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

COMMISSION

RE: ReSTORE - 955 EAST RAND ROAD - PC# 19-013  
LAND USE VARIATION, PUD AMENDMENT

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 13th day of November, 2019 at the hour of 7:30 p.m.

MEMBERS PRESENT:

TERRY ENNES, Chairman  
LYNN JENSEN  
MARY JO WARSKOW  
JOE LORENZINI  
BRUCE GREEN  
GEORGE DROST  
SUSAN DAWSON  
JOHN SIGALOS  
JAY CHERWIN

ALSO PRESENT:

JAKE SCHMIDT, Assistant Development Planner

CHAIRMAN ENNES: This meeting of the Arlington Heights Plan Commission is hereby called to order. Would you please all rise and join us in the Pledge of Allegiance?

(Pledge of Allegiance recited.)

CHAIRMAN ENNES: Thank you, please have a seat. So, we should start out with roll call. Jake, if you would please read that?

MR. SCHMIDT: Certainly. Commissioner Cherwin.

COMMISSIONER CHERWIN: Here.

MR. SCHMIDT: Commissioner Dawson.

COMMISSIONER DAWSON: Here.

MR. SCHMIDT: Commissioner Drost.

COMMISSIONER DROST: Here.

MR. SCHMIDT: Commissioner Green.

COMMISSIONER GREEN: Here.

MR. SCHMIDT: Commissioner Jensen.

COMMISSIONER JENSEN: Here.

MR. SCHMIDT: Commissioner Lorenzini.

COMMISSIONER LORENZINI: Here.

MR. SCHMIDT: Commissioner Sigalos.

COMMISSIONER SIGALOS: Here.

MR. SCHMIDT: Commissioner Warskow.

COMMISSIONER WARSKOW: Here.

MR. SCHMIDT: Chairman Ennes.

CHAIRMAN ENNES: Here. So, we have a full house tonight. Jake, were the notices sent out for the petition?

MR. SCHMIDT: They were.

CHAIRMAN ENNES: They were, okay. We have minutes to approve from our last meeting, the LaSalle Estates Subdivision, that meeting on 10/23/2019. Could I have a motion to approve that?

COMMISSIONER GREEN: I'll make that motion.

CHAIRMAN ENNES: Is there a second?

COMMISSIONER CHERWIN: I'll second.

CHAIRMAN ENNES: Any abstentions?

COMMISSIONER DAWSON: I was not present.

COMMISSIONER DROST: I was not present.

COMMISSIONER SIGALOS: I was not either.

CHAIRMAN ENNES: Everyone else in favor?

(Chorus of ayes.)

CHAIRMAN ENNES: Okay, no one opposed, right?

(No response.)

CHAIRMAN ENNES: Okay, so that passes. We will move on to our public hearing, and that is for the ReStore at 955 East Rand Road, PC# 19-013. Is the Petitioner here?

MR. TONIGAN: Yes, we are, Your Honor.

CHAIRMAN ENNES: Would you please come forward, tell us your name? And anyone who is going to speak this evening on behalf of the Petitioner, would you also come

up? I'll swear you in. Please raise your right hand.

(Witnesses sworn.)

CHAIRMAN ENNES: So, as you come up and tell us about your project, if you would please state your name and spell it for our court reporter?

MR. TONIGAN: Certainly.

CHAIRMAN ENNES: And so, who is going to lead off?

MR. TONIGAN: I am, Your Honor.

CHAIRMAN ENNES: Okay.

MR. TONIGAN: Thank you. My name is Henry Tonigan, I'm an attorney from Kelleher & Buckley. Mr. Warren Fuller was at the last informal hearing. He's out of town so I'm taking his stead.

I represent Habitat for Humanity of North Fox Valley, the Petitioners in this matter. They are here to present their application for a land use variation to permit a second-hand store and the accompanying amendment to the PUD. We request a couple of variances that are set forth in the materials before you.

I would note that it's my understanding that all legal notices have been given pursuant to publication, and that legal notices were given to the surrounding residences required by your ordinance. Also, there has been proper posting on the subject property. There's two front streets; one is Rand Road and the second is Beverly. There's a sign on each of those locations and they're still standing. I drove by and saw them tonight.

First of all, I'd like to say on behalf of my client that I appreciate the efforts and input from Village Staff, it was very straightforward, very informative. Basically, with every comment that they provided, our response to the Staff comments were we agree. I think we are in tandem in terms of providing you a quality and vibrant use of the property there at the address.

The Petitioner has had a history of a successful similar use in Elgin and expects to have a similar use here in Arlington Heights. I wanted to make sure that it's clear, as indicated in the materials, that we are not asking for a variation for outdoor storage. We stand by that and I wanted to make that of record here today. We understand that if we seek, if we need to make a request for that, we'd have to go through a proper variation process in the future.

There are two requests for variations being requested that are laid out in the Staff's report. One is to waive the code requirement for providing a traffic and parking study from a certified engineer, and a variation to reduce the amount of required onsite parking from 95 to 53. We have submitted to Staff for their review a study of the similar operation at the Elgin facility, and I believe it supports the needs for this site and fits with the existing overall layout of the site.

We don't believe there's going to be significant modifications to the building, and certainly we have with us tonight Deanna Davies who is the operations manager for the Elgin facility to describe the nature and use. We have a PowerPoint which she'll go through and explain to you a little bit about Habitat for Humanity. We also have with us David MacKenzie who would be able to answer any questions regarding the building or the use of the building itself.

My point of this program is relatively simple. If there's any questions regarding the nature of the application or the variation requested, I'd certainly entertain any

questions that the Plan Commission may have regarding that.

CHAIRMAN ENNES: Okay, we will ask questions after your report and the Staff report. So, if you want to go on with your, were you done with your portion?

