

State of Illinois
County of Cook

To whom it may concern:

I, Lioudmila Goldberg, living within 250 feet of the property at 207-209 E Valley Lane, OPPOSE the issuance of a variance to Chapter 28 of the municipal code. This letter will serve as my formal response as required by section 14.6 of the Municipal Code as required noted below.

14.6 Protest Against Amendment :

Owners of the frontage of property immediately adjoining or across or directly opposite frontage which is proposed to be altered as to regulations or districts may file a written protest against a proposed amendment. The protest must be signed by the owners of at least 20% of the frontage as described above and each signature must be notarized. The written protest shall be filled with the Village Clerk.
If the written protest meets the requirements of this Section, the amendment shall not be passed except by the favorable vote of two-thirds of all members of the Village Board.

I have lived in this neighborhood for 16 years. It has been a great, safe, single family home community. I have a variety of concerns about the issuance of this variance.

Mainly, I am concerned with my safety due to the excessive number of police calls Shelter Inc generates in a year's time and the behavior of the population living at the residence. Police records indicate calls for battery, domestic battery, assaults, thefts, motor vehicle theft, disorderly conduct, alcohol and drug offenses, and criminal damage/trespass to property all occurred at the current Shelter Inc location.

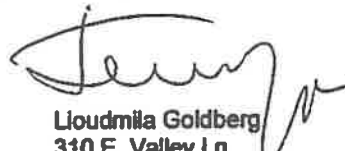
I am concerned that my property value will decrease with the existence of a community transitional shelter in my neighborhood.

I am concerned for the welfare of the children that attend Ivy Hill Elementary that use Valley lane to walk to and from school.

I am concerned with the impact of the increased congestion of traffic activity only 80 feet from Arlington Heights Road on an already blind right hand turn.

The previous noted concerns are a few of those that I have creating the basis for my objection.

Sincerely,


Lioudmila Goldberg
310 E. Valley Ln.
Arlington Heights, IL 60004

On this 15 day of September, 2021 before me,
Day Month Year

Elena Verbych, the undersigned Notary Public,
Name of Notary Public

personally appeared Lioudmila Goldberg
Names(s) of Signer(s)



☒ proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument, and acknowledged to me that he/she/they executed the same for the purposes therein stated.

WITNESS my hand and official seal

Elena Verbych
Signature of Notary Public

VILLAGE CLERK

SEP 15 2021

To whom it may concern:

I, Igor Malamud, living within 250 feet of the property at 207-209 E Valley Lane, ^{Village of Arlington Heights} ~~OPPOSE the~~ issuance of a variance to Chapter 28 of the municipal code. This letter will serve as my formal response as required by section 14.6 of the Municipal Code as required noted below.

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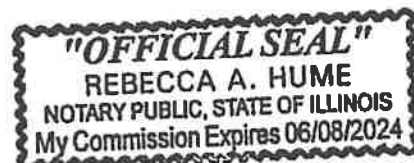
I am concerned with the impact of the increased congestion of traffic activity only 80 feet from Arlington Heights Road on an already blind right hand turn.

The previous noted concerns are a few of those that I have creating the basis for my objection.

Sincerely,



Igor Malamud.
310 E. Valley Ln.
Arlington Heights, IL 60004



Rebecca A Hume
9/15/21

SEP 15 2021

Re: **OBJECTION** to Special Use Permit to allow a shelter care home at 207-209 E Valley Lane, Arlington Heights 60004

Village of Arlington Heights

To whom it may concern:

I, Scott Jansen, living within 250 feet of the property at 207-209 E Valley Lane, **OPPOSE** the issuance of a variance to Chapter 28 of the municipal code. This letter will serve as my formal response as required by section 14.6 of the Municipal Code as required noted below.

14.6 Protest Against Amendment :

I have lived in this neighborhood for 20 years. It has been a great, safe, single family home community. I have a variety of concerns about the issuance of this variance.

Mainly, I am concerned with my safety due to the excessive number of police calls Shelter Inc generates in a year's time and the behavior of the population living at the residence. Police records indicate calls for battery, domestic battery, assaults, thefts, motor vehicle theft, disorderly conduct, alcohol and drug offenses, and criminal damage/trespass to property all occurred at the current Shelter Inc location.

I am concerned that my property value will decrease with the existence of a community transitional shelter in my neighborhood.

I am concerned for the welfare of the children that attend Ivy Hill Elementary that use Valley Lane to walk to and from school.

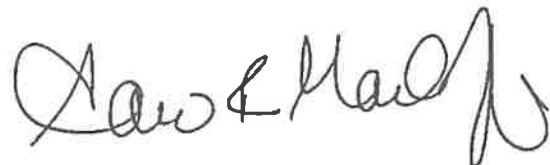
I am concerned with the impact of the increased congestion of traffic activity only 80 ft from Arlington Heights Road on an already blind right-hand turn.

The previous noted concerns are a few of those that I have creating the basis for my objection.

Sincerely,


Scott Jansen

Witnessed This Day
Sept. 15, 2021





Lane, OPPOSE the issuance of a variance to Chapter 28 of the municipal code. This letter will serve as my formal response as required by section 14.6 of the Municipal Code as required noted below.

14.6 Protest Against
Amendment :

Owners of the
frontage of property

immediately adjoining or across or directly opposite frontage which is proposed to be altered as to regulations or districts may file a written protest against a proposed amendment. *The protest must be signed by the owners of at least 20% of the frontage as described above and each signature must be notarized. The written protest shall be filled with the Village Clerk.*

If the written protest meets

the requirements of this
Section, the amendment shall
not be passed except by the
favorable vote of two-thirds of
all members of the Village
Board.

I have lived in this
neighborhood for
___**number** 30___ years. It has
been a great, safe, single
family home community. I
have a variety of concerns

about the issuance of this variance.

Mainly, I am concerned with my safety due to the excessive number of police calls Shelter Inc generates in a year's time and the behavior of the population living at the residence. Police records indicate calls for battery, domestic battery, assaults, thefts, motor vehicle theft,

disorderly conduct, alcohol and drug offenses, and criminal damage/trespass to property all occurred at the current Shelter Inc location.

I am concerned that my property value will decrease with the existence of a community transitional shelter in my neighborhood.

I am concerned for the welfare of the children that attend Ivy Hill Elementary that use Valley lane to walk to and from school.

I am concerned with the impact of the increased congestion of traffic activity only 80 ft from Arlington Heights Road on an already blind right hand turn.

The previous noted concerns are a few of those that I have creating the basis for my objection.

Sincerely,

A handwritten signature in cursive script, reading "Martin Klein". The signature is written in black ink and is positioned below the word "Sincerely,".

Type your name

MARTIN KLEIN

***** Notary signature will
include the date....

Martin Klein



Rebecca A Hume
9/15/2021

Hubbard, Sam

From: Heidi Graham [REDACTED]
Sent: Wednesday, June 9, 2021 3:56 PM
To: Hubbard, Sam
Cc: Recklaus, Randall; Hayes, Thomas; politicalaction@lwvah.org; vp@lwvah.org; dei@lwvah.org
Subject: Shelter, Inc. Special Use Permit

[**NOTICE:** This message originated outside of Village of Arlington Heights email system -- **DO NOT CLICK** on links or open **attachments** unless you are sure the content is safe.]

Dear Sam,

I'm writing you today as a President of League of Women Voters Arlington Heights-mount Prospect-Buffalo Grove Area and as a long-time resident. I am urging you to live up to our Village motto as a city of "good neighbors." Shelter Inc's Transitional Living Program (TLP) gives local youths an opportunity to become strong, independent, active members of our community. Please allow Shelter's proven track record to continue succeeding by approving this special use permit.

Mayor Hayes often says Arlington Heights is a village of "good neighbors." I agree we are and we should be doing what we can to help neglected and abused children right here in our community. There has been a TLP in Arlington Heights for years, they now just want to move to a larger space so they can help more endangered youths prosper and contribute to our society.

This investment we make to bettering the next generation of Arlington Heights residents just by being "good neighbors" will positively impact the future success and growth of our own neighborhoods which is exactly what I want in my town. So once again, please support Shelter's mission and be a beacon of light for these youths instead of turning your backs on some of our own.

As an aside, I am a volunteer CASA (Court Appointed Special Advocate) in the Cook County Foster Care System. I know firsthand how important organizations like Shelter, Inc are in combatting the bleak statistics facing these endangered youth.

Sincerely,
Heidi Graham

President
League of Women Voters is nonpartisan;
we do not support or oppose candidates for office
She/Her/Hers
(What's this?)
w: [REDACTED]



All of our programs are free and open to the public but they aren't free to produce. We are a 100% volunteer organization. Please consider joining or donating at [REDACTED]

Hubbard, Sam

From: Brian Larson [REDACTED]
Sent: Thursday, June 10, 2021 8:39 AM
To: Hubbard, Sam
Subject: Shelter TLP House Purchase

[NOTICE: This message originated outside of Village of Arlington Heights email system -- **DO NOT CLICK** on links or open **attachments** unless you are sure the content is safe.]

Hi Mr. Hubbard,

I am writing in support of Shelter's Transitional Living Program house purchase. Without a permanent location, Shelter will no longer be able to offer housing to young adults transitioning out of the child welfare system. As the Village of Good Neighbors, we should take every opportunity to provide housing to our neighbors most in need. Shelter's program does exactly that and it will ensure these young adults can continue to be part of our community. Please permit conversion of this property to a TLP.

Thank you,

Brian M. Larson
545 W Miner St, Unit 3E, Arlington Heights, IL 60005

June 9, 2021

Erika Cutlip
737 South Walnut Ave.
Arlington Heights, IL

Dear Mr. Hubbard and the Village of Arlington Heights,

This letter serves to express our support of Shelter-Inc's Transitional Living Program. We have seen the life changing impact this program has on these children/young adults in need, and we want to help in any way we can to be a Voice for them.

Our Village has made Arlington Heights a welcoming community for all residents, and we hope that we will work together to help keep this nonprofit organization in our town. Without OUR commitment to work together, this program will not receive the necessary support these young individuals need to overcome their past to build a vibrant future.

We are grateful for the opportunity to share our support of the Transitional Living Program to remain in our neighborhood and speak on their behalf as a "Neighbor Helping Neighbor" advocate.

