

MINUTES OF REGULAR MEETING**CHAMPAIGN COUNTY ZONING BOARD OF APPEALS**

1776 East Washington Street
Urbana, IL 61802

DATE: February 29, 2024 **PLACE:** Shields-Carter Meeting Room
1776 East Washington Street
TIME: 6:30 p.m. **Urbana, IL 61802**

MEMBERS PRESENT: Brian Andersen, Chris Flesner, Lee Roberts, Thaddeus Bates

MEMBERS ABSENT: Cindy Cunningham, Jim Randol, Ryan Elwell

STAFF PRESENT: John Hall, Susan Burgstrom, Stephanie Berry, Charlie Campo

OTHERS PRESENT: Fatima Salazar, Pedro Palzan, Troy Parkhill, Abby Heckman, Debra Griest,
Ray Griest, Becky Kesler

1. Call to Order

The meeting was called to order at 6:30 p.m.

2. Roll Call and Declaration of Quorum

The roll was called, and a quorum declared present.

Mr. Hall stated that the Board had a quorum, but the Board is without their regular chair, so when the chair isn't present, the Board members that are present have to elect among themselves a chair for the evening and entertained a motion for nominations or volunteers, they do have to have a chair. He said he wishes they had the Jeopardy music to play at a time like this.

Mr. Andersen stated that he would volunteer as long as he could get some help, he doesn't want to make any mistakes.

Mr. Hall entertained a second motion.

Mr. Andersen moved, seconded by Mr. Flesner, to nominate Mr. Andersen as the chair for tonight's meeting. The motion carried by voice vote.

Mr. Anderson informed the audience that anyone wishing to testify for any public hearing tonight must sign the Witness Register.

3. Correspondence – None**4. Minutes – January 25, 2024**

Mr. Anderson requested a motion to approve the January 25, 2024, minutes.

Mr. Roberts moved, seconded by Mr. Flesner, to approve the minutes from January 25, 2024. The motion carried by voice vote.

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5. Audience participation with respect to matters other than cases pending before the Board - None

6. Continued Public Hearings – None

7. New Public Hearings –

Case 128-S-24

Petitioner: Fatima Salazar and Pedro Palzan, d.b.a. Roof Panther and K2 Builders LLC

Request: Authorize a Special Use Permit for a Neighborhood Home Occupation that exceeds the maximum allowed number of vehicles in the AG-2 Agriculture Zoning District per Section 7.1.1. of the Zoning Ordinance, subject to the proposed variance in Case 131-V-24.

Location: A 0.43-acre lot in the Southeast Quarter of the Northeast Quarter of Section 10, Township 19 North Range 9 East of the Third Principal Meridian in Urbana Township, commonly known as the residence with an address of 903 North High Cross Road, Urbana.

Case 131-V-24

Petitioner: Fatima Salazar and Pedro Palzan, d.b.a. Roof Panther and K2 Builders LLC

Request: Authorize a Variance for a Neighborhood Home Occupation with parking that is 0 feet from the front lot line and side lot lines in lieu of the minimum required 10 feet from the front lot line and 5 feet from the side lot lines in the AG-2 Agriculture Zoning District, per Section 7.4.1 A.3. of the Zoning Ordinance.

Location: A 0.43-acre lot in the Southeast Quarter of the Northeast Quarter of Section 10, Township 19 North Range 9 East of the Third Principal Meridian in Urbana Township, commonly known as the residence with an address of 903 North High Cross Road, Urbana.

Mr. Anderson informed the audience that this case is an Administrative Case, and as such, the County allows anyone the opportunity to cross-examine any witness. He said that at the proper time, he will ask for a show of hands from those who would like to cross-examine, and each person will be called upon. He said that those who desire to cross-examine do not have to sign the Witness Register but will be asked to clearly state their name before asking any questions. He noted that no new testimony is to be given during the cross-examination. He said that attorneys who have complied with Article 7.6 of the ZBA By-Laws are exempt from cross-examination. He asked if the petitioner would like to outline the nature of their request.

Mr. Anderson informed the audience that anyone wishing to testify for any public hearing tonight must sign the witness register by which you solemnly swear that the evidence that you present will be the truth, the whole truth and nothing but the truth so help you God.

Mr. Anderson invited the petitioner to make a statement outlining the nature of their request prior to introducing evidence.

1
2 Fatima Salazar, 903 North High cross Road, Urbana, stated that she has been a member of this community
3 since 2005 when she came to town to attend the University of Illinois and after that she never left because
4 she fell in love with the town and she met her husband in this town, and they formed their family. She said
5 they own two local businesses here in town and offer exterior services to all of Champaign County, they
6 are a home-based business and as soon as they found out they had to apply for a Special use Permit to be
7 allowed to have more than the allowed vehicles, they did so, and that is why they are here this evening.
8 She said they run their business from home and have their home office, but they bring services to
9 Champaign County residences, so every morning they take off from their home, then meet customers and
10 clients at their home, and they preform exterior services, such as, roofing, siding, gutters, windows,
11 additions, decks, etc. She said to give them a little bit more of information since she realized now that she
12 didn't mention it, so at their home they use their driveway to park their vehicles overnight. She said usually
13 the vehicles that are parked at their home are the trucks that they use to move their dump trailers from
14 jobsite to jobsite; the only time they have all of these vehicles together is in the winter when they aren't
15 working outside, so all of their vehicles are in their driveway during the winter, but during their season
16 they are mainly on jobsites, they might park them overnight in case they get home in the evening, then
17 they have to wait until the next morning for the recycling center to open up, then they take the dump
18 trailers to be dumped. She said in the time they have been living there, they never have had any accidents,
19 or posed a danger to any of their neighbors, and they are here to ask that the Board please allow them to
20 continue to be able to park vehicles at their home. She said their goal is to be able to have a commercial
21 location for their business and they are working towards that goal, but for the time being they are asking
22 the Board if they can be permitted to continue to park their vehicles there until they are able to make that
23 move to purchase a commercial site.

24
25 Mr. Andersen asked if the Board had any questions.

26
27 Mr. Flesner stated that her last statement, kind of answered the questions that he had for her, so he knows
28 in the paperwork, that they have one employee that works for them, and he usually arrives around 7:30a.m.
29 He said everybody's goal is to expand their business, so in case of expansion, do they have people meet
30 them at the job site or do they come to their property and park their vehicles there as well?

31
32 Ms. Salazar said that is correct, they do have one part-time employee at the moment, so he does park his
33 vehicle on their property, then switches into one of their trucks and drives to customers' homes, and he
34 helps them manage the projects.

35
36 Mr. Flesner said if he is reading this correctly, but in case of expansion maybe people don't want 15 or 20
37 vehicles parked on their lot. He asked if there were plans to have employees drive to a jobsite to meet up,
38 take home trucks, or something along those lines.

39
40 Ms. Salazar said they are aware that any reputable company that has a commercial site is able to promote
41 their business and hire more staff, so they understand that it is essential for them to secure that commercial
42 location before they hire more people. She said eventually their goal is to have a commercial location and
43 be able to hire more people, and they are mindful in the sense that they are not going to hire ten to 15
44 people and have 10 to 15 different cars on their property, and have that become a problem, so they don't
45 plan to have a large number of employees anytime soon.

46
47 Mr. Roberts asked how long the remodeling on the house will go on.

48
49 Ms. Salazar asked if he meant the current remodeling that is taking place right now.

