



Village of Arlington Heights
Plan Commission
Board Room, 3rd Floor
Arlington Heights Village Hall, 33 S. Arlington Heights Rd.
July 27, 2022
7:30 PM

I. CALL TO ORDER

II. ROLL CALL

III. APPROVAL OF MINUTES

- A. Mueller Lot Consolidation - 318 W. Mueller St. - 6/22/22
- B. St. Anne Shelter for Girls - 800 N. Fernandez Ave. - 6/22/22

IV. PUBLIC HEARINGS

- A. La Zingara - 2300 E. Rand Rd. - PC#22-006
SUP Amendment for expanded restaurant, Parking Variation

V. OTHER BUSINESS

- A. PC Budget - 2023
- B. Public Comment

VI. ADJOURNMENT

Persons with disabilities requiring auxiliary aids or services, such as an American Sign Language interpreter or written materials in accessible formats, should contact Rosangela Maldonado, at 33 S. Arlington Heights Road, Arlington Heights, Illinois 60005, rmaldonado@vah.com or (847)368-5791.



Plan Commission
7/27/2022

Item: Mueller Lot Consolidation - 318 W. Mueller St. - 6/22/22

Department: Planning & Community Development

ATTACHMENTS:

Description	Type
Mueller Lot Consolidation - 6/22/22	Minutes

PLAN

REPORT OF THE PROCEEDINGS OF A PUBLIC HEARING
BEFORE THE VILLAGE OF ARLINGTON HEIGHTS
PLAN COMMISSION

COMMISSION

RE: MUELLER LOT CONSOLIDATION - 318 WEST MUELLER STREET - PC #22-003
PLAT OF SUBDIVISION TO CONSOLIDATE, VARIATION

REPORT OF PROCEEDINGS had before the Village of
Arlington Heights Plan Commission Meeting taken at the Arlington Heights Village
Hall, 33 South Arlington Heights Road, 3rd Floor Board Room, Arlington Heights,
Illinois on the 22nd day of June, 2022 at the hour of 7:30 p.m.

MEMBERS PRESENT:

SUSAN DAWSON, Chairperson
LYNN JENSEN
MARY JO WARSKOW
BRUCE GREEN
TERRY ENNES
JOHN SIGALOS

ALSO PRESENT:

SAM HUBBARD, Development Planner

CHAIRPERSON DAWSON: All right, so let's call the meeting to order then.
Rise for the Pledge.

(Pledge of Allegiance recited.)

CHAIRPERSON DAWSON: Okay, roll call?

MR. HUBBARD: Commissioner Cherwin.

(No response.)

MR. HUBBARD: Commissioner Drost.

(No response.)

MR. HUBBARD: Commissioner Ennes.

COMMISSIONER ENNES: Present.

MR. HUBBARD: Commissioner Green.

COMMISSIONER GREEN: Here.

MR. HUBBARD: Commissioner Jensen.

COMMISSIONER JENSEN: Here.

MR. HUBBARD: Commissioner Lorenzini.

(No response.)

MR. HUBBARD: Commissioner Sigalos.

COMMISSIONER SIGALOS: Here.

MR. HUBBARD: Commissioner Warskow.

COMMISSIONER WARSKOW: Here.

MR. HUBBARD: Chair Dawson.

CHAIRPERSON DAWSON: Here.

Okay, we have approval of minutes.

COMMISSIONER GREEN: I'll make the motion to approve.

COMMISSIONER WARSKOW: I'll second.

CHAIRPERSON DAWSON: All right, all in favor?

(Chorus of ayes.)

COMMISSIONER ENNES: I abstain.

CHAIRPERSON DAWSON: I abstain as well.

All right, so that brings us to the first hearing on the agenda here
which is the Mueller Lot Consolidation.

Is the Petitioner present?

MR. FILPI: Right here.

CHAIRPERSON DAWSON: Great, you're going to be providing the
presentation?

MR. FILPI: I've got my speaking points, yes.

CHAIRPERSON DAWSON: So, come on up.

Have all public notices been given?

MR. HUBBARD: Yes, they have.

CHAIRPERSON DAWSON: All right.

(Witness sworn.)

CHAIRPERSON DAWSON: All right, terrific.

Why don't you go ahead and start your presentation?

MR. FILPI: Good evening. By the way, thank you for your time and
consideration. My name is Chris Filpi, and I'm here tonight to request a plat of subdivision to
consolidate two adjacent lots which I now own. I purchased our home at the 318 Mueller address

in 2010, and in 2011 we bought an additional 25 feet of frontage of the empty lot that's adjacent to our property immediately to the east. These are the two properties that we're looking to consolidate here tonight.

This 25 feet is not built up, it remains as a side yard. We're in the middle of a renovation to our home which involves a 117 square-foot addition at the back of our house to allow for the construction of a mudroom. In applying for the permits for the project, we were informed that what we're trying to do ultimately exceeds the Village Code percentages for impervious surfaces on the 50-foot lot on which our house is situated. Our project on the 50-foot lot will be 474 square feet over the allowed impervious surface amount in code. We also learned that the Village would not include the additional lot, roughly the 25-foot of frontage by 140 feet depth when calculating the impervious surfaces, even though we own the property and they're right immediately adjacent to each other.

In order to complete our renovation project without sacrificing our existing brick patio and walkway, we would like to legally combine our two lots into one plat. Therefore, with the larger combined lot, the impervious surface requirement is, therefore, met. So, that's the first piece of business that we're discussing here, I guess.

The other part is during the lot consolidation process, consolidation falls underneath our subdivision codes. We learned that the subdivision codes have a water detention requirement and that a fee in lieu could be made to satisfy the requirement. The fee in lieu has been calculated by the Engineering Department to the amount of \$2,862. We're asking for a variation from the stormwater detention requirement or fee in lieu of. I understand the fee is based on the proportion of impermeable surface to total surface of our combined lot, and our existing home, driveway, garage, patio and walkways are all included in this calculation, not just the addition that we're making to our home. We feel that the application of the water detention for our small project is not reasonable or fair. This doesn't make sense for something so small to be considered here.

We've got a couple of different reasons that we're thinking about here. One is that the fee is based on our existing structures as well as the very small new addition that we're making. Yes, we're adding 117 square feet to our house, but much of that 117 square feet is replacing what we had as existing walkways and patios. So, we're not adding 117 square feet to the currently existing impervious surfaces. I don't know what that differential would be. Much of the, oh, and none of the additional 117 square feet is going to be added to the smaller lot which we added, so we're not developing that side lot, the 25-foot frontage.

Additionally, our house has a walk-up, and per our architects, the depth of the basement for where the walkways would be built is going to be roughly under a four-foot grade, underneath the grade by four-foot the basement will be dug out which is, you know, less than typical new construction would be. That would be nine or 10 feet, I don't know what the numbers are, but a new construction for a basement would be deeper than the four-foot below grade that we're contemplating.

So, ultimately, the fee is calculated as if we're building a whole new house rather than having a single project that's only adding a small amount of square footage to the impermeable surfaces. So, we don't feel it's fair because of that. Secondly, we're by no means creating a subdivision or redeveloping the property. We're consolidating the lots here, it just happens to fall under the subdivision codes within the Village codes here. Again, we're only adding 117 square feet to the house, and it's being placed mainly where the existing walkways and our patio originally stood.

In their own report, the Village Staff did give us three examples where there were consolidations where fee in lieu was paid that they felt were similar to our situation. One example is the example on Dunton Street which is a project that took an existing empty lot and is building a 4,100 square-foot home. The example on Haddow that was provided resulted in roughly a 3,000 square-foot addition to the existing home. The third example on Highland, from what we can tell, it looks like there's two property owners, they split an empty lot that was in between their homes, but even with the larger lot sizes, one of the homes needed a variation that was still needed to meet the impervious surface requirement of 450 square feet by those property owners. So, that's reflected in the high fee in lieu of that's paid for that. Again, our 117 square-foot addition does not really compare to those other examples.

We understand that the Village Staff notes, they shared with us that there is a plan to improve some of the sewer and water, make improvements to those functions in our area. As 12-year residents in Arlington Heights, we've seen the increases in the water and sewer portions of our tax bill, and so we feel like we've already paid into that. We don't feel that the \$2,800 is going to make or break those improvement projects. The notion that we should be somehow made to retroactively be responsible for those sewer issues because we live in an old neighborhood, we don't think that that holds a lot of water.

Finally, we like old houses and we like our neighborhood. We bought a new house; we bought into the neighborhood and into a community with a lot of variety and that was a sign. We're trying to make renovations to our home; it's over 100 years old. It's going to need work in 21st century where we are now. We would hope that the Commission would want to support the efforts of homeowners to maintain and improve the properties because that improves all the property values across the entire neighborhood and community and that just does well for the Village of Arlington Heights. So, we feel like it's in the best interest of the community as a whole to encourage that and not charge, you know, large fees for making small improvements and additions to their homes. Also, we feel like the current process of consolidation in size was a lot of work to go through just to get to this point here to meet this evening.

So, it's for these reasons that we believe that the stormwater detention requirement does not make a lot of sense for our project. Again, we're really small and what we're adding to the existing impervious surfaces is even less than the 117 square-foot that we're adding to our home because it's being put on top of the existing or had existing patios and walkways. So, we respectfully request that our project be viewed as an effort to consolidate our small lot into the lot of our existing home and not that of a new development project, therefore, to support the request for a variation to waive the fee in lieu of onsite stormwater detention. We also encourage the Commission to work with the Village Board to make the home-owned property consolidation process easier and fairer as this will benefit future families like ours who'll want to make similar consolidation projects in the future. So, I thank you for your time.

CHAIRPERSON DAWSON: Okay, thank you for your presentation. So, have you read through the Staff report? I understand that you disagree with one condition of approval which would be number one, the fee in lieu, but --

MR. FILPI: Yes.

CHAIRPERSON DAWSON: -- do you have any issues with the other conditions?

MR. FILPI: No.

CHAIRPERSON DAWSON: Okay. All right, thank you.

Sam, Staff report?

MR. HUBBARD: Thank you, Chair Dawson.

So, as you heard, the property is at 318 West Mueller Street and is in the R-3 Zoning District that allows single-family uses and is listed as appropriate for single-family detached dwellings on our Comprehensive Plan. The current request before you this evening is for a preliminary and final plat of subdivision approval to consolidate the two lots into one, a 50-foot wide lot and a 25-foot wide lot. There is one variation requested, as you heard, to waive the stormwater requirement and fee in lieu of for a stormwater detention on the lot.

The Petitioner did appear before the Conceptual Plan Review Committee on March 9th of this year. There was very limited discussion on the project. The view was generally favorable. There was a little bit of discussion on the potential request for waiving the fee in lieu of stormwater detention, and the Conceptual Plan Review Committee said it wouldn't hurt to make the request, and so the Petitioner has moved forward with that this evening.

Here you can see an aerial of the site. The subject property is bounded in red. The 50-foot wide lot is the lot that has the home on it. The 25-foot wide lot is the lot just to the east located here. The two combined would be a 75-foot wide lot bounded in red.

Here you can see the site plan. The existing house has a fairly large deck which is considered a pervious surface. Rainwater is allowed to seep through the deck boards and into the dirt ground below. On the side there is a patio, then the garage in the rear and the house on the front. The addition referred to is an addition in the back, and then removal of that deck with a replacement with an at-grade patio. That patio is considered to be an impervious surface, and in combination with the addition in the back, it does kick this property over the maximum allowed impervious surface coverage.

The way our code evaluates this is, absent of a consolidation, it looks at each lot independent. So, there's a 50-foot wide lot and it's allowed 50 percent impervious coverage, and there's a 25-foot wide lot allowed a 50 percent impervious coverage as well. So, unless they're consolidated, each lot has to stand on its own relative to the code requirements.

The Staff Development Committee is not supportive of the variation requested for several reasons. First of all, it does enable the impervious surfaces where they wouldn't otherwise be allowed. Again, absent of this consolidation, the subject property would have to maintain 50 percent maximum coverage and would not be allowed certain improvements that would kick it above that requirement. However, when it's consolidated and judged as a singular lot, it does conform to that overall 50 percent coverage requirement.

Older subdivisions like this property which was subdivided in 1895 were built at a time when there wasn't any formal stormwater requirements, and so that has left us with some deficiencies relative to today's needs. There has been historical flooding in some of the older parts of town. In this area there has been some basement flooding, so it is a problem here. The subdivision process, which allows this consolidation, is a trigger for updating to current code requirements, and so it's one of the means that the Village has to slowly implement improvements to our stormwater system.

Additionally, this project will increase the overall impervious coverage on the lot and that does increase the flow into the Village's storm sewers. Here it's a very small amount, but it will increase stormwater. The amount is so small that we do allow this fee in lieu of actually providing stormwater facilities on the property which would be impractical. But as a means to alleviate that requirement for onsite stormwater facilities, we do allow a fee in lieu of. So, that's the method that we would recommend in this situation.

Lastly, we don't see anything unique about this property. There are other developments, similar consolidations that have paid a fee. The Petitioner referenced three that were included in the Staff report. None of them are an exact apples-to-apples match, but the principle is still the same. You consolidate the lot, you'll be able to get more impervious coverage on the overall lot relative to what you could practically do while the lots were separated, and then you pay that fee in lieu of providing a stormwater detention on site.

So, we are supportive of the request to consolidate, we are recommending denial of the variation to waive the fee in lieu of stormwater requirements, and there are three conditions identified here. That concludes the Staff report.

CHAIRPERSON DAWSON: Thank you, Sam.

Do I have a motion to approve?

COMMISSIONER JENSEN: So moved.

COMMISSIONER ENNES: I'll second it.

CHAIRPERSON DAWSON: All in favor?

(Chorus of ayes.)

CHAIRPERSON DAWSON: All right, great.

Commissioners, do we have any initial questions? Yes, Commissioner Jensen?

COMMISSIONER JENSEN: Yes, just I want to be clear on this, Sam. So, you're saying in that transitory period before they put the two lots together, they meet the parameters where they don't have to pay a fee in lieu of. But once they get to where they want to be in a short period of time with the combined lot, they do not have, reached the period of the fee in lieu of, is that what you're telling us?

MR. HUBBARD: No, the fee in lieu of is triggered by the subdivision. So, absent of the subdivision, we wouldn't be able to allow the amount of impervious surface that they're proposing on site as part of this renovation project. So, the trigger is the subdivision to consolidate which is driven by their home improvement project.

COMMISSIONER JENSEN: Right, but once they are combined, they meet the requirement, then they would not have to pay a fee in lieu of.

MR. HUBBARD: Correct, yes. Well, the fee in lieu of is not based on the amount of, you know, whether they meet that 50 percent impervious surface coverage or not. It's based on the fact that they're consolidating the lots, but absent of the consolidation, they would not meet that 50 percent impervious surface. They do need the impervious surface coverage based on the consolidation.

COMMISSIONER JENSEN: Okay, as soon as they consolidate, they do need to meet it.

MR. HUBBARD: Correct.

COMMISSIONER JENSEN: Okay, well, I agree with the Petitioner, I have trouble understanding why in this transitory period we'd want to charge him \$2,800. He's got a 100-year-old house, it's going to be costly to do whatever he wants to do with it. So, I'm not in favor of that particular condition. Other than that, I don't have any comment or question.

CHAIRPERSON DAWSON: Commissioner Warskow?

COMMISSIONER WARSKOW: Yes, how is the fee in lieu amount determined?

MR. HUBBARD: It's based on the overall stormwater capacity that would be required. I believe it's \$1 per cubic foot of stormwater capacity that would be required.

COMMISSIONER WARSKOW: Of the entire home? Of the area? Of any new impervious surface? What?

MR. HUBBARD: In this case, it's based on the overall impervious surfaces on the lot.

COMMISSIONER WARSKOW: Yes, I would be willing to, you know, keep the conformity to the Village Code, but I think basing it on what has already been there does not make sense. If it was based on the small area that has added to the impervious surface, I could see that and that would be probably a very affordable amount.

CHAIRPERSON DAWSON: Commissioner Green, any questions?

COMMISSIONER GREEN: As an architect, I've dealt with this fee and we've always paid it. So, I think that nobody likes it but it's something we have to do. So, I would say, you know, pay the fee.

CHAIRPERSON DAWSON: Any questions, Commissioner Ennes?

COMMISSIONER ENNES: You know, I can sympathize with you as the Petitioner. I saw you at Conceptual Plan and, you know, it's nice to see that you're consolidating the lots so you'll have a bigger lot. But I'm also looking back in the history we have in town and a lot of the neighborhoods, yours being one of them, have had flooding problems. You also have a combined sewer system. I understand you have both sewer and stormwater in the same sewer system. While you might not be adding much to it, it's those older neighborhoods that did not have the adequate sewer systems that now the whole Village is sharing in the cost through our property taxes and whatnot. So, everybody is picking up some of that expense.

The amount seems, you know, it seems like a lot, \$2,800. I don't know how much the addition that you're putting on costs. But I really can't, you know, if we grant this when we haven't granted it to other people, I really have a problem waiving this because there is a need for it in town. It is a lot of the older neighborhoods with the older sewer systems that have created this situation and we're all paying for it. So, it's unfortunate but that's where I come from.

CHAIRPERSON DAWSON: Commissioner Sigalos?

COMMISSIONER SIGALOS: I have one question. Sam, can you put on the site plan that showed the addition? Yes, that's it there. If I'm correct, where you have this, right adjacent to this ground floor addition, you're putting in a new brick patio which seems larger than the addition. So, that brick paver patio, my suggestion would be could you use a pervious brick to create that patio?

MR. FILPI: We haven't really decided on the final --

COMMISSIONER SIGALOS: Well, you can certainly make it a pervious brick.

MR. FILPI: Sure.

COMMISSIONER SIGALOS: So, now that would reduce the amount of impervious area on your property, and maybe that makes that fee go away? I don't know or not. Sam?

MR. HUBBARD: I'd have to confirm that with the Engineering Division. It wouldn't make the fee go away.

COMMISSIONER SIGALOS: Right, but couldn't it reduce it?

MR. HUBBARD: It could potentially reduce it. I don't know how they evaluate pervious pavers and to what extent, you know, that would reduce the fee.

COMMISSIONER SIGALOS: I mean, we've used, when I was a general

contractor, we've use pervious pavers on commercial properties and so forth and it works. So, that's just a thought that you might want to talk to your builder about all of this, you know, to construct this patio to maybe use a pervious paver brick.

MR. FILPI: I'll take that into consideration.

COMMISSIONER GREEN: If I could just add to that, it doesn't have to be, you're limited with these pervious bricks, but you can also put the filler in between the bricks and have a pervious runoff through that so you're not limited to the brick itself having holes and things because they're not always the best looking. I just don't know if that would reduce it where that would be counted as pervious with the Building Department. As an architect, I'm doing that right now.

MR. FILPI: So, we can take the brick that we salvage --

COMMISSIONER GREEN: What you do is, the space in between, what you fill that with determines whether the water will run through and out. It's an engineering thing in that you have to take the fill underneath and provide so much collection if you will of water and route that to wherever it has to go because it will go through and move under your patio. So, it's just another way that you might be able to --

COMMISSIONER SIGALOS: These are suggestions to you that maybe you discuss with the Building Department to see if that helps you decrease the amount of impervious surface.

COMMISSIONER GREEN: Right.

COMMISSIONER ENNES: If the Petitioner has to go back to the Building Department, then do we have to continue this and he has to come back? Could we --

COMMISSIONER GREEN: Well, can we just, I don't know, I would say he has to pay the fee but maybe the fee can be --

COMMISSIONER ENNES: Reduced?

COMMISSIONER GREEN: Reconsidered, right, you know.

COMMISSIONER ENNES: Well, but what I was going to suggest is if we approve the conditions as given by Staff and then between now and when the Village Board meeting is, if Staff and the Petitioner can meet to see if that would reduce the fee or go on --

COMMISSIONER GREEN: Yes.

COMMISSIONER ENNES: That would speed up this process.

COMMISSIONER GREEN: Yes.

COMMISSIONER JENSEN: Yes, the question as I understand what you said, if we pass this motion with the requirement to pay the fee in lieu, it has to be weighed in even if he gets a change where he has to --

COMMISSIONER GREEN: Yes, maybe, in half or something.

COMMISSIONER ENNES: Well, that's up for the Village Board to make the final decision.

COMMISSIONER GREEN: Right, right, right.

COMMISSIONER ENNES: And I think they would do that interactively.

COMMISSIONER GREEN: I would look into it because it can only help.

CHAIRPERSON DAWSON: We still have to open it up to public commentary. We're still in the initial question and answer. Everyone is getting excited about coming up with solutions.

Sam, I have a quick question before we open up the public commentary which is to try and pull together all these comments. So, Commissioner Jensen is

saying if he were just doing the sub to just combining lots, would there be a fee in lieu trigger? No change, just combining lots?