Respectfully,

Erika Cutlip



Hubbard, Sam

From: Jean Link [REDACTED]
Sent: Monday, July 5, 2021 11:14 PM
To: Hubbard, Sam
Subject: Emergency Shelter at 207-209 E. Valley Lane AH

[NOTICE: This message originated outside of Village of Arlington Heights email system -- DO NOT CLICK on links or open attachments unless you are sure the content is safe.]

To whom it may concern:

I respectfully ask you not to have a shelter at 207-209 East Valley Lane in Arlington Heights. This is a neighborhood where there are many children and my fear is that it will make the area less safe. I am a single woman and ask that you find a place in another community for this shelter. I have had a bad experience near another shelter and do not want to recreate that situation.

Thank you.

Respectfully,

Jean Link

Resident of Arlington Heights IL

Hubbard, Sam

From: Bill Rosenheim [REDACTED]
Sent: Monday, September 13, 2021 12:20 PM
To: Hubbard, Sam
Subject: OBJECTION to Special Use Permit to allow a shelter care home at 207-209 E Valley Lane, Arlington Heights 60004

You don't often get email from [REDACTED] [Learn why this is important](#)

[NOTICE: This message originated outside of Village of Arlington Heights email system -- **DO NOT CLICK** on links or open **attachments** unless you are sure the content is safe.]

Living within 250 feet of 207-209 E Valley Lane, I **strongly oppose** the issuance of a variance to Chapter 28 of the municipal code allowing Shelter, Inc to operate a shelter home in my neighborhood.

Sincerely,
William Rosenheim
302 E. Valley Lane
Arlington Heights

Hubbard, Sam

From: Laura Rosenheim [REDACTED]
Sent: Monday, September 13, 2021 12:38 PM
To: Hubbard, Sam
Subject: OBJECTION to Special Use Permit to allow a shelter care home at 207-209 E Valley Lane

You don't often get email from [REDACTED] [Learn why this is important](#)

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Living within 250 feet of 207-209 E Valley Lane, I **strongly oppose** the issuance of a variance to Chapter 28 of the municipal code allowing Shelter, Inc to operate a shelter home in my neighborhood.

Laura Rosenheim
302 E. Valley Ln.
Arlington Hts.

Hubbard, Sam

From: Shteynberg, Marina [REDACTED]
Sent: Monday, September 13, 2021 3:45 PM
To: Hubbard, Sam
Cc: Shteynberg, Marina
Subject: Objection to 207-209 E Valley Lane (Shelter Inc) T1736- Special use variant request

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[NOTICE: This message originated outside of Village of Arlington Heights email system -- **DO NOT CLICK** on links or open **attachments** unless you are sure the content is safe.]

Mr. Hubbard,

I am writing to you to express my objections in regards to Special use variant for a house next door to mine at 207-209 E Valley Lane.

My major concern is safety of my family. I have two vulnerable adults living in the household. My mother who is going to be 80 and my disabled child. My mother still works and comes home late sometimes, currently I don't have any safety concerns when she walks into the house at 11 pm. Based on the criminal reports obtained there is a hefty amount of calls due to criminal activity at the Shelter Inc present location. So despite all the precautions that Shelter Inc seems to imply they take, they still get over 50 calls a year for various crimes? How can this be considered safe?

Can the village guarantee my family safety? If my family gets hurt, who is responsible? Shelter Inc, Village of Arlington Heights?

The police will not be proactive unless my family gets hurt and at that point it will be too late for us. So please answer the basic question that I have: why are new resident lives more important than my family lives?

I urge the decision makers in this matter in Arlington Heights not to approve this special use variant request. It will be detrimental to the safety, property values, noise pollution, and overall dynamic of the family friendly neighborhood.

Regards,

Marina Shteynberg

[REDACTED]



Hubbard, Sam

From: Timothy McRaith [REDACTED]
Sent: Monday, September 13, 2021 5:36 PM
To: Hubbard, Sam
Cc: Cathy E Vaughn; [REDACTED] Pam McRaith
Subject: Re: OBJECTION to Special Use Permit to allow a shelter care home at 207-209 E Valley Lane, Arlington Heights 60004

You don't often get email from [REDACTED] [Learn why this is important](#)

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September 13, 2021

To: The Village of Arlington Heights, IL

Re: OBJECTION to Special Use Permit to allow a shelter care home at 207-209 E Valley Lane, Arlington Heights 60004

To whom it may concern:

I, Tim McRaith, living within 250 feet of the property at 207-209 E Valley Lane, OPPOSE the issuance of a variance to Chapter 28 of the municipal code. This letter will serve as my formal response as required by section 14.6 of the Municipal Code as required noted below.

14.6 Protest Against Amendment:

Owners of the frontage of property immediately adjoining or across or directly opposite frontage which is proposed to be altered as to regulations or districts may file a written protest against a proposed amendment.

My wife, Pam, and I have lived in this neighborhood for 22 years (since October of 1999) with our children. It has been a great, safe, single family home community. I have a variety of concerns about the issuance of this variance.

Mainly, I am concerned with my safety due to the excessive number of police calls Shelter Inc generates in a year's time and the behavior of the occupants living at the residence. Over the years they have had an average of 53 calls to the police, which is 53 more times than we want in our neighborhood. Police records indicate calls for battery, domestic battery, assaults, thefts, motor vehicle theft, disorderly conduct, alcohol and drug offenses, and criminal damage/trespass to property all occurred at the current Shelter Inc location.

I am concerned that my property value will decrease with the existence of a community transitional shelter in my neighborhood. We have seen articles that say the property values decrease by 7% on average near shelters.

Ivy Hill Elementary School is just blocks away from this building. Young children will be walking home from school. Parents should not have to worry about their children being in danger. Having 12 young men between the ages of 17-21 with questionable pasts is not something we want our children subject to. One incident is too many.

The bus stops are in the neighborhood for Ivy Hill Elementary School, Thomas Middle School, and Buffalo Grove High School. Kids will be walking to those bus stops without parents. We are very concerned about their safety.

I am also concerned with the impact of the increased congestion of traffic activity only 80 ft from Arlington Heights Road on an already blind right-hand turn. There have been accidents at that intersection and with 14 additional people (12 young men and 2 administrators) coming and going just 80 feet from the intersection that will pose even more congestion and traffic. Safety is our number one goal.

The previous noted concerns are a few of those that I have creating the basis for my objection.

Sincerely,

Timothy M. McRaith
208 E Knob Hill Drive
Arlington Heights, IL 60004



Hubbard, Sam

From: Omega Decorating <[REDACTED]>
Sent: Monday, September 13, 2021 7:57 PM
To: Hubbard, Sam
Subject: Re: Special Use Permit to Allow A Shelter Care Home on the Subject Property, and Variations to Chapter 28 of the Municipal Code

You don't often get email from [REDACTED] [Learn why this is important](#)

[NOTICE: This message originated outside of Village of Arlington Heights email system -- **DO NOT CLICK** on links or open **attachments** unless you are sure the content is safe.]

To whom it may concern:

I object to the 207-209 E VALLEY LANE (SHELTER INC)-T1736- special use variant request Mainly, I am concerned with my safety due to the excessive number of police calls Shelter Inc generates in a year's time and the behavior of the population living at the residence. Police records indicate calls for battery, domestic battery, assaults, thefts, motor vehicle theft, disorderly conduct, alcohol and drug offenses, and criminal damage/trespass to property all occurred at the current Shelter Inc location.

I am concerned that my property value will decrease with the existence of a community transitional shelter in my neighborhood.

I am concerned for the welfare of the children that attend Ivy Hill Elementary that use Valley lane to walk to and from school. Which is only 2 blocks away from the shelter. Not the 4 or 5 blocks we were told.

To all of our respected elected officials, please reconsider, as changing the zoning will change not only the zoning but all of our lives in the neighborhood.

Sincerely,

Marinos Anninos
215 E. Valley Lane
Arlington Hts. IL. 60004

Hubbard, Sam

From: Mike A [REDACTED]
Sent: Monday, September 13, 2021 8:04 PM
To: Hubbard, Sam
Subject: Re: Special Use Permit to Allow A Shelter Care Home on the Subject Property, and Variations to Chapter 28 of the Municipal Code

You don't often get email from [REDACTED] [Learn why this is important](#)

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To whom it may concern:

I object to the 207-209 E VALLEY LANE (SHELTER INC)-

T1736- special use variant request Mainly, I am concerned with my safety due to the excessive number of police calls Shelter Inc generates in a year's time and the behavior of the population living at the residence. Police records indicate calls for battery, domestic battery, assaults, thefts, motor vehicle theft, disorderly conduct, alcohol and drug offenses, and criminal damage/trespass to property all occurred at the current Shelter Inc location.

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To all of our respected elected officials, please reconsider, as changing the zoning will not only change the zoning but all of our lives in the neighborhood.

Sincerely,

Gerasimos Anninos
215 E. Valley Lane
Arlington Hts. IL. 60004

Hubbard, Sam

From: Athena Anninos [REDACTED]
Sent: Monday, September 13, 2021 8:14 PM
To: Hubbard, Sam
Subject: Special Use Permit to Allow A Shelter Care Home on the Subject Property, and Variations to Chapter 28 of the Municipal Code

You don't often get email from [REDACTED] [Learn why this is important](#)

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To all of our respected elected officials, please reconsider, as changing the zoning will not only change the zoning but all of our lives in the neighborhood.

Sincerely,

Athena Anninos
215 E. Valley Lane
Arlington Hts. IL. 60004

Hubbard, Sam

From: Angela Sisi [REDACTED]
Sent: Tuesday, September 14, 2021 10:23 AM
To: Hayes, Thomas; Baldino, Richard; Bertucci, James; Canty, Mary Beth; Grasse, Nicolle; LaBedz, Robin; Scaletta, John; Schwingbeck, Tom; Tinaglia, Jim; Hubbard, Sam
Subject: Transitional and Affordable Housing

Some people who received this message don't often get email from [REDACTED] [Learn why this is important](#)

[NOTICE: This message originated outside of Village of Arlington Heights email system -- DO NOT CLICK on links or open attachments unless you are sure the content is safe.]

As a long time resident of Arlington Heights, having moved here on April 7, 1980 and currently living in the Ivy Hill subdivision, my husband and I are opposed to both the Crescent Place Development and Shelter Inc Transitional Housing proposed to be built in an already congested area of Arlington Heights.