MR. TONIGAN: Yes. I've had an opportunity to review the responses and the Staff comments. We agree with them wholeheartedly. We want to make sure that we do everything to make sure it's a first class operation there. Ms. Davies will comment about, sort of what Habitat for Humanity is all about and what it's going to provide for your community, a useful resource I believe for your community and the surrounding communities. When I asked Deanna how many facilities that they helped there in the Elgin area, there's 140 facilities that they have helped so far in the Elgin area. They expect to do this, their focus in terms of providing assistance would be here in the general area of Arlington Heights, whether it's in Arlington Heights or surrounding communities.

So, I'll defer my time to Ms. Davies to explain the operations of Habitat for Humanity and welcome your questions as we proceed.

CHAIRMAN ENNES: Okay, Counselor, I didn't really hear your last name?

MR. TONIGAN: Tonigan, T-o-n-i-g-a-n, Henry Tonigan, with the law firm of Kelleher & Buckley.

CHAIRMAN ENNES: Okay, thank you. Have you seen the four conditions that have been put on the project?

MR. TONIGAN: I have seen those conditions and I don't believe we have any problems with those conditions.

CHAIRMAN ENNES: You've discussed those with your client or your partner?

MR. TONIGAN: Yes, we have. We have no issues with anything we've seen with Staff.

CHAIRMAN ENNES: Okay, thank you.

MR. TONIGAN: Thank you.

MS. DAVIES: Hi there. I'm Deanna Davies, D-e-a-n-n-a D-a-v-i-e-s. I am the ReStore Director of Habitat for Humanity in Northern Fox Valley in Elgin. I also ran for five years, opened and ran the ReStore in Chicago. We actually opened it for the affiliate there in the city. I'm going to go very briefly through these slides that explains what Habitat for Humanity is about and how ReStore impacts our mission.

The mission for Habitat is to bring people together. You build homes, community, and hope. Habitat for Humanity International is a worldwide organization. They actually operate in 70 countries. Habitat International is based in America's Georgia, in Atlanta. We are an affiliate, We are one of 1,250 affiliates in the United States, and there are nearly 800 ReStores that have been opened in the last 20 years or so. Most of them have been opened in the last eight or nine years as it's already caught on with the public, et cetera.

We work at a community level with the affiliates, so all the work that we do is local. We're independent, we're locally run. We have our own board of directors. We do our own fund raising.

Northern Fox Valley was founded in 1990. We are the number one affiliate in Illinois in terms of home production and including critical home repair. I mentioned that we've done 140 homes since, we've constructed 140 homes or rehabs since we started in 1990, and we've done probably close to 300 critical home repairs. In the last year or so, I think

four of them were here in Arlington Heights.

The main programs are home repair and building. We have partner families that do sweat equity into the home. The homes are sold at a fair market value and financed with zero percent. So, we don't give away the home. The family does purchase the home and they pay mortgage. We keep the payments below 30 percent of the borrower's income. Then the critical home repair with Habitat for Humanity, we pay 75 percent and the homeowner pays 25 percent. Often, it is senior citizens or people who otherwise can't afford to fix up the current home that they're in and maybe they're being cited for problems, so we go in and help them with those kinds of things.

These are a couple of examples of some of the homes that, a couple of the homes that we have done. So, ReStore, we have, our mission is to take in home improvement and building materials. So, if you are re-doing a kitchen or a bathroom or something like that, we would take in your materials that you no longer want, but are still useful. We also get about 40 percent of the materials coming in is actually new from retailers, manufacturers, distributors, et cetera. So, it's a mixture of gently used and new materials.

First and foremost, we're here to raise funds for our Habitat for Humanity projects, so to raise funds for the home construction. I'm not sure where we're at, but since ReStore opened in Elgin in 2006, I think we've raised enough funds to help construct 77-78 homes for our affiliate.

We also help the environment by diverting usable materials from landfills. So far, Restore Elgin has diverted since it's opened over 11,000 tons of materials from landfills. We provide new and gently used materials to the public at reduced prices. It's open to the general public, but it's certainly helpful for people who are on a budget who want to fix up their homes.

So, what we sell is appliances, cabinets, doors, windows, lumber, flooring, furniture, and the kitchen sink. We do not sell any kind of clothing, electronics, things of that nature. It really is, the popular thing is it's a Goodwill meets Home Depot. It's much like a Home Depot or a Lowe's environment that you would find there. Right now, we have seven ReStores in Chicago and the Chicagoland collar counties.

So, some facts about Elgin. We opened in 2006. We fund the projects for Habitat for Humanity of Northern Fox Valley. The store in Elgin is 40,000 square feet. The fiscal '19 sales were \$1.5 million. We've diverted 960 tons. We're very proud of the fact that we rank number one in sales and profit in the state of Illinois, and our national ranking out of 750 is 26 in sales and 15 in profit. So, that means money that goes back to our affiliate to help construct homes, so we're very proud of that, those numbers.

ReStore Chicago which we helped open in November 2014 is 29,000 square feet. Their sales, their trajectory was like this, they shot up to \$1.44 million by 2019. They have diverted 850 tons last fiscal year. They rank number two, and as you can see their national ranking in sales is 50 for sales and 33 for profit. So, we're also extremely proud of what we were able to accomplish for ReStore Chicago in those five years that we've been running the store.

So, the future ReStore. We did identify a location here in Arlington Heights on Rand Road, 955 East Rand Road. It's approximately 37,000 square feet, so 27,000 of it will be retail floor and 10,000 will be warehouse. It is street level, single story. It's got the desirable things that we want which is, you know, the street level, the truck height docks, the

open floor plan, and of course being on a main artery. What we think is also positive is that there's other second-hand stores nearby.

So, that's kind of the gist of Habitat for Humanity and how ReStore works for us. Of course, I'd be happy to answer any questions that anyone may have.

CHAIRMAN ENNES: We'll be coming back to you also.

MS. DAVIES: Okay.

CHAIRMAN ENNES: Thank you, Ms. Davies.

MS. DAVIES: Sounds good.

MR. TONIGAN: Mr. Chairman, I think that concludes our initial presentation.

CHAIRMAN ENNES: Okay, we're going to move on to the Staff report. So, Jake, if you could present to us?

