

PLAN

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

COMMISSION

RE: 207 WEST APPLETREE LANE - NEURORESTORATIVE - PC #26-008

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 10th day of June, 2026 at the hour of 7:30 p.m.

MEMBERS PRESENT:

BRUCE GREEN, Acting Chairperson
 MICHAEL PETERMANN
 KRISTEN SCHURTZ
 JOE LORENZINI
 GEORGE DROST
 TERRY ENNES
 JOHN SIGALOS

ALSO PRESENT:

DARKO BOJIN, Planner I
 RACHEL HITZEMANN, Planner II
 GREG SMITH, Village Attorney
 NOAH ARCE, Intern

(Gavel banged.)

ACTING CHAIRPERSON GREEN: I'm going to call this meeting to order.
Our first order on the agenda is the Pledge of Allegiance.

If you'd all please stand?

(Pledge of Allegiance recited.)

ACTING CHAIRPERSON GREEN: Thank you.

Could we take the roll call, please?

MS. HITZEMANN: Yes, we can.

ACTING CHAIRPERSON GREEN: Attendance.

MS. HITZEMANN: Commissioner Dawson.

(No response.)

MS. HITZEMANN: Commissioner Drost.

COMMISSIONER DROST: Here.

MS. HITZEMANN: Commissioner Ennes.

COMMISSIONER ENNES: Here.

MS. HITZEMANN: Commissioner Green.

COMMISSIONER GREEN: Here.

MS. HITZEMANN: Commissioner Lorenzini.

COMMISSIONER LORENZINI: Here.

MS. HITZEMANN: Commissioner Petermann.

COMMISSIONER PETERMANN: Here.

MS. HITZEMANN: Commissioner Schurtz.

COMMISSIONER SCHURTZ: Here.

MS. HITZEMANN: Commissioner Sigalos.

COMMISSIONER SIGALOS: Here.

MS. HITZEMANN: Chair Cherwin.

(No response.)

ACTING CHAIRPERSON GREEN: He's not here.

MS. HITZEMANN: He is not here. So, you get to be Acting Chair.

ACTING CHAIRPERSON GREEN: That's me.

COMMISSIONER DROST: He is the Acting Chair.

ACTING CHAIRPERSON GREEN: I'm Acting. All right, our next order of business is approval of minutes from 5/28/26.

Is there a motion for approval?

COMMISSIONER LORENZINI: I'll make that motion.

ACTING CHAIRPERSON GREEN: Is there a second?

COMMISSIONER SCHURTZ: Second.

COMMISSIONER SIGALOS: I'll second.

ACTING CHAIRPERSON GREEN: All those in favor say aye?

(Chorus of ayes.)

ACTING CHAIRPERSON GREEN: All those opposed?

(Motion carries.)

COMMISSIONER ENNES: I abstain. I was absent.

ACTING CHAIRPERSON GREEN: And one, you were absent?

COMMISSIONER DROST: And I was, too.

ACTING CHAIRPERSON GREEN: Okay, and so was George. Two were

out on sabbatical.

COMMISSIONER DROST: Sabbatical, we were on sabbatical.

ACTING CHAIRPERSON GREEN: Moving on to our public hearing, it's 207 West Appletree Lane, PC #26-008.

Is the Petitioner here?

MR. WILLIAMSON: Yes.

ACTING CHAIRPERSON GREEN: If you'd please come on forward? We'll swear you in. Before we get to, well, we'll swear you in first and then we'll ask you. Raise your hand.

(Witness sworn.)

ACTING CHAIRPERSON GREEN: You're sworn in. If you'd give your name and spell your last name for the court reporter, you then can tell us, give your little report.

MR. WILLIAMSON: Okay, thank you. Chris, last name is Williamson, W-i-l-l-i-a-m-s-o-n. Good evening, everybody.

ACTING CHAIRPERSON GREEN: Excuse me, Chris, before you start?

MR. WILLIAMSON: Yes, sir?

ACTING CHAIRPERSON GREEN: Have you read the recommendation and the conditions on this green sheet?

MR. WILLIAMSON: Have I what?

ACTING CHAIRPERSON GREEN: Have you seen this? Yours might be white, but there are six conditions for approval.

MR. WILLIAMSON: Yes, at the bottom, the recommendations at the bottom?

ACTING CHAIRPERSON GREEN: Yes.

MR. WILLIAMSON: Yes.

ACTING CHAIRPERSON GREEN: Do you agree with these?

MR. WILLIAMSON: Yes.

ACTING CHAIRPERSON GREEN: Okay, have all the public notices been made on this one?

MR. BOJIN: Yes, they have.

ACTING CHAIRPERSON GREEN: Great. Please proceed.

MR. WILLIAMSON: Okay, thank you. We're here to ask that the 207 West Appletree Lane house be approved to go from four beds to six beds. The people that would be there are anywhere between 14 and 18 years of age. The house would have six bedrooms. The outside of the house will not have to be modified. There will be three bathrooms inside, kitchen, dining room, living room, office, laundry room and attached garage.

There will always be awake staff members present at the home in that setting. We have worked through some parking litigation challenges we've had, so we have a parking plan where we're staging off the street in a vacant lot and the kids will walk to and from the house to be picked up to avoid, trying to decrease traffic congestion. There may be times, as I think many people experience today in bad weather, that it could have to be modified slightly depending on the weather, but that's the intent, to do that as well. The intent is to try to blend in with the neighborhood, keep the environment looking how it is, keep the outside upkeep and clean, have cars parked correctly, and just try to blend into the neighborhood.

I'd be happy to answer any questions you might have.

ACTING CHAIRPERSON GREEN: Okay, Christ, we'll get there. We're

going to take the Staff report first. You can sit down. You can come back when questions are on.

Take it away, Darko.

MR. BOJIN: Thank you.

First thing I want to mention is you've been provided with two additional documents tonight at your desks over there. The first is a compilation of complaints that the Planning and Community Development Staff have received through e-mail over the past couple of months regarding the subject property. Then the second item is a summary of the neighborhood meeting that the Petitioner had a few weeks ago, and that summary was put together and provided by the Petitioner. So, those are the two documents you have in front of you.

The subject property is 207 West Appletree Lane which is located in the R-3 One-Family Dwelling District. The Comprehensive Plan designates this property as appropriate for single-family detached residential uses. The Petitioner is requesting a special use approval to operate a 'Community Residence, Large' in the R-3 District. This use is actually a permitted use per the Zoning Code's Permitted Use Table, but it does not meet all of the requirements for Staff to approve it administratively, and I'll go into that a little later as part of my presentation.

The aerial image shown here shows the subject property and the surrounding land uses. The property contains a one-story single-family house in a residential neighborhood, and access to the site comes off of Appletree Lane.

Here is the Zoning Map and the Comprehensive Plan Map. One thing to note is that the property abuts to the south, or to the south of the property rather, there is a ComEd easement over there.

The house itself is just under 2,000 square feet in area. There's an attached two-car garage with space in the driveway for another two cars. The house is currently operating with four residents which code considers a small community residence. The Petitioner, NeuroRestorative, would like to increase the number of residents to six, and with six residents, Code considers the use a "Community Residence, Large."

The residents are between the ages of 14 and 21 who experienced traumatic brain injury, autism, learning disabilities and other health impairments, which require them to live in homes with additional support and specialized interventions. During the school year, they attend school or other programs, and their daily schedule also includes meals, chores, and doing activities within the community. Family members may visit during certain hours of the week. Like the Petitioner mentioned, there's always one staff member present at the home. Other staff members may also be present along with specialists who visit intermittently throughout the week.

Now, to discuss why this special use permit is required. Again, currently, the home operates with four residents which is considered a small community residence, and that's permitted by code and requires no additional approvals. The Petitioner wants again to increase the number of residents to six which would change the designation to a large community residence per code. A large community residences are permitted by the Zoning Code in the permitted use table, and normally Staff can approve these using, or by issuing an administrative occupancy permit. However, the administrative occupancy permit has to meet all of these conditions listed on this slide, all six of them, and in this case, this residence is within 1,200 lineal feet of another community residence. Therefore, it doesn't meet all of the requirements for Staff to approve it administratively and that's what's triggering the need for a

special use approval; hence, the petition.

As for neighborhood concerns, Village Staff has received complaints due to the current operation of the property, again as a small community residence with four residents. Again, you have a summary of those complaints printed out for you. The most frequent issues have been related to traffic and parking, with the neighbors reporting a volume of traffic higher than what's expected in the neighborhood. There are also reports of loud noises from the home and residents walking all around the neighborhood unsupervised.

