr. Brown and there were none.

33
34 Mr. Bluhm noted that it is hard to distinguish between the text amendment being a general amendment and
35 not site specific. He said that many of the comments included in Mr. Brown's testimony would be in a very
36 specific special use case for one use. He asked the audience to keep their comments to the text amendment
37 and not to one specific site or existing use.

38
39 Mr. Bluhm called Ms. Germaine Light to testify.

40
41 Ms. Germaine Light, who resides 2402 N. High Cross Road, Urbana, stated that it is hard to present her
42 comments under the parameters that have been given. She said that at the last hearing many people testified
43 about a specific site and how their church or program helped so many people therefore it is really hard to

1 divorce a specific site from the situation. She said that she has not seen much in the way of minorities or
2 people of color involved in the program and she would think that such a program, regardless of the location,
3 would have to follow existing anti-discrimination laws. She said that any place that would fall under the
4 proposed text amendment would not be able to discriminate against women, minorities or religion. She said
5 that the website indicates that a person must join the congregation in order to be involved in the program.
6 She said that she does believe that it is not right for any place to illegally operate for three years against the
7 existing zoning laws and then request that a public body, elected by the taxpayers of the County, approve a
8 text amendment to justify their operation so that their use is not illegal any more. She thanked the Board for
9 their time.

10
11 Mr. Bluhm asked the Board if there were any questions for Ms. Light.

12
13 Mr. Courson stated that he did not have a question but wished to clarify that the Zoning Board of Appeals
14 members are not elected but are appointed.

15
16 Ms. Light apologized for her error in assuming that the ZBA is an elected public body.

17
18 Ms. Capel stated that in addressing the difference in the text amendment and the special use permit most of
19 the testimony that has been received is the testimony that would be given at a special use hearing. She said
20 that the question within the text amendment is whether or not the use should be allowed at all in the AG-2
21 district and the conditions under which a Recovery Center would offer it and not the specific conditions that
22 are occurring on High Cross Road. She said that tonight the ZBA is only trying to determine if the use
23 should be allowed at all in the AG-2 district and not whether or not a specific, existing Recovery Center
24 should be allowed. She said that hopefully her explanation will provide some clarity to the audience.

25
26 Mr. Bluhm called Mr. Chris Doxtator to testify.

27
28 Mr. Chris Doxtator, who resides at 2107 N. High Cross Road, thanked the Board for their time and requested
29 that the Board approve the proposed text amendment. He said that he is involved in residential recovery and
30 in about two weeks he will be clean from alcohol for one year. He said that he is an American Indian and the
31 last time he checked he believes that he falls under the minority category. He said that the program that he is
32 involved in is a good program and they are drug tested on a regular weekly basis and supervised constantly.
33 He said that for the one year that he has been in the program he has not had the desire to drink. He said that
34 the thought has crossed his mind but he has made a conscious decision to choose not to take that drink for
35 the sake of his family and himself. He said that the issue has been raised that the program only benefits
36 certain individuals but in reality it not only benefits folks like himself, their families, friends and the
37 community. He said that there have been others who have heard the resident's stories and they are brought
38 to tears because their story brings a sense of hope to those who also have issues. He requested that the Board
39 approve the amendment to allow these facilities in the community because they are a huge benefit to not only
40 the residents in recovery but to the community as well.

41
42 Mr. Bluhm asked the Board if there were any questions for Mr. Doxtator and there were none.

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1 Mr. Bluhm asked if staff had any questions for Mr. Doxtator and there were none.

2
3 Mr. Bluhm called Ms. Brenda Kimball to testify.

4
5 Ms. Brenda Kimball, who resides at 1405 Youman, Rantoul, stated that she would like to see the amendment
6 passed.

7
8 Mr. Bluhm called Mr. Scott Olthoff to testify.

9
10 Mr. Scott Olthoff, who resides at 1506 S. Smith Road, Urbana, stated that he works at Salt and Light and
11 provides counseling and financial literacy training at places such as Restoration Ministries and the Salvation
12 Army. He said that he welcomes programs that help men and women recover from drug and alcohol abuse.

13
14 Mr. Bluhm asked the Board if there were any questions for Mr. Olthoff and there were none.

15
16 Mr. Bluhm asked if staff had any questions for Mr. Olthoff and there were none.

17
18 Mr. Bluhm called Mr. David Rogers to testify.

19
20 Mr. David Rogers, Pastor for Apostolic Life and Executive Director for Lifeline-connect, Inc., stated that in
21 regards to the amendment to the Zoning Ordinance concerning Residential Recovery Centers he urges the
22 Board to pass the amendment for the following reasons: 1. as he and others have expressed in previous
23 public hearings concerning this case they have a great need in their community for this type of social service
24 because so many individuals and families are suffering the devastating effects of life controlling drug and
25 alcohol problems. More and more people are in need of intensive help for recovery and restoration so they
26 can become productive members of the community and society; and 2. Federal, state and local governments
27 throughout the U.S.A. have allowed thousands of similar residential recovery centers in cities both in rural
28 and metro environments and not only have they allowed them in so many locations such facilities have
29 earned the applause of judges, mayors, governors and even Presidents of the U.S.A. For example, Teen
30 Challenge USA has over 250 residential recovery centers in the U.S. and over 1,000 chapters in 82 countries
31 and there are Teen Challenge residential recovery centers in Peoria, IL, Decatur, IL, and Chicago, IL. Teen
32 Challenge is a faith based program associated with the Mission Division of the Assemblies of God Church
33 and Teen Challenge is just one example because so many other faith based organizations have residential
34 recovery centers throughout our land. He said that he proposes that the reason local governments have made
35 zoning ordinance provisions for these organizations is that they recognize the positive influence these
36 programs have in their respective cities and communities and he simply does not believe that the people in
37 need in our fine community should be denied the services that such residential recovery centers make
38 available; and 3. He has personally witnessed the positive results and met hundreds of people who are
39 experiencing recovery from addictions and the majority of them have gained such success due to their
40 enrollment in a residential recovery training center. In faith based residential recovery centers people receive
41 the fundamental tools to assist them in changing the addiction concept in their lives. In faith based
42 residential recovery centers people are involved in spiritual devotions and training, employment training,
43 work projects which sometimes involve raising funds and donations in a way that is within the context of the

1 law of the IRS concerning 501C3 non-profit organizations, educational classes, recreation and physical
2 exercise all of this focusing on their development spiritually, emotionally, physically, socially and
3 educationally. In faith based residential recovery centers people have the opportunity for involvement in
4 after care processes so they can continue their development and recovery/restoration experience for these
5 basic reasons. In a faith based residential recovery center and church, such as which he is associated with, it
6 is clearly one of the most racially diverse ministries that he has ever seen. He said that for these basic
7 reasons faith based residential recovery centers should be regarded as much needed social service providers
8 for this community and with that being said he urges the approval of the change in the zoning ordinance to
9 allow the operation of residential recovery centers. He thanked the Board for their consideration of these
10 thoughts.