1
2 Mr. Roberts said yes.
3
4 Ms. Salazar said she believes their permit allows them one year, but they plan to have it completed before
5 summer.
6
7 Mr. Roberts said they have enlarged that house quite a bit, and it looks good.
8
9 Mr. Flesner said it really does.
10
11 Mr. Andersen asked if there were any more questions from the Board.
12
13 Mr. Hall told Ms. Salazar that his view of vehicles at a home occupation, is that they are business vehicles,
14 and the Zoning Ordinance requires business vehicles, when there are more than four, to be screened. He
15 said in their case given how many vehicles they have indicated on their site plan, he thinks it would require
16 a lot of screening. He said it remains to be seen if the Board will require that, but if they would, he thinks
17 they would need to see a better parking layout that is a little more detailed, but he appreciates what they
18 have done to date. He said they hired the surveyor to survey their lot and they found out that the property
19 is completely wrong in the GIS database, and their lot is much different than what it appears; he thinks
20 there is room for screening. He said the other thing is that there have been some complaints about mud
21 being tracked onto the street from vehicles parking off of the paved area and asked them if they would be
22 willing to add more paved parking if the Board thinks that is necessary. He said that he knows all of this
23 could end up being expensive, and they would need a better site plan to show exactly what they are
24 proposing or what the Board wants to see and asked if they would be willing to do something like that.
25
26 Ms. Salazar said yes Mr. Hall, we are willing to comply with whatever the Board deems necessary. She
27 said in terms of screening, they are not opposed to that; the reason why they are here is because they found
28 out that they had to apply for a Special Use Permit and they want to make sure that they do the right thing,
29 and that they are following the proper ordinances, so if they require them to have screening, they are not
30 opposed to that. She thinks part of the cases were to be allowed to add additional pavement that he
31 mentioned, so they don't have any vehicles parked between where the road meets the grass – the area that
32 causes the mudding issue. She knows that as part of the permit they were asked to move an existing shed
33 that is near the garage, so they plan to move that closer to the south side of the property by where the trees
34 are. She said that will free up that area by the garage, and they plan to pave that area, so they can get every
35 single vehicle off the concerned area that he mentioned.
36
37 Mr. Hall said okay and thanked her.
38
39 Mr. Andersen asked if anyone would like to cross-examine this witness. Seeing none, he thanked Ms.
40 Salazar and told her that they had someone else that would like to testify for this case, and if she could
41 have a seat for a minute.
42
43 Ms. Salazar thanked them.
44
45 Mr. Andersen called Debra Griest to the testimony microphone and asked her to state her name and
46 address.
47
48 Debra Griest, 1802 Cindy Lynn Street, Urbana, stated that she owns the property at 3210 East Anthony
49 Drive, which is directly northeast of the subject property and offset by the intersection. She served on the

1 Champaign County Zoning Board of Appeals for 15 years and chaired it ten of those years and
2 sympathizes with the difficult decision they have in front of them. She said the purpose of her appearance
3 tonight is to formally object to the approval of the Special Use Permit and Variance requested in Cases
4 128-S-24 and 131-V-24. She has observed the growth and operations of these two businesses since the
5 owners purchased the property and began operations several years ago and since then the businesses have
6 steadily grown, which is a good thing. She said although somewhat seasonal, the number of commercial
7 and employee vehicles on this site continues to increase and become problematic. She said operations of
8 the businesses appear to be seasonal as one might expect in the roofing and construction business, and
9 during the busy times of the year there are vehicles, trailers, and equipment that are frequently parked in
10 the yard, ditch, and along the roadway. She said several vehicles show up at the subject site each day and
11 workers take the commercial vehicles and trailers to the work sites, but employee and family member
12 vehicles remain at the site and on multiple occasions the vehicles have parked on the non-impervious
13 surfaces leaving ruts in the road ditches resulting in tracking large amounts of mud onto the roadway, and
14 she is the one that complained about mud on the roadway.

15
16 Ms. Griest said the petitioner states that they have only one non-family member employee, which is a
17 regular employee, and that may be accurate at this time. She said these family member employees do not
18 appear to live in the residence at the subject site, which creates the same traffic and parking problem as
19 regular employees. She is requesting that non-resident family member employees be considered as regular
20 employees, as they impact the operations and neighborhood in the same manner as regular employees.
21 She said the subject site is a single-family residence located among other single-family residences and
22 should be regulated in such a manner. The subject site borders a single-family residence within the City
23 of Urbana on the south boundary line. She said Anthony Drive borders two sides of the property, which
24 is the only access to the surrounding homes and farmland beyond the subject property, and when vehicles
25 are parked on or near the roadway, it restricts access to these properties and eliminates the ability of the
26 farmers to access their fields and the other residents to receive services. She said vehicles have been parked
27 on the shoulder of the roadway resulting in the garbage truck being unable to provide garbage pick-up for
28 the other residences on the street.

29
30 Ms. Griest said although conceptually, she supports Neighborhood Home Occupation businesses, but she
31 strongly believes that these are not suitable Neighborhood Home Occupation businesses at this location.
32 She said that this lot does not even meet the minimum lot size requirement for a rural lot under the current
33 Zoning Ordinance being less than a half-acre. She understands the lot was developed prior to the existing
34 Zoning Ordinance, but the Neighborhood Home Occupation regulations were developed with the current
35 lot size requirements in mind, and this lot was specifically designed for residential use and does not contain
36 adequate space for the additional proposed businesses operations. She said it is not like a customary rural
37 lot under today's standards with extra square footage and significant setbacks; the current operations
38 significantly detract from the intended residential use of the property and negatively impact the appearance
39 of the neighborhood. She said this request is not even minimally suited for the requested operations at this
40 location, the existing operations have already impacted the ability of the neighbors to receive services,
41 and the existing operations have outgrown the available space and need to be permanently downsized or
42 relocated to a commercial space.

43
44 Ms. Griest regrets that the petitioner believes they do not have the financial resources to move operations
45 to a commercial location, however, they have demonstrated significant recent growth, substantial
46 modifications to the residence, and stated continued and anticipated growth. She said other companies in
47 the same businesses in the county are certainly able to provide similar services at competitive prices while
48 operating from commercial locations, therefore, she does not believe that the claim of financial constraint
49 is a valid justification for approving this request and should be removed from the summary of evidence

1 and not considered as justification for the approval of this request. She holds no ill-will toward the
2 petitioners or their businesses, but simply believes this is not a suitable location for the commercial
3 operations they are conducting and requests that the ZBA deny their request – she has prepared copies for
4 everyone.

5
6 Mr. Andersen asked if there were any questions from the Board or Staff. Seeing none, he asked if anyone
7 would like to cross-examination this witness. Seeing no one, he thanked Ms. Greist and asked if anyone
8 else would like to present testimony. Seeing no one, he entertained a motion to close the Witness Register
9 for Cases 128-S-24 and 131-V-24.

10
11 **Mr. Bates moved, seconded by Mr. Flesner, to close the Witness register for Cases 128-S-24 and**
12 **131-V-24. The motion passed by voice vote.**

13
14 Mr. Andersen asked if the Board had any response to the testimony that they heard. Seeing none, he asked
15 Ms. Salazar if she had something else she would like to say.

16
17 Ms. Salazar thanked them for allowing her to say a couple more things. She said the testimony that Ms.
18 Griest gave was the first time they have heard of someone having issues with their garbage being picked
19 up, and if they had been made aware of that, then they would have done something to address that. She
20 said they have been renting this property since 2017 and wanted to clarify that, because Ms. Griest had
21 mentioned that they purchased this property and have been doing this for several years, but they just
22 recently purchased the property in 2023. She said while they have shown growth in their company and
23 have their customers in their community to thank for that, they started as a handyman service company
24 and have grown into a full exterior construction company. She said their goal is to eventually have a
25 commercial location, but having a commercial location requires at least one, to one and one-half million
26 dollars to be able to purchase that. She said her husband and her built this business from scratch back in
27 2017, so everything that they have done, they have learned on the go and are learning as they are growing,
28 and like she mentioned, eventually their goal is to have that commercial location and are working very
29 hard every day to be able to meet that goal, but for the time being, that is why they are here asking for
30 approval of the Special Use Permit, so they can continue to work toward that goal of having that
31 commercial property.

32
33 Mr. Andersen asked the Board how they felt about having the petitioner return with a better plan of what
34 the parking situation is going to look like and potentially adding some screening and what not to help
35 alleviate some of the concerns.