MR. HUBBARD: Yes.

CHAIRPERSON DAWSON: Okay, so to that point, I don't see, I mean, it might reduce his fee a little bit but he's already got a fee because he's combining the lots.

COMMISSIONER JENSEN: He might need a new variance is what I would suggest.

CHAIRPERSON DAWSON: Right, so that's what I'm trying to put together. The combining of the lots triggers it based on the existing --

COMMISSIONER JENSEN: Well, it's based on the impervious coverage.

CHAIRPERSON DAWSON: Yes, it would be existing versus the, yes, as Sam was saying.

COMMISSIONER GREEN: If we put them together, they do the whole lot.

CHAIRPERSON DAWSON: Right.

COMMISSIONER GREEN: So, if he could reduce the impervious, you're going to help that fee.

CHAIRPERSON DAWSON: Sure, you're going to help it but not by much is what I'm saying. Look at what he already has there, right? There's that calculation, and then there's that calculation. I don't know that we're talking big differences here. You're talking about reducing it, maybe we could reduce by half, I don't think we're getting it that reduced. That's all I'm saying, that's all I'm trying to point out. It might reduce a little, but I don't see us reducing it a lot.

COMMISSIONER JENSEN: I thought Sam said that it would go away.

COMMISSIONER ENNES: No.

CHAIRPERSON DAWSON: No.

COMMISSIONER SIGALOS: No, it won't go away.

COMMISSIONER GREEN: It's triggered by the consolidation.

COMMISSIONER JENSEN: I understand that, but once they get put together, I thought they'd met the requirement and they wouldn't have to pay the fee.

MR. HUBBARD: They conform, the overall property conforms to the maximum 50 percent impervious surface coverage limitation. That's a separate zoning code requirement. You can't cover your property with more than 50 percent impervious surfaces. As it stands now, not being consolidated, we only look at the 50-foot wide lot being allowed 50 percent coverage, and a 25-foot lot 50 percent coverage, not the total 75-foot lot 50 percent coverage. So, because all the impervious surfaces are on that 50-foot wide lot, when you look at it as 50 percent of a 50-foot wide lot versus 50 percent of a 75-foot wide lot, you get a lot more impervious coverage allowance.

CHAIRPERSON DAWSON: Okay, how about we open it up for public commentary and leave another chance to ask more questions? So, I know we've got a large crowd here tonight but I'm going to go out on a limb and say it's not for this. So, could you raise your hands, or how many people just, okay. So, we're going to give public commentary a chance to come up, okay?

MR. FILPI: Should I sit?

CHAIRPERSON DAWSON: Yes, you go ahead and sit. They should be directing their questions to us, not to you directly. Sir, you have a question or a comment? Come on up, state your name, spell your last name for us, if you're willing to give us your address that's

always helpful but it's up to you.

QUESTIONS/COMMENTS FROM THE AUDIENCE

MR. BARUCH: Okay, so I hope you can hear me because I'm coming off from laryngitis. Anyway, my name is John Baruch, B-a-r-u-c-h. I live at 710 North Highland which is about a block and a half east and a block north.

I'm glad that it was brought up about the combined sewer and storm because that's a significant issue in our neighborhood. One of the Applicant's neighbors at 600 Highland last year with the Village's help, 50-50, put in about \$6,000 of personal money to put in a backwater or backflow prevention system in his front yard because it backed up, you know, into his basement.

My neighbor to the back on Chestnut started to put a basketball court, they have a 50-foot side lot, this was 15 years ago. It was okay, and then about four years ago in the other corner of that side lot, they put in a hardscape again. I had more water than I've ever seen. We're getting more rains. I met with Engineering and met with the owner, we met with the landscape company. Their solution was to channel that water and bring it to the corner of that lot which now of course I have in my lot. No, you laugh, I have videos, I'd be happy to send it.

COMMISSIONER GREEN: I only laughed because I feel your frustration.

CHAIRPERSON DAWSON: Right, I don't think anyone is laughing at your circumstances.

MR. BARUCH: It was also mentioned that, a professional comment about pervious surfaces and parking lots. Those are typically used to bring water to an underground detention/storage area. I'm not sure he wants to invest in it, but you know, from my perspective, I was glad to hear there's actually a fee for situations like this because, as you mentioned, we're all paying this to Metropolitan Water Sanitary District and it's in our tax bill. So, we really should follow the codes for good reasons and they have experience. Today, it's 117-foot addition with I believe no requirement for landscaping on surfaces in the Village, but this is something that goes on all the time and, you know, all the neighbors end up with the problem. That's all I have to say.

CHAIRPERSON DAWSON: Thank you for your comment. Anyone else for this particular agenda item?

(No response.)

CHAIRPERSON DAWSON: Okay, we're going to close public commentary and go back to questions. I'll start down here; any additional questions?

COMMISSIONER SIGALOS: I have none.

CHAIRPERSON DAWSON: Commissioner Ennes?

COMMISSIONER ENNES: I don't have any questions, but I have a comment for our audience member. I had a similar situation sitting on this Commission, I approved the expansion of a church that happens to be on my backyard. I never used to get water, now I get water, but we do have a water problem.

You mentioned the situation where somebody put in an overhead sewer or a back-check that the Village pays half of. That half comes from all the taxpayers in town and these funds help pay for that stuff. So, that's my only comment.

CHAIRPERSON DAWSON: Commissioner Green, any additional comments?

COMMISSIONER GREEN: No, I'm fine.

CHAIRPERSON DAWSON: Commissioner Warskow?

COMMISSIONER WARSKOW: I'm fine; I just want to say I, too, have a large water problem. My entire backyard would be a lake, and thanks to the Village, we did resolve that issue. So, I do see that these funds are very important. However, I still am of the thinking that it should be more based on the additional impervious surface that you're adding, not something that has been there for a 100 years. You know, not everybody is going to go into this lot consolidation situation.

Now, if they were extending past the impervious surface allotted, I could totally understand, but once consolidated, they're well within that allotment. So, that's my take on this situation.

COMMISSIONER JENSEN: Yes, I think the Commissioner has made some good points on the combined system, that's helpful to hear, but I have nothing else.

COMMISSIONER ENNES: Can I ask one more question of Sam?

Sam, I believe I read in the notes that there was mention of the possibility in the future of wanting to put an attached garage on the house and a driveway. If the Petitioner were to pay this fee in lieu of now, doing something like that in the future which would increase the lot coverage, there wouldn't be an additional fee, would there?

MR. HUBBARD: There would not, no. Actually, the way that it's currently contemplated, that actually might reduce lot coverage because their existing garage and driveway is all the way in the back of their property and their conceptual plan shows it kind of towards the side of their property, not all the way in the back. So, that could potentially reduce impervious coverage under that concept. But who knows if that would happen or what the actual development proposal would be at that time, but it would not trigger any extra stormwater fee. It would not be possible without the consolidation though.

COMMISSIONER ENNES: Okay.

CHAIRPERSON DAWSON: Okay, any further discussion?

(No response.)

CHAIRPERSON DAWSON: Anybody want to --

COMMISSIONER ENNES: I will make a motion.

A motion to recommend to the Village Board of Trustees approval of PC #22-003, a Preliminary and Final Plat of Subdivision to consolidate two lots into one lot, and denial of the variation from Chapter 29, Section 29-501F to waive the onsite stormwater detention requirement.

This recommendation for approval of the Preliminary and Final Plat of Subdivision shall be subject to the following conditions:

- 1. A fee in lieu of onsite detention in the amount of \$2,862 shall be required.**
- 2. As per applicable building code requirements, the Petitioner shall either amend their original building permit or submit a new building permit to authorize the final components of their home improvement project that are now allowed per the lot consolidation.**
- 3. The Petitioner shall comply with all federal, state, and Village codes, regulations and policies.**

CHAIRPERSON DAWSON: Do we have a second?
 COMMISSIONER GREEN: I'll second it.
 CHAIRPERSON DAWSON: All right, any further commentary before we go
 to vote?

(No response.)

CHAIRPERSON DAWSON: Sam?
 MR. HUBBARD: Commissioner Ennes.
 COMMISSIONER ENNES: I approve.
 MR. HUBBARD: Commissioner Green.
 COMMISSIONER GREEN: Yes.
 MR. HUBBARD: Commissioner Jensen.
 COMMISSIONER JENSEN: Yes.
 MR. HUBBARD: Commissioner Sigalos.
 COMMISSIONER SIGALOS: Yes.
 MR. HUBBARD: Commissioner Warskow.
 COMMISSIONER WARSKOW: Yes.
 MR. HUBBARD: Chair Dawson.
 CHAIRPERSON DAWSON: Yes.

All right, so we approved the plat but denied the variation, just to clarify, right, as Staff had recommended, but again, we're a recommending body. You have a chance to go before the Board of Trustees, you know, work with Staff in the meantime. You have time to maybe take in some of these suggestions and see what else, what other options you have, all right? All right, thank you.

MR. FILPI: Thank you for your time.

(Whereupon, at 8:08 p.m., the public hearing on the above-mentioned petition was adjourned.)



**Plan Commission
7/27/2022**

Item: St Anne Shelter for Girls - 800 N. Fernandez Ave. - 6/22/22

Department: Planning & Community Development

ATTACHMENTS:

Description	Type
St Anne Shelter for Girls - 800 N. Fernandez Ave. - 6/22/22	Minutes

PLAN

REPORT OF THE PROCEEDINGS OF A PUBLIC HEARING
 BEFORE THE VILLAGE OF ARLINGTON HEIGHTS
 PLAN COMMISSION

COMMISSION

RE: ST. ANNE HOME SHELTER FOR GIRLS - 800 NORTH FERNANDEZ - PC #22-004
 SPECIAL USE PERMIT FOR SHELTERED CARE HOME, VARIATION

REPORT OF PROCEEDINGS had before the Village of
 Arlington Heights Plan Commission Meeting taken at the Arlington Heights Village
 Hall, 33 South Arlington Heights Road, 3rd Floor Board Room, Arlington Heights,
 Illinois on the 22nd day of June, 2022 at the hour of 8:08 p.m.

MEMBERS PRESENT:

SUSAN DAWSON, Chairperson
 LYNN JENSEN
 MARY JO WARSKOW
 BRUCE GREEN
 TERRY ENNES
 JOHN SIGALOS

ALSO PRESENT:

SAM HUBBARD, Development Planner

CHAIRPERSON DAWSON: All right, now what everyone has been waiting for, what a great night you had to come with all this big audience. Usually it would just be you talking to us.

All right, so the next item on the agenda is the St. Anne Home Shelter for Girls. How many people do I have speaking tonight? No, no, I'm sorry, not public commentary. No, no, you're good.

MS. DUNCAN: I'll stay?

CHAIRPERSON DAWSON: You're like this -- let's just clarify. You're presenting, right?

MS. DUNCAN: Yes.

CHAIRPERSON DAWSON: Is there anyone else presenting with you as part of the St. Anne's petition that I should be swearing in all at once?

MS. DUNCAN: Yes, Madam Chairman. Shall I just have them stand up?

CHAIRPERSON DAWSON: Yes, have them come in. I'm just going to, I'll swear everybody in.

While you're doing that, while they're coming up, Sam, have all public notices been given?

MR. HUBBARD: They have.

CHAIRPERSON DAWSON: Okay, great.

So, everyone who might be giving testimony tonight, I need you to answer.

(Witnesses sworn.)

CHAIRPERSON DAWSON: All right, terrific. So, go ahead with your presentation please.

MS. DUNCAN: Okay, thank you.

Good evening, Madam Chairman and members of the Plan Commission. My name is Kate Duncan, I'm an attorney with Akerman, LLP in Chicago. I'm appearing this evening on behalf of Maryville Academy in connection with the proposal for the property located at 800 North Fernandez in Arlington Heights here.

The Applicant is before you this evening to discuss plans for a proposed sheltered care home on the subject property. A special use is required for the proposed sheltered care home as it's located in an R-3 One-Family Dwelling Unit District.

So, here with me this evening, I'll introduce our team. I have Sister Cathy Ryan who is the Executive Director of Maryville Academy. I have Nina Aliprandi who is the Associate Executive Director at Maryville. We have Anita Alvarez who is the General Counsel for Maryville. We have Mary McCann Sanchez who is going to be the Program Director for the proposed St. Anne Program on the property. We have Jim Lear who is an architect from MKB Architects.

Okay, so the building at 800 North Fernandez has been in use for many years. Most recently, the property was occupied by the Sisters of the Living Word with room for up to 14 nuns to live on the property. Concurrently on the property was the Montessori School that was serving between 80 and 100 children on a daily basis. The Montessori School closed during COVID and the sisters also decided to sell their property during that time, and so Maryville is now the contract purchaser for the subject property. Prior to the Sisters of the Living Word occupying the property and the Montessori School, it's our understanding that the building

was a public elementary school which had approximately 250 children in attendance.

So, Maryville is proposing to use the existing building as a sheltered care home to be named the St. Anne Program. In collaboration with the Federal Office of Refugee Resettlement, Maryville will operate a program at the property which will allow them to care for up to 10 teenage girls ages 12 to 17, plus an additional six teenage girls who may be pregnant or parenting. These girls arrive in the United States unaccompanied by an adult family member and they are now in the care of the Office of the Administration of Children and Family Services until they reach the age of 18.

So, Maryville will then step in to provide care, housing, meals and family reunification services for the girls. The girls will attend school in the local community here and learn to interact in the local community as our goal. The property will be staffed 24 hours per day, seven days per week. At peak times there could be as many as 15 individuals at the home providing care for the girls and the babies. During the day shift, there will be a minimum of three to six staff members taking care of the girls, and during the evening shift, there could be a minimum of two to three employees awake and onsite through the entire night.

Maryville is not proposing to make any changes to the exterior of the building but will be remodeling the interior space somewhat to add two bedrooms for the girls, as well as installing a sprinkler system within the facility to conform with all Fire Protection requirements, among other minor interior renovations.

There are 52 parking spaces located on the site, though we understand through Staff review that they believe several of these spaces may need to be removed in order to accommodate fire lanes which would leave us with 43 parking spaces. We believe that that 43 parking spaces is far more parking than we'll ever need to operate this facility on the property.

So, we are also actually seeking a variation from the requirements to provide a traffic and parking study. Expected traffic generation from the proposed use of the property will be minimal and there are far more parking spaces than are required or than will ever be cars on the site. The girls occupying the site will not be allowed to have cars. Prior uses of the property were far more intense in terms of traffic and parking, and so we do not see the proposed use of the property as having any adverse impact on the traffic or parking in the neighborhood.

At this point, I'd like to go through a very short slideshow. I think Sam is controlling it.

MR. HUBBARD: Just let me know if you want me to go faster.

MS. DUNCAN: Okay, so we just have several views. This is a view looking from Fernandez at the front of the building, and so we're standing looking west. So, this is just over towards the side of the building and looking northwest, you can see it's sort of the north view of the building. Then this is coming in from the southwest, you can see it's sort of the southern view of the building. Then this is on the back of the property along the other street that you are looking east, so you're kind of looking at the backyard property from there. Again, this is another view looking to the northeast, and then a view looking southeast.

So, this is the site plan for the property. You can see the entrance and exit that are along Fernandez. There is an ingress and an egress. The parking spaces are mostly along the sides and the rear of the property. I'm going to actually now invite Sister Cathy to come up and talk with you a little bit. She'll go through the floor plan and also the proposed decorations of the property. So, Sister Cathy, if you could come up?

SISTER RYAN: Good evening. Thank you very much for taking the time to review our request, and I'm grateful to the Planning Department for the very excellent summary they did of our program. I'd like to use that summary in some of our future work.

I'm Sister Catherine Ryan. I have the privilege of serving as Director of Maryville Academy. I do just want to make one clarification as I just said to Kate. The children that I will just describe in a moment are not in the custody of the Department of Children and Family Services. They're in the legal custody of the Office of Refugee Resettlement. So, the Department of Children and Family Services is not involved with these children except that they have to license the facility because children will be in the facility. So, I want to just make that clarification.

So, if I can just go through the floor plans? I know it's real small print up there, but your eyes may be better than mine. I think you all are younger than me, so that's a possibility here.

COMMISSIONER ENNES: Don't bet on it.

SISTER RYAN: Pardon?

COMMISSIONER ENNES: Don't bet on it.

SISTER RYAN: Okay, what you see is the floor plan for the first floor, and then the insert on the lower left for the second floor. So, if I start on the first floor coming in from my right which would be the east of the building, you'll see what we saw. I just have to say when the Sisters of the Living Word showed us through their real estate agent this building, we immediately fell in love with it as a wonderful place for our young ladies to be. There is very little, as Kate just said, that we need to do with this building because the sisters took such great care of it.

So, we come in, on the right is a dining room, and behind it a kitchen. The girls' meals will all be fixed/prepared at the home. The staff prepare the meals, although we also use it as a learning opportunity for our young ladies; because they are teens, they're going to need to be prepared for their independence. Sometimes they come with the cooking skill, but we want to make sure it's a teaching opportunity for them and it's a wonderful kitchen there.

Then as you move further toward the west, you'll see that we have -- not too far, please. There is a staff office, that would be the administrative assistant who would be there. Next to it is an office for the visiting attorney. A part of the Office of Refugee Resettlement program is a requirement that we provide access for attorneys for the young ladies because they have immigration cases. So, this would be a private office for a young lady to meet with her attorney, and it's near the front of the building which we find very favorable.

Then as we move further west, there are some community rooms, the lounge, and the meeting room there. Then when we go further, you'll see that there are the bedrooms. There are already 14 bedrooms, set up nice, and we just need to add two so that we can serve 16 young ladies. That's the number that the Office of Refugee Resettlement asked us to provide at our facility.

Then if I go to the second floor, so here, you'll see it's pretty much a mirror image of the first floor, that section, and these are the rest of the bedrooms that are available. Next to them, so in the second floor area where the sisters have their offices and for their provincial offices, and we're happy with the offices right there, they would serve our staff because we will have some case managers, we'll have supervisors, we'll have a recreation coordinator, we'll have some clinicians and a vocational coordinator. So, they'll need office space and it's already right there.

Then if we could move now, Sam, over? Great. This is back in the first floor. This is the area where the Montessori School was. So, we find that this will be wonderful for our young ladies for some of the programming that they need. You'll see that there is a homework and computer room, obviously computers have to be when they're doing homework given our situation today. Across from that, a room for art use and opportunities for them to be able to explore their talents and the wonderful experience of the arts. Then below that, there's a vocational, what we've identified as a vocational room, so a lot of the girls will be sewing, weaving and other kinds of activities that will be beneficial.

Across from there, we did want one room for the babies or toddlers to be in, that they have their own dedicated space. So, that's right there. Below is where we placed the nurse's office so the nurse is available, especially for little ones having medical issues, somebody is available right away. There's a room for bathrooms right there as well, and then a break room for staff right there in the corner.

So, that's our thought for the building. I appreciate the opportunity to say this to you because I've heard some people think that we wouldn't use all the space for the program, that we're going to bring another program in. Absolutely not the case. Our plan is that this building is well suited for 16 teens. Those of you who've had teenage children know you need space, and we'll need some space. If they've got babies, we'll need a little more space. So, we're delighted with the space that's here. There is no secret plan to bring in another program besides the St. Anne Home, the St. Anne Program, so I want to assure you of that.

If I may just add a little more information? Kate said, and I want to emphasize, when we looked at this building, really almost as it is we can use it except we need two more bedrooms. So, that's our plan, two more bedrooms. Now, the Village has helped us see that we need to put in a sprinkler system and some other life safety installations. So, we will do that, but we weren't even thinking of that. We're not trying to do all kinds of changes to the building except what needs to be done to make it safe for them and for the two extra bedrooms.

Maryville's policy in all of our programs with teens is that each teen has his or her own bedroom. We don't put two teens together in the same bedroom. So, that's why we need two more bedrooms, we don't want them sharing bedrooms. They can have their baby there, but no other teen there.

I'd like to just say a few words about the intake just so you can know. Our young ladies, when they come to this country seeking refuge from the violence in their countries, there is a first stop for them if you will with the Office of Refugee Resettlement. Those are in the nature of shelters, and we already provide four such shelters, two for girls and two for boys. This is for young people who while they're in the shelter a family member was not identified in the United States to become their sponsor. So, now the Office of Refugee Resettlement and we don't want the children to stay in a shelter for the next two or three or four years until they turn 18.

So, the plan is that this is developed for them to be a longer time, but it's time limited. It can only go until they're up to 17. When they turn 18, they are no longer with the Office of Refugee Resettlement and they're no longer with Maryville. We hope, however, that we're going to find them family members sooner than that because that's even better for them, but that's part of what our case managers will be working on.