11
12 Mr. Bluhm asked the Board if there were any questions for Mr. Rogers and there were none

13
14 Mr. Bluhm asked if staff had any questions for Mr. Rogers and there were none.

15
16 Mr. Bluhm called Mr. Joey Branson to testify.

17
18 Mr. Joey Branson was absent at the time that Mr. Bluhm called him to testify.

19
20 Mr. Bluhm called Ms. Emily Oswald to testify.

21
22 Ms. Oswald was absent at the time that Mr. Bluhm called her to testify.

23
24 Mr. Bluhm called Ms. Kerri Hurd to testify.

25
26 Ms. Kerri Hurd, who resides in Mansfield, stated that she is a member of the church and on a personal level
27 she has a family member who was a former resident of the program. She said that she is in favor of approval
28 the amendment to allow a residential recovery center in the AG-2 district.

29
30 Mr. Bluhm asked the Board if there were any questions for Ms. Hurd and there were none.

31
32 Mr. Bluhm asked if staff had any questions for Ms. Hurd and there were none.

33
34 Mr. Bluhm called Ms. Jen Dillingham to testify.

35
36 Ms. Jen Dillingham, who resides at 1602 Magnolia Drive, St. Joseph, stated that she is in favor of the
37 amendment.

38
39 Mr. Bluhm called Ms. Dora Grubb to testify.

40
41 Ms. Dora Grubb, who resides at 1902 Shelly Court, Urbana, stated that her residence is located within one
42 block from the church and she is in favor of the amendment. She said that the young men have chosen to
43 make a choice to be in the program although she has a 39 year old son that is an alcoholic who has not made

that choice yet.

2

3 Mr. Bluhm called Mr. John Grubb to testify.

4 Mr. John Grubb, who resides at 1902 Shelly Court, Urbana, stated that he is in favor of the amendment. He
5 said that he has a concern about the debate of "them vs. us" mentality. He said that we have heard from Mr.
6 Brown and Ms. Light and perhaps from others who are opposed and they are of course entitled to their
7 opinion but he is concerned about the thought that we don't want "them" or "those types of people" in our
8 neighborhood. He said that it concerned him greatly when he heard Mr. Brown's testimony at the previous
9 meeting and heard many others refer to the residents as "they" or "them." He said that these facilities are
10 needed and as his wife already indicated his son needs a place like this to seek recovery and obtain support.
11 He read the following statement from the 1940's by Pastor Neimuller, "In Germany, they first came for the
12 communists and I didn't speak up because I wasn't a communist and then they came for the Jew's and I
13 didn't speak up because I wasn't a Jew and then they came for the trade unionists and I didn't speak up
14 because I wasn't a trade unionist and then they came for catholic's and I didn't speak up because I was a
15 protestant and then they came for me but by that time no one was left to speak up." Mr. Grubb stated that he
16 is in attendance tonight to speak up for these men and men like these because they are not "them" or "its" but
17 just men. He said that anyone in the room who has never made a mistake, never had a problem in their
18 family, or never had an issue he would like to speak to after the meeting. He said that we should help each
19 other.

20

21 Mr. Bluhm called Mr. Jeffrey Branson to testify.

22 Mr. Jeffrey Branson, who resides at 1721 Cindy Lynn, Urbana, stated that he is a successful graduate from a
24 program like this and he has been off drugs and clean for three years. He said that he and men like him
25 could not have made it one day on their own and it is because of facilities like this as to why he has been
26 clean for three years and many more to come. He requested that the Board approve the amendment.

27

28 Mr. Bluhm called Ms. Brenda Rogers to testify.

29

30 Ms. Brenda Rogers, Administrative Director of Lifeline Connect, Inc., stated that she has visited five
31 different facilities throughout the United States and all of them were faith based. She said that 3 of the 5
32 were located in AG areas which were residential but more in an agricultural environment and all were
33 approved in their communities. She said that two of the Teen Challenges had approximately 20 to 40
34 residents and the one in California has approximately 40 residents. She said that one of the other two
35 facilities housed 6 to 8 residents while the other housed 20 to 40. She said that this type of facility is needed
36 and encouraged the Board to look at the need in our community to help with drug and alcohol abuse.

37

38 Mr. Bluhm asked the Board if there were any questions for Ms. Rogers and there were none.

39

40 Mr. Bluhm asked if staff had any questions for Ms. Rogers and there were none.

41

42 Mr. Bluhm called Mr. Thomas Martin to testify.

43

1 Mr. Thomas Martin, who resides at 1721 Cindy Lynn Street, Urbana, stated that he is in favor of the
2 amendment. He said that it is his belief that not just this community but society in general will benefit from
3 residential recovery centers and he believes such because he was a resident of a residential recovery center
4 and it changed his life drastically. He said that he has been clean for over 2-1/2 years and urged the Board to
5 approve the amendment so that others can be helped.
6