36
37 Mr. Flesner said he agrees with some better parking, and please correct him if he is wrong here, but he is
38 curious about if they added a second driveway on the property, however, he is not sure of the regulations
39 for driveways per household. He said if they added a second driveway on the west side of the house would
40 that make a difference, because they wouldn't see it driving on High Cross Road, but they would see it if
41 they drove down Anthony Drive. He isn't certain how that works yet, but if they added a secondary
42 driveway behind the house, especially now that they have added a large addition to the second story of
43 the house, they wouldn't see it from a main thruway.

44
45 Mr. Hall said granting a second driveway entrance would be up to the highway commissioner, so even if
46 the Board required it, it would be up to the highway commissioner whether he thinks a second driveway
47 should be allowed. He said one thing the Board might want to consider is that a second driveway might
48 be advisable if the petitioner can't accommodate parking by improving where they are already parking.
49 He said putting himself in the position of a neighbor, it's like oh gee, another driveway would be another

1 eight vehicles, when will this end, so he thinks the Board has to be prepared to know how much is
2 reasonable and how much is too much. He said if the Board wanted the petitioner to investigate that, then
3 check with the highway commissioner to see if they can get a second driveway entrance and what would
4 that look like with the ultimate goal being to minimize the impact on neighbors while still at least
5 accommodating the current number of vehicles and things like that. He said if the Board even thinks that
6 there is room to expand beyond this site plan showing seven vehicles, but not all of them are powered,
7 because some he thinks are trailers.

8
9 Ms. Salazar said yes.

10
11 Mr. Hall asked her what the break down is on how many are vehicles and trailers.

12
13 Ms. Salazar said one enclosed trailer, two dump trailers, two company trucks that are in operation full
14 time, two other company vehicles that are on the property at all times, and their family vehicle.

15
16 Mr. Hall said the Board needs to consider that the request is based on this number and do they want to cap
17 that at that.

18
19 Mr. Bates said based off those numbers, they are already short; two, two, two, and two individuals – that
20 is eight.

21
22 Mr. Hall said he was thinking some of those are just their personal vehicles and not their business vehicles.

23
24 Ms. Salazar agreed.

25
26 Mr. Bates said one was a family vehicle.

27
28 Mr. Hall said okay.

29
30 Mr. Bates said that would give them their seven and they are already expecting more growth.

31
32 Ms. Salazar said she would like to clarify that at the moment they do have those vehicles and as Mr.
33 Flesner asked, they are not planning to purchase any more vehicles other than the ones they already have.
34 She said there is no cause for concern that they are going to bring in more vehicles than what they currently
35 have and cause more of an issue, they are trying to work with the Board in granting them permission to
36 park their vehicles in different areas on the property, so they can get them away from the ditch area.

37
38 Mr. Andersen asked why the employees that have the vehicles that are coming and parking there every
39 day don't just take the vehicles home with them, and then the vehicles are not on the property anymore.

40
41 Ms. Salazar said that is something they could consider if that is what the Board feels. She said the only
42 concern with that is, that the employee that they have is a part-time employee, so sometimes he works
43 Monday through Wednesday and every other week he works Monday through Thursday, so if he is taking
44 the vehicle home and they have to use it. She said the reason why they have their four trucks is because
45 they have the power to be able to pull the dump trailers, so if they remove a truck and he keeps it at his
46 home, then now they are down to just one vehicle. She said when they have multiple projects going on
47 and they have to remove dump trailers from customers homes to go take them to the recycling center to
48 dump, then it kind of puts them in a tight spot where they only have one vehicle going and picking up the
49 dump trailers to dump while the projects are ongoing.

1
2 Mr. Andersen asked if Mr. Flesner had a question.
3
4 Mr. Flesner said yes, he is trying to think how to word this and is guessing this is the best way for him to
5 start and asked her how many employees they have.
6
7 Ms. Salazar said that they have one part-time employee, and it goes back to the question that they asked
8 about growth. She said part of the reason they are not able to retain full-time employees is because they
9 don't have a location, so if they were to put themselves into the shoes of someone looking to work with
10 them, they don't have a location, then they might think twice about applying to work with them, because
11 they don't have a commercial location, but they only have one part-time employee right now.
12
13 Mr. Flesner said that is where his question lies and he hopes he is not out of order saying this, but the
14 Board just asked you about a take home truck for an employee to get one vehicle removed their driveway,
15 that still leaves them with another vehicle there for the other owner or whomever would drive that. He
16 said their two employees are already covered with vehicles, so he guesses he is confused with that, they
17 are worried about it, because he works three days one week and four days the next week, and if they have
18 two projects going on, he guesses he is confused by that, so he apologizes.
19
20 Ms. Salazar said she was answering the question on the suggestion that was made about if an employee
21 takes a truck home with him, then that way he doesn't have to bring his vehicle on site. She said the only
22 concern with that is on the days that he is off work, that vehicle is going to be on his property.
23
24 Mr. Flesner asked if they still had another vehicle.
25
26 Ms. Salazar said yes.
27
28 Mr. Flesner said okay.
29
30 Mr. Bates asked if they have four company vehicles for one employee.
31
32 Ms. Salazar said they are different, so she will try to explain it.
33
34 Mr. Bates asked if they had one employee for four vehicles, that is yes or no.
35
36 Ms. Salazar said they have one part-time employee.
37
38 Mr. Bates said for four vehicles.
39
40 Ms. Salazar said the four vehicles are different, so they have a Mazda.
41
42 Mr. Bates said he understands, he has seen the vehicles because he has been there, but something is not
43 adding up here. He asked if this business only has one part-time employee.
44
45 Ms. Salazar said one part-time employee.
46
47 Mr. Bates asked if anybody else works.
48
49 Ms. Salazar said that her and her husband are co-owners, and they wear multiple hats in their business, so

1 they are engaged in the full operation of the business working from 6:00 a.m. to midnight every single
2 day.

3
4 Mr. Bates said that would be a total of three employees and asked if that was correct.

5
6 Ms. Salazar said yes.

7
8 Mr. Bates said three total employees at this company.

9
10 Ms. Salazar said yes.

11
12 Mr. Bates said that was the question and this point he is not comfortable moving forward with the way
13 this plan sits. He said the only recommendation that he could come up with is to either potentially look at
14 an offsite location for rental or a proposed screening plan.

15
16 Mr. Flesner said he agrees with the new information.

17
18 Mr. Andersen said it looks like there is somebody else that would like they want to speak on this and
19 would the Board entertain reopening the Witness Register for Cases 128-S-24 and 131-V-24.

20
21 **Mr. Bates moved, seconded by Mr. Flesner, to reopen the Witness Register for Cases 128-S-24 and**
22 **131-V-24. The Motion passed by voice vote.**

23
24 Mr. Andersen asked if Pedro Palzan could please state his name and address prior to his testimony.

25
26 Pedro Palzan, 903 North High Cross Road, Urbana, stated that he is co-owner of the two companies that
27 were just mentioned – Roof Panther and K2 Builders. He said first of all he really wants to thank the Board
28 for hearing him out and Ms. Griest for bringing her complaints to them, because this is the first time that
29 they have had complaints, they usually have nothing but compliments from their direct neighbors. He said
30 their neighbors have said ever since they have started renting that they have been improving, because they
31 believe that if they are going to be in business, then they have to project that from their own living, so that
32 is their mindset. He said someone is always going to see him around the house picking up limbs, cleaning
33 up, and spreading some grass seed here and there. He really wants to share his strategy with them, because
34 they experienced growth, and thanks to the community, it has been really great growth. He said it is also
35 because they like to do things right, and that being said, there is questions like the vehicles not adding up
36 to the employees, they had one other employee that was part-time, but they had to fire him last year
37 because he was not responsible and they had another employee that would come in maybe one or two days
38 because he would rather do Uber, and as his wife, Ms. Salazar, had mentioned, they haven't been lucky
39 enough to retain the right employees, because they don't have a location to secure them a good work site
40 on where to start the day and have a breakroom or bathroom – properly for the employees.