We have a program, I know you have it in your materials so I won't take you through that. If you have any questions about it, but you see and I hope you know, we believe education is very important for our young ladies. That's why of course there's a significant

time for school but also time for homework and some other activities.

There were some questions about our staff. I just want to mention we hire bilingual staff for the program. Our young ladies come, for the most part they're coming from south of the border and so they're speaking Spanish. So, we hire bilingual staff to work in the program because it's very important that we know what they're saying and that they can talk to someone who knows what they're saying. So, our staff are bilingual, and a good number of them are bicultural.

At the same time, we have an intensive training program for our staff. For all of the staff who come to work at Maryville, we have an orientation that's about seven to eight days, depending on what their role is going to be. Then for our staff who are going to work in this type of program, there's another, at least one week, maybe two, for our staff to learn the particular concerns of the Office of Refugee Resettlement and the issues for children seeking refuge. So, the first part, the orientation, we're working with staff on child welfare wherever they may be at Maryville, ethics, boundaries, rules of course preventing child abuse, rules about proper workforce behaviors, but then there's the additional training.

Then, in Maryville, we have annual training. I, myself, just finished my eight hours that I needed to keep up with, but there is more that comes through the year, and any of the staff, all of the staff who work on this program will have that ongoing training as well. So, I want to assure you that our staff are very professional about knowing what the state of the art is, best practices in working with these young ladies.

I think, finally, I want to emphasize, and then for any questions you may have of course, our staff will be there 24-7. These are awake staff, it's not like staff coming to sleep at the residence, no. These are shifts that our staff come and spend the time with the girls and help with the guidance and the program, but they are awake staff and there we have staff 24-7.

You see the report, I think we gave you the schedule of, I believe approximately when they'll be there and how many different staff will be there with the young ladies. That will be currently followed. Of course we don't ever have the young ladies without the staff with them in the home. Staff will take them to school, take them to activities, and of course we'll assist them with the things that teenage girls need to learn while they're in the stage of development and preparing for adulthood, and in some cases preparing to be mothers.

So, I thank you very much for your attention tonight and your consideration of our St. Anne Home and of course I'm available for any questions. Thank you.

MS. DUNCAN: I just wanted to run through quickly, we have provided a very thorough written response to all the special use and variation criteria, but I just wanted to run through quickly the special use ones just at a higher level. I know you all have it in your package.

So, the requirements for a special use are that, the first one is the special use is necessary for the public convenience at this location. So, there is an ongoing need for this type of social outreach community service in this Northwest Chicago land community area. Maryville has been an established provider of these types of services for more than 125 years. The proposed facility will provide a necessary social service to these girls, and staff is very well trained to take care of these girls.

Further, Maryville selected this location because the property has been an established institutional and residential use for many years, previously being used as both a convent and a daycare/pre-school, and before that as a public elementary school. Also, in the interest of public convenience is the fact that the proposed use of the building is far less

intense than the prior uses that have been on the site in the past, the Montessori School coupled with the convent, and before that an elementary school for 250 children. The use of this building for up to 16 teenage girls and possibly babies for six of these girls and the needed staff to care for these girls is a less intense programmatic use than any of the prior uses on the property.

The second criteria is that the special use will not be detrimental to health, safety, morals or welfare of persons residing or working in the vicinity. The proposed use will be located in an existing building that once served as a residential group living use for an order of nuns. Other prior uses were the Montessori School and the public elementary school as detailed in our application documents and as stated by Sister Cathy tonight.

The facility will be very well staffed. Maryville staff is well trained and they'll institute rules and regulations for the girls to follow that ensure the program is running at a high degree of care. Maryville has a very high level of commitment and care dedicated to the girls it will serve. As a result, the special use will in no way be detrimental to the public health, safety, welfare or morals of anyone in the community.

Then, finally, the proposed special use will comply with the regulations and conditions specified in the ordinance for such use and with any conditions that are made a part of the special use. So, Maryville has reviewed the proposed conditions recommended by the Staff for this matter and will absolutely agree to abide by these conditions including the training referenced along with the frequent refresher training, having appropriate staff on site 365 days a year, 24 hours a day, establishing a screening procedure in identifying the most appropriate candidates for residency at the home, and of course compliance with all laws, regulations, ordinances, et cetera.

So, with that, we are here to answer any questions you may have tonight and we respectfully request your favorable approval of this matter. Thank you very much for your time. I also want to thank Sam very much for all the time he has spent working and preparing this case to come tonight.

CHAIRPERSON DAWSON: Thank you for your presentation. Having read through the Staff report, do you agree with the conditions that are proposed?

MS. DUNCAN: Yes, Madam Chairman, we do.

CHAIRPERSON DAWSON: Great, thank you.

All right, Sam?

MR. HUBBARD: Thank you, Madam Chair Dawson.

So, as you heard, the subject property is at 800 North Fernandez Avenue, the former home of the Sisters of the Living Word. The existing zoning on the site is R-1 which is a One-Family Dwelling District. It does allow for several uses outside of the classic single-family home use, one of those being sheltered care facilities; however, only through the issuance of a special use permit. So, that's the reason the Petitioner is before you this evening. They are requesting approval of the special use permit that will allow them to establish the proposed sheltered care home on the subject property.

The site is also categorized as institutional on our Comprehensive Plan. That's our vision for how we see this property being used in the future. This proposed use is compatible with that future vision for this property.

Additionally, the Petitioner has requested one variation, to waive the requirement for a traffic and parking study. That's a standard requirement for all special uses that are not located along major arterials or secondary arterials. Because this is located on a local neighborhood street, it does kick in the requirement for a traffic and parking study because of the

special use, and they have requested a variation to waive that requirement.

The Petitioner has undertaken several actions to get them to the point that they're at this evening. Back on December 6th of last year, they held a neighborhood meeting at the Memorial Library. They had gone door to door and knocked on several of the neighboring single-family homes in advertising for their neighborhood meeting and wanting to provide further details on what they were proposing.

Then on March 9th of this year, they appeared before the Conceptual Plan Review Committee. The discussion that evening was generally positive. There were some questions on what the rules of the house would be and what the future plans would be for usage of the facility. The Conceptual Plan Review Committee encouraged the Petitioner to hold a full neighborhood meeting. Traditionally, we recommend that petitioners send a letter out to all neighboring property owners within 250 feet of the subject property. So, after that March 9th meeting with the Conceptual Plan Review Committee, they actually sent out letters to all property owners within 500 feet of this property, and they held a neighborhood meeting on April 5th. The minutes from that meeting as prepared by the Petitioner are included in the packet provided to the Plan Commission.

So, here's an aerial of the site. You can see the property bounded in red. On the east side is Fernandez Avenue, west side is Kaspar, and then the cul de sac is for Salem Avenue on the north and south. You can see the building is not located directly on the property lines. There is a natural buffer with the drive aisles on both sides of the site. Additionally, towards the rear of the site is a fairly extensive open space green area that provides a great buffer to the west. Then there's a front yard setback and parking area on the east of the site which provides somewhat of a buffer on that side as well.

Again, here is the site plan. As you've heard, they're not really proposing any significant changes to the site or to the building. They are adding in some egress stairs to the back and I believe they are adding in egress stairs in this area of the site. But otherwise, the site is going to remain unchanged. There is an existing playground that was used by the Montessori School that was previously occupying the southern wing of the building. That area is mostly mulch now and the St. Anne Program is not anticipating reuse of that area as a playground. I think they have expressed that they would like to use it as a grass or a more landscaped area.

So, again, here's the floor plan. A few items to note although it's somewhat of a repeat. Each girl would get their own room. The residential areas would be on the first floor towards the rear of the building, and then on the second floor towards the rear of the building again. The kitchen would be located where the kitchen currently exists, and then south of that in the southern wing would be some of those recreation and multipurpose rooms proposed in the program.

Any special use requested in the Village of Arlington Heights has to conform to three criteria. You've heard Ms. Duncan outline how the Petitioner believes they conform to the criteria for approval. Staff had reviewed this application and does concur with the Petitioner. We do believe that the necessary approval criteria for a special use have been met.

In addition to some of the points raised by the Petitioner, I would like to add that we think this is a very low intensity use, especially when you take into consideration that the building is about 28,000 square feet. The site is about three and three-quarters acres. So, given the size of the building and the size of the site, this is a significantly low intensity use with 16 residents, six of which may have children, and then a peak employee load anticipated at

15 employees.

Over the last year or two, we have entertained a redevelopment proposal for this site. It was for a single-family subdivision that went to the Conceptual Plan Review Committee twice for review. Originally, they had proposed a 20-lot single-family home subdivision. None of the lots met our minimum lot size requirements, and so they went back to the drawing board and came up with a 13-lot single-family subdivision proposed there. Household sizes, the average household sizes in Arlington Heights are around 2.42 persons per household, so that would translate to an expected population of 31 new residents. By way of comparison, 16 girls and a typical daytime staff of three to six employees is a much less intense use of this property. That developer did not end up moving forward with that proposal. I think the economics of the site didn't work out for them given the 13 lots that staff had recommended, which would have been much more compatible to the zoning requirements for the R-3 district.

Additionally, this use we believe is compatible with the character of the area. Again, previous uses on the site were a Montessori School and the convent for the Sisters of the Living Word with their administrative offices. Prior to that, it was used as a District 25 public school, the Ridge School. So, we believe that the former uses on the property are compatible and in harmony with what's currently proposed. The site has historically been used for institutional uses or uses that have provided supervision or care or education to children, and this proposed use is in harmony with those previous uses which have been successful on this site.

Given the age of the children that would live here and the rule that prohibits them from owning a car and in combination with the peak load of staff, we don't anticipate that this is going to have a substantial traffic impact at all. In fact, the 13-lot subdivision would have had more of a traffic impact than this proposed use. Again, noting that the Comprehensive Plan designates this site as appropriate for institutional uses, the proposed use is compatible with that long-term vision for use of this site.

You've heard about the substantial training that Maryville provides for their staff on top of the skills that they're already coming in with. There is a notable screening process that each prospective resident goes through prior to being accepted into the program. This is not a facility that's intended for girls that have extensive behavioral or mental health needs. This program is for individuals that are seeking citizenship in the country, again not with a significant mental or behavioral issue.

Then finally, the Petitioner does operate a similar facility in the city of Chicago, and they provided an analysis from an appraiser that looked at historical property values from the time that facility was established and what those properties are selling in the vicinity of that site. The study concluded that it did not have an adverse impact on property values, and a copy of that report was put online and provided to the Plan Commission. Staff asked that they provide some data on the number of police calls for service that were received from that facility. I believe the Petitioner had mentioned that over the last three or four years it was something along the lines of maybe three or four calls for service. So, nothing at all out of the ordinary or extensive. So, we believe that the necessary criteria for approval of this special use permit have been met.

Quickly, relative to traffic and parking, the site conforms to code requirements. We don't have a parking line item for a sheltered care home, so we applied the parking requirement for the closest use which is a dorm. In applying those parking requirements to this proposed facility, it would require a total of 26 parking spaces. That would assume that

some of the residents also have cars, which is not going to be the case. So, we anticipate the peak load to be less than what's required by code. Even considering the code-estimated parking demand to be true, there is still a 43-space parking lot on the site, which translates to a 17-space parking surplus relative to code requirements. So, we are not opposed to the variation to waive the code required traffic and parking study. We don't think that this is going to have any type of detrimental impact relative to traffic or parking.

So, to conclude, we are supportive of the application for special use and the variation subject to these four conditions listed here. That would conclude my presentation this evening.

COMMISSIONER WARSKOW: I make a motion to accept the Staff report into the record.

COMMISSIONER JENSEN: Second.

CHAIRPERSON DAWSON: All in favor?

(Chorus of ayes.)

CHAIRPERSON DAWSON: Great, we're quick today. Okay, so thank you, Sam.

Commissioners, let me start down on your end, Commissioner Sigalos.

COMMISSIONER SIGALOS: Yes, I have a couple of questions. How does it affect our local School District 25 bringing in 16 girls who would either be going to, I'm assuming Patton school or Thomas Middle School or Hersey High School? Have they been notified of that? Because I think there's either a referendum coming up as far as for full-day kindergarten and some school additions. I just was curious if there's any comment from District 25.

MR. HUBBARD: No, we haven't received any comment from them. I mean, traditionally on a smaller project like this, we don't reach out to them. So, there has been no correspondence, but you know, no concern expressed on their end.

COMMISSIONER SIGALOS: No, I'm just concerned because all of sudden there would be 16 girls brought into the district, if they hadn't planned on it. Then I heard you say there was no really police incidents at the other Maryville facilities, is that correct?

MR. HUBBARD: Yes, the Petitioner wants to address that.

MS. DUNCAN: Right, so we will address your questions. We just want to make sure.

SISTER RYAN: I don't have the names of the persons from the school district that our staff contacted. But they did reach out to two of the different districts to talk with them about the students coming in if this is approved. The district persons that they spoke with were welcoming, and I apologize, I don't have the names here with me.

COMMISSIONER SIGALOS: I'm just glad to hear if they're welcoming, that there's not going to be an added burden to the individual schools.

SISTER RYAN: Our staff were told that they were welcomed.

COMMISSIONER SIGALOS: Great.

SISTER RYAN: Relative to the calls about the police, the program in Chicago that was referenced had three calls. They were not because any crimes were being committed. They were police calls to assist with one child needing to go to the hospital, they came with the ambulance I believe. We'll give that information to you, but none of it was about criminal behavior.

COMMISSIONER SIGALOS: Great, and I'm glad to hear that.

SISTER RYAN: Excuse me please. Oh, that's right, thank you. Someone tried to break in and that was one of the calls.

COMMISSIONER SIGALOS: Okay, thank you. My last question is, I mean, this is really a relatively large building for 16 girls. What would prohibit you from increasing that population in the future to 20 girls or 25 girls?

MS. DUNCAN: Commissioner, so we're here tonight with an application before you as the Plan Commission and that will go to the Village Board as well. We've represented to you that 16 girls is what we're going to have, and so I don't think we would be opposed to having a condition that says we're limited to the number of girls that we can have in the property.

COMMISSIONER SIGALOS: But you're saying that you could increase the population then?

MS. DUNCAN: No, we don't, no, we will not increase that population. I don't think there is anything in the law that requires us to restrict it, but we're telling you we will restrict it if you would like us to.

SISTER RYAN: Commissioner, if I may just add? There will only be 16 bedrooms, so there could only be 16 teen girls. We have no plans to increase that, and part of our, this will be one of the largest homes we have, I want to say to you. The one in Chicago is 25, that's the largest. We're trying to do a smaller group, so most of our homes are 10 children.

So, it would not serve the kind of programs we're trying to provide for our teens to make a bigger home than the 16. But we are so certain about that that we would be fine if there's any condition that says we can't have more than 16 because that is absolutely our intention and there would not be another bedroom unless we came back to you with a petition to add other bedrooms, but it doesn't fit the kind of program we're doing with the children. We don't want large settings for the children, we want smaller. 16 is quite few, but we want it not to get too large for the sake of the children.

COMMISSIONER SIGALOS: I have no other questions at this time. I'm anxious to hear the public comment from the audience.

CHAIRPERSON DAWSON: Okay, Commissioner Ennes?

COMMISSIONER ENNES: I have a couple of questions. Sam, the current zoning on the property, that includes institution which is how, institutional use, so that's how the former facilities had been able to exist there?

MR. HUBBARD: Yes. So, the R-3 Single-Family allows religious institutions as well, and schools are allowed via special use permits. Daycares as well.

COMMISSIONER ENNES: The young ladies who are going to be housed and living at this facility on and off over the years, whose legal responsibility are they? Is that the federal government?

SISTER RYAN: Yes, the Office of Refugee Resettlement. That's a subsection of the Department of Health and Human Services.

COMMISSIONER ENNES: Okay, I'm also interested in the funding for a program like this, and more of the impact that I think some neighbors may be concerned about this, too, the impact on the local community. I don't think there's anybody here that thinks that our property taxes are low, and education is obviously a big part of that. Do you know if the current facility is exempt from property taxes because of a religious use?

MS. DUNCAN: I don't know the answer to that.

COMMISSIONER ENNES: Okay, do you know if your existing facilities get

a religious exemption?

MS. DUNCAN: Yes.

COMMISSIONER ENNES: For charitable?

MS. DUNCAN: Yes.

COMMISSIONER ENNES: So, you would be requesting an exemption?

MS. DUNCAN: Correct, we would be requesting an exemption.

COMMISSIONER ENNES: So, you wouldn't be paying into the school fund.

MS. DUNCAN: Correct.

COMMISSIONER ENNES: Okay, is there any way that they do a fee in lieu of to cover that, that the federal government would cover part of that expense?

SISTER RYAN: Not to my knowledge. That is the difference between the Department of Children and Family Services which this is not. They will sometimes contribute because of -- but the federal government does not contribute to this as best I know.

COMMISSIONER ENNES: Okay, I also am concerned about the size of the building. It's 16 kids, 28,000 square feet and \$1,700 per. Now, I realize that includes some classrooms and training rooms and offices and all of that, and I really wouldn't require a limit on you with your word that you're going to keep the facility that size, so that's all I have at this time. Thank you.

CHAIRPERSON DAWSON: Commissioner Jensen?

COMMISSIONER JENSEN: I don't have any questions.

CHAIRPERSON DAWSON: Commissioner Warskow?

COMMISSIONER WARSKOW: Yes, this is for Sam. I read the letters that have been submitted by neighbors, residents. One of the concerns is that the use in the future could be converted from the use it is now into something different that could be more detrimental to the neighborhood, but as I understand it, this special use is just for this special use. If that special use were to change, that would require them to come back to the Plan Commission and the Village Board to get approval of that different use; am I correct?

MR. HUBBARD: The short answer is yes.

COMMISSIONER WARSKOW: That's all my questions.

CHAIRPERSON DAWSON: Commissioner Green?

COMMISSIONER GREEN: I have a question for Ms. Duncan.

MS. DUNCAN: Yes, sir.

COMMISSIONER GREEN: What is the legal status of these girls that are in your program?

MS. DUNCAN: Well, that's actually a better question for Sister Cathy. I'm a land use lawyer.

COMMISSIONER GREEN: Okay, okay.

SISTER RYAN: And Mary McCann can keep me honest on this, okay. These young ladies are in the legal custody of the Office of Refugee Resettlement. They have legal proceedings going on to determine if they will be allowed to stay in the country.

Correct, Mary?

MS. MCCANN SANCHEZ: Yes.

SISTER RYAN: So, we'll make sure that they get to participate at their court hearings and they'll have their lawyers working on that with them. At this point, they're hoping that they'll be allowed to stay in this country and have citizenship. Am I saying this correctly?

MS. MCCANN SANCHEZ: Yes, that's correct. Some of the children are

seeking asylum which is a legal status that a child and an adult could receive based on certain things that have happened to them in their past. All children who come into the country because of settlement, a legal settlement, the Flores Settlement, have protection rights until they're 18. So, those children are covered by that. They do have their attorneys who are working to see if they have a pathway to legal relief into citizenship.

COMMISSIONER GREEN: Okay, and the reason I ask that is that in the report, it says when they're 18 years old, if you have not found them family to sponsor them for their citizenship, then you release them from your program. I think it said that you don't really follow them when they're 18 years old and older.

So, my question is if they haven't reached legal citizenship by then, where do they go? What happens? Because it seems like it stops at their 18th birthday with you guys, but what happens after that?

SISTER RYAN: Well, it's not our choice of the way it should be, that's the way the law is. So, when the children are under 18, the Flores Settlement controls and the Office of Refugee Resettlement implements the Flores Settlement, making sure they're treated as children and not put in adult facilities. Please keep me honest here again.

MS. MCCANN SANCHEZ: Yes.

SISTER RYAN: When they turn 18, the Office of Refugee Resettlement no longer has custody. Now they're considered adults, and so it's Homeland Security that controls what happens next. So, even in our shelters, if we aren't able to find a family member, it's not too often but if we aren't able to find a family member to take over the sponsorship of the child by the time they turn 18, the Office of Refugee Resettlement no longer has custody and, therefore, we're not allowed to, and Homeland Security can take custody. However, the -- I'm sorry?

Yes, but the Viatorians actually who are here in Arlington Heights have opened a home for young men who reach 18 who are in need of such a place rather than detention and there are a coalition of religious communities of women who have opened such a home for women who turn 18 and are in need of such a place; am I correct?

MS. MCCANN SANCHEZ: That's correct.

SISTER RYAN: So, not everyone goes to Homeland Security. With Homeland Security's permission, sometimes they're able to go to the Viatorian House or to Bethany House, but we are just, we're no longer allowed to be engaged in the care of the children once they turn 18.

COMMISSIONER GREEN: Okay, are they classified as illegal aliens at that point? In other words, if they don't have status --

MS. MCCANN SANCHEZ: At that point, many of the children have received approval to be involved in an asylum case. They have access then to work authorization. They have access to a green card.