7 Mr. Bluhm called Mr. Randy Brown to testify.
8

9 Mr. Randy Brown, who resides at 1183 CR 2300E, Sidney, thanked the Board for their patience with the
10 audience. He said that residential programs like this make such a huge difference and urged the Board to
11 approve the amendment so that churches have the opportunity to provide this kind of ministry to the people
12 who need it. He said that the amendment places a maximum cap of 25 residents on the facility and he
13 believes that it is very important that the cap stays close to that number. He said that when there is a higher
14 cap there is a bigger spectrum of community diversity and diversity of other cultures throughout the United
15 States. He said that such diversity creates a better recovery environment for the residents. He said that it is
16 important that the amendment not be gender specific and he applauds the Board for not making it such
17 because such a facility will receive calls from women who are also in need of recovery. He said that there
18 were comments made earlier that requested assurance that recovery programs are not a business and he
19 agrees with those comments 100%. He said that the services that are offered by the recovery center are for
20 fund raising and if the Board is not going to allow such a service then it will have to go against every youth
21 group in the County that has a car wash because it is the same principal. He said that one of the smallest
22 services provided by a house for recovery is the monetary benefit because a lot of the benefit goes to the
23 person in recovery. He said that when services are provided for a community it is by donation only and he
24 can testify that many times the donations are very small but many times the donations are very generous. He
25 said that what comes away from the services is that the residents that are in recovery have the essence and
26 the feeling that they are providing a service and giving back to the community and that it is not about the
27 money. He said that recovery programs that are utilizing their services properly are not placing a monetary
28 amount on it and the residents in the program are providing services to the community and are able to feel
29 that they are giving back to the community which is a big part of their recovery. He said that if the Board
30 would study any 12 step recovery plan whether they are secular or faith based the final step is service to the
31 community and to others therefore that is why it is important that it be allowed to remain a part of the
32 recovery center. He encouraged the Board to approve the amendment.
33

34 Mr. Bluhm asked the Board if there were any question for Mr. Brown and there were none.
35

36 Mr. Bluhm asked if staff had any questions for Mr. Brown and there were none.
37

38 **Ms. Capel moved, seconded by Mr. Thorsland to recess the meeting for a five minute break. The**
39 **motion carried by voice vote.**
40

41 **The meeting recessed at 7:58 p.m.**

42 **The meeting resumed at 8:07 p.m.**
43

7/15/10

AS APPROVED JULY 29, 2010

ZBA

Mr. Bluhm called Mr. Carl Webber to testify.

2
3 Mr. Carl Webber, attorney representing the Apostolic Life UPC Church and Lifeline Connect Ministry,
4 stated that the gentlemen that are enrolled in the program are considered to be disabled. He said that his
5 disabled daughter had trouble finding a friend in her freshman class at Centennial High School and one of
6 the reasons why we need to have a larger number allowed for the recovery center is so that someone who is
7 coming into the program has a greater chance of finding a connected friend. He said that approximately one-
8 half of the residents have been there for a while and they are out and working and the other one-half are still
9 home based. He asked the Board to imagine being disabled and walking into a freshman class, at a school
10 where you are not familiar, and there are seven people in the room. He said that this is a scary scenario and
11 that is one of the main reasons why they desire to increase the numbers. He said that they had originally
12 determined that 30 residents would be an adequate number because in the AG-2 district a 15 room hotel was
13 allowed which would house 30 people. He said that in talking with some of the local communities it
14 appeared that they would be more satisfied with reducing the number to 25, which was the suggestion of
15 staff. He said that allowing 25 residents would mean that probably only 20 residents will be at the facility at
16 any given time because people come in at different times and leave at different times. He said that it is
17 obvious that they are not going to change Mr. Randall Brown's mind and he is very accustomed to attending
18 the ZBA hearings and hearing someone complain because the proposed use will be in their backyard but that
19 is not the case with Mr. Brown because he lives one-quarter mile away from the facility. He said that this
20 type of facility would be allowed in a church which is just a little further from his residence and he was in
21 favor of such a facility therefore he was glad to take on this case. He said that it seems that Mr. Brown's
22 letter insists that this type of facility should be located within the city limits but it has been found that these
23 types of communities do better if they have a connection to the outdoors.

24
25 Mr. Webber stated that the MTD buses do go out into some areas through 7:00 p.m. He said that there has
26 been some suggestion that the amendment should require that the owner be there since 1973 which appears
27 to be placing an age limitation on the owner and not the property. He said that zoning speaks about land and
28 land use and not the owner. He said that as he reads the Urbana Zoning Ordinance he believes that their
29 ordinance is much broader than the amendment will be because they are completely different in approaching
30 the same problem. He said that the churches and charitable organizations throughout the community have
31 different fund raising activities and in their facility they don't need to raise the funds to support many of the
32 people are out in the second half of their residency and are raising their own money but the residents who are
33 not do have to be in a supervised system to earn some money.

34
35 Mr. Webber stated that the issue of discrimination against women is null because there are a number of
36 programs at these types of facilities which allow both sexes. He said that the many campuses have dorms for
37 both men and women and some have separate dorms for men and women and clearly the application would
38 indicate if it is dorm related it would have a specific building focused for a specific gender. He said that he
39 does not believe that such a practice would be considered discriminatory and would not be a problem in
40 making it work right. He said that within the concept of discrimination and the Fair Housing Act an
41 organization has to make a sufficient effort to address the discrimination and if there is sufficient reason such
42 as all men in a dorm system. He said that if someone wants to rent an apartment and they are quadriplegic
43 and have no one to help them in case of a fire it would not be discriminatory to not rent them the apartment.

1 He said that there was a suggestion about the fact that this is a private facility and not a public facility and
2 that it should be addressed as such. He said that he provided the Board with a lengthy quote from an Ohio
3 case that is very interesting which indicates that when that kind of suggestion was made the quote was
4 convinced that such purposes and methods serve to confer a public benefit, utility or advantage and
5 accordingly qualifies it as a public use... He said that since the folks who testified first in opposition have
6 left it is obvious that everyone else is in favor of the amendment.
7

8 Ms. Capel stated that Supplemental Memorandum dated July 9, 2010, indicates that the City of Champaign
9 will possibly protest the text amendment.
10

11 Mr. Webber stated that the letter from the City of Champaign was written before he wrote them a letter and
12 he believes that they may reconsider. He said that the McKinley Foundation on the University of Illinois
13 campus that is a Presbyterian facility is one lot which has not been divided. He said that on that lot the
14 Foundation built an 8-story dormitory and one might suggest that an 8-story dormitory is bit big to be an
15 accessory use to a church of a modest size but not so in Champaign. He said that the City of Champaign
16 indicated that the 8-story building, because it encouraged people of the Presbyterian faith to have counseling
17 within the Presbyterian organization, was an accessory use to the McKinley Foundation. He said that he was
18 told that under the Illinois law as a zoning interpretation relating to a religious entity it must be interpreted
19 very broadly. He said that interpreting as an accessory use it would prove difficult for the City of
20 Champaign to have the McKinley Foundation next to an 8-story building on the same platted site and
21 suggest that the recovery center can only have 16 residents and the only difference is that the recovery center
22 has disabled people and that is discrimination.
23