We hope and expect that all Trustees, Village Mayor, and Village Manager will vote NO on both projects. When my parents moved into the Village, they viewed Arlington Heights as a fantastic place to raise their children. My brother and I graduated from Buffalo Grove High School. I now live in the Ivy Hill subdivision of Arlington Heights where my two children attend Ivy Hill School. The transitional housing plan for Valley Lane would be less than a half mile from the elementary school and Camelot Park. The residents of the transitional housing are being offered a second-chance opportunity for developmental growth while living with life coaches as these residents lack basic life skills. We are not opposed to social programs to help those young adults who would live in transitional housing, but we strongly believe this type of BUSINESS development does not belong in close proximity to both an elementary school, the Futabakai elementary and middle school, and a community park. In addition, this shelter is a business and consequently should be housed in a business or commercial zoned area and not housed in any Arlington Heights residential community.

The rezoning from residential to commercial in a residential track for one business will prove to be a slippery slope; what is to prevent other businesses from requesting the same in any of the adjacent duplexes. Would the Village continue to support rezoning if the adjacent residential properties are purchased only to be converted into professional and business offices? Regardless of the purpose of the rezoning request, Shelter, Inc. operates a profit center and as such belongs in one of the many commercial condominiums existing in Arlington Heights.

Crescent Place development, although honorable in concept, is being considered as a project in an already congested area of Arlington Heights. Although there is a proposed limit on the population of Crescent place, it is a formidable challenge to monitor and enforce, especially today when many consider rules and laws as merely suggestions. The already heavily trafficked triangle reduces the opportunity for residents of either project to safely walk to the various malls in the immediate area.

The religious communities in Arlington Heights certainly can offer programs for those in need, but there still exists in this country a separation of church and state. Many of the members of these churches do not LIVE in Arlington Heights and only travel to their faith halls once a week. As non-residents, their voices should not count in this decision regarding any rezoning. Our Village leaders were chosen by local residents to conduct business on our behalf. Our Village leaders must listen to those who live in Arlington Heights, shop in Arlington Heights, support the businesses in Arlington Heights, and most of all pay taxes and vote in Arlington Heights when it concerns rezoning, which affects our overall safety and quality of life.

We respectfully request that all Trustees and Village leaders vote NO on both proposed projects.

Regards,

Angela and Raymond Sisi
1214 E Crabtree Drive
Arlington Heights, IL 60004

Hubbard, Sam

From: Bethany Brinkworth [REDACTED]
Sent: Tuesday, September 14, 2021 10:55 AM
To: Hubbard, Sam
Subject: In support of TLP home.

You don't often get email from [REDACTED] [Learn why this is important](#)

[NOTICE: This message originated outside of Village of Arlington Heights email system -- **DO NOT CLICK** on links or open **attachments** unless you are sure the content is safe.]

I wanted to offer some words in support of the Transitional Living Program's move to a new home here in Arlington Heights. I understand why people who don't know much about the TLP might have questions or concerns about the move. However, the truth is that this program is a positive force for change in young people's lives.

The youths in the program are all there by choice, and they're held accountable at every step of the way. This means conduct rules, curfews, financial responsibilities, and personal responsibility milestones that each youth must meet to continue in the program. These requirements help these kids transition into young adults who can be contributors in our community. In fact, many of them already have jobs in and around the area. You may have even seen and had positive encounters with these young people without even knowing they were part of the TLP.

Approving this move would send a message to these youths that we are a welcoming, inclusive community that truly believes in the idea of being good neighbors. Society didn't give these kids much of a chance when they were younger. We have the opportunity to give them one now. Let's give them that chance and help keep them on track by approving their move.

Thank you for your time,
Bethany Brinkworth
2107 E Robinhood Lane
Arlington Hts, IL

Hubbard, Sam

From: Shannon Howard [REDACTED]
Sent: Tuesday, September 14, 2021 11:22 AM
To: Hubbard, Sam
Subject: Letter of Support for Shelter, Inc's TLP

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[NOTICE: This message originated outside of Village of Arlington Heights email system -- DO NOT CLICK on links or open attachments unless you are sure the content is safe.]

Hello,

I want to voice my support for the move of Shelter, Inc.'s Transitional Living Program in advance of the upcoming hearing.

When I think about organizations that are doing genuine good in this world, Shelter is right at the top of the list. The TLP takes young people who have escaped extremely difficult circumstances, including, in some cases, homes where abuse of all kinds is rampant, and gives them the basic skills they need to become independent, productive adults.

I understand why people who don't know much about the TLP might have questions or concerns about the move.

However, the truth is that this program is a positive force for change in young people's lives.

The youths in the program are all there by choice, and they're held accountable at every step of the way. This means conduct rules, curfews, financial responsibilities, and personal responsibility milestones that each youth must meet to continue in the program. These requirements help these kids transition into young adults who can be contributors in our community. In fact, many of them already have jobs in and around the area. You may have even seen and had positive encounters with these young people without even knowing they were part of the TLP.

Approving this move would send a message to these youths that we are a welcoming, inclusive community that truly believes in the idea of being good neighbors. Society didn't give these kids much of a chance when they were younger. We have the opportunity to give them one now. Let's give them that chance and help keep them on track by approving their move.

Shannon Howard
Arlington Heights, IL Resident (60005)

Sent from my iPhone

Hubbard, Sam

From: Fred Nickl [REDACTED]
Sent: Tuesday, September 14, 2021 11:26 AM
To: Hubbard, Sam
Cc: [REDACTED] Hayes, Thomas; Baldino, Richard; Bertucci, James; Grasse, Nicole; LaBedz, Robin; Scaletta, John; Tinaglia, Jim; [REDACTED]
Schwingbeck, Tom
Subject: support for Shelter Inc's TLP

Some people who received this message don't often get email from [REDACTED] [Learn why this is important](#)

[NOTICE: This message originated outside of Village of Arlington Heights email system -- **DO NOT CLICK** on links or open **attachments** unless you are sure the content is safe.]

Sam and Village Board members,
My wife (Kim Hedstrom) and I are residents of AH (22 years now) and fully support Shelter Inc's TLP. I hope to attend the Plan Commission zoom meeting but I have a swim parent's meeting at the same time.

My wife and I are licensed foster parents. I run my own law firm, and my wife is a licensed Pharmacist. We live in the Westgate neighborhood but have also lived in the Regent Park area and at 200 N. AH Rd. I started being involved in one-to-one mentoring of at-risk youth 30 years ago, first with Cook County Juvenile Probation and over a decade with Omni Youth Services in BG.

We love the sense of community that AH presents our family and know that programs like Shelter's TLP are critically needed. Helping disadvantaged youth gain the skills needed to be independent is so important and something we and our friends support without limit. We hope that the Plan Commission sees through any noise generated by those who either misunderstand TLP's purpose or willfully ignore the TLP's safety record. It is not uncommon for uninformed opinions to spread quickly on social media.

We are available for follow-up, so please reach out if needed.

Fred Nickl
[REDACTED]

Hubbard, Sam

From: Jen Wicka [REDACTED]
Sent: Tuesday, September 14, 2021 11:35 AM
To: Hubbard, Sam
Subject: Support for Shelter Inc's TLP program

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Hello Sam,

As a resident of Arlington Heights, I want to voice my support for the move of Shelter, Inc.'s Transitional Living Program in advance of the upcoming hearing.

When I think about organizations that are doing genuine good in this world, Shelter is right at the top of the list. The TLP takes young people who have escaped extremely difficult circumstances, including, in some cases, homes where abuse of all kinds is rampant, and gives them the basic skills they need to become independent, productive adults.

Approving the relocation shouldn't even be a difficult decision. These are youths who would—not “might,” *would*—fall through society's cracks if it were not for the TLP. That's why the opposition is so frustrating. The TLP takes youths who, frankly, would have an extremely high chance of winding up homeless or worse and puts them on a trajectory toward education and a career.

As civic leaders, and as citizens, what could possibly be a higher purpose than helping young people to achieve these positive outcomes—outcomes that most of us who came from stable homes take for granted?

For the betterment of these youths' lives, and for the betterment of our community, I respectfully ask that you allow Shelter, Inc. to relocate the TLP.

Thank you for your time,

Jen Wicka

Hubbard, Sam

From: Lisa Mullen [REDACTED]
Sent: Tuesday, September 14, 2021 11:44 AM
To: Hubbard, Sam
Subject: Shelter inc's new location

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Hi... I have been a resident of Arlington heights for over 25 years now. I FULLY support the new location for Shelter inc... I believe that the people who are opposing the new location, are being fed mis information!! These kids need a fighting chance, and it is not their fault that they have had no support. Shelter inc has everything in place to keep the kids on the right track, teach them life skills, and monitor them closely!! I FULLY support Shelter, inc, and what they are doing for these kids! Please feel to reach out with any questions!!!

Lisa Mullen
Arlington heights resident for over 25 years!



Lisa Mullen - Realtor
d'aprile properties

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Lisa Mullen - Realtor
d'aprile properties

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There has been a rise in wire fraud and phishing scams. d'aprile properties requests that if you receive an email containing wiring instructions, do not respond to the email. **BEFORE** you wire any funds to any party (including your lawyer, title agent, real estate agent, etc.) you should call them directly to confirm the legitimacy of the request. It is recommended that you contact them using the phone number you received from the sales contract, or previous engagement, rather than any phone number contained within the suspicious email

Hubbard, Sam

From: Lauren Rzepka [REDACTED]
Sent: Tuesday, September 14, 2021 11:46 AM
To: Hubbard, Sam
Subject: In support of Shelter Inc and the Transitional Living Program

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Hello,

As a resident of Arlington Heights, I want to express my support for moving Shelter, Inc.'s Transitional Living Program (TLP) to a new location in Arlington Heights. Shelter is a valuable resource in our community that needs to be supported. Shelter provides services to children and families in need and in many cases they are the children and families most overlooked by our community.

The Shelter's TLP strengthens our community by helping young residents become productive, independent adults. TLP is safe and should be welcomed in our community based on the values of Arlington Heights. We are indeed the village of good neighbors and welcoming the TLP into this community is a demonstration of our values.

It is our civic responsibility to make choices that support young people improving their lives and accessing much needed resources. For the betterment of our community, I respectfully ask that you allow Shelter, Inc. to relocate the TLP. Thank you for your time.

