



AGENDA
PLAN COMMISSION
Board Room, 3rd Floor
Arlington Heights Village Hall, 33 S. Arlington Heights Rd.
Arlington Heights IL 60005
August 26, 2026
7:30 PM

- I. CALL TO ORDER
 - II. ROLL CALL OF MEMBERS
 - III. APPROVAL OF MINUTES
 - A. Minutes 7-22-26
 - IV. PUBLIC HEARINGS
 - A. 207-209 E Valley Lane - Shelter Inc. Expansion - PC#26-013, Special Use for Shelter Care Home, Variations
 - V. OTHER BUSINESS
 - VI. PUBLIC COMMENT
- Anyone wishing to speak on a subject not on the Agenda may speak at this time. Please limit your comments to three minutes.
- VII. UPDATE ON PREVIOUS PLAN COMMISSION CASES
 - VIII. ADJOURNMENT

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PLAN

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

COMMISSION

RE: 950 EAST RAND ROAD - CONSUMERS CREDIT UNION - PC #26-007
 PRELIMINARY/FINAL PLAT OF SUBDIVISION, VARIATIONS

REPORT OF PROCEEDINGS had before the Village of
 Arlington Heights Plan Commission Meeting taken at the Arlington Heights Village
 Hall, 33 South Arlington Heights Road, 3rd Floor Board Room, Arlington Heights,
 Illinois on the 22nd day of July, 2026 at the hour of 7:30 p.m.

MEMBERS PRESENT:

JAY CHERWIN, Chairperson
 BRUCE GREEN
 TERRY ENNES
 JOHN SIGALOS
 SUSAN DAWSON
 MICHAEL PETERMANN
 JOE LORENZINI

ALSO PRESENT:

RACHEL HITZEMANN, Planner II
 MICHAEL LYSICATOS, Community Development Assistant Director

(Gavel banged.)

CHAIRPERSON CHERWIN: All right, we'll call the meeting to order here at 7:30. If we could stand and have the Pledge of Allegiance, please?

(Pledge of Allegiance recited.)

CHAIRPERSON CHERWIN: All right, can we do roll call, please?

MS. HITZEMANN: Yes.

Commissioner Dawson.

COMMISSIONER DAWSON: Here.

MS. HITZEMANN: Commissioner Drost.

(No response.)

MS. HITZEMANN: Commissioner Ennes.

COMMISSIONER ENNES: Here.

MS. HITZEMANN: Commissioner Green.

COMMISSIONER GREEN: Here.

MS. HITZEMANN: Commissioner Lorenzini.

(No response.)

MS. HITZEMANN: Commissioner Petermann.

(No response.)

MS. HITZEMANN: Commissioner Schurtz.

(No response.)

MS. HITZEMANN: Commissioner Sigalos.

COMMISSIONER SIGALOS: Here.

MS. HITZEMANN: Chairman Cherwin.

CHAIRPERSON CHERWIN: Here.

All right, we've got a quorum so we will move forward. First item on the agenda, No. III. Approval of Minutes from 7/8/26.

COMMISSIONER GREEN: I'll make that motion.

COMMISSIONER ENNES: I'll second it.

CHAIRPERSON CHERWIN: All in favor?

(Chorus of ayes.)

CHAIRPERSON CHERWIN: Any opposed?

(No response.)

CHAIRPERSON CHERWIN: All right, motion passes. Minutes are approved.

Come on, Michael. We'll just make a note for the record that Commissioner Petermann has joined us.

No. IV. Public Hearings, let's see. We've only got one on the agenda, 950 East Rand Road, Consumers Credit Union.

So, on this one, Rachel, have all the notices, public notices been given?

MS. HITZEMANN: They have.

CHAIRPERSON CHERWIN: Okay, so I would ask the presenter for the Petitioner, Consumers Credit, if they want to move forward here to the podium.

Hello, sir, could you state your name and spell it for the record?

MR. SILVERMAN: Richard Silverman, R-i-c-h-a-r-d S-i-l-v-e-r-m-a-n. I'm with MJK Real Estate Holding Company; the owner of the property. Consumers Credit Union is

ground leasing the property from us in this current point in time.

CHAIRPERSON CHERWIN: All right, thank you. Are you going to be managing the presentation for the Petitioner at this point? I mean, Staff will go, but --

MS. HITZEMANN: He can just explain the project.

CHAIRPERSON CHERWIN: Yes, if you just want to give us a narrative.

MR. SILVERMAN: Absolutely.

CHAIRPERSON CHERWIN: What I'm going to ask you to do is just raise your right hand. As we normally do, we just take an oath before the petitioners speak.

(Witness sworn.)

CHAIRPERSON CHERWIN: All right, thank you, Mr. Silverman. There's a Staff report floating around. You were presented with this, and there are certain conditions in the Staff report. My understanding is that the first one the Staff agreed to drop, so there are now only three conditions on there.

Are you generally in agreement with those?

MR. SILVERMAN: Yes.

CHAIRPERSON CHERWIN: All right, excellent. So, why don't you just, whatever presentation or narrative you want to give us, that's fine, and then when you're done we'll move on to the Staff.

MR. SILVERMAN: Absolutely. I'll stay brief because I know Rachel has a thorough presentation. But Richard Silverman with MJK Real Estate, I am one of eight property owners currently at Southpoint Shopping Center. I'm the owner of the Consumers, I own a few parcels that I'll go through quickly, but I own the Consumers Credit Union parcel and the parcel just behind it where True Essence and RE/MAX are operating with some vacancies. I redeveloped the Dogtopia and Golf VX building, and then the Chipotle, Bibibop and AT&T outlots.

The purpose for this is Consumers Credit Union, the building is built. They've been open for a few years at this point. They entered into a 20-year ground lease with me and recently have expressed interest in purchasing the property from us to make a longer-term commitment. They'd like to own the property; it makes sense for us as well to sell it to them. So, we're simply looking to divide the parcels from the Consumers Credit Union outlot and what I call my south shop space, the L-shaped building you see just to the east of it.

CHAIRPERSON CHERWIN: Okay. All right, well, we can switch over to the Staff report. You can take a rest.

Just for the record, I'd like to note Commissioner Lorenzini has joined us as well.

Go ahead, Rachel.

MS. HITZEMANN: All right, thank you.

The subject property is located at 950 East Rand Road and is approximately 1.65 acres. The zoning is B-3 General Service, Wholesale, and Motor Vehicles District, and the Comprehensive Plan lists the site as commercial. The Petitioner, Richard Silverman from MJK Real Estate Holding Company, is requesting a preliminary and final plat of subdivision to create a new lot.

The subject property is part of the Southpoint Shopping Center which is located at the southeast corner of Rand Road and Palatine Road, and is governed by a PUD that was approved in 1990. Since the original approval, there have been two PUD amendments, including Ordinance #22-008 to allow two restaurants with drive-throughs which is the Chipotle and the Bibibop, and Ordinance #22-010 which granted the current Consumers Credit Union.

The PUD amendment and the special use approval for Consumers Credit Union, sorry, granted a 3,460 square-foot bank facility including a two-car drive-through with a third pass-through lane. The site includes 62 parking stalls, and access to the credit union comes from the existing drive aisles within the Southpoint Shopping Center.

When the credit union was originally built, the bank entered into a 20-year land use for the property, and here is the aerial. This is the preliminary and final plat. As you will note, the proposed lot is very similar to the current existing lot. However, the lot lines have slightly shifted to exclude the access drive and a portion of the right-of-way along Jane Avenue that is used for landscaping and signage.

Southpoint Shopping Center is governed by an Operation Easement Agreement, or an OEA, that governs most aspects of the center including parking, maintenance, site access, easements, utilities, ownership, signage and construction. The OEA provides a shared parking and access agreement for the entire center, and based on this agreement and the fact that the lot is already developed, the Petitioner has requested a variance from Chapter 29, Section 201(a)(5) of Village Code for an approving opinion of a qualified professional traffic engineer. Staff supports this variance request due to the fact that no changes are being made to the site, and traffic impacts remain the same as when the traffic study, sorry, was submitted and approved as part of the PUD amendment to construct the bank.

In Staff's original recommendation, there was a condition that the utility plan be updated to reflect all new utilities for Southpoint Shopping Center; however, after discussing with the Petitioner, Staff has removed that condition. The main concern was coming from Engineering and that it was made clear who maintained utilities that crossed the new sites. But the OEA states under Section 2.4 that there is a perpetual easement on each parcel except within the building area for installation, use, operation, maintenance and repair of utilities. This satisfied the Engineering Department's concerns, and so the condition was removed.

Under Section 15.3 of the OEA, the Memorandum of Ownership must be modified after the closing of a sale. MJK Real Estate intends to subdivide the land and then sell the new parcel to Consumers Credit Union. Since the sale cannot occur until after the subdivision is approved and the OEA Memorandum of Ownership cannot be updated until after the sale, Staff recommends a condition that the Memorandum of Ownership be updated within 30 days of the subdivision approval.

Staff recommends approval of the preliminary/final plat and variation to waive the opinion of a traffic engineer subject to the conditions listed on the slide.

CHAIRPERSON CHERWIN: Thank you.

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

COMMISSIONER ENNES: So moved.

COMMISSIONER SIGALOS: I'll second.

CHAIRPERSON CHERWIN: All in favor?

(Chorus of ayes.)

CHAIRPERSON CHERWIN: Any opposed?

(No response.)

CHAIRPERSON CHERWIN: Motion passes.

Thank you, Rachel.

All right, so we will start, first of all, why don't we start with any questions of the Petitioner? We can start, why don't we start with you, Terry? I'm going to switch this up a bit.

Do you have any questions of the Petitioner or Staff?

COMMISSIONER ENNES: I think I would wait for any questions over here from anybody in the audience.

CHAIRPERSON CHERWIN: Okay, John?

COMMISSIONER SIGALOS: I have no questions at this point.

CHAIRPERSON CHERWIN: Sue?

COMMISSIONER DAWSON: No questions.

CHAIRPERSON CHERWIN: Bruce?

COMMISSIONER GREEN: No questions.

CHAIRPERSON CHERWIN: Almost missed you there, Joe, you're behind Bruce.

COMMISSIONER LORENZINI: No questions, thank you.

CHAIRPERSON CHERWIN: Michael?

COMMISSIONER PETERMANN: No questions.

CHAIRPERSON CHERWIN: All right. Okay, well, I would ask, this is going to be, this is a public hearing so I'm going to ask if there's any members of the public here to talk about this particular project, Consumers Credit Union at Southpoint.

Is there anyone in the first row here who'd like to talk about that?

(No response.)

CHAIRPERSON CHERWIN: You're certain of that, all right. All right, well, I don't see anyone else. So, we're going to close the public hearing, that was quick.

Now, maybe your opinion has changed, Terry.

COMMISSIONER ENNES: It has; I do have a question. So, the purpose behind this is that you intend to sell it, but what we are voting on is really just to approve the subdivision of the parcel?

MS. HITZEMANN: Correct.

COMMISSIONER ENNES: This has nothing to do with the sale of the property.

MS. HITZEMANN: Correct.

COMMISSIONER ENNES: Okay.

CHAIRPERSON CHERWIN: I guess to get to the Plat Act and have a saleable lot.

COMMISSIONER ENNES: Yes, right.

CHAIRPERSON CHERWIN: John, anything?

COMMISSIONER SIGALOS: No, I have no questions.

CHAIRPERSON CHERWIN: Sue?

COMMISSIONER DAWSON: No questions.

CHAIRPERSON CHERWIN: Michael?

COMMISSIONER PETERMANN: No questions.

CHAIRPERSON CHERWIN: Joe?

COMMISSIONER LORENZINI: No.

CHAIRPERSON CHERWIN: Bruce?

COMMISSIONER GREEN: No questions.

CHAIRPERSON CHERWIN: Well, I don't have any questions.

So, we've got to do something, guys.

COMMISSIONER DAWSON: We could make a motion.

CHAIRPERSON CHERWIN: We could.

Sue, is that what you want to do?

COMMISSIONER DAWSON: Sure, I'll make a motion.

A motion to recommend to the Village Board of Trustees approval of Consumers Credit Union Subdivision, PC #26-007, a Preliminary and Final Plat of Subdivision to create a new lot for Consumers Credit Union, with the following variation:

1. **Variation from Chapter 29, Section 201(a)(5) to waive the requirement for an approving opinion of a qualified professional engineer as part of the subdivision.**

This recommendation is subject to the following conditions:

1. **The Memorandum of Ownership is properly modified within 30 days of the sale of the new parcel.**
2. **The Petitioner shall provide the signed Final Plat of Subdivision on mylar to the Village prior to this application being heard at a meeting of the Village Board of Trustees.**
3. **The Petitioner shall comply with all federal, state, and Village codes, regulations, and policies.**

CHAIRPERSON CHERWIN: Is there a second?

