



Special Use Criteria

Original: June 9, 2021

Updated: July 27, 2021

Shelter, Inc. is pleased to provide the following response to the Staff Development Committee (SDC) regarding its Transitional Living Program proposal at 207 – 209 East Valley Lane. We appreciate your consideration and look forward to working with you on this project.

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

Strong communities need access to vibrant, community-based institutions. Shelter, Inc. began in 1974 as a grassroots community initiative in Arlington Heights to provide temporary care for children who had been abused, neglected, or who required supervision due to a family emergency. The Transitional Living Program (TLP) that Shelter proposes to offer within the subject property, is vital service to the community that supports youths aged 17½ to 21 who are aging out of the welfare system. The young adults who are enrolled in the program are from Arlington Heights and surrounding suburbs and familiar with living in a suburban neighborhood.

Shelter contributes to the overall welfare of the local community by helping a vulnerable population transition to responsible adulthood. The subject location is ideal for this special use because it is within a residential area, and also directly adjacent to a numerous commercial establishments, including Chase Bank, that provide job opportunities for the residents within a short walking distance.

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.

It is the opinion of the applicant that the special use will not, under any circumstances be detrimental to the health, safety, morals, or general welfare of persons residing or working in the vicinity.

The use will be largely unnoticed by the surrounding community as it is a residential use with minimal cars. The exterior of the building and the driveway will not be altered in any way. There will be no exterior signage. Typically, there will be two cars in the driveway, one belonging to each of the two staff members in the building. Typically residents do not have cars which is why it is important for them to have work opportunities within a reasonable walking distance. Residents who wish to own a car will not be allowed to park at the property and is responsible for finding appropriate off-site parking.

Each of the two units in the building will be staff-supervised, in three shifts, 24 hours per day to ensure the safety for the program residents as well as the surrounding community. The staff member will generally be in the kitchen or living room of the unit. The staff person may also use a small office desk which will be placed in the laundry room for administrative matters. There will always be one staff person in each unit of this two-



family structure. There will be two residents per bedroom in each unit. Compatibility of the roommates is considered in selecting which residents will room together.

An emergency information contact card will be kept on file with the Arlington Heights Police Department and it will be kept up to date. This will allow police to contact the agent during emergency situations or in the event of suspicious activity on the property.

Landscaping will include open sight lines to increase natural surveillance and to avoid creating any ambush locations or havens for vandalism, drug use, or underage drinking. The exterior of the building will be adequately illuminated to deter criminal activity and increase surveillance and visibility.

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.

As a two-family residential building, bordering on commercial property, the property is well-suited for the requested special use and related variations. The program will comply with all of 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.

Home modification, house rules, vehicle ownership and supervision

At this time, Shelter, Inc. is not proposing any home modifications to this residence.

A Shelter staff member must be on-site and always awake. The Illinois Department of Children and Family Services (DCFS) mandated that we have one staff person on-site for every six (6) residents, 24 hours a day. Therefore, if both units are occupied, there is a dedicated staff person for each unit. Additional staff is on-site as needed to provide other resources to the residents, i.e., counseling sessions, case management.

Shelter staff must conduct and document a check on all residents at least once an hour. This includes the overnight hours and bedroom checks. All monitoring must be recorded in daily logs and shift notes. These notes document which youth are present in the home, when a youth enters or leaves, and where they have gone. These notes are shared/emailed at the end of each shift to all TLP staff to ensure they are familiar with the activities and whereabouts of each youth.

Security cameras will be installed throughout the property.

Every TLP resident must receive, sign, and abide by the TLP Youth Handbook and Resident Contract forms, including the rules and regulations for the home.

Shelter, Inc. will hold a neighborhood meeting, inviting all those who are legally entitled to the notice, specifically within a 250ft radius of the home.



A floorplan of the layout of the residence has been provided. No modifications will be made to the current floorplan.

Thank you for your consideration. We are happy to supply you with any additional information and we look forward to working with you.