--
Lauren Rzepka
737 S Vail Ave

Hubbard, Sam

From: Jaci Devine [REDACTED]
Sent: Tuesday, September 14, 2021 12:10 PM
To: Hubbard, Sam
Subject: Let's support our youth!

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Village of AH,

I've had the opportunity to work closely with Shelter, Inc. over the past few years, including touring their facilities and meeting the folks they're serving, and I'm in awe of the positive difference they're making in our community every day.

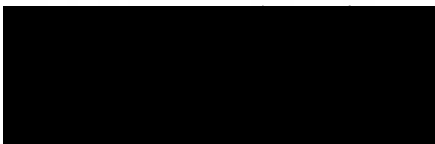
The Transitional Living Program is an important piece of this incredible work. Young people come into this program with the odds stacked against them in life, and they come out as productive members of the community. I can't imagine a program more worthy of our support.

I urge you to support the relocation of Shelter's TLP to help continue the work they're doing for Arlington Heights in support of our vulnerable youth.

Respectfully,

Jaci Devine

Jaci Devine, Ph.D.



Hubbard, Sam

From: Darrick Santa Maria [REDACTED]
Sent: Tuesday, September 14, 2021 12:25 PM
To: Hubbard, Sam
Subject: Support for Shelter TLP Program

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September 14, 2021

Dear Sam Hubbard & Village Plan Commission,

As a 7-year resident of Arlington Heights, and father of two young children, I am writing to express my strong support for Shelter, Inc.'s Transitional Living Program (TLP) to remain in our Village, and relocate to 207 E Valley Ln. This agency is part of what makes me proud to live in Arlington Heights. In this community, we support diversity and inclusion. The transitional living program gives a critical lifeline to young adolescents aging out of foster care. It teaches them responsibility, and shepherds them to be contributing members of society.

Concerns regarding parking, number of police calls, and safety have all been addressed in detailed manner at various forums including previous village hearings, community meetings and communication materials over the past 5 months. The organization has done an excellent job at explaining why this location is ideal for the participants of this program, and for the broader community.

A vote that prohibits Shelter from re-zoning this new location is one that will compromise this program and will be a loud signal that the plan commission does not take our village's diversity and inclusion commitments seriously.

Norman D. Santa Maria
2362 E Bradshire Court
Arlington Heights, IL 60004
[REDACTED]

Hubbard, Sam

From: Paula Karll [REDACTED]
Sent: Tuesday, September 14, 2021 12:33 PM
To: Hubbard, Sam
Subject: Special Request-TLP Arlington Heights

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Greetings,

My name is Paula Karll, a special education teacher & a long time resident of Arlington Heights. I'm writing today in support of Shelter, Inc.'s Transitional Living Program (TLP) to a new location in Arlington Heights. Now is not the time to dismiss young people who have struggled in life and label them as "a bad element." As a matter of fact, youths in the TLP are just the opposite, I have worked and made plans for youth for transitional living after high school and they have excelled beyond expectations.

They just want to succeed in life. Youths who want to overcome challenges. These are youth who had the humility and the desire to better themselves, which led them to the TLP.

Now, we in Arlington Heights have our own decision to make. We can live up to our aspirational goal of being good neighbors and accept youths in the Transitional Living Program into our community. Or we can continue to use prejudices, biases and dismiss young people who most often are not at fault for their situation & use misinformation and inaccurate stereotypes to block their aspirations.

As a resident of Arlington Heights, I hope we choose the first path and support inclusion. I look forward to welcoming our new neighbors and seeing the great strides they will make as valued members of our community.

Best,

Paula Karll, Special Education Teacher

Hubbard, Sam

From: Katherine SCORTINO [REDACTED]
Sent: Tuesday, September 14, 2021 12:41 PM
To: Hubbard, Sam
Subject: Request from Shelter, Inc. for variance on property at 207-209 E. Valley Lane

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Dear Sam,

I am writing to you today to offer my full support of Shelter, Inc.'s request to move its Transitional Living Program to a new home in Arlington Heights.

There is much misinformation being spread around, based on rumors and, I'm sure, on fear of the unknown. It is critical, therefore, to focus on what **is** known:

- The young people in the TLP want to succeed in their lives, and they are in this program **by choice**. Most of them have overcome abuse, neglect, and abandonment. They are assessed before being accepted and they are held accountable the entire time they are in the program. There are rules, curfews, financial responsibilities, and personal milestones that have to be met. And there are opportunities for them to learn basic life skills. **This is how we help young people become contributing members of our community. This is how all of us who are parents helped our own children become responsible adults. All of our children were blessed to receive unconditional love, and to have a secure home and the support of our community. The young people in the TLP deserve the same!!**

Our community has the chance to extend a hand of welcome and acceptance to these young people. Refusing to do that is equivalent to turning our backs on them at a vulnerable time in their lives. Refusing to welcome them means we are allowing prejudices and fear to win. Our community must be better than that!

I ask that you grant the variance needed to allow this move to take place.

Sincerely,
Kathy Scortino...an Ivy Hill resident who intends to be an involved and welcoming neighbor.

Hubbard, Sam

From: Laura Rinkenberger [REDACTED]
Sent: Tuesday, September 14, 2021 1:17 PM
To: Hubbard, Sam
Subject: IN SUPPORT of the Transitional Living Program through The Shelter

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I am writing in HUGE support of The Shelter and the work they are doing for the kids in OUR COMMUNITY. I have lived in Arlington Heights for 17 years and am proud to live here. The program put in place to help our young people break the cycle of abuse and neglect is incredibly important. The Shelter CAN help, so I am not sure why there would be any opposition to giving these kids a safe and supportive home. It is supervised, and it is OUR chance to help our local youth have the best chance at life. They go to our schools and work in our community! WHY wouldn't we support them?

The opposition must be misinformed. A knee-jerk reaction to what they THINK it is? And what is that? Arlington Heights community members are hardworking, intelligent people. I am surprised to think that they are choosing to be ignorant, resulting in a false fear of what they THINK this program is.

I hope that those opposed will seek to understand this program, its goals, and the young people that are in great need of our help. Ask questions and LISTEN to the answers so that you may instead support a positive and necessary community program.

PLEASE support our youth. We CAN, so we SHOULD. Thank you for reading/listening.

Laura Rinkenberger

Hubbard, Sam

From: Will Stephens [REDACTED]
Sent: Tuesday, September 14, 2021 2:28 PM
To: Hubbard, Sam
Subject: Support Shelter, Inc.

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I want to voice my strong support for the move of Shelter, Inc.'s Transitional Living Program in advance of the upcoming hearing.

When I think about organizations that are doing genuine good in this world, Shelter is right at the top of the list. The TLP takes young people who have escaped **extremely** difficult circumstances, which can include homes where abuse of all kinds is rampant, and gives them the basic skills they need to become independent, productive adults.

Approving the relocation shouldn't be a difficult decision. These are youths who would—not “might,” *would*—fall through society's cracks if it were not for the TLP. That's why this opposition is so incredibly frustrating. The TLP takes youths who have an extremely high chance of winding up homeless - or worse - and puts them on a trajectory toward education and a career. How can something like that face this kind of opposition?

As civic leaders, and as citizens, what could possibly be a higher purpose than helping young people to achieve these positive outcomes—outcomes that most of us who came from stable homes take for granted?

For the betterment of these youths' lives, and for the betterment of our community, I respectfully ask that you allow Shelter, Inc. to relocate the TLP. Thank you for your time.

Regards,

Will Stephens

Hubbard, Sam

From: Anne Wall [REDACTED]
Sent: Tuesday, September 14, 2021 2:54 PM
To: Hubbard, Sam
Subject: TLP Expansion Project

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I'm asking that the Village approve the special use permit for Shelter, Inc to build a new home for their Transition Living Project (TLP). TLP has operated successfully in the community for years. It is a testament to their success that they need another group home. As the Census data shows, the Northwest suburban area has a large number of homeless individuals. Shelter's TLP works to provide the life skills to young adults so they can not only survive but thrive. Rather than become part of the homeless problem, Shelter's TLP is helping to fix the problem.

The Village needs to recognize and provide the opportunity for all our residents to succeed in life.

Anne Wall

Hubbard, Sam

From: Jim Dobbs [REDACTED]
Sent: Tuesday, September 14, 2021 3:14 PM
To: Hubbard, Sam
Subject: Shelter Transitional Living home

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Hello:

I am writing to urge you to grant Shelter Inc. permission to expand their Transitional Living Program. I understand some residents are objecting. I ask that you consider the consequences of putting these young people out on the streets vs easing them into adult living. I think that the residents are actually better off with guided young people vs unguided. I have dealt with Shelter for over 20 years as a foster and later adoptive parent. Homeless kids need a chance.

Best Regards,

Jim

James B. Dobbs, CFP
President
Woodfield Financial Advisors, Inc.
[REDACTED]

Hubbard, Sam

From: Joy Chaplin [REDACTED]
Sent: Tuesday, September 14, 2021 3:39 PM
To: Hubbard, Sam
Subject: Support for shelter Inc

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I am a resident of Arlington heights and I support the plan to move shelter Inc.'s transitional living Program to a new location within Arlington heights. They provide vital support to our community and should have the support of our village as well.

Thank you
Joy Chaplin
1123 N Belmont Ave

Hubbard, Sam

From: David Shecterle [REDACTED]
Sent: Tuesday, September 14, 2021 3:50 PM
To: Hubbard, Sam
Subject: Special Use Permit to Allow A Shelter Care Home on the Subject Property, and Variations to Chapter 28 of the Municipal Code

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Dear sir:

I object to the 207-209 E VALLEY LANE (SHELTER INC)-T1736- special use variant request.

I have lived around the corner from this property at 505 E Knob Hill Dr. for 31 years. I have worked hard to pay for my home and am concerned that this variation will affect my safety and general welfare of the people living nearby. I have always felt safe here and there are many people who move into this community with young children for the schools. A lot of people in the neighborhood walk past 207-209 E. Valley Lane on their way to the Chase Bank or Jewel grocery store. I believe they will no longer feel safe doing so if the special use permit is approved.

I do not think that the Shelter Inc. home should be located in a residential neighborhood. I would not have moved here 31 years ago if the Shelter Inc home was located at 207-209 E. Valley Lane.

Sincerely,

David Shecterle

Hubbard, Sam

From: Robyn Pflomm [REDACTED]
Sent: Tuesday, September 14, 2021 4:30 PM
To: Hubbard, Sam
Subject: Shelter TLP Support!