COMMISSIONER GREEN: I'll second that.

CHAIRPERSON CHERWIN: All right, a motion is on the table.

Can we have a roll call vote, Rachel?

MS. HITZEMANN: Yes.

Commissioner Dawson.

COMMISSIONER DAWSON: Yes.

MS. HITZEMANN: Commissioner Ennes.

COMMISSIONER ENNES: I have a question.

CHAIRPERSON CHERWIN: All right.

COMMISSIONER ENNES: Why was one removed?

MR. SILVERMAN: They just let --

MS. HITZEMANN: So --

CHAIRPERSON CHERWIN: We'll just set aside the motion right now and --

COMMISSIONER DAWSON: Oh, do I need to amend the motion to remove

number one?

MS. HITZEMANN: Through the Chair, the motion sheet that was provided to you has already, has it removed. So, the motion sheet is correct, we removed the utility condition from your motion sheet. So, it is correct.

COMMISSIONER ENNES: That was my question. So, that's removed.

CHAIRPERSON CHERWIN: Oh, yes, the green sheet is fine.

COMMISSIONER ENNES: Okay.

CHAIRPERSON CHERWIN: So, we'll unpause this vote and continue.

COMMISSIONER ENNES: Yes.

MS. HITZEMANN: Commissioner Green.

COMMISSIONER GREEN: Yes.

MS. HITZEMANN: Commissioner Lorenzini.

COMMISSIONER LORENZINI: Yes.

MS. HITZEMANN: Commissioner Petermann.

COMMISSIONER PETERMANN: Yes.

MS. HITZEMANN: Commissioner Sigalos.

COMMISSIONER SIGALOS: Yes.

MS. HITZEMANN: Chairman Cherwin.

CHAIRPERSON CHERWIN: Yes.

All right, congratulations, Mr. Silverman. There you go.

MR. SILVERMAN: Thank you, everyone.

CHAIRPERSON CHERWIN: They're not all this easy, but this is a good

one. All right.

MR. SILVERMAN: The Plat Act, it got us.

CHAIRPERSON CHERWIN: Yes, plat act always gets you. Trust me, it's a killer. So, Rachel will let you know the next step, so just get in touch. Thanks a lot, have a good evening.

MR. SILVERMAN: Have a nice evening.

(Whereupon, at 7:41 p.m., the public hearing on the above-mentioned petition was adjourned.)

PLAN

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

COMMISSION

RE: 2027 PLAN COMMISSION BUDGET

REPORT OF PROCEEDINGS had before the Village of
 Arlington Heights Plan Commission Meeting taken at the Arlington Heights Village
 Hall, 33 South Arlington Heights Road, 3rd Floor Board Room, Arlington Heights,
 Illinois on the 22nd day of July, 2026 at the hour of 7:41 p.m.

MEMBERS PRESENT:

JAY CHERWIN, Chairperson
 BRUCE GREEN
 TERRY ENNES
 JOHN SIGALOS
 SUSAN DAWSON
 MICHAEL PETERMANN
 JOE LORENZINI

ALSO PRESENT:

RACHEL HITZEMANN, Planner II
 MICHAEL LYSICATOS, Community Development Assistant Director

CHAIRPERSON CHERWIN: All right, so let's see. Next item on the agenda, Other Business, 2027 Plan Commission Budget. Oh, that should be controversial.

MS. HITZEMANN: As you'll see in the packet, it's the same as last year. Zero dollars, we're just informing you.

CHAIRPERSON CHERWIN: Well, good thing George Drost is not here to protest.

COMMISSIONER GREEN: Wait a minute.

MS. HITZEMANN: If you have any comments or concerns, just more of a formal this is what the proposed budget is.

CHAIRPERSON CHERWIN: Yes, and of course every year George votes for a raise for us but always fails. So, maybe he's just given up, that's why he's not here.

Any questions on the budget, zero? Any complaints?

(No response)

CHAIRPERSON CHERWIN: All right, thank you. That's the only other business we have. We do have a Public Comment section. So, if there's anything anybody in the public would like to comment on, it's not a dialogue but you can comment, present whatever your comment is on what's going on in the community, if you want to, if there's anybody in the first row, we could start here with the lovely American flag sweater which I like, we can start there.

Anybody going down, would anybody like to speak?

GENERAL PUBLIC COMMENTARY

AUDIENCE MEMBER: We do want to speak.

CHAIRPERSON CHERWIN: Oh-oh, bring it. McDonnell is going to speak, all right. All right.

MR. MCDONNELL: I have one.

CHAIRPERSON CHERWIN: Good evening, Mark.

MR. MCDONNELL: Similar, state the name and spell it or is it okay just to --

CHAIRPERSON CHERWIN: Yes, sir, you can go ahead. If you want to give us the location of your residence, you can do that.

MR. MCDONNELL: Mark McDonnell, M-a-r-k M-c-D-o-n-n-e-l-l. Current resident of 625 South Kennicott, so right south of Pioneer Park.

You know, thank you, guys, for all you do here and appreciate all that you guys have done for the community because it's, you know, it's a good reflection of the Village. So, great work.

I am here, as some of our other neighborhood people, just to talk quickly about the expansion that may be going on at Northwest Community Hospital which is just south of our homes, and the inclusion of a potential traffic light that would now be put at the end of our block. So, we just wanted to come here and communicate our concerns with it, asking you to make sure you weigh our concerns as residents against the, you know, net cost compared to the convenience that it might help some of the members and patrons at the hospital.

We're big customers of the hospital, so it's great news that they're trying to make it a world class facility. All that is wonderful, no issues on the expansion. But I think we're just coming here to ask you to do your best to please consider directing as much traffic as possible south of the hospital to Central Road which has got a four-lane road versus the two-lane highway or two-lane Kirchoff where the residential communities surround that.

Other hospitals in the area, you know, there's Lake Forest, Loyola, have two traffic lights, and that's what this hospital has, and to add another one just seems a lot, especially if it's going to pour traffic from a business area into a neighborhood area. I think Arlington Heights, I've been here, a resident for most of my life. I don't really know of an example where the Village has approved a traffic light from a business into any residential community.

So, I think those are just a few of the comments I'd like to make. I'm sure my neighbors would like to add a few more, but thank you very much for your time.

CHAIRPERSON CHERWIN: Thank you, sir.

All right, yes, ma'am.

MS. DEITELHOFF: Hi.

CHAIRPERSON CHERWIN: Hi.

MS. DEITELHOFF: My name is Jennifer Deitelhoff; I better spell that one for you. Okay, you got Jennifer. Deitelhoff, D-e-i-t-e-l-h-o-f-f. I reside at 701 South Kennicott, and I am neighbors with Mark as well.

I have lived in Arlington Heights for 44 years, love the community, and am in total support of the expansion of the hospital. However, I am not in support of a traffic light being installed five houses from where I live. We live on a very active block, a block that you will see seniors, you'll see school age kids out and about all the time. The least bit of increase on Kennicott Avenue would not be appreciated at all. We have kids crossing at the Fairview Kennicott all the time, walking over to Westgate.

So, like Mark, I just ask that when time comes for you to consider the light, to please consider strongly the impact it would have on Kennicott and the neighbors there. I would hope that you would look seriously at Central. Thank you very much.

CHAIRPERSON CHERWIN: Thank you.

MS. JAMESON: Hi. Diane Jameson, I live at 632 South Kennicott Avenue in Arlington Heights.

I've been a resident in Arlington Heights for over 30 years, and we love this community so much because of all the amenities. I sell real estate here. I know very well why people buy into our neighborhoods. It goes without saying that our world class neighborhoods are all ages, and because of the amenities that we offer, it becomes desirable for many.

The NCH Cancer Center would provide amazing services to many in our area, and I'm not opposed to that at all. But the expansion, after I learned today by meeting with Jeremy Hall, the net increase in square footage is very small compared to what they have today. So, the incremental increase in square footage is very small, the actual increase in traffic that they project is very small. So, I don't see how that supports a traffic signal being put up.

So, I oppose the traffic signal. I don't oppose the project, but I do believe they have enough campus to work a route that safely gets their patients onto and off of the campus by using the Central exit rather than Kirchoff that abuts right next to our neighborhood. We love our neighborhood and I don't want to sacrifice our lifestyle for the traffic light and the convenience that it supports for the hospital.

CHAIRPERSON CHERWIN: Thank you.

MS. DEZELLAR: I have another weird name. Hi, I'm Karen DeZellar. That's D-e-Z-e-l-l-a-r.

Diane, Andrea and I have been working with the Trustees since we first found out about the traffic light and ongoing traffic coming in to Kennicott. I work as a

teacher's aide at Our Lady of the Wayside School. I live at 520 South Kennicott which is directly across from Pioneer Park, home of Arlington Travel Baseball, the Cardinals, Cowboy Football, Pioneer Pool, numerous other Arlington Heights activities which we enjoy. Currently, you're only permitted to park on one side of Kennicott because of the number of children who are crossing back and forth, whether it be dropped off to practice, whether it be dropped off to a game.

We've had traffic casualties on Kennicott. I am keenly aware of shift changes at the hospital coinciding with Westgate dismissal, with Wayside dismissal, south activity. I think, in my opinion based off of the meetings we have had with the hospital staff, it's more of a convenience to the hospital rather than a need. I say that because, as Diane had mentioned, Jeremy Hall told us today they haven't had any accidents coming out of their current exit onto Kirchoff.

There's minimal amount of change that warrants having a shift coming into our area. We don't know what's going to happen with the Chicago Bears. If they do, we are all guilty of skirting around to find out if there's a cut-through that's going to get us to our game, our destination faster. These are some of the things that, as a resident, safety, increased traffic, for what? We have Central Road. There's two exits that go out on that side. It's a four-lane with a median as compared to a two-lane with a median.

We are not equipped to handle additional traffic. I don't know if IDOT is going to go forward with this. The other immediate concern that we have is the pedestrian crossing at Sunset Meadows. That is highly utilized by golfers. It's highly utilized by soccer teams. I see a big banner that says this is Home of the Arlington Cowboys. If that goes away, we're back in a situation where we've got kids crossing at a very busy time.

So, these are some of the things that, as a resident, as someone who is advocating for your consideration to not allow this. I know it still is in the planning for Staff. That was part of it, we didn't even know who was who, but we've learned that with meeting with the Trustees. It still is in the Staff section, but we want to keep this forefront in your minds.

There are 73,000 residents in Arlington Heights. I don't know how many the hospital employs, but I think there has to be an equal balance. So, thanks for letting me talk.

CHAIRPERSON CHERWIN: Thank you.

Anyone else?

(No response.)

CHAIRPERSON CHERWIN: All right, sir in the back? Anything?

AUDIENCE MEMBER: No, thank you.

CHAIRPERSON CHERWIN: All right, so at this time, we will close the public comments. Thank you, everybody, for participating.

Did anybody have -- well, I guess one question I'd have, Rachel, is just can you explain, you know, as far as the traffic issue, kind of where things stand? Are there warrants for it? I mean, is that, you know, they're going to need to go through the process to get that, I mean, what's the status of that right now?

MS. HITZEMANN: So, the plans are under review. We're still working through the engineering part of that and the traffic part of that. We have an outside traffic consultant who is reviewing that as well. But there will need to be a warrant study and we're looking at kind of all angles of this to see if it will be required or not, but I don't think we've made that determination at this point.

CHAIRPERSON CHERWIN: And so, if you can explain for kind of the room

here, ultimately, I call that street, is that a county-controlled street or is that Arlington Heights?

MR. LYSICATOS: I don't know the exact jurisdiction.

AUDIENCE MEMBER: IDOT I think.

MS. HITZEMANN: I think it's, yes, I think it's IDOT.

MR. LYSICATOS: I believe it's IDOT.

CHAIRPERSON CHERWIN: It's IDOT on Kirchoff?

AUDIENCE MEMBER: Yes.

MR. LYSICATOS: Yes.

CHAIRPERSON CHERWIN: Interesting.

MR. LYSICATOS: I believe so.

AUDIENCE MEMBER: County for Central.

CHAIRPERSON CHERWIN: All right. So, yes, so ultimately, they're going to, IDOT is going to get involved and they're going to make the call either way. Then how much discretion does the Village have based on what IDOT, if IDOT were to say yes, we think this is warranted here, how much discretion does the Village have in that process?