COMMISSIONER GREEN: It's a green card, okay, you can answer that with a green card.

MS. MCCANN SANCHEZ: Yes, it's case dependent, but that's one of the reasons why the Office of Refugee Resettlement provides legal counsel because the attorneys are looking at their case to determine what possibilities there are depending on that. So, as Sister Cathy mentioned, there's a process prior to when they're 18 to see where they will be released to. In addition to the post-18 homes, the Office of Refugee Resettlement sometimes has other recommendations of where they could go, or if the Department of Homeland Security releases them to individuals who might be friends, but they aren't family members and they don't

reach that bar, then the protective children agencies such as the Administration of Children and Family Services requires them. So, but yes, their case passes from Administration of Children and Family Services to the Department of Homeland Security.

COMMISSIONER GREEN: Okay, that's all for now, thank you. It's very confusing, very confusing. Thank you.

CHAIRPERSON DAWSON: Okay, so at this time we're going to open up for public commentary, so you can sit down.

SISTER RYAN: Thank you.

MS. DUNCAN: Thank you.

MR. HUBBARD: Chair Dawson, if I may?

CHAIRPERSON DAWSON: Yes?

MR. HUBBARD: I just want to put on the record that I did place before you several e-mails and one letter that was received after this project went online on Friday afternoon. These e-mails came in, many of them today, but I just wanted to point out that if you see those in front of you, that's what they are.

CHAIRPERSON DAWSON: Okay, so let me just go through how this is going to work because there's a lot of you here tonight. I'm going to try to go kind of systematically here. If you wish to speak, if I call, you know, your row or whatever, come on up and speak. We ask that you state your name and spell your last name. We also ask that you provide your address, it's helpful to us, it's not required, it's optional to you. State your comment. We may or may not address it right away. Just know that we're taking notes, we're listening, we will ask and get your questions answered, it's just with this large of an audience sometimes we can't directly engage.

Your questions should be directed to us, potentially to Staff, not directly to the Petitioner. Then just try to be cognizant of, if it's already been stated, you know, these can get rather long which is fine, it's what we're here for, but if it's already been said one or two times and you just want to stand up and reiterate the point, just keep that in mind.

So, I'm going to start on this side. I'm assuming this front row is all the Petitioner, no one is speaking for tonight? No, you do, okay, I was wrong, look at that. Okay, let's start, come on up.

MR. HUBBARD: Chair Dawson, we do typically try to limit public comment to three minutes per person.

CHAIRPERSON DAWSON: To three minutes, right. Thank you for that reminder, Sam.

QUESTIONS/COMMENTS FROM AUDIENCE

MS. McDONNELL: Hi, my name is Janet McDonnell, M-c-D-o-n-n-e-l-l. I live at 1322 North Vail Avenue. I've been a resident of Arlington Heights for over 30 years and I've passed this building many times and walked around the neighborhood. I live a few blocks from over there.

The Sisters of the Living Word and the Montessori School were such a positive presence in the neighborhood, and it seems to me that this proposed St. Anne Home is the perfect follow-up to that legacy. I believe this is a rare opportunity for us to live up to our values and our motto, City of Good Neighbors. This is a chance to take a step toward creating the kind of world that we want for our children, a world where the most vulnerable among us are

offered compassion and a safe harbor. By nurturing the potential in these girls and making them feel welcomed and valued, this home could have a profound impact on their lives.

It's only natural to feel protective of our great neighborhoods. We're blessed to live in a prosperous village. But our wealth is diminished if we only measure value with dollar signs, if we get into fear and hostility and turn inward instead of opening our hearts and minds to those in need. So, I sincerely hope you'll green light this project.

CHAIRPERSON DAWSON: Thank you.

Anyone else in this row? All right, how about the next row? Come on up.

MS. GRAHAM: Hi, I'm Heidi Graham, G-r-a-h-a-m. The previous speaker probably said it better than anybody who's going to say it here tonight.

The only thing really I have to add is that one of the things that we most need to protect currently, other than women and girls, would be our Mother Earth. This particular project is a reuse project, and so as our Village works to be more sustainable, and this is something we really need to be doing, this seems to me perfect. So, I very much hope that the Village approves this project for every reason already stated. Thank you.

CHAIRPERSON DAWSON: Okay, come on up.

SISTER MASS: My name is Sister Barbara Mass, M-a-s-s. I am a Sister of the Living Word, and I lived in that building for the last 20 years. Over the last year and a half, because we were selling the building, I had to move so right now I live in Chicago.

But I'd like to speak in the positive, this is a wonderful program. The Maryville people have worked on this very hard. They are protective of all the children to the questions that are being asked. I also would applaud the first speaker. That would be also our concerns as the Sisters of the Living Word, that fits into our mission as Sisters of the Living Word. So, thank you.

CHAIRPERSON DAWSON: Thank you.

MR. CULHANE: My name is Paul Culhane. I live at 400 North Carlisle Place. I have been a member for many years --

CHAIRPERSON DAWSON: Could you spell your last name? Could you spell your last name for the record?

MR. CULHANE: C-u-l-h-a-n-e. I have been a member for many years of the St. John 23rd, an Intentional Eucharistic Community that met for many years at the Sisters of the Living Word facility. I'm also a member of the St. James Earth Shepherds which Sister Barbara is also a member of. I'm very hopeful that the Village will allow the good works that have taken place at this facility to continue with Maryville's project.

MS. GABRIELSEN: Hi, I'm Carol Gabrielsen, G-a-b-r-i-e-l-s-e-n, 705 South Chestnut.

Many things have already been said about this. I am definitely in favor of it, but we are the City of Good Neighbors, that's what our seal says. I think the best way to be good neighbors is to open up our hearts and help everyone, especially these young women coming into town.

These women come in here with little or nothing to their name. I can't imagine being a teenager and not having a mother. I had my mother until I was almost 50, and that killed me. So, I can't imagine being that age without having a community and support behind us. This town does so many wonderful things, and this is something that can expand everybody's horizons.

Sister, I want you to know, I want to be the first woman on the list to mentor these ladies because I think they're going to need it. We have a lot of women in this community that are strong, powerful, wonderful, and I know they would give their time. I can't think of anything better than to have this in our community.

I've worked with Maryville in the past. I have two children I've adopted. They were special needs, they went to a special needs school. They were in school at Westford with all their classmates, you know us, right? All their classmates except my children were from Maryville, and they got to know these kids very well. Some of them they're still friends today. The Maryville staff was unbelievable with these children, absolutely unbelievable.

The other thing, my children have not been since, the Village knows this, the school knows this, but I tell you they never would have survived if I lived somewhere other than Arlington Heights. Our neighbors opened up their hearts to my children with all their needs and problems, they helped them. The kids in the neighborhood were helping my kids. Everybody got educated, and now I have one child out on the zone who never thought that would happen, and the other one moving out in the next couple of months. This I was told by DCFS to put them in a home when they were three.

So, I think love and support can go a long way to help people, and I think these girls deserve our Arlington Heights. So, I hope that you approve and everything goes through, and I'm happy to do anything you need. Thank you for your time and helping us.

CHAIRPERSON DAWSON: Thank you.

Anyone else in that row? How about the row behind that? Anyone want to come up and speak? Good luck following up Carol. Sorry.

BROTHER GOSCH: Good evening, my name is Brother Michael Gosch. I'm a member of the Clerics of St. Viator or the Viatorians. Our headquarters is at 1212 East Euclid. I live on the top floor of St. Viator High School at 1213 East Oakton.

I'm here to speak in favor of Maryville's plans to convert the Sisters of the Living Word residence into the St. Anne Home. As a co-founder and the Director of Viator House of Hospitality, a residence for young men seeking asylum in the United States, I can speak personally of the integrity and professionalism of Sister Catherine Ryan, Mary McCann Sanchez, and the incredible staff at Maryville. Over the past five years, the Viator House has welcomed the males from their program who aged out at age of 18, and we welcome them without incident because of the support they received at Maryville.

To the question the Commissioner raised about the status of these young people, as you know, enshrined in our federal law is the right for a person to come to our borders to seek asylum, to seek our protection. It is not an illegal act. They are not illegal aliens. In the meantime, while their case is being adjudicated by our judicial system based on the merits of their claims, our government depends on qualified, vetted and capable organizations such as Maryville to provide a safe home for these individuals, especially minors, as their cases run their way through immigration court.

I heartily support the St. Anne Home sponsored by Maryville Academy at this location. Thank you.

CHAIRPERSON DAWSON: Anyone else in that row coming up to speak?

MS. BEAVER: Hello, my name is Kerry Beaver, last name is spelled B-e-a-v-e-r, 647 North Kaspar Avenue. I'm a mere 15-second walk from where this location is.

I'd like to talk a little bit about the education. I went to Patton Elementary School and Thomas Middle School and graduated from John Hersey High School in

2019. I know that these girls will be learning more than just the stereotypical formal education, but I'd like to say that there is really nowhere better that these girls can go to get a public education than in Arlington Heights. I have been better prepared for my future than I ever could have hoped for just by going through Patton, Thomas and Hersey. They're all highly ranked and well-respected institutions.

I don't want to add anything else because it's already been said, but I really hope that you guys approve of this plan. Thank you for your time.

CHAIRPERSON DAWSON: Thank you.

Anyone else? How about the people in the next row?

MS. ECKERT: Hi, my name is Lisa Eckert, E-c-k-e-r-t. I don't really have anything more to add than these brilliant speakers have already said. I just wanted to go on the record that I fully support approval of the St. Anne House and what Maryville Academy can do with it. Thank you.

CHAIRPERSON DAWSON: Thank you.

Anyone else in that row?

MS. HONG: Hello, I'm Jennifer Hong, H-o-n-g. I live at 1408 East Kensington Road. Like Lisa just said, I don't personally have anything to add but I am fully in support of this program, especially what Ms. McDonnell said who took my breath away. Thank you.

CHAIRPERSON DAWSON: Anyone else in that row?

MS. BERGER: My name is Julia Berger; I live at 201 North Vail. I'm very much in favor of this program. I volunteer at Viator House of Hospitality and Bethany House of Hospitality for young people who are above the age of 18 who are residents seeking asylum. These children/young adults are very respectful. They're eager to get an education, to get work when they get a work permit, and to become useful citizens of this country.

CHAIRPERSON DAWSON: Anyone else in that row? Just a reminder, please spell your last name when you come up. I think I might have missed that in the last one, the spelling.

MR. SULLIVAN: Hello, my name is Jerry Sullivan. My wife Jane and I live at 615 West Vine Street at the corner of Vine and Fernandez, directly across from the full site that we're discussing this evening. Given that, you can imagine my surprise when I saw the photos earlier that makes it look like a very rural, pastoral community and we're anything but. We're very much suburban Arlington Heights.

Unlike many of the other speakers here, I'm not supporting this project right now. I want to be clear, I support the mission. Jane and I have 32 years of Catholic education between us and we think this is a wonderful value in places like the Maryville's campus, like the Viatorian campus, or at Allendale in Lake Villa where I worked for many years as a clinical psychologist. One of my concerns is that I think it's somewhat naive to think that we're going to be incorporating young women from war and trauma and they won't be struggling with behavioral health issues. They may not be upon admission, but that's likely to emerge especially as they make the transition into this country and into a different space.

I do feel, and again, I'm going to disagree with some of the other speakers, that this substantially changes the nature of the locality. I don't feel that a daycare center and a retirement home for sisters is equivalent to having a shelter in our community. I do feel that we want to make decisions from the data. I've attended each of the other two community meetings, and each time we asked the same questions, where is the data, where is

the data.

I appreciated having an opportunity to review the report around housing costs and housing impact. So, we read that carefully and saw that the findings were that for near homes, it improved selling rates by 2.89 percent, and for far homes, more distant from the site, it improved them by 2.85 percent. So, that sounded pretty good to me, but it didn't ring true.

So, we dug a little bit deeper and found that overall in the city of Chicago, the Illinois Realtors Association said housing costs went up 8.5 percent, WTTW said 12 percent, and Norada Real Estate Investment organization said 7.4 percent. So, we have a delta of somewhere between five and nine percent which is right smack dab where an independent study in the state of New York placed this same housing cost decreased by 7.1 percent after a similar home was put in their vicinity.

As a homeowner and a taxpayer in Arlington Heights, I've lived in this community, not just Arlington Heights but first on the cul de sac in Salem, second as I said right across the street from the home. So, I've been in this neighborhood, not just Arlington Heights, for 33 years now, and I see some of my neighbors from both our first and our subsequent home here tonight. For most of us, this is our single biggest investment. With an average housing cost of \$399,000 in Arlington Heights, if we use the New York study, that accounts for each of us writing a check for \$28,329. You do the math, if your home is more it's more, if your home is less it will be a little bit less. Either way, I feel like those are funds that are being taken out of my, at this point, retirement fund and investments, and I don't think that's a reasonable expectation to have us support the mission at that level.

Again, I'd like to emphasize that we need data to make our decisions. I do support having a traffic study because it sounds to me like we're going to see some increase in traffic, although I will agree with the fact that especially the Montessori School had a lot of traffic twice a day for drop-offs and pickups. We need more than anecdotal reports about crime and emergency services, and I'd like to see the studies. My wife and I are both scientists. Jane is on the faculty of the medical school of Northwestern and is a researcher there. She has laryngitis tonight, otherwise she'd be speaking here herself, but we can't just rely on anecdotal studies of might be two or three.

I'd really like to see the data, and that includes something that we've asked for now twice. That's an outcome study, and I know Sister Cathy shared that they don't follow these girls beyond 18, somebody is doing that somewhere. So, where is the outcome to say what happens to these girls? I think one of the people on the panel tonight asked that very question, what happens to them upon release?

So, I'm unhappy to have to disagree with some of the other people here tonight representing a different point of view. But while I would support this in Arlington Heights at another location, I mentioned I worked years ago as a training supervisor at Allendale, a big beautiful campus in Lake Villa on a lake, perfect setting for this kind of thing. The Maryville campus is a good setting. The St. Viator's Cleric House on Euclid is a good setting. I just don't think our neighborhood, our very residential neighborhood with owner-occupied homes is the place that this should be. Thank you.

CHAIRPERSON DAWSON: All right, anyone else in that row? All right, how about the back row, anyone there wanting to speak?

Spell your last name for us.

MS. KELLEN: Good evening, my name is Pat Kellen, K-e-l-l-e-n. I'm sorry,

I'm not a spontaneous speaker so I need to resort to notes.

I live here in Arlington Heights at 803 East Thorntree which is at the north end of town, so I do not come here with the same concerns that the neighbors may have. I have lived here for 40 years. From my perspective, this proposal seems to be a great opportunity for our community and for those, for the girls that would come here as well as for our community.

When I was five years old, my parents divorced, and because of child support we could only afford to live in subsidized housing in the city of Chicago. If any of you know where Diversey and Clybourn is, we lived in the Julia Lathrop Homes. We lived there for three years, we lived with cockroaches, with mice in the ceilings and in the walls, and having our heat turned off in the winter at 10:00 o'clock at night. But with the grace of God and the move of my aunt and uncle to Arizona, we went to live with my grandfather in the Austin neighborhood.

When he died, my mother was able to go to work. With her earnings as well as my father's child support, I was able to receive a Catholic education. I was able through scholarship moneys and with government loans to be able to complete four years of college, become a nurse and work at that profession for over 40 years. I was lucky because we had family and others who can support us. I don't know what these poor girls have, if their families are not, they came without their families and they have no one at this point in time to connect with.

Flash forward to 2006, our son attended Buffalo Grove High School. Not only did he make a wonderful academic career there, he also was able to expand his horizons. One of his best friends was from Japan. He met another young man who is Muslim. He would not have had that opportunity perhaps at some other schools. He was enriched by that experience.

I think that our community would be enriched by the experiences of having these girls coming from another country. They also can benefit from receiving from us the knowledge and our cultural experiences. My sense is that this would be a good opportunity for all involved.

CHAIRPERSON DAWSON: Thank you.

Anyone else in the back row coming up to speak?

MS. CIMO: Good evening, my name is Bonnie Cimo, the last name is C-i-m-o. I have nothing prepared but I hope that what I have to say may have some merit.

I live at 820 North Ridge Avenue. So, from our second-story bedroom window, I can see the Sisters of the Living Word facility, well, what was formerly the Sisters of the Living Word. I have lived in my home for 38 years and I lived in those apartments across Euclid for two years, so I've been in the neighborhood for 40 years.

My children attended the Montessori School. I know Sister Barbara Mass very well. I lead the St. James Earth Shepherds ministry, Sister Barbara is a member of the ministry and is an amazing person with more integrity than I've ever seen actually. I know that she would not entrust a place that she had, you know, been in charge of and lived in for all those years to anybody who was not going to treat it or the neighborhood well. The sisters took great care of that property. You know, they rented it for so many years to a wonderful school which, by the way, was very diverse.

I also live across the street from Christian Liberty Academy which is an extremely diverse population. So, you know, as far as the residents that will be in the St. Anne's Home, I don't really see this as that different from people who have been in the neighborhood for a very long time at the other facilities which do generate a lot of traffic. This one

is a very low density proposal which, for me, I'm very happy about. I was not thrilled thinking that a developer was going to come in and, you know, carve up that beautiful land, put streets through it and have, you know, giant homes because it seems like all the ones that are built now are very large.

So, I am for the proposal. I'm also a school, sorry, a substitute teacher in District 214. I know District 214 has a very welcoming way about it. You know, they welcome diversity also. I'm a former bilingual teachers so I know the struggles of people who come to this country and need a place like St. Anne's. Okay, thank you.

MS. CRUSIUS: Hello, my name is Christina Crusius, that's spelled C-r-u-s-i-u-s. I live at 204 North Patton, and I'm a lifelong resident.

I'm sharing my support for St. Anne's place for the many reasons stated. It's very well thought out. It is going to be a fantastic opportunity to weave into our model of City of Good Neighbors, as well as our commitments to diversity, equity and inclusion.

To me being a neighbor particularly means caring for the vulnerable in our midst. This certainly includes caring for refugee girls who are separated from their parents. Also, about five years ago, I attended a local march and rally protesting family separation. Over 700 people from Arlington Heights and the surrounding area marched from the Village Hall to North School Park. During the rally, I was at a table near the organizers and I remember seeing person after person asking how can we help.

At the time, we encouraged folks to donate supplies to Maryville and write cards of encouragement to the children; however, today we have the opportunity to do more. By approving St. Anne's place, we as a community can provide a home and belonging to these girls. I can't think of a few better ways to make a difference than being good neighbors. Thank you.

CHAIRPERSON DAWSON: Thank you.

Anyone else at that row want to speak? Or move on to the next side? Okay, how about the front row over here, who would like to speak?

MS. CAYER: Melissa Cayer, C-a-y-e-r. Don't increase my property tax bill to pay for this.

CHAIRPERSON DAWSON: All right, anyone else in that row? Here we are again.

MR. BARUCH: John Baruch, B-a-r-u-c-h. 43 years, basically the same house.

To the comment about schools, my kids graduated, well, all four went to Hersey. Maryville fed into Hersey. I don't know about deep, but without Hersey's education, some of those kids would not be alive today I'm sure. In particular, I remember one young man from Chicago, Michael Knight, who went to Maryville and got adopted by a family here, just kind of took care of him. He went on to college, he's very successful. I just think we're giving young women a chance, and I think as many people have said, we need to look at that and accept that as part of our mission in Arlington Heights.

CHAIRPERSON DAWSON: Thank you.

Anyone else in that row? All right, moving on to the next row, anyone wish to add to what's been said? Second row there? Okay.

MR. PHILIP: My name is Michael Philipp, P-h-i-l-i-p-p. I live at 2025 East Fremont Court, Arlington Heights. I've been a resident for 29 years. I have -- I'm thinking.

CHAIRPERSON DAWSON: It's okay, take your time.

MR. PHILIPP: I'm familiar with Maryville because I've volunteered there for the past six years. One year with residential and six years ago in the last, seven years actually, in the past six years with the Crisis Nursery which is in Chicago. I also have background in mental health and clinical psychologies, retired, for over 30 years in the public sector and public mental health.

I am in favor of the St. Anne Home. In my work with Maryville, I've both witnessed and participated in good works on both the campus in Des Plaines and the Crisis Nursery in Chicago. I'd like to say that Maryville Academy is a values-based, service-oriented institution. It works to make life better for the people who come through it and it treats each and every person as an individual and helps them find what's best within them.

So, I am in favor. Thank you.

MS. NOWELL-PHILIPP: Hello, I'm Claudette Nowell-Philipp, N-o-w-e-l-l - P-h-i-l-i-p-p. I live at 2025 East Fremont Court here in Arlington Heights, and am a happy and proud resident for 29 years and counting.

