

Review criteria

**Land use variation criteria**

- 1. The property in question cannot yield a reasonable return if permitted to be uses only for the condition allowed for the regulation in that zone.**

When NewHope Academy (NHA) first came to 3250 N. Arlington Heights Road in 2017 the property had been over 70% vacant for more than 5 years. Despite the best efforts of the CBRE and NAI/Hiffman leasing teams the property was unable to move above the 30% leased level. NHA brought new life to the property. However, the already weak multi-tenant office market has been hit hard by the Covid 19 pandemic and nearly 50% of the 100 Wing of the property is currently vacant.

- 2. The plight if the owner is due to unique circumstances.**

The current 100 Wing vacancy abuts the existing presence of NHA in the property creating a unique opportunity for organic expansion by a highly successful tenant and for ownership to lease space that has proven to be extraordinarily difficult to fill. The proposed expansion space would offer NHA, open ceilings, no common corridor and large contiguous space, similar to their existing space.

- 3. The variation, if granted will not alter the essential character of the facility.**

The design of expanding into Wing 100 continuous to allow NHA to occupy continuous space at 3250 N. Arlington Heights Rd. This space continuous to be physically isolated from any other tenants, with our own entrance and bathrooms. The buildings multiple roof mounted package HVAC units offer NHA complete control over the physical environment of the students. The open ceiling design of the building eliminates the claustrophobic feel often found in other locations. With parking ratio in excess of 4/1000, the property provides ample parking for the additional 13 full time NHA staff members.

The multiple parking lot entrances off Arlington Heights Road and University Avenue allow for safe and efficient ingress and egress from the property. NHA has operated in this location for almost 4 years without issue for drop off and pick up of our students, through small buses and vans. Even with the expansion, NHA will work with the same districts, therefore not changing the number of small buses/vans that are staged along the west and south sides of the building, away from busy streets and immediately adjacent to NHA's building entrance. Again, the impact of the expansion on traffic flow is minimal as students moving from the Glenview location to Arlington Heights are students from the same school districts, therefore using the same vans/buses.

NHA is a private therapeutic day school servicing students ages 11-21, grades 6-12, with special needs. NHA students are average to above average intelligence, exhibit internalizing behaviors (anxiety/depression) and are typically diagnosed with an Emotional Disability or high functioning Autism.

NHA is one of the most well- known therapeutic day schools in Northern IL, servicing over 40 school districts within a 60-mile radius. NHA staff are highly trained experts in the areas of working with students with special needs both academically and therapeutically.

NHA students continue to come from a wide geographic area, allowing 3250 N. Arlington Heights Road to be ideal with the easy access to 355/53 north-south corridor and the Dundee & Lake Cook Road east-west corridors.

Since 2017, NHA has increased the services they provide to the most fragile District 214 students, both in junior high and high school by more than 400%. Clearly the relationship between NHA and District 214 has been mutually beneficial. We have worked hard as a school to maintain a strong working relationship with the Arlington Heights Police Department and are grateful for their support, educational programs, and overall commitment they give to NHA. NHA also contributes positively to the community of Arlington Heights by volunteering with local trash pickup and local businesses, shopping within the community and supporting local business, clearing invasive species, and maintaining a lovely outdoor garden.

NHA's mission is to provide rigorous academics with an intense level of therapeutic support; the end goal being to support very bright students to build skills to be functional adults. We appreciate Arlington Heights role in assisting us in this mission and are looking forward to bringing our Glenview campus to the wonderful city of Arlington Heights.