MS. HITZEMANN: I mean, generally, if IDOT is requesting it, Staff would support IDOT's recommendation. Ultimately, it's the Village Board's decision what they want to do, but Staff's recommendation would likely reflect what IDOT would like to see.

CHAIRPERSON CHERWIN: Okay, so as you're planning that process, yes, I mean, I think we just need to make sure that Staff is communicating the, you know, I don't know if you've had any other written correspondence from anybody in the neighborhood on it as well, but you know, this project is going to come through our Commission. It's going to have a public hearing. There's going to be, I'm sure these aren't the only people that are going to be objecting to it.

So, I think that if you could communicate please to the planning folks at the hospital which I'm sure they've already heard that, you know, they're going to have to really consider alternatives if they want, you know, if they come and present, I think they're going to have to really think about if that doesn't get approved what the alternative might be.

MS. HITZEMANN: And they are. They are looking at kind of all of the different angles. A traffic light is not a guarantee. Like you said, we'll have to see what is warranted, but they are looking at kind of all of the options.

CHAIRPERSON CHERWIN: So, even if it is warranted by IDOT, they might still want to, they should still consider, you know, how that might --

MS. HITZEMANN: Yes, they're looking at all the options and so are we.

CHAIRPERSON CHERWIN: Okay, all right, good. Well, that's all we can discuss today because the matter is not before us. Ask them if we can cut down on the five-hour wait time at the ER as well; that'd be nice.

All right, so Item VII, Update on Previous Plan Commission Cases?

MS. HITZEMANN: Yes. You should have an update before you. Not much has changed from the last meeting. A couple of Village Board dates have been added or amended, but everything else is pretty much the status quo.

CHAIRPERSON CHERWIN: Okay, anybody have any questions on this?

(No response.)

CHAIRPERSON CHERWIN: All right, well, if there is nothing further, is there a motion to adjourn?

COMMISSIONER DAWSON: I'll make the motion to adjourn.

COMMISSIONER GREEN: Second.

CHAIRPERSON CHERWIN: All in favor?

(Chorus of ayes.)

CHAIRPERSON CHERWIN: Any opposed?

(No response.)

CHAIRPERSON CHERWIN: All right, the motion passes.

(Gavel banged.)

CHAIRPERSON CHERWIN: We're adjourned.

(Whereupon, at 7:55 p.m., the public hearing was
adjourned.)

STATE OF ILLINOIS)
) SS.
 COUNTY OF KANE)

I, RONALD 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



VILLAGE OF
ARLINGTON HEIGHTS
— INC. 1887 —

**Plan Commission
8/26/2026**

Item: 207-209 E Valley Lane - Shelter Inc. Expansion - PC#26-013,
Special Use for Shelter Care Home, Variations

Department: Planning & Community Development

**Item Description:
REQUESTED ACTION**

1. Special Use for an expansion of a Sheltered Care Home from six residents to ten residents.

VARIATIONS

1. Variation to Section 6.12-1(3), to waive the requirement for a traffic and parking study from a qualified professional engineer.
2. Variation to Section 10.4, to reduce the required off-street parking spaces from nine spaces to two spaces.

RECOMMENDATION

Village Staff has reviewed the proposed Special Use for an expansion of a Sheltered Care Home from six residents to ten residents, along with the following variations:

1. Variation to Section 6.12-1(3), to waive the requirement for a traffic and parking study from a qualified professional engineer.
2. Variation to Section 10.4, to reduce the required off-street parking spaces from nine spaces to two spaces.

Based on the Police Department's call data (number, origin, and type of police calls), their capacity to handle the calls, and lack of neighborhood complaints, Village Staff recommends **APPROVAL** of the application subject to the following conditions:

1. No less than one staff per five residents shall be present at the facility at all times, 24 hours a day, 365 days a year so adequate supervision can be provided between the two units.

2. All staff must be trained in CPI and Think/Trauma training (or substantially similar training) to be able to de-escalate conflict and provide appropriate care for residents.
3. The petitioner shall continue to follow screening procedures which will allow them to identify and accept the most appropriate candidates for the program.
4. Operation of the facility shall occur in substantial compliance to the "Transitional Living Program Handbook", which shall be updated for review by staff prior to appearing at the Village Board.
5. The petitioner shall continue to work with the Police Department to establish appropriate onsite security, as applicable, and shall establish regular reporting of statistics and resident contact information if warranted.
6. Residents living on the subject property shall not be allowed to park cars on the subject property.
7. Petitioner shall maintain the parking agreement with Village Bank (150 E Rand Road)
8. The petitioner shall comply with all Federal, State, and Village Codes, Regulations, and Policies.

ATTACHMENTS:

1. PC Staff Report
2. Project Description
3. Justification for Special Use
4. Aerial
5. Plat of Survey
6. Redacted Floor Plans
7. TLP Interview Questions
8. Redacted Community Meeting Summary- 5.14.26
9. Site Photo
10. Certificate of Publication



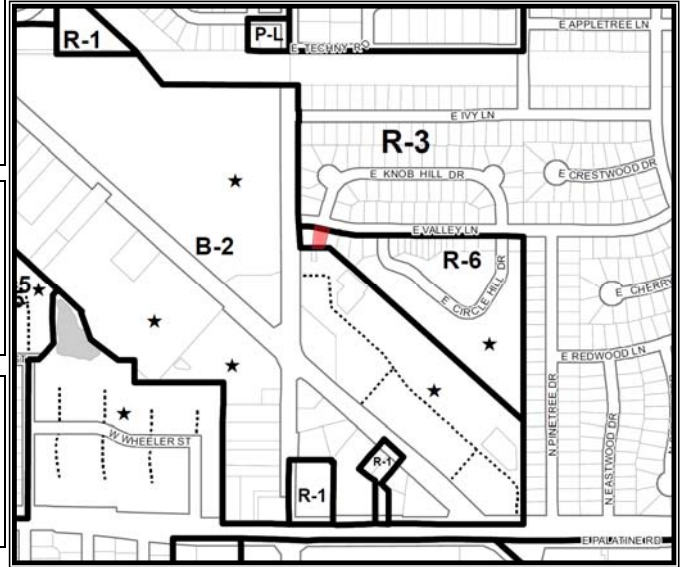
VILLAGE OF ARLINGTON HEIGHTS
STAFF DEVELOPMENT
COMMITTEE REPORT

Project Number: PC 26-013
Project Title: Shelter, Inc.
Location: 207-209 E. Valley Lane
PIN: 03-17-301-009-0000

To: Plan Commission
Prepared By: Rachel Hitzemann, Development Planner
Meeting Date: August 26, 2026
Date Prepared: August 10, 2026

Petitioner: Gina Ciulla
 Shelter, Inc.
Address: 3227 N. Wilke Rd, Suite 150
 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 an expansion of a "Shelter Care" Home from six residents to ten residents.

Variations Required:

1. Variation to Chapter 28 of the Municipal Code, Section 6.12-1(3), to waive the requirement for a traffic and parking study from a qualified professional engineer.
2. Variation to Chapter 28 of the Municipal Code, Section 10.4, to reduce the required off-street parking spaces from nine spaces to two spaces.

Project Background:

The subject property, located at 207-209 E. Valley Lane, is 7,932 square feet in size and currently occupied by a two-story duplex. The structure includes an attached two-car garage, which was converted to storage and common areas, as well as sufficient space to park two additional cars 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. E. Valley Lane provides a full access intersection under stop sign control at the westbound approach at its intersection with Arlington Heights Road approximately 80 feet to the west of the subject property.

In 2021, Shelter, Inc. received a Special Use Permit (SUP) for a Shelter Care Home. The original request was to have 12 residents on site. At the time, there were neighborhood concerns regarding traffic, parking and safety of the neighborhood. After review of the proposal, the Village Board approved six residents, which matched the occupancy of their previous property on Golf Road. The Ordinance noted any expansion would require a new Special Use Permit. The home started operations in 2022.

After operating for five years, the petitioner, Shelter, Inc., has submitted an application to expand their Transitional Living Program (TLP) from six residents to ten residents. The program provides a home for individuals assigned male at birth, under guardianship by DCFS, and are between the ages of 17.5-21 that are aging out of the welfare system. The residents spend two years in the program and then receive resources and guidance to find permanent housing and secure job opportunities. While residing at the subject property, the tenants receive medical and dental care, clothing, and assistance with general living and social skills so they can be successful upon graduation. No changes to the program are being made as part of this request.

Shelter, Inc. has been able to provide a home for hundreds of individuals over the last decade, helping those in need with stable housing, counseling, guidance, and a positive living environment for young adults in the custody of DCFS.

Existing Use of the Property:

The subject property is a duplex residential building consisting of two separate and fully independent apartment units, each with its own entrance and complete residential amenities. Currently, six residents reside in the upper apartment located at 209 E. Valley Lane. This unit contains three shared bedrooms, two bathrooms, a kitchen, dining area, and living room. The lower-level unit (207 E. Valley Lane) is currently utilized by program staff for office space, meetings, and supervision activities. If the proposed expansion is approved, the lower apartment will be converted from staff office space to residential use. The lower apartment would mirror the upstairs layout in terms of bedrooms and bathrooms. The three bedrooms in this unit would be configured based on the needs of the residents and could include either two shared bedrooms or one shared bedroom and two single bedrooms. The lower-level laundry room located off of the garage (identified as "Storage" on the floor plan) was modified to create a smaller shared laundry area along with a small office space for staff. This space will remain. The office area allows staff to work on-site and monitor activities in both apartment units while remaining available to support residents as needed. There will be a minimum of two staff members on site at all times.

Program Attributes

As mentioned above, Shelter, Inc. delivers a valuable service to the community and the section below outlines some of the key characteristics of the TLP program, which takes a comprehensive approach and provides high-quality services for each participant.

- Prior to being accepted into the program, all young adults are screened and interviewed to determine if they are a good fit for the program and will be compatible with the current residents at the home. The screening process allows Shelter, Inc. access to each individual's case files, where they can evaluate case notes, incident reports, historic service plans, integrated assessments, etc. prior to conducting an interview. Individuals with a significant criminal history, juvenile/adult sexual assault, or history of violence are not accepted into the program.
- Upon acceptance into the program and moving into the house, all residents are provided with a "Transitional Living Program Handbook", which contains a copy of all the rules, regulations, resources, and expectations for the TLP program.

- The facility is staffed 24 hours a day at a ratio of one staff member per five residents. Staff members work in three shifts (7am-3pm, 3pm-11pm, 11pm-7am).
- Staff must be at least 25 years old and have a bachelor's degree in a related field. After completing a week-long agency orientation, all staff complete mandatory training on an annual basis that includes the following: CPR, mandated reporter training, Crisis Prevention Intervention (CPI) training to provide strategies for safely defusing anxious, hostile, or violent behavior at the earliest possible stage, and Think Trauma training to help staff understand trauma, its impact on youth, and appropriate care. Ongoing professional development courses are encouraged for each employee.
- Shelter, Inc. established its own clinical mental health program to streamline the provision of mental health services for residents. Counselling, therapy, and group sessions are offered onsite, and residents are encouraged (sometimes required) to participate in certain mental health support activities.
- Curfew for all residents is midnight. Residents that are not home by midnight are reported missing and a Police report is filed. No overnight visitors are allowed. Quiet hours are between 11pm and 7am.
- No visitors under the age of 18 are allowed on the property and visitors over the age of 18 must provide a valid form of ID.
- Residents are required to either work or go to school and residents who are consistently unable to meet this obligation will not be allowed to remain in the program.
- During waking hours, staff will be in the units engaging and working with residents. There will be times when staff will need to complete paperwork and will be in their office on the first floor of the property. During the overnight shifts, staff must do hourly room checks to ensure that all residents are on the property. Staff is responsible to know where each resident is at all hours of the day.
- Residents are allotted a certain amount of money per month for transportation costs, which can be used for public transportation, Uber/Lyft, or taxi's/cabs. If a resident is enrolled in college, DCFS provides additional transportation assistance.
- Residents are not prohibited from owning cars; however, cars cannot be stored on the property. Should a resident own a car, they would need to find an appropriate off-site location to store it overnight. However, it is not common for a resident to own a car.

Zoning and Comprehensive Plan

The subject property is zoned R-6, Multi-family Dwelling District, which is an 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. The definition of a "Sheltered Care" home is *"an establishment licensed to provide assistance, supervision or oversight to residents, usually short term. A sheltered care home may not provide skilled or intermediate nursing services nor care for those cases for which hospitalization is generally required."* As a special use, the petition must therefore be evaluated under the following criteria and may only be approved should it be determined that all criteria have been met:

- 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 petitioner has provided a written response addressing each criterion, which has been included in the packet. Staff has reviewed this petition and agrees that the petitioner has provided sufficient justification to meet the Special Use criteria in order to increase occupancy of the home by four residents.