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I'm writing in support of the move of Shelter, Inc's Transitional Living Program in advance of the upcoming hearing.

Thinking about all the organizations helping children across our communities, Shelter is right at the top of the list! The TLP takes young people who have escaped extremely difficult circumstances, including, in some cases, homes where abuse of all kinds is rampant, and gives them the basic skills they need to become independent, productive adults.

Approving the relocation is a 'no-brainer'. These are youths who would—not "might," would—fall through society's cracks if it were not for the TLP. That's why those opposing is so frustrating. The TLP takes youths who, frankly, would have an extremely high chance of winding up homeless or worse and puts them on a trajectory toward education and a career.

As board members, and as citizens, what could possibly be a higher purpose than helping young people to achieve these positive outcomes—outcomes that most take for granted? What are we saying to high school national honor students who last year raised money and donated supplies to Shelter? What about Service Over Self programs at the high schools that are developing projects to help support these individuals? What are you saying to the young adults in THIS community who are trying to make a difference in their own way?

For the betterment of these youths' lives, and for the betterment of our community, I respectfully ask that you allow Shelter, Inc. to relocate the TLP. Thank you for your time.

Robyn Pflomm
Arlington Heights Resident since 2004

Hubbard, Sam

From: Rebecca McClaney [REDACTED]
Sent: Tuesday, September 14, 2021 5:57 PM
To: Hubbard, Sam
Subject: Shelter Inc Project

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Good Afternoon,

I am writing in support of the TLP project that is on the agenda for next Wednesday night. As an educator, school board member and resident in Arlington Heights it is so important that we live our mission. We need to be a welcoming and inclusive community. We need to provide opportunities to these youth and show them what we can do to support them. I 100% support this project and would love to see the continued work of Shelter Inc in our community.

Becky

Hubbard, Sam

From: Beth Ripperger [REDACTED]
Sent: Tuesday, September 14, 2021 6:12 PM
To: Hubbard, Sam
Subject: Letter of support

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Hello,

My name is Beth Ripperger and I'm a new resident of Arlington Heights. I want to voice my support for the move of Shelter, Inc.'s Transitional Living Program in advance of the upcoming hearing.

As a current Wellness Manager who works with college students, most often students from underprivileged backgrounds, I want to stress the importance of well-being for our young people. Life becomes increasingly difficult when a young person doesn't have the proper shelter, food, love and support that is needed to not just help them survive, but instead, thrive and be active and productive citizens within the communities they inhabit. More importantly, as a former first-generation, low-income person myself who grew up in a small town in Iowa, I know first-hand how important proper support, assistance and resources can be for youth development.

When I think about organizations that are doing genuine good in this world, Shelter is right at the top of the list. The TLP takes young people who have escaped extremely difficult circumstances, including, in some cases, homes where abuse of all kinds is rampant, and gives them the basic skills they need to become independent, productive adults.

Approving the relocation shouldn't even be a difficult decision. As a new resident of Arlington Heights, I want to be a part of the population in this community that helps others do better and be better. That's what makes Arlington Heights so great, we look out for one another. That's why the opposition is so frustrating. The TLP takes youths who, frankly, would have an extremely high chance of winding up homeless or worse and puts them on a trajectory toward education and a career. As a current employee of a nearby college, I can't stress how important places such as TLP are to our current and future generations.

As civic leaders, and as citizens, what could possibly be a higher purpose than helping young people to achieve these positive outcomes—I know that without the extra support and assistance I received growing up and throughout my collegiate career from so many organizations, I would not be where I am today.

For the betterment of these youths' lives, and for the betterment of our community, I respectfully ask that you allow Shelter, Inc. to relocate the TLP. Thank you for your time.

Beth Ripperger, MA
Wellness Manager
Conscious Ambassador of Trauma Informed Care

Hubbard, Sam

From: Zachary - GMail Main [REDACTED]
Sent: Tuesday, September 14, 2021 8:28 PM
To: Hubbard, Sam
Subject: Shelter, Inc. TLP Expansion Project

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Dear Sam Hubbard,

I'm writing to you in support of Shelter, Inc.'s efforts to relocate its Transitional Living Program (TLP) to the new location on the north side of Arlington Heights. I've seen the confusion surrounding this new location, and the many concerns being stated by those with inadequate understanding on this topic.

First off, let me say that I live near the current location of the TLP, on the south side of Arlington Heights. I've driven/walked past the TLP plenty of times during the 5 years I've lived in this town, having had no issues; seldom seeing any activity coming from the building itself. In fact, had I not known of its location because of my volunteering efforts at Shelter, Inc., I wouldn't have realized the building housed youths in need.

In other words, the TLP and the youths that live there have done nothing to induce this gratuitous fear in people. These young people, whom I have seen from time to time, are hard-working individuals given a chance to make something out of the horrible situation they were forced into as kids. They speak of their futures in excited ambition, thanking the TLP and Shelter for the chance to have these opportunities.

We can't begin to understand what these youths have gone through, but the good in us can sympathize. And the best in us can provide aid for them. Most of us have went through our childhood years with opportunities given to us, feeling safe in our own homes. These youths didn't get that. It's up to us, and the entire town of Arlington Heights to be there for them, to aid them in their time of need, rather than turn our backs on them in ignorant fear.

These young people are the recipients of terrible circumstances, not the sources of it. The TLP was the only program there for them when everyone else neglected them. The TLP was the only program supporting them, providing the opportunities they wouldn't have had otherwise. The TLP is their family, don't take that away from them.

Please, seriously consider Shelter, Inc.'s request to relocate the TLP to the north side of Arlington Heights. It will only do good, and maybe even save more youths in need at the same time.

Thank you for your time,

Zachary Seda

2135 S. Tonne Dr. Apt. 208

Arlington Heights, IL. 60005

Hubbard, Sam

From: Claudia Karigan [REDACTED]
Sent: Tuesday, September 14, 2021 8:31 PM
To: Hubbard, Sam
Subject: TLP Arlington Heights Home

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I'm writing you today to voice my support for the new location for Shelter Inc. I strongly believe every child deserves a good life! They are here by no fault of their own. Shelter Inc has everything to give these children a fighting chance to a good life. Please don't take this life changing opportunity from them.

Thank you for your time.

Claudia Karigan

Resident of Prospect Heights for 20 years.

Hubbard, Sam

From: Erika Cutlip [REDACTED]
Sent: Tuesday, September 14, 2021 8:39 PM
To: Hubbard, Sam
Subject: Shelter-Inc Letter of Support
Attachments: Shelter-Inc Letter of Support (TLP).docx

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Dear Mr. Hubbard and the Village of Arlington Heights,

This letter serves to express our support of Shelter-Inc's Transitional Living Program. We have seen the life changing impact this program has on these children/young adults in need, and we want to help in any way we can to be a Voice for them.

Our Village has made Arlington Heights a welcoming community for all residents, and we hope that we will work together to help keep this nonprofit organization in our town. Without OUR commitment to work together, this program will not receive the necessary support these young individuals need to overcome their past to build a vibrant future.

We are grateful for the opportunity to share our support of the Transitional Living Program to remain in our neighborhood and speak on their behalf as a "Neighbor Helping Neighbor" advocate.

Respectfully,

Erika Cutlip
[REDACTED]

Hubbard, Sam

From: Michael McPartlin [REDACTED]
Sent: Tuesday, September 14, 2021 8:57 PM
To: Hubbard, Sam
Subject: Support for TLP

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Hello,
My name is Michael McPartlin and I live on the 700 block of South Vail Avenue. Programs like the TLP program help younger people in need to get on their feet and begin a journey towards a more successful future. Regardless of the location, this should be something that the village support. As a taxpayer and teacher in District 214 this is something I would like to see for our young adults in the area.

Sincerely,
Michael McPartin

--
Michael McPartlin
Apple Teacher
Science Teacher
Buffalo Grove High School | Township High School District 214

Head Girls' Water Polo Coach & Head Girls' Swimming Coach
Buffalo Grove High School | Township High School District 214

Hubbard, Sam

From: jodi riegel [REDACTED]
Sent: Tuesday, September 14, 2021 9:12 PM
To: Hubbard, Sam
Subject: Support letter for the TLP
Attachments: Support letter for the TLP

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Hubbard, Sam

From: Lea Panek [REDACTED]
Sent: Tuesday, September 14, 2021 9:23 PM
To: Hubbard, Sam
Subject: Support for the move of Shelter Inc's Transitional Living Program

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I want to voice my support for the move of Shelter, Inc.'s Transitional Living Program in light of the upcoming hearing. The TLP takes young people who have escaped extremely difficult circumstances, including, in some cases, homes where abuse of all kinds is rampant, and gives them the basic skills they need to become independent. The TLP takes youths who, frankly, would have an extremely high chance of winding up homeless or worse and puts them on a trajectory toward education and a career.

As civic leaders, and as citizens, what could possibly be a higher purpose than helping young people to achieve these positive outcomes—outcomes that most of us who came from stable homes take for granted?

For the betterment of these youths' lives, and for the betterment of our community, I respectfully ask that you allow Shelter, Inc. to relocate the TLP. Thank you for your time.

-Dr. Lea Samartino

Hubbard, Sam

From: Durante, Laura [REDACTED]
Sent: Wednesday, September 15, 2021 7:36 AM
To: Hubbard, Sam
Subject: TLP program

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[**NOTICE:** This message originated outside of Village of Arlington Heights email system -- **DO NOT CLICK** on links or open **attachments** unless you are sure the content is safe.]

I'm writing today in support of Shelter, Inc.'s move of its Transitional Living Program (TLP) to a new location in Arlington Heights. I have a son that is 17 year old Michael that struggles with mental health issues. So, this issue is personal to me.

It's easy to dismiss young people who have struggled in life as "a bad element." The truth is that the youths in the TLP are just the opposite.

These are young people who want to succeed in life. Youths who want to overcome challenges, rather than succumb to them. These are kids who had the humility and the desire to better themselves, which led them to the TLP in the first place.

Now, we in Arlington Heights have our own decision to make. We can live up to our aspirational goal of being good neighbors, and accept these youths into our community. Or, we can succumb to our prejudices and biases and dismiss these young people based on misinformation and inaccurate stereotypes.