MR. SCHMIDT: Absolutely. So, as the Petitioner mentioned, she is here tonight representing Habitat for Humanity of Northern Fox Valley. They are seeking to open a ReStore facility at 955 East Rand Road. The subject property is zoned B-1 Business District Limited Retail, and the site is designated as commercial on the Comprehensive Plan.

The proposed use is classified as a second-hand store per code, which is compatible with the Comprehensive Plan designation, but not with the underlying B-1 zoning. Therefore, a land use variation is required to permit the second-hand store. In addition to this land use variation, an amendment to PUD Ordinance 72-052 is required. This ordinance governs the subject site. Due to the change in use from a previous furniture store to the second-hand store, as well as two proposed site modifications, this PUD ordinance does need to be amended.

Two variations are required as part of this petition, the first being a variation from Chapter 28, Section 6.12-1 of the Municipal Code to waive the requirement to provide a traffic and parking study from a certified traffic engineer. The second variation requested tonight is also from Chapter 28, Section 10.4-2, Schedule of Parking Requirements, to reduce the amount of onsite parking from 95 spaces to 53 spaces.

The subject site is located at the southwest corner of Rand Road and Beverly Lane. It's accessible via three driveways, one along Rand Road and two along Beverly Lane. The site also shares cross access with the property to the northwest. The site is developed with a 36,770 square-foot building; ReStore would be occupying the entirety of the space.

As Petitioner mentioned, ReStore engages in the sale of donated construction supplies and building materials. These are sold either to generate revenue for Habitat for Humanity, or they're used within Habitat for Humanity service operations such as home repair and construction.

Habitat for Humanity of Northern Fox Valley currently operates two ReStore locations, one in Chicago and one in Elgin. Donations are accepted from both individuals as well as companies, and these donations would only be accepted during operational hours. ReStore would be in operation from either 9:00 a.m. to 5:00 p.m. or 10:00 a.m. to 6:00 p.m. on Wednesday through Sunday. The store would be closed on Mondays and Tuesdays. Once operational, four people would be employed with an additional four volunteers for a maximum of eight representatives on site at any given time.

With respect to the site plan, several modifications are proposed, the

first being the removal of parking spaces, 12 of them on the southeast side of the building. These would be relocated across the drive aisle to the southeast side. This would allow for drop-off and pickup operations along the southeast side of the building. A door would be added within the building to allow access to the loading and warehouse area.

Additionally, an item to note on the site plan as well as on the floor plan is a fenced display area. This is not currently proposed as part of the project and would require an additional approval. Specifically, it would require a variation to allow for outdoor storage which is not permitted in the B-1 District by right. It should be noted that Staff does not support a variation to allow outdoor storage of materials.

Lastly, on the site plan, the Petitioner is proposing code-compliant landscape screening along the parking area, specifically it's shown along the north side, but also along the east side where it's shown into the right-of-way. It should be noted that once permit is submitted for this project, all code-required landscaping shall be located on private property and shall not encroach in the Village right-of-way.

This building will be divided into three primary areas, the first being around 24,500 square feet of retail sales, close to 3,000 square feet of support and office space, and close to 9,500 square feet of warehouse and dock space. Based on these uses, a total parking requirement of 95 spaces is required by code. As the subject site only provides 53 parking spaces, a variation is required to accommodate a 42-space parking deficit.

To verify that adequate parking would be provided at the subject site, the Petitioner did provide a parking survey of the existing ReStore facility in Elgin which was taken over three days per week for two weeks, including Saturdays. These counts were conducted in August, on the 8th through 10th, the 24th and 25th and the 27th. Peak parking lot utilization at that facility occurred on Saturday, August 24th, at 1:00 p.m. where 44 vehicles were observed accessing the site. This would translate to a nine-space surplus at the subject site here in Arlington Heights when the subject site is experiencing peak occupancy. This would be around 83 percent of the total lot occupied. Typical parking lot utilization was around 20 to 25 vehicles which is much less. As the peak count as well as the average counts of parking were less than the provided spaces at the subject site, Staff does support the requested parking variation.

With respect to a traffic study per Section 6.12-1 of the Municipal Code, Chapter 28 of the Municipal Code, any Plan Commission application for 5,000 square feet in area must include a traffic and parking study from a certified traffic engineer. The Petitioner is seeking relief from this requirement, and Staff does support this request as the existing site is not being modified in terms of building square footage. The existing parking lot is not changing in terms of number of provided spaces, and that the Petitioner has provided a parking survey as detailed in the previous slide.

With respect to bicycle parking, seven bicycle parking spaces are required. Bicycle parking spaces are required to be added when the amount of code-required vehicular spaces increases. The Petitioner will be providing code-required bicycle parking spaces in the form of a seven-space rack at the front of the store.

Reviewing the facts at hand, the Staff Development Committee recommends approval of the application subject to three conditions: the first being that the deliveries of donated materials shall only be accepted during hours at which ReStore is open for business; the second being that the fenced merchandise area as noted on the proposed site

plan dated October 22nd is not approved as part of this petition and would require a separate variation be constructed; and lastly, that the proposed three-foot tall parking lot screening shall be located on private property only.

This concludes my presentation. If there are any questions, I'm happy to answer.

CHAIRMAN ENNES: Okay, thank you very much for that report. Can we have a motion to enter the Staff report into the record?

COMMISSIONER DAWSON: So moved.

COMMISSIONER DROST: I'll second it.

CHAIRMAN ENNES: Should we take a roll call on that?

MR. SCHMIDT: I don't believe we have to.

CHAIRMAN ENNES: Okay, so all in favor?

(Chorus of ayes.)

CHAIRMAN ENNES: Anyone opposed?

(No response.)

CHAIRMAN ENNES: Okay, thank you. Jay, would you like to start with questions?

COMMISSIONER CHERWIN: I'm up this time, all right.

CHAIRMAN ENNES: Sure.