I strongly support this initiative. I think it speaks to the core of our entire community and why I'm so proud to be a resident of Arlington Heights. We are good neighbors, but more than that we become families.

I also want to address the thought of looking at this in a longer-term perspective. I've been an ESL tutor with the Arlington Heights Library since 2013, and I can say with absolute certainty we will get a return, that we will be given back. I have so happily and proudly worked with people coming to this country knowing very little about our language, our customs, and I am proud that some of these individuals who I worked with and am working with now are giving back to our community. I believe strongly that these young women, we will be proud of them in a few years. Thank you. I strongly support this initiative.

CHAIRPERSON DAWSON: Thank you.

Anyone else in that row?

MS. CAPARO: Hello, I'm Debbie Anne Caparo of 631 North Kaspar Avenue. I have been a resident of Arlington Heights roughly 10 years. I just recently learned of this proposed plan by seeing the sign. I was not one of the folks that were invited to the various different meetings, so I'm not as prepared as some of the others.

I do have concerns like the one gentleman on this side of the room had mentioned that I think that we need some more data and some more facts to support. I know there was some snickering and giggling to the commentary when someone was breaking in to the one downtown. I don't find that humorous, it concerns me. I'm very much not in favor of this plan from what I'm hearing so far.

I am on a portion of Kaspar that is close to Route 14, and I already had several homeless people that are defecating on our property, that are walking through. My concern is this is what is going to happen after these folks are no longer a part of the system or a part of this group once they turn 18. I feel that we need a lot more information to know where they're going to go. We don't have homeless areas like everywhere, I mean, unfortunately, these people need somewhere to go at that point in time and I know that them defecating in my yard is not my continued preference.

I also have concerns that again you have people breaking in potentially. There's, you know, there's going to be crime that could possibly come from this whether it be from the war area they're coming from or whether it's from some of the fathers that are wanting their children that are a part of this and, I mean, fathers of the babies that are a part

of this group. I have tremendous concerns for my children and for our neighborhoods without having some more facts. Thank you.

CHAIRPERSON DAWSON: Thank you.

Is that it for that row? How about the next one? Yes, come on up.

MR. ZALESKI: Good evening. My name is Mike Zaleski, Z-a-l-e-s-k-i, and I am at 944 North Fernandez Avenue which is the one block north of the proposed variation.

I'm the father of a four-year-old and a six-year-old. In our block, we have 10 homes with children under the age of six. So, in terms of local, I'm as local as it gets. I've lived in Arlington Heights my whole life and I chose the street based upon the fact that it had a school, it wasn't a through-street and it was generally a great neighborhood.

Now, I do echo the gentleman's comments earlier on this side which is we have women who are clearly in need of help, Maryville's cause is great. But to deny that they're not going to have some traumatic experience ripped from a county or a family I think is somewhat naive. You know, we have the most at stake here which is we're the people planted in this community for the next years. We intend to send our kids to Patton. We intend to send our kids to Thomas. We want to send our kids to Hersey. The people dealing with this are not the people on the north side of Arlington Heights or locally who are for the political agenda, but it's the people right there on that block and it's us. There's a lot of us.

You know, at the end of the day, you can always donate, you can always volunteer. I'm a big advocate of what Maryville does. They do a phenomenal job in my opinion. But the local constituents are the people like myself who are right there and some of the other people who are adjacent or within 500 feet of the property.

In terms of property values, at the, I think it was the April 5th or whatever meeting it was at the Arlington Ridge Center, the issue of the appraisal came up. I asked the question to Kate and I said can we get an independent appraisal? The response I had was we have someone we've used for years and years and they have a lot of letters after their name. In the appraisal business, you don't have to be independent, it's not an auditor. If you've been using someone for years and years and paying them, you're going to get the answers you want.

So, I would just strongly urge the Board, if you've been fed a report, an appraisal report, look at it a little harder. I called three appraisal valuation firms and nobody would touch this because they said that type of report, you can't issue it. They were curious to see like what it was.

So, from my standpoint, I think the homeowners locally, like most of the locals know that there could perhaps be an impact to their property values. It's not the people who's from miles and miles away, it's perhaps the people on the block and we've heard rumblings of it. You know, the agents have talked about it and that's what's going to really determine the property values. I mean, if you look at myself from the community, my brother sells homes and there's people in the neighborhood who talk about like, oh, that's a red flag, maybe you don't want to live there. You can't deny that it's going to impact property values.

So, I think my biggest concern is you're taking something and asking people like us to foot the bill with our home equity values and as well as the schools with the ESL or whatever it may be, extra security. The Arc, I mean, there's a beautiful park within the program, if you guys built right there, it's a phenomenal facility. We love it, we walk past it to school or it's proposed structure weekly. I just, I'm concerned with, you know, after age 18 and they leave, where are they going to hang out? Where do they go? The community centers and

stuff?

So, are we going to be footing the bills with equity values, security, English as a second language in schools? Like these are serious questions. I think the people with the most at stake here who want to be here and support this community need answers. So, I would just encourage better data, you know, better data on the 18-year-olds and what happens after then. Then look a little harder at the appraisal report and kick the tires a bit harder.

So, in general I'm not in favor of this until the community knows more.

Thank you.

CHAIRPERSON DAWSON: Thank you. Anyone else in that row?

MR. GILMORE: Steve Gilmore, 724 North Kaspar. I would just echo the comments just made to not support this.

I want to kind of circle back; I'll make my comments brief. In short, the requirements for the special use permit are not met for this proposal. I'll read verbatim from the ordinance. No special use shall be recommended by the Plan Commission unless the Commission finds, in 8.5-1, that the special use is deemed necessary for the public convenience at this location. I haven't heard one thing tonight why this is necessary for the Village of Arlington Heights.

This is not our burden. Nobody disputes that the organization's heart is in the right place, but there's legitimate property value concerns, safety concerns, so that's where I'm at.

CHAIRPERSON DAWSON: Thank you.

Anyone else in that row?

MS. WENNERBERG: Good evening, my name is Wendy Wennerberg, W-e-n-n-e-r-b-e-r-g, and I'm at 816 Kaspar directly across from the that beautiful field pictured in the screen.

For me, this sounds like an ideal situation, right? However, I do strongly support the need for additional data for us as, you know, immediately adjacent neighbors to be able to feel secure that our property values are not going to drop significantly, because as the gentleman said before, it's a real risk, right, that we are all looking at.

The other thing I'm concerned about, because on our street we have 11 kindergartners going in first grade within a seven-house, 10-house kind of radius. My concern is for safety, number one. I know that the girls would not be leaving the home and wandering as they're saying, but just in my mind I think, okay, this is concerning, I don't really know exactly how it's going to manifest over the years when these individuals who have these great ideas about it are no longer there present, monitoring and making sure that it stays true to what its original mission was.

The other concern I have is most of these girls will be 12 to, well, 12 to 17 is what they'll be. I think Hersey could definitely accommodate, and I talked to several teachers and ESL teachers, that the need for the additional ESL support at high school level at Hersey, I think they can support that. But I don't understand, or I don't see any effort being made for communication directly with Thomas Middle School, and I don't believe that that school would be able to accommodate a large number of ESL students very easily without having some time to ramp and without having some funding available to them to either add teachers, add resources or add support.

I appreciate that they have reached out to District 25 and District 214, but my concern is that it's not enough to just reach out. I think that there actually needs to be a

plan because, and I've read through all the exhibits and it, you know, all sounds great but when you've got this large amount of students moving into a school system that's already looking to add more classes and increase taxes, meeting special resources is really important for these girls to have that available to them, and also that the students that are currently in the school system are not struggling as a result of adding additional students without the appropriate resources.

So, am I not in favor of it? No, I'm not certainly in favor of it at this moment based on the data that we've been provided.

CHAIRPERSON DAWSON: Thank you.

Yes?

MR. HENDERHAND: My name is Gene Henderhand; I live at 824 North Salem. So, I'm very close to the building.

First, I'd like to just commend the people from Maryville for opening up their hearts to people who surely need help. I think it's great, I think everyone in this room feels the same way, but I have a concern. I'm very worried about crime. I just worry that people might visit that are friends or relatives and they might be criminals. Crime is on the rise, I worry about it, and then I look around the neighborhood, it just worries me.

Other than that, I'm all for it. I think I would volunteer there, too, but I'm just afraid of crime. Thank you.

CHAIRPERSON DAWSON: Thank you.

Yes?

MS. HENDERHAND: Hi, my name is Maureen Henderhand and I am his wife. We are at 824 North Salem.

The concern I have is this school being used for overnight services and everything in a single-family neighborhood. Now, there's two locations in Chicago where it's not brought up. In Chicago, it's at one location, it's at 1600 West Grand which is very close to the United Center, not in a single-family neighborhood. There is also a nursery that is in the Dunning area which is, actually it used to be the Dunning Mental Health Center and it's a huge spread of land. There are all different buildings there and they have the nursery there. None of these other areas are single-family neighborhoods.

Maryville is located across the street from a convent and two cemeteries. It's not in the middle of a single-family neighborhood. We have a quiet and -- neighborhood, and now all of a sudden you're bringing, you know, a school with kids staying overnight with 16 girls? I don't know what the problems are going to be coming in, but it just doesn't seem to be the right fit for our quiet neighborhood.

Also, taxes are a big thing. We're getting reassessed in Ridge Park and being reassessed for our schools and everything. We end up footing the bill for all of this. Is that fair for all of us to do? Maryville doesn't pay any taxes because their taxes are exempt. So, yes, I guess I do have a problem with that. My husband is retired and, you know, these costs are huge for all of us. People that have children move here and buy \$400,000 houses so they can have a good school system and then, you know, people come in and just kind of want to, you know, use everything that we have in place already.

So, I am personally not in favor of it and those are my concerns. Thank you very much.

CHAIRPERSON DAWSON: All right, anyone in the back row then? I believe we've exhausted that row.

MS. CATHY OSTENDORF: Hi, my name is Cathy Ostendorf, O-s-t-e-n-d-o-

r-f. I have lived in Arlington Heights for 49 years and I am very much in support of this program.

We are a community of good neighbors. I live one block away from a group home of challenged adults and all that, and I also live a block and a half away from a PAD site. PAD sites are in residential neighborhoods. I believe my property values have gone up a lot over the 50 years that we've almost lived here. So, I'm not concerned about property values going down at all with this kind of program.

Wouldn't it be wonderful for the people that live nearby to welcome these young girls into the community? What a difference they would make in their lives to make them feel welcome as we all should over here? So, thank you.

CHAIRPERSON DAWSON: Anyone else in that row? All right, anyone standing in the back? Come up, don't be shy.

All right, just spell your last name for us please.

MS. ZATORSKI-MOORE: Hello, this is Joanna Zatorska-Moore, Z-a-t-o-r-s-k-a - M-o-o-r-e. So, obviously I wasn't born here, I came here. Nobody who I see here like came from, was born like their parents, or their parents were born in the States. Everybody came here either on the boat or on the plane. So, I think those kids have a right to live here like we do. There is no difference. If you believe in God, then this is the obligation to help others, and if you don't believe in God, you just probably believe in karma which is fine. If you give someone good, it will come back this way or another. Thank you.

CHAIRPERSON DAWSON: Thank you.

MS. DILSNER: Hello, my name is Maryann Dilsner, D-i-l-s-n-e-r. I live at 1521 Westwoods Drive in Arlington Heights. I've lived in Arlington Heights for 25 years. My whole life I've worked in social services. I've worked at Misericordia with the disabled. I've done family care for children in foster care. Now I work on the campus of Maryville with young immigrant men who are 18 years old who have a legal case working towards their asylum.

Our young men, I just went to three of their graduations from high school. They're all signed up for vocational training. We have accessed services that they are more than eager to participate in with the Arlington Heights Library who have been more than generous with their time and service to us, with very, very generous tutors, mentors and volunteers that come to help us.

I've worked and I've spoken with Sister Cathy. I know the staff at Maryville. They are dedicated, they are professional, and they have hearts bigger than gold as they care for the children.

I can assure you that the acceptance of this St. Anne's Home in Arlington Heights will be a blessing for Arlington Heights. The girls that will be here will bring gifts and they will enrich our lives. I can assure you that you will have millions, I guess that's an exaggeration, but you'll have many, many people willing to volunteer their time to help these young girls as they transition to young women. They are eager to get an education, they are eager to move forward in their life, and they need our help. So, there is no reason why the general people of Arlington Heights cannot respond to this request.

The site of the Sisters of the Living Word, I've been there many times for social events. I've prayed there. I've visited people there. It is a wonderful site that those girls will benefit from.

Arlington Heights offers wonderful services. Arlington Heights has people that are more than generous. Arlington Heights will benefit greatly from the prospect of the St. Anne's Home. Thank you.

MS. SARA OSTENDORF: Hi, my name is Sara Ostendorf, 506 East Marshal. It's O-s-t-e-n-d-o-r-f. I grew up here and my whole family is here within a mile or in some cases just a few blocks of the proposed site.

I strongly urge the Board to approve the special use permit. This is an amazing opportunity for Arlington Heights to, at what seems to be little or no disturbance to the neighbors, provide a significant and necessary service to some of the vulnerable citizens in the entire world. This decision reflects the morals and the character of the Village. If we want to be, as so many others have referenced, the City of Good Neighbors, then we need to prioritize the needs of these vulnerable girls. They're not women, they're between 10 and 17, they are girls. They are growing, they are learning, as so many others have said, they are eager for education and opportunity, and we are perfectly positioned to provide that for them.

This project seems unlikely to cause more traffic. Teenagers who are not allowed to have cars, pregnant 12-year-olds are generally not bad citizens or bad drivers or huge disturbances. Six babies in the nursery is going to be less chaotic than then the seven kindergartens on Kaspar in terms of noise and all the space that they take up. So, I appreciate the concerns of others, but I think that ultimately, we are positioned to do so much good, and it would be so easy for us, and I think that all of the concerns or many of them could really be overlooked if we looked at these girls as what they are going to be, members of our community and neighbors. Instead of fearing them, if we helped them and welcomed them, we could overcome all of the concerns.

I urge the Board to approve this petition and to address the petition at hand, and not delay with more questions about the issue of immigration as a whole and/or questions about some unspecified future use that would have to be re-permitted anyway. Let's focus on the special use permit at hand, and I encourage the Board to not let xenophobia stand in the way of what we can do to help these girls. We can do better.

Please, please, please do the generous, kind and welcoming thing and approve this permit.

CHAIRPERSON DAWSON: All right, anybody who has not had a chance to speak? This is your last chance. Come on up.

MR. SCHULTZ: My name is Don Schultz, S-c-h-u-l-t-z. I live at 712 North Fernandez which is close enough to Ridge School. I had three kids who went to Ridge School. I've lived in Arlington Heights for 54 years.

I don't know which side of this to be on. I like the idea of educating young people, but I think we've all had teenagers thinking this is going to be easy. Teenagers are trouble at times. As you deliberate on this, just remember that.

CHAIRPERSON DAWSON: All right, anyone else?

(No response.)

CHAIRPERSON DAWSON: All right, we are closing the public commentary. What that means is that while the Commissioners still may have questions, we'll still be talking with the Petitioner, no questions will be addressed from the audience, no comments, anything like that. The public section is closed, okay.

So, Petitioner, you want to come back up? We may have more questions for you. I know I took notes from a lot of the comments and questions that were asked. Let me go through with the questions --

COMMISSIONER WARSKOW: Chairperson Dawson?

CHAIRPERSON DAWSON: Yes?

COMMISSIONER WARSKOW: We are approaching 10:00 o'clock. Do we need to make a motion to extend?

MR. HUBBARD: I believe it's 10:30.

COMMISSIONER WARSKOW: 10:30? Okay.

CHAIRPERSON DAWSON: 10:30, okay. We might, keep on that, thank you, because we might need that. Okay, I'm going to start over there.

Commissioner Warskow?

COMMISSIONER WARSKOW: I don't really have a question. I'm very supportive of this. I always try and look at issues from multiple sides, and I really do understand. Uncertainty makes people very nervous. I can understand the need for more data because that gives you a feeling of more certainty, but there is no certainty in life. There is not certainty that there isn't going to be crime from your neighbor's teenager, much less a teenager who is living in this home who is monitored by somebody, who can't even leave to go somewhere without being accompanied.

So, I see both sides, but I'm going to say I am in support of this petition.

CHAIRPERSON DAWSON: Commissioner Green?

COMMISSIONER GREEN: I, too, see both sides and I'm still undecided.

CHAIRPERSON DAWSON: Okay, any questions?

COMMISSIONER GREEN: No.

CHAIRPERSON DAWSON: Okay, Commissioner Ennes?

COMMISSIONER ENNES: It is difficult, I understand both sides' positions. As a Commissioner, within the last year we've heard other shelter projects that have come into the community and not that far from my house, six blocks. We've also had affordable housing come up. Again, that project is a quarter mile from my house. Both of these projects offer a lot of good, but they do concern homeowners.

One question I have for you is, is your appraiser here?

MS. DUNCAN: He isn't. Unfortunately, he was not able to be here tonight, he is out of town this week. But we can have him here for the Village Board meeting.

COMMISSIONER ENNES: That might not be a bad idea. I know him personally. I've known him reputationally for decades. He has a very high reputation, but I can understand where some people would have a question about his objectivity given the fact, and is he the appraiser that you've used over the years to work with?

MS. DUNCAN: I have worked with Mr. O'Brien for many years.

COMMISSIONER ENNES: Okay, and I believe he does a lot of work with the Catholic Church, but irrespective of that, he does have a very high reputation. There may be some questions that he can answer, although I know with that type of appraisal, the appraisers typically don't like to come in and be testifying about that unless they're on a retainer.

My background is valuation, and it's easy to think because you don't know that there's going to be an impact to the value of your property. Sometimes there could be, but my limited knowledge of what Maryville has done is that it hasn't negatively impacted the neighborhoods where these projects are. So, I do support the project. That's all I have.

COMMISSIONER SIGALOS: I just have one question. I'm really leaning towards supporting the project. I just want to learn a little bit more about what you do when a girl turns 18, she's let's say released and she's out of the home. At that point, are you then seeking another girl to come in, let's just say at a 12-year-old lower threshold of the residence so that they

have full six years advantage of being in your program and going to local schools and learning to be good citizens?

SISTER RYAN: The Office of Refugee Resettlement makes the referral to us, so we wouldn't be seeking a next person that come in the program of any particular age. They would make a referral, here's a child who needs us. We would then go through our review process of the child.

COMMISSIONER SIGALOS: You could get one that's 17 years old who would only be there for a few months.

SISTER RYAN: That's right.

COMMISSIONER SIGALOS: What benefit would that be then?

MS. MCCANN SANCHEZ: So, just to clarify, when the children are approaching the age of 18, when they're 17 and six months, our program with the guidance of the Office of Refugee Resettlement is actively working for placements either with another agency or institution such as the Viator Home that we heard about today, the Bethany Home, or other social service agencies that will take children who are 18. If there is no placement, the Department of Homeland Security comes, an officer would come and escort the girl to whatever they determine would be her next step. The children are never released, or just say goodbye, you're 18, and set out of the home.

So, that's just one piece that I got that I probably didn't clarify before. Then the second part of your question had to do with more --

SISTER RYAN: If they're 17.

MS. MCCANN SANCHEZ: If they come at 17? Yes, they would be with us for the period of time that corresponds to a licensed agency such as ours that works with children. But after that, they're released to another entity, or if there is no other entity, then they are the responsibility of the Department of Homeland Security because of their immigration status.

COMMISSIONER SIGALOS: Again, I'm just trying to clarify it. I mean, it seems like what you do is a tremendous service to these young girls. It would be, to me, more advantageous if the department that brings these girls to you brings them at a younger age so they could be with you for more years to learn and be a part of society, but --

SISTER RYAN: I agree with you.

COMMISSIONER SIGALOS: -- you have no control over it?

SISTER RYAN: We don't have control. We could make that known and encourage them that the next referral was somewhat younger who can have this benefit, but in the end, the referrals would come from the Office of Refugee Resettlement. We can turn it down, but they'll tell us who is the next child that's being presented.

COMMISSIONER SIGALOS: Thank you. I have nothing further.

CHAIRPERSON DAWSON: Okay, I just want to go through a couple of the comments from the audience. Thank you for clarifying about the age of 18. There seemed to be this impression that they were just like released into the wilds and just here's your stuff, go. It's not that they're adding to a homeless population. They're either relocated or someone goes with them, so you addressed that.

I think earlier you talked about the outcome study and that you do not have any contact. There was a question about whether or not the federal government does any type of tracking. Is anyone doing a type of outcome tracking that you're aware of in relation to, that could add more data to the residents that are concerned about it?