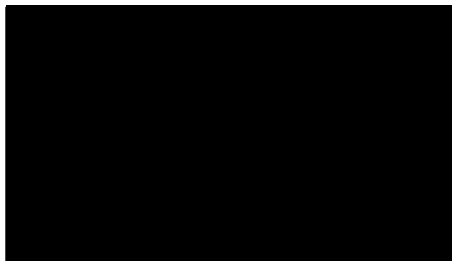
As a resident of Arlington Heights, I hope we choose the first path. And I look forward to welcoming our new neighbors, and seeing the great strides they'll make as valued members of our community.

Please help our youth and support this program!

Best Regards,

Laura Durante

Buyer/Planner



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Hubbard, Sam

From: Julie Soderna [REDACTED]
Sent: Wednesday, September 15, 2021 7:40 AM
To: Hubbard, Sam
Subject: Support for Shelter Inc.

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Plan Commission -

I have been a resident of Arlington Heights for over 10 years now and live in the neighborhood where the new Shelter Inc. facility is set to be located, and I FULLY support it! These kids need a fighting chance, and need support from a caring community. I believe Shelter Inc has tools in place to keep the kids on the right track, teach them life skills, and monitor them closely. I believe that the people who are opposing the new location are being fed misinformation. I FULLY support Shelter, inc, and what they are doing for these kids!

Thank you,
Julie Soderna

Hubbard, Sam

From: Brad Wells [REDACTED]
Sent: Wednesday, September 15, 2021 10:24 AM
To: Hubbard, Sam
Subject: Re: Special Use Permit to Allow A Shelter Care Home on the Subject Property, and Variants to Chapter 28 of the Municipal Code

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Dear Mr. Hubbard,

I object to the 207-209 E VALLEY LANE (SHELTER INC)-T1736- special use variant request. As a home owning resident with a family who lives on the block of the proposed shelter, I wish to express my objection to this plan. Single family homes dominate this section of our neighborhood. My family enjoys a comfortable, quiet environment to live, where my school age daughter can continue to grow without having 53 police calls (documented from Shelter, Inc.) occur on her block. I don't appreciate the city's desire to disrupting our community by changing zoning to put an out-of-place transitional shelter on our block. I strongly urge you to deny this application, and leave the zoning as is.

Best regards,
Brad

AMA 

Brad Wells

[REDACTED]

Hubbard, Sam

From: Sandralyn Bourseau [REDACTED]
Sent: Wednesday, September 15, 2021 10:40 AM
To: Hubbard, Sam
Subject: Shelter Program/Planning

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My family has been residents of Arlington Heights for several (six) generations. I was so pleased when I learned that Shelter Inc has been successfully operating a Transitional Living Program in our village for 10 years and now has an opportunity to expand and improve this program. This program reflects the basic responsibility of our society, to assist youth making that difficult journey to productive adulthood. Having raised three sons I know this can be a challenge under the best of circumstances. This program offers those who are working to overcome difficult circumstances the chance to learn how to succeed and become an asset to our village. It makes me proud to live in a place that shows how it values and cares for those who are trying to overcome the difficulties they've been dealt. Please learn about this well-run program, which includes 24- hour in house supervision. Listen to the voices of young people asking us to care. Then support granting the variation for Shelter so we can be proud to see this program prosper.

Sandy Bourseau
151 W. Wing St.
Arlington Heights,
[REDACTED]

Hubbard, Sam

From: Bridget Piagari [REDACTED]
Sent: Wednesday, September 15, 2021 1:20 PM
To: Hubbard, Sam
Subject: Shelter

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I fully support the shelter location and their cause. I believe people have been misinformed about what the shelters goal and mission is. These are kids who need our support and our voices!! Please give them a chance for a better life and put your fears aside! My family and I have been collectively residents for almost 50 years and I'm ashamed of my community for trying to stop this.

Bridget Piagari

Sent from Yahoo Mail for iPad

September 15, 2021

Re: Objection to Re-Zoning/Shelter Permit- 207-209 East Valley Lane, Arlington
Hts, IL

To whom it may concern:

I Benito Garrido am the property owner of 206 E Knob Hill Drive, a home within 250 ft of property of interest, 207-209 E Valley Lane. I am strongly opposed to the issuance of variance to Chapter 28 of the municipal code or the rezoning of the duplex for the purposes of shelter use.

I have safety concerns given the factual number of police increased activities at other Shelter Inc home sites. Police records show increased calls and responses to assaults, thefts, domestic battery and alcohol/drug offenses. This will have a direct impact on our neighborhood safety, children and property value.

I strongly suggest Shelter, Inc accomplish there re-allocation goals in a more urbanized setting.

Sincerely

A handwritten signature in black ink, appearing to read "Benito Garrido", written over a horizontal line.

Benito Garrido

Hubbard, Sam

From: Linda Waycie [REDACTED]
Sent: Wednesday, September 15, 2021 2:55 PM
To: Hubbard, Sam
Subject: Supporting Shelter INC

[**NOTICE:** This message originated outside of Village of Arlington Heights email system -- **DO NOT CLICK** on links or open **attachments** unless you are sure the content is safe.]

Hi Mr. Hubbard,

I am writing in support of the new residence for Shelter, INC Transitional Living Program. When we read about youth using guns to hurt others, using drugs, etc. we wonder what went wrong with those youth? Shelter, housing program is taking motivated 18, 19, 20 year olds who need guidance, training, love and community to get to a strong place to be able to succeed and be confident. The reality is that we NEED organizations like Shelter. We need Arlington Heights to see beyond fear and bias and see these young adults as humans beings that need us to reach out our hands to them and lift them up! Let's pass the zoning necessary for Shelter and keep touch with these kids. Offer extra help. Show them the love we have for all our children

Linda Waycie

Member Southminster Presbyterian Church

Hubbard, Sam

From: Cathy E Vaughn [REDACTED]
Sent: Wednesday, September 15, 2021 4:29 PM
To: Hubbard, Sam
Subject: OBJECTION to Special Use Permit to allow a shelter care home at 207-209 E Valley Lane, Arlington Heights 60004

[**NOTICE:** This message originated outside of Village of Arlington Heights email system -- **DO NOT CLICK** on links or open **attachments** unless you are sure the content is safe.]

To whom it may concern:

I, Catherine Vaughn, living within 500 feet of the property at 207-209 E Valley Lane, OPPOSE the issuance of a variance to Chapter 28 of the municipal code for rezoning.

I have lived in this neighborhood for 16 years. It has been a great, safe, single family home community. I have a variety of concerns about the issuance of this variance.

Mainly, I am concerned with my safety due to the excessive number of police calls Shelter Inc generates in a year's time and the behavior of the population living at the residence. Police records indicate calls for battery, domestic battery, assaults, thefts, motor vehicle theft, disorderly conduct, alcohol and drug offenses, and criminal damage/trespass to property all occurred at the current Shelter Inc location. It also concerns me that even though there is a curfew for residences at Shelter Inc there have been over 300 curfew violations which indicates that the supervisory staff has no control over the resident population as they claim in all their marketing material. Their online promotional video says that they regularly take residents to see their parole officers so the population of the home does house young adults with police records.

The supporting documentation they provided to the Village also states that many of the residents are undergoing mental health treatment. Shelter, Inc to date has not furnished any supporting documentation to verify that their staff is licensed / qualified/ educationally validated to manage and address mental health issues.

The variance code states that if the variance is issued it cannot change the character of the neighborhood nor jeopardize the safety and well being of the residents who live and work there. BOTH, the character and the safety of the neighborhood, will be negatively impacted if this variance is allowed.

I am concerned that my property value will decrease with the existence of a community transitional shelter in my neighborhood. Ivy Hill has been a real estate resident destination for decades due to Ivy Hill Elementary and the location of the main arteries of Arlington Heights Road, Rand Road, and Palatine Road. The existence of a shelter home for at risk youth age 17.5-21 (young men) will negatively change the attractiveness of the neighborhood.

I am concerned for the welfare of the children that attend Ivy Hill Elementary that use Valley lane to walk to and from school. Just one recent afternoon for a total of 6 minutes, I counted 27 elementary school kids walking down Valley towards the 207-209 property on their way home from school. 60% of these children were NOT escorted by any adult and were walking alone.

The previous noted concerns are a few of those that I have creating the basis for my objection.

Sincerely,

Catherine E Vaughn
315 East Knob Hill Drive, Arlington Heights, IL 60004

Hubbard, Sam

From: Cara Malcolm [REDACTED]
Sent: Wednesday, September 15, 2021 6:34 PM
To: Hubbard, Sam
Subject: TLP support email

You don't often get email from [REDACTED] [Learn why this is important](#)

[NOTICE: This message originated outside of Village of Arlington Heights email system -- **DO NOT CLICK** on links or open **attachments** unless you are sure the content is safe.]

I am a resident of Arlington Heights and I wanted to offer some words in support of the Transitional Living Program's move to a new home here in Arlington Heights. I understand why people who don't know much about the TLP might have questions or concerns about the move. However, the truth is that this program is a positive force for change in young people's lives.

The youths in the program are all there by choice, and they're held accountable at every step of the way. This means conduct rules, curfews, financial responsibilities, and personal responsibility milestones that each youth must meet to continue in the program. These requirements help these kids transition into young adults who can be contributors in our community. In fact, many of them already have jobs in and around the area. You may have even seen and had positive encounters with these young people without even knowing they were part of the TLP.

Approving this move would send a message to these youths that we are a welcoming, inclusive community that truly believes in the idea of being good neighbors. Society didn't give these kids much of a chance when they were younger. We have the opportunity to give them one now. Let's give them that chance and help keep them on track by approving their move.

Please approve the special zoning they are requesting for their new location.

Thank you, Cara Malcolm

Sent from my iPhone

Hubbard, Sam

From: Vaibhav Agrawal [REDACTED]
Sent: Wednesday, September 15, 2021 6:47 PM
To: Hubbard, Sam
Subject: OBJECTION to special use permit variance 207-209 E Valley Lane, Arlington Heights 60004

You don't often get email from [REDACTED] [Learn why this is important](#)

[NOTICE: This message originated outside of Village of Arlington Heights email system -- DO NOT CLICK on links or open attachments unless you are sure the content is safe.]

Hello Mr. Hubbard,

I am a neighbor just few houses away from the property in the Subject. The main reasons why I chose this neighborhood as my permanent home are 1/ peaceful neighbors, 2/safe for kids, 3/proximity to school, 4/quiet internal road traffic and 5/also to be practical; stable property prices as I am after all investing my hard earned money in the home.

