



Village of Arlington Heights
Conceptual Plan Review Committee
Virtual Meeting
May 26, 2021
7:00 PM

I. CALL TO ORDER

- A. In response to the COVID-19 pandemic, this meeting is being held virtually which permits the public to fully participate via their computers or using their phones.

To participate in the virtual meeting, please follow these instructions: <https://bit.ly/3tHsdNN>

Individuals who wish to comment or ask a question on an item on the Agenda may either participate virtually or send an email to the Village at shubbard@vah.com. Please limit emails to 200 words or less. To be shared at the meeting, the email must be received by 3:00 p.m. on May 26, 2021.

II. ROLL CALL

III. APPROVAL OF MINUTES

- A. 1650 S. Arlington Heights Rd. - 1/13/21

IV. REPORTS

V. OLD BUSINESS

VI. NEW BUSINESS

- A. Braxton Yards - 1 S. Douglas Ave. - T1722
PUD, Rezoning from B-2 to R-7, Comp Plan Amendment,
Subdivision, Variations
- B. Shelter - 207-209 E. Valley Ln. - T1736
Special Use Permit for Shelter Care Home

VII. OTHER BUSINESS

VIII. ADJOURNMENT

Persons with disabilities requiring auxiliary aids or services, such as an American Sign Language interpreter or written materials in accessible formats, should contact David Robb, Disability Services Coordinator, at 33 S.

Arlington Heights Road, Arlington Heights, Illinois 60005, (847)368-5793
(Voice), (847)368-5980 (Fax) or drobb@vah.com.



**Conceptual Plan Review Committee
5/26/2021**

Item: 1650 S Arlington Heights Rd - 1/13/21

Department: Planning & Community Development

ATTACHMENTS:

Description	Type
1650 S Arlington Heights Rd - 1/13/21	Minutes

REPORT OF THE PROCEEDINGS OF
THE CONCEPTUAL PLAN REVIEW COMMITTEE

OF THE VILLAGE OF ARLINGTON HEIGHTS PLAN COMMISSION

A VIRTUAL MEETING VIA ZOOM WAS HELD ON:

January 13, 2021

Project Title: 1650 S. Arlington Heights Rd Chiropractor Office PUD

Address: 1650 S. Arlington Heights Rd.

Petitioner: Dr. Drew Voelsch

Address: 1401 S. Arlington Heights Rd. - Suite 2
Arlington Heights, IL 60005

Requested Action:

1. Rezoning from the R-1, One-Family Dwelling District to the O-T, Office Transitional District.
2. Planned Unit Development (PUD) to allow a medical office building.

Variations Required:

- None identified at this time

Attendees: Jason Bergwerff, Apex Design Build
Emily Hoffmann, Cook Engineering Group
Steve Bauer, Meltzer, Purtil & Stelle LLC
Drew Voelsch, Petitioner
Bruce Green, Plan Commissioner
Lynn Jensen, Plan Commissioner
John Sigalos, Plan Commissioner
Jay Cherwin, Plan Commissioner
Sam Hubbard, Development Planner

Project Summary:

The subject property is a vacant piece of land that is located south of the Zion Christian Church (1640 S. Arlington Heights Road) and north of the Park Place Condominiums on South Arlington Heights Road. The site is 37,299 square feet in size and previously included a single-family home that was demolished in 2015. Access comes from a single full access curb cut at the southern end of the site.

The petitioner, Hawkeye Chiropractic, would like to construct a 5,142 square foot medical office building with two tenant spaces. The first space would be 3,142 square feet in size and house Hawkeye Chiropractic, which would relocate from their current location at 1401 S. Arlington Heights Road. The remaining 2,000 square foot space would be for a future medical related tenant. Hawkeye currently has five employees (including one doctor), but envisions growth to eight employees (including a second doctor) at this new location.

The practice sees up to approximately 250 patients per week on average, with growth of up to 300 patients per week planned for the new location. On a day to day basis, this translates to approximately 60 patients per day. As part of the formal Plan Commission review process, the petitioner will need to provide additional details on scheduling and average length of stay per patient.

Meeting Discussion:

Commissioner Cherwin stated that a member of his law firm was representing the petitioner, so he would recuse himself from this project if it moved forward to the Plan Commission

Mr. Bergwerff introduced himself and the members of the development team. He explained that Dr. Drew currently had a practice in Arlington Heights and was looking to purchase the vacant lot at 1650 S. Arlington Heights Road to construct a new building for his practice there. The site was previously occupied by a single-family home that was demolished, and there is an existing curb cut onto Arlington Heights Road from the previous home. The petitioner wanted to construct an approximately 5,100 square foot building on the property and would occupy about 3,100 of the building. The remaining space would be rented out to a future health care provider.

The property was currently zoned residential, and would need to be rezoned into the O-T District. They've provided a conceptual plan for staff to review and were looking forward to feedback from the Conceptual Plan Review Committee.

Mr. Hubbard stated that the subject property is a vacant piece of land that was just south of the Zion Christian Church, which was located on the west side of Arlington Heights Road at its intersection with Council Trail. The subject property is currently located within the R-1, and would need to be rezoned into the O-T District to accommodate for the proposed development. The Comprehensive Plan designates this site as "Offices Only", which is the appropriate designation for the proposed rezoning. The proposed development was compatible with the Comprehensive Plan.

Medical offices were classified as a permitted use in the O-T District, however, Planned Unit Development approval is required for all developments within the O-T District, and accordingly the petitioner will be required to obtain PUD approval. The site appeared to comply with all setback and bulk requirements.

Relative to the site, staff has asked the petitioner to align their entrance drive with Council Trail on the east side of Arlington Heights Road, which he believes the plan had been designed to account for. Staff has asked that the petitioner replace the existing sidewalk along Arlington Heights Road and bump it in to create a small parkway since the existing sidewalk is abutting the street. Staff was aware that certain overhead and underground utilities may make this challenging, so the petitioner will need to discuss with staff what makes the most sense.

Stormwater detention must conform to all Village and MWRD requirements and the petitioner must enter into an Onsite Utility Maintenance Agreement for the private detention system. The petitioner should also explore cross access and cross parking with the property to the north. Cross access was likely the more important of the two, and staff strongly encouraged the petitioner to work with the Church on reciprocal access. The Village may require cross access as a condition of approval if it would prove to be a benefit, as cross access can help to keep traffic movements off more heavily travelled streets. It is possible that at some point IDOT may require a signal at Council Trail and Arlington Heights Road, and if this was the case, cross access would be very important.

No variations have been identified. Staff was recommending dense landscape screens along the south and west sides of the site to mitigate for the impact of the development. The building setbacks have been well designed to provide ample space in these areas to accommodate for a dense landscape buffer, and the petitioner should consider fencing in addition to the dense and layered landscaping that will be required.

A recent revision to the plan showed parking on the site would comply with code requirements. The Staff Development Committee was generally supportive of this use at this location. The proposed use was compliant with the vision for this area. The main areas of review would relate to the design of the site and ability to mitigate/minimize any potential adverse impacts from the development.

Commissioner Cherwin asked about IDOT and a potential signal.

Mr. Hubbard replied that it would be up to the petitioner to reach out to IDOT to begin preliminary discussions. They would likely be able to gather their comments from IDOT, but final sign-off from IDOT would not come until permit time.

Commissioner Cherwin stated that he didn't have any comments on the project. The site had been vacant for a while so it was nice to see a development proposal, especially one that involved a local business that was growing. He thought the

building appearance was well designed. If the project went to Plan Commission, he would recuse himself.

Commissioner Sigalos said that he thought it was a good project. He was glad to see that the doctor wanted to expand and stay in the area. He asked about the sale of the property.

Mr. Bergwerff confirmed that the subject property was being sold by the church that abutted to the north.

Commissioner Sigalos asked about shared parking between the two properties.

Mr. Bergwerff replied that Dr. Voelsch would need to address any questions on shared parking.

Commissioner Sigalos said he thought shared parking might be a good idea.

Commissioner Jensen commented that he thought this was a good project and that this area needed redevelopment.

Commissioner Green said he agreed with the other commissioners in that it was a good project for the area. He encouraged the petitioner to move forward.

Dr. Voelsch introduced himself and provided some background on his business. When he originally approached the church about purchasing the lot, they wanted to sell him both lots. He did not believe they were going to remain in this location for the long term and so he was unsure that cross parking would make sense, however, he was open to the idea. With regards to IDOT, they would do what is required of them.

Mr. Bergwerff asked about cross access and impact to parking. If shared parking was established, could spaces on the church site count towards the parking requirement for the medical office.

Mr. Hubbard responded that only spaces that were dedicated via a perpetual cross access parking agreement could be counted towards the parking requirement of the medical office building. However, spaces cannot be double counted, so if they are used to satisfy the medical office parking requirement, they will be omitted from the Church parking supply total.

Commissioner Jensen asked about shared parking and peak times. If the two properties experienced their parking peaks at different times, then although the parking may not technically meet the code requirement for peak usage of both properties simultaneous, it may still be viable.

Mr. Hubbard explained that if this situation occurred and the petitioner could provide documentation of differing peaks, it could be justification for a variation.

Commissioner Green encouraged the petitioner to move forward and opened up the floor for public comment.

No public raised their hands to comment.

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
Sam Hubbard, Recorder



Conceptual Plan Review Committee 5/26/2021

Item: Braxton Yards - 1 S. Douglas Ave. - T1722

Department: Planning & Community Development

Requested Action

1. A Comprehensive Plan Amendment to reclassify the site from Mixed Use to High Density Multi-Family.
2. Rezoning from the B-2, General Business District to the R-7, Multiple-Family Dwelling District.
3. Planned Unit Development (PUD) to allow for a 14-unit rowhome development.
4. Plat of Subdivision.
5. If each rowhome unit is subdivided into its own lot, certain variations will be required.

Variations Required

- Chapter 28, Section 5.1-20.1d, Building Setbacks, to allow a 10.4' side yard setback where code requires an approximately 12' setback, and to allow an approximately 5.5' setback from the Douglas Avenue frontage where code requires an 8'-10' setback.
- Chapter 28, Section 5.1-7.1, to allow buildings to be separated 14' where code requires a 25' separation.
- Chapter 28, Section 10.2-13, Maximum Number of Spaces, to exceed code by 50%.
- Chapter 28, Section 10.2-9, to allow tandem parking spaces.