SISTER RYAN: We're not aware that there's any outcome tracking once the

young people turn 18 because they go to a different agency in federal government to be working with. I think where we have seen some information is at Bethany House and Viator House because they have experience with the young people as they're 18, 19, 20 and getting older. But as far as outcome studies, I'm not aware that the Department of Homeland Security is doing it.

CHAIRPERSON DAWSON: Okay.

MS. MCCANN SANCHEZ: What the Office of Refugee Resettlement has in place in terms of the safety of the child is when a child is released from a shelter situation or from a group home such as St. Anne, there is a process of communication over the next 30 days that involves conversations that our staff does with the child separate from the sponsor who has taken that child and has agreed to take the child. So, if there is the identification that there is some problem, then the child, then we would advise the Office of Refugee Resettlement that we have concerns about the placement, then the child could reenter into a system and be placed in a shelter or if the parent or a sponsor has a concern that he or she cannot take care of the child. But after that, it's considered a family matter and that it's that family who has signed documentation that they're going to care for the child, that they continue to care for the child in the way that they have agreed to with our government.

CHAIRPERSON DAWSON: There was another question that was asked, what about the fathers of the children that are pregnant? Again, they're refugees so I don't know that the fathers are entering with them but could you speak to any concerns? You know, this isn't a women's abuse shelter, right, where we have, you know, violent, significant others trying to track them down. Can you speak to that so it's not my voice?

SISTER RYAN: I just want to make sure. So, it's our understanding that the fathers of these babies, that will occur before they came into this country and they will be in another country. So, definitely to your other question, it's not like a domestic violence shelter. These will be young ladies who would be coming here, the fathers are not on the scene.

CHAIRPERSON DAWSON: Okay, and then there's concerns about the crime aspect. I don't know that you have any statistics in other shelters about crime, increase in crime. I mean, again, to point it out, these women aren't really allowed to even leave other than to go to the park without having someone with them.

SISTER RYAN: I can tell you about our own experience.

CHAIRPERSON DAWSON: Yes.

SISTER RYAN: Again, these are shelters that we have. We have two with young ladies, one in Chicago and one in Bartlett. There's been no commission of crimes by these young ladies.

CHAIRPERSON DAWSON: Okay, there is concern that they might bring a criminal element to them, but again they're not, this isn't, they're not escaping a bad situation local. They're coming from another country so there's no one tracking them. Again, not a domestic abuse situation or anything of that sort.

SISTER RYAN: That's correct.

CHAIRPERSON DAWSON: Okay, so I wanted to make sure we touched on those. The only other question, and I know you can't answer this, was in respect, because you said you don't have any, you don't know who you spoke with at the schools. There was a question about whether or not Thomas felt that they could take any of these children from an ESL perspective. So, I would just encourage you at the next stage to please bring that with you to address questions that anyone may have in the community about whether or not the school system can absorb this.

You know, in my opinion, we never know how many ESL children we're going to have, whether or not it's the 16 in your facility or people moving in from other areas to our school district. Where my kids went to elementary school, it was very heavy in ESL, and many, many children and families do not speak English. So, in my experience, our school district is prepared for it and they accommodate and adjust. I don't think 16 more girls in District 25 is going to make or break the district, but I don't speak for the district. So, that would be great for you to bring that.

Okay, I don't have any other questions other than making sure that we got everything addressed from the audience that I heard that I did not think had been addressed. The property valuation, I feel like you spoke to that and you can't provide any more information. For the record, we hear this all the time. There's really no way, I've asked repeatedly, Sam knows because I've repeatedly said to Sam, can't we come up with a solution to this, and it's just, there's no way to prove if it increases or decreases in our experience, but Arlington Heights property values seem to keep going up.

We have, as Commissioner Ennes pointed out, approved a number of affordable housing, shelter homes, and other, you know, over the years and years I've been on this Commission. Never heard anyone come back and yelled at us and say our property values went down, but maybe --

COMMISSIONER GREEN: I have a leg cramp.

CHAIRPERSON DAWSON: I assumed something was going on over there.

COMMISSIONER GREEN: I was at a meeting before this and had the cramp in the other leg. So, it's evening out now.

CHAIRPERSON DAWSON: Okay, so to that end, I am very in favor of this, which comes as no surprise to anyone. That's because I was like the most outspoken about the Shelter, Inc. program and that's a lot more controversial than this. To me, I would say I wish you could bring in more than 16 girls. I understand that you don't want to. I wish you could bring in more.

I always have concerns about people that are concerned about people with they might have trauma, they might have mental disabilities, because there are people in our community already that are surviving trauma and have mental conditions, and they live here already. They're already here. They're already your neighbors. They're already living here, and they don't have anywhere near the support or systems that are in place that these girls are going to get here. In fact, if you really paid attention to where people are, you know, what's going on in our community, you'd realize it's already here, but they don't have any support.

These young girls are going to have fabulous support, and you've got so much space I do hope you can bring the community here somehow. I'd love to have my daughter come and, she's 12, I think I'd love to have her exposed to and meet these girls and learn more about their experiences. So, I'm very much in favor of this.

So, any more discussion? Do we have a motion?

COMMISSIONER JENSEN: I'll make a motion.

A motion to recommend to the Village Board of Trustees approval of PC #22-004, a Special Use Permit to allow a "sheltered care home" on the subject property, and the following variation:

- 1. A variation from Chapter 28 of the Municipal Code, Section 6.12-1.3 to waive the**

requirement for a traffic and parking study.

This recommendation is subject to the following conditions:

1. All Maryville staff shall complete the two-week training prior to working at the facility as outlined by the Petitioner in their response to the round one departmental comments. Additionally, staff shall complete frequent refresher training throughout the year to ensure that they remain knowledgeable on all topics taught during the initial two-week training.
2. An appropriate number of staff must be present on the subject property at all times, 24 hours a day, 365 days a year so adequate supervision of the residents can be provided.
3. The Petitioner must establish and follow internal screening procedures for identification and acceptance of the most appropriate candidates for residency on the subject property.
4. The Petitioner shall comply with all federal, state, and Village codes, regulations and policies.

COMMISSIONER WARSKOW: I'll second.

CHAIRPERSON DAWSON: Any more discussion or do we bring it to the vote?

(No response.)

CHAIRPERSON DAWSON: Sam?

MR. HUBBARD: Commissioner Jensen.

COMMISSIONER JENSEN: Yes.

MR. HUBBARD: Commissioner Warskow.

COMMISSIONER WARSKOW: Yes.

MR. HUBBARD: Commissioner Ennes.

COMMISSIONER ENNES: Yes.

MR. HUBBARD: Commissioner Green.

COMMISSIONER GREEN: Yes.

MR. HUBBARD: Commissioner Sigalos.

COMMISSIONER SIGALOS: Yes.

MR. HUBBARD: Chair Warskow -- Chair Dawson.

CHAIRPERSON DAWSON: Yes.

I don't know where you're going with that, Sam, Chair Warskow.

COMMISSIONER WARSKOW: He got used to it last meeting.

CHAIRPERSON DAWSON: Oh, over the last, that's what it was, when I wasn't here.

Anyway, congratulations! Unanimous recommendation.

(Applause.)

CHAIRPERSON DAWSON: We're a recommending body, it goes forward to the Trustees. I always encourage that the questions that were asked, the information, this is a great opportunity to know what more you can bring to the next one because they have a much larger purview than we do or what we look at. So, but congratulations.

MS. DUNCAN: Thank you.

MR. HUBBARD: I think we're particularly targeting July 5th at the Village Board level but that's a tentative date. So, if you're interested, keep your eye out.

CHAIRPERSON DAWSON: All right, do we have anything else on the agenda? We're still having our meeting.

Sam, anything else on the agenda?

MR. HUBBARD: No.

COMMISSIONER WARSKOW: Excuse me, Sam? We did discuss in our recent training that at every Plan Commission hearing we should offer public commentary even if it doesn't have anything to do with the petitions at hand.

MR. HUBBARD: I mean, we can take it. I don't know if we need to offer it, because we have a public comment for each application, if somebody comes up and comments on something else, we can certainly accept that.

COMMISSIONER WARSKOW: Okay, it just wasn't listed separately on the agenda which was what I think was discussed.

MR. HUBBARD: Yes, the Village attorney did not reach out to make any changes on the agenda.

COMMISSIONER WARSKOW: Okay, I might just reach out to him to clarify what we discussed during the training.

CHAIRPERSON DAWSON: At that time if there's someone who wants to speak, so what do I do?

MR. HUBBARD: You would have to open up public comment again, but the public comment has already been --

CHAIRPERSON DAWSON: Oh, public commentary has already been open so we're not going to be reopening for public commentary at this time.

AUDIENCE MEMBER: Oh, I thought that was just for the particular agenda item, this is just something other than the agenda item --

COMMISSIONER WARSKOW: I think we still have to get clarification on how our legal representation wants us to handle this.

CHAIRPERSON DAWSON: To handle this, okay. So, Sam?

MR. HUBBARD: Yes, we'll communicate with Hart. If there is something that you'd like to ask, please feel free to ask me offline and then I'm happy to answer any questions you may have.

CHAIRPERSON DAWSON: And then we'll have this cleared up for the next meeting.

AUDIENCE MEMBER: Yes.

CHAIRPERSON DAWSON: Thank you.

All right, with that in mind, nothing else, right, Sam?

COMMISSIONER WARSKOW: I'll make a motion to adjourn.

COMMISSIONER GREEN: Second.

CHAIRPERSON DAWSON: All in favor?

(Chorus of ayes.)

CHAIRPERSON DAWSON: All right, have a good night.

(Whereupon, at 10:11 p.m., the public hearing on the above-mentioned petition was adjourned.)



Plan Commission 7/27/2022

Item: La Zingara Restaurant - 2300 E. Rand Rd. - PC#22-006

Department: Planning & Community Development

Requested Action

Amendment to Special Use Permit Ordinances 78-063 and 08-029 to allow the addition of a 909 square-foot dining room with a seating area of 858 square-feet.

Variations Required

1. Variation from Chapter 28, Section 10.4 (Schedule of Parking Requirements) to allow the provision of 113 parking spaces where 167 spaces are required by code.
2. Variation from Chapter 28, Section 6.13-3b (Fence Height) to allow an 8 foot tall fence in the rear yard where a 6 foot tall fence is permitted.

Recommendation

The Staff Development Committee reviewed the proposed Special Use Permit Amendment and Variation Requests to allow an expanded restaurant on the subject property, and recommends approval.

This recommendation is subject to the following conditions:

1. Missing code-required landscaping, consisting of two landscape island trees along the Rand Road access aisle, and 3-foot-tall landscape screening along Rand Road, shall be installed no later than September 30, 2023.
2. 2 bicycle parking spaces shall be installed no later than 60 days of approval of this project.
3. If the Building Department determines a new or revised permit is necessary, the petitioner shall submit for a fence permit no later than September 1, 2022.

ATTACHMENTS:

Description	Type
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Staff Report	Board or Commission Report
Legal Notice	Correspondence
Aerial	Exhibits
CPRC Minutes - 5/25/22	Minutes
Response to Special Use Permit Criteria	Correspondence
Response to Zoning Code Variation Criteria	Correspondence
Project Summary	Correspondence
Plat of Survey	Exhibits
8-foot tall fence location	Exhibits
Floor Plan	Exhibits
Parking Survey	Exhibits
Round 1 - Department Comments	Correspondence
Round 1 - Petitioner Response to Department Comments	Correspondence



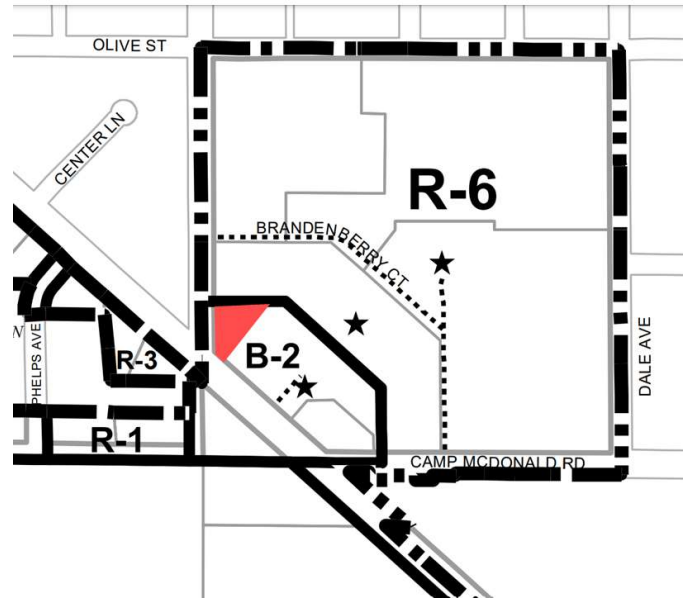
VILLAGE OF ARLINGTON HEIGHTS *STAFF DEVELOPMENT* *COMMITTEE REPORT*

Temp File Number: PC 22-006
Project Title: La Zingara SUP Amendment
Address: 2300 E. Rand Road
PIN: 03-21-402-013-0000

To: Plan Commission
Prepared By: Jake Schmidt, Assistant Planner
Meeting Date: July 27, 2022
Date Prepared: July 22, 2022

Petitioner: Sam Mokhtarian
SD&S Properties
Address: 401 E. Prospect Ave, Suite 103
Mount Prospect, IL 60056

Existing Zoning: B-2: General Business District
Comprehensive Plan: Commercial



SURROUNDING LAND USES

Direction	Existing Zoning	Existing Use	Comprehensive Plan
North	R-6, Multiple Family Dwelling District	Brandenberry Park Condominiums	Moderate Density Multi-Family
South	B-2, General Business District; R-1, One-Family Dwelling District	Keyes Motel, Rolling Green Country Club	Commercial, Parks
East	R-6, Multiple Family Dwelling District	Brandenberry Park Condominiums	Moderate Density Multi-Family
West	City of Prospect Heights	Mobil Gas Station	City of Prospect Heights

Requested Action:

1. Amendment to Special Use Permit Ordinances 78-063 and 08-029 to allow the addition of a 909 square-foot dining room with a seating area of 858 square-feet.

Variations Required:

1. Variation from Chapter 28, Section 10.4 (Schedule of Parking Requirements) to allow the provision of 113 parking spaces where 167 spaces are required by code.
2. Variation from Chapter 28, Section 6.13-3b (Fence Height) to allow an 8 foot tall fence in the rear yard where a 6 foot tall fence is permitted.

Project Background:

La Zingara is a casual sit-down/carry-out restaurant that specializes in a variety of Italian-American entrees, salads, appetizers, and desserts. Last year, the restaurant expanded into an adjacent tenant space. A permit was applied for and issued by the Village for the expansion. At the time, the requirement for an amendment to the existing Special Use Permit was not identified, as a revised permit showing seating was not routed to the Planning Department for review. During Liquor License renewal this year, the restaurant noted that seating had been added, and the matter was forwarded to the Planning Department.

The subject tenant space is part of the Brandenberry Park Shopping Center, which is located at the northeast corner of Rand Road and Waterman Avenue. This multi-tenant commercial shopping center is 31,800 square feet in size, and is served by a parking lot with 113 parking spaces.

The expanded restaurant has a total of 127 seats (106 interior), has 8 staff members on site at peak times, and operates from 4pm to 10pm Monday through Thursday, 4pm to 10:30pm Friday through Saturday, and 4 pm to 9pm Sunday. No changes to the site or building are proposed aside from the already completed interior modifications. The underlying Special Use Permit allowed for 70 interior seats, and as such an amendment to the existing Special Use Permit is required to allow for the increased capacity.

Zoning and Comprehensive Plan

The subject property is located within the B-2 Zoning District, and the proposed use is classified as a "Restaurant". To proceed forward, the Plan Commission must review and the Village Board must approve an amendment to the existing Special Use Permit for the subject restaurant. In order to demonstrate conformance with the standards of approval for a Special Use Permit, the petitioner provided a written justification to the Special Use Permit Criteria. This response was included within the Plan Commission Agenda Packet.

The subject property is designated as appropriate for commercial uses per the Comprehensive Plan of the Village of Arlington Heights. The proposed use is compatible with this designation. As the proposed amendment is for an existing business, a market study was not required.

Building, Site Plan, and Landscaping

The applicant is not proposing any site alterations as part of the proposed project. During the formal Plan Commission review process, Staff evaluated existing site landscaping to ensure that it conforms to all code requirements. It was identified that two trees were missing from the ends of parking rows, both adjacent to the southwest drive aisle accessing Rand Road. It was also identified that the code-required 3-foot tall landscape screen along Rand Road was missing. Therefore, replacement of missing landscaping will be required. The petitioner has requested deferred installation of landscaping due to high material and labor costs, as well as financial hardship caused by two vacant tenant spaces and reduced rent from a current tenant. Staff is comfortable allowing 1 year for landscape installation, with a deadline of September 30, 2023.

During the review process, it was also determined that an 8-foot-tall fence had been installed along an approximately 86-foot-long section of the northeast property line in order to screen a trash area. As code only permits fencing to be a maximum height of 6 feet, a variation is required to allow this fencing. The petitioner provided a written response to zoning code variation justification criteria, which was included within the Plan Commission Agenda Packet. Staff believes the written response to zoning code variation criteria was adequate. The petitioner did receive a permit for this fence in 2019, however the permit only

showed a 6-foot tall fence. As such, if the Building Department determines a new or revised permit is necessary, the petitioner will also be required to submit for a revised fence permit by September 1, 2022.

Traffic and Parking

The total parking requirement for the proposed facility is based off of the respective uses within the building, broken down by the gross square footage or unit count of each use. A preliminary parking estimate is shown in **Table I** below:

Table I: Required Parking

Unit	Address	Use/Business	Code Use	SF [Outdoor] (Indoor)	1/	Parking Required
A	2300-A	La Zingara Restaurant	Restaurant	3,046 [578 - outdoor] (908 - indoor)	45	33
A2		La Zingara Expansion	Restaurant	909	45	20
B	2300-B	VACANT	Vacancy	2,224	300	7
C	2300-C	Express Gifts	Retail	2,777	300	9
D	2302	Dr. Vavrik, DDS	Medical	1,800	200	9
E	2304	VIK nail	Beauty Shop	691	250	3
F	2306	Miracle Ear (Chicago Hearing)	Medical	691	200	3
G	2308	VACANT	Vacancy	1,220	300	4
H	2310	Academie De Danse*	Comm School	1,365	250	5
I	2314	Oak Mill Bakery	Retail	4,644	300	15
J1	2316	B&P Smoke and Spirits	Retail	2,120	300	7
J2	2318	Andrea's Pet Spaw	Retail	2,120	300	7
K	2324	Pinoy Grill	Restaurant	1,040 [570 - outdoor] (315 - indoor)	45	20
L	2326	Prospect Animal Hospital	Medical	2,460	200	12
M	2330	Hair Salon	Beauty Shop	972	250	4
N	2334	Silvio Dry Cleaners	Retail	1,485	300	5
O	2336	Hyperlife Transportation	Office	633	300	2
TOTAL				29,288		
TOTAL PARKING REQUIRED						167
TOTAL PARKING PROVIDED						113
SURPLUS (DEFICIT)						(54)

Per the Staff analysis, a total of 167 spaces would be required for the site. The subject site is currently improved with 113 spaces, resulting in a code-required parking deficit of 54 parking spaces.

Section 6.12-1 of the Zoning Code states that projects requiring a Plan Commission review do not need to provide a full traffic study if the project:

1. Comprises less than 5,000 square feet in floor area, and;
2. Is located along a major or secondary arterial street as defined by the Village's Thoroughfare Plan.

As the property is located along Rand Road (designated a major arterial in the Village's Thoroughfare Plan), and the petitioner is proposing no changes to the site or building, the scope of this project falls under the 5,000 square foot threshold outlined in the Zoning Code, and a traffic and parking study is not

required. However, anticipated parking demand was evaluated. The petitioner provided a parking study, conducted over a two-week period, four days each week, including at least one Friday, Saturday, and Sunday during the hours the restaurant operates. This survey found a peak number of 35 vehicles accessing the site, approximately 31% of parking lot capacity. Peak demand occurred at 7:00 PM on Thursday June 9th and Saturday, June 11th. Staff has no concerns related to parking availability per the data from this survey. Should the currently vacant units become tenanted with retail uses, it can be anticipated that 11 additional vehicles (the code-required parking value for these spaces) could access the site, for an extrapolated total of 46 vehicles, or 41% of parking lot capacity.

With respect to bicycle parking, the provision of bicycle parking spaces is required when the use of a space changes to a more intense use. As the restaurant is expanding, 2 bicycle parking spaces are required. The petitioner has requested deferred installation of bicycle parking, and Staff is comfortable with installation occurring within 60 days of approval of this project.