I cannot fathom how a Shelter could be built in-between houses in residential area all around it, that too without notifying neighbors of this big alteration of the residential fabric of the neighborhood. It will increase traffic at a junction which is already chaotic for us to use and to get-in/get-out. I am curious if anyone considered what will happen to the neighbors' peace of mind, safety or the property rates.

This seems to be a hastily made decision by Shelter Inc to purchase the property already without any notice of any kind to us which is not in good faith and also Village to not even consider neighbor's perspective until we reached out. We all came to know about it by chance and once we showed resistance Shelter made a communication. There are people of all ages and diverse communities that live here and we are disturbed by this change which is completely unwanted during the time of pandemic where we all are already struggling to meet our ends. I strongly OBJECT to this change as a peaceful citizen of the village and the country.

Regards
Vaibhav
406 E Knob Hill Dr, 60004

Hubbard, Sam

From: THERESA STEWARD [REDACTED]
Sent: Wednesday, September 15, 2021 6:48 PM
To: Hubbard, Sam
Subject: Special Use Permit to Allow A Shelter Care Home on the Subject Property, and Variants to Chapter 28 of the Municipal Code

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[NOTICE: This message originated outside of Village of Arlington Heights email system -- **DO NOT CLICK** on links or open **attachments** unless you are sure the content is safe.]

Dear Mr. Hubbard,

I object to the 207-209 E VALLEY LANE (SHELTER INC)-T1736- special use variant request. As a home owning resident with a family who lives on the block of the proposed shelter, I wish to express my objection to this plan. Single family homes dominate this section of our neighborhood. My family enjoys a comfortable, quiet environment to live, where my 13-year-old daughter can continue to flourish and grow without having fear for her safety. She and her friends frequently ride their bikes past the proposed property and I'm concerned with added stress of wondering if they will come into any untoward contact with any of the residents. The proposed residents will be mostly male and between the ages of 17 and 21. I do not want my 13-year-old daughter to be in contact with this demographic.

Another issue of concern is precedent. If we allow the use of the proposed residence as a shelter care home, what would prevent the other neighboring homes with the same blueprint from becoming one as well due to new zoning. The allowance of the first home will set the precedent for another not only in our neighborhood but other locations within Arlington Heights. Shelter Inc., stated in a recent community meeting that they have no plans to expand, yet this will be their second property in Arlington Heights. Those in support of this home do not necessarily live on Valley Lane or its neighboring streets. They live on the opposite end (south) of Arlington Heights with no impact to their children's safety or their immediate property.

As noted in public record, many of the proposed residents are undergoing treatment for mental health issues, and have violated curfew (300+ violations). It is known that the Department of Children and Family services are having problems with finding space and housing for the proposed population. In order to secure state funds, social service agencies such as Shelter Inc., make agreements in the suburban areas to address the issue of runaways and for easier tracking (due to limited public transportation vs. locations in the city).

It was stated that the decision should be made based on facts and not feelings. However, when searching for our home, a major deciding factor for moving to Arlington Heights was based on how we would feel as a family living in this neighborhood. How we'd interact with our neighbors and establish stable relationships within the community. Our line of thinking and feelings should not be discounted. Many of the neighbors spent years saving enough money to buy homes in this area. Many are of retirement age who do not wish to leave their stability for fear of safety or loss in property value. As these residents will be "transitional", there will be a cycling of residents in and out of the home with the average stay being less than 2 years.

In terms of facts, it is known that the owner of the property has attempted to sell it since 2018. Since we've moved here in 2013 there's been no problems selling homes on Valley Lane. We receive monthly advertisements from realtors on the status of homes for sale, as well as solicitations to sell our home because

it's a great neighborhood to live in. Once the relators become aware of a shelter home on the block, the interest in single-family homes in this neighborhood will decrease. Further, I would submit for transparency purposes, Ivy Hill Elementary School as well as Thomas Middle School should be made aware of this proposed shelter. I'd be interested to know the school boards perspective on this proposal. Both schools educate students on being on alert for "stranger danger" situations and how to report it.

Another point of fact is that we are tax paying voters. The allowance of the proposed re-zoning and use of this residence will become an important issue to consider during the next election.

While I support helping our fellow citizens, I do not support using our neighborhood as a test case.

I strongly urge you to deny this application, and leave the zoning as is.

Kind Regards,
Theresa M. Wells MS, RPh
402 E. Valley Lane

Hubbard, Sam

From: swaribha garg [REDACTED]
Sent: Wednesday, September 15, 2021 6:57 PM
To: Hubbard, Sam
Subject: OBJECTION to special use permit variance 207-209 E Valley Lane, Arlington Heights 60004

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Hello Mr. Hubbard,
I am a neighbor close to the aforementioned site for the Shelter.

A big change like this should in good faith be discussed with the residents after all you are changing the neighborhood in which we purchased our home. We don't have a way to go back now but you do. I am concerned about 1/ traffic increase around the site 2/kids safety 3/unnecessary nuisance which we don't have to deal with today and 4/ it will not remain a desirable neighborhood once it was. It can affect the value of our homes. No matter what Village or Shelter assures us, there is no guarantee. We are here for our life as a permanent home and I strongly OBJECT to this change as a neighbor. We did not sign up for the unwanted hassle this will create in our lives when we chose the neighborhood so please don't force it on us.

Regards
Swaribha
406 E Knob Hill Dr, 60004

Hubbard, Sam

From: Michele Hilgart [REDACTED]
Sent: Thursday, September 16, 2021 8:42 AM
To: Hubbard, Sam
Cc: Hayes, Thomas; Baldino, Richard; Bertucci, James; Canty, Mary Beth; Grasse, Nicole; Scaletta, John; Schwingbeck, Tom; Tinaglia, Jim; LaBedz, Robin
Subject: Fwd: Support for Shelter, Inc.'s Transitional Living Program

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Dear Mr. Hubbard,

It has come to my attention that there continue to be delays in Shelter, Inc.'s request for a special use permit from the Village of Arlington Heights to operate their Transitional Living Program (TLP) at a new site in Arlington Heights. As a resident of Arlington Heights, I am writing to express my support for Shelter, Inc.'s TLP to remain in our Village. For 46 years, Shelter's programs have made a significant and life-saving impact on children and families in need, and the TLP has been an outstanding example of their success. It is just one of the many reasons that I personally support Shelter Inc. financially each year. We are extremely fortunate to have this outstanding organization right here in our community.

As a committed member of our community, I consider it both a responsibility and a privilege to empower others to become self-sufficient, enable them to overcome their challenges, and reach their fullest potential. Social services such as the TLP bolster our community, promote unity, and move us forward with strength and pride. I encourage the Village of Arlington Heights to grant Shelter, Inc. a special use permit to operate the TLP at this new site.

Thank you for your attention.

Sincerely,

Michele L Hilgart
1148 N Hickory Ave

----- Forwarded message -----

From: Michele Hilgart [REDACTED]
Date: Wed, Jun 9, 2021 at 11:43 AM
Subject: Support for Shelter, Inc.'s Transitional Living Program
To: <shubbard@vah.com>

Dear Mr. Hubbard,

As a resident of Arlington Heights, I am writing to express my support for Shelter, Inc.'s Transitional Living Program (TLP) to remain in our Village. For 46 years, Shelter's programs have made a significant and life-saving impact on children and families in need, and the TLP has been an outstanding example of their success. It is just one of the many reasons that I personally support Shelter Inc. financially each year.

As a committed member of our community, I consider it both a responsibility and a privilege to empower others to become self-sufficient, enable them to overcome their challenges, and reach their fullest potential. Social services such as the TLP bolster our community, promote unity, and move us forward with strength and pride.

Thank you for your attention.

Sincerely,

Michele L Hilgart
1148 N Hickory Ave

--
Lose up to 15 pounds in 21 Days. A simple nutrition plan and 30 minute workout is all it takes. Ask me how!

Hubbard, Sam

From: Carrie Estrada [REDACTED]
Sent: Thursday, September 16, 2021 10:50 AM
To: Hayes, Thomas; Baldino, Richard; Bertucci, James; Canty, Mary Beth; Grasse, Nicole; LaBedz, Robin; Scaletta, John; Schwingbeck, Tom; Tinaglia, Jim
Cc: Hubbard, Sam
Subject: Shelter, Inc's TLP

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Dear Trustees:

The people who oppose Shelter, Inc.'s relocation of the Transitional Living Program are very short sighted,

I have been a social worker for over 20 years and had the opportunity to work with many kids who grew up "in the system". These kids are incredible and the most resilient humans. They deserve a chance to thrive.

Refusing to allow this move will harm the TLP's ability to achieve its mission, making it more likely, not less, that a youth who might be served—and saved—by this program will wind up broken, destitute, or worse.

I've heard the whispers and rumors and fearmongering. Allowing the TLP to move into a better, larger location will help Shelter shepherd these young people into self-sufficient adulthood, breaking damaging cycles of abuse and neglect that put these youngsters in sometimes-nightmarish circumstances. If we deny this move, and turn our backs on vulnerable young people, more youths will wind up lost and forgotten in the long run.

That failure would be on us. We need only have the will to open our hearts and our community to a group of young people who have chosen a road to self-improvement. Shelter, Inc has been in business serving the underserved for decades without significant problems. Arlington Heights should be proud of their work not hinder it.

I urge you to consider that in your decision, and to allow TLP to move to its new location. Thank you.

Carrie Estrada, LCSW she/her

Executive Director

415 W Golf Road

Arlington Heights, IL 60005
[REDACTED]

CARE Center Satellite Office

4508 Prime Parkway

McHenry, IL 60050
[REDACTED]

Evanston Civic Center Sattelite Office

2100 Ridge Ave G102

Evanston, IL 60201



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Hubbard, Sam

From: info@vah.com
Sent: Thursday, September 16, 2021 10:54 AM
To: Hubbard, Sam
Subject: Objection to the 207-209 E. Valley Lane (Shelter Inc.) T1736 special use variant request

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The following email message was generated by a user filling in a contact form on your website. It was sent from the following IP address: 99.28.249.150

As 38 year residents on Valley Lane we oppose the SpecialUse Variant Request.