COMMISSIONER CHERWIN: Curve ball. So, generally, I think it's a great project. I'll be interested to hear what any of the residents are thinking about it, but I had I guess two things. You talked about the comparison to the Elgin facility. I was looking, is there a breakout of the Elgin facility, because if we're comparing parking spaces here, I just want to make sure I understand how that facility compares. I think it was 40,000 if I recall? But I just want to, I mean, what's the comparison between like the traffic driving at Elgin on a per square-foot basis, you know what I'm saying? If it's apples to apples or not. If you wouldn't mind going up to the --

CHAIRMAN ENNES: Mr. Tonigan, would you come back up to the podium?

MR. TONIGAN: In Elgin, right? The Elgin property contains 40,000 square feet. So, this subject property is slightly less than that in building size.

COMMISSIONER CHERWIN: Okay, and then is that kind of a similar composition in terms of warehouse, retail, and all that? Just so we're --

MR. TONIGAN: Yes, that's why we described the nature of its use down there. It's very similar.

COMMISSIONER CHERWIN: Okay, and then can you describe a little bit the change at the southeasterly part of the property? I think there's going to be an additional loading area or are you sticking with the loading area that's already there? You're just --

MR. TONIGAN: Well, there's going to be an additional loading area constructed which would be on the southeast, or southwest side of the building.

COMMISSIONER CHERWIN: Southwest side of the building?

MR. TONIGAN: By Beverly, and that would be the pickup/drop-off area.

COMMISSIONER CHERWIN: But that would just be like for people at the back and, you know, picking up their goods that they purchased kind of thing? It's not like --

MR. TONIGAN: Correct, and dropping off donations.



COMMISSIONER CHERWIN: Yes, and dropping off donations, okay.

MR. TONIGAN: And that's in close proximity to where the docks are for the, the trailer docks.

COMMISSIONER CHERWIN: So, three of the docks are already there, okay. No, I think it's a good project overall. I think it's a great, it's a nice story that you guys have in terms of funding and great cost. So, I'll defer to my colleagues and the residents.

CHAIRMAN ENNES: Thanks, Jay. John?

COMMISSIONER SIGALOS: Yes, I have a question. I'm looking at the proposed site plan. I don't know if you have that, if you can put it up, Jake? I'm seeing different things here that look, that say Phase III and Phase II or whatever. Is this going to be developed over phases, the exterior parking lot area? I see some signage and a canopy under, those appear to be future phases?

MR. TONIGAN: I'd ask that David MacKenzie provide that response. He's knowledgeable in terms of the building and its development.

CHAIRMAN ENNES: Okay, and Mr. MacKenzie, I would ask that you would also spell your name for the court reporter.

MR. MACKENZIE: Dave, and then the last name is M-a-c-K-e-n-z-i-e. When we initially put together our thoughts with respect to the improvements, there was a very long list that we started with. In preparation for putting together a budget that could meet that, we realized quickly that there was far too many things we wanted to do versus what we could afford. So, when we chose to put the drawings together, we listed them as alternatives so that at a future point we would know where we were placing things, and as people were making improvements that we were intending to do, they would then be aware that there was going to be some future changes made as well.

So, it's just a way of us making sure we had a full record of it. There's absolutely no intention for us to do anything that's listed as a phase or an alternative at this point. Just the things we've submitted to you at this point.

COMMISSIONER SIGALOS: I was looking specifically in the southeast corner of the site where it says there's signage for donations, drop-off, phase, I can't read that, phase III or whatever. That's just a sign that you've got to have a drop-off location out there on that corner?

MR. MACKENZIE: No, the intention at this point is that --

COMMISSIONER SIGALOS: For somebody to drop off materials?

MR. MACKENZIE: In phase I, we will build a donation drop-off door that we just mentioned earlier. We're also going to then just go ahead and post signage on our property in the form of a metal stake and sign. But ultimately, I think we were talking about putting in some kind of illuminated signs in order to make sure that in darker portions of the day that we'd have an opportunity for people to see precisely where we'd want them to arrive.

COMMISSIONER SIGALOS: But that would be directing people to your drop-off docking area or what have you?

MR. MACKENZIE: That is correct. It would be the second entrance on Beverly.

COMMISSIONER SIGALOS: Right, okay. Yes.

MR. MACKENZIE: Then come in to swing along the building.

COMMISSIONER SIGALOS: Okay, and then my last question is more for

Jake. This issue with the bike racks. How is that determined? By the size of the building that says they'd have to have space for seven bikes?

MR. SCHMIDT: So, it's determined by use, same as vehicular parking is. The exact breakdown would be based upon the retail and office space. One space is required for every 6,000 square feet of floor area, a total of five. Then the warehouse space, it's based on employees similar to vehicular parking, one per 40 employees and a minimum of two. So, two spaces for the warehouse portion, a total of seven required.

COMMISSIONER SIGALOS: It just seems to me, and we talked about this at the Conceptual Plan Review Committee meeting, that for this type of facility, you're not going to ride a bike to pick up construction materials. I mean, it just seems silly to have a bike rack for seven bicycles. I can understand maybe an employee or a volunteer may want to ride their bike there, but to require seven, I don't understand that. I would think that that's kind of overkill.

MR. SCHMIDT: Staff didn't have any flexibility with code with respect to bicycle parking. The Petitioner could have sought a variation if they desired to, but they did not as part of this petition.

COMMISSIONER SIGALOS: I mean, again, I understand it's not a major expense, but it just seems, in the whole thing it just seems a little silly to, in this type of facility, I mean, I wouldn't ride my bicycle to Menard's or Home Depot, I wouldn't get very far. So, okay, anyhow that's all I have. I think it's a great use for this building.

CHAIRMAN ENNES: Thanks, John. Sue?

COMMISSIONER DAWSON: Most of my questions are related to parking that have already been addressed, other than there's really nowhere to add additional parking if we have a problem with parking. Is there any plan if we determine that additional parking is needed and we're causing an issue in the area?