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 Sheltered 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.

Neighborhood Meeting:

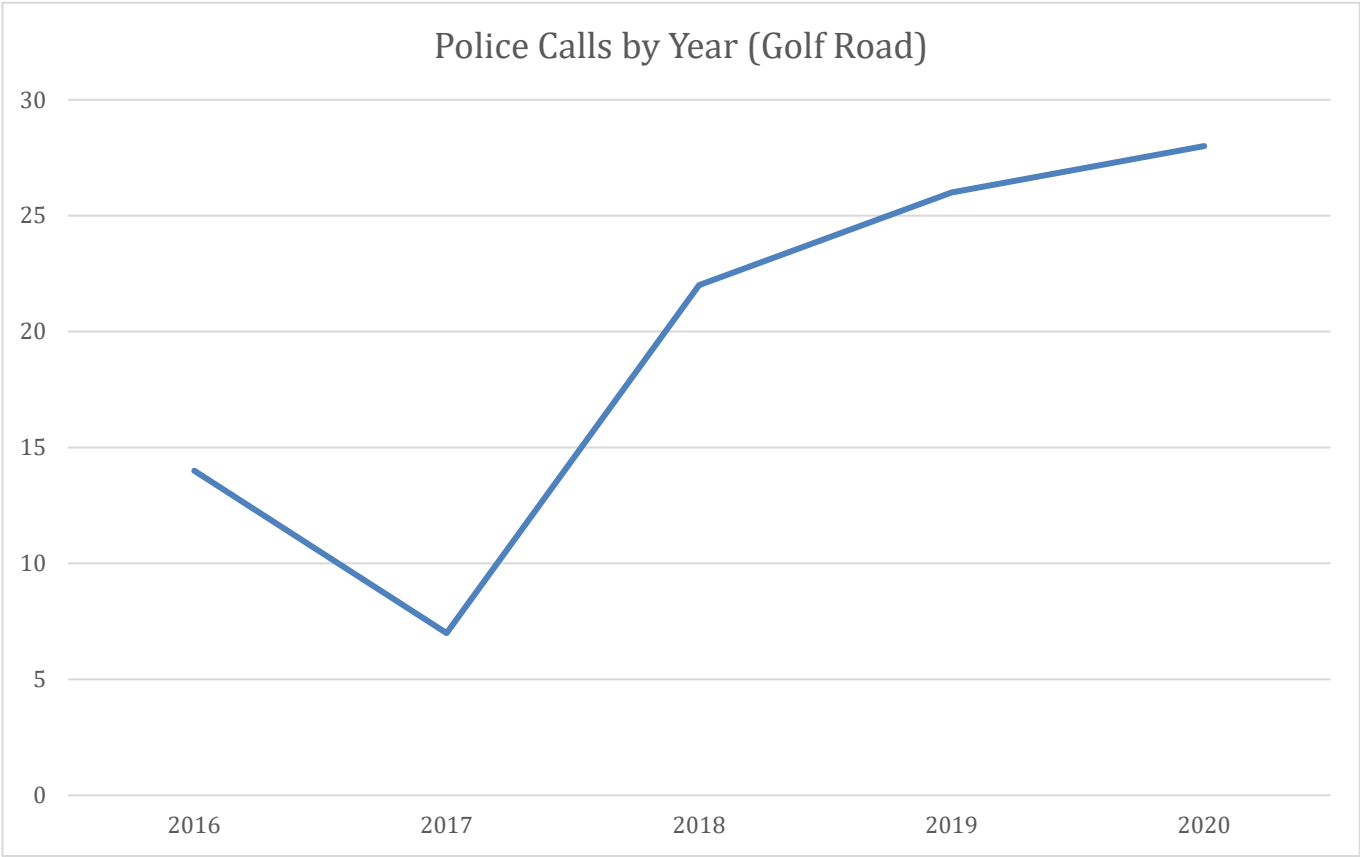
The petitioner coordinated and held a neighborhood meeting on May 14, 2026, as per recommendation by staff. The meeting was held at 6pm at the Wheeling Township building. Neighbors within 250ft of the property were notified of the meeting by mail. Shelter Inc. also included a phone number and email address in the mailing so the recipient could contact Shelter Inc. directly with any comments, questions or concerns. No neighbors attended the meeting or reached out to Shelter Inc. with any questions or concerns.

Additionally, Staff has not received any comments or concerns from neighbors since the Plan Commission meeting was noticed.

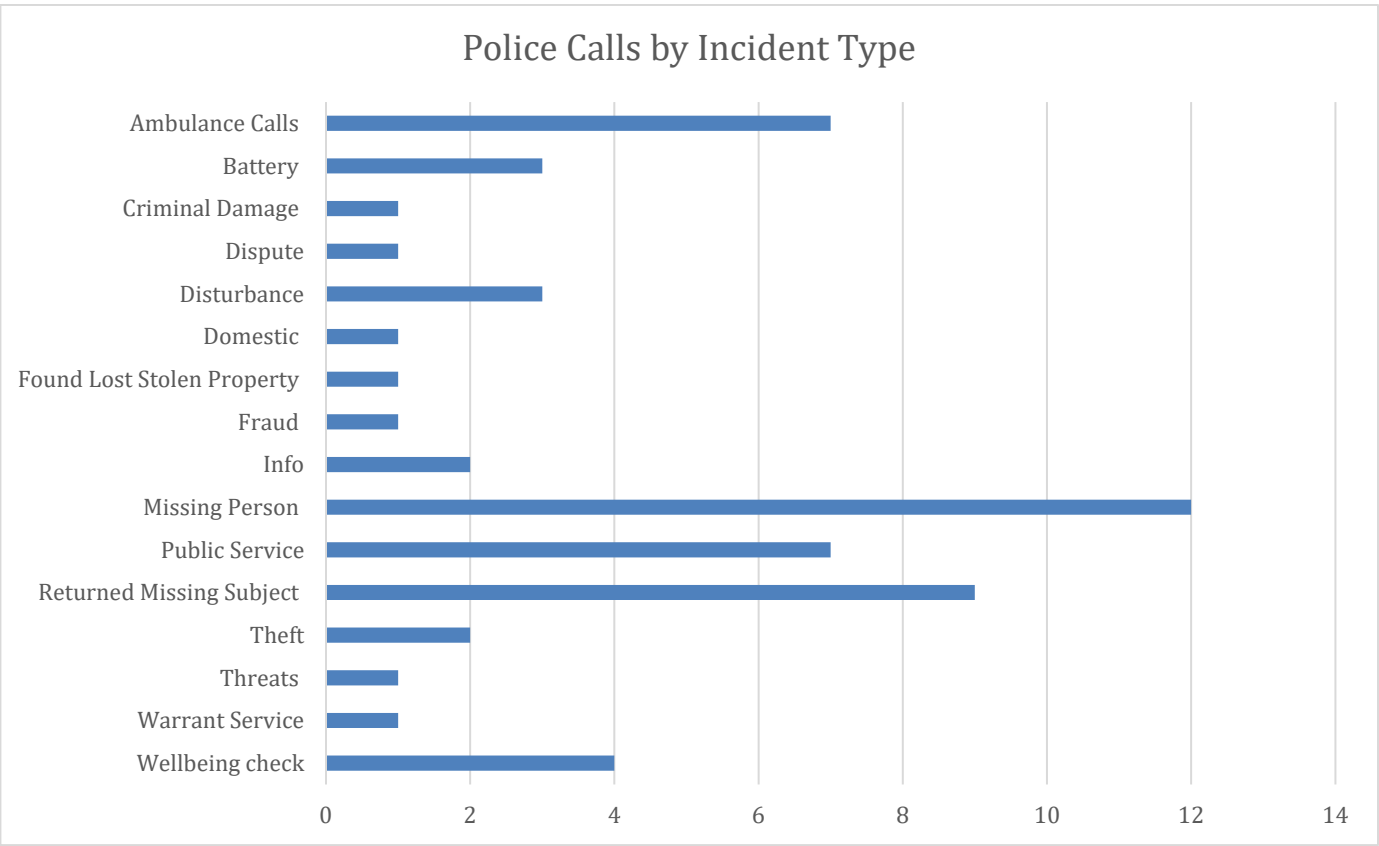
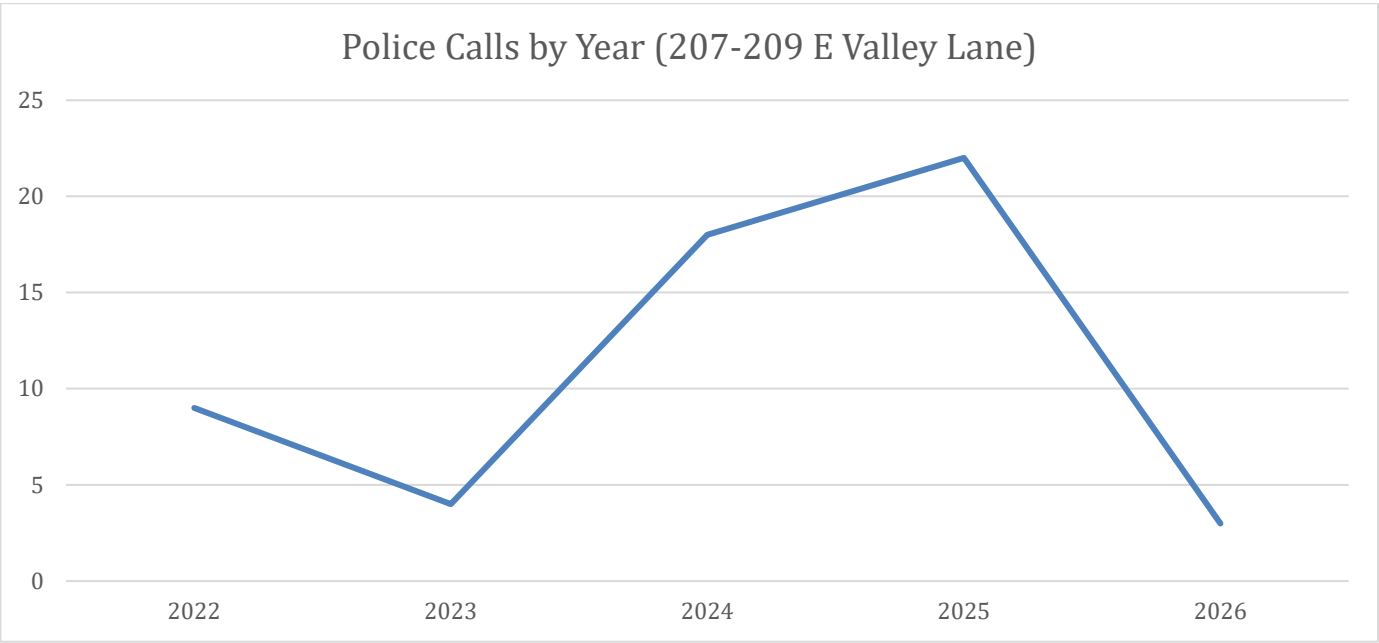
Police Call Volume

Since Shelter Inc. has had their TLP program at this location for the last four years, and operated at their former location on Golf Road for ten years, the Village has been able to analyze the number of calls for police service that each six-person facility generated.