41
42 Mr. Palzan said the goal is to hire employees and do kind of like what the Board had mentioned on giving
43 the employees a vehicle, because the type of employees that they are looking for are salespeople. He said
44 just like when they see other companies out there driving their truck and taking it to their house; their goal
45 is to be able to hire the right person to become their salesperson or project manager, so their strategy is to
46 get those proper candidates, provide them a vehicle, so they can go and sell the jobs or manage the jobs.
47 He said as of right now they are not planning on buying any more vehicles, because they are still a six-
48 figure company, they only invest and reinvest in their business, that is why they see the improvements
49 that they see, because as he stated earlier, if they project their skills, then people will come to them and

1 want to hire them. He said that is what happened when they were renting their house, they had some
2 concerns and shared them to their landlord, and he told him he was willing to do the job if he paid for the
3 material, because they really have a big problem with water coming inside of the house and need to get
4 rid of the concrete porch, because it is messing up the rim joist and mice are coming in. He said their
5 landlord told them let's do it, so he upgraded and built a nice front porch, and somebody showed up and
6 said, they really liked what he did and asked if he could build them one.

7
8 Mr. Palzan said that has been going on, on, because they see how they perform on their own services, that
9 is what he wanted to share with the Board, they have a plan, and for this year it isn't gaining more vehicles,
10 but hiring the right salesperson to represent them to the community, because they don't want to just hire
11 anybody. He said once they find the right candidate through the proper funnels by doing everything that
12 has to be done like a background check and proper everything, they are going to provide them a vehicle,
13 so they can take it home, then they will have less vehicles at their home. He said one of those vehicles is
14 their Mazda, which was their first vehicle, they haven't moved it and it is dusty; they believe in retaining
15 assets, it their mindset that they don't like to sell stuff, they like to keep their vehicles. He said one of the
16 other vehicles is a small Titan, which was their first business vehicle, and it hasn't been moved and is
17 parked on the side. He said the goal is to have a vehicle for somebody to be able to sell jobs and another
18 vehicle for somebody to be able to manage those jobs, because eventually they are going to grow into a
19 commercial building whenever they reach the right funds to get to that level. He said they might project a
20 lot of growth and that they are wealthy, but they are in the process, and they use everything that they have
21 to reinvest and grow their generational wealth.

22
23 Mr. Andersen asked if there were any questions from the Board. Seeing none, he asked if there was any
24 cross-examination for this witness.

25
26 Debra Griest, 1802 Cindy Lynn Street, Urbana, asked the petitioner if she heard him testify that they have
27 inoperable vehicles on the site.

28
29 Mr. Palzan said yes at the moment they have two small vehicles that they have been parking there, they
30 don't get rid of them, because their goal is that they want to grow, and they want to have a vehicle for
31 somebody to come in and take it home.

32
33 Ms. Griest asked him if these were their business vehicles or personal vehicles.

34
35 Mr. Palzan said one is a personal vehicle and the small Titan truck was their first business vehicle that
36 they had, it can't pull a lot of weight, so they can't use it for moving all those big trailers.

37
38 Ms. Burgstrom asked Mr. Palzan if she heard him correctly; are the vehicles operational that are sitting
39 there or are they not operable.

40
41 Mr. Palzan said they are operational and asked if she meant do they function.

42
43 Ms. Burgstrom said okay.

44
45 Mr. Palzan said yes sorry, he misunderstood them, but all of the vehicles function.

46
47 Ms. Griest said is there anything that prevents them from putting them in storage since they are not
48 operating them to reduce their footprint.

49

1 Mr. Palzan said right now there is nothing but financial, but the goal is to hire the right people, so they
2 can give them their own vehicle.

3
4 Ms. Griest said okay and thanked him.

5
6 Mr. Palzan thanked her.

7
8 Mr. Andersen thanked them and asked if anybody else would like to cross-examine this witness. Seeing
9 none, he entertained a motion to close the Witness Register.

10
11 **Mr. Roberts moved, seconded by Mr. Bates, to close the Witness Register for Cases 128-S-24 and**
12 **131-V-24. The motion carried by voice vote.**

13
14 Mr. Andersen said it is looking like they might want to continue this case, and can the Board help out here
15 on what they are specifically looking for from the petitioners.

16
17 Mr. Roberts said he thinks the petitioners should look into the what the road commissioner has to say
18 about putting in another driveway on that southwest corner, so they can put a pad back there to park extra
19 vehicles, but he doesn't know how the grade works there, because it looks like there is kind of a deep
20 ditch, but he supposes they could put in a culvert and cover with it rock, and go that direction, then that
21 would enable the petitioners to put some vehicles back there, so they wouldn't be so crowded on the road.

22
23 Mr. Andersen said he is thinking that some screening would be a good idea there and asked if that is
24 something the Board would like the petitioners to look into.

25
26 Mr. Bates said yes, he thinks screening options would be important.

27
28 Mr. Flesner said he agrees with the screening options especially now, since he has looked more at the
29 overview of the house.

30
31 Mr. Andersen told the petitioners that the Board was looking for three things from them. He said screening
32 options on the north side, potentially the other driveway access, and maybe a more concrete plan on what
33 the parking situation is going to look like at either location, that is kind of the ask from the Board.

34
35 Mr. Palzan said they are not opposed to the screening option, they are here to work this out with the Board
36 and staff, and they appreciate helping with their suggestions and whatever there is that needs to be done.
37 He said the only thing that they need is a little bit of time, because as he stated, they like to reinvest in the
38 company and are going to get to position where they are going to be able to buy a lot and build and go
39 from there and he thanked them.

40
41 Mr. Andersen asked the Board what they were thinking about for the possible date for the continuance, it
42 looks like the first date is April 11, 2024, but they have a solar case that day.

43
44 Mr. Bates asked if that would be enough time.

45
46 Mr. Andersen asked Mr. Palzan if that would be enough time for them on April 11, 2024.

47
48 Mr. Flesner said he is sorry, but he doesn't remember which solar issue this is and asked if this is the one
49 by Homer.

1
2 Mr. Andersen said yes.
3
4 Mr. Flesner said okay.
5
6 Ms. Burgstrom said Sidney.
7
8 Mr. Andersen said Sidney.
9
10 Mr. Flesner said between Homer and Sidney.
11
12 Mr. Andersen said Frito Lay.
13
14 Mr. Flesner said yes.
15
16 Mr. Andersen asked Mr. Palzan if that would be enough time for him to get back to the Board and staff
17 with the information that they have requested.
18
19 Mr. Palzan asked if it was April 1, 2024.
20
21 Ms. Burgstrom said April 11, 2024.
22
23 Mr. Palzan said April 11, 2024, that should be enough time.
24
25 Mr. Andersen asked Mr. Palzan if he thinks he can be ready by April 11, 2024 with the Boards requests.
26
27 Mr. Hall asked Ms. Burgstrom if she thought they would have enough time on April 11, 2024 given the
28 issues with the solar farm.
29
30 Ms. Burgstrom said yes.
31
32 Mr. Flesner said he is concerned about the other residents in that neighborhood hearing about it and the
33 meeting having ten times more people there, that is why he was curious about April 11, 2024.
34
35 Ms. Burgstrom said all those neighbors were notified.
36
37 Mr. Flesner said okay, nope, perfect.
38
39 Ms. Burgstrom said that is one thing that –
40
41 Mr. Flesner said that works for him then.
42
43 Mr. Andersen said he doesn't think there were nearly as many concerned neighbors on this case. He
44 entertained a motion to continue Cases 128-S-24 and 131-V-24 on April 11, 2024.
45
46 **Mr. Flesner moved, seconded by Mr. Roberts, to continue Cases 128-S-24 and 131-V-24 on April**
47 **11, 2024. The motion carried by voice vote.**
48
49 Mr. Andersen thanked the petitioners.