Recommendation

The Staff Development Committee has reviewed the proposed PUD, rezoning and Plat of Subdivision and is supportive of the project, subject to the following conditions:

1. Provide a written justification to support any requested variations as per the hardship criteria outlined in the Zoning Ordinance:

- The proposed use will not alter the essential character of the locality and will be compatible with existing uses and zoning of nearby property.
- The plight of the owner is due to unique circumstances, which may include the length of time the subject property has been vacant as zoned.
- The proposed variation is in harmony with the spirit and intent of this Chapter.
- The variance requested is the minimum variance necessary to allow reasonable use of the property.

2. Engineering plans, details and storm water detention calculations shall be required as part of the formal review process.

3. Prior to finalizing a Plan Commission application, the petitioner shall continue to work with staff on the design for the streetscape improvements.

4. A market assessment shall be required to demonstrate a need for this type and size development at this location.

5. The petitioner shall provide an Affordable Housing Plan outlining how the development will comply with the Inclusionary Housing Ordinance.

6. Design Commission review shall be required prior to the Plan Commission hearing.

7. The petitioner shall construct and dedicate the extension of Campbell Street from Douglas Avenue across the rail road spur, as feasible and if approved by UPRR. Otherwise the street shall be stubbed up to the RR spur line.

8. A detailed traffic and parking study from a Certified Traffic engineer that assesses access (location, design, and Level of Service), on-site circulation, trip generation and distribution, parking, and impacts to public streets shall be required.

9. School, Park, and Library contributions shall be required per Code prior to the issuance of a building permit.

10. These are preliminary comments only and should not be relied upon as identification of the only major issues. The Staff Development Committee reserves the right to change its position on issues upon submittal of a formal application and detailed review.

ATTACHMENTS:**Description**

Staff Report

Aerial

Fire Lane Exhibit (May 2021)

Conceptual Site Plan (May 2021)

Project Narrative

Conceptual Rendering (April 2021)

Type

Board or Commission Report

Exhibits

Exhibits

Exhibits

Correspondence

Exhibits



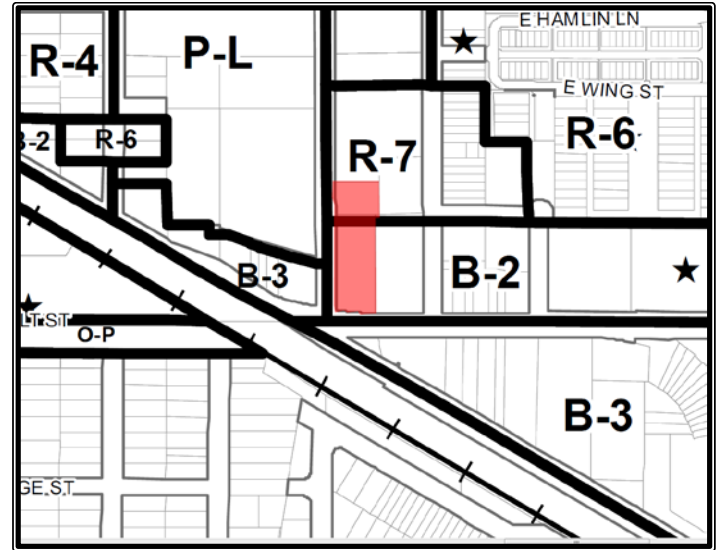
VILLAGE OF ARLINGTON HEIGHTS STAFF DEVELOPMENT COMMITTEE REPORT

Temp File Number: T1722
Project Title: Braxton Yards
Address: 1 N. Douglas Ave.
PIN: 03-29-408-002 and 03-29-405-005

To: Conceptual Plan Review Committee
Prepared By: Sam Hubbard, Development Planner
Meeting Date: May 26, 2021
Date Prepared: May 21, 2021

Petitioner: Marc McLaughlin
M/I Homes of Chicago, LLC
Address: 400 E. Diehl Road - #230
Naperville, IL 60563

Existing Zoning: B-2: General Business District,
R-7: Multi-Family Dwelling District, Hickory-
Kensington Overlay District
Comprehensive Plan: Mixed Use, High-Density
Multi-Family



SURROUNDING LAND USES

Direction	Existing Zoning	Existing Use	Comprehensive Plan
North	R-7: Multi-Family Dwelling District	Lumber Yard (Heller Lumber)	High-Density Multi-Family
South	B-3: General Service, Warehouse, and Motor Vehicle District	Parkway greenspace and Union Pacific railroad tracks	Commercial
East	R-7: Multi-Family Dwelling District B-2: General Business District	Vacant land and surface parking lot	High-Density Multi-Family, Mixed Use
West	B-3: General Service, Warehouse, and Motor Vehicle District P-L: Public Lands District	Recreation Park	Parks

Requested Action:

1. A Comprehensive Plan Amendment to reclassify the site from Mixed Use to High Density Multi-Family
2. Rezoning from the B-2, General Business District to the R-7, Multiple-Family Dwelling District.
3. Planned Unit Development (PUD) to allow for a 14-unit rowhome development.
4. Plat of Subdivision
5. If each rowhome unit is subdivided into its own lot, certain variations will be required.

Variations Required:

- Chapter 28, Section 5.1-20.1d, Building Setbacks, to allow a 10.4' side yard setback where code requires an approximately 12' setback, and to allow an approximately 5.5' setback from the Douglas Avenue frontage where code requires an 8'-10' setback.
- Chapter 28, Section 5.1-7.1, to allow buildings to be separated 14' where code requires a 25' separation.
- Chapter 28, Section 10.2-13, Maximum Number of Spaces, to exceed code by 50%.
- Chapter 28, Section 10.2-9, to allow tandem parking spaces.

Project Background:

The subject property is approximately 1.16 acres (50,548 square feet) and is bounded by Kensington Road to the south and Douglas Avenue to the west. The eastern edge of the site contains a Union Pacific railroad spur line, which provides freight access to the Heller Lumber Company located north of the subject property. Approximately 13,500 square feet of the northern portion of the property is within the R-7 Zoning District and the southern 37,237 square feet of the property is within the B-2 Zoning District. Additionally, the entire property is within the Hickory / Kensington Overlay District and is part of the Hickory / Kensington Area Plan, both of which were established in 2013. The property is also located within the Hickory/Kensington TIF District, which was adopted by the Village Board in 2014. The subject property is improved with an at grade overflow parking lot that most recently served the nearby Mariano's grocery store, which overflow parking lot is not heavily used. To the west of the property on the other side of the spur line, a 76 unit five-story apartment building with ground floor commercial space was approved in 2018. Construction of that building has yet to commence, although the developer has informed the Village that construction will start this summer.

M/I Homes, the petitioner, is proposing to develop the southern portion of the subject property with 14 rowhomes in a layout similar to what they constructed at the "Sigwalt 16" development in Downtown Arlington Heights. Additionally, the developer will dedicate land to the Village to allow for Campbell Street to be extended between Hickory Avenue and Douglas Avenue, which dedication would occur roughly around the existing division between the R-7 and B-2 zoning districts. The remaining R-7 portion of the property will be left vacant. The Village is contemplating the purchase of this portion of the site with the intention to land bank it for future redevelopment.

The proposed development consists of a three separate rowhome buildings, each four stories tall with rear loaded garages and a recessed fourth floor. Similar to Sigwalt 16, each unit will come with two ground floor parking spaces with the optional upgrade to add a third parking space (tandem style). Eight guest parking spaces have been incorporated within the rear motorcourt area. The unit interiors would be customizable to offer two-bedroom units, three-bedroom units, or four-bedroom units depending on the individual options chosen by the purchaser. Access to the site would come from a single, full access non-signalized driveway entrance along Douglas Avenue.

Zoning and Comprehensive Plan

The portion of the subject property proposed for development is located within the B-2, General Business District, and the entire property is within the Hickory / Kensington Overlay Zoning District. Multiple family mixed use dwellings are allowed within the B-2 District, however, as this development contains no commercial spaces, the B-2 portion of the site requires rezoning into the R-7 District. The proposed development must comply with the regulations within both the R-7 and Overlay District, however, the overlay regulations supersede the R-7 zoning regulations where the requirements of the overlay differ from those in the R-7 District. All developments within the Hickory / Kensington Overlay zone are required to develop as a PUD, and therefore PUD approval is required.

The Comprehensive Plan classifies the subject property as "Mixed Use", and this piece of land was originally envisioned to be developed similar to the five-story mixed-used development approved just to the east. Since the site is proposed to be developed with a multi-family use and rezoned into the R-7 District, the developer must amend the Comprehensive Plan to reclassify the "Mixed Use" portion of the site to "High Density Multi-Family". Although the proposed building will be a residential-only development, staff believes this to be appropriate given the low volume of traffic along Douglas and limited site access. In addition, the building conforms with the Hickory / Kensington Area Plan, which specifically indicates that this site should be occupied by a structure four to five floors in height.

All multi-family developments are required to comply with the Village's Inclusionary Housing Ordinance (IHO). For multi-family developments with 10 or more units, the petitioner has the option to provide a fee-in-lieu of affordable units as required by the ordinance, or provide the affordable units within the development. No appearance before the Housing Commission is required for "For Sale" residential developments, however, the petitioner must submit an Affordable Housing Plan explaining how they will conform to the IHO requirements.

Hickory / Kensington Area Plan

As identified above, the subject property is part of the Hickory / Kensington Area Plan, which provides development guidelines for future redevelopment within the neighborhood in order to create a new, vibrant mixed-use area. The proposed development is consistent with the goals of the Hickory / Kensington Plan in several ways:

- **Height**: The subject property is classified as appropriate for a 4-5 story building per the Plan. The proposed four-story rowhomes are consistent with this designation.
- **Housing Opportunities**: One of the goals of the Plan is to create new housing opportunities at various income levels consistent with Village policies. The proposed multi-family development will provide housing opportunities for market rate buyers and will comply with the IHO whereby facilitating housing opportunities for lower income residents.
- **Street Grid**: The proposed development will facilitate the continuation of the street grid by enabling the extension of Campbell Street from Hickory Avenue to Douglas Avenue. This is consistent with one of the goals of the Hickory / Kensington Plan.

Staff supports the concept given that the plan complies with the Hickory / Kensington Area Plan and will help to realize the Plans' vision for redevelopment of this area.