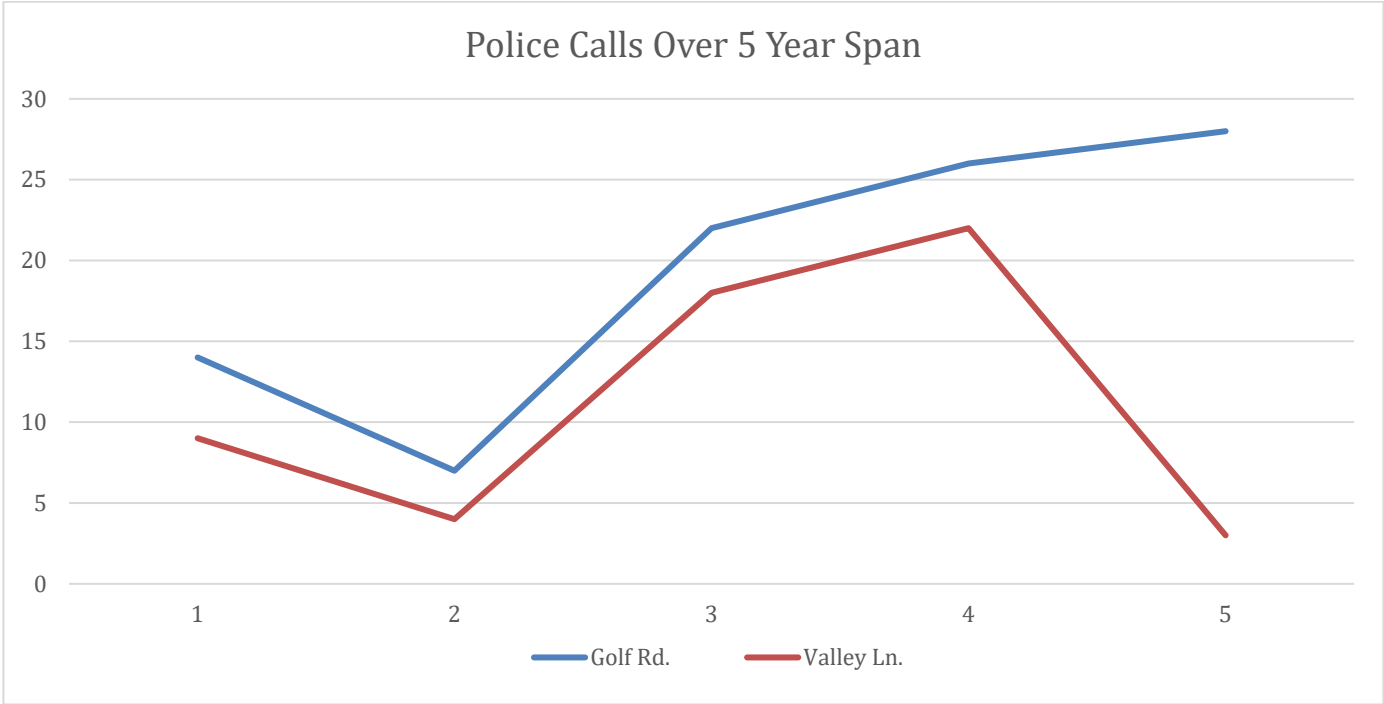
97 police calls were generated over the last five years the shelter operated at their Golf Road location. Police calls peaked at 28 calls a year in 2020, while the lowest was seven calls in 2017. Below is a chart that breaks down those calls by year.



Since moving in 2022, the existing facility generated 56 calls for police service. Below is a breakdown of these calls by year and type:



At the 207-209 E Valley Lane location, calls peaked in 2025 with 22. Shelter Inc. has noted that the increase in calls during the 2024-2025 period is attributable almost entirely to a single youth who moved into the home in April 2024. In 2024, nine calls were generated for this resident. Eight calls resulted in missing/ return of missing person cases and an additional call was made requesting a welfare check. The youth exited their program in September 2025. Three calls have been made in 2026 as of August 13, which aligns with the low volume of calls prior to the 2024-2025 span. The graph below compares the police call volume per five-year span between each location.



Overall, the number of police calls has decreased at the new location. The Arlington Heights Police Department has formally commended Shelter Inc. staff for managing and mitigating issues before they reach the point where 911 is called. They noted that this location has not generated police activity anywhere near what was generated at the previous facility on Golf Road. They have not expressed any concerns with staff servicing calls, even with an increase in residents. The Police Department also noted that no calls have been made by neighbors. All calls have originated from individuals associated with Shelter Inc.

Building, Site, and Landscaping:

The petitioner is not proposing any exterior changes to the building or site.

However, as a condition of the previous approval, Shelter Inc. did increase security and safety measures. These include; replacement of all windows in both units, installation of a hard-wired fire alarm system and installation of a full sprinkler system. Additionally, the home is equipped with a comprehensive interior and exterior security camera system covering both units. The system is monitored by ADT, and live camera feeds are accessible to staff in the on-site office to promote resident and community safety.

Parking, Traffic, and Transportation:

A traffic and parking study is required for any Special Use Permit proposed for land that does not abut a major or secondary arterial per code. E. Valley Lane is classified as a collector street and therefore the petitioner is required to 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. However, the petitioner has requested the following variations:

- ***Variation to Chapter 28 of the Municipal Code, Section 6.12-1(3), to waive the requirement for a traffic and parking study from a qualified professional engineer.***

The petitioner has provided a written response to the four criteria necessary for variations approval, which criteria have been reiterated 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.**

Staff does not take issue with this variation request. Parking should not be an issue since residents are not allowed to park a car on the subject property. The two driveway spaces are sufficient to accommodate the two staff supervisors, and additional staff (as needed) can be accommodated via street parking. The ten-resident sheltered care home is not anticipated to have a detrimental impact on traffic in the vicinity.

With regards to parking requirements, the Zoning Code does not contain a line item for a “Sheltered 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. Staff has determined the most similar use to be a “Dormitory”, which requires two spaces per three residents and one space for each staff member. Seven spaces would be required for the residents and two spaces for each employee (nine total spaces required) at the proposed maximum capacity. The driveway can accommodate two parking spaces, which leaves a parking deficit of seven spaces. Therefore, the following variation is required.

- ***Variation to Chapter 28 of the Municipal Code, Section 10.4, to reduce the required off-street parking spaces from nine spaces to two spaces.***

The petitioner has submitted written justification addressing each of the four criteria necessary for variation approval. As stated above, because residents are not allowed to park cars on the subject property, the only parking demand would be for the two staff supervisors and occasional additional staff on an as needed basis. The staff supervisors can be accommodated in the two driveway spaces, and any auxiliary staff parking needed (which is not expected to be common) can be accommodated on the street. Overnight street parking in this neighborhood is not allowed, but auxiliary staff are not anticipated to be present overnight. If residents do have a car, Shelter Inc. maintains an agreement with Village Bank and Trust to allow overnight parking for residents with vehicles. Most residents rely on walking, public transportation, or ride-share services such as Uber or Lyft. One bike parking space is required per code, which is accommodated within the interior storage area on the first floor.

RECOMMENDATION

Village Staff has reviewed the proposed Special Use Permit to allow an expansion of a “Shelter Care” Home from six residents to ten residents along with the following variations:

1. Variation to Section 6.12-1(3), to waive the requirement for a traffic and parking study from a qualified professional engineer.
2. Variation to Section 10.4, to reduce the required off-street parking spaces from nine spaces to two spaces.

Based on the Police Department’s call data (number, origin, and type of police calls), their capacity to handle the calls and lack of neighborhood complaints, Village Staff recommends **APPROVAL** of the application subject to the following conditions:

1. No less than one staff per five residents shall be present at the facility at all times, 24 hours a day, 365 days a year so adequate supervision can be provided between the two units.
2. All staff must be trained in CPI and Think/Trauma training (or substantially similar training) to be able to de-escalate conflict and provide appropriate care for residents.
3. The petitioner shall continue to follow screening procedures which will allow them to identify and accept the most appropriate candidates for the program.
4. Operation of the facility shall occur in substantial compliance to the "Transitional Living Program Handbook", which shall be updated for review by staff prior to appearing at the Village Board.
5. The petitioner shall continue to work with the Police Department to establish appropriate onsite security, as applicable, and shall establish regular reporting of statistics and resident contact information if warranted.
6. Residents living on the subject property shall not be allowed to park cars on the subject property.
7. Petitioner shall maintain the parking agreement with Village Bank (150 E Rand Road)
8. The petitioner shall comply with all Federal, State, and Village Codes, Regulations, and Policies

Special Use Permit Expansion Request

Project Description

Shelter Youth and Family Services

207–209 E. Valley Lane, Arlington Heights, Illinois

On November 1, 2021, Shelter Youth and Family Services received approval from the Village of Arlington Heights Planning & Zoning Commission/Village Board for a Special Use Permit to operate the duplex residential property located at 207–209 E. Valley Lane as a “Shelter Care Home” for up to six (6) unrelated residents. At that time, Shelter was advised that any future increase in approved capacity would require submission and approval of a new Special Use Permit.

Shelter Youth and Family Services took occupancy of the residence on April 15, 2022, and has continuously operated the home at the approved capacity of six residents since that date. The property has been utilized as a **Transitional Living Program (TLP)** serving young adults ages 17.5 to 21 who are aging out of foster care.

Program Description

The Transitional Living Program provides a structured and supervised environment designed to support education, employment, mental health treatment, and the development of independent living skills. All residents are required to attend school or maintain employment, participate in individual and group therapy, and attend independent living skills groups. Each resident is assigned a TLP case manager who works individually with them to ensure compliance with program expectations and progress toward established goals.

The program operates with three daily staffing shifts, with a minimum of one staff member on-site at all times to provide supervision and support.

Existing Use of the Property

The property located at 207–209 E. Valley Lane is a duplex residential building consisting of two separate and fully independent apartment units, each with its own entrance and complete residential amenities.

Currently, six youth reside in the upper apartment located at 209 E. Valley Lane. This unit contains three shared bedrooms, two bathrooms, a kitchen, dining area, and living room, which together provide the full residential living space for the current residents.

The lower apartment at 207 E. Valley Lane has the same residential layout, including three bedrooms, two bathrooms, a kitchen, dining area, and living room. At this time, this unit is

not used for residential purposes and is instead utilized by program staff for office space, meetings, and supervision activities.

In addition, the laundry room located off of the garage (identified at “Storage” on the floor plan) was modified to create a smaller shared laundry area along with a small office space for staff. This office area allows staff to work on-site and monitor activities in both apartment units while remaining available to support youth as needed.

If the proposed expansion is approved, the lower apartment (207 E. Valley Lane) will be converted from staff office space back to residential use. Youth residents would then occupy this apartment. The three bedrooms in this unit would be configured based on the needs of the youth and could include either two shared bedrooms or one shared bedroom and two single bedrooms.

Both apartments are fully independent residential units, and the proposed change would allow the lower apartment, originally designed and built as a residential dwelling, to be used for youth housing rather than staff office space, while maintaining appropriate on-site staff supervision.

Property Improvements and Safety Enhancements

Since taking occupancy, Shelter Youth and Family Services has made significant investments to improve the property’s structural integrity, safety, and functionality. These improvements include, but are not limited to:

- Conversion of a large laundry room into a smaller laundry room and dedicated staff office space
- Full tear-off and replacement of the existing roof
- Plumbing upgrades
- Complete kitchen remodel
- Installation of an upgraded HVAC system
- Replacement of all windows in both units
- Installation of a hard-wired fire alarm system
- Installation of a full sprinkler system

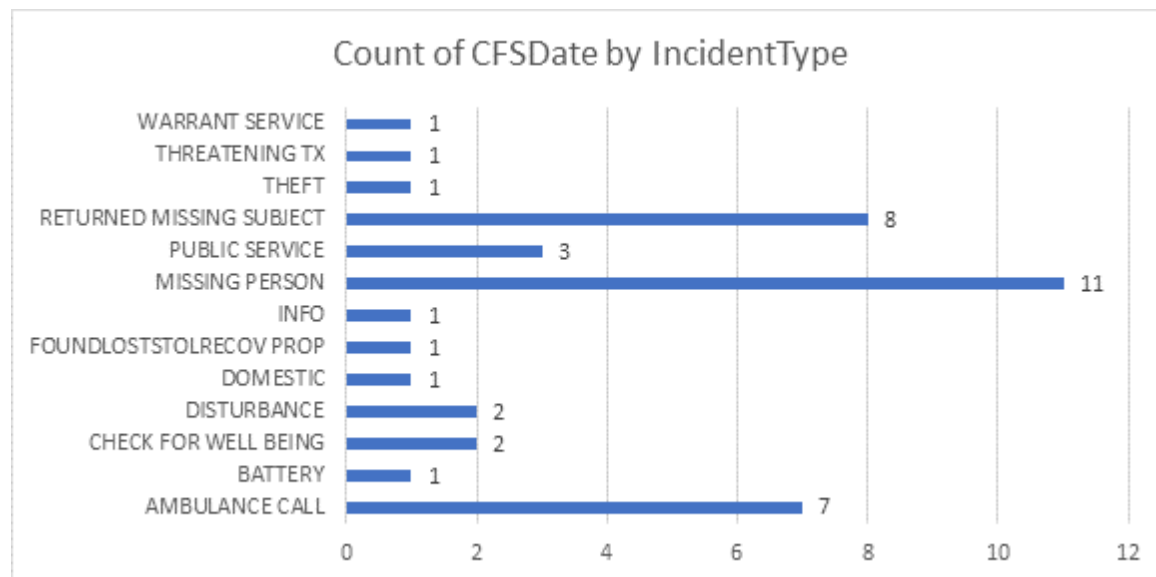
In addition, the home is equipped with a comprehensive interior and exterior security camera system covering both units. The system is monitored by ADT, and live camera feeds are accessible to staff in the on-site office to promote resident and community safety.