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Mr. Palzan thanked them.

Mr. Bates asked Mr. Hall if this would go before or after the solar farm case.

Mr. Hall said normally it would go after, but the Board can rearrange that agenda how they see fit.

Case: 129-AM-24

Petitioner: **Troy Parkhill**

Request: **Amend the Zoning Map to change the zoning district designation from the R-1 Single Family Residence Zoning District to the B-4 General Business Zoning District.**

Location: **A 1.81-acre tract in the Northeast Quarter of the Southeast Quarter of Section 15, Township 20 North Range 7 East of the Third Principal Meridian in Mahomet Township with an address of 503 South Lake of the Woods Rd, Mahomet.**

Mr. Anderson informed the audience that anyone wishing to testify for any public hearing tonight must sign the witness register for that public hearing.

Troy S. Parkhill, 365 Wayne Street, Mahomet, stated that they were requesting to rezone this property and back when he was younger it was a bakery called Donaldson’s Wedding Cakes and Bakery, and it is adjacent to the rest of their property in that general area and it has industrial behind it, commercial to the south, and residential to the north, they just picked up the property and paid a small fortune for it. He said they are looking to do an apartment type situation in the top of it with general business in the bottom and it will be another roofer, and he is looking to put in a little show room and have a spot where he can store some shingles, rolls of tar paper, and stuff like that, then he will have some dump trailers and stuff he will need to park out back of this property.

Mr. Andersen asked if there were any questions from the Board for this witness.

Mr. Parkhill said it fits in on what is going on in that area.

Mr. Bates asked if he already has a company that is interested in this.

Mr. Parkhill said Abraham Martinez with Topline, he is currently in Mahomet on Illinois Route 47 and runs a nice business that is always organized.

Mr. Andersen said just to be clear, the business already has commercial property and is looking to relocate their business here.

Mr. Parkhill said no, this property fronts the commercial property, well no, commercial properties to the south of them have industrial behind them, but he is in Mahomet in a building that he has been renting.

Mr. Andersen said okay, that is what he wanted to confirm, he is already in a commercial property even though he might be renting it.

Mr. Parkhill said he would imagine it is commercial.

1 Ms. Burgstrom said correct, commercial.

2

3 Mr. Parkhill said yes, but his lease is coming up in December 2024.

4

5 Mr. Andersen said for himself, this is kind of similar to the case that they just heard before this case. He
6 has some of the same concerns that he had before with the other case and wants to make sure they are
7 being a good neighbor to everybody, and the fact that the company is leasing a property already, he doesn't
8 know if that would justify changing the zoning for the business.

9

10 Mr. Hall said he wanted to let the Board know that they have received a formal protest from the Village
11 of Mahomet, and with Village protests, they don't go into why they are protesting, it is just a simple
12 statement of protest and that triggers the requirement for County Board approval to 17 of 22 members. He
13 said this Board can do what they want with the protest, they could try to figure out if there are issues that
14 could be dealt with. He said with rezoning they don't recommend a lot of conditions, but they have
15 recommended one very simple condition tonight on maintaining a 30-foot wide vegetated buffer along the
16 north boundary of the property, he wouldn't want to get much more complicated from that, because it is
17 legally risky, but again, when they have a municipal protest, the more you know about what the protest is
18 about, then maybe there is something that can be done, but maybe not. He said that he thinks that they are
19 going to get testimony tonight from the Village of Mahomet's Planner, so that will be key testimony, and
20 he apologizes for not having copies of the protest, but again, there wasn't a lot of detail in it and there
21 doesn't need to be, it was just a formal protest.

22

23 Mr. Flesner asked Mr. Parkhill if this roofing business would be essentially leasing the entire property, is
24 it just the house and the garage, or is it all three buildings.

25

26 Mr. Parkhill said he will be leasing the whole property.

27

28 Mr. Andersen said he didn't think that the Board had any more questions, so they are going to move onto
29 the next witness.

30

31 Mr. Parkhill said okay.

32

33 Mr. Andersen thanked him.

34

35 Mr. Parkhill thanked them.

36

37 Mr. Andersen said he was going to go off the list here and called Abby Heckman to the testimony
38 microphone.

39

40 Abby Heckman, Village Planner for the Village of Mahomet and representing the Board of Trustees for
41 the Village of Mahomet, asked if she could ask a question of Mr. Parkhill's testimony or is that not
42 appropriate right now.

43

44 Mr. Hall told her that she could ask the Board her questions, then they can elicit a response from Mr.
45 Parkhill.

46

47 Ms. Heckman said great and thanked him. She said as Mr. Hall had mentioned, the Village Board of
48 Trustees reviewed the case information that was prepared by the Department of Planning and Zoning staff
49 at the Village of Mahomet's meeting this past Tuesday, their Board of Trustees voted to submit a formal

1 protest, that protest was delivered and filed with the County Clerk yesterday and she does have a copy of
2 it, although Mr. Hall is correct, it doesn't go into detail, but she would be happy to try to provide them
3 additional information.
4

5 Ms. Heckman said this property is within the Village of Mahomet's Extraterritorial Jurisdiction (ETJ) and
6 it is adjacent to the Village of Mahomet's limits on three and a quarter of the sides. She said the future
7 land use map for the Village of Mahomet identifies this property as single-family as it has been used up
8 until this point and she would like to point out that right now there is a current residential driveway
9 approach access off of East McDougal Road, so a commercial access would require a permit from the
10 Village of Mahomet for access from East McDougal Road from this property, that has not been permitted
11 or requested at this point. She would like clarification on where they plan to store materials and vehicles,
12 because the current driveway doesn't have access to the rear of the property at all including the
13 outbuilding, so she is curious on how they plan to access that with vehicles and other things without doing
14 any exterior improvements at all, which is what was stated in the written documents provided. She said
15 she would also like to mention that this property she is assuming has a well and septic, she did contact
16 Jeff Blackford with Champaign County Health Department and he indicated that they don't have a record
17 of a septic system being there, but he did say that at the time when this would have been constructed there
18 would have been regulations in place, but they may not have been issuing permits at that time. She said
19 another question would be in the written documents the applicant has stated that it is a functioning septic
20 system, but just because the toilets flush doesn't mean that it is necessarily functioning properly and she
21 is curious as to what proof or investigation has been done related to that, because water and sanitary sewer
22 is available to this site and it is within 300 feet of the property and she would expect that connecting would
23 be an option for them. She said going back to the septic, this property is covered with trees, so trees
24 interfere with leach fields, so she is just curious as to the functionality of the septic system.
25

26 Ms. Heckman said the Village of Mahomet Board of Trustees is looking to protect the Extraterritorial
27 Jurisdiction, especially things that are directly adjacent and would like consistent development standards
28 with what is provided within the Village of Mahomet. She said from her understanding the State of Illinois
29 building code for commercial properties requires certain building requirements including fire safety
30 between residential and commercial, but she doesn't know if any of those things are being addressed by
31 the petitioner. She said Americans with Disabilities Act parking is usually required as part of an office
32 setting for commercial properties, they just don't have enough information to make a determination on
33 whether it would be a good fit or not, she mentioned to the Department of Planning and Zoning staff that
34 they would like Mr. Parkhill to come to them to talk about rezoning upon annexation and about things
35 they could do to work together; Mr. Parkhill indicated to the Department of Planning and Zoning staff that
36 he wasn't interested, so she has not had direct communication with Mr. Parkhill related to this project.
37 She said she would also like to point out that as part of their Land Resource Management Plan goals; there
38 are many policies in here that talk about incorporated municipalities and development in general that is
39 within the Extraterritorial Jurisdiction or adjacent in consistency with development standards. She said
40 she is a little confused why this isn't considered new development, she realizes they are using an existing
41 structure, but they are completely changing how it is being used, so she would like to point to those policies
42 and point out that there are many in here that she doesn't believe this project helps achieve those, but she
43 will be happy to answer any questions that they have.
44

45 Mr. Andersen asked if there were any questions from the Board.
46
47

48 Mr. Roberts said lots, but he doesn't know how to put it all together right now.
49

1 Mr. Anderson asked if there were any comments from Staff. Seeing none, he told Ms. Heckman that there
2 were no questions, and they were going to call the next witness to testify – Becky Kesler.