MR. SCHMIDT: There's, Staff doesn't have any particular concerns based upon the actual data provided from an existing ReStore facility. Like the Petitioner mentioned, that existing location is larger, and at peak times there was still a surplus, or that at least there would be a surplus at the subject site. Most times, you're talking an average of 20 vehicles which is under half of the provided spaces on the site. So, there aren't extensive concerns, at least from a Staff perspective, about parking overflowing. A lot of people will be coming in, picking things up, and leaving, too. So, pretty quick turnover, there won't be people spending extended amounts of time at this facility.

So, in short, no, there isn't any contingency plan, but Staff doesn't believe one is necessary.

COMMISSIONER DAWSON: Okay, I think it's, I'm really excited about this. I want to hear if there's anyone in the audience that has a different viewpoint that I haven't considered that might have a grievance or such. But from the presentation and from the concept coming in, I think this is a great use of the property.

Bicycle racks, I'm always going to disagree with you. I think they are very important to this community, and I don't think it's up to us to decide whether or not someone is going to ride their bike to a facility. My daughter and I tried this summer to make a goal of riding our bikes everywhere we possibly could, and I was shocked at the number of times that we had problems finding a place to put our bikes, and so we gave up. So, that's just because you brought it up, I'm just saying I'm going to disagree with you.

COMMISSIONER SIGALOS: No, I'm not --

COMMISSIONER DAWSON: I'm just going to disagree with you.

COMMISSIONER SIGALOS: No, I won't disagree with you. I'm not opposed to bike racks. I'm only saying that the quantity of seven for this type, I mean, you're not going to carry two by fours or two by sixes or cabinets on a bicycle.

COMMISSIONER DAWSON: But that's not all that they have at their store. That's not all that's at the facility. So, again, I'm just, because he brought it up and I like to fight with this guy. Just kidding, I don't actually usually fight with you. So, we're usually in agreement on things. I just wanted to put it on the record I support the bicycle racks. So, that's it.

CHAIRMAN ENNES: Thank you. George?

COMMISSIONER DROST: Yes, I don't like to fight with anybody, so I like to just get everybody together. So, Ms. Davies, I've got a couple of questions to ask of you on the operation. Habitat for Humanity is a not-for-profit. If you come into the neighborhood, in your experience, where some of the for-profit people that might compete with you, do they have any issues with Habitat for Humanity coming in?

MS. DAVIES: We haven't had any issues. This would be more of a retail environment than we've been in before. Elgin is not in a retail area. Chicago is not necessarily in retail, but we have not, and in fact many retailers donate to us that one could feel would be competitive. We receive donations from Ace Hardware and from True Value and from Lowe's. So, we haven't had any kind of problems that way, and I don't think with the, like we don't compete with Salvation Army, we won't compete with Goodwill. We don't carry the same types of materials at all.

COMMISSIONER DROST: Or Menards or Lowe's.

MS. DAVIES: Yes, but we don't, those are donors of ours.

COMMISSIONER DROST: Well, that's sort of the point I'm trying to, you know, at least get into the record as to --

MS. DAVIES: Yes, sure.

COMMISSIONER DROST: -- what you're doing in the neighborhood and how benign your presence might be in the neighborhood.

MS. DAVIES: Yes, yes.

COMMISSIONER DROST: In fact, it will be a net-net plus.

MS. DAVIES: Yes.

COMMISSIONER DROST: The question is is Habitat for Humanity, are they buying the facility?

MS. DAVIES: Yes.

COMMISSIONER DROST: They'll be the owner? There's no lease arrangements, or there's another entity that --

MS. DAVIES: No.

COMMISSIONER DROST: And will that take you off the real estate tax rolls?

MS. DAVIES: Yes.

COMMISSIONER DROST: And what about any purchases at retail, do they, are they sales --

MS. DAVIES: Sales tax.

COMMISSIONER DROST: They will be subject to sales tax.

MS. DAVIES: Yes.

COMMISSIONER DROST: So, those are some of the economic components that I think, you know, we as planners kind of like to know about as to who's coming into the neighborhood.

MS. DAVIES: Sure.

COMMISSIONER DROST: And I guess my last question is, when you open, would you have Jimmy Carter attend the opening?

MS. DAVIES: God, that would be great. We'll invite him.

CHAIRMAN ENNES: He's not doing real good right now.

MS. DAVIES: Oh, that.

COMMISSIONER DROST: No, he's got some medical problems right now.

MS. DAVIES: Yes.

COMMISSIONER DROST: But, you know, he's welcome in our community if you do.

MS. DAVIES: Yes, okay, I'll let him know.

COMMISSIONER DROST: All right, let him know that, okay.

MS. DAVIES: Okay, I will.

COMMISSIONER DROST: I don't have any more questions.

MS. DAVIES: All right, thanks.

COMMISSIONER DROST: Just you're done with your torture.

CHAIRMAN ENNES: Thanks, George. Bruce?

COMMISSIONER GREEN: I've never been contrary to anything here on the panel, especially on bikes and things. I'm just kidding of course. I think it's a great use of the building. I'm the guy from the last informal hearing you had, and I have things that I can't wait to bring over your way and donate to you, and hopefully you'll turn them into profit for yourself, but I think it's a great facility.

CHAIRMAN ENNES: That it?

COMMISSIONER GREEN: That's it.

CHAIRMAN ENNES: Oh, this is easy tonight. Joe?

COMMISSIONER LORENZINI: Thank you. Ms. Davies, I do have some questions. I think it is a good project, a very good project. Just some questions about the, just the operations. So, you're going to be selling material here, but do you also provide services for home improvements?

MS. DAVIES: ReStore does not itself, no, provide services.

COMMISSIONER LORENZINI: Okay, so where are those services based out of?

MS. DAVIES: Well, if you're asking about our Habitat home construction?

COMMISSIONER LORENZINI: Yes.

MS. DAVIES: That would be through our affiliate that would provide that, the services for that. Or if you're asking about critical home repair, our affiliate provides that. I'm sort of, I'm the fund raising arm I guess of Habitat for Humanity of Northern Fox Valley. So, we operate the store to raise funds so they can provide programs for critical home repair and home construction.