Site Design

The proposed development conforms to all density, height, and bulk/coverage regulations within both the R-7 District and Overlay District. The building is proposed at a eight foot setback along Campbell to the north, an approximately 5.5' setback along Douglas to the west, and eight-foot setback from Kensington at the south, and a 10.4' setback to the west. The Hickory / Kensington Plan recommended setbacks in the 8' to 10' range where developments abut a public street frontage to create a more dense, pedestrian friendly environment. The proposed development conform to these setbacks with two exceptions where a variation is required:

- ***Chapter 28, Section 5.1-20.1d, Building Setbacks, to allow an 10.4' side yard setback (east) where code requires an approximately 12' setback, and to allow an approximately 5.5' setback from the Douglas Avenue frontage where code requires a 8'-10' setback.***

As part of any Plan Commission application, the petitioner will be required to provide written responses to the approval criteria for each requested Variation, which criteria is summarized below:

- **The proposed use will not alter the essential character of the locality and will be compatible with existing uses and zoning of nearby property.**
- **The plight of the owner is due to unique circumstances, which may include the length of time the subject property has been vacant as zoned.**
- **The proposed variation is in harmony with the spirit and intent of this Chapter.**
- **The variance requested is the minimum variance necessary to allow reasonable use of the property.**

In general, the Staff Development Committee is supportive of this variation and notes that the 5.5' setback applies to only a small bump-out on the rowhome building that fronts Douglas; the remainder of that building, as well as the other two rowhome buildings comply with the required eight-foot setback along this frontage. Additionally, side yard setback encroachment of approximately 1.5' is minor and applies to only one part of one of the three townhome buildings; both of remaining buildings comply with the side yard setback requirement.

The Hickory Kensington Overlay District restricts surface parking lots to no more than 33% of the overall site. The petitioner will need to verify if they comply with this regulation as they finalize their Plan Commission application. Additionally, the development must conform to all MWRD requirements and on-site detention will be required. As part of the Plan Commission process, the petitioner shall provide details on any proposed ground-mounted mechanical infrastructure, which must be appropriately located and screened with landscaping.

All buildings within the R-7 district must be separated from each other by no less than 25 feet. The petitioner has proposed a 14' separation between the northernmost and central rowhome buildings, which requires the following variation:

- ***Chapter 28, Section 5.1-7.1, to allow buildings to be separated 14' where code requires a 25' separation.***

The 14' building separation will be between the rear and side of the buildings as opposed to between two front elevations or side elevations. Additionally, the Hickory / Kensington Design Guidelines call for a dense development in this location and compliance with the separation standards would cause a reduction in density for this rowhome development. Staff believes that the proposed 14' separation between the buildings allows for better light and air flow to the rear of the property, and enhances pedestrian circulation through the site. For these reasons, the Staff Development Committee is supportive of this variation.

Subdivision

The developer will be required to subdivide the property to create two lots; one for the area north of Campbell that will be left vacant, and one for the area at the south of Campbell Street, which will accommodate the proposed rowhomes. Should the petitioner want to further subdivide the rowhome lot to create individual lots for each unit, staff is open to this approach, which would create the need for additional variations.

The two lots will be separated by 66' of land, which will be dedicated for the extension of Campbell Street from Douglas Avenue to the eastern edge of the subject property. This will mirror what has been approved for the five-story mixed use development that will be constructing on the opposite side of the spur line. The petitioner will need to coordinate with the Village and Union Pacific (UP) to determine what type of railroad crossing infrastructure (warning lights, crossing gates, etc.) will be needed to connect Campbell Street from Hickory to Douglas, and they will need to design/engineer this crossing. Once detailed plans for the railroad crossing have been completed, the Village will provide assistance in obtaining approval from UP for construction of the crossing. If UP approvals are not granted in a timely manner so as to cause a delay for the project, then the developer shall only be required to construct the new roadway up to the railroad spur line.

Building Design

The proposed development will appear before the Design Commission for a preliminary review on May 25, 2021. Staff has encouraged the petitioner to redesign the architecture to be more compatible with the Hickory / Kensington Design Guidelines, which call for *"a fresh, clean and modern architectural aesthetic that is unique to Arlington Heights"*. The petitioner is open to this suggestion and is working on a redesign to present to the Design Commission on May 25th. The developer is encouraged to incorporate sustainable features as per Goal #9 of the Hickory / Kensington Area Plan, which recommends the inclusion of *"bio swales for storm water management, green buildings and energy efficient street lighting."*

Landscaping/Streetscape Improvements

A code compliant Landscape and Tree Preservation Plan will be required within any formal Plan Commission application, including building foundation plantings, landscape islands within the parking lot at the ends of each parking row, and shade trees in all parking lot islands.

Staff will work with the petitioner to provide streetscape improvements as outlined in the Hickory / Kensington Area Plan. To the east, the five-story mixed use development will provide a 10' wide sidewalk along Kensington, with pavers, decorative concrete, and street furniture. However, since this development contains no commercial space, abutting the development along Kensington the sidewalk can transition from the more "enhanced" 10' sidewalk to the east to a more traditional 5-foot sidewalk in front of the rowhomes with a decorative concrete finish and pavers at the corners.

The petitioner will need to work with staff relative to the Douglas Avenue streetscape, where there is currently mature landscaping and several street trees, to determine if any of the landscaping can be preserved. As part of the Plan Commission process, the Village will need to evaluate where the sidewalk should be placed along Douglas. Along the Campbell Street side, a standard 5-foot sidewalk and parkway (including street trees) will be required. These design elements are still being determined and shall be finalized prior to Plan Commission application.

Traffic and Parking

Chapter 28, Section 6.12, Traffic Engineering Approval, requires that planned unit developments provide a traffic and parking study from a certified traffic engineer. The study needs to assess access (location, design, and Level of Service), on-site circulation, trip generation and distribution, parking, and impacts to public streets. This study should take into account the approved 5-story development to the east. While staff does not anticipate significant traffic generation from the 14 rowhomes, the petitioner must provide a traffic and parking study to demonstrate that their development will not have an adverse traffic and parking impacts.

Relative to parking, 1.5 parking spaces are required per unit, equating to a total requirement of 21 spaces. As mentioned above, each unit will include two ground floor parking spaces with the optional upgrade to add a third parking space (tandem style), which equates to between 28 and 42 garage parking spaces depending on which options are chosen. In addition, the site will include 8 guest parking spaces for a total onsite parking supply of 36-50 spaces. Detailed parking calculation are shown below.

Table I – Parking Calculations

PROPOSED USE	CODE USE	NUMBER OF DWELLING UNITS	PARKING REQUIREMENT	PARKING REQUIRED
Residential Use	Multi-family	14	1.5 spaces per unit	21
			Total Required	21
			Total Provided	36-50
			Surplus / (Deficit)	15-29

The Zoning Ordinance prohibits tandem parking and restricts onsite parking to no more than 50% in excess of code requirements. Therefore, the following variations are required:

- ***Chapter 28, Section 10.2-13, Maximum Number of Spaces, to exceed code by 50%.***
- ***Chapter 28, Section 10.2-9, to allow tandem parking spaces.***

The Staff Development Committee notes that similar variations were approved for the Sigwalt 16 development and is supportive of the above request. Per the Bicycle parking regulations, the site must provide 1 bike parking space, which can easily be accounted for within any of the garages for each unit.

RECOMMENDATION

The Staff Development Committee has reviewed the proposed PUD, rezoning and Plat of Subdivision and is supportive of the project, subject to the following conditions:

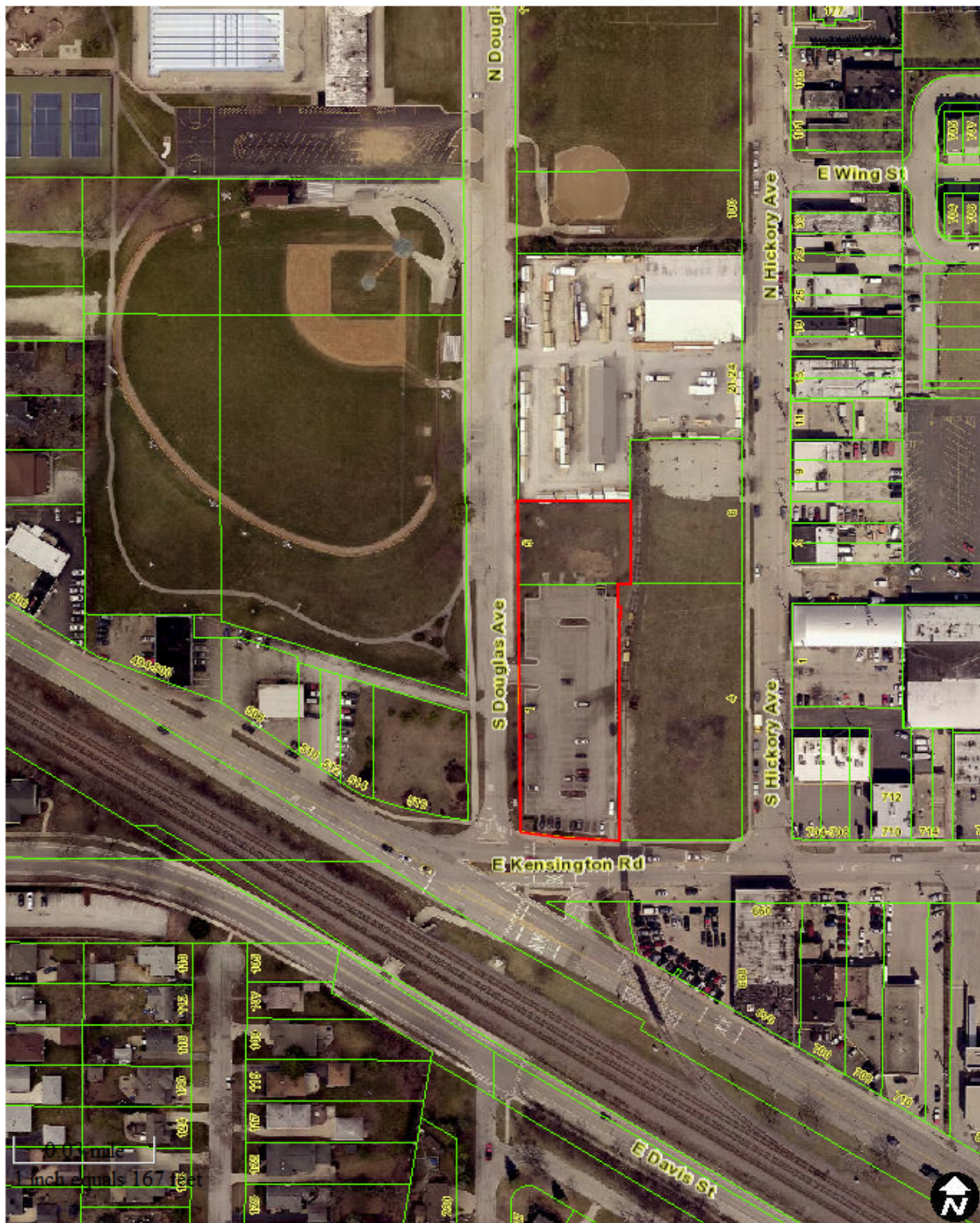
1. Provide a written justification to support any requested variations as per the hardship criteria outlined in the Zoning Ordinance:
 - **The proposed use will not alter the essential character of the locality and will be compatible with existing uses and zoning of nearby property.**
 - **The plight of the owner is due to unique circumstances, which may include the length of time the subject property has been vacant as zoned.**
 - **The proposed variation is in harmony with the spirit and intent of this Chapter.**
 - **The variance requested is the minimum variance necessary to allow reasonable use of the property.**