24 Mr. Bluhm asked the Board if there were any questions for Mr. Webber and there were none.
25

26 Mr. Bluhm asked if staff had any questions for Mr. Webber.
27

28 Mr. Hall asked Mr. Webber to indicate his thoughts regarding new paragraph 7.4.1 C.3.i..
29

30 Mr. Webber asked Mr. Hall to clarify.
31

32 Mr. Hall stated that 7.4.1.C.3.i., indicates that parking spaces for a residential recovery center shall only be
33 required for the number of vehicles proposed to be authorized in the Special Use Permit application. He
34 said that it makes it clear that the petitioner has to propose that as part of their application and the Board
35 would consider whether it is acceptable or not.
36

37 Mr. Webber stated that by suggesting parking spaces they would be implying the availability of vehicles. He
38 said that the Board is either going to accept the package or not therefore if it is left open and it causes some
39 people to be more in favor of the change then his clients would find it more acceptable but in one particular
40 case that he can think of he believes that there would be a request for at least some automobiles. He said that
41 as people move into the second phase of the program they may be working at Wal-Mart and need
42 transportation to get there. He said that he does not mind having to show the Board that this request needs to
43 be made but he should discuss this with his client.

2 Mr. Webber stated that after checking with his client they are willing to accept the responsibility.

3
4 Mr. Bluhm called Tammy Roberts to testify.

5
6 Ms. Tammy Roberts, who resides at 4210 E. Airport Road, Urbana, stated that she has lived in an
7 agricultural area for 16 years and with respect to criminal risk she does not see a problem. She said that
8 within a two mile radius of the vicinity there are 8 names on the sex offender registry. She said that if
9 someone lived around the corner on Clifton Drive and reviewed the number of police calls and the amount of
10 crime it would be obvious that the agricultural area is not exempt from criminal risk. She said that the
11 facility has been a model program and she drives past it 15 times per day and she has never seen a policeman
12 on the site except for the time when they set a speed trap. She said that she is in favor of the amendment.

13
14 Mr. Webber stated that there was a suggestion that the current recovery center was operating illegally and
15 quietly and now they are trying to make it legal. He said that there has been communication with the
16 Planning and Zoning office for years about the facility in trying to address the question and there has been a
17 very strong opinion that the recovery center is an accessory use and that it does not need anything. He said
18 that there has been a suggestion that the facility has to be required under various federal acts and rather than
19 bring an issue up where there were no complaints or problems and there was a complete argument that the
20 facility was completely legal. He said that it was only when the facility intended to expand did it need to be
21 addressed.

22
23 Mr. Bluhm asked the audience if anyone desired to sign the witness register to present testimony regarding
24 this case and there was no one.

25
26 Mr. Bluhm closed the witness register.

27
28 Mr. Hall stated that he wanted to make sure that the Board has reviewed the new parking requirement and
29 that the Board is comfortable with it. He said that it really isn't a requirement per say in the way it
30 establishes a sub-requirement and only makes it clear that it is up to whatever the Board approves as part of
31 any Special Use Permit.

32
33 Mr. Bluhm asked Mr. Hall if there could be a variance for the church building which did not exist prior to
34 1973.

35
36 Mr. Hall stated that staff followed the Board's direction which was to make it a standard condition which
37 allows a waiver and the Board can see what that direction generated from the City of Champaign's letter. He
38 said that currently he believes that the Board's direction will generate a municipal protest but if it does it will
39 be very clear why the municipality is protesting and if the County Board cannot over-ride the protest they
40 can easily decide to make it a requirement rather than a standard condition. He said that if the Board is still
41 comfortable with it as a standard condition then that is how it should be kept.

42
43 **Finding of Fact for Case 668-AT-10:**

2 Mr. Hall recommended that a new Item #15.E be added to indicate the following: Mr. Randall Brown
3 submitted a letter dated July 12, 2010, in which he raised the following concerns; (1) whether public
4 transportation should be available 24 hours or for only limited hours; and (2) whether the church should have
5 been organized and in operation in Champaign County on October 10, 1973, in addition to the building
6 having predominately existed on October 10, 1973; and (3) whether fund raising activities at a residential
7 recovery center will constitute a third principal use.

8
9 Mr. Hall stated that a new Item #15.F should be added to indicate the following: Mr. Joseph Coble, who
10 resides at 2412 N. High Cross Road, Urbana, testified at the June 17, 2010, public hearing that he does not
11 understand why the County would be willing to use its good farmland so that people could rescue themselves
12 and he is concerned about the affect of such uses on surrounding property values and is opposed to the
13 amendment.

14
15 Mr. Hall stated that there were some new speakers at tonight's meeting and it is up to the Board whether to
16 include their testimony in the Finding of Fact.

17
18 Mr. Bluhm asked the Board if there was any new evidence received tonight that should be added to the
19 Finding of Fact.

20
21 Mr. Bluhm stated that the testimony regarding the more diversity that is had the better chance people have
22 for recovery. He said that having diversity gives the resident a better opportunity to befriend someone who
23 has similar issues and to have a better chance for recovery.

24
25 Mr. Thorsland stated that several people mentioned that such facilities appear to do better in a less urban
26 environment.

27
28 Mr. Hall stated that Mr. Bluhm's recommendation should be added as new Item #14.D.(13) as follows:
29 Randy Brown testified at the July 15, 2010, public hearing that a larger number of residents in a residential
30 recovery center provide greater diversity and a better recovery environment.

31
32 Mr. Thorsland stated that Brenda Rogers and Tammy Roberts mentioned that the less urban more
33 agricultural environment appears to be more successful.

34
35 Mr. Hall stated that a new Item #14.D(14) should read as follows: Brenda Rogers and Tammy Roberts
36 testified at the July 15, 2010, public hearing that an AG location seems to lead to a better result with the
37 recovery programs. Brenda Rogers further testified that she had observed this while visiting 3 of 5 recovery
38 centers across the country.