In response to the complaints, Staff advised the Petitioner to hold a neighborhood meeting to address these issues with the community. They did hold a meeting at the Arlington Heights Memorial Library on May 11th from 5:30 p.m. to 7:30 p.m.; however, no members of the public attended that meeting. A summary of the meeting was provided to you as put together by the Petitioner.

The Petitioner provided responses to the criteria of approval for a special use request which are listed above here, or listed on the slide rather. Staff has reviewed these responses and has found their answers to be sufficient. Overall, Staff recommends approval of this application with the conditions listed in this slide and on your Staff report.

That concludes my presentation. Thank you.

MS. HITZEMANN: And, excuse me, Acting Chair Green, before we get started on the public hearing part of this, I just want to reiterate to the Commissioners that this is a special use to go from four to six occupancy, not for the use itself which is permitted outright as a community residence. So, if you find that you're not supportive of this application, you will need to specifically relate why to one of these three criteria, and that will need to be mentioned in your motion as to what they do not meet in terms of these criteria for the special use approval for increasing to two more residents. So, thank you.

ACTING CHAIRPERSON GREEN: Thank you.

Is there a motion to put the Staff report into the record?

COMMISSIONER ENNES: So moved.

COMMISSIONER SIGALOS: Second.

ACTING CHAIRPERSON GREEN: And there's a second.

All those in favor say aye?

(Chorus of ayes.)

ACTING CHAIRPERSON GREEN: All those opposed?

(No response.)

ACTING CHAIRPERSON GREEN: Do we have to do a roll call vote on that? No?

MS. HITZEMANN: No.

ACTING CHAIRPERSON GREEN: No, we're good. So, it's entered into the record. Before we get started with the public hearing, I think that in the past we've liked to wait until the public speaks.

Is that what we would like to do tonight?

COMMISSIONER DROST: Yes.

ACTING CHAIRPERSON GREEN: Just taking a little roll with the -- okay, so we're going to open it up to the public first, and then we're going to comment on anything we have to say after the public speaks.

So, I'm going to start with anybody on this side of the room. Would you like to speak? Please step up. Give us your name and spell your last name for the court

reporter and then, step up to the podium, please. Spell your last name for the court reporter.

PUBLIC COMMENTARY FOR PC #26-008

MS. BOURNIAS: My last name is Bournias, B-o-u-r-n-i-a-s, and the first name is Stevani, S-t-e-v-a-n-i.

ACTING CHAIRPERSON GREEN: Thank you.

MS. BOURNIAS: Okay, so I will be speaking on behalf of a few families that are here and not here, so my speech may be a little bit longer just because they've witnessed the same things that I've included in here. I hope that's okay.

ACTING CHAIRPERSON GREEN: Sure.

MS. BOURNIAS: First and foremost, good evening to all. My name is Stevani Bournias. I am a resident of Arlington Heights who lives near 207 West Appletree Lane. Thank you for the opportunity to allow me to speak here this evening regarding the special use permit for this property.

I want to begin by stating clearly this is not about opposing individuals in need of care. Our community values compassion, safety, and responsible programs that are operating lawfully, transparently, and in compliance with all legal requirements. The question before the Commission is whether the Applicant has demonstrated the current use meets the requirements responsibly and lawfully for a small community home as it should have been operating so far.

Based on observed events by residents, the property appears to function at a higher intensity than a typical residential home. This is a residential street with families, children playing up front, pedestrians with pets, strollers, bikers, daily school pickup/drop-off. Residents have observed several traffic-concerning related incidents near the property involving two school buses and staff vehicles. In one incident, a vehicle in the morning exiting the driveway caused a school bus to break suddenly and honk its horn to avoid a collision. A partial video of this incident is available if needed. In another incident, a vehicle associated with the property drove past a stopped bus stop, while it's stop sign was active, and children were present. These situations raise serious concern about traffic safety in our block.

Neighbors have also documented via e-mail and phone calls directly with the Village regarding the vehicle activity:

- Frequent staff-student pickup and drop-offs;
- Blocked sidewalks;
- Vehicles parked near fire hydrants;
- Over a five-minute video showing four cars blocking street using a neighbor's driveway to coordinate where they should park;
- Student pickup/drop-off a house over while the eight-passenger van was blocking that neighbor's driveway, again, videos are available on two separate dates of pickup and drop-off;
- Staff arriving at 10:58 p.m. with loud music;
- Residents have observed vehicles parking several houses away with staff then walking, excuse me, to the property; and
- Residents witnessed three male individuals walking at about 1:30 a.m. unsupervised.

Again, images and videos documenting most of these activities are

available if needed. We have over 104 images and videos combined. A few of those images were shared with the Village as well.

There has also been a reported incident including individuals associated with the property impacting neighborhood homes. Three young male individuals walking without supervision threw a large object on a neighbor's front yard. An e-mail was sent about this and how it was addressed with two witnesses, neighbors that addressed this event.

Another incident was egging a neighbor's house on Easter Day; inappropriate comments made about shooting and guns. This was reported to the Police Department. Staff walking, staff, not individuals, not students, staff walking, hitting parked cars because the cars were in her way. This was also reported via e-mail.

The police activity in a quiet residential neighborhood raises legitimate concerns regarding supervision, occupational, I'm sorry, occupational intensity, and compatibility with the surrounding area. In regards to the events of May 24th and 25th of May, two individuals were missing, creating hours-long police presence on our street, including at least four Arlington Heights police cars and at least three Cook County Sheriff patrol on site. For months, residents have struggled to obtain basic knowledge and clarity regarding the nature of the operation, whether minors or adults. To this point, I also want to address, on the letter that was provided, the age group was 14 to 21 as the young gentleman here addressed, and then they said 14 to 18. So, again, there's a lot of misinformation, excuse me, whether minors or adults reside there, the number of residents, the level of supervision provided, which agencies are responsible for oversight.

As part of better trying to understand the program, FOIA requests were submitted to both Illinois Department of Human Services and Department of Children and Family Services. Based on the responses received, we were unable to verify licensing records tied to the property owner or operator. The only information obtained suggested there may be senior services at the site despite the property no longer operated in that capacity since its sale in 2025.

This neighborhood deserves clarity, accountability, and confidence that public safety, lawful operation, and proper oversight are being fully addressed. We respectfully urge the Commission to deny the special use permit request including the proposal to convert the dining room into a bedroom and subdivide the primary bedroom into two sleeping rooms. These modifications would only increase the intense use of the property and further alter its character, that of a traditional single-family home.

I know my speech was long, and thank you for allowing me that time. We do have documents and the FOIA request. If you'd like to go over them, I'm happy to do so.

ACTING CHAIRPERSON GREEN: Well, I think we can see if anybody wants to see those. So, for now, why don't you just sit on it? But thank you, thank you, good presentation. Thank you.

MS. BOURNIAS: Thank you.

ACTING CHAIRPERSON GREEN: Moving right along, is there anybody else in the next row that would like to speak? Oh, same row, come on up. Same drill, give your name and spell your last name for the court reporter.

MR. MAYER: Good evening. Andrew Mayer, M-a-y-e-r. Good evening, everyone. Here I'll be reiterating some of the concerns that Ms. Stevani presented as I've witnessed, and my wife as well has witnessed, some of the same things that she has spoken on.

My wife and I have lived in Arlington Heights now for four years. We

chose Arlington Heights for our family because it is a safe, family-oriented neighborhood where children can play outside and neighbors feel connected. As a teacher myself, I support the programs that help students succeed, but I do have the same safety concerns that Ms. Stevani also presented.

Since the residents have moved in, neighbors have increased the same traffic concerns that she had spoken on before with the increased traffic, some traveling at high rates of speed, probably around close to 40 miles an hour. We've noticed the same where there was an incident with the Illinois State Police as well as the Arlington Heights Police at the house, again for several hours, and there wasn't a lot of clarity about what was going on.

With the pedestrian traffic, I've seen students both supervised as well as unsupervised. I've seen anywhere from three to about five students walking up and down the street, sometimes they'll be supervised by another adult. I have also seen them not supervised by adults.

On June 1st, we witnessed students throwing trash on to a neighbor's property. My wife and another neighbor politely asked them to pick up the trash multiple times, and then finally after about the fourth attempt, it was picked up. All this may seem minor, it does reflect our concerns about the respect for property and the neighborhood, as well as the accountability and oversight of the students who are living at this residence.