2. Engineering plans, details and storm water detention calculations shall be required as part of the formal review process.
3. Prior to finalizing a Plan Commission application, the petitioner shall continue to work with staff on the design for the streetscape improvements.
4. A market assessment shall be required to demonstrate a need for this type and size development at this location.
5. The petitioner shall provide an Affordable Housing Plan outlining how the development will comply with the Inclusionary Housing Ordinance.
6. Design Commission review shall be required prior to the Plan Commission hearing.
7. The petitioner shall construct and dedicate the extension of Campbell Street from Douglas Avenue across the rail road spur, as feasible and if approved by UPRR. Otherwise the street shall be stubbed up to the RR spur line.
8. A detailed traffic and parking study from a Certified Traffic engineer that assesses access (location, design, and Level of Service), on-site circulation, trip generation and distribution, parking, and impacts to public streets shall be required.
9. School, Park, and Library contributions shall be required per Code prior to the issuance of a building permit.
10. These are preliminary comments only and should not be relied upon as identification of the only major issues. The Staff Development Committee reserves the right to change its position on issues upon submittal of a formal application and detailed review.

May 21, 2021

Bill Enright, Deputy Director of Planning and Community Development

Cc: Randy Recklaus, Village Manager
All Department Heads
Temp File 1722

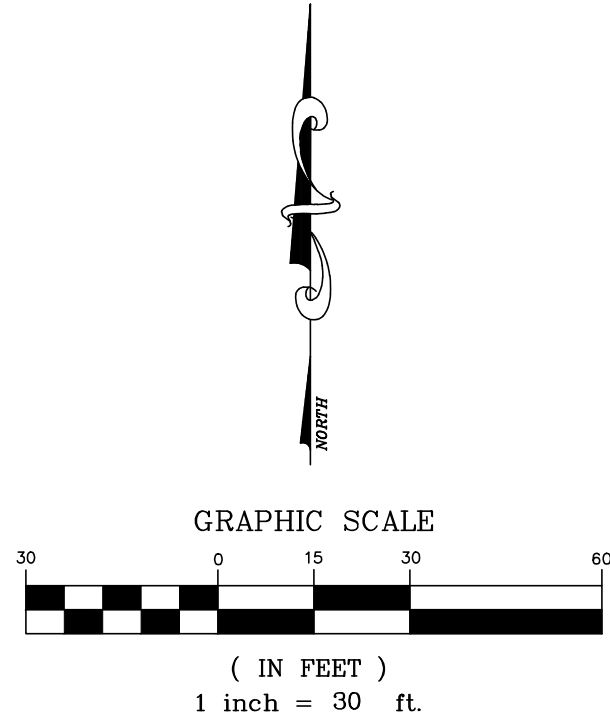
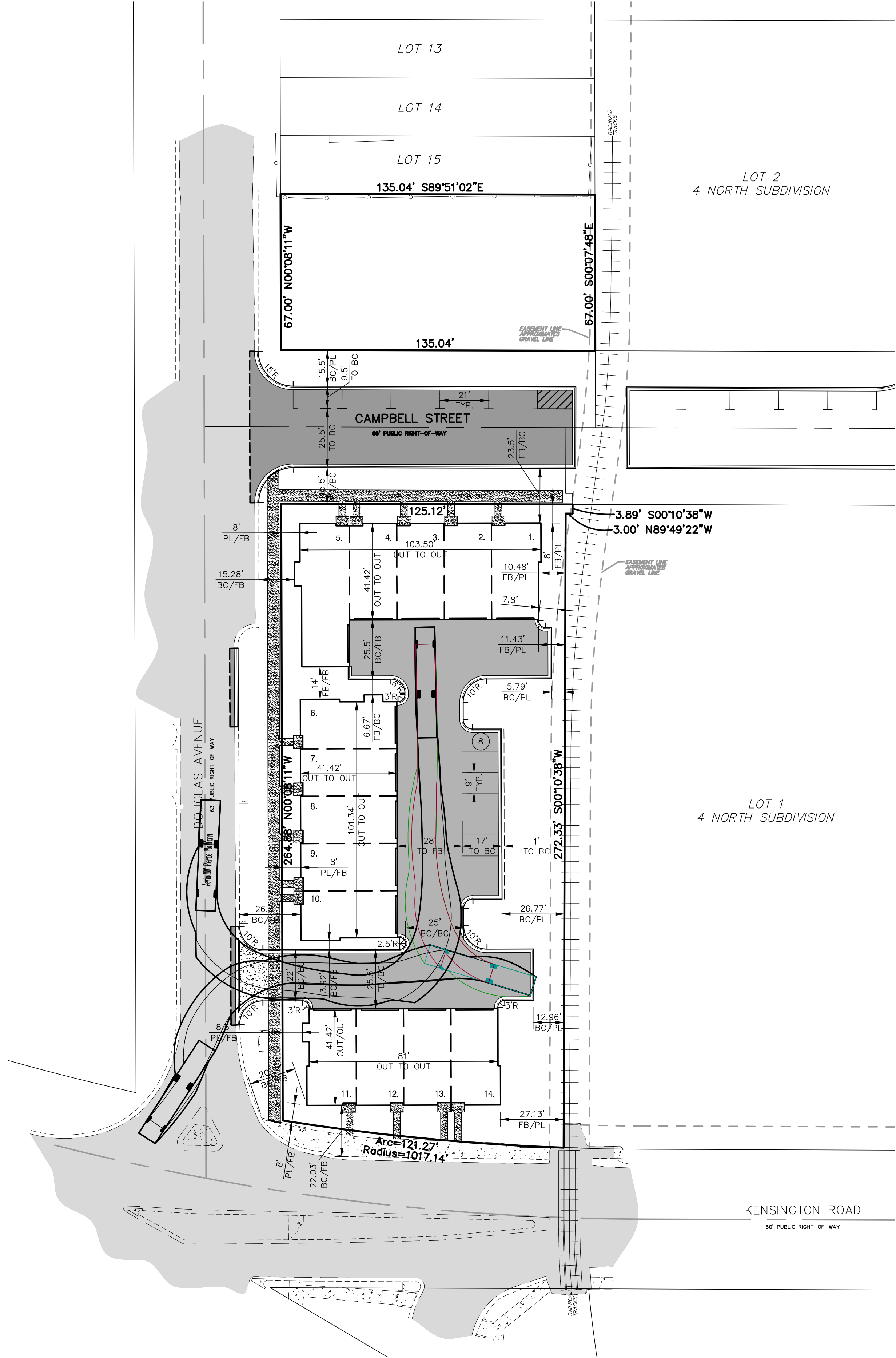


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ABBREVIATIONS LEGEND (IN ADDITION TO TITLE SHEET LEGEND)	
EX	EXISTING
PR	PROPOSED
BC	BACK OF CURB
FC	FACE OF CURB
EP	EDGE OF PAVEMENT
PL	PROPERTY LINE
FB	FACE OF BUILDING
FW	FACE OF WALK (SIDEWALK)
ROW	RIGHT OF WAY
BC/BC	BACK OF CURB TO BACK OF CURB
SW	SIDEWALK
R	RADIUS
RW	RETAINING WALL
(TYP)	TYPICAL