39
40 Mr. Hall stated that the following should be added to the Documents of Record: #8: written comments by
41 Randall Brown received on July 15, 2010; and #9: letter from Carl Webber submitted on July 15, 2010; and
42 #10: Supplemental Memorandum dated July 15, 2010 with attachments; and #11: written comments by
43 David Rogers submitted on July 15, 2010.

1
2 Mr. Hall stated that staff talked to the City of Urbana staff a lot and they wouldn't indicate whether they
3 would recommend protest or not but County staff had answered all of their questions. He said that he can
4 not tell the Board how likely a protest is from the City of Urbana but regarding the City of Champaign the
5 letter that went to their Plan Commission was not discussed at all and was pulled from the agenda. He said
6 that Rob Kowalski, Assistant Planning Director was out this week and he was not able to obtain any further
7 information from Mr. Kowalski therefore at this time he has no idea what the municipal staffs are thinking.
8 He said that County staff has detailed the staff's and the Board's thinking as much as possible and forwarded
9 it to the municipal staffs and we will just wait to see what they think. He said that he cannot think of a
10 previous text amendment that has had this much coordination.

11
12 Mr. Bluhm informed the Board that as they review the Finding of Fact they will see that staff has
13 recommended ACHIEVES, GENERALLY ACHIEVES, and CONFORMS to all of the LRMP goals. He
14 said that he did not find one goal that required the Board's clarification.

15
16 Mr. Hall stated that staff recommended that all of the goals either ACHIEVES or CONFORMS although one
17 was indicated as GENERALLY ACHIEVES. He said that he believes that staff did achieve coordination but
18 it can be proven that this is not the same as the municipal ordinances.

19
20 Mr. Bluhm asked the Board if there were changes that the Board would like to make to the recommendations
21 made by staff and there were none.

22
23 **Mr. Thorsland moved, seconded by Ms. Capel to approve staff's recommendations on all items
24 included in the Finding of Fact for Case 668-AT-10. The motion carried by voice vote.**

25
26 Mr. Bluhm asked the Board to indicate their preference for the parking requirement.

27
28 Mr. Thorsland stated that it is best to address the parking on a case by case basis. He said that with all of the
29 discussions with the City of Urbana and the City of Champaign it would have been thought that we would
30 have had better luck in avoiding a municipal protest if the number of residents was averaged at 16 with a
31 maximum of 25 with the average being determined by those who stay more than one year.

32
33 Mr. Bluhm stated that this would make it way too complicated. He asked Mr. Thorsland how staff would be
34 able to track numbers.

35
36 Mr. Thorsland stated that he is more comfortable with a maximum of 25 residents. He said that Mr. Hall has
37 had many more discussions with the municipalities and it appears that they would like to see the number of
38 16 to be in the amendment somewhere.

39
40 Mr. Hall stated that he understands the municipality's position but the basis for that number is not related to
41 the issues that they are rising in a residential recovery center.

42
43 Mr. Thorsland stated that he is willing to go with a straight 25 as the maximum.

2 Mr. Bluhm noted that the County Board can change the number if they so desire.

4 Mr. Hall stated that the maximum may be 16 before all is said and done.

6 Mr. Bluhm stated that Item #13.B(3) indicates that more information regarding the Administrative Code requirements will be available at the meeting and #13.C also indicates that further information will be available at the meeting.

10 Mr. Hall stated that the information for Item #13.B(3) is included in Item #1 of Attachment B of the Supplemental Memorandum dated July 15, 2010. He said that the information for #13.C was not received to date.

14 Mr. Knight stated that the person that he was attempting to contact regarding #13.C did not return his call.

16 Mr. Bluhm stated that Item #13.C should be stricken.

18 **Ms. Capel moved, seconded by Mr. Palmgren to adopt the Summary of Evidence, Documents of Record and Finding of Fact as amended. The motion carried by voice vote.**

20 **Mr. Schroeder moved, seconded by Mr. Palmgren to close the public hearing for Case 668-AT-10. The motion carried by voice vote.**

24 Mr. Bluhm informed Mr. Hall that one Board member is absent from tonight's meeting therefore it is at his discretion to either continue Case 668-AT-10 until a full Board is present or request that the present Board move forward to the Final Determination. He informed Mr. Hall that four affirmative votes are required for approval.

29 Mr. Hall requested that the present Board move forward to the Final Determination.

31 **Final Determination for Case 668-AT-10:**

33 **Mr. Thorsland moved, seconded by Mr. Palmgren that pursuant to the authority granted by Section 9.2 of the Champaign County Zoning Ordinance, the Zoning Board of Appeals of Champaign County determines that the Zoning Ordinance Amendment requested in Case 668-AT-10 should BE ENACTED by the County Board in the form attached hereto.**

38 The roll was called:

40	Capel-yes	Courson-yes	Palmgren-yes
41	Schroeder-yes	Thorsland-yes	Bluhm-yes
42	Miller-absent		

7/15/10

AS APPROVED JULY 29, 2010

ZBA

Mr. Hall stated that the text amendment will be forwarded to the Champaign County Board Committee of the Whole at their August meeting.

6. New Public Hearings

None

7. Staff Report

A. June 2010 Monthly Report

None

8. Other Business

Mr. Bluhm stated that he will not be present at the July 29th meeting and Mr. Thorsland will not be present at the August 12th meeting. He said that there is only one case scheduled for the August 12th meeting therefore due to the County's financial situation it has been decided that one case is not enough to justify a meeting. He said that Case 673-V-10, Carl Parkinson will be moved to the August 26th meeting and will be heard first.

Mr. Thorsland moved, seconded Mr. Courson to cancel the August 12th meeting and to move Case 673-V-10, Carl Parkinson to the August 26th meeting and to be heard first. The motion carried by voice vote.

Mr. Palmgren stated that it is possible that he will also not be present at the July 29th meeting.

Mr. Hall requested that Mr. Palmgren contact staff to confirm his attendance to the July 29th meeting.

Mr. Schroeder stated that he may be on vacation during the July 29th meeting.

Mr. Bluhm requested that the Board contact staff as soon as possible regarding their attendance to the July 29th meeting.

Mr. Hall stated that the LRMP Booklets and CD's have been distributed to the Board. He said that he believes that the LRMP is a great document.

Mr. Thorsland stated that he did attend many of the meetings and he is fairly happy with the final product.

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

None

10. Adjournment

The meeting adjourned at 8:55 p.m.