COMMISSIONER LORENZINI: And just, again, just curiosity, personal curiosity, how does Habitat for Humanity decide who gets these services? Who qualifies for them?

MS. DAVIES: Well, they have to fill out an application, and they must be interviewed by our family services person on staff. They need to fall within certain income guidelines in order to qualify. Those are some of the basic things that they, the requirements that are --

COMMISSIONER LORENZINI: Okay, and you mentioned in some of the slides about profit. I mean, that goes back into the home office?

MS. DAVIES: It goes into home, yes, our net goes back to the Habitat for Humanity Northern Fox Valley.

COMMISSIONER LORENZINI: That's all I have, thank you. I think it's a wonderful idea.

MS. DAVIES: Okay, thank you.

CHAIRMAN ENNES: Joe, thank you. Mary Jo?

COMMISSIONER WARSKOW: Yes. I am extremely supportive of this. I have visited your Elgin facility. I have looked for things. I am so glad I may have a place to find some nice, antique panel doors. So, set them aside if you see any for me. Just kidding.

Yes, I think it's a great operation. You did mention you receive furniture. Is that something you do any pickup operations for? You do do pickups, okay. That makes me happy as well because I can't tell you how much furniture I've seen of my neighbors put out on the curb when I think they could be better used by other people. So, I am just very happy to see this coming into our community.

CHAIRMAN ENNES: Lynn?

COMMISSIONER JENSEN: Sure. I don't know if I'm addressing this to Ms. Davies, most likely. When you came before the Conceptual Plan Review Committee, you indicated that at your other facilities you did not have a bike rack at all and didn't think that you need one. Maybe you can explain a little bit why you think you, what is the need for one here and what's the desirability of having one for seven bikes?

MS. DAVIES: I don't know that there is a particular need for a bike rack. We're not opposed to having a bike rack. For people, most people will not be visiting the store on bikes because they're there to purchase items that some tend to be kind of larger, microwaves and stoves and things of that nature, or furniture. So, we haven't, there's no code in the places that we're located now that require any kind of bike rack.

COMMISSIONER JENSEN: Sure.

MS. DAVIES: So, we haven't put them in. For staff or volunteers, they just bring them in the building.

COMMISSIONER JENSEN: Well, then that leads me to the question why didn't you seek a variation? Because we did discuss that at the planning review.

MS. DAVIES: Yes, we just didn't, we weren't, we didn't --

COMMISSIONER JENSEN: You didn't think it was that big of an item?

MS. DAVIES: Right, it wasn't that big of an item.

COMMISSIONER JENSEN: Thank you. I do want to ask Jake a couple of questions. Have you visited the subject property, Jake?

MR. SCHMIDT: I have.

COMMISSIONER JENSEN: Well, if you're like me, I looked at the subject property and I see that it's on Rand, one of the busiest roads in Arlington Heights. Across the street is a retail strip mall that is largely vacant. To the south, we have a mattress store, to the

southeast. To the northwest, we have another strip mall that has chiropractors, nail salons, quilters and a Republican party office building. It's hard to see how anyone is really going to need a bicycle rack let alone seven, the whole seven of those. So, I'm having a lot of trouble seeing the common sense of requiring that, and I raised that at the plan review.

This is one of the reasons that I wanted to have the Village pay for these things because I am firmly convinced that if the Village had to pay for putting a bike rack in that location, they wouldn't be putting one there if you knew you were going to be using taxpayer dollars. So, I think you ought to consider dropping that requirement. Now, if they want to put a bike rack in, I'm in favor of it. Like Mr. Sigalos, I'm in favor of bike racks everywhere, but I think they ought to be paid for by the right person or the right entity. I don't think this is the right entity to have them put in a bike rack that will hold seven bikes that no one is probably going to use.

So, once again, I'm a little disappointed as we talked about it that you didn't work with them to see if there's some way to give a variation or a dispensation so they wouldn't have had to put in a needless thing. Maybe it would only cost them a thousand or \$2,000, but there's no reason to impose that kind of a burden on a petitioner because, as I said, I don't think the Village would be paying for putting one in if they had to bear the burden.

COMMISSIONER DROST: So, are you for bike racks or not?

COMMISSIONER JENSEN: You know what, George? I am for bike racks.

CHAIRMAN ENNES: In the right place.

COMMISSIONER JENSEN: I am very supportive.

COMMISSIONER DROST: I get it.

COMMISSIONER JENSEN: But I think the right entity needs to pay for them. They're a public good and they should be paid for by the Village, and the Village should put them everywhere and pay for them.

CHAIRMAN ENNES: And this is --

COMMISSIONER DAWSON: Right, bike racks are not up for discussion tonight. They didn't ask for a waiver.

CHAIRMAN ENNES: And this is something we should discuss when we want to review ordinances.

COMMISSIONER DROST: You can put that in the comment.

COMMISSIONER DAWSON: Right.

CHAIRMAN ENNES: And I think all of you, I'm a bike supporter, too, and it's good to have them out there. We're trying to encourage more people to use them, to be a little greener. I thank you for being willing to add those.

I do have a couple of questions and I'm not sure who the right person to ask in regard to your not-for-profit status. If, Deanna, if you're the person who can answer this? So, George touched on this a little bit, and a couple of concerns I have. Now, you do have stores in Cook County. Is your Elgin store in Cook County?

MS. DAVIES: In Kane County.

CHAIRMAN ENNES: I'm sorry?

MS. DAVIES: Kane. Kane County.

CHAIRMAN ENNES: Okay, so coming into Cook County, how long ago did you open your first store in Cook County? You said you've got a number in Chicago?

MS. DAVIES: We opened one store in Chicago on Peterson and Pulaski,

and it opened in November 2014.

CHAIRMAN ENNES: In 2014, and you have gotten that property exempted from property tax?

MS. DAVIES: We don't own that property.

CHAIRMAN ENNES: Oh, you don't, okay. I'm just --

MS. DAVIES: We're renting it. This is the only one we're seeking to purchase.