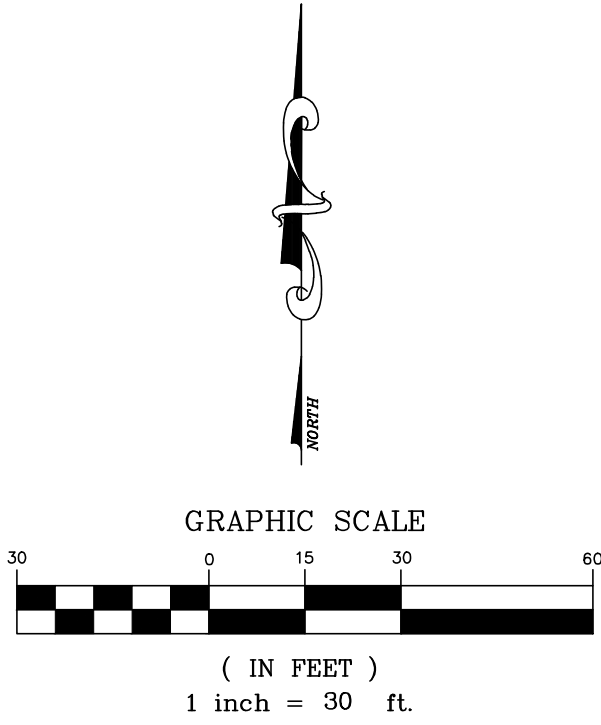
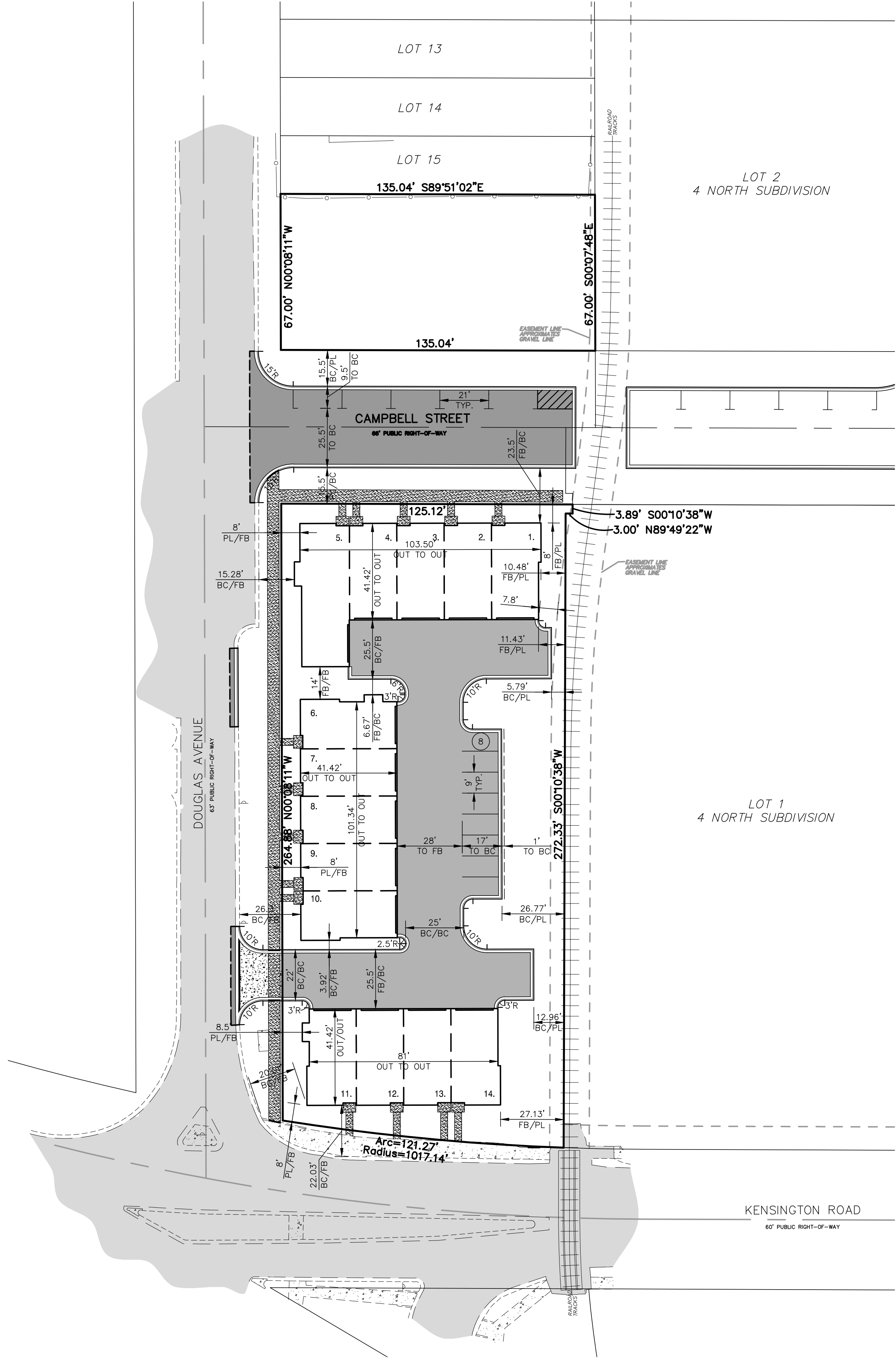
DOUGLAS PARK TOWNHOMES
ARLINGTON HEIGHTS, ILLINOIS
CONCEPT SITE PLAN

RWG Engineering, LLC
975 E. 22nd St. Suite 400
Wheaton, IL 60189
630.480.7889
www.rwg-engineering.com

PROJECT NO. 58405220
DATE 05/12/21
SCALE 1"=30'
PROJ. MGR. MRW
PROJ. ASSOC. RWG
DRAWN BY TLM

SHEET
1 OF 1

DATE	REVISIONS	DRAWN BY



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DRAWN BY TLM

SHEET
1 OF 1

DATE	REVISIONS	DRAWN BY

May 5, 2021

Mr. Charles Perkins
Director – Planning & Community Development
Village of Arlington Heights
33 S. Arlington Heights Road
Arlington Heights, Illinois 60005-1403

RE: Braxton Yards – Proposed Rowhome Development in Arlington Heights, Illinois

Dear Mr. Perkins:

On behalf of my client, M/I Homes of Chicago, LLC (“**Developer**”), I am delighted to deliver the attached Concept Site Plan and Preliminary Character Elevations for Developer’s proposed project to be known as “Braxton Yards” in Arlington Heights (the “**Project**”).

Developer is proposing a new rowhome residential development on the 50,548 square foot parcel of vacant land located north of Kensington Road between Douglas Avenue and Hickory Avenue (the “**Property**”). The Project will involve the construction of three new residential rowhome buildings on the Property. Each will be a four-story building containing 2-3 car rear-loaded garages. Each building will also have balconies on the top floor adjacent to the public streets, thereby reducing the mass of the fourth floor of the buildings. The Project will have a similar feel to that of M/I’s successful and popular “Sigwalt 16” development near downtown Arlington Heights.

The total number of rowhomes in the Project is fourteen (14). The building to be located along Kensington Road will contain four rowhomes. The building to be located along the westerly side of the Project, along Douglas Avenue, will contain five rowhomes. The building to be located along the northerly end of the Project will also contain five rowhomes. Each building will include tastefully landscaped grass front yards ranging from 7’ to 17’ feet from the property line.

The Property lies within Corridor E on the Village Comprehensive Plan. The Project will achieve many of the objectives set forth in the Village’s Comprehensive Plan for Corridor E, including the redevelopment of the Hickory Kensington TIF District with moderate density multi-family housing, strengthening the downtown’s residential base by encouraging additional residential development, creating a quality pedestrian environment and promoting quality development. The rowhomes will appeal to a broad base of homebuyers, including adults who wish to downsize from single family homes in the community and remain in Arlington Heights, young couples, single individuals and divorcees.

We look forward to working with Village Staff to respond to questions and comments in preparation for our formal submittal of this Project to the Village Plan Commission.

Kind regards,



Julie Workman



Front Elevation

scale: 1/4" = 1'-0"

M/I HOMES
Welcome to Better
M/I Homes of Chicago, LLC
Naperville, IL

5 - Unit Building Mix
Preliminary Character Elevations

ROWHOMES
Arlington Heights, Illinois





FACP Room

scale: 3/16" = 1'-0"



Side Elevation (Typ.)

scale: 3/16" = 1'-0"



Side Elevation (Alt.)

scale: 3/16" = 1'-0"



Rear Elevation

scale: 3/16" = 1'-0"

M/I HOMES
Welcome to Better

M/I Homes of Chicago, LLC
Naperville, IL

5 - Unit Building Mix
Preliminary Character Elevations

ROWHOMES
Arlington Heights, Illinois





Conceptual Plan Review Committee
5/26/2021

Item: Shelter - 207-209 E. Valley Ln. - T1736

Department: Planning & Community Development

Requested Action

1. Special Use Permit to allow a "Shelter Care Home" on the subject property.

Variations Required

1. Variation to Chapter 28, Section 10.4, Schedule of Parking Requirements, to reduce the number of onsite parking spaces from 10 spaces to two spaces.

Recommendation

The Staff Development Committee (SDC) reviewed the proposed Special Use Permit to allow a "Shelter Care Home" on the subject property and the Variation to Chapter 28, Section 10.4, Schedule of Parking Requirements, to reduce the number of onsite parking spaces from 10 spaces to two spaces and requests that the petitioner address the following items prior to making a formal recommendation on the request:

1. For the requested Special Use Permit, the petitioner shall provide a written response to each of the three criteria necessary for special use approval, which have been included below:
 - That said special use is deemed necessary for the public convenience at this location.
 - That such case will not, under the circumstances of the particular case, be detrimental to the health, safety, morals or general welfare of persons residing or working in the vicinity.
 - 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. For any requested variation, the petitioner shall provide a written response to each of the four hardship criteria necessary for variation approval, which have been included below:

- The proposed use will not alter the essential character of the locality and will be compatible with existing uses and zoning of nearby property.
- The plight of the owner is due to unique circumstances, which may include the length of time the subject property has been vacant as zoned.
- The proposed variation is in harmony with the spirit and intent of this Chapter.
- The variance requested is the minimum variance necessary to allow reasonable use of the property.

3. The petitioner shall provide additional details on how the home will be modified and used, what the house rules are for each resident (including whether the residents are allowed to own a car), and how supervision is administered.

4. The petitioner shall hold a neighborhood meeting well in advance of any Plan Commission appearance.

5. A floor plan depicting the proposed interior layout and use of each room must be provided.

6. The petitioner shall comply with all Federal, State, and Village Codes, Regulations, and Policies.

7. These are preliminary comments only and should not be relied upon as identification of the only major issues. The Staff Development Committee reserves the right to change its position on issues upon submittal of a formal application and detailed review.

ATTACHMENTS:

Description

Staff Report

Aerial

Project Narrative

Plat of Survey

Conceptual Floor Plan

Type

Board or Commission Report

Exhibits

Correspondence

Exhibits

Exhibits



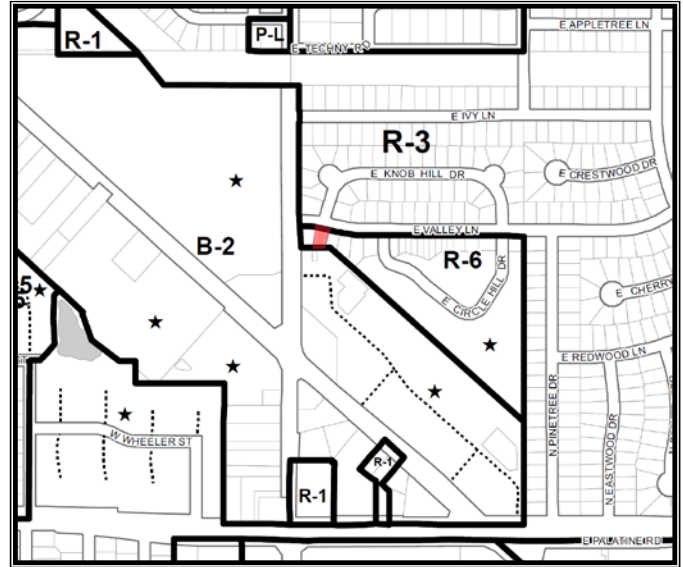
VILLAGE OF ARLINGTON HEIGHTS STAFF DEVELOPMENT COMMITTEE REPORT

Temp File Number: T1736
Project Title: Shelter, Inc. SUP
Location: 207-209 E. Valley Lane
PIN: 03-17-301-009

To: Conceptual Plan Review Committee
Prepared By: Sam Hubbard, Development Planner
Meeting Date: May 26, 2021
Date Prepared: May 21, 2021

Petitioner: Carina H. Santa Maria
Shelter, Inc.
Address: 1616 Arlington Heights Road,
Arlington Heights, IL 60004

Existing Zoning: R-6: Multiple-Family Dwelling
District
Comprehensive Plan: Single-Family Detached



SURROUNDING LAND USES

Direction	Existing Zoning	Existing Use	Comprehensive Plan
North	R-3, One-Family Dwelling District	Single-Family Homes	Single-Family Detached
South	B-2, General Business District	Northpoint Shopping Center (Chase Bank outlot w/drive-thru)	Offices Only
East	R-6, Multi-Family Dwelling District	Two-Family home	Single-Family Detached
West	R-6, Multi-Family Dwelling District	Two-Family home	Single-Family Detached

Requested Action:

1. Special Use Permit to allow a "Shelter Care Home" on the subject property.

Variations Required:

1. Variation to Chapter 28, Section 10.4, Schedule of Parking Requirements, to reduce the number of onsite parking spaces from 10 spaces to two spaces.