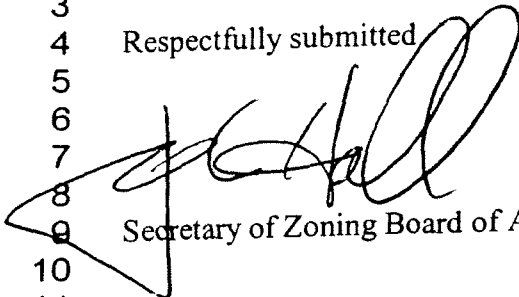
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Respectfully submitted

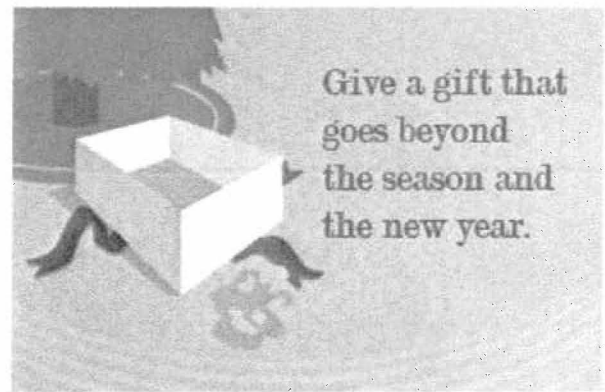


Secretary of Zoning Board of Appeals



home staff classes photos info center our needs prayer services offered me

JUNE 2011						
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Contact Information

Lifeline-connect
 P.O. Box 3332
 Urbana, Illinois 61802

Telephone: 217.367.LI
Fax: 217-367-5432

E-mail Us

Affiliations

- Apostolic Life

Announcements

currently no announcements

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Type code above.

Verse of the Day

Zechariah 14:9

"And the LORD shall be king over all the earth: in that day shall there be one LORD, and his name one."

Our Purpose

The purpose of Lifeline-connect is to create an effective and comprehensive Christian faith-based solution to life-controlling drug and alcohol addictions. By providing a healthy and stable environment which provides support and training; individuals can be transformed, restored and re-connected to community, family, friends, and financial stability. It is our mission to help men build their lives upon a firm foundation that will help them recover from a life of addiction.

"Therefore everyone who hears these words of Mine and acts upon them they will be compared to a wise man who builds his (recovery) upon the rock. And the rain descended, and the floods came, and the winds blew and the (trials of life) burst against that (recovery) and yet it did not fall, for it had been founded upon the rock (Jesus). And everyone who hears these words of Mine and does not act upon them, will be like a foolish man, who built his (recovery) upon the sand. And the rain descended, and (trials of life) blew, and burst against that (recovery) and it fell, and great was its fall.

Matthew 7:24-27



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Staff

Lifeline-connect Staff - (Lifeline-connect began Oct. 2, 2006)



D.L. Rogers - Executive Director

Email D.L.

Randy Brown - Director

Email Randy

Brenda Rogers - Administrative Director

Email Brenda

RJ Eaton - Director of Operations

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ex. love, "Jesus wept". sin

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Prayer Title

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Celebrate Recovery

Leader: LC Director Randy Brown

 E-mail Celebrate Recovery

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ex. love, "Jesus wept", sin

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Submit Request

Many today struggle with substance abuse and remain under the control of the world and all its vices and entrapments. Celebrate Recovery is a recovery ministry based on biblical principles with a goal to let God work through you. His healing power through a Christ-centered 12 Step program experience allows people to be "changed" spiritually by working through biblical principles. Participants open the door by sharing their experiences, strengths, and hopes with one another. In addition, they become willing to receive God's grace and forgiveness in solving life's problems. Celebrate Recovery provides a safe place for individuals to begin their journey of breaking out of their bondage and into God's grace (II Corinthians 12:9), by helping them deal with their life's hurts, hang-ups, and habits.

Twelve Steps and Their Biblical Comparisons

1. We admitted we were powerless over our addictions and compulsive behaviors,

and that our lives had become unmanageable.

*I know that nothing good lives in me,
that is, in my sinful nature.*

*For I have the desire to do what is good,
but I cannot carry it out.*

Romans 7:18

2. We came to believe that a power greater than ourselves could restore our sanity.

For it is God who works in you to will

and to act according to his good purpose.
Philippians 2:13

3. We made a decision to turn our lives and our wills over to the care of God.

*Therefore, I urge you, brothers,
in view of God's mercy, to offer your bodies
as living sacrifices, holy and pleasing to God
- this is your spiritual act of worship.*
Romans 12:1

4. We made a searching and fearless moral inventory of ourselves.

*Let us examine our ways and test them,
and let us return to the Lord.*
Lamentations 3:40

5. We admitted to God, to ourselves, and to another human being the exact nature of our wrongs.

*Therefore confess your sins to each other
and pray for each other so that you may be healed.*
James 5:16

6. We were entirely ready to have God remove all these defects of character.

*Humble yourselves before the Lord,
and He will lift you up.*
James 4:10

7. We humbly asked Him to remove all our shortcomings.

*If we confess our sins, he is faithful
and will forgive us our sins
and purify us from all unrighteousness.*
1 John 1:9

8. We made a list of all persons we had harmed and became willing to make amends to them all.

Do to others as you would have them do to you.
Luke 6:31

9. We made direct amends to such people whenever possible, except when to do so would injure them or others.

*Therefore, if you are offering your gift at the altar
and there remember that your brother has something against you,
leave your gift there in front of the altar.
First go and be reconciled to your brother;
then come and offer your gift.*
Matthew 5:23-24

10. We continued to take personal inventory and when we were wrong, promptly admitted it.

*So, if you think you are standing firm,
be careful that you don't fall!*
1 Corinthians 10:12

11. We sought through prayer and meditation to improve our conscious contact with God, praying only for knowledge of His will for us, and power to carry that out.

Let the word of Christ dwell in you richly.
Colossians 3:16

12. Having had a spiritual experience as the result of these steps, we try to carry this message to others and to practice these principles in all our affairs.