We respectfully ask the Village to deny the special use permit and conduct a thorough review of the property's current operation to ensure compliance with acceptable Village codes, permit, and supervision requirements. Thank you.

ACTING CHAIRPERSON GREEN: Thank you.

MS. BAKIR: Hi, thank you. I'm not a good speaker so I'm just going to read from my thing and then --

ACTING CHAIRPERSON GREEN: Okay, but give us your name and spell your last name.

MS. BAKIR: Okay, Polianthi Bakir, B like boy, a-k-i, r like Robert. First name is Polianthi, P like Paul, o-l-i-a-n-t-h-i.

Good evening and thank you for this opportunity. I live directly across the property in question. I'm here to oppose the proposed increase from four to six beds. This is a single-family residential neighborhood where my family has lived since September of 2000. We moved here because of its stability, its sense of community, and because neighbors knew the families who lived on the surrounding blocks. It was a place where families felt safe and connected.

That stability is now being disrupted. We are experiencing frequent late night vehicle traffic, including slow-moving vans and cars traveling up and down our street, sometimes stopping in front of my home, sometimes not, coming around the block a couple of times. This is just suspicious activity that I have seen on a daily every night. This often continues late into the night, creating safety concerns for us as well as our children.

We are also seeing individuals associated with the residents being dropped off on our side of the street, sometimes near our driveway and sometimes in front of it. I have also heard late night evening disturbances coming from the property. The windows were not open, I observed that that was the case, between 10:00 and 11:30, cries of help saying no, stop, get off me. I don't know if they're playing, I don't know, you know, what is happening there, but you can clearly hear them from the other side of the street.

Hearing these incidents is deeply concerning and raises serious

questions about the level of supervision during these evening hours. This property definitely does not blend into our neighborhood. We support the program and, like Andrew said, I am also a school teacher, high school teacher, and I absolutely would love to support children like that, but it can't come at the neighborhood's, you know, our children's price, like for the price of us. As a result though, my children can no longer and do not feel comfortable playing outside or walking nearby.

My concern is that the increase in number of minors from four to six will only intensify these impacts, the traffic, the noise, and the overall unpredictability in a neighborhood designed for single-family homes. I'm also concerned that because there appear to be little or no supervision during the evening hours, our safety is being compromised as well as the safety of the actual residents in that home and the surrounding community.

I respectfully ask the Board to consider whether this expansion preserves the safety, stability, and quality of life that long-term residents have built over many years. Once the character of a neighborhood is changed, it cannot easily be restored. I respectfully ask the Board to protect the safety and stability of the character of our community that families like mine chose to call home for over 20 years. Thank you for your time.

ACTING CHAIRPERSON GREEN: Thank you.

Now we'll go to the next row. Is there anybody in the back row that wants to speak?

MR. RAMDASS: I am not a public speaker.

ACTING CHAIRPERSON GREEN: You've got to come up to the podium.

MR. RAMDASS: Can I stay here?

ACTING CHAIRPERSON GREEN: No, sorry. You'll do just fine.

MR. RAMDASS: As I look across, I see many faces with energetic feeling. I moved in Arlington Heights in 1991.

ACTING CHAIRPERSON GREEN: Give us your name, sir, and then spell your last name, please.

MR. RAMDASS: My name is Kenneth Ramdass, R-a-m-d-a-s-s.

ACTING CHAIRPERSON GREEN: Thank you.

MR. RAMDASS: As I was saying, I moved in Arlington Heights with my family in 1991. A beautiful city, wonderful people. But as time changes, things change, too. I would like our street to be a good street and a progressive one.

I object fully to this group of people living next door to me because of many reasons. First, I had an egg thrown at my window. Fortunately, it missed the glass. I had to call the police and report it. I have the date, it was 4/22/26, they took a report.

Then another day, I heard a gun shooting in the back. I don't know if it's a real gun or BB gun. I mentioned that to the police. So, he asked me if anyone threatened me, I said no. There was shooting to the back of the fence.

So, another incident came up, they were playing basketball. We all know what is swearing, but they use the worst swearing word you could ever hear. I mean, for an old age, being 84, it's okay with me, but how about our children and grandchildren? So, those are some of the concerns.

I would put, I'd like to have a negative welcome to that group of people. Thank you for your time and stay strong and healthy. Thank you.

ACTING CHAIRPERSON GREEN: We're looking at the last three in that row now, if anybody would like to come up and speak, just give us your name, spell it, and let us

hear it.

MS. DAWRAVOO: My name is Sharon Dawravoo, last name D-a-w-r-a-v-o-o. Good evening, everyone. I wasn't prepared for this but I'm going to go ahead and go.

We moved into Arlington Heights about three years ago. I've got two little kids at home. After all the situation, our old neighborhood has slightly changed recently. My kids used to play in the front yard, and then after all these changes, and the multiple cars which is not even familiar to us, it's very challenging for my kids to play safe in front of our house or even driveway.

I work as a nurse; I'm a nurse. So, my shift, some days I work evening or night, and I come at 3:00 o'clock in the morning or 2:00 o'clock, midnight, depends on my workload, multiple times I see cars that have bright light, loud music. I wasn't feeling safe to get out of my car. Sometimes I just stay like 20 to 30 minutes in the car to make sure the surrounding is okay. I don't want to call my husband every time I get off from my work at 2:00 o'clock in the morning or 1:00 o'clock in the morning to come out and escort me to my house. I mean, I don't want to do that. I don't want to make a habit of it. I didn't want to put that all on my husband.

As a neighbor, we don't feel safe anymore. My kids don't feel safe anymore. I want that old neighborhood back and, you know, we're like a family. We weren't notified how this situation, as we should have been notified prior to them moving in. You know, we could have worked together, but now, I feel like we should have gotten some kind of notice or something. That's all. Thank you.

ACTING CHAIRPERSON GREEN: Thank you. Good job.

There's only a couple left, if you'd like to speak? Seeing no more over there, now I'm going to this side.

MR. SHAH: For the public still, right?

ACTING CHAIRPERSON GREEN: Yes, absolutely. We're not going to leave you out. Everybody can speak.

MR. SHAH: I walked in late, so I didn't know if I was on the right side or not.

ACTING CHAIRPERSON GREEN: Oh, no, we hit both sides.

MR. SHAH: Wonderful. All right, I'll be brief. Good evening, my name is Azad Shah. I am actually the --

ACTING CHAIRPERSON GREEN: Spell your last name, please.

MR. SHAH: S-h-a-h. I'm actually one of the residents as well on Appletree Drive, I live at 117. I was actually notified by my neighbor next door who got his house egged, so I'm just going, you know, off the cuff, but I do have some AI notes with me handy.

What we're doing here, I do help support the children that are in the community, right? I understand that. I also have a neuro-damaged younger brother, so I have a personal connection to that. But from what my understanding is at this particular hearing, it's about the safety and the wellness and I would say the cohesiveness of the community, which has definitely been shaken over the last year or so. As someone that actually participates in real estate, I have severe questions about how we're going to make a six-bedroom house on a single flat ranch. Talking about splitting up living rooms and bedrooms, what are we talking, that's unbelievable.

I moved here in 2021; so not too, too long ago. We're talking about the -- even the children that we're talking about, 14 to 21, I guarantee you these are not 14-year-olds. I see them. I'm in the community just like Andrew, just like my other neighbors. Like, this is

a serious issue.

For me, just like what was mentioned earlier, I'm really sad to hear that this hearing is to go from four to six. In my personal opinion, it should be about whether this should be here at all. That's it for me; I wanted to keep it brief.

ACTING CHAIRPERSON GREEN: Thank you. Ladies?

MS. GURETZ: Hello. My first name is Katie, K-a-t-i-e, last name is Guretz, G-u-r-e-t-z.

I have lived in Arlington Heights since 1977, born and raised in Arlington Heights. I live near Greenbrier which is not far from this residence. I am a teacher; I taught at Cooper Middle School. Now, I teach these children that we all are speaking about.

I don't feel threatened ever. They are some of the sweetest kids in our school. I'm sad to hear this, like I'm taking this a little personally because I work so hard to help them make good decisions, but we do have kids on the spectrum who make mistakes, who need time, and it's an adjustment. We've only been there since March, so I don't know, you know, I know I heard, you know, the past year has been hard, but it's just been since March, but transitions are hard for our students, and getting the right staff and getting them trained.

My boss works with the staff. She truly cares about the neighbors. We would really like to work with the community. I've been working with the kids. If you live there, how would you want to be treated? Why would you throw that egg? I don't know, Ms. G, I don't know why I threw the egg. So, it is, it's a process, but I will tell you that they're not dangerous kids.