Project Background:

The subject property is located along East Valley Lane and is 7,932 square feet in size and occupied by a two-story duplex that is currently partially vacant. The structure includes an attached two-car garage, plus sufficient space to park two additional cars (tandem style) within the driveway. The site borders a Chase bank to the south, duplexes on both the east and west sides, and is located across the street from single-family homes. At its intersection with Arlington Heights Road approximately 80' to the west of the subject property, East Valley Lane provides a full access under stop sign control at the westbound approach.

The petitioner, Shelter, Inc, would like to use the building for its Transitional Living Program (TLP), which provides a home for youths assigned male at birth, under guardianship by DCFS, and are between the ages of 17.5-21 and are aging out of the welfare system. The youths would spend two years in the program and would then receive resources and guidance to find permanent housing and secure job opportunities. While residing at the subject property, the youths would receive medical and dental care, clothing, and assistance with general living and social skills so they can be successful upon graduation.

The structure provides two units, one on each floor. Each unit contains three bedrooms, two bathrooms, a kitchen, and a living/common area. The two-car garage is shared between both units and at the rear of the garage is a separate laundry/storage room. Total capacity would be for 10 youths (five in each unit) with the possibility to increase to 12 youths total with additional staffing. Up to two staff members would be on-site 24 hours a day, seven days a week to monitor and provide support services to residents. A portion of the ground floor would be transitioned into office space for staff.

Zoning and Comprehensive Plan

The subject property is zoned R-6, Multi-family Dwelling District, which is the appropriate district for the current duplex structure on the property. The proposed use is classified as a "Shelter Care Home" and therefore only allowed within the R-6 District via a Special Use Permit. As part of the Plan Commission review process, the petitioner must provide a written response justifying compliance with each of the three Special Use Permit approval criteria, as summarized below:

- 1. That said special use is deemed necessary for the public convenience at this location.***
- 2. That such case will not, under the circumstances of the particular case, be detrimental to the health, safety, morals or general welfare of persons residing or working in the vicinity.***
- 3. 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.***

The Transitional Living Program operated by Shelter, Inc. is currently located at 397 W. Golf Road in Arlington Heights, and has been there since at least 2012. Over the last several years, the Police department has, on average, received 53 calls for service per year from the current location on Golf Road, and expects the number of calls at the proposed location to be similar. Should the project move forward, the Police Department recommends that each unit within the home be staffed by a Shelter, Inc. employee at all times.

The petitioner must provide additional details on how the structure will be modified and used. Will each duplex unit continue to be separate? Would modifications to open up both units where they function more as one overall home be proposed? Where would the supervision take place if the employee office area is separated from both units and within the garage portion of the building? Would each unit have a dedicated staff member at all times, or would there only be one staff member at certain times? A floorplan depicting

the proposed interior configuration must be provided as part of the Plan Commission application. Additional details must be also be provided on the facility rules and regulations, such as is there a curfew for the youths, are they allowed to own cars, and what are the general house rules that each resident must follow? The petitioner has indicated that each youth undergoes a thorough interview process to ensure they possess the mental and physical capabilities to be successful in this program, however, details on the specific screening requirements for residents has not been provided.

The Comprehensive Plan currently designates the property as “Single-Family Detached” which does not comply with the current duplex use or the proposed use of the property as a Shelter Care Facility. However, while the proposed Shelter Care Facility is not a single-family home as envisioned by the Comprehensive Plan, the use is primarily residential in nature and allowed (via Special Use Permit) in all one-family, two-family, and multiple-family residential districts.

The Staff Development Committee recommends that Shelter, Inc. hold a neighborhood meeting well in advance of any Plan Commission appearance, which would allow the petitioner to introduce the project to the surrounding neighbors and understand what questions they may have.

Building, Site, and Landscaping:

The petitioner is not proposing any exterior changes to the building or site at this time. As mentioned above, certain interior changes to the building may be proposed, and as part of the Plan Commission application, the petitioner must provide a floor plan showing the proposed interior configuration of the structure. No Design Commission review is required as no exterior changes have been proposed.

The petitioner is encouraged to reach out to the Building Department to determine if any upgrades are needed to the structure to comply with building code requirements for the proposed use. Staff notes that the facility must have fire sprinklers, emergency escape windows in every bedroom, and fire rated construction separating the first floor from the second floor may be required.

Parking & Traffic:

Per code, a traffic and parking study is required for any Special Use Permit proposed for land that does not abut a major or secondary arterial. East Valley Lane is classified as a collector street and therefore the petitioner must provide a detailed traffic and parking study from a Certified Traffic Engineer that assesses access (location, design, and Level of Service), on-site circulation, trip generation and distribution, and parking. Given the proposed use, the petitioner should clarify if residents are allowed to own a car.

The petitioner will need to clarify if they are proceeding with a variation request, and if so, shall provide written justification to the following hardship criteria to justify their request to waive the traffic and parking study requirement:

- **The proposed use will not alter the essential character of the locality and will be compatible with existing uses and zoning of nearby property.**
- **The plight of the owner is due to unique circumstances, which may include the length of time the subject property has been vacant as zoned.**
- **The proposed variation is in harmony with the spirit and intent of this Chapter.**
- **The variance requested is the minimum variance necessary to allow reasonable use of the property.**

There is no line item for a “Shelter Care Home” within the table of parking requirements, and as such, staff must apply the requirements for the most similar use listed in the table of parking requirements. As such, staff has determined the most similar use is a “Dormitory”, which requires two spaces per three residents and once space for each staff member. At maximum capacity of 12 residents, eight spaces would be required for the residents and two spaces for each employee, totaling 10 spaces required. As outlined above, the subject property provides two garage spaces and space for two additional cars to park in the driveway tandem style to each car within the garage (it should be noted that driveway tandem spaces cannot count towards the parking requirement unless approved by a variation). Therefore, the following variation is required.

- ***Variation to Chapter 28, Section 10.4, Schedule of Parking Requirements, to reduce the number of onsite parking spaces from 10 spaces to two spaces.***

If residents are prohibited from owning a car, the Staff Development Committee is open to exploring a variation to reduce the required onsite parking from 10 spaces to two spaces, however, the petitioner will need to provide a written response outlining conformance to the four standards of approval as identified above and include that response within any Plan Commission application. Per code, one bike parking space is required, which can be accommodated within the garage.

RECOMMENDATION

The Staff Development Committee (SDC) reviewed the proposed Special Use Permit to allow a “Shelter Care Home” on the subject property and the Variation to Chapter 28, Section 10.4, Schedule of Parking Requirements, to reduce the number of onsite parking spaces from 10 spaces to two spaces and requests that the petitioner address the following items prior to making a formal recommendation on the request:

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May 21, 2021

Bill Enright, Deputy Director of Planning and Community Development

Cc: Randy Recklaus, Village Manager
All Department Heads
Temp File 1736



Map created on May 10, 2021.

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Address and Parcel for Photo View

Parcel Lines for Photo View





Project Proposal

**Prepared for: Village of Arlington Heights Planning and Community Development
Department**

February 3, 2021

Shelter, Inc. is seeking to purchase the property located at 207 and 209 East Valley Lane in Arlington Heights for its Transitional Living Program. We have developed the following project proposal to assist the Village of Arlington Heights Planning and Community Development Department as Shelter, Inc. moves through the zoning process to ensure the continued success of this program.

About Shelter, Inc.

Shelter, Inc. began in 1974 as a grassroots community initiative to provide temporary care for children who had been abused, neglected, or who required supervision due to a family emergency. Former Arlington Heights Deputy Police Chief, the late Paul Buckholtz, was disheartened by the lack of support for youth in the area who were in crisis. Often brought to the police station in the middle of the night, these children would have to sleep in a jail cell until social services arrived the next morning. It was Sgt. Buckholtz's vision that the members of the community would open their homes and provide a safe and loving environment until the proper resources could be provided. From his initiative, Shelter, Inc. was officially formed in 1975.

Since then, we have grown in programs, and are the only organization in Illinois providing fully comprehensive and community-based services for those ages birth to 24, and their families, who are at risk and in need.

Shelter's mission is to end the cycle of child abuse by providing a comprehensive network of support to children, their families, and our community to create safe, healthy, and nurturing homes. We are committed to having the most comprehensive network and believe we must utilize all available technology, advanced training, and resources to this end. For this vulnerable and under-served population, Shelter's coordinated care is typically their only support, and they are deserving of the highest quality of care.

Our services are available 24 hours a day, 365 days a year. Our programs include two Emergency Group Homes for youth ages 11-17, a Foster Care program, a two-year Transitional Living Program for older youth ages 17-21 aging out of the welfare system, Healthy Families abuse prevention for first-time and at-risk families whose children are ages birth-5, Homeless Youth placement with Case Management, a Clinical Mental Health Program, and Community Education and Referrals.

In our last fiscal year, Shelter served 1,268 children and families with more than 26,000 days of care and resources. As our community deals with the effects of the pandemic, we expect our needs to increase. Illinois state agencies have estimated that calls to the Child Abuse Hotline are down more than 60% since the Governor's Shelter in Place Executive Order. This is not because there is a decrease in abuse and neglect, but because the protections in place for the children in our community are gone. Schools are closed, mental health services are being conducted virtually and more families are in crisis as they struggle with joblessness, food insecurities and affordable healthcare.

Transitional Living Program

Shelter, Inc's Transitional Living Program (TLP) supports youths ages 17.5 – 21 who were assigned male at birth, aging out of the child welfare system. The goal of this two-year program is to support residents in a safe, appropriate, and stable home-like environment as they learn to transition to sustainable, healthy and independent living. Support services target continuing education, stable employment, permanent connections, and social and emotional well-being. Life skills training includes essential skills from cooking and nutrition to budgeting, work ethics, and

building self-esteem. In most cases, this is the last opportunity for these young adults to learn healthy choices, resist gangs, crime, drugs while living off the streets, and to build productive lives with promising futures. Shelter's TLP is licensed through the Illinois Department of Children and Family Services and is one of only 23 programs of its kind in the state.