3
4 Becky Kesler, 407 South Lake of the Woods Road, Mahomet, stated she is the property north of this
5 property and has a common property line on her south border and their north border. She said her concern
6 is that this property is covered with trees and plants, and the gentleman that owned it and sold it was one
7 of the people at Lake of the Woods, so he worked with all the gardens and had a lot of this type of material
8 there. She said the house has been empty about a year, and her concern is that the property is zoned
9 residential for a single-family, and it was zoned that way when Mr. Parkhill purchased it, and he knew
10 what it was, so now he is trying to change the zoning, which will affect her greatly, so that is what she is
11 concerned about. She said she doesn't particularly want a construction company right next to her house
12 and that is what this would be. She said he has already said that the construction company is going to be
13 leaving equipment and trucks around that area, and she would think they would have to be cutting down
14 all the trees, because they have a huge number of trees, she means, it is Lake of the Woods Road. She said
15 she just wanted the Board to hear that from her and asked if the Board had any questions.

16
17 Mr. Andersen asked if there were any questions from the Board or Staff.

18
19 Mr. Hall asked her if she was the small lot that is next to this property or the next lot to the north.

20
21 Ms. Kelsler said the small lot.

22
23 Mr. Hall said okay, and asked her if she was familiar with the special condition that they have proposed
24 about having an augmented 30-foot-deep vegetative buffer between this property and their property.

25
26 Ms. Kesler said she doesn't know about the depth, but she knew they have mentioned some type of space
27 there, and another thing that is unusual is that these lots were developed before there were any rules and
28 they were County, so her property line is very unusual looking. She said his property comes right up to
29 her driveway, so when she says she would have a construction company in her living room, it is almost
30 that way. She said she is worried about that even being enough depth between the two properties, she
31 means, they are talking about a construction company with lots of vehicles and different things going on,
32 and how about people who would be parking coming into this business, then would there be extra vehicles
33 parked there. She said she thinks there is a lot of questions, and she doesn't understand, because he bought
34 the property knowing it was zoned for a single-family and now he wants to change it.

35
36 Mr. Hall said as an adjacent property owner, they have seen the Village of Mahomet lodge a formal protest,
37 but as an adjacent property owner that shares the property line with this property, she also has a right to
38 make a formal protest, but her protest won't have as much of an effect as the Village of Mahomet's protest.
39 He said if she would like to make that protest, then she can give them a call at the office, they recommend
40 that be in place before the County Board votes on this, but that is something she might want to consider.

41
42 Ms. Kesler said the next gentleman would probably be interested as well, so she will talk to him.

43
44 Mr. Hall said okay.

45
46 Ms. Kesler said so there are two of them that have a common property line.

47
48 Mr. Hall said okay, and he doesn't know if this Board would be interested, but he would be interested to
49 know if 30 feet isn't enough, then is there any buffer that would be adequate to ease their concerns.

1
2 Ms. Kesler said she doesn't know because this is her retirement home, and somebody comes in and says
3 they are going to put a construction company next to her house, and because of the odd shapes of the
4 property, she would say that his property line is within 10 feet of her garage. She said she knows they
5 can't build that way now, but they used to do that stuff, so those are her concerns.

6
7 Mr. Hall said that is all he has and thanked her.

8
9 Ms. Kesler said okay.

10
11 Mr. Andersen asked if there were any other questions from the Board. Seeing none, he thanked Ms. Kesler
12 and asked if anyone else would like to testify. Seeing no one, he entertained a motion to close the Witness
13 Register for Case 129-AM-24.

14
15 **Mr. Flesner moved, seconded by Mr. Bates, to close the Witness Register for Case 129-AM-24. The**
16 **motion carried by voice vote.**

17
18 Mr. Andersen asked the Board what they were thinking about this potential business and is there
19 something they need to see differently about this development.

20
21 Mr. Flesner said after hearing testimony from Ms. Heckman from the Village of Mahomet, they have to
22 figure out a way to get commercial vehicles in and out first of all, but if this is just a residential driveway,
23 and in one of the pictures in the packet, it looks like it is a rock road, which he is not certain if that is
24 exactly what it is or not. He said he doesn't know the size of the roofing company or anything, but if they
25 are moving semis in and out, they are going to have to make sure the culvert is big enough in general and
26 that it would be rocked from South Lake of the Woods Road to even pull in there and that there is enough
27 of an area to pull trucks in to even get to this back building since Mr. Parkhill that they are going to use
28 all three buildings.

29
30 Mr. Parkhill said they have a big entrance, they have semis in the back of that industrial site that drop off
31 motors and cars.

32
33 Mr. Flesner said he can see that, but he doesn't see any place on the property inside this black box that
34 shows his property can get a semi in there.

35
36 Mr. Parkhill said they wouldn't be bringing a semi up that close to the house.

37
38 Mr. Andersen said okay hold on here, he needs to come up to the testimony microphone— give them just
39 a minute and they will give him a chance.

40
41 Mr. Parkhill asked if they would like him to come back up to the testimony microphone.

42
43 Ms. Burgstrom said yes come on up.

44
45 Mr. Andersen said he can come up, but just give them a minute here, they are still discussing.

46
47 Ms. Burgstrom said that her and Charlie went out to visit the site and that is where those pictures came
48 from, and one thing they were wondering about is access to that rear yard, because there is a guy-wire that
49 is in between the – let her look at the proper location.

1
2 Mr. Parkhill said the buffer is going to be a lot more than 30 feet.
3
4 Mr. Andersen said if he doesn't mind to please give them a minute for his comments.
5
6 Mr. Parkhill said okay.
7
8 Mr. Flesner told Ms. Burgstrom that it was the very bottom picture on the first page, he sees the guy-wire
9 there.
10
11 Ms. Burgstrom said she didn't measure when they were out there, but if she had to guess it is maybe ten
12 to 12 feet between the guidewire and the corner of the garage, so it would be a question for the potential
13 tenant on how they exactly plan on getting in and out of there, if they need to have an entrance on South
14 Lake of the Woods Road or what is the plan in her opinion.
15
16 Mr. Bates asked Mr. Hall that since it was stated that it is going to be an apartment and a business, then
17 does that change what the requirements would need to be for the septic, and their mention of parking, then
18 would the Americans with Disabilities Act be required.
19
20 Mr. Hall said Americans with Disabilities Act would be Required if they are adding parking, but they
21 haven't seen a site plan yet and don't usually ask for much of a site plan for rezoning, because if this is
22 rezoned, then any site plan that they see today can be out the window the next day. He said how he
23 understands it is that the dwelling will be occupied by the owner of the company, and he can't imagine
24 that a roofing company has septic loading but that depends on how many employees they would have on
25 site. He said in the Zoning Ordinance this is not something that they would require any documentation
26 about septic system capacity or anything like that. He said as the Board, they can ask questions like that,
27 that is why they are the Board, if they have that concern, then they should ask that question. He said long
28 term, if the septic system does fail, then his recollection is that they would have to connect to a sewer
29 system that is within 200 feet.
30
31 Mr. Bates said his question is more about rezoning from residential to B-4 and asked if that changed
32 anything with the septic.
33
34 Mr. Hall said the septic is based more on the use, in fact, it is based only on the use, so if the use is, in
35 fact, a resident apartment with a contractor's facility, he is not aware that the Champaign County Health
36 Department would even require anything when there is only a change of use like this, but he could be
37 wrong, but he has never heard of that, they can check into that if the Board would like.
38
39 Mr. Bates said he was trying to get the questioned answered from what was presented from Ms. Heckman
40 with the Village of Mahomet, that she couldn't ask directly, so he was trying to ask for the group.
41
42 Mr. Hall told him that he could ask the petitioner, for example, has the septic tank been cleaned out
43 recently, because septic tanks should be cleaned out once every three to five years to continue working
44 properly. He said the property has been vacant for a year, so that would be the place to start with how
45 good of a septic system do they have in total, but this septic system is so old that he doubts there are any
46 records, because it was from a time when the State of Illinois would have done any permitting, but
47 permitting at that time was pretty sketchy and was more uncommon than common.
48
49 Mr. Flesner said with the home being built in 1973, in all honesty, it is probably less than a 1,000-gallon