I have six kids, children of my own. I have an eight-year-old. I have, I can't even keep track of them, they grow so fast, but I have an eight-year-old, an 11-year-old, a 15-year-old, a 17-year-old, he's turning 18 tomorrow, a 19-year-old, and a 20-year-old. My daughter works at the school as a teaching assistant. If these kids were dangerous and a threat, I don't think a mother would ask her daughter to work at a school like that. So, my daughter is studying to become a special education teacher as well.

I agree with the language a 100 percent, sir, I agree with you. It is something that I have been working on for the past year. I actually keep track of this behavior. Our behavioral specialist is working on this goal. It's a goal at the house, it's a goal at school, I agree with that.

I am very sorry about the egg; I'm very sorry about the language. Then the garbage that was thrown on the lawn, I was so happy to hear that that was resolved, but it does take four times. Because when you have autism and somebody approaches you and says something to you, first of all, you're scared, you're not processing what's even being asked of you, the fact that there was follow-through and he went back up and picked that up.

I understand being afraid of neighbors. I had a neighbor arrested on the back of my minivan with four children in car seats when I moved to Arlington Heights, and I felt the same way. Like whoa, I live in Arlington Heights, what's going on? My neighbor was an alcoholic and he needed a lot of help and it took some patience but things got better.

I can tell you, working with this company, I absolutely love my job. I have never felt so supported in my career of 26 years. My director is the most supportive boss I've ever had. She truly cares about the kids. She really does care about the neighbors.

We have been, every meeting we have, what can we do? So, the reason the kids were walking to be picked up was so that we didn't have that congestion in front of the house. We've talked together, and that's why we had that big party at the library. It was a

beautiful party, there was food, and we were going to talk and figure this out, but unfortunately, you know, it was just us. We weren't able to share who we are and really educate the neighbors about who we are.

So, I just wanted, I was sitting back there listening to all this and I had to say something. So, thank you for your time and we'll continue.

ACTING CHAIRPERSON GREEN: Thank you.

Moving right along, ma'am, would you like to speak? You're the only one left.

MS. BOTEZ: Well, I'm part of the Petitioner.

ACTING CHAIRPERSON GREEN: Okay, but you can still speak.

MS. BOTEZ: I will speak; I will come up there.

ACTING CHAIRPERSON GREEN: Well, you'll have to come up and go through the same procedure. Give your name and spell your last name.

MS. BOTEZ: Amelia Botez, last name B as in boy, o-t-e-z. Okay, so I will try to not cry. I'm the program director for NeuroRestorative. Since 2016, we opened the school and we have the house that's in a different community.

The goal for us is to make people we work with to be part of our community and learn new skills and to not be separated. I'm getting emotional because I'm coming from Romania, and we have kids in orphanage and we separated them because they are not good for society and we didn't want them in our neighborhood because they have a disability. I went from being an engineer making a lot of money to becoming a social worker, a psychologist, and working with the kids to have a better life.

I know they are difficult. There are days like last night we had a situation and we talked to them until 10:00 o'clock in the night, but they can get better. We need the support of the community. We cannot just isolate them. I know it's very hard when we come in a community and everybody says you destroy my peace for the community, but we don't want to do this. We want them to learn how to do better.

I know what they did with the egg, we talked about this and they apologize. They made a card and the teacher tried to get the card to the neighbor and with some flowers. Well, she did not have success because nobody wanted to talk to us. I understand how hard it is when it's your neighborhood and these people are coming in, but we don't want any harm. We want them to learn and they want to be part of that program.

Maybe staff did something, and I asked yesterday the staff who touched the car, why did you do this? I mean, it sounds really, the description sounds really strange. She said it was a car in the walkway, and actually, she took a picture and sent it to us, and because she has a hearing problem, her balance is really difficult and she walked through the grass because the car was there and she came in front of the us and touched the car. Whatever conversation people heard could be just part of what was going on. She is sorry; I am sorry about that. I could go and send a card to the neighbors and say sorry we did this, but we want just to be part of the community and we try really hard.

We have, it's not our first hearing. Actually, I said, oh my God, we have to go again. This is a public shaming and we have to take it, but actually, this is the nicest one we've had because what was before, but that community was started at the beginning, they didn't want us, they love us actually now. We have had some people who have so much progress.

We brought out success story but there's no time for this I know. We

have one of the kids who just published a book. He was there and nobody wanted him. The community was against it. Actually it was very hard to convince the staff to work with him. But now he's doing so well. We have a lot of them who are going to college and have become public speakers, not just because we work hard but because they were accepted by the community, because this is very important for us, not just they stay away.

I know Chris, our Executive Director, is going to explain how, you know, we go from four to six and it's not going to make any difference to disturb the neighborhood. What we did, we knew it's in your neighborhood and we tried to bring the kids who already are in other houses and they progress because they are at a neighborhood who know already the behavior and they know what to do and it won't be a big deal. But then, oh, it was not May, so you have the wrong date. It was not May 24; it was April 24 when two of them ran away because they did a dare. So, what is going to happen if you run and they want to come back and they didn't know.

So, we called the police, it's why the police was there. Actually, it was a police officer and I asked them to call me because I said oh no, the neighbors are going to be upset, we have cars in the neighborhood, but she was so nice and she talked to the kids and asked them why did you do this? You don't want, no, we love it here but we just wanted to try to see what happens. So, Ms. G, kids.

MS. GURETZ: But they're nice kids.

MS. BOTEZ: But the reason, now I want to make another comment because I know he said 14 to 21. The reason he said this, our license, it's the Department of, the DCFS license, it's for 14 to 21, but right now in the house are two 16-year-olds and two 18. Actually, most of the time, there's just three of them because one is going home from the four. They don't work in the night, most of them they take medication and they sleep really well.

We have video camera, so I watch the camera, I mean, I ask the residential supervisor and everybody to watch for, they say happened something like a month ago. The entire month, they were going to bed, nobody was outside and nobody is with the car outside because the staff also know to park in the garage. They call each other and they come to work; can you make sure it's not too much traffic. I know they say they have video, but I don't think they are our kids and I would like to see the video if it's possible, I mean, if it's okay, but yes.

So, I mean, I'm sorry they don't like us, but I think in time, if they get to know the kids, they would be really proud of them. Okay, thank you.

ACTING CHAIRPERSON GREEN: Thank you.

So, I think we've been through the crowd, so there's nobody else in the public. So, we're going to close the public part of this hearing and get -- I'm sorry?

MS. BOURNIAS: Please, if I could, the documents, it will address a lot of your concerns, I think.

ACTING CHAIRPERSON GREEN: Oh, sure, sure.

MS. BOURNIAS: Thank you so much. I know I spoke long enough.

ACTING CHAIRPERSON GREEN: I know, I know, I know. That's fine. I forgot about the documents; you're fine.

MS. BOURNIAS: That's okay. Do you want me to spell my name again? No, okay.

ACTING CHAIRPERSON GREEN: No.

MS. BOURNIAS: Okay, so first, I want to begin by saying it's not that we don't like you. We're all people; we all belong somewhere.

COMMISSIONER ENNES: Can you speak in the microphone?

ACTING CHAIRPERSON GREEN: Yes, speak into the microphone. You have to talk to us.

MS. BOURNIAS: I'm so sorry. We're all, yes, okay, I'm sorry, I apologize. It has nothing to do, again like I said earlier, with the kids, young adults living there, or these individuals that are here part of the program. This is truly about the safety of our community and for the program itself. The confusion with the age I briefly touched upon earlier, that was one thing that I had noted on here.

As for the videos and images, I am more than happy to share it with you and them. Again, based on the age group, there are laws. If they are minors, the videos, we have to be mindful in some of them. They are on the street, so they are in the videos.

Regarding their program and the timeline they have, again we have the videos. The image is showing that there is repeated traffic throughout the day and into the evening of coming and going. It's not through, they go to a program from 9:00 a.m. to 3:00, they get picked up throughout the day and dropped off.

Parking management, I know earlier it was mentioned that there is a parking lot. Is there approval for that? I am not quite sure. Again, the van loading, the van I believe they're referencing to is the white eight-passenger van that, per their wording, is all resident transportation loading occurs strictly within the property's driveway. Again, I personally have two videos on two separate dates that they are being picked up a house over while blocking that neighbor's driveway.