TLP Residence Proposal

Since 2012, Shelter, Inc. has leased property at 397 Golf Road in Arlington Heights. In December 2020, the owner of the property put the land, which includes 2.5 acres and a retail store, on the market for \$2,178,000. Once the property is sold, we expect that we will be asked to vacate the home as the property is currently zoned for mixed use (residential/retail/warehouse). For the safety and security of our residents, Shelter, Inc. is looking to purchase other residential property and relocate the program.

Shelter, Inc. proposes to purchase the property at 207 and 209 East Valley Lane in Arlington Heights. Each property is a multi-unit residence with 3 bedrooms, 2 bathrooms, and a kitchen and living/common area. At this time, each unit would house up to 5 youth for a total of 10, with an option to increase to 12 youth in the future with additional staffing. This location is ideal as it is accessible to public transit and is optimally located near retail and local businesses that can provide multiple job opportunities.

Eligible youth must be at least 17.5 years old, assigned male at birth, and under the guardianship of DCFS. Each youth undergo a thorough interview process to ensure they possess the mental and physical capabilities to be successful in this program. Many of these young people are currently undergoing treatment for mental health issues; however, the level of their diagnosis typically does not qualify them as disabled as defined by the State of Illinois.

Up to two (2) staff persons would be on-site 24 hours a day, seven days a week to monitor and provide support services to residents. The basement of the residence would be transitioned into office space for staff. Our experienced and professional counselors strive to motivate residents and facilitate the learning of basic living and social skills such as:

- Advancing their education to obtain a high school diploma or GED
- Obtaining and maintaining employment
- Developing interpersonal relationships and socialization skills
- Menu planning, grocery shopping and meal preparation
- Accessing and managing medical and dental care
- Obtaining and maintaining a checking and savings account
- Establishing credit

Our program also provides:

- Purpose/Success driven in-house mentoring
- Health screening for each resident by Shelter, Inc.'s nursing consultant
- Physical examination by a medical doctor
- Vision and dental care
- Clothing, prescription drugs and personal hygiene items

- Career preparation
- Group and individual counseling

After completion of the two-year program, the youth are provided with resources and guidance to find permanent housing and secure job opportunities.

Impact on the Surrounding Community

The residents of Shelter's TLP do not own individual vehicles and utilize other forms of transportation i.e., Uber, public transportation. During a typical 24-hour period, there is only one staff person with a personal vehicle on site. As shifts change or other support staff are on-site to provide complementary services, there may be one additional vehicle parked at the residence.

Shelter's Executive Director, Carina Homan Santa Maria, has worked closely with members of law enforcement at the Village of Arlington Heights Police Department, developing a strong partnership to maintain the safety and security of the members of the Village. Our residents are established members of the northwest suburban community, attending local schools, and working at nearby businesses. Additionally, there will be no significant changes to the population residing in this program, therefore, we do not anticipate any need for additional safety precautions.

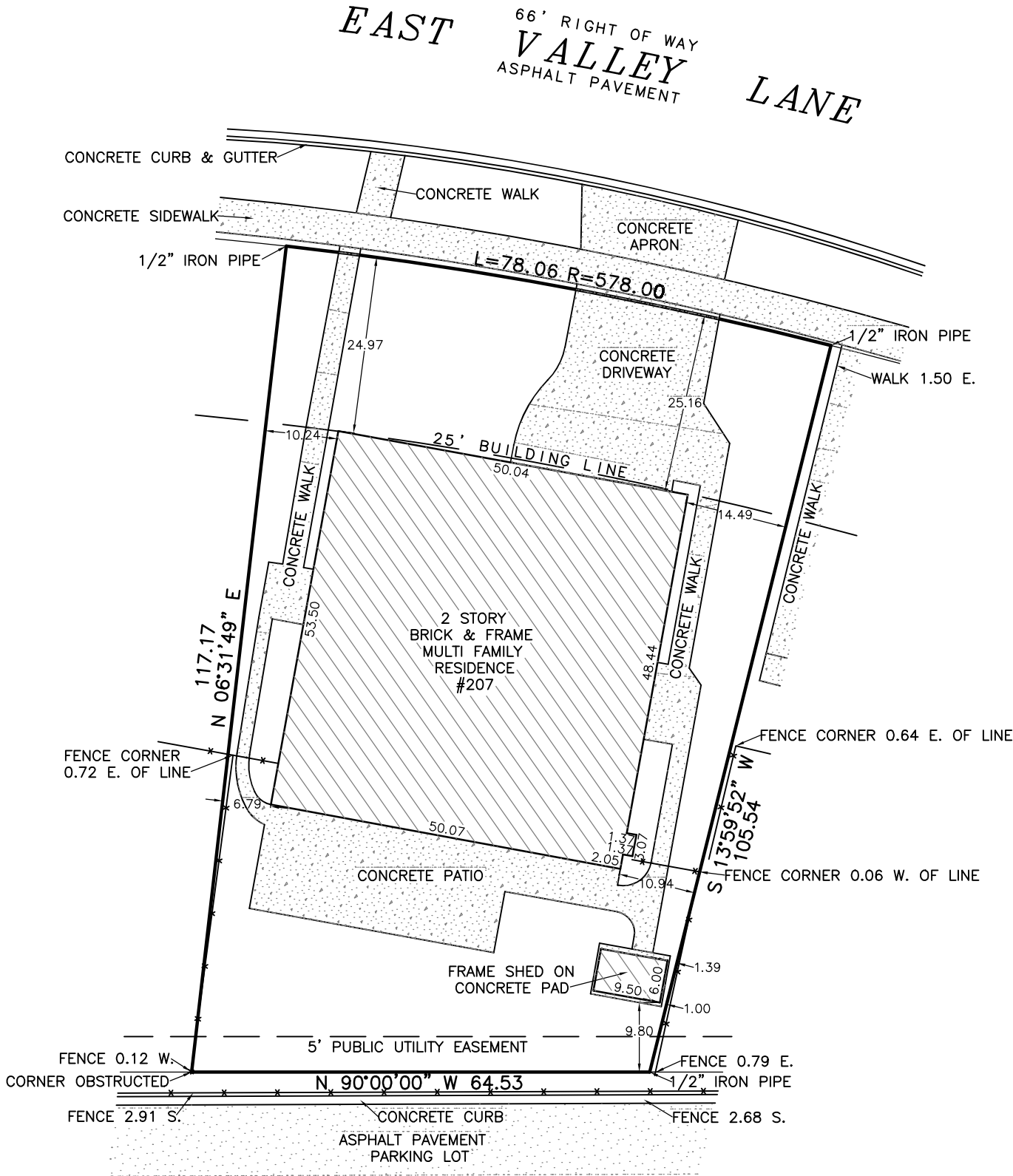
The relocation of Shelter, Inc's Transitional Living Program will prevent the disruption of services for this vulnerable population. Thank you for your consideration.

T.K.D. Land Surveyors, Inc.

P.O. Box 212, South Elgin, Illinois 60177
Phone: (847) 997-9292
tkdlandsurveyors@att.net

PLAT OF SURVEY

LOT 36 IN KNOB HILL UNIT 1, IN SECTION 17, TOWNSHIP 42 NORTH, RANGE 11 EAST OF THE
THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.



LEGEND

— * — * — CHAIN LINK FENCE

MEASURED LOT AREA = 7,932 SQ. FT. (0.182 ACRES)

- * All dimensions shown are given in feet & decimal parts thereof
- * No angles or distances are to be assumed by scaling
- * Legal description, building lines and easements are taken from recorded subdivision plat and/or other available documentation. Refer to title policy, deed or local jurisdiction for building setbacks and easements not shown hereon and report any discrepancies.

Scale: 1"=20'
Order # 21-183
Address: 207 E. Valley Ln.
Arlington Heights, IL 60004
P.I.N. 03-17-301-009-0000
Ordered by: Reda/Ciprian/Magnone, LLC