1 tank, because now the code is 1,500-gallon per dwelling. He said Mr. Parkhill did mention that they were
2 going to have to have a showroom on the first floor and an apartment on the second floor, so he doesn't
3 know what Mr. Parkhill is considering a showroom and asked if it was just going to be roofing and siding
4 or is it going to be tile flooring, or is this going to be like a TSI where they are going to have 1,500 people
5 in there a day.

6
7 Mr. Parkhill said it would be their show cards, which are made out of cardboard with the siding colors on
8 it, shingles, and stuff like that, but it would be more offices on the first floor, then there is a garage attached
9 to the side of the house on the west, then that is where the little showroom will be. He said the two-car
10 garage parallel with East McDougal Road, that is going to get taken down, because it is in a bad spot and
11 then the parking is going to be on that concrete pad.

12
13 Ms. Burgstrom said she could speak a little bit to the Accessibility Code; any change in parking or
14 landscaping for parking will trigger the need for accessible parking, so it can't just be a concrete pad, it
15 has to have signs, be striped, and all that stuff.

16
17 Mr. Parkhill said okay.

18
19 Mr. Hall said the Board can ask the petitioner for a better site plan of how they would plan to redevelop
20 this for the proposed use, but again, that site plan might be interesting, but it is nothing that they can hold
21 him to.

22
23 Mr. Roberts said he would be interested in seeing how they are going to access that other building on the
24 west side.

25
26 Mr. Parkhill said that one in the very back.

27
28 Mr. Bates said yes.

29
30 Mr. Flesner said himself as well.

31
32 Mr. Parkhill said they are going to have a driveway off East McDougal Road that comes in back behind
33 there to access it.

34
35 Mr. Roberts asked if they were going to remove all the trees, shrubs, and stuff back there.

36
37 Mr. Parkhill said they are going to save as much of it as they can, but some of that stuff has got to go, he
38 was big into flowers and trees, that was his deal, but they are going to try and keep as much of it as they
39 can, and especially over towards the north going up South Lake of the Woods Road, that is all going to
40 stay the same.

41
42 Mr. Andersen said something he would like to see is where exactly the septic system is located, so they
43 can make sure that the septic system isn't going to be driven over in any way trying to access that garage
44 back there to the west.

45
46 Mr. Parkhill said no, the septic system is in front of the house on the south side between the asphalt parking
47 lot that Roger put in and the house.

48
49 Mr. Flesner said that might be where the septic tank is, but where is the leach field, because there is no

1 way that there is a leach field on the south side of that house.
2
3 Mr. Roberts agreed.
4
5 Mr. Parkhill said correct, he said their guess is as good as his where the leech field is at, that thing was put
6 in back in 1957 when the house was built.
7
8 Mr. Flesner said it couldn't have been put in back in 1957 if the house was built in 1973.
9
10 Mr. Parkhill said what now.
11
12 Mr. Flesner said oh, it says pre 1973 that the house was built and apologized to him.
13
14 Mr. Flesner said when he purchased the property; most of the time when someone purchases a rural home
15 like this and there is a septic tank, they have to have a septic tank inspection and asked him if he had a
16 septic tank inspection.
17
18 Mr. Parkhill said they just located it, he had no idea where the septic tank was until a couple weeks ago,
19 they haven had any inspection done yet.
20
21 Mr. Flesner asked him where the well was on this property.
22
23 Mr. Parkhill told him the well is back to the west in front of that metal shed. He said see this little white
24 dot, that is another shed with the pressure tank and everything inside of it and the well is next to that.
25
26 Mr. Flesner said he would definitely recommend that they have a septic inspection done or something
27 along those lines to at least know where the leach field is located in accordance with the well, because he
28 has to be 100 feet no matter which direction anyways now.
29
30 Mr. Hall said one problem with old leach fields is even the Champaign County Health Department doesn't
31 recommend probing, because probing for it can damage the system and with an old system once any part
32 of it is damaged, then the whole system will probably have to be replaced. He said it might be that having
33 someone pump the septic tank, they might be able to make an educated guess as to where the leach field
34 might be located, but that is always a challenge on these old systems is knowing what they consist of
35 without damaging them in the process.
36
37 Mr. Bates said at this point he doesn't feel like they have enough information to make a decision to move
38 forward tonight, he guesses the recommendations he has is to come back with a septic inspection, a plan
39 of the layout and use with at least the intent of where he is going, so they have an idea of how it is going
40 to look. He said he would strongly encourage to meet with the Village of Mahomet's Board and discuss
41 any other options with them, because with the protest it does make it very difficult with the County Board
42 the way it is currently made up.
43
44 Mr. Parkhill said they are patiently waiting for the sewer to come up to them.
45
46 Ms. Heckman asked if she could say something really quick.
47
48 Ms. Burgstrom said Ms. Heckman can respond to that particular comment.
49

1 Mr. Andersen asked Ms. Heckman if she would like to comment.

2

3 Ms. Heckman said she can and let me go over here.

4

5 Ms. Burgstrom said they would have to reopen the Witness Register for Case 129-AM-24.

6

7 Mr. Andersen entertained a motion to reopen the Witness Register for Case 129-AM-24.

8

9 **Mr. Bates moved, seconded Mr. Flesner, to reopen the Witness Register for Case 129-AM-24. The**
10 **motion carried by voice vote.**

11

12 Abby Heckman, Village of Mahomet Planner, said to respond to that and Mr. Hall’s statement about 200
13 feet. She said the Village of Mahomet’s ordinances say 300 feet, but maybe 200 feet is what the County’s
14 rule says. She said there is water running adjacent along East McDougal Road, so it is available; the
15 sanitary sewer, the woman that testified before, her home is currently served by sanitary sewer. She said
16 right now it uses a private lift station that takes it across the street to Windwood Lane where there is a lift
17 station there that gets it into the gravity system. She said they have a planned utility project that is going
18 for bid by the summer, that will extend gravity sewer from the corner of South Lake of the Woods Road
19 and Illinois Route 150/ East Oak Street north along the frontage of this property to eliminate the private
20 lift station for the home of the woman that testified previously, and to be available to serve other folks as
21 septic systems fail in that area, because they are all very old on very wooded lots, and they are anticipating
22 that will happen naturally over time, so hopefully that clarifies.

23

24 Ms. Burgstrom asked Mr. Andersen if she could ask a question.

25

26 Mr. Andersen said she could go ahead.

27

28 Ms. Burgstrom asked Ms. Heckman if the extension of the sewer line along this property triggers the
29 requirement that they would have to annex, or can they go ahead and stick with their septic field until they
30 want to connect to sewer.

31

32 Ms. Heckman told her that the Village of Mahomet’s ordinances don’t apply to people outside of the
33 Village of Mahomet, she assumes the Champaign County Health Department would notify them when
34 someone requests a permit or to work on their septic systems, and then at that time they would be required
35 to annex into the Village of Mahomet to receive water and sanitary sewer services.

36

37 Mr. Bates said so he is clear on understanding, if they hook up, then they will be annexed into the Village
38 of Mahomet.