Also, part of the FOIA documents that were received, the deed of the home is subject to existing legal restrictions. We do ask the Village to check if records for the subdivision unit 2 has records of residential use, especially since the property wants to modify to add additional bedrooms because this also appears to be owned by an Ohio-based LLC that leases the home. So, it is practicing as a business, not necessarily a single-family home.

Then I do have a part of the document where they have the floor plan that's blocked out, but pretty much what it says is that they want to add two additional bedrooms with a window for a total of six bedrooms by converting the dining room into one bedroom and the main bedroom into two separate bedrooms.

We also have, and you are correct, the date was April 24th and April 25th for the two missing. So, I did get that date wrong, she was correct about that. My concern with that is one of the individuals when they went missing, prior to making the 9-1-1 call, it was 40 to 60 minutes. When the officers arrived there, they attempted to contact CHFS, they were unable to receive someone through their 24-hour hotline and they were not able to submit the report using their website link. So, again, it brings me back to which agency is responsible for the oversight.

The second police report which was on 4/25, that first one was 4/24, again no phone calls or reports were made 20 minutes before calling the Arlington Heights Police Department. Again, the officer on site tried to contact CHFS through their 24-hour hotline, received no call. I also attempted to complete an online report through their website but the link was not working.

Back to the traffic and the vehicle control, there has already been two staff cars that collided with each other reversing through the parking lot, through their driveway, I'm sorry, not parking lot. We are aware that they do have another program that operates in Des Plaines, Illinois. With that being said, that home has been operating for quite a while now and we

have over six pages of police call logs. These calls were anywhere from verbal assault, physical assault, sexual assault, suicide subject, missing, and it goes on and on. I'm more than happy to leave all these behind.

Also, nationwide, the operator does have pending and active lawsuits in many states: Florida, Illinois, Texas, Pennsylvania and so on. One that is most concerning to us was in Florida where they found at least 86 child deaths connected to the company-operated homes and they were trying to revoke their license.

So, that's our concern. It really has nothing to do with the individuals living there with the staff. I hope with this information that you take into consideration our safety, our kids. Just like the rest of the neighbors, I have three young sons, seven, five and three. They're no longer allowed to play in our driveway unless we're actively blocking our driveway so cars are not reversing in and out.

Thank you for the additional time. I appreciate it.

ACTING CHAIRPERSON GREEN: Thank you.

MS. BOURNIAS: And please let me know how the videos and images can be shared or submitted.

ACTING CHAIRPERSON GREEN: Well, do we want to take this information?

MS. HITZEMANN: We'll take the information that you have, if you want to leave that with us.

ACTING CHAIRPERSON GREEN: Yes, you can leave that with the Staff. They'll put it into the record.

So, I think we need a motion to enter that into the record. Is that how we do that?

COMMISSIONER DROST: Yes, I'll make the motion to enter the Respondent's data documents into the record.

ACTING CHAIRPERSON GREEN: Is there a second?

COMMISSIONER ENNES: I'll second it.

ACTING CHAIRPERSON GREEN: All those in favor say aye?

(Chorus of ayes.)

ACTING CHAIRPERSON GREEN: All those opposed?

(No response.)

ACTING CHAIRPERSON GREEN: It's in the record.

Well, who would like to start?

COMMISSIONER SCHURTZ: I have so many questions. So many questions.

ACTING CHAIRPERSON GREEN: Let's let Kris start then.

COMMISSIONER SCHURTZ: Can I start? I'm sorry.

ACTING CHAIRPERSON GREEN: Absolutely, go for it. I don't mind.

COMMISSIONER SCHURTZ: Okay, for starters, Katie, where is the school? You keep talking about the school, where is the school?

MS. GURETZ: Mount Prospect.

MR. WILLIAMSON: It's in Mount Prospect.

COMMISSIONER SCHURTZ: Mount Prospect, okay. Okay, and so you teach, and I'm a teacher, too, so I totally get where you're coming from. But it sounds like the school staff is prepared to handle these kids, and you guys know what you're doing with these

kids. It sounds like we've got a real staffing problem at the residence.

MS. GURETZ: So, the way our program works is our teaching assistants that I work with throughout the day go home to the houses. So, the school staff is very similar to the staff at the houses. There are changes, obviously shift changes, but there is a lot --

ACTING CHAIRPERSON GREEN: Excuse me, excuse me. I hate to jump in, but since you're on this side of the aisle, let's swear you in as a witness.

MS. GURETZ: Oh, sure.

(Witness sworn.)

ACTING CHAIRPERSON GREEN: Okay.

MS. GURETZ: So, just to answer that question, our staff shows up in the morning, I believe at 8:00 a.m., right? At 8:00 a.m. at the residence, and then they're with the students throughout the day. Then they take the students home, and then there is a shift change in the afternoon.

COMMISSIONER SCHURTZ: But it sounds like there's only one person there that remains overnight? That's what the documentation said. It did say one staff member.

ACTING CHAIRPERSON GREEN: Overnight.

MS. GURETZ: Yes, and the overnight one there sleeping, yes.

COMMISSIONER SCHURTZ: Okay, because it sounds like a lot of these things happen at night, a lot of the --

MS. GURETZ: Do you want me to speak to that?

MR. WILLIAMSON: I can speak to it, I know the local people.

MS. GURETZ: Okay, sure.

ACTING CHAIRPERSON GREEN: Give your name again just so the court reporter knows who's in.

MR. WILLIAMSON: Chris Williamson.

ACTING CHAIRPERSON GREEN: Yes, you don't have to spell it; he's got it.

MR. WILLIAMSON: All right, yes, the staff, it's two, two, one. So, it's two during the day, two in the evening, and one on the overnight. During the day, typically when they're at school, there would not be staff at the house unless a kid was sick or something like that.

COMMISSIONER SCHURTZ: Okay, because I swear the documentation said one staff member at night, but okay. It just sounds like a lot of these incidents surround the staff that are there because, now you said the children are only 14 to 18, right?

MR. WILLIAMSON: License at our house, 14 --

COMMISSIONER SCHURTZ: But the documentation says 14 to 21.

MR. WILLIAMSON: 14 to 21 is what we're allowed. Right now the kids are 16 to 18.

COMMISSIONER SCHURTZ: Okay, 16 to 18.

MR. WILLIAMSON: It's on my lease; they could be younger or older, but most likely they would be that age.

COMMISSIONER SCHURTZ: Okay, and they would not be driving?

MR. WILLIAMSON: No vehicles allowed. No vehicles.

COMMISSIONER SCHURTZ: Right. So, these problems with the vans and the cars and the things like that are staff, correct?

MR. WILLIAMSON: If that's true, they're staff's vehicles, yes.

COMMISSIONER SCHURTZ: Well, they wouldn't be driving so they wouldn't have these --

MR. WILLIAMSON: The kids, correct, yes.

COMMISSIONER SCHURTZ: -- issues. It sounds to me that there's a staffing problem. There's a problem with being able to maintain the decorum of living in a neighborhood because you've got all these people here, and you know, we're all residents of Arlington Heights, too. I would be equally bothered by this, it would frighten me, and I work with special needs kids and I get that. But it sounds like this is, these are situations that are above and beyond certain things when you've got parents saying they don't want their kids to play outside because of this. Now you want to make it bigger to allow more children and you need to have a staff that can control this, and it sounds like they can't.

It sounds like they're driving late at night. I mean, why would these kids be out at that time of night? They wouldn't be I wouldn't assume.

MR. WILLIAMSON: No. No.

COMMISSIONER SCHURTZ: So, it must be staff members driving the vans, doing things that are making it scary for her to come home from her nursing job and need her husband to be there. There's a problem.

ACTING CHAIRPERSON GREEN: Thank you, Kris. Mike, would you like, since you're down at that end, would you like to speak? Or we can come this way, whatever you want to do.

COMMISSIONER PETERMANN: Yes, no. Let's slide the mic.

ACTING CHAIRPERSON GREEN: Yes. We didn't mean to purposely cut you off.

COMMISSIONER PETERMANN: Yes, no, this is great. Comments, I echo what Kris said. To me, I don't think it's the kids. I think it's, I have two bullets. You've got an oversight issue big time. Big time with oversight.

Then, actually, Darko, can you go back to the house real quick? The square footage of the house, I was actually looking at the house. I think it's the only ranch home.

MR. BOJIN: Are you talking about the aerial or something else? What would you like to see?

ACTING CHAIRPERSON GREEN: The floor plan?

COMMISSIONER PETERMANN: Is it the only ranch home in the area?

MS. BOURNIAS: There are a few.