Community and Law Enforcement Coordination

Shelter Youth and Family Services has maintained ongoing communication with the Arlington Heights Police Department to ensure transparency and proactively address any concerns. Chief Nicholas Pecora has indicated that, over the last four years of occupancy, the department has received a limited number of calls (40 calls) related primarily to medical or mental health concerns and missing person reports. There have been no reported neighborhood disturbances, complaints, or adverse interactions with surrounding residents.

The detailed call data is reflected in the chart below, as provided by Chief Nicholas Pecora. Chief Pecora wrote, "The chart, pasted immediately below, groups reported incidents and identifies the general needs for police services. As you can read, documenting and investigating a curfew violation through a Missing Person report was the most common request.

Since the site opened in 2022, there have been 40 CFS to either 207 or 209 E. Valley. I applaud and commend staff for managing and mitigating an issue before it reaches the point where someone is dialing 911. The Valley location has not generated activity anywhere near that AHPD experienced at the former facility on Golf Road. Thank you for the efforts expended by all to achieve this status."



Requested Expansion

Shelter Youth and Family Services respectfully requests approval from the Village of Arlington Heights to expand the approved capacity from six (6) to ten (10) residents, with the four additional young adults residing in the 207 E. Valley Lane unit. This expansion would allow Shelter to fully utilize the existing structure while maintaining program integrity, safety, and supervision.

Shelter will continue to implement its established and comprehensive intake screening process, which has been consistently applied over the past four years. Individuals with extensive criminal histories, documented sexually problematic behaviors, or who are registered sex offenders are not accepted into the program. The agency remains committed to maintaining a safe, well-supervised environment and protecting the well-being of residents, staff, neighboring properties, and the surrounding community.

With the proposed increase in capacity, Shelter will hire additional staff to ensure that each shift is staffed with two on-site staff members to provide supervision across both units. While DCFS licensing permits a 1:6 staff-to-youth ratio, the program will operate at an enhanced 1:5 ratio, exceeding minimum regulatory requirements.

Program Rules and Transportation

Program rules and structure will remain unchanged. Residents are subject to a 1:00 a.m. curfew. Drugs, alcohol, cigarettes, and vaping products are strictly prohibited. Any contraband discovered is immediately confiscated and disposed of. Random room searches are conducted weekly to ensure compliance and maintain a safe living environment.

Residents may own a vehicle; however, historically, only two residents have had the financial means to do so. Any resident with a vehicle must provide proof of insurance, valid registration, and required municipal stickers. Shelter maintains an agreement with Village Bank and Trust to allow overnight parking for residents with vehicles. Most residents rely on walking, public transportation, or ride-share services such as Uber or Lyft.

As a program requirement, all residents must attend school or maintain employment. Many residents have successfully obtained and sustained employment within the Arlington Heights community, including positions in restaurants, grocery stores, and retail establishments. Residents also engage with the community by utilizing local fitness centers, the public library, and the Arlington Ridge Center.

Alignment with the Village of Arlington Heights Comprehensive Plan

The proposed expansion of the Transitional Living Program at 207–209 E. Valley Lane is consistent with the goals and policies of the Village of Arlington Heights Comprehensive Plan. The request supports the Plan’s emphasis on maintaining stable residential neighborhoods while allowing appropriately regulated special uses that serve a demonstrated community need.

Specifically, the proposed expansion advances the Comprehensive Plan’s objectives related to:

- **Community health, safety, and well-being**, by providing structured housing, supervision, and supportive services for vulnerable young adults transitioning from foster care to independence.
- **Efficient use of existing residential structures**, as the expansion does not involve new construction or changes to the exterior footprint of the property.
- **Neighborhood compatibility**, as Shelter has demonstrated responsible operation with minimal impact on surrounding residences, no documented nuisance issues, and ongoing cooperation with local law enforcement.
- **Housing stability and self-sufficiency**, by supporting education, employment, and life-skills development, thereby reducing long-term reliance on public systems and promoting positive community integration.

The requested increase in capacity maintains the residential character of the property, adheres to DCFS licensing standards, and continues to operate at supervision levels that exceed minimum regulatory requirements. As such, the proposed use is consistent with the intent and spirit of the Village’s long-range planning goals.

Conclusion

Shelter Youth and Family Services respectfully requests that the Planning & Zoning Commission recommend approval of a Special Use Permit allowing an increase in resident capacity at 207–209 E. Valley Lane from six (6) to ten (10) young adults.

Shelter has demonstrated a strong history of responsible operation, regulatory compliance, and positive community integration since receiving approval in 2021. The proposed expansion will utilize existing space, increase staffing levels, and maintain supervision ratios that exceed DCFS requirements, while continuing to protect the safety and quality of life of residents and the surrounding neighborhood.

Approval of this request will enable Shelter Youth and Family Services to serve additional young adults aging out of foster care in a safe, structured, and supportive environment consistent with the Village of Arlington Heights' planning objectives and commitment to community well-being. Shelter appreciates the Commission's consideration of this request and welcomes any questions or requests for additional information during the review process.

Shelter, Inc. – Community Residence Special Use Application

Justification for Special Use

1. That said special use is deemed necessary for the public convenience at this location.

The transitional living program (TLP) currently offered by Shelter, Inc. at this location is vital in providing the community with access to community-based institutions. Shelter began over 50 years ago as a grassroots community initiative in Arlington Heights serving children who had been abused, neglected, or required supervision due to a family emergency. The TLP operated in this residence since 2021 has supported youths aged 17½ to 21 years old who are aging out of the foster system. Shelter supports these young people who are from Arlington Heights and surrounding suburbs transition into responsible adults.

The current application seeks to expand the capacity of the current program to serve additional young people in need of these services in our community.

2. That such case will not, under any circumstances of the particular case, be detrimental to the health, safety, morals or general welfare of persons residing or working in the vicinity.

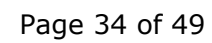
As outlined in more detail in the Program Description, Shelter currently operates a more limited Shelter Care Home under similar program requirements as is being sought here. The only adjustment to the current special use permit is the expansion of the number of unrelated residents permitted at the property. Currently, Shelter is permitted up to six residents. The current application seeks to expand that to ten residents with additional staff to maintain required staff-resident ratios.

Shelter has maintained a close working relationship with the Arlington Heights Police Department as part of its current program to ensure that program participants and the surrounding community remain safe. Police Chief Nicholas Pecora has commended Shelter staff for its work in managing and mitigating any issues that may arise, and as noted in the staff review, the Police Department has no concerns with the proposed development.

The requested special use would not be detrimental to the health, safety, morals, or general welfare of those in the vicinity.

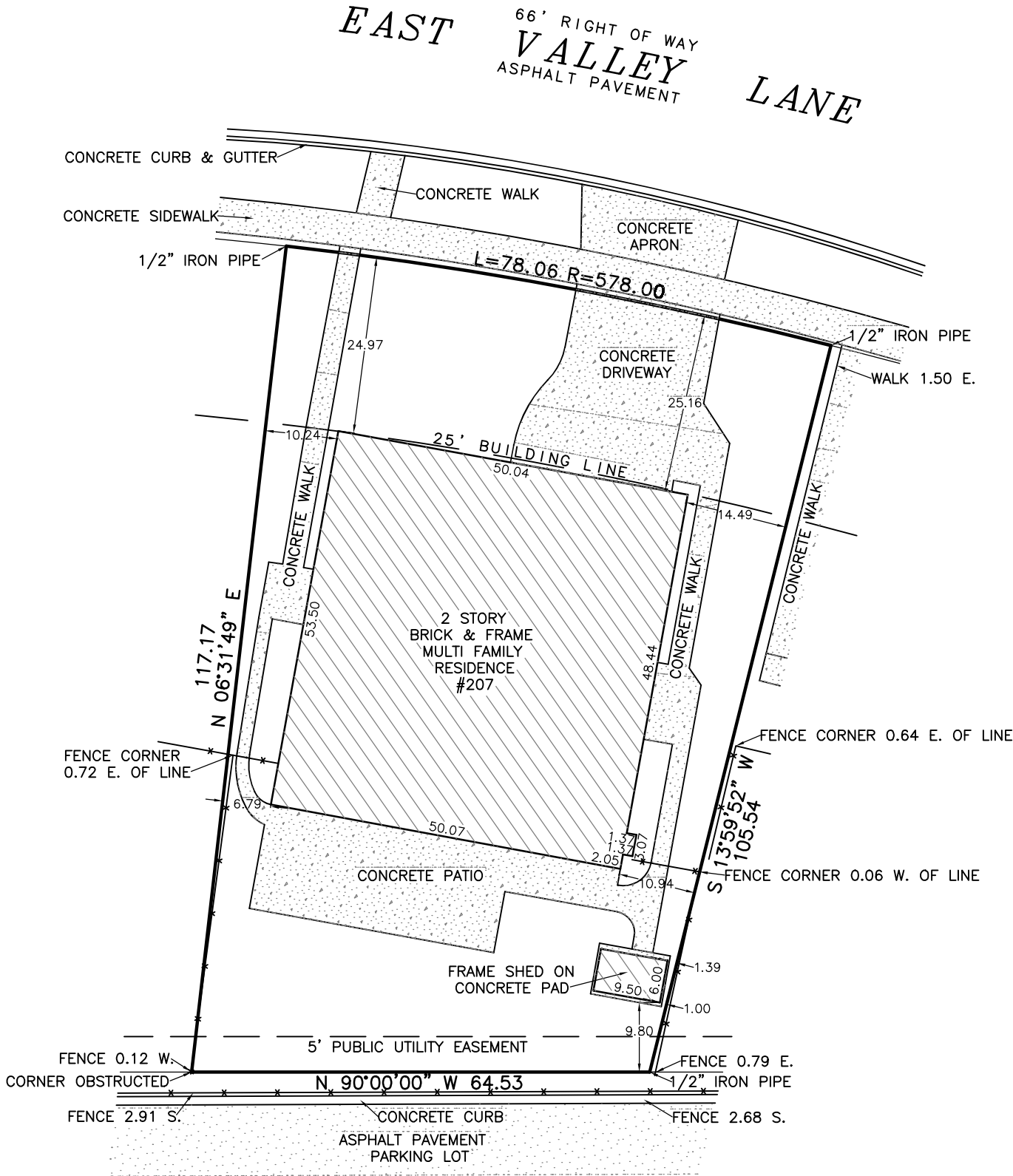
3. That the proposed use will comply with the regulations and conditions specified in this ordinance for such use, and with the stipulations and conditions made a part of the authorization granted by the Village Board of Trustees.

Shelter has worked with the Village to comply with all regulations and conditions in place for the current special use permit authorized for this project including completing numerous upgrades to the residence to promote health and safety and will continue to do so under the expanded program requested here.