39

40 Ms. Heckman said correct.

41

42 Mr. Andersen asked Ms. Heckman if she had anything else.

43

44 Ms. Heckman said no.

45

46 Mr. Andersen asked if there were any questions from the Board or Staff. Seeing none, he thanked Ms.
47 Heckman and entertained a motion to reclose the Witness Register for Case 129-AM-24.

48

49 **Mr. Flesner moved, seconded by Mr. Bates, to reclose the Witness Register for Case 129-AM-24.**

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

2
3 Mr. Andersen said one comment he had on this was that it seems like there is potential there for maybe
4 the cart before the horse a little bit with rezoning and this property could potentially end up in the Village
5 of Mahomet anyways. He would hope that they could get some of the Village of Mahomet's concerns
6 addressed on what Mr. Hall was saying about meeting with the Village of Mahomet to go over the septic
7 system, because it being so old not knowing where it is, he would like to know where it is and a better
8 plan even if they can't hold them to it, so they have a better understanding. He would feel a lot more
9 comfortable if he knew the potential that it is going to be in the Village of Mahomet anyway.

10
11 Mr. Flesner said he would agree too with that, because if the septic tank is where Mr. Parkhill says it is
12 on the south side of that house, and lets just say the leach field runs straight to the west, which he is sorry
13 he put that picture away, but they are going to have to dig a culvert somewhere in there for trucks and
14 everything to get back into that back west shed. He said they could essentially be driving over their leech
15 field, they might have to have it scoped, it is something for Mr. Parkhill to look into, so he doesn't end up
16 hurting himself in the long run with this property, because to even have a backhoe drive over his leech
17 field, then it would be gone.

18
19 Mr. Andersen said he wants to make sure that they are clear to Mr. Parkhill what the Board is needing
20 from him. He said they are needing a clear total overview of it, but they want to know the septic location
21 and potentially a good educated guess on where the leech field is from the guy servicing it. He said that is
22 what they are asking Mr. Parkhill, if they are going to have him continue it and asked them if there was
23 anything else.

24
25 Mr. Bates said he would like to see a report that it is functioning not just a location.

26
27 Mr. Andersen said okay.

28
29 Mr. Bates asked if that would make made sense.

30
31 Mr. Hall said he doesn't know if you can do report like that, the only way to determine if it is functioning
32 is they put in a load and see if it's treated the way it is supposed to be; he doesn't know how to do that in
33 a septic system.

34
35 Mr. Andersen asked if Mr. Flesner could speak on that.

36
37 Mr. Flesner said all septic tanks have water already in them as long as it is not above the leech field area,
38 they should theoretically be good, but if they know where the leech field is and can see it in their yard
39 where the grass grows a lot taller than the rest, then typically they have a problem. He said right now it is
40 too early to tell, but once the grass greens up, then they could actually go out there and walk it, and go
41 hey, they know the leech field is right here, especially if it is as old as what he thinks it possibly is. He
42 asked if Mr. Parkhill would agree.

43
44 Mr. Parkhill said he doesn't think they are going to find the leech field because it is pretty rough back in
45 there as they can see with all the trees, under growth, and everything. He said he found it two weeks ago,
46 so they are going to go over and take the dirt off the top of it, but most of it is already gone, it looks like
47 he had been doing something with it when they previously had it pumped. He said they will get Berg
48 Tanks and they'll have it pumped, and check it out, but yes it is old and has been there forever.

49

- 1 Mr. Hall said Berg Tanks could possibly make a report about the level of water when they open the tank
2 and what that might indicate about how well it functions.
3
- 4 Mr. Parkhill said oh yea, if you have a bad leech field that stuff is going to be bubbling out of that tank,
5 and it's going to be a wet, soggy, and smelly mess.
6
- 7 Mr. Flesner said if Berg Tanks can pump it for him, but the only people around here that he knows that
8 actually does septic tank inspections is Gulliford Septic and Sewer. He said when he bought his house and
9 he is in the plumbing and pipefitting trade, so he can vouch that Gulliford Septic and Sewer does septic
10 inspections.
11
- 12 Mr. Andersen said to be clear, they are looking for some kind of septic inspection from somebody like
13 that as well with the other things, so they have a better idea.
14
- 15 Mr. Flesner said in the interest of everybody involved with Mr. Parkhill included, if his leech field heads
16 to the west and he covers it with concrete or whatever, then he is dooming himself.
17
- 18 Mr. Parkhill said he understands.
19
- 20 Mr. Hall said to clarify, the Board also wants to see a proposed site plan for how the roofing company is
21 going to use the property, so they have a clear idea of that including the shed removal, new parking, and
22 how they are planning to get access for deliveries and if that is going to require a new driveway entrance.
23 He thinks the Board would want to know that he can get a new driveway entrance.
24
- 25 Mr. Bates said he thinks that is important because they are not going to be issuing that permit, correct.
26
- 27 Mr. Hall correct.
28
- 29 Mr. Bates said they could go through all of this and actually not have the access granted for what they are
30 trying to use it for; he thinks it is important that he works with the County and the Village of Mahomet to
31 get some further answers before they can make a decision on rezoning.
32
- 33 Mr. Andersen said he is in agreement with that, and they need to look at the calendar here to see when to
34 continue this case. He said April 25, 2024 is the soonest they can hear him again and asked if he thought
35 he would be able to come up with those answers they requested from him by that time.
36
- 37 Mr. Parkhill said sure, they can work on it and asked if he said April 25, 2024.
38
- 39 Mr. Andersen said yes that is there first available date.
40
- 41 Mr. Hall said they would like to have anything he can provide at least a week and half before, that way
42 they can have it packaged up and send it out to the Board members, so they get a chance to spend the
43 whole weekend soaking it in before they come back for the meeting.
44
- 45 Mr. Andersen entertained a motion to continued Case 129-AM-24 to April 25, 2024 meeting.
46
- 47 **Mr. Roberts moved, seconded by Mr. Bates, to continued Case 129-AM-24 to April 25, 2024**
48 **meeting. The motion carried by voice vote.**
49

1 **8. Staff Report**

2
3 Mr. Hall said there is no staff report, but he wanted to remind them that they have Ms. Burgstrom for one
4 more public hearing and then Mr. Campo will be taking over for her, so their goal is to have things keep
5 moving smoothly.

6
7 Ms. Bates thanked Ms. Burgstrom and told Mr. Campo good luck.

8
9 Mr. Andersen thanked her.

10
11 **9. Other Business**
12 **A. Review of Docket**

13
14 Mr. Andersen asked if there were going to be any upcoming absences and there were none.

15
16 Mr. Roberts told Mr. Hall that a few weeks ago they had a young man come in from Wilbur Heights about
17 the building, parking lot, and he was going to turn it into an auto repair shop or something, and he had to
18 move a lot of vehicles and make room, so it wouldn't be so cluttered. He goes by there frequently because
19 it is on the way to the recycle place and it doesn't look like he has done anything except add more cars to
20 it.

21
22 Mr. Hall said they would take a look at that, and he hasn't done anything on it himself recently, but they
23 will follow up on that.

24
25 Mr. Roberts said he was just wondering if he had changed plans or had contact them or what, but it seems
26 like that whole Wilbur Heights area seems to be growing and growing.

27
28 Mr. Hall said one of his neighbors has already been through court and had a decision against them, and
29 they haven't changed how they operate, and they are working with the State's Attorney on that. He said
30 Mr. Malik has been much more cooperative and had taken care of things during the time when the court
31 case was going on, but it sounds like they need to go back and pay another visit.

32
33 **10. Adjournment**

34
35 Mr. Andersen entertained a motion to adjourn.

36
37 **Mr. Bates moved, seconded by Mr. Roberts, to adjourn the meeting. The motion carried by voice**
38 **vote.**

39
40 The meeting adjourned at 8:21p.m.

41
42 Respectfully Submitted,

43
44
45 Secretary of the Zoning Board of Appeals