RECOMMENDATION

The Staff Development Committee reviewed the proposed Special Use Permit Amendment and Variation Requests to allow an expanded restaurant on the subject property, and recommends **approval**. This recommendation is subject to the following conditions:

1. Missing code-required landscaping, consisting of two landscape island trees along the Rand Road access aisle, and 3-foot-tall landscape screening along Rand Road, shall be installed no later than September 30, 2023.
2. 2 bicycle parking spaces shall be installed no later than 60 days of approval of this project.
3. If the Building Department determines a new or revised permit is necessary, the petitioner shall submit for a fence permit no later than September 1, 2022.

July 22, 2022

Bill Enright, Assistant Director of Planning and Community Development

Cc: Randy Recklaus, Village Manager
All Department Heads
PC File 22-006

NOTICE OF PUBLIC HEARING
NOTICE IS HEREBY GIVEN THAT THE PLAN COMMISSION OF THE VILLAGE OF ARLINGTON HEIGHTS WILL CONDUCT A PUBLIC HEARING ON JULY 27, 2022, AT 7:30 P.M. in the Municipal Building, 33 South Arlington Heights Road, Arlington Heights, Illinois to consider Petition No. 22-006, an application for an Amendment to Special Use Permit Ordinances 78-063 and 08-029 allow an expanded Restaurant on the subject property, said property located at 2300 E. Rand Road in Arlington Heights, IL, and legally described as follows:
UNIT NO. 5 BRANDENBERRY PARK EAST BY ZALE BEING A SUBDIVISION OF THE SOUTHEAST QUARTER OF SECTION 21, TOWNSHIP 42 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN (EXCEPTING THEREFROM THAT PART DESCRIBED AS FOLLOWS): COMMENCING AT THE SOUTHEAST CORNER OF SAID UNIT 5; THENCE WEST ON THE SOUTH LINE OF SAID UNIT 25.00 FEET TO THE POINT OF BEGINNING OF THIS EXCEPTION, THENCE CONTINUING WEST ON THE SOUTH LINE OF SAID UNIT 149.25 FEET TO THE SOUTHWEST CORNER OF SAID UNIT; THENCE NORTHWESTERLY ON THE SOUTHWESTERLY LINE OF SAID UNIT 152.0 FEET; THENCE NORTH AT RIGHT ANGLES TO THE SOUTHWESTERLY LINE OF SAID UNIT 80.0 FEET TO ITS INTERSECTION WITH A LINE 160.52 FEET NORTH OF AND PARALLEL TO THE SOUTH LINE OF SAID UNIT; THENCE EAST ON SAID PARALLEL LINE 81.89 FEET TO ITS INTERSECTION WITH A LINE 134.15 FEET NORTHEASTERLY OF AND PARALLEL WITH THE SOUTHWESTERLY LINE OF SAID UNIT; THENCE SOUTHERLY ON SAID PARALLEL LINE 170.17 FEET; THENCE SOUTH 48.0 FEET TO THE PLACE OF BEGINNING IN COOK COUNTY, ILLINOIS.
As part of said petition the applicant is requesting the following variation from the Municipal Code:
• Variation from Chapter 28, Section 10.4 (Schedule of Parking Requirements) to allow the provision of 116 parking spaces where 171 spaces are required by code.
At the public hearing, the Plan Commission will accept and consider all testimony and evidence pertaining to the application, and will consider any zoning actions or relief that may be necessary or convenient to allow development of the type described in this notice, or development that is less dense than the type described in this notice, including, without limitation, special use permits, variations, map or text amendments, or other special approvals.
All persons desiring to be heard shall be given the opportunity to be heard. Should any individual need auxiliary aid or service, such as a sign language interpreter or materials in alternative formats, please contact the Health Department at 33 South Arlington Heights Road, Arlington Heights, Illinois 60005, (847) 368-5760, TDD# (847) 368-5794.
Susan Dawson, Chair

ARLINGTON HEIGHTS PLAN COMMISSION
Published in Daily Herald on July 12, 2022 (4585099)

CERTIFICATE OF PUBLICATION

Paddock Publications, Inc.

Northwest Suburbs Daily Herald

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County(ies) of Cook

and State of Illinois, continuously for more than one year prior to the date of the first publication of the notice hereinafter referred to and is of general circulation throughout said Village(s), County(ies) and State.

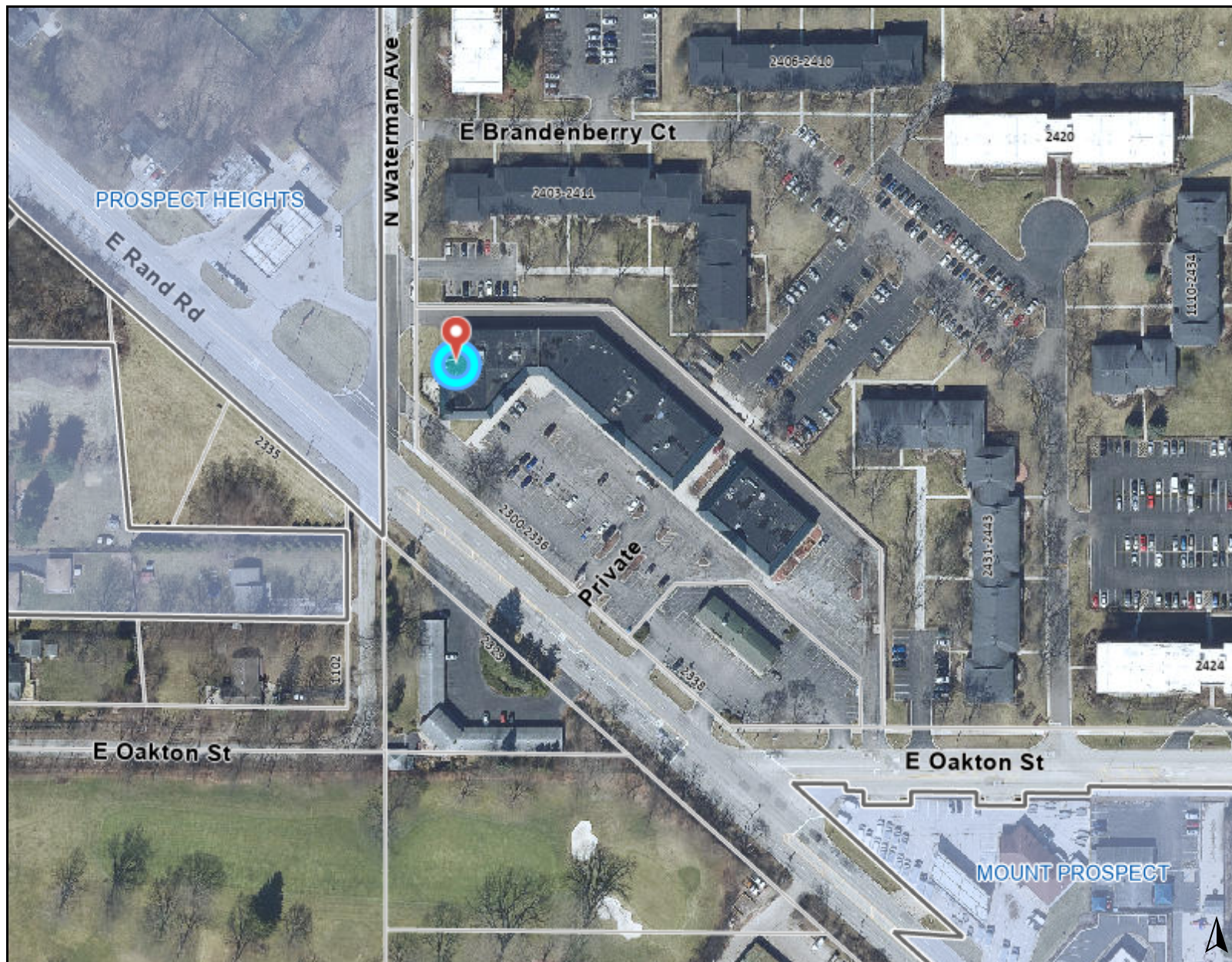
I further certify that the Northwest Suburbs DAILY HERALD is a newspaper as defined in "an Act to revise the law in relation to notices" as amended in 1992 Illinois Compiled Statutes, Chapter 715, Act 5, Section 1 and 5. That a notice of which the annexed printed slip is a true copy, was published 07/12/2022 in said Northwest Suburbs DAILY HERALD.

IN WITNESS WHEREOF, the undersigned, the said PADDOCK PUBLICATIONS, Inc., has caused this certificate to be signed by, this authorized agent, at Arlington Heights, Illinois.

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**REPORT OF THE PROCEEDINGS OF
THE CONCEPTUAL PLAN REVIEW COMMITTEE
OF THE VILLAGE OF ARLINGTON HEIGHTS PLAN COMMISSION
A MEETING HELD ON:**

May 25, 2022

Project Title: La Zingara SUP Amendment
Address: 2300 E. Rand Road
Petitioner: Sam Mokhtarian
SD&S Properties
Address: 401 E. Prospect Ave, Suite 103
Mount Prospect, IL 60056

Requested Action:

1. Amendment to Special Use Permit Ordinances 78-063 and 08-029 to allow the addition of a 909 square-foot dining room with a seating area of 858 square-feet.

Variations Required:

1. Variation from Chapter 28, Section 10.4 (Schedule of Parking Requirements) to allow the provision of 113 parking spaces where 167 spaces are required by code.

Attendees: Patrice Aguirre, Owner - La Zingara Restaurant
Jesus Aguirre, Owner - La Zingara Restaurant
Sam Mokhtarian, SD&S Properties
John Sigalos, Plan Commissioner
Jay Cherwin, Plan Commissioner
Bruce Green, Plan Commissioner
Jake Schmidt, Assistant Planner
Sam Hubbard, Development Planner

Project Summary:

La Zingara is a casual sit-down/carry-out restaurant that specializes in a variety of Italian-American entrees, salads, appetizers, and desserts. Last year, the restaurant expanded into an adjacent tenant space. A permit was applied for and issued by the Village for the expansion. At the time, the requirement for an amendment to the existing Special Use Permit was not identified, as a revised permit showing seating was not routed to the Planning Department for review. During Liquor License renewal this year, the restaurant noted that seating had been added, and the matter was forwarded to the Planning Department.

The subject tenant space is part of the Brandenberry Park Shopping Center, which is located at the northeast corner of Rand Road and Waterman Avenue. This multi-tenant commercial shopping center is 31,800 square feet in size, and is served by a parking lot with 113 parking spaces.

The expanded restaurant has a total of 127 seats (106 interior), has 8 staff members on site at peak times, and operates from 4pm to 10pm Monday through Thursday, 4pm to 10:30pm Friday through Saturday, and 4 pm to 9pm Sunday. No changes to the site or building are proposed aside from the already completed interior modifications. The underlying Special Use Permit allowed for 70 interior seats, and as such an amendment to the existing Special use Permit is required to allow for the increased capacity.

Meeting Discussion:

Ms. Aguirre began by stating they recently expanded their restaurant seating area into an adjacent tenant space. The expansion is approximately 900 square-feet. The restaurant is awaiting final approval to use this room.

Mr. Mokhtarian stated he is the owner of the shopping center. He stated that the restaurant is a good operation. He stated permits were applied for and received for the restaurant expansion, and work was done at great expense by ownership to demise the expansion space for the restaurant. Parking is not an issue at a center. He is trying to keep the shopping center viable and fully tenanted. The expansion is needed to keep the restaurant viable.

Mr. Schmidt stated that the petitioner is seeking an amendment to the existing Special use Permits for the property and a substantial parking variation. The petitioner did apply for and receive permits, however due to revised plans showing a seating area not being routed to the Planning Department for review a need for a Special use Permit Amendment was not identified at that time. The need for an Amendment was only identified during the Liquor License renewal process. The expanded restaurant would have 127 seats, 106 of which are interior. The existing Special Use Permit allows for 70 interior seats, and as such a Special Use Permit Amendment is required. No Market Study will be required as the Amendment is for an existing business. No site alterations are proposed as part of this project. Staff will also evaluate the existing site landscaping to ensure that it conforms to all code requirements where necessary and feasible. Concerns were raised during the Staff Development Committee review process in regard to egress from the restaurant and patio, patio electrical and heating items, and parking availability. A total of 167 spaces would be required for the site. The subject site is currently improved with 113 spaces, resulting in a code-required parking deficit of 54 parking spaces. No formal traffic and parking study is required, however Staff will need an in-depth parking survey to be conducted over a two-week period, four days each week, including at least one Friday, Saturday, and Sunday during the hours the restaurant operates, that demonstrates that the site has sufficient parking. Counts shall be conducted hourly on the surveyed days. Two bicycle parking spaces are required due to an increase in required vehicular parking. The Staff Development Committee reviewed the proposed Special Use Permit Amendment Request to allow an expanded restaurant on the subject property, and needs additional information to make a recommendation on the proposal. Such additional information including a written justification demonstrating compliance with the standards for Special Use Permit and Zoning Code Variation approval, the parking survey which will be key in demonstrating adequate functional parking, and resolution of safety concerns.

Commissioner Sigalos asked if there were vacancies on the property.

Mr. Mokhtarian stated there were two vacancies as well as tenants paying reduced rent.

Commissioner Sigalos noted that vacancies may make the parking survey inaccurate as tenanted spaces would increase demand.

Mr. Mokhtarian stated that the plaza parking lot has not been more than 30% to 40% full since 2015.

Mr. Aguirre stated that some businesses close by 5pm, and at peak Saturday times the lot is only one-third full.

Commissioner Green stated that the staggering of peak demand within the center helps the petitioner's case.

Commissioner Sigalos stated that he visited the restaurant 2 months ago and there was no parking issue.

Mr. Mokhtarian stated that the other businesses are low traffic.

Commissioner Cherwin stated that he had been to the restaurant before with the restaurant near peak capacity and parking was not an issue. He stated the owner would be accountable for any future parking issues. He has no concerns regarding the petition.

Commissioner Green stated he wanted to see the parking survey as his primary concern is parking availability. He encouraged the petitioner to move forward.

There was no public comment relevant to the project.

RECOMMENDATION

The Conceptual Plan Review Committee encouraged the petitioner to proceed forward with their application while taking the comments from the Conceptual Plan Review Committee into consideration.

Bruce Green, Chair
CONCEPTUAL PLAN REVIEW COMMITTEE
Jake Schmidt, Recorder



SD&S PROPERTIES, INC.



July 22, 2022

Village of Arlington Heights
33 S. Arlington Heights Rd.
Arlington Heights, IL 60005

RE: Planning Department Comment 1
2300 E. Rand Road, Unit A – Brandenberry Shopping Center

Hi Jake, please see the response below:

1.

(a) The special use is deemed necessary for the public convenience at this location because of it will allow for more patrons, and will grant more space to be apart from other parties.

(b) This will not, under any circumstances, be detrimental to the health, safety, morals, or general welfare of persons residing or working the vicinity. It will have a favorable effect on the general welfare of everyone in the premises.

(c) The proposed use will comply with the regulations and conditions, and with the stipulations and conditions made a part of the authorization granted by the Village Board of Trustees. We will make sure to abide by all rules and regulations.

Thank you for your help and understanding.

Sam Mokhtarian

Sam Mokhtarian



SD&S PROPERTIES, INC.



July 20, 2022

Village of Arlington Heights
33 S. Arlington Heights Rd.
Arlington Heights, IL 60005

RE: 2300 E. Rand Road, Unit A – Brandenberry Shopping Center

Hi Jake, please see the responses below:

1. We propose an 8 foot fence where the neighboring property owners have their large dumpsters. This will not change the character of the locality, and matches the neighboring fence around the same dumpsters.
2. We request this variation to block the unsightly view of two big dumpsters from our property.
3. This proposed variation is necessary to block the unsightly view, and is in harmony with the area.
4. This request is the minimum requirement to block the view of the dumpsters.

Thank you for your help and understanding.

Sam Mokhtarian
Sam Mokhtarian



SD&S PROPERTIES, INC.



June 13, 2022

Village of Arlington Heights
33 S. Arlington Heights Rd.
Arlington Heights, IL 60005

RE: 2300 E. Rand Road, Unit A – Brandenberry Shopping Center

To Whom it May Concern,

As the landlords for 2300 – 2336 E. Rand Road in Arlington Heights, IL, Two Brothers and A Friend, Inc., La Zingara Restaurant, has been our tenant for many years. They are a casual Italian restaurant serving the Arlington Heights, and surrounding communities, with both excellent food and service. During the challenging Covid pandemic, they asked us to provide them with a small room to host private smaller parties. We hired an architect and decided to utilize approximately 900 square feet from the tenant next door, Berman's Big and Tall, who was struggling financially and has since passed away. That unit is now vacant.

To help both tenants at the time, we applied for a permit which was granted. Then the construction started at a great deal of time and expense, including separating the electrical and heating and air conditioning systems. During construction, we passed all the Village of Arlington Heights inspections, including obtaining final approval to then find out that special use was needed, and it was an oversight by the Village.

We hope we can go through this process as quickly as possible. As shown in the enclosed package, the parking at this center is not an issue at all. In fact, our hope is to see more cars parked, and more activity at this center.

Thank you for your help and understanding.

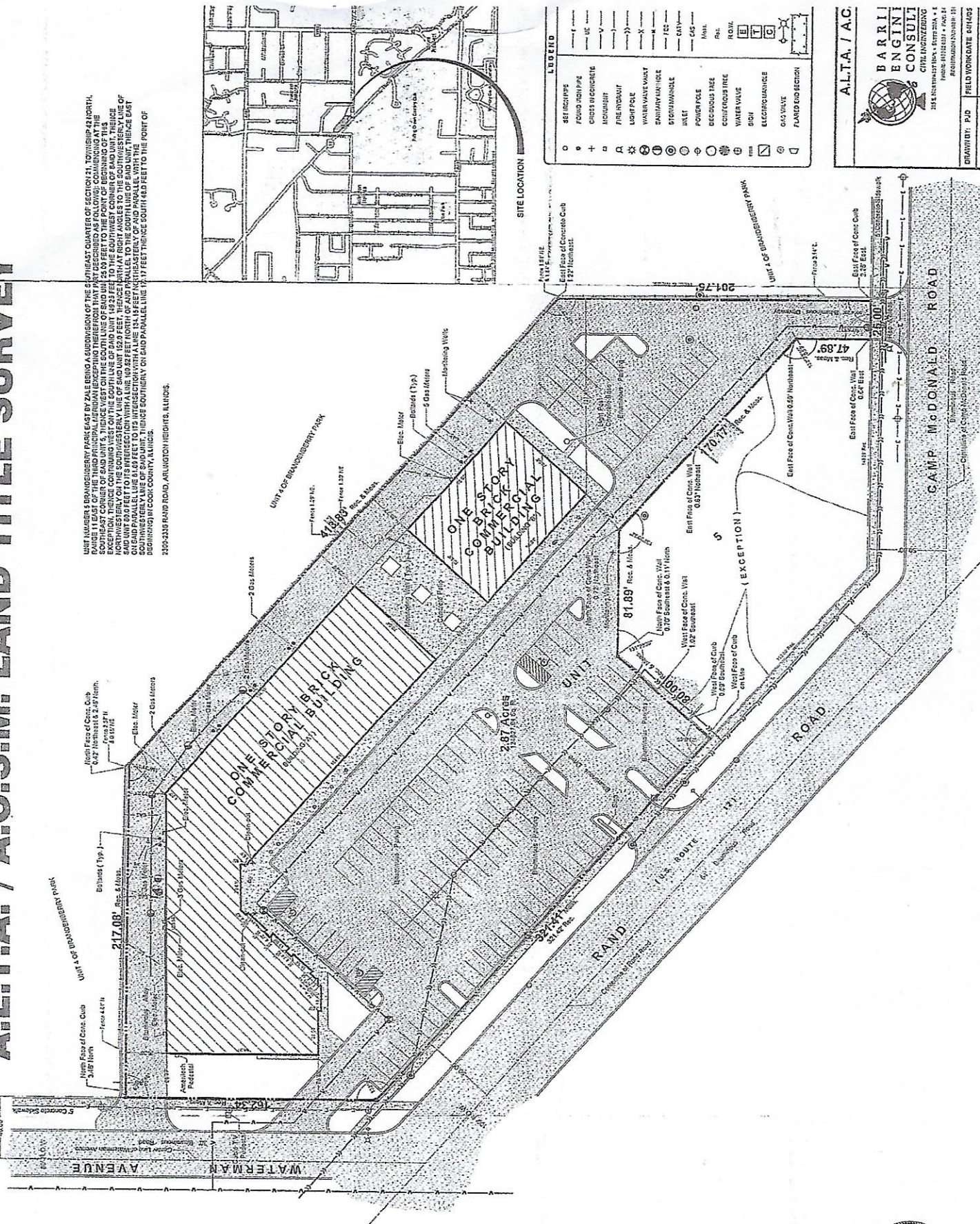
Sam Mokhtarian

Sam Mokhtarian

A.L.T.A. / A.C.S.M. LAND TITLE SURVEY

[illegible]

2300-2336 RAND ROAD, ARLINGTON HEIGHTS, ILLINOIS.