PLAT OF SURVEY
OF

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



THIS SURVEY IS VALID ONLY WITH EMBOSSED SEAL

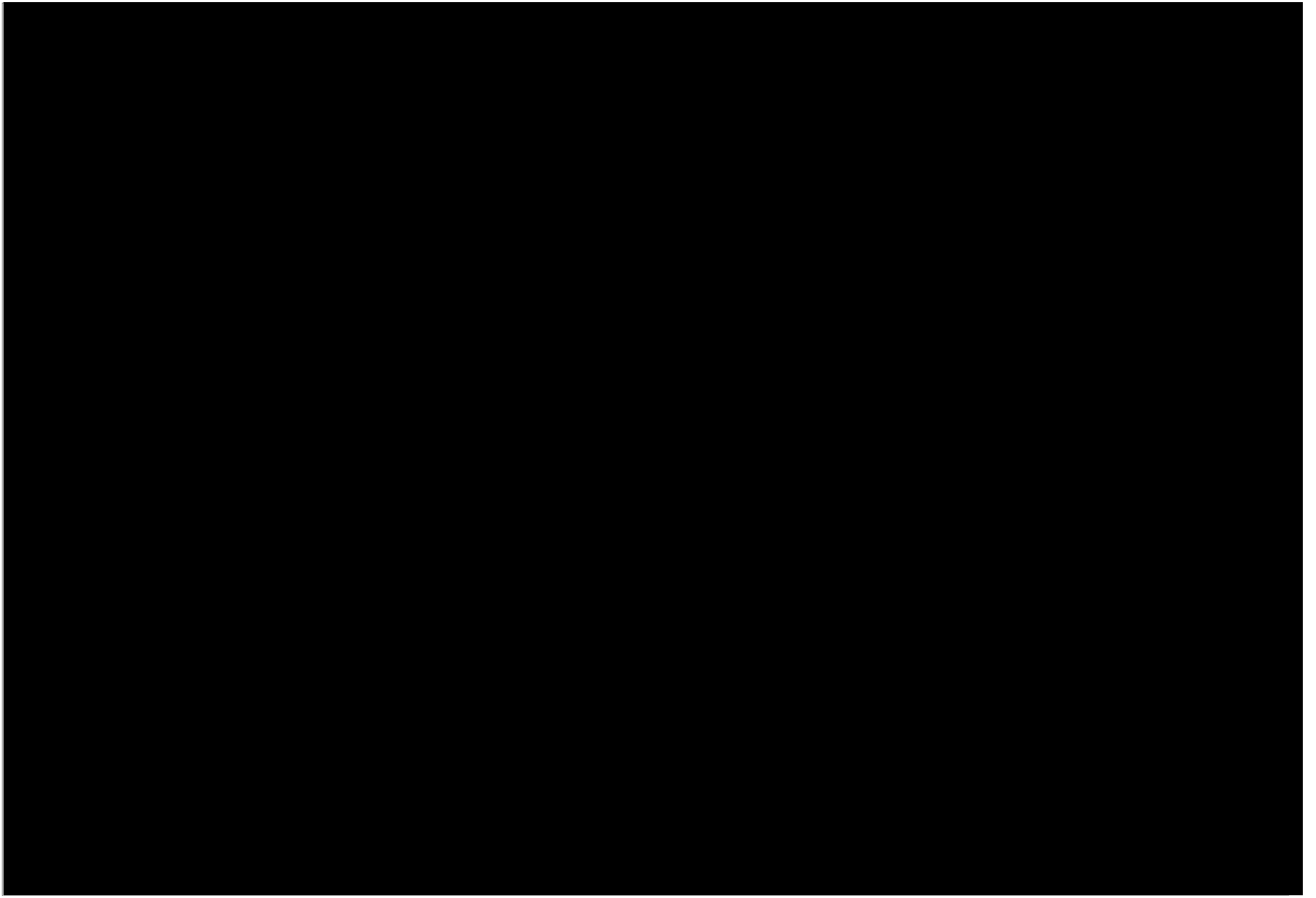
STATE OF ILLINOIS } ss.
COUNTY OF KANE }

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.

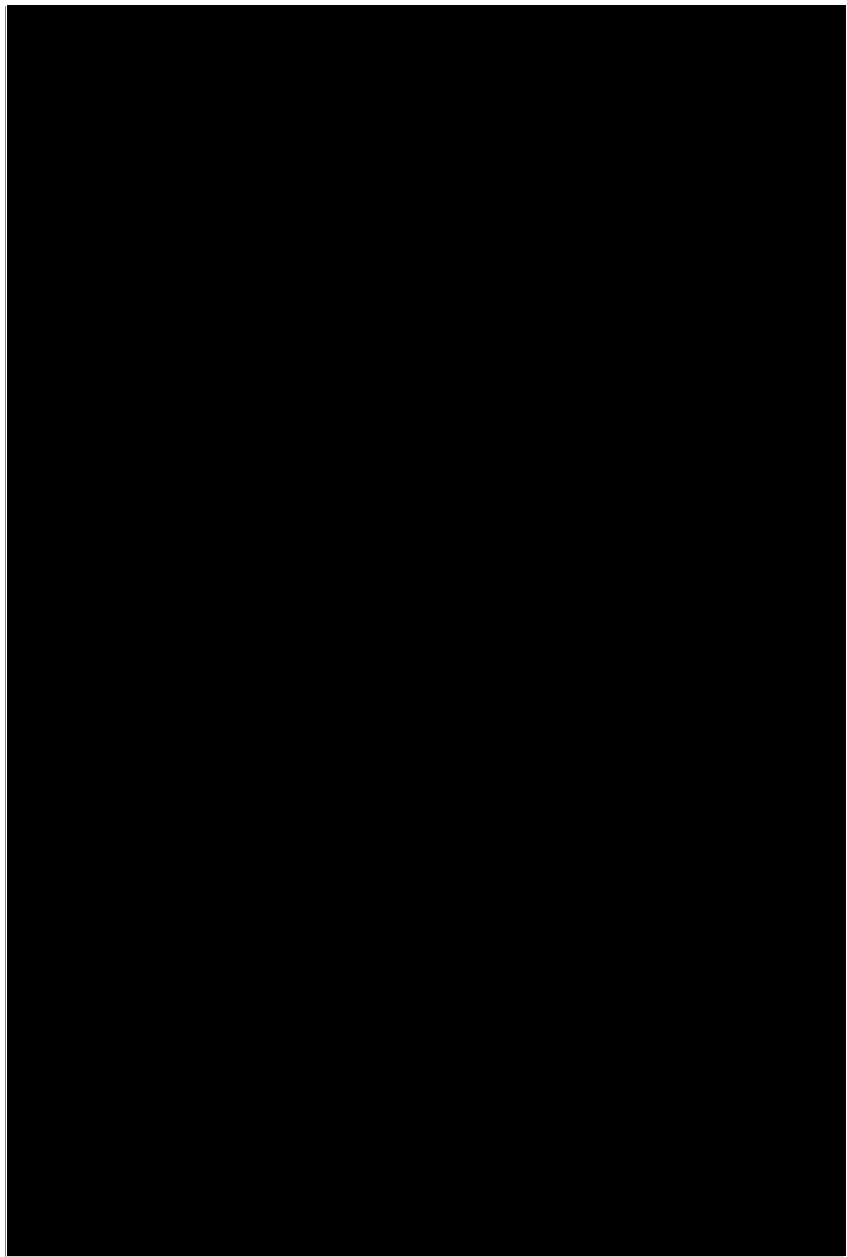
Keith E. DeLaney
Dated: May 3, 2021
Field work completed: May 3, 2021
Professional Design Firm Lic. No. 184.005204
This professional service conforms to the current Illinois minimum standards for a boundary survey.

Lic. Exp. 11-30-22

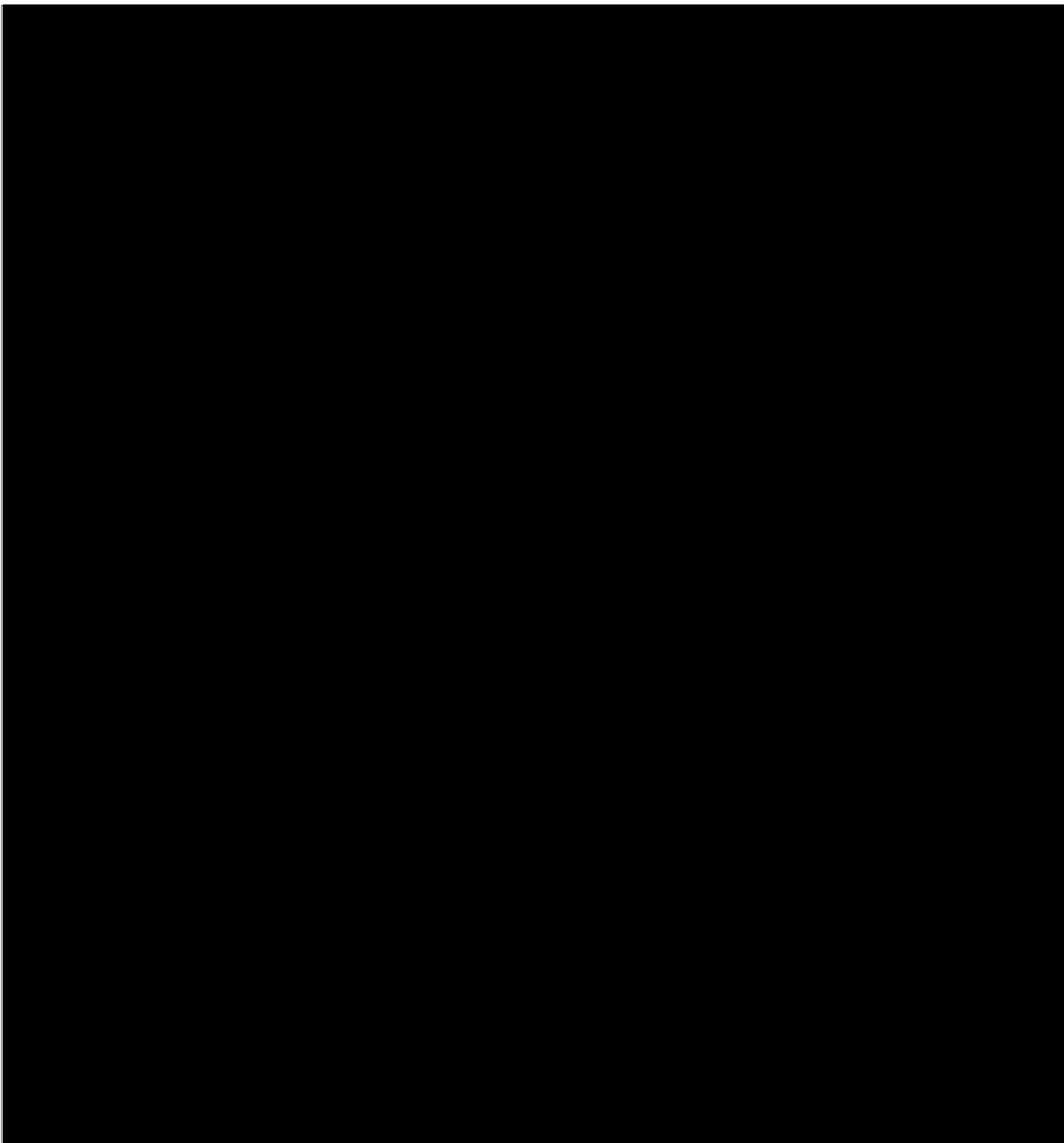
Illinois P.L.S. #035-003385



SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



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TLP Interview Questions

Name: _____ DOB: _____ Age: _____

Date referral received from DCFS: _____ Date of interview: _____

Current placement: _____

What are you looking to get out of a TLP?

Are you currently in High School? Yes No Year: 9 10 11 12

Graduated: Yes No Date: _____

If in school, how is your school attendance? Please explain.

IEP: Yes No

What does a typical day look like to you?

How do you handle freedom and less structured environments?

Are you currently employed? Yes No

If yes, where are you currently working?





Are you willing to obtain employment as it is an expectation in all TLP programs? Yes No
If no, please explain:

Do you have any psychiatric diagnosis? Yes No
If yes, please list:

Are you currently prescribed any medications and/or psychotropic medications? Yes No
If yes, please list:

Are you compliant with taking all prescribed medications? Yes No
If no, please explain:

Do you have any medical concerns that require ongoing medical treatment? Yes No
If yes, please explain:

Are you currently attending therapy? Yes No
If so, are you compliant and what are you currently working on? Yes No
If no, please explain:





What is your willingness to participate in recommended services? (i.e. individual therapy, group therapy, groups, psychiatric assessment and monitoring)

Are there any issues of suicidal and/or homicidal ideations (current or historic)? Yes No
If yes, please explain:

Are there any issues of self harm (current or historic)? Yes No
If yes, please explain:

Have there been any current or historic substance abuse issues? Yes No
If yes, please explain:

What are some of your current hobbies or interests?

Who do you identify as your healthy support systems/relationships?

Do you have regularly scheduled visits with family, friends, supports? Yes No
If yes, please explain with who, how often, where do they occur, etc.?





Do you have any children? Yes No
If yes, please explain current visitation plan, involvement in TPSN services, etc.:

Have there been any incidents of problematic behaviors? Yes No
If yes, please explain:

Have there been any issues of aggression? Yes No
If yes, please explain:

Have there been any incidents of police involvement/legal history? Yes No
If yes, site specific offenses, dates, and status:

Have you been on Probation/Parole? Yes No
If yes, please explain the reason and dates:

Have there been any incidents of sexually problematic behaviors (current or historic)? Yes No
If yes, please explain:





Have you ever had to register as a Sex Offender? Yes No
If yes, please explain:

Have there been any issues regarding Domestic Violence? Yes No
If yes, please explain:

Is there gang involvement (current or historical)? Yes No
If yes, please explain:

Are there any incidents of fire setting/arson? Yes No
If yes, please explain:

The Shelter, Inc. TLP provides equality of services and care to everyone, regardless of people's gender, gender identity, race, religion or belief or sexual orientation. We have zero tolerance for anyone who discriminates, bullies, or makes any disparaging comments.