*Brothers, if someone is caught in a sin,
you who are spiritual should restore them gently.
But watch yourself, or you also may be tempted.*
Galatians 6:1

Classes Held at:

Apostolic Life
2107 High Cross RD.
Urbana, IL. 61802

If you ,or someone you know, would be interested in these classes, please contact
Randy Brown either by phone at 217-369-3580
begin_of_the_skype_highlighting 217-369-
3580 end_of_the_skype_highlighting or by email at lrjcbwn@gmail.com

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Genesis Process Classes

Leader: LC Director of Operations: RJ Eaton

What is the "Genesis Process?"

The Genesis Process is an integration of Biblical precepts for personal change, proven relapse prevention techniques, cognitive therapy principles, and the latest neurochemistry research relating to human behavior. For the first time in history we can answer the question "Why do we do the very thing we don't want to do"? (Romans 7: 15-23)

Genesis is the first process that we know that provides an individualized relapse treatment plan for self destructive addictive behavior.

The Bible tells us that trying to change behaviors without changing thought/belief structures is an exercise in exhaustion that usually leads to relapse. The Genesis Process recognizes that a person's self destructive behavior is the expression of their beliefs, so along with focusing on changing behaviors, Genesis also concentrates on identifying and changing core belief systems. Its practices have been shown to be effective for people stuck in self-defeating behavior patterns who truly want to change. Genesis is not designed as a self help book (although many are successfully using it on their own). It uses the insight of a trained Genesis counselor in conjunction with the Genesis Workbook to address the clients' substance relapse patterns to create a personal relapse prevention treatment plan that can truly prevent relapse.

If you would like more information on the Genesis Process please call RJ Eaton at 217.621.9649

The new Genesis Change Books for Groups are designed to help you understand and apply the Genesis principals without a trained counselor by following the comprehensive Facilitators Guide.



*For those who have the willingness to change,
Genesis gives them the ability to change.*

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Financial Peace University

Facilitators: Scott Olthoff and Brenda Rogers

Financial Peace University is a class designed for men in Phase 2 of Lifeline-connect. This class prepares men for dealing with all areas of finance. This is a 13 week required class and will educate clients on how to manage, budget, invest, save, plan for retirement and to live debt free!



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


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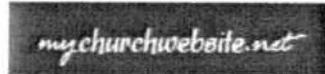
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You can be a part in rebuilding lives.

Lifeline-connect is a 501(c)(3) organization. Your generous contribution in any of the following areas will be a tremendous help.

Monthly financial commitment or cash offering

Fund raising Opportunities

Future Housing Project

Donation of goods (ex. vehicles)

Prayer for staff, clients and program

If you would like more information on how you can be a part in helping men transition from the destructive path of substance abuse to a productive life, please contact Administrative Director, Brenda Rogers, at 217.621.9649 or brdr72@comcast.net.

For cash offerings and monthly commitments, please send your check(s) to:

Lifeline-connect
P.O. Box 3332
Urbana, IL 61803



P.O. Box 3332
Urbana, IL 61803
217.367.5432

www.lifelineconnect.org

www.lifelineconnect.org



Is there a solution
to the epidemic
of substance abuse?

Yes.

There is a way to find
recovery and restoration.

Lifeline-connect

Lifeline-connect is a Christian faith-based solution to life-controlling drug and alcohol addictions. Our mission is to help men rebuild their lives spiritually, physically, emotionally and financially.

Our residential learning center provides a healthy and stable environment where men are able to focus on their recovery and receive the community support they need. Our curriculum is a comprehensive approach and covers the following areas:

Emotional
Financial
Physical
Social
Spiritual

...for a whole-life treatment
of substance abuse.

Lifeline-connect Staff

D.L. Rogers, Executive Director
Randy Brown, Director
RJ Eaton, Director of Operations
Brenda Rogers, Administrative Director

Lifeline-connect Curriculum

Our comprehensive curriculum addresses core areas of life through Bible study, relapse prevention tools, life management skills, accountability plans and personal financial responsibility education. The training includes:

The Genesis Process

An integration of Biblical principles, proven relapse prevention techniques, cognitive therapy, and the latest research in neurochemistry. This process has proven successful in maintaining long-term recovery in clinical trials and recovery programs.

L.I.F.E. (Life in Focus Education)

A.C.T.S (Alcohol & Chemical Treatment Series)

Financial Peace University

Financial education on living within a budget, paying off debt, investment strategies and saving.

Life Skills International

LSI curriculum teaches basic life skills for learning to live and love in healthier ways.

M.A.P. (Mentoring and Accountability Plan)

A Lifeline-connect client's plan to avoid relapse and reach goals. Clients select mentors and accountability partners to help maintain their course.

Applying for the program.

There is an assessment and interview process, and once completed, the program is available to men age 18 and over for an affordable tuition. Lifeline-connect clients work together daily in various job tasks to help pay for tuition, living expenses and the cost of materials.

If you or someone you know is in need of recovery and interested in Lifeline-connect, please contact Director, Randy Brown, at 217.369.3580.



www.lifelineconnect.org



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Our Needs

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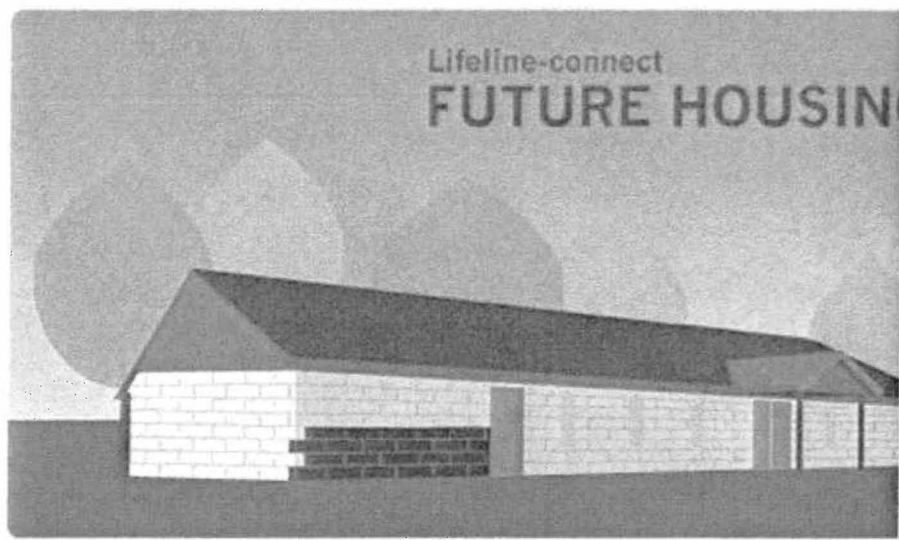
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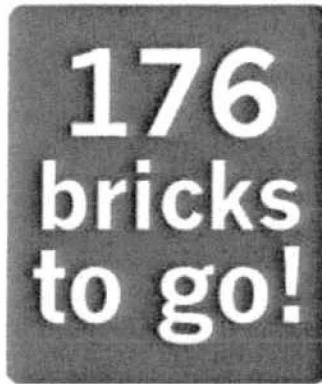
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The need for drug and substance abuse recovery assistance is great and we are currently at full capacity in our housing facility. In order to help the great number of men seeking recovery, we must expand our housing capabilities. Your support of this endeavor will help us build a new housing facility.