LOGGING	☐ 1 ☐ 2 ☐ 3 ☐ 4 ☐ 5 ☐ 6 ☐ 7 ☐ 8 ☐ 9 ☐ 10 ☐ 11 ☐ 12 ☐ 13 ☐ 14 ☐ 15 ☐ 16 ☐ 17 ☐ 18 ☐ 19 ☐ 20 ☐ 21 ☐ 22 ☐ 23 ☐ 24 ☐ 25 ☐ 26 ☐ 27 ☐ 28 ☐ 29 ☐ 30 ☐ 31 ☐ 32 ☐ 33 ☐ 34 ☐ 35 ☐ 36 ☐ 37 ☐ 38 ☐ 39 ☐ 40 ☐ 41 ☐ 42 ☐ 43 ☐ 44 ☐ 45 ☐ 46 ☐ 47 ☐ 48 ☐ 49 ☐ 50 ☐ 51 ☐ 52 ☐ 53 ☐ 54 ☐ 55 ☐ 56 ☐ 57 ☐ 58 ☐ 59 ☐ 60 ☐ 61 ☐ 62 ☐ 63 ☐ 64 ☐ 65 ☐ 66 ☐ 67 ☐ 68 ☐ 69 ☐ 70 ☐ 71 ☐ 72 ☐ 73 ☐ 74 ☐ 75 ☐ 76 ☐ 77 ☐ 78 ☐ 79 ☐ 80 ☐ 81 ☐ 82 ☐ 83 ☐ 84 ☐ 85 ☐ 86 ☐ 87 ☐ 88 ☐ 89 ☐ 90 ☐ 91 ☐ 92 ☐ 93 ☐ 94 ☐ 95 ☐ 96 ☐ 97 ☐ 98 ☐ 99 ☐ 100	SET BACKFIRE LOGS ROUNDFIRE CHIPS IN CONCRETE ACQUITTAL FIRE IN COURT LIGHT POLE WATER WAVE WINDY ENLIGHTENED STEEL WINDMILL JUNE POWER POLE DECIDUOUS TREE CHICKEN TREE WATER FIVE CHICKEN BUSH DECIDUOUS WINDMILL GAS VALVE PLANT AND SECTION	1 2 3 4 5 6 7 8 9 10 11 12 13 14 15 16 17 18 19 20 21 22 23 24 25 26 27 28 29 30 31 32 33 34 35 36 37 38 39 40 41 42 43 44 45 46 47 48 49 50 51 52 53 54 55 56 57 58 59 60 61 62 63 64 65 66 67 68 69 70 71 72 73 74 75 76 77 78 79 80 81 82 83 84 85 86 87 88 89 90 91 92 93 94 95 96 97 98 99 100
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ALTA / A.C.	 BARRIL ENGINEERING CONSULTING CIVIL CONSULTING 358 CARRANZA, BOYER 2DA. • 1 PUEBLO RICHARDI • P.O. 11 BOYER, PUEBLO RICHARDI	TRANSITO: P.O.	FIELD WORK DATE: 8/4/85

FROM THE RECORDS THAT IN OTHERS' POSSESSION IS
BEING CONSULTED WITH THE COURT.
RECORDS AND OTHER INFORMATION NOT BEARING
REFER TO YOUR ASSISTANT, BERT CONNOR, THE POLICE
JUNE REGULATION.

EXCERPTS ARE NOT ACCREDITED.
ALTERNATELY, IT IS NOT INTENDING TO BELIEVE AS IT DOES
STRUCTURAL DESIGN.

HOWEVER, THEREON WERE TAKEN
* AVAILABLE RECORDS ON FILE.

PRINT AREA: BUILDING "A" 33761.76 SQ. FT.
BUILDING "B" 0.72071 SQ. FT.

LG. STANDARD = 115
HANDICAP = 3

7 ACRES (124,827.94 SQ. FT.)

[illegible]

- GK DEVELOPMENT, INC.
- BRANDENBERRY PLAZA LLC
- CHICAGO TITLE INSURANCE COMPANY

[illegible]

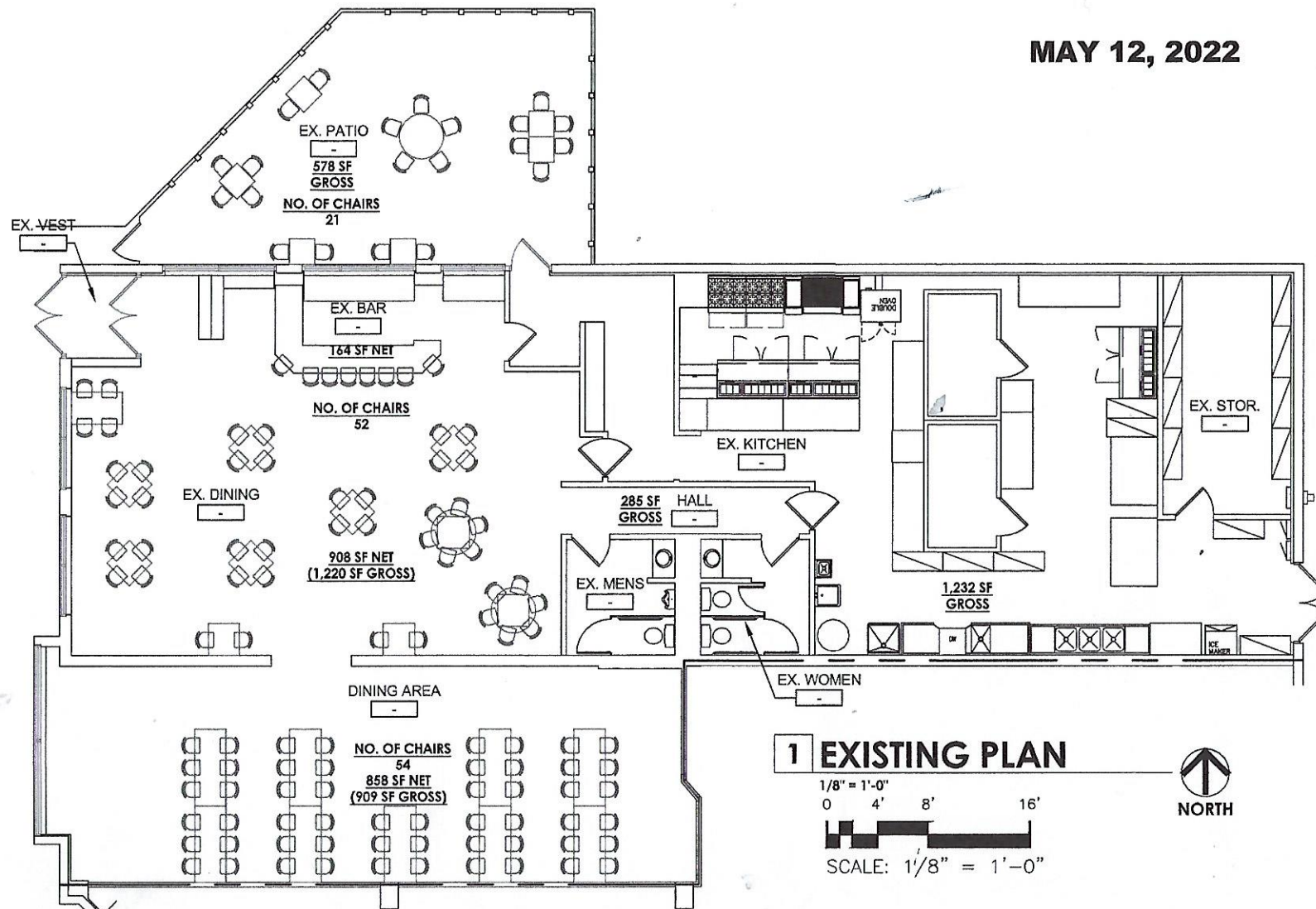


85.56 ft
← 312.5°

Enrique Castel Architect

10368 CENTRAL PARK BLVD. HUNTLEY, IL 60142.
P 224-253-8027 . ENCAST@COMCAST.NET

MAY 12, 2022



Thursday June 2nd

4pm 18 Cars
5pm 20 Cars
6pm 13 Cars
7pm 16 Cars
8pm 14 Cars
9pm 5 Cars
10pm 2 Cars

Friday June 3rd

4pm 16 Cars
5pm 28 Cars
6pm 32 Cars
7pm 34 Cars
8pm 20 Cars
9pm 7 Cars
10pm 3 Cars

Saturday June 4th

4pm 20 Cars
5pm 18 Cars
6pm 23 Cars
7pm 30 Cars
8pm 28 Cars
9pm 15 Cars
10pm 5 Cars

Sunday June 5th

4pm 13 Cars
5pm 15 Cars
6pm 15 Cars
7pm 19 Cars
8pm 10 Cars
9pm 3 Cars
9pm 3 Cars

Thursday June 9th

4pm 10 Cars
5pm 12 Cars
6pm 30 Cars
7pm 35 Cars
8pm 23 Cars
9pm 10 Cars
10pm 5 Cars

Friday June 10th

4pm 25 Cars
5pm 30 Cars
6pm 20 Cars
7pm 24 Cars
8pm 20 Cars
9pm 14 Cars
10pm 6 Cars

Saturday June 11th

4pm 24 Cars
5pm 15 Cars
6pm 25 Cars
7pm 35 Cars
8pm 20 Cars
9pm 10 Cars
10pm 5 Cars

Sunday June 12th

4pm 18 Cars
5pm 20 Cars
6pm 23 Cars
7pm 23 Cars
8pm 10 Cars
9pm 1 Car
10pm 1 Car

PETITIONER'S APPLICATION - ARLINGTON HEIGHTS PLAN COMMISSION

Petition #: P.C.
 Petitioner: LA ZINGARA RESTAURANT
 Owner: SD&S/ARLINGTONHTS, LLC
 Contact Person: S. MOKHTARIAN
 Address: PO BOX 221
 MOUNT PROSPECT
 Phone #: 847-483-0100
 Fax #: 847-483-0102
 E-Mail: STEVEN@SDSPROP.COM

P.I.N.# 03-21-402-013-0000
 Location: 2300 E. RAND ROAD
 Rezoning: Current: Proposed:
 Subdivision:
 # of Lots: Current: Proposed:
 PUD: For:
 Special Use: For:
 Land Use Variation: For:
 Land Use: Current: Proposed:
 Site Gross Area: 3,046 SF
 # of Units Total:
 1BR: 2BR: 3BR: 4BR:

(Petitioner: Please do not write below this line.)

1. PUBLIC IMPROVEMENTS

REQUIRED: YES NO COMMENTS

a. Underground Utilities

Water NO

Sanitary Sewer

Storm Sewer

b. Surface Improvement

Pavement

Curb & Gutter

Sidewalks

Street Lighting

c. Easements

Utility & Drainage

Access

2. PERMITS REQUIRED OTHER THAN VILLAGE:

a. MWRDGC

b. IDOT

c. ARMY CORP

d. IEPA

e. CCHD

N/A

3. R.O.W. DEDICATIONS?
 4. SITE PLAN ACCEPTABLE?
 5. PRELIMINARY PLAT ACCEPTABLE?
 6. TRAFFIC STUDY ACCEPTABLE?
 7. STORM WATER DETENTION REQUIRED?
 8. CONTRIBUTION ORDINANCE EXISTING?
 9. FLOOD PLAIN OR FLOODWAY EXISTING?
 10. WETLAND EXISTING?

YES	NO	COMMENTS
	X	
	N/A	
	N/A	
	N/A	PARKING STUDY
	N/A	
	X	
	X	
	X	

GENERAL COMMENTS ATTACHED

PLANS PREPARED BY:

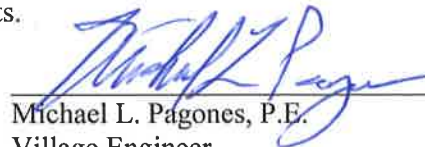
DATE OF PLANS:

Director

Date

PLAN COMMISSION PC #22-006
La Zingara SUP Amendment
2300 E Rand Rd
Round 1

11. The petitioner is notified that these comments are being provided to ensure that the project meets the requirements for submittal to the Plan Commission. Approval by the Plan Commission is not an endorsement or approval of these documents to obtain the required building permits, engineering approval, or permits required by other government or permitting agencies for construction. Detailed plan review with associated comments will be provided upon submittal of plans for a building permit. The petitioner shall acknowledge that they accept this understanding.
12. The Engineering Division has no further comments.


Michael L. Pagones, P.E. 6/29/22
Village Engineer Date

ARLINGTON HEIGHTS POLICE DEPARTMENT

Community Services Bureau

DEPARTMENT PLAN REVIEW SUMMARY

**La Zingara SUP
2300 E Rand Rd**

Round 1 Review Comments

07/12/2022

The following comments are in response to a SUP Amendment request regarding parking space requirements. This request follows building improvements made to increase restaurant dining area/customer capacity.

1. Character of use:

The character of use is consistent with the area and is not a concern.

2. Are lighting requirements adequate?

Lighting should be up to Village of Arlington Heights code. The exterior of the building should be illuminated especially during nighttime hours for safety, to deter criminal activity and increase surveillance/visibility- potentially reducing theft, trespassing, vandalism, underage drinking, and other criminal activity.

3. Present traffic problems?

There are no traffic problems at this location.

4. Traffic accidents at particular location?

This is not a problem area in relation to traffic accidents.

5. Traffic problems that may be created by the development.

This development should not create any additional traffic problems. A check of calls for police service reference parking issues or parking lot issues at that shopping complex revealed no results. Each individual address of the businesses in the complex, include La Zingara were individually checked and our records show no calls for service reference parking.

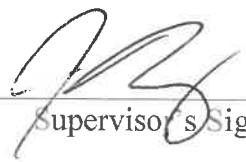
6. General comments:

- Please ensure that there is an emergency information/contact card on file with the Arlington Heights Police Department and that it is up-to-date. Agent contact information must be provided to the Arlington Heights Police Department during all construction phases. The form is attached. Please complete and return. This allows police department personnel to contact an agent during emergency situations or for suspicious/criminal activity on the property during all hours.

- Landscaping should provide open sightlines to increase natural surveillance and avoid creating ambush locations and havens for illegal activities- theft, trespassing, vandalism, underage drinking, drug use, etc.

a.o / #330
Alexandra Livingston, Crime Prevention Officer
Community Services Bureau

Approved by:

 583

Supervisor's Signature

HEALTH SERVICES DEPARTMENT

6

PETITIONER'S APPLICATION - ARLINGTON HEIGHTS PLAN COMMISSION

Petition #: P.C. _____	P.I.N.# 03-21-402-013-0000
Petitioner: LA ZINGARA RESTAURANT	Location: 2300 E. RAND ROAD
_____	Rezoning: _____ Current: _____ Proposed: _____
_____	Subdivision: _____
Owner: SD&S/ARLINGTONHTS, LLC	# of Lots: _____ Current: _____ Proposed: _____
_____	PUD: _____ For: _____
_____	Special Use: _____ For: _____
Contact Person: S. MOKHTARIAN	Land Use Variation: _____ For: _____
Address: PO BOX 221	Land Use: _____ Current: _____
MOUNT PROSPECT	Proposed: _____
Phone #: 847-483-0100	Site Gross Area: 3,046 SF
Fax #: 847-483-0102	# of Units Total: _____
E-Mail: STEVEN@SDSPROP.COM	1BR: _____ 2BR: 3BR: 4BR: _____

(Petitioner: Please do not write below this line.)

1. GENERAL COMMENTS:

No comments from this Department

Jeff Bohner  6/16/22
Environmental Health Officer Date

James McCalister  6/16/22 Direc
tor Date

PETITIONER'S APPLICATION - ARLINGTON HEIGHTS PLAN COMMISSION

Petition #: P.C. _____	P.I.N.# 03-21-402-013-0000
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MOUNT PROSPECT	Proposed: _____
Phone #: 847-483-0100	Site Gross Area: 3,046 SF
Fax #: 847-483-0102	# of Units Total: _____
E-Mail: STEVEN@SDSPROP.COM	1BR: _____ 2BR: 3BR: 4BR: _____

(Petitioner: Please do not write below this line.)

LANDSCAPE & TREE PRESERVATION:

	YES	NO
1. Complies with Tree Preservation Ordinance	N/A	
2. Complies with Landscape Plan Ordinance		X
3. Parkway Tree Fee Required (See below.)		X

Comments:

- 1) Per Chapter 28, Section 6.15-1.2a, a three foot high continuous screen must be provided along Rand Road in order to screen the parking/paved area adjacent to the public way. Provide the required landscaping within the existing planting bed.
- 2) Per Chapter 28, Section 6.15-1.2b, a four inch caliper shade tree located in a landscape island at the end of each parking row is required. There is an existing island adjacent to the drive aisle off of Rand Road where the code required tree is absent.


 6/28/22
 Coordinator Date

Planning & Community Development Dept. Review

June 29, 2022



REVIEW ROUND 1

Project: La Zingara SUP Amendment
2300 E. Rand Rd.

Case Number: PC 22-006

General:

1. Please provide a written response to Special Use Permit criteria. The written response should directly address the following:
 - a) **That said special use is deemed necessary for the public convenience at this location.**
 - b) **That such case will not, under any circumstances of the particular case, be detrimental to the health, safety, morals or general welfare of persons residing or working in the vicinity.**
 - c) **That the proposed use will comply with the regulations and conditions specified in this ordinance for such use, and with the stipulations and conditions made a part of the authorization granted by the Village Board of Trustees.**
2. The provided Parking Survey is acceptable.
3. The following approvals are required:
 - An Amendment to Special Use Permit Ordinances 78-063 and 08-029 to allow the addition of a 909 square-foot dining room with a seating area of 858 square-feet.
 - Variation from Chapter 28, Section 10.4 (Schedule of Parking Requirements) to allow the provision of 116 parking spaces where 171 spaces are required by code.

Site:

4. 3-foot tall landscape screening is required along Rand Road adjacent to the parking lot. Please provide a landscape plan showing installation of this screen with a proposed date of installation.
5. 4-inch caliper shade trees are required at the end of each parking row. Please provide a landscape plan showing installation of these trees with a proposed date of installation.
6. Bicycle parking is required. Please identify the location and number of any existing bicycle parking spaces, or show a proposed location for a bike rack. 3 bicycle parking spaces are required by code for this project.
7. Dumpster enclosures may be required for the dumpsters behind the building if determined necessary by the Health Department.

Prepared by:

Response to Engineering Department
None

Response to Police Department

#2 – the parking lot lights come on at dawn and stay on until 12 AM. There is no tenant or activity after midnight.

#6 – we should be on file. We have been contacted by the police department in the past. We will double check again to make sure all information is correct.

We will look into this and take proper actions if necessary.

Response to Fire Department
None

Response to Health Department
None

Response to Planning and Community Development Department

#4 and #5 - We would like to ask for a two (2) year extension, deadline of September 2024, to do the landscaping that you are requiring us to do. As you know, we are in the middle of a very economically challenging times, and trying very hard to maintain a viable center and delaying this major expense will be of a great help to us.

#6 - We will install the bicycle rack to accommodate for three (3) bicycles by September 2024.

#7 - We did install the new fence, and one section of it is eight (8) feet high to block the dumpsters from the neighbors view. The way the neighbors are situated, they are not at all affected by this.



Plan Commission 7/27/2022

Item: PC Budget - 2023

Department: Planning & Community Development

Background

The attached Plan Commission budget request is proposed for fiscal year 2023 and due to the Finance Department by August 9, 2022. The proposed budget items are identical to the budget from last fiscal year.

Recommendation

Recommend approval of the Plan Commission's 2023 budget request.

ATTACHMENTS:

Description	Type
PC Budget - 2023	Exhibits

VILLAGE OF ARLINGTON HEIGHTS
BOARDS & COMMISSIONS 2023 BUDGET REQUESTS

Name of Board or Commission: PLAN COMMISSION

Chair: SUSAN DAWSON

	2020 Actual	2021 Actual	2022 Adopted Budget	2022 Estimated Actual	2023 Proposed Budget	Accounts
CONTRACTUAL SERVICES:						
APA membership dues	-	-	200		200	101-1009-502.22-02
Travel & Training Educational/training materials	-	-	300		300	101-1009-502.22-03
Photocopying	-	-	-			101-1009-502.22-15
TOTAL EXPENDITURES	\$ -	\$ -	\$ 500	\$ -	\$ 500	