3227 N. Wilke Rd. Suite 150 Arlington Heights, IL 60004
shelter@shelter-inc.org
shelter-inc.org

24-Hour Referral Line: 847.255.8060

In preparation for Shelter Youth and Family Services' application for a Special Use Permit to increase the capacity of our Transitional Living Program from six to ten youth at our residence located at 207–209 E. Valley Lane, Arlington Heights, Illinois 60004, Shelter organized a community informational meeting to provide neighbors and local businesses with an opportunity to learn more about the proposed expansion.

On April 29, 2026, letters were mailed to 42 neighboring residences and businesses located within a 250-foot radius of the property. The invitation informed recipients of a community meeting scheduled for Thursday, May 14, 2026, at 6:00 p.m. at the Wheeling Township Building, 1616 N. Arlington Heights Road, Arlington Heights, Illinois 60004.

The purpose of the meeting was to share information about the Transitional Living Program, including the positive impact the program has had since relocating to 207–209 E. Valley Lane in April 2022, the experiences of the youth served, and Shelter's ongoing commitment to being a responsible neighbor. The meeting was also intended to provide residents and business owners with an opportunity to ask questions, express concerns, and engage in open discussion regarding the proposed increase in capacity.

The invitation included both a telephone number and email address for recipients to RSVP or to contact Shelter directly with any questions, comments, or concerns before or after the meeting. No RSVPs were received, and Shelter did not receive any phone calls, emails, or other communications expressing questions or concerns regarding the proposed expansion. On May 14, 2026, Shelter Youth and Family Services staff were present at the Wheeling Township Building for the scheduled meeting and remained available for approximately one hour. No community members attended the meeting.

Since that time, Shelter has not received any additional phone calls, emails, or other inquiries regarding the proposed Special Use Permit or the planned expansion of the Transitional Living Program.

Submitted,

**Gina Ciulla MSW, LCSW
Chief Operating Officer**



Name
Company
Address
City, State Zip

Dear Resident,

Please join us for a neighborhood meeting to learn more about the proposed expanded use of the residences at 207-209 East Valley Lane by Shelter, Inc. for our TLP (Transitional Living Program). **This meeting will take place at 6 pm Thursday, May 14 at the Wheeling Township Building**, located at 1616 N. Arlington Heights Road in Arlington Heights.

At this meeting, you will learn about the many youths who have lived at the home the past 4 years, how they have contributed and integrated into the community, and how the program has provided them opportunities to prepare for adulthood. Following a presentation, you will have opportunities to ask questions about Shelter, learn more about our programs, and engage with staff. Light refreshments will be provided.

Four years ago, Arlington Heights had faith in our young people and welcomed them into our community. The results have been inspiring, even gaining the firm support from Arlington Heights Chief of Police Nicholas Pecora.

Because the program has been remarkably successful, we want to allow four additional youths to join our program, which requires Village approval. In 2021, the Village granted occupancy for six youths at a time, but the current duplex location has room to give four more youths the exact same opportunity to build a better life.

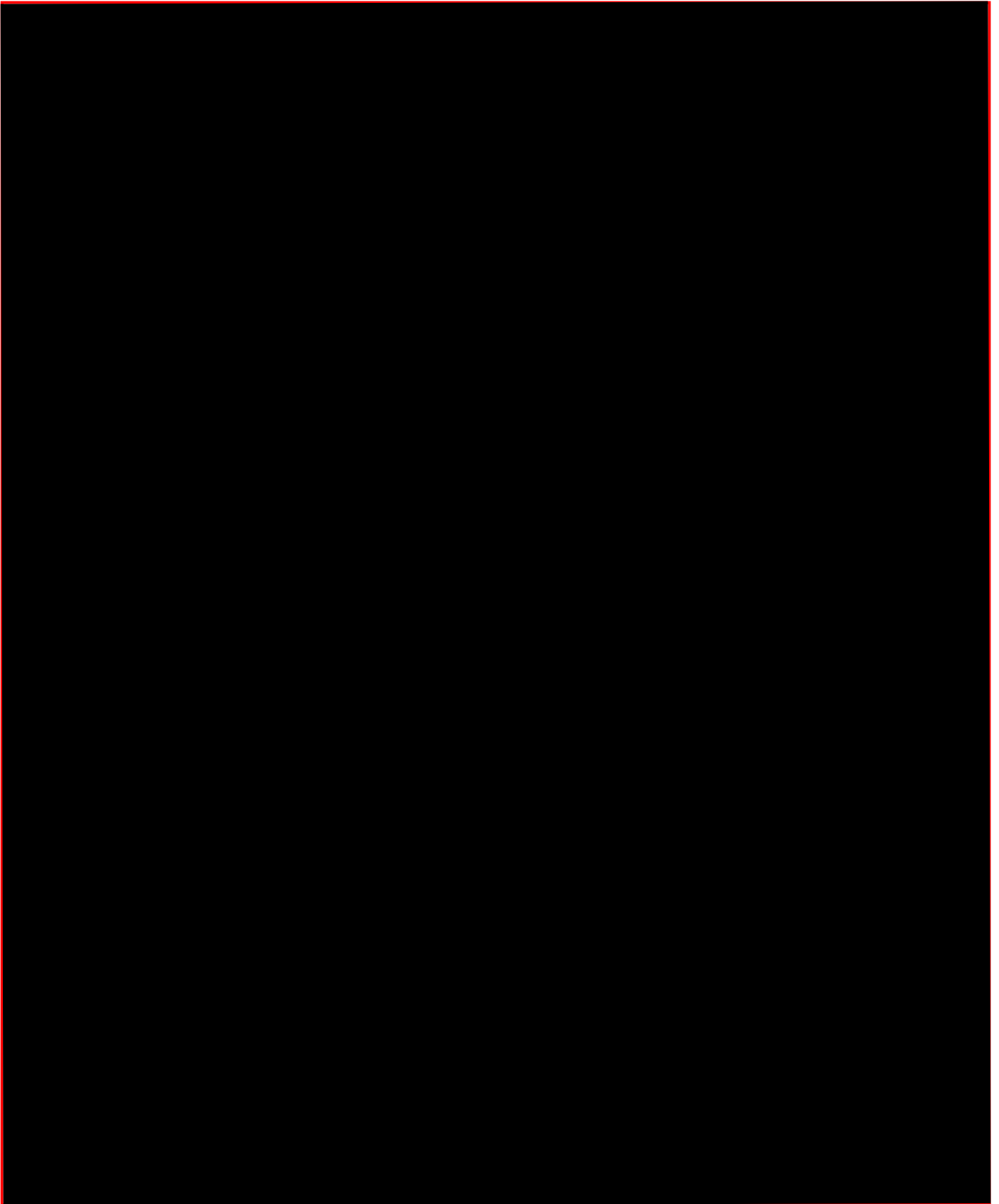
The 15+ youths who have gone through the program have proven to our residents that this program helps them become productive, independent members of this community. Embracing and welcoming four more young people will help us even more positively impact the next generation and ensure the continued success of our Arlington Heights.

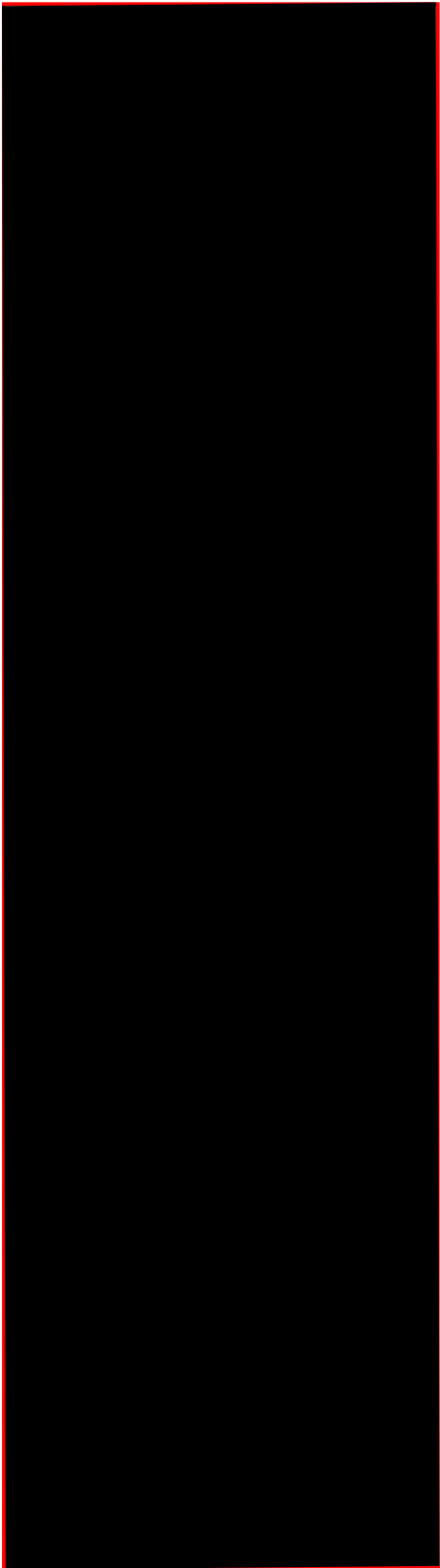
Please RSVP to me at [REDACTED] if you are able to attend. We look forward to seeing you at 6 pm Thursday, May 14 at the Wheeling Township Building!

Please note that this is an informational meeting and is not to be confused with the required public hearing on this matter, which will be hosted by the Village of Arlington Heights at a later date.

Sincerely,

Gina Ciulla
Shelter Chief Program Officer







NOTICE OF PUBLIC HEARING
NOTICE IS HEREBY GIVEN THAT THE PLAN COMMISSION OF THE VILLAGE OF ARLINGTON HEIGHTS WILL CONDUCT A PUBLIC HEARING ON August 26, 2026, AT 7:30 P.M. in the Municipal Building, 33 South Arlington Heights Rd, Arlington Heights, Illinois to consider Petition No. 26-013, a request to amend a Special Use Permit for a "Sheltered Care" Home to allow an increase from 6 to 10 residents, a Variation to Chapter 28 of the Municipal Code, Section 6.12-1(3), to waive the requirement for a traffic and parking study from a qualified professional engineer, and for a Variation to Chapter 28 of the Municipal Code, Section 10.4, to reduce the required off-street parking spaces from 9 spaces to 2 spaces. The subject property is located at 207-209 East Valley Lane, in Arlington Heights, IL. The PIN for the subject property is 03-17-301-009-0000 & 03-17-301-009-0000. The subject property is legally described as follows: 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. The Plan Commission will consider any zoning and Subdivision actions or relief from Chapter 28 and 29 that may be necessary or convenient to allow development of the type described in this notice, or development that is less dense than the type described in this notice, including, without limitation, special use permits, variations, map or text amendments, or other special approvals. Complete list of all final zoning actions and staff report may be viewed at www.vah.com. At the public hearing, the Plan Commission will accept and consider all testimony and evidence pertaining to the application. All persons desiring to be heard shall be given the opportunity to be heard. Should any individual need auxiliary aid or service, such as a sign language interpreter or materials in alternative formats, please contact the Health Department at 33 South Arlington Heights Road, Arlington Heights, Illinois 60005, (847) 368-5760, TDD# (847) 368-5794.
Jay Cherwin, Chair
ARLINGTON HEIGHTS PLAN COMMISSION
Published in Daily Herald Aug. 11, 2026 (340674)

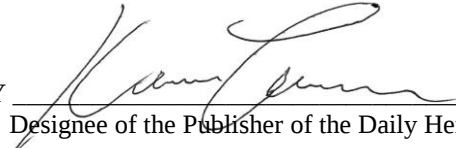
CERTIFICATE OF PUBLICATION

Northwest Suburbs Daily Herald

Corporation organized and existing under and by virtue of the laws of the State of Illinois, DOES HEREBY CERTIFY that it is the publisher of the **Northwest Suburbs DAILY HERALD**. That said **Northwest Suburbs DAILY HERALD** is a secular newspaper, published in Arlington Heights, Cook County, State of Illinois, and has been in general circulation daily throughout Cook County, continuously for more than 50 weeks prior to the first Publication of the attached notice, and a newspaper as defined by 715 ILCS 5/5.

I further certify that the **Northwest Suburbs DAILY HERALD** is a newspaper as defined in "an Act to revise the law in relation to notices" as amended in 1992 Illinois Compiled Statutes, Chapter 715, Act 5, Section 1 and 5. That a notice of which the annexed printed slip is a true copy, was published 08/11/2026 in said **Northwest Suburbs DAILY HERALD**. This notice was also placed on a statewide public notice website as required by 5 ILCS 5/2.1.

BY


Designee of the Publisher of the Daily Herald

Control # 340674