200 Bricks for \$200,000

The idea of 200 bricks for \$200,000 came about as a result of an individual being challenged by the Lord to make a challenge: If 200 people gave \$1,000, the cost of materials would be covered. The individual then wrote the first check for \$1,000 and the "200 Bricks" campaign began. Every \$1,000 donation will bring us one brick closer to the \$200,000 goal, and each donor's name will be placed on a commemorative plaque outside the new building as a thank you for believing in the cause and supporting this campaign.



Thank You for Your Support

Donations

- Dan and Judy Houk - \$1,000
- Brenda Kimball - \$1,000
- Gabe Omo-osagie - \$1,000
- "Nana" - \$1,000
- 10 Anonymous bricks - \$10,000
- United Pentecostal Church of Bourbon, IN - \$1,000
- Susie Wright - \$1,000
- Randy and Tammy Roberts - \$1,000
- Pastor and Mrs. D. L. Rogers - \$1000
- Rose and Bill Kizer - \$1000

Pledges

- Apostolic Pentecostal Church of Bloomington, IL - \$1000
- Missionary Vic. Votaw - \$1,000
- U.P.C. Church of Bourbon, IN - \$1,000
- Randy and Lesa Brown - \$1000
- Jim and Julie Myer - \$1000

Information last updated: 06/3/2009

Lifeline-connect is a not for profit residential training center for drug and alcohol rehabilitation. We depend upon the support and partnership of those who believe in the cause of helping men with substance abuse.

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Lifeline-connect Services Offered

**Need Help
with yardwork, clean-
up, moving or vehicle
detailing?**

Lifeline-connect men working at
WDWS/WHMS



Lifeline-connect is an Urbana-based nonprofit organization working to improve the lives of men who have encountered problems and seek to straighten their path.

As a part of Lifeline-connect's program of recovery, participants are given opportunities to learn skills, give back to the community, and raise funds to support the program. Lifeline-connect accepts business and homeowner projects to raise money to support our program. If you are interested in having Lifeline-connect do a project, you would like to make a donation, or want more information please call 217.621.9649 or email us at info@lifelineconnect.org.

HERE'S HOW IT WORKS:

You need yardwork done, vehicles detailed, some help with labor for moving, etc.? You call Lifeline-connect (217.621.9649) or email us at info@lifelineconnect.org. Give us details of what you need, and we'll give you a "suggested donation". All it takes is a donation from a nonprofit group adding value to the community and transforming the lives of men to be change for the better.

SERVICES OFFERED:

YARDWORK & LANDSCAPING: Lifeline-Connect workers will get your yard looking great. Lifeline-connect offers the following services for residential, multi-family, and office/co-working settings:

- Mulching and re-mulching
- Planting (small bushes and trees)

- Leaf raking/removal

MOVING SERVICES: Lifeline-connect workers can provide the labor for your move. Let us take the hassle and worry away - and spare your back too! Lifeline-connect offers these services for residential and office/corporate moves:

- Truck loading and unloading in your home or office

CONSTRUCTION & CLEAN-UP RELATED WORK: Whether you have an old shed that needs to come down, or your garage could use a clean-out, Lifeline-connect workers are there for you. Let us take away the worry and get the job done! Lifeline-connect offers the following construction-related services for residential and office/corporate settings:

- Remodel, demolition, or demolition of certain old or unwanted structures (i.e., old fences, sheds, etc.)
- Clean up services (clean out flooded basements, crammed garages, etc.)

CAR & TRUCK DETAILING: Lifeline-connect workers offer a variety of automobile services to keep you clean, shiny, and looking professional. Whether your own car could use a good cleaning, or your work fleet needs an overhaul, Lifeline-connect can help. Lifeline-connect offers the following services for residential and office/corporate automobile and trucks:

- Car and truck clean-outs
- Car and truck washes and waxes
- Car and truck full detail (clean-out, wash, and wax)

**Need help... Schedule a time.... Call Kelly Caywood
217.552.0653**

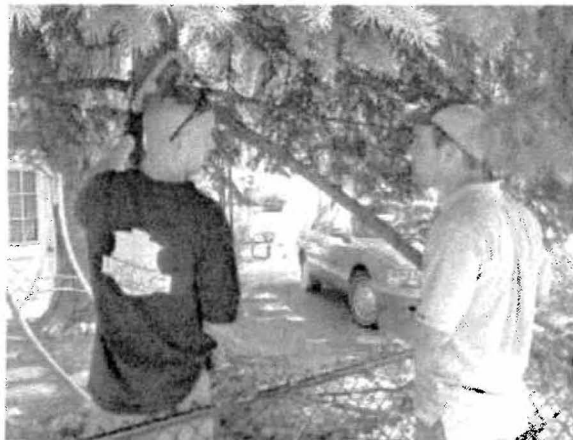
By using Lifelines services you are supporting these men in their journey towards a better and recovered life!

*Our clients are happy clients and we encourage you
to contact them about our work!*

REFERENCES:

1. WDWS - Marsha Silver - 217.351.5300 X361
2. The Roof Dr. - Randy Roberts - 217.778.7526
3. Amole Tree Solutions - Gary Amole - 217.390.5615
4. Howard and Joanne McClay - 217.398.1768
5. Jim and Shirley Howe - 217.369.2112
6. Marliyn Parkhill - 217.356.7544

**We
Appreciate
Your
Support!**



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- Looking Back Celebrating Two Years
- Looking Back Celebrating Three Years

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