CHAIRMAN ENNES: You indicated that you do try to get an exemption.

MS. DAVIES: We pay the landlord the taxes on that property.

CHAIRMAN ENNES: Right, okay, but on this store you're going to own it?

MS. DAVIES: Yes.

CHAIRMAN ENNES: And it sounds like you're going to try that. They have changed some of the rules, just so you know that.

MS. DAVIES: Okay.

CHAIRMAN ENNES: And I also want to touch base on the fact there was a note in the report on the property that indicated the store has been closed for many years. I thought it was about two, I don't think much longer than that. Do any of you know?

MS. DAVIES: No, well, we looked at it like over three years ago for the first time.

CHAIRMAN ENNES: Oh, okay, maybe --

MS. DAVIES: And we just kind of kept looking for other property, and then we came back to it. So, I know it's at least over three years ago.

CHAIRMAN ENNES: Okay, since it's been vacant that long, it's probably on a vacancy exemption. Are you familiar with that?

MS. DAVIES: No, I am not.

CHAIRMAN ENNES: Okay, a vacancy exemption on the property tax could be significant, and I just want you to be aware if you're going to be moving into a building that's vacant that may have this vacancy. They could have filed for this already again this year. You may want to look at that so that you know what your taxes are going to be on the property. I don't want you to be surprised to have the taxes three times as high.

MS. DAVIES: Right, sure. That's good to know.

CHAIRMAN ENNES: Because this is a revaluation year for Cook County. Just so you know that.

MS. DAVIES: Yes. Yes, thanks.

CHAIRMAN ENNES: I, too, think it's a great location for the store. I work with builders from time to time, and they have used your facilities where they take out cabinets from kitchens and stuff and donate them where they think they're good enough. It's a great reuse, and neighbors who put furniture that's still got a second life, that would be a good use also. What made you pick Arlington Heights?

MS. DAVIES: We just felt that, well, first of all, we're getting constant phone calls for coming to pick up materials from Arlington Heights. The density, the population density, Habitat International did a market study and they recommended Arlington Heights as a location for a ReStore. So, it's also, you know, ownership level of houses and those kinds of things, the demographics.

CHAIRMAN ENNES: Well, it's a big facility.

MS. DAVIES: Yes.

CHAIRMAN ENNES: I hope you make maximum use of it.

MS. DAVIES: Oh, we will.

CHAIRMAN ENNES: Yes, okay. That's all I have. I notice we have a number of people in the audience. Are you, from expressions I've seen on your faces, I think some of you are involved with or associated with Habitat for Humanity. Did any of you have questions you want to ask? You're just here for support? Good, and nobody has questions in the audience? Okay, you had us worried because we let everybody come up and we never know who's sitting in the audience until later, but anyway --

COMMISSIONER DAWSON: So, we can make -- oh, sorry.

CHAIRMAN ENNES: So, we can what?

COMMISSIONER DAWSON: They have a statement.

COMMISSIONER DROST: Yes.

COMMISSIONER GREEN: Come on up. Spell your last name.

### **QUESTIONS FROM AUDIENCE**

MR. JURACEK: Juracek, J-u-r-a-c-e-k. I am a resident of Arlington Heights. I've been a resident since '16. I've been a volunteer, I first volunteered with Habitat in 2010. I have been a donor, a volunteer and a patron of the Elgin store. I was just out on a build with Habitat last month, or yes, a couple of weeks ago. I have been a donor and a patron of the Goodwill Store and the Salvation Army Store on Rand Road since I've moved here.

CHAIRMAN ENNES: Good to hear.

MR. JURACEK: And I look forward to ReStore. It is a world class operation that Deanna runs. I've seen it first-hand, and it would be a valuable asset to this community, my community. So, thank you.

COMMISSIONER DROST: Yes, one question from, you know, your boots on the ground. As far as Habitat for Humanity, do they collaborate with other agencies, local agencies?

MR. JURACEK: Yes, I've been part of --

COMMISSIONER DROST: Since like we have a faith communities home here, and we have some pre-Habitat for Humanity --

MR. JURACEK: Yes, full disclosure, I was an employee for the affiliate as well. So, full disclosure, I did work for them as well. I do not currently work for them, but I have stayed as a volunteer. I fully support the mission. I've seen it from the inside how it's run, I've seen it from the outside as a volunteer, and what you see is what you get. I have been a part of faith builds with St. Peters up on Fernandez, I mean, my kids are in the Cub Scout pack at St. Peters. I have worked with some of the gentlemen and women from that church as part of faith builds, so I have been a part of that. They had a house that they did in Des Plaines, and I was a part of that and got to see that project as well. That was a faith community from these local areas in Palatine and Arlington Heights and Des Plaines that all came together to build a house there that they got the property donated or bought for a reasonable amount. I came out to be part of that one.

But I've seen the faith community in action, I've seen build days in action with companies from Arlington Heights and other surrounding areas. I've seen people



drive from the south suburbs up to our area because they work in this community, or they work in Palatine or the nearby communities. So, I've seen that in person first-hand.

COMMISSIONER DROST: That's good anecdotal information. Thank you.

CHAIRMAN ENNES: Thank you very much.

MR. JURACEK: Yes, thank you, guys.

CHAIRMAN ENNES: So, Commissioners, do we have any other discussions or does somebody have a motion?

COMMISSIONER DAWSON: I'm happy to make a motion unless you want to discuss. I'm happy to make a motion.

**A motion to recommend to the Village Board of Trustees approval of PC# 19-013, a Land Use Variation to permit a "second-hand store" in the B-1 District; and an Amendment to PUD Ordinance 72-052, and the following variations:**

1. **A variation from Chapter 28, Section 6.12-1 of the Municipal Code, to waive the requirement to provide a traffic and parking study from a certified traffic engineer.**
2. **A variation from Chapter 28, Section 10.4-2, *Schedule of Parking Requirements*, to reduce the required amount of onsite parking from 95 spaces to 53 spaces.**

**This recommendation shall be subject to the following conditions:**

1. **Deliveries of donated materials shall only be accepted during hours which ReStore is open for business.**
2. **The "fenced merchandise area" noted on the proposed site plan dated October 22 is not approved as part of this petition and requires a separate variation to be constructed.**
3. **The proposed three-foot tall parking lot screening shall be located on private property only.**
4. **The Petitioner shall comply with all federal, state, and Village codes, regulations, and policies.**

COMMISSIONER DROST: I'll second that motion.