COMMISSIONER PETERMANN: There are a few? So, I just start thinking 1,900 square feet, you go up to six adults, now you're taking away living space. It's going to get a little --

MR. BOJIN: I will mention that the permit for the interior alteration that increases it to six bedrooms was approved by the Building Department who takes care of like the life safety aspect and making sure that there's like enough space.

COMMISSIONER PETERMANN: Got it, but, okay, but you're talking about six people living there. But now you've got to do it plus stuff. You're actually talking about eight people there full time, right? So, it's going to get a little tight.

MR. SMITH: Yes, I would recommend, I'm Greg Smith. I work with Hart Passman in the Village Attorney's office. I would not take into account that level of density as a concern in this item. The Applicant, under the Fair Housing Act, is of the same consideration as any other persons who could have an eight-person family living in a similar sized house. Staff

indicated that they are allowed under the Village's life safety building code requirements to have six bedrooms. So, I don't recommend going down that path of the concern about how many people can fit within the structure as it interrelates that way.

COMMISSIONER PETERMANN: Okay, fair. All right, well, you've definitely got an oversight issue. As fellow residents, a father with three young boys, I'd find it unacceptable if residents can't have their kids playing outside.

ACTING CHAIRPERSON GREEN: Thank you, Mike.
Joe?

COMMISSIONER LORENZINI: I'm still a little fuzzy on the way the staffing works. So, it was mentioned the staff comes over to the house at 8:00 o'clock in the morning?

MR. WILLIAMSON: Yes, and I can let the local program director speak directly to that if you would like, but yes.

COMMISSIONER LORENZINI: That's okay. Then when do they take them to school?

MR. WILLIAMSON: They arrive to school I think at approximately 9:00 or 9:30.

COMMISSIONER LORENZINI: Okay, so there's four people in the house now, so all four would leave the house at 8:00 o'clock and go to school, and they come back at 3:00 o'clock or so?

MR. WILLIAMSON: Approximately, yes.

COMMISSIONER LORENZINI: Okay, since all this happened in the evening, my biggest, what I'm feeling is that all the issues with traffic and noise at night time, I don't think, it can't just be the four residents. Are they allowed visitors throughout the evening or even at night? I'm thinking this could be, because they don't have their own cars, right, if they were living there?

MR. WILLIAMSON: They do not have cars.

COMMISSIONER LORENZINI: To have cars and driving around, I mean, it could be staff, but something tells me it's somebody other than just staff. It may be people visiting the four residents there. So, who pays, who's paying the expenses for the home and the teachers and all that?

MR. WILLIAMSON: Who's paying the teachers?

COMMISSIONER LORENZINI: Yes, and then paying the rent on the home?

MR. WILLIAMSON: Sometimes it's, oh, we pay the rent on the home. The salaries are paid by NeuroRestorative. I don't know if that's answered your question. The kids are there by --

COMMISSIONER LORENZINI: So, teachers are paid by whom?

MR. WILLIAMSON: -- the company called NeuroRestorative. The kids get paid through local school districts, and sometimes Medicaid will pay for them to be in the program.

COMMISSIONER LORENZINI: Okay, so is there any visiting hours or anything for these residents?

MR. WILLIAMSON: Yes, I would have to look what they are though. We put them up earlier and I would have to refer back to that.

MR. BOJIN: It's on the screen.

COMMISSIONER LORENZINI: There it is.

MR. BOJIN: If you take a look at the screen, it is between 4:00 p.m. and 9:00 p.m. on Monday through Friday, and on the weekends 10:00 a.m. through 9:00 p.m.

COMMISSIONER LORENZINI: Okay, and it says family members but I don't know how you can ensure that they're family members.

MR. WILLIAMSON: We have to make sure it's family members so the kids don't, who are approved visitors by the family.

COMMISSIONER LORENZINI: And where's the basketball court that they're playing basketball at?

MR. WILLIAMSON: In the backyard.

COMMISSIONER LORENZINI: Okay, and the neatness of the outside, the lawn and whatnot, who takes care of that?

MR. WILLIAMSON: Local companies would mow that. I don't know the name off the top of my head, but a local group.

COMMISSIONER LORENZINI: Okay, what type of, I guess the teachers, are they certified somehow?

MR. WILLIAMSON: Yes, they're certified LBS1 through the State of Illinois.

COMMISSIONER LORENZINI: How many homes are you responsible for in the area? And there's one just down the street.

MR. WILLIAMSON: Six in the Chicagoland area. Six.

COMMISSIONER LORENZINI: The whole Chicagoland area?

MR. WILLIAMSON: Yes.

COMMISSIONER LORENZINI: Not just Arlington Heights.

MR. WILLIAMSON: Yes, six total.

COMMISSIONER LORENZINI: And how far is the school from the home?

MR. WILLIAMSON: They're all within 30 to 45 minutes, it would depend on traffic. It's not more than hour.

COMMISSIONER LORENZINI: And how long has that home been occupied by this program?

MR. WILLIAMSON: The one here?

COMMISSIONER LORENZINI: Yes.

MR. WILLIAMSON: March of this year. March of this year.

COMMISSIONER LORENZINI: Okay, so in less than three months, there were 13 complaints. All right, it sounds like, at least I've just got a gut feeling it's outside people, it's not the four people and just their families, but so be it. It's a great, noble program you're doing. We certainly need it, but then the residents should be able to feel safe in their homes, too. I think a lot more oversight is certainly needed in my opinion. That's all.

MR. WILLIAMSON: Thank you.

ACTING CHAIRPERSON GREEN: Mike, do you have a follow-up?

COMMISSIONER PETERMANN: Yes. Can you speak to the, it says some mitigation strategies have been put in place. Can you talk about the alternative staging? What's this vacant lot like where they vans park in?

MR. WILLIAMSON: Can I have the local operator come speak to that?
Better than me.

COMMISSIONER PETERMANN: Yes, that would be great.

MR. WILLIAMSON: I'm sorry.

COMMISSIONER PETERMANN: I'm wondering like it says the transport

van will no longer --

MS. BOTEZ: Our principal lives down the street and he told us --

ACTING CHAIRPERSON GREEN: Yes, we're going to have to swear you in as a, excuse me, ma'am. We're going to have to swear you in as a witness on this side.

So, if you'd raise your hand.

(Witness sworn.)

ACTING CHAIRPERSON GREEN: You're sworn in.

MS. BOTEZ: Our principal lives down the street. He told us, in the corner, it's an empty spot where the car can go and they can walk there so we'll not come anymore on the street.

COMMISSIONER PETERMANN: Darko, could you go back to the aerial maybe?

ACTING CHAIRPERSON GREEN: Yes.

MS. BOTEZ: Yes. So, they walk. So, it's why in May, we didn't have too many incidents because they just walked together there and the car would pick them up so it will not come in the street. This was why.

ACTING CHAIRPERSON GREEN: Can we point that out on here?

COMMISSIONER PETERMANN: Yes, I'm trying to figure that out. I'm wondering if I'm the only one who can't.

MS. BOTEZ: Yes, around the corner I think.

MR. BOJIN: I don't believe it's shown on the aerial.

COMMISSIONER PETERMANN: Okay, I don't believe it's in the scope of this image.

COMMISSIONER ENNES: So, it's not adjacent.

COMMISSIONER PETERMANN: No.

MS. HITZEMANN: So, I believe if you go south on that picture, you get into the commercial, Darko, do you know where that is?

MR. BOJIN: Chestnut.

MS. HITZEMANN: Yes, is it Rand or Palatine?

MR. BOJIN: That would be Rand.

MS. HITZEMANN: So, Rand Road has a commercial property and I believe that's what, they walk down Chestnut to that property. So, it would be south of this photo.

ACTING CHAIRPERSON GREEN: Okay, so they're at the end of the shopping center there?

MS. HITZEMANN: Correct.

ACTING CHAIRPERSON GREEN: Okay, okay.

COMMISSIONER PETERMANN: Got it, okay.

ACTING CHAIRPERSON GREEN: On Rand.

MS. BOTEZ: Can I mention something? Because you were just talking about the house and the rooms. The rooms were there when they moved. We bought the house from another business. They had a nursing home and the rooms were there. We'll just build one, that's all.

COMMISSIONER PETERMANN: Okay, got it.

MS. BOTEZ: The one which was the dining room, it's a bedroom, but the rest, and we break up also, it's a lot of space in the middle, and they have a lot of space. So, we didn't break up the living or anything else. The rooms are there --

COMMISSIONER PETERMANN: So, that's built like that?