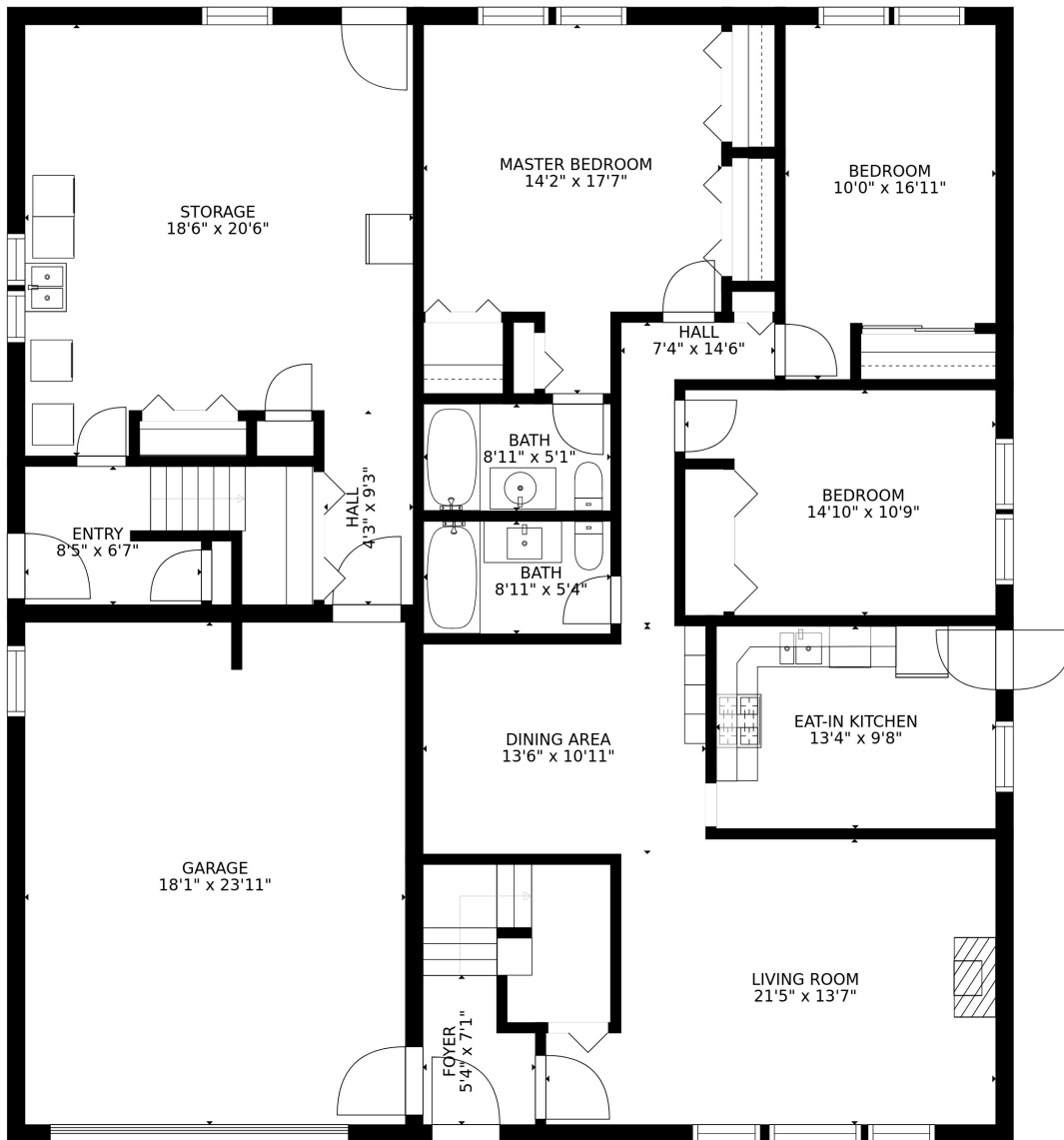


STATE OF ILLINOIS } ss.
COUNTY OF KANE }

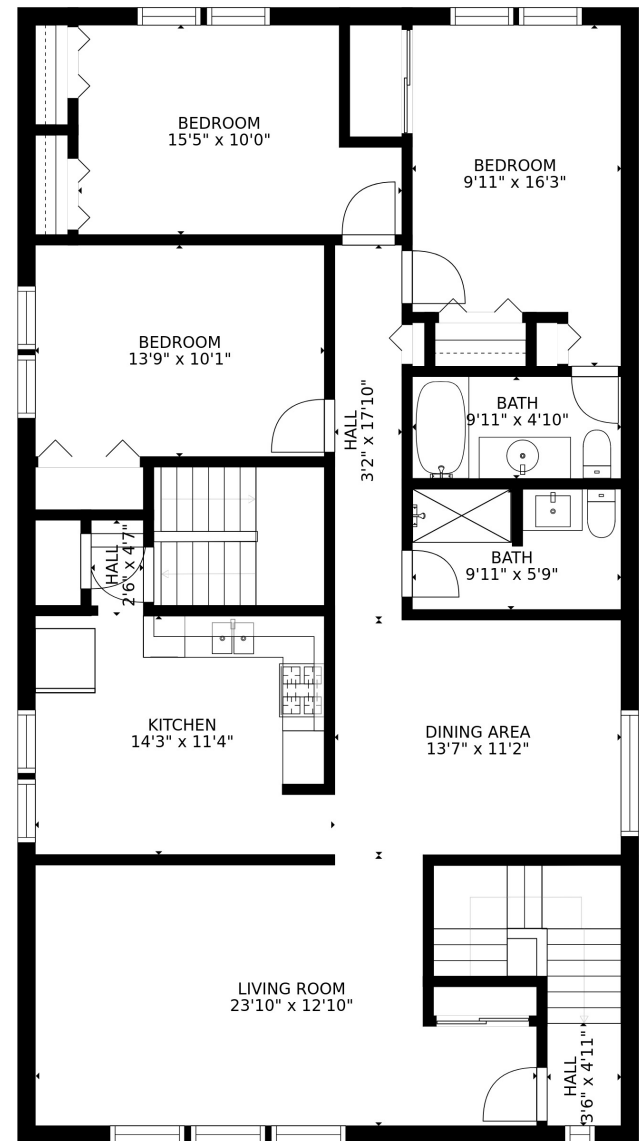
I, Keith E. DeLaney, an Illinois Professional Land Surveyor do hereby certify that I have surveyed the above described property, and that the above plat is a correct representation of said survey.

Keith E. DeLaney
Dated: May 3, 2021
Field work completed: May 3, 2021
Professional Design Firm Lic. No. 184.005204
This professional service conforms to the current Illinois minimum standards for a boundary survey.

THIS SURVEY IS VALID ONLY WITH EMBOSSED SEAL

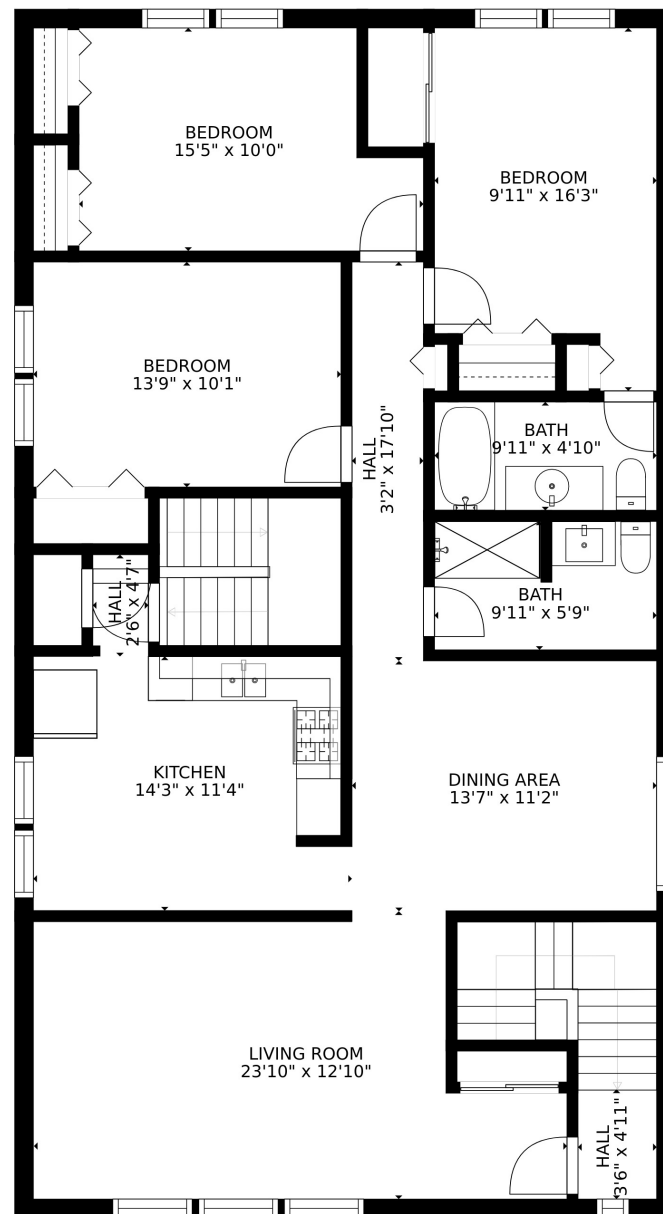


FLOOR 1

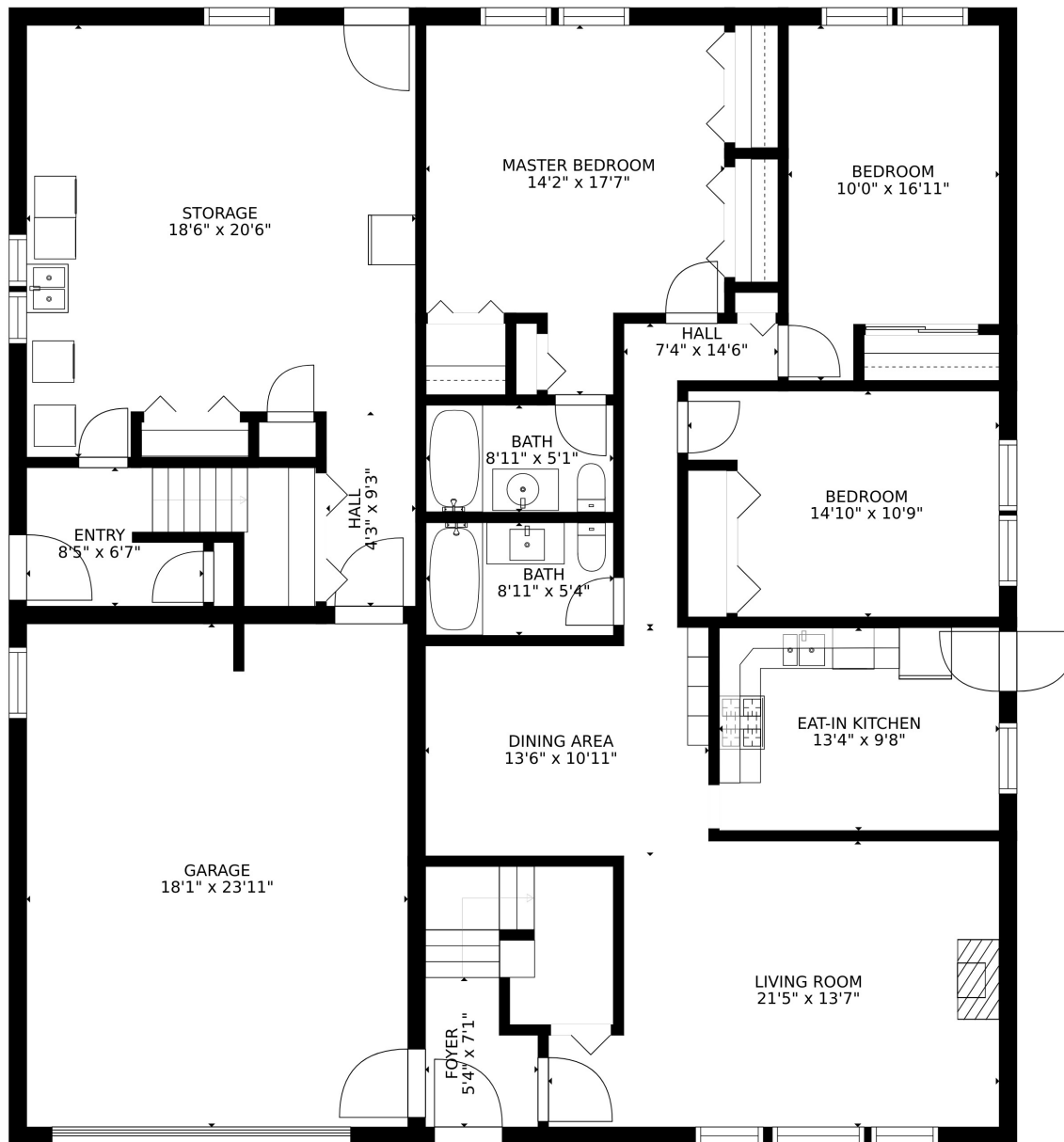


FLOOR 2

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.