FIRST VARIATION – REDUCATION IN PARKING TO TWO SPACES VARIATION CRITERIA

1. 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 proposed use does not alter the essential character of the locality because a shelter care home is a residential use. The property consists of a two-family house, on the perimeter of a residential district, bordering on a Chase Bank and other commercial uses. Program residents can step out of the front door, turn left, walk a few feet to Arlington Heights Rd., and turn left to access these businesses, all of which may provide employment opportunities for the young men in the program. The requested variation is ideal in that it ensures no alterations to the exterior or driveway. There will be no external signage.

2. 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 present owner has attempted to sell the property on an off since August 2018 with no success until the applicant's offer which is contingent on zoning approval. The property is undesirable as a residence because of its proximity to commercial development. However, this makes it very attractive to the applicant. This variation, to reduce the number of parking spaces from 10 to two, preserves the residential character of the property. Two spaces are sufficient for Shelter Inc.'s purposes because there are two staff persons in the building at a time. Residents who choose to own a car will not be allowed to park at the property. It will be the responsibility of the resident to find appropriate off-site parking.

3. The proposed variation is in harmony with the spirit and intent of this Chapter.

It is the intent of the Chapter includes promoting and protecting the public health, safety, morals, comfort and general welfare of the people. The proposed variation is in harmony with the spirit of the Chapter in that it provides the community with a needed service of a supervised transitional program that will help teens transition to responsible adulthood, and it maintains the residential character of the property.

4. The variance requested is the minimum variance necessary to allow reasonable use of the property.

The code requires 10 parking spaces for a Shelter Care Home use, however that would alter the character of the property. This particular use does not require 10 spaces, because two staff persons only require two parking spaces. Although we are not allowed to count tandem spaces, there are also two garage spaces that could accommodate a rare additional care for short durations. Shelter, Inc. does not allow residents to park cars at the property, so residents don't have cars. They don't need to have cars since they have numerous work opportunities within walking distance of the property.



SECOND VARIATION – WAIVER OF REQUIREMENTS OF A TRAFFIC AND PARKING STUDY

VARIATION CRITERIA

1. 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 proposed use does not alter the essential character of the locality because a shelter care home is a residential use. The property consists of a two-family building, on the perimeter of a residential district, bordering on a Chase Bank and other commercial uses. Program residents can step out of the front door, turn left, walk a few feet to Arlington Heights Rd., and turn left to access these businesses, all of which may provide employment opportunities for the young men in the program. The requested variation is appropriate because there will typically be only two cars parked on the premises – one for each staff member. The comings and goings to the property will be minimal with shift changes every eight hours. One staff member will work in each unit at all times. An additional car may be present for brief periods during the transition in shifts of staff persons or when a visitor is present at the property. Shift changes for each unit will be staggered at different times to minimize any parking issues. No alterations are needed to the exterior or driveway. There will be no external signage.

2. 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 present owner has attempted to sell the property on an off since August 2018 with no success until the applicant's offer which is contingent on zoning approval. The property is undesirable as a residence because of its proximity to commercial development. However, this makes it very attractive to the applicant. The requested variation to waive the requirement for a traffic and parking study is appropriate because of the intended use which will not increase traffic or parking, and may in fact reduce it from that of typical families.

3. The proposed variation is in harmony with the spirit and intent of this Chapter.

Since the proposed use does not increase parking or traffic, it is in harmony with the spirit and intent of the zoning ordinance, which includes promoting and protecting the public health, safety, morals, comfort and general welfare of the people. The proposed variation is in harmony with the spirit of the Chapter in that it provides the community with a needed service and well-supervised transitional living program that will help teens transition to responsible adulthood. The proposed use maintains the residential character of the property.

4. The variance requested is the minimum variance necessary to allow reasonable use of the property.



Since the proposed use will have minimal parking requirements and will not generate traffic in excess of what would be expected from a two-family structure, it is appropriate to waive the requirements of parking and traffic studies.