ACTING CHAIRPERSON GREEN: Well, you changed the use of them. I was looking at the floor plan and it looks like the dining room turned into a bedroom, and the master bed split in half.

COMMISSIONER PETERMANN: Okay.

ACTING CHAIRPERSON GREEN: So, I'm sure there's light and vent in each one of them because they're on an outside wall. So, that's not a problem, but there's no, you can put as many bedrooms as you want in the house, it just cuts down the living space.

COMMISSIONER PETERMANN: That's where I was going. We've been told density is not an issue.

ACTING CHAIRPERSON GREEN: Yes, I do think that just from a bulk standpoint, but --

COMMISSIONER PETERMANN: I agree with you, but we won't push on that.

ACTING CHAIRPERSON GREEN: -- just because the lawyer doesn't agree, you can say whatever you want. We don't care about that. Okay, sorry. We're up here to give our opinions.

So, was that it, Mike?

COMMISSIONER PETERMANN: Yes, thank you.

ACTING CHAIRPERSON GREEN: Oh, yes, Kris, go ahead. We're still coming this way.

COMMISSIONER SCHURTZ: I just have one more. In the documentation we got, it said there were three incidents of calling the police. Obviously, there were a great deal more. A great deal more, so I feel like that wasn't adequately given to us. Also, you mentioned that there was a neighborhood meeting that you invited the neighbors to, and that no one came.

MR. WILLIAMSON: That's what I was told, yes.

COMMISSIONER SCHURTZ: And were you, am I allowed to do this? Am I allowed? Okay.

MS. HITZEMANN: They were notified. We received a copy of the letter that was sent to them. So, I can, they were notified of the meeting, yes.

COMMISSIONER SCHURTZ: Okay.

ACTING CHAIRPERSON GREEN: Rachel, was it the 250-foot rule?

MS. HITZEMANN: I believe that's what we required, yes.

ACTING CHAIRPERSON GREEN: So, it's three lots that way and three lots that way and three lots that way. Just so you know. Maybe four.

MS. HITZEMANN: I believe it was more than that, but yes.

COMMISSIONER DROST: Yes, they don't count the street.

ACTING CHAIRPERSON GREEN: They don't count the street.

All right, anything else?

COMMISSIONER PETERMANN: We're done down here.

ACTING CHAIRPERSON GREEN: George, would you like to chime in?

COMMISSIONER DROST: Yes. Who are the residents? Where are they from? I mean, are they community or where? Are they Arlington Heights folks or Mount Prospect folks?

MS. BOTEZ: Not Arlington Heights. It was Glenwood, they moved here, and two of them are from near Chicago, but they are not far from here.

COMMISSIONER ENNES: From where? From Chicago?

COMMISSIONER DROST: Yes, and NeuroRestorative, give me a little story about the business. How did you contract with the state and how does that work? Why don't you explain that for us and we'll put that in the record so that we have some sort of background on what you guys, what the agency does or your company does to help the agency?

MR. WILLIAMSON: Okay, I'll keep it short.

COMMISSIONER DROST: Yes.

MR. WILLIAMSON: I've been there 30 years so I could tell a lot.

COMMISSIONER DROST: You're on an elevator, go ahead.

MR. WILLIAMSON: All right, DCFS is the licensing body and I'd be happy to provide the licensure number. I want to kind of clear that up as well. So, we do come licensed by DCFS.

NeuroRestorative as a company does adult brain injury rehab in some locations in the country. Chicagoland area, it's for the adolescents that you've heard about with mental health, autism spectrum disorders. We get referrals, we review the records generally from a local school district, sometimes not local school district, it could be out of state. So, it's either paid by the State of Illinois or a local school district pays it, and Medicaid picks up some of that cost as well.

We employ principals, teachers, TAs, physical therapists, occupational therapists, speech therapists and case managers and nursing as well. NeuroRestorative is in 24 states.

COMMISSIONER DROST: Yes, and how long have you been in business? How long have you been in business in Illinois?

MR. WILLIAMSON: We opened in Illinois as a center for comprehensive services in 1977 as the first post acute brain injury company in the United States of America in Carbondale. We opened in the Chicagoland area serving adults probably in 2012 which inverted to adolescents in the Chicagoland area probably in 2019 I believe was when we started serving adolescents in Chicago. What else kind of questions, I have a lot left.

COMMISSIONER DROST: No, basically, it works with the clients or the residents that you have, who is their guardian or like custodial --

MR. WILLIAMSON: Some of them, sometimes it's a state-appointed guardian. Sometimes their parents are still their guardians as well.

COMMISSIONER DROST: So, it could be a parent; it could be a family member; it could be a grandmother, but --

MR. WILLIAMSON: Correct.

COMMISSIONER DROST: -- there's connectivity there for some, right?

MR. WILLIAMSON: Yes. Well, we try to reunite many families because that connectivity may not be there.

COMMISSIONER DROST: Yes, well, that's what I'm trying to get at.

MR. WILLIAMSON: Yes.

COMMISSIONER DROST: Is to see who's kind of minding the store and watching over the residents here.

MR. WILLIAMSON: All of them have a guardian until the age of 18, then they can, they had to be a court-appointed guardian at 18 at that point.

COMMISSIONER DROST: And are there capacity issues with 18-year-olds? You know, they're basically emancipated adults, they can walk out of the house.

MR. WILLIAMSON: They could leave on their own if their parents didn't petition to become guardians, yes.

COMMISSIONER DROST: So, and how does that work in the 18 to 21 spectrum here?

MR. WILLIAMSON: Well, we try to encourage the parents to become their guardians if they're not able to make good decisions on their own. Sometimes we'll try to get a court-appointed guardian, and sometimes people will sign themselves out and leave.

COMMISSIONER DROST: Okay, well, I'm going to, I think the initial sort of comment from Commissioner Schurtz was probably the most pertinent, at least in my mind, the teaching and the therapies that you employ seem to work. If you went from four to six, it wouldn't be, it would still be manageable but you're lacking really is sort of the supervision, the in-house care, and that is a serious concern for me. You know, you want to help --

MR. WILLIAMSON: To be honest, that's our biggest challenge in a lot of locations, yes.

COMMISSIONER DROST: Yes, I don't deny that.

MR. WILLIAMSON: No, I don't, I can't, yes.

COMMISSIONER DROST: You're dealing with, you know, a population that is certainly underserved and needful.

MR. WILLIAMSON: Thank you.

COMMISSIONER DROST: There's no question about it, and it depends on what, and that's what I was getting at as far as, you know, your organization, NeuroRestorative, how much of the resources do you have that you can do outside of the, you know, hands on that you've got during the daily period. And then, you know, you don't want the neighborhood to become a, you know, congested traffic area and, you know, giving some solace to the neighbors because that, you know, most of the time you come up with these 'not in my backyard' stories, you know, we've --

MR. WILLIAMSON: Yes.

COMMISSIONER DROST: -- heard them, one or two of them in our time. But this one has a little bit more substance, some teeth to it that, you know, the company doesn't really have control after hours basically. There should be some sort of remedy for that. Is it the density, is it the scaling up or what? I'm not here to try to run your business, but those are the concerns I've got.

MR. WILLIAMSON: Understood, okay. Thank you.

ACTING CHAIRPERSON GREEN: Thank you, George.
Terry?

COMMISSIONER ENNES: You obviously have a difficult job.

MR. WILLIAMSON: Thank you, it is.

COMMISSIONER ENNES: And in Arlington Heights, we consider ourselves a Village of Good Neighbors. From what I'm seeing, you're not being a good neighbor. A lot of this, I've been on the Plan Commission 18 years, I have never seen such a unanimous commentary from the neighbors about how quickly and how bad the impact on their neighborhood has been. Given that, I don't even want to see you in the neighborhood even though you have a very difficult job to do, but I can't at this point agree to approve expanding it. That's where I'm coming from.

Really, you need to change what has been indicated here tonight by these people who, your landlord bought a home in their neighborhood and you guys have set up

this practice and you are significantly impacting their livelihood. Not right.

MR. WILLIAMSON: Okay.

COMMISSIONER ENNES: That's all I have.

ACTING CHAIRPERSON GREEN: Okay, thank you, Terry.
John?

COMMISSIONER SIGALOS: Yes, am I correct that you moved into this home in March of this year?

MR. WILLIAMSON: Yes.

COMMISSIONER SIGALOS: March of this year.

MR. WILLIAMSON: Yes.