CHAIRMAN ENNES: Could we have a roll call vote?

MR. SCHMIDT: Commissioner Cherwin.

COMMISSIONER CHERWIN: Yes, with comment.

MR. SCHMIDT: Commissioner Dawson.

COMMISSIONER DAWSON: Yes.

MR. SCHMIDT: Commissioner Drost.

COMMISSIONER DROST: Aye.

MR. SCHMIDT: Commissioner Green.

COMMISSIONER GREEN: Yes.

MR. SCHMIDT: Commissioner Jensen.

COMMISSIONER JENSEN: Yes, with comment.

MR. SCHMIDT: Commissioner Lorenzini.

COMMISSIONER LORENZINI: Yes.

MR. SCHMIDT: Commissioner Sigalos.

COMMISSIONER SIGALOS: Yes.

MR. SCHMIDT: Commissioner Warskow.

COMMISSIONER WARSKOW: Yes.

MR. SCHMIDT: Chairman Ennes.

CHAIRMAN ENNES: Yes. If we could have our comments?

COMMISSIONER CHERWIN: Yes, I would just say, I'd like to reiterate I think it's a great project and I'm looking forward to you guys getting off the ground in Arlington Heights and serving the community and other communities from here. I also wanted to say I appreciate Commissioner Jensen's concerns and comments about the bike racks. I know it's maybe out of scope here, but I think it's an important issue. We should make sure that the Village isn't needlessly spending other people's money, and I think this is an issue that we just need to make sure we're, you know, not overreaching on. So, that's my only comment.

CHAIRMAN ENNES: Commissioner Jensen?

COMMISSIONER JENSEN: Yes, I, too, think this is a great project. I think it's a great use of that building. It's better to have your operation there than what's been going on for the last few years. I'm glad that Commissioner Cherwin, that he made that point. I'm not here to even suggest that we ought to change the ordinance. I think we had a fair and full discussion at the Commission level and at the Board level.

What I would ask for though is we have some common sense evaluation of whether it makes any sense. It's a very simple question you can ask. You should ask it, the Staff, the Board should ask it: If we were going to place that bike rack and we were going to use taxpayer dollars, would we install that rack? I personally think in this case no would be the answer, but you may have a different answer. But I think every time there is a petitioner coming here where we're going to shift a cost to them that I personally believe should be borne elsewhere, but if we're going to shift a cost to them, we need to ask would we use taxpayer dollars to do this if that were the case. So, I want that in the record, thank you.

CHAIRMAN ENNES: Thank you. So, we have a unanimous approval, congratulations. Good luck when you go on to the Village Board.

MR. TONIGAN: Thank you very much.

MS. DAVIES: Thank you.

MR. TONIGAN: We appreciate your consideration and approval.

CHAIRMAN ENNES: Is there any other business?

MR. SCHMIDT: There is one item. I've been asked to remind all of you as a courtesy that as of next year, the Plan Commission will no longer be a paid role.

COMMISSIONER DROST: What?

COMMISSIONER DAWSON: And it was under your watch, Terry. We won't forget that.

COMMISSIONER JENSEN: What kind of negotiations did you do?

COMMISSIONER GREEN: George, how do you feel about this?

COMMISSIONER DROST: For the record, we wanted to double or triple our fees.

COMMISSIONER WARSKOW: I want to go home.

COMMISSIONER DAWSON: I want it on the record it was under Chairman Ennes' watch that this happened.

CHAIRMAN ENNES: For the record, and I want you --

COMMISSIONER DROST: Will these fees that we collect, will they go to a bicycle rack fund?

MR. SCHMIDT: No, but it may go --

COMMISSIONER GREEN: No, but we can only afford to ride bikes now that we don't get paid.

COMMISSIONER SIGALOS: Yes, we can't buy gasoline anymore either.

COMMISSIONER JENSEN: Jake, when you bring the budget back next year, please have that corrected in ours. I thought you had an inflated budget all along, but I don't want to see something in there for Commission pay.

CHAIRMAN ENNES: Sorry you're getting stuck with our politics, but I want you all to know none of you replied to my --

COMMISSIONER GREEN: It's \$15 we're talking about here.

COMMISSIONER LORENZINI: That's before taxes.

COMMISSIONER DAWSON: Do you want a motion to close?

CHAIRMAN ENNES: No, I like this. This is fun. One way to get the Village Board to hear --

COMMISSIONER DAWSON: That we need to get money?

COMMISSIONER DROST: Then we should say for the record I think we get \$15 a meeting.

CHAIRMAN ENNES: And some of them last until midnight. Anyways, we love doing what we do.

COMMISSIONER DAWSON: We have to make a motion, Terry, before you bang that gavel.

COMMISSIONER DROST: A labor of love.

CHAIRMAN ENNES: I know, I'm waiting. Is there a motion?

COMMISSIONER GREEN: Motion to adjourn.

COMMISSIONER DAWSON: Second.

CHAIRMAN ENNES: All in favor?

(Chorus of ayes.)

CHAIRMAN ENNES: Thank you.

(Whereupon, the above-mentioned petition was adjourned at 8:23 p.m.)

STATE OF ILLINOIS     )  
  ) SS.  
COUNTY OF K A N E     )

I, RON LeGRAND, SR., 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.

\_\_\_\_\_  
RON LeGRAND, SR.

SUBSCRIBED AND SWORN TO  
BEFORE ME THIS \_\_\_\_\_ DAY OF  
\_\_\_\_\_, A.D. 2019.

\_\_\_\_\_  
NOTARY PUBLIC