COMMISSIONER SIGALOS: So, in that time until just a few days ago, there's been 13 incidents of whether police have been called, concerns of the neighbors and so forth, and that's with four occupants. I cannot see how it's going to get any better if you have six occupants in there. Whether that's a lack of staff or what have you, these people have lived there in that neighborhood, and now their homes are probably depreciating in value because of what's going on there. I can't support that, so I'm not supportive of any increase at all. Thank you.

ACTING CHAIRPERSON GREEN: Thank you, John.

I have a question for Staff. If they started in March, is there any approval that goes along with this being a group home or can they just pick a home, and --

MR. BOJIN: For a community residence, as long as there are fewer than five people, so one through four residents, they do not need additional approvals. It's permitted by right. If this community residence, which is considered a large community residence with six people, so five to eight is a large community residence, if they were not within that 1,200 lineal feet from another community residence, they could be approved administratively, also a use permitted by right.

The only reason they're requesting this special use is because they're close to that other community residence. So, both are permitted by right in this Zoning District, and we have I think 14 other large community residences that are operating by right.

COMMISSIONER ENNES: Is that under state law?

MR. BOJIN: I don't believe so.

COMMISSIONER ENNES: So, Village?

MR. BOJIN: Yes, it would just be a Village policy that we've adopted.

ACTING CHAIRPERSON GREEN: Okay, I just want to say that I've listened to all the Commissioners here, and I agree with all of them. I don't think that this home has been a good neighbor, I really don't. I don't like the referral to "not in my backyard" thing because the neighbors are at a disadvantage here. When they're talking about the people in this home, they're comparing it to a normal single-family, Arlington Heights family living in their home. The one big difference that there is, is that when you talk about your house or my house or somebody else's house with one family living in that home, there's never a question of how many times have the police been there in the last six months. That never comes up.

So, when they're arguing to save their home and their property values, they're looked at as if, oh, they don't want it in my backyard, you know, they don't want this, they don't want that, and they look bad making an argument to save their property. Well, I'm just letting them know that I understand what it is. From what I've heard here tonight, this is just a terrible, your business practice is not good. If it was up to me, I wouldn't have you in the neighborhood to begin with. Hearing what I've heard here tonight, this is not a plus for you. This

is a big negative in my mind.

So, I'm going to stop there and see if there's a motion here.

Any other comments here?

COMMISSIONER ENNES: I would make a motion.

MS. HITZEMANN: Excuse me, through the Chair, just a reminder that the motion needs to include specific references to the special use approval criteria.

COMMISSIONER ENNES: Right.

MS. HITZEMANN: Thanks. Go ahead, Terry, sorry.

COMMISSIONER ENNES: You want me to make that at the beginning of it, or can I do that --

COMMISSIONER DROST: I think you'd want to get it in here.

COMMISSIONER ENNES: Right. Okay, yes, okay. I would make a motion.

A motion to recommend to the Village Board of Trustees denial of NeuroRestorative, PC #26-008, a Special Use to allow a Community Residence, Large in the R-3 Zoning District.

This recommendation is based on the grounds that, under the circumstances of this particular case, it appears to be detrimental to the health, safety, morals, and general welfare of persons residing or working in the vicinity.

ACTING CHAIRPERSON GREEN: Is there a second to that motion?

COMMISSIONER SIGALOS: I'll second.

ACTING CHAIRPERSON GREEN: Is there any further discussion on the recommendation?

COMMISSIONER SCHURTZ: I just think you need to fix what's going on right now.

ACTING CHAIRPERSON GREEN: Can we take a roll call vote?

MS. HITZEMANN: Yes, I'm just catching up.

ACTING CHAIRPERSON GREEN: And just for clarity, yes is for denial.

COMMISSIONER DROST: Yes. Aye or yes.

ACTING CHAIRPERSON GREEN: Aye or yes means denial.

MS. HITZEMANN: Yes. Commissioner Drost.

COMMISSIONER DROST: Aye.

MS. HITZEMANN: Commissioner Ennes.

COMMISSIONER ENNES: Aye.

MS. HITZEMANN: Acting Chair Green.

ACTING CHAIRPERSON GREEN: Aye.

MS. HITZEMANN: Commissioner Lorenzini.

COMMISSIONER LORENZINI: Yes with comment.

MS. HITZEMANN: Commissioner Petermann.

COMMISSIONER PETERMANN: Yes.

MS. HITZEMANN: Commissioner Schurtz.

COMMISSIONER SCHURTZ: Yes.

MS. HITZEMANN: Commissioner Sigalos.

COMMISSIONER SIGALOS: Yes.

ACTING CHAIRPERSON GREEN: And your comment, Joe?

COMMISSIONER LORENZINI: I think it's a wonderful program, it's definitely needed. It at least appears to me that the problem is most likely with visitors coming at night, and the staff on duty at night time needs to somehow stop all that's going on.

ACTING CHAIRPERSON GREEN: Thank you, Joe.

MS. HITZEMANN: I'll just add that that motion passed for the record.

ACTING CHAIRPERSON GREEN: For denial.

MS. HITZEMANN: Yes, the motion passed for denial.

ACTING CHAIRPERSON GREEN: So, you've heard the motion and it's for denial. I'm sure you're going to take it before the Board. Our body here is just a recommendation, it's passed on to the Trustees.

So, is there a date for this hearing to come up for the Trustees?

MR. BOJIN: Not currently, but it is on a tentatively scheduled date.

ACTING CHAIRPERSON GREEN: Not yet. Well, I would just say stay in touch with Darko and he'll set you straight on that. I would just like to thank everybody and all that came out tonight. You should probably go to the Trustee meeting and make your case. I'm just suggesting that please. So, thank you all. Yes, you're done, we're done here.

Moving right along, and you can all leave, go ahead; it's not rude. You can all go; it's getting late. Thank you all.

Other business?

MS. HITZEMANN: We don't have any.

ACTING CHAIRPERSON GREEN: Okay, public comment?

(No response.)

ACTING CHAIRPERSON GREEN: Seeing that there is none, we're going to close that part again.

Anything, update on previous Plan Commission cases?

MS. HITZEMANN: Yes, you should have all received the updated Excel spreadsheet on the updated cases for review.

ACTING CHAIRPERSON GREEN: All right, thank you.

COMMISSIONER ENNES: I have a question on the list.

ACTING CHAIRPERSON GREEN: Sure.

COMMISSIONER ENNES: Is the address on here, the 2104 Chestnut, is that the home at Chestnut and Rand?

MS. HITZEMANN: These are, that's a townhome development. So, to answer your question, it's not the home.

COMMISSIONER ENNES: That's a townhome complex at --

MS. HITZEMANN: It's a townhome development behind a commercial mechanic I believe.

ACTING CHAIRPERSON GREEN: The car mechanic.

COMMISSIONER ENNES: Oh, okay, it's not Chestnut and Rand.

MS. HITZEMANN: No.

COMMISSIONER ENNES: That corner, okay.

COMMISSIONER DROST: Yes, and Rachel, who's the important-looking guy to your right?

MS. HITZEMANN: This is Noah, our summer intern.

COMMISSIONER DROST: Oh, okay, Noah.

MS. HITZEMANN: Noah, do you want to say hi?

COMMISSIONER DROST: Did you have a last name, Noah? Do you have a last name or do you have a boat outside after the storm?

MR. ARCE: My last name is Arce.

COMMISSIONER DROST: Arce? Okay, welcome aboard.

MR. ARCE: Thank you.

ACTING CHAIRPERSON GREEN: So, anything else? Is there a motion to adjourn?

COMMISSIONER DROST: I'll make that motion.

ACTING CHAIRPERSON GREEN: Is there a second?

COMMISSIONER SIGALOS: I'll second.

ACTING CHAIRPERSON GREEN: All those in favor say aye?

(Chorus of ayes.)

ACTING CHAIRPERSON GREEN: All those opposed?

(No response.)

(Gavel banged.)

ACTING CHAIRPERSON GREEN: We're adjourned.

(Whereupon, at 8:53 p.m., the public hearing on the above-mentioned petition was adjourned.)

STATE OF ILLINOIS)
) SS.
 COUNTY OF KANE)

I, RON LeGRAND, JR., depose and say that
 I am a digital court reporter doing business in the State of Illinois; that
 I reported verbatim the foregoing proceedings and that the foregoing
 is a true and correct transcript to the best of my knowledge and ability.

 RONALD LeGRAND, JR.

SUBSCRIBED AND SWORN TO
 BEFORE ME THIS _____ DAY OF
 _____, A.D. 2026.

 NOTARY PUBLIC