Parking-Building is second building east off Arlington Heights Road. In-house staff will occupy two spots on driveway, any additional therapists or visitors will park on street and will infringe on the available spots in front of other homes down Valley. A logjam will occur at corner as buses picking up and dropping off children from Ivy Hill, Thomas and Buffalo Grove use Valley to enter. This does not include Special Education and after school care services that travel down Valley for pick up at Ivy Hill. Proximity to Ivy Hill School is 2 blocks away not the "4-5" that THEY have stated. Safety- Concerned that adults with criminal record to be housed in building. Some could have felony convictions. Fear that that would convert home from its current 2 separate units into one large home because of a shortfall in some staffing. Staffing that is hard to come by as they have been hiring since February and are now willing to settle for high school equivalency to monitor the adults in house.

Sent By: Sam and Deborah Marsillo

Sent From: [REDACTED]

Hubbard, Sam

From: Kerri Hood [REDACTED]
Sent: Thursday, September 16, 2021 11:08 AM
To: Hubbard, Sam
Subject: Shelter TLP Concerns

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I have several concerns about the Shelter TLP in our Ivy Hill neighborhood. Why was this location chosen? While having compassion for these adults, we need to put safety and comfort of our families **first**. Ivy Hill school is right down the street. Several students have bus stops near here. Our children ride bikes around and play at parks. Knowing the current residents may have mental health/behavior issues leading to many police calls is a red flag, and this proposal should be rejected.

This location is not convenient to any public transportation services. Why isn't a downtown location being considered?

This is a neighborhood of mainly single-family homes. Having up to 10 adults in a single home is not acceptable. Why isn't Shelter considering renting individual apartments in one of the many nearby complexes?

What are the metrics required to close this shelter should there be issues? What is the process? Will we have to fight the village for years to get them removed? Please provide this before approving.

Also please only consider opinions of residents who live near this location. It's easy to state this is a wonderful idea when it has no impact on your own life.

Regards,
Kerri Hood
1025 E Cherry Lane

Hubbard, Sam

From: linda ascot [REDACTED]
Sent: Thursday, September 16, 2021 11:48 AM
To: Hubbard, Sam
Subject: Shelter - 207-209 E. Valley Ln. For Submission to Plan Commission

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[NOTICE: This message originated outside of Village of Arlington Heights email system -- **DO NOT CLICK** on links or open **attachments** unless you are sure the content is safe.]

We are are DIAMETRICALLY OPPOSED a Shelter in Ivy Hill.

The location of this shelter would be situated among residential homes within the Ivy Hill subdivision. **A shelter of any kind does not belong in a residential subdivision.** It's placement here **would forever alter the essential character of the neighborhood.** We strenuously urge the Plan Commission to vote NO!

The introduction of said shelter does not offer enhancement nor convenience to the residential neighborhood, in fact, it would likely inconvenience the residents within proximity of this establishment.

Upon review of the website of Shelters Inc, it describes those serviced by this institution as adolescents who are abused, neglected, dependent or in need of supervision.

I am deeply disturbed by the specific narrative within the Proposal which states, *"Many of these young people are currently undergoing treatment for mental health issues; however, the level of their diagnosis typically does not qualify them as disabled as defined by the State of Illinois."*

Our presumption of safety within this small subdivision and the welfare of our children would certainly be compromised should such an institution be permitted to inhabit this residential community. I am profoundly concerned about the immediate and long-term detrimental effect such a facility would impose upon the existing residents of our community.

Furthermore, it is incomprehensible to me how this particular street within our subdivision is appropriate for the needs of this institution. There is no easy access to public transportation. The occupancy would exceed the allowable amount for a single family residence housing unrelated people. There simply does not appear to be any compatibility between the existing neighborhood structure and the insertion of this institution.

Please clearly hear the voices of the residents of Ivy Hill.....**No Institutions within the Residential neighborhood.**

Martin & Linda O'Brien

903 Crabtree Drive
Ivy Hill Residents

Hubbard, Sam

From: Christy Goduto [REDACTED]
Sent: Thursday, September 16, 2021 12:32 PM
To: Hubbard, Sam
Subject: Shelter TLP concerns

You don't often get email from [REDACTED] [Learn why this is important](#)

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My husband and I have many concerns regarding the approval of Shelter TLP on valley drive. We live on Pinetree and my son and daughter are both on a bus route that goes down valley returning home from both Thomas middle and BGHS. The thought of a group home in a single-family neighborhood, right down the street from an elementary school is disconcerting to us. We moved to Arlington Heights 4 years ago to do better for our children. Can you guarantee our safety with this home? Can you guarantee there won't be numerous police calls as in the past at their other location? Please consider another option for this that is not in the Ivy Hill neighborhood.

Thank you,
Christy and Matthew Goduto
1918 N Pinetree Drive

Hubbard, Sam

From: [REDACTED]
Sent: Thursday, September 16, 2021 1:27 PM
To: Hubbard, Sam
Cc: Dao Tran; Nicholas Shoop
Subject: Objection to Approving Special Use Permit for Shelter Care Home 207-209 E. Valley Ln-T1736

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Objection to Approving Special Use Permit for Shelter Care Home 207-209 E. Valley Ln-T1736

Good afternoon Mr. Hubbard,

I'm forwarding to you again my emailed objections sent to you back in May 2021. We want our objections to be heard in the upcoming public hearing on September 22.

We, as residents of 611 E. Valley Ln are in full objection against 207-209 E. Valley Ln to be a shelter for youths. We are stakeholders who live on the same road.

- We have a child who was assaulted by youths of similar age. For his safety, prevention of further trauma and mental health we do not want to risk another incident. Allowing youths with mental health issues to live on our road will increase the risk of conflict.
- The report states, "Over the last several years, the Police department has, on average, received 53 calls for service per year from the current location on Golf Road." We do not want our young children experiencing these types of disturbances.
- A youth home on our road will reduce the valuation of our home. We chose to live on E. Valley Ln because it's near to our children's school, Ivy Hill Elementary.
- The bus stop for my oldest child and other children is located on E. Valley Ln and E. Circle Hill Dr., very close to 207-209 E. Valley Ln. The bus stop is on the same side of the road as the TLP shelter location. This puts these children's safety at risk. (Location of bus stop has been updated)

Please, we live on the same street, same side of the street and will be affected on a daily basis by this TLP shelter. Therefore, our objections should have more weight than opinions from people in support who live outside of our neighborhood and/or street. In

fact, we believe opinions from people that are not directly affected by this TLP shelter location should be disregarded. Thank you!

Sincerely,

Dao Tran

Nicholas Shoop

Objection to Approving Special Use Permit for Shelter Care Home 207-209 E. Valley Ln-T1736

Sent from Yahoo Mail on Android

----- Forwarded message -----

From: [REDACTED]
To: "shubbard@vah.com" <shubbard@vah.com>
Cc: "Dao Tran" [REDACTED] "Nicholas Shoop" [REDACTED]
Sent: Fri, 28 May 2021 at 3:42 pm
Subject: Objection to Approving Special Use Permit for Shelter Care Home 207-209 E. Valley Ln-T1736

We, as residents of 611 E. Valley Ln are in full objection against 207-209 E. Valley Ln to be a shelter for youths. We are stakeholders who live on the same road.

- We have a child who was assaulted by youths of similar age. For his safety, prevention of further trauma and mental health we do not want to risk another incident. Allowing youths with mental health issues to live on our road will increase the risk of conflict.
- The report states, "Over the last several years, the Police department has, on average, received 53 calls for service per year from the current location on Golf Road." We do not want our young children experiencing these types of disturbances.
- A youth home on our road will reduce the valuation of our home. We chose to live on E. Valley Ln because it's near to our children's school, Ivy Hill Elementary.
- The bus stop for my oldest child and other children is located near E. Valley Ln and N. Pinetree Dr., very close to 207-209 E. Valley Ln. This puts these children's safety at risk.

We would like to hear back from you addressing our concerns.

Sincerely,

Dao Tran

Nicholas Shoop

Hubbard, Sam

From: [REDACTED]
Sent: Thursday, September 16, 2021 1:55 PM
To: Hubbard, Sam; Dao Tran; Nicholas Shoop
Subject: Objection to Approving Special Use Permit for Shelter Care Home 207-209 E. Valley Ln-T1736

[NOTICE: This message originated outside of Village of Arlington Heights email system -- **DO NOT CLICK** on links or open **attachments** unless you are sure the content is safe.]

Dear Mr. Hubbard,

Objections for public hearing 9/22:

We, as residents of 611 E. Valley Ln are in full objection against 207-209 E. Valley Ln to be a shelter for youths.

- We have a child assaulted by youths of similar age. For his safety, prevention of further trauma and mental health we do not want to risk another incident. Allowing youths with mental health issues to live on our road will increase the risk of conflict.
- The report states, "...the Police department has, on average, received 53 calls for service per year from the current location..." We do not want our young children experiencing these disturbances.
- A youth home on our road reduces the valuation of our home. We chose to live on E. Valley Ln, it's near to our school, Ivy Hill Elementary.
- The bus stop for my child is on E. Valley Ln and E. Circle Hill Dr., very close to 207-209 E. Valley Ln. Children's safety will be at risk.

We will be affected on a daily basis by this TLP shelter so our objections should have more weight. Opinions from people not directly affected by this TLP shelter should be disregarded.

Sincerely,

Dao Tran

Nicholas Shoop

Hubbard, Sam

From: Ryan McMillin [REDACTED]
Sent: Thursday, September 16, 2021 2:22 PM
To: Hubbard, Sam
Subject: Crescent Place & Shelter, Inc.

You don't often get email from [REDACTED] [Learn why this is important](#)

[NOTICE: This message originated outside of Village of Arlington Heights email system -- DO NOT CLICK on links or open attachments unless you are sure the content is safe.]

My name is Fr. Ryan McMillin, and I am the Associate Pastor at St. James Catholic Church. I am writing to express my strong support for Crescent Place and Shelter, Inc.'s Transitional Living Program.

I write as one who believes firmly that communities are measured by how they care for the least and the most vulnerable among us, not simply in words but also in actions, including effective policies. We now have the opportunity to demonstrate the strength of our Arlington Heights community by supporting these initiatives.

I see in Crescent Place and Shelter, Inc. a responsible approach to integrating into the community those who do not share the social or financial security that many of us enjoy. Likewise, the personal accompaniment that Shelter, Inc. offers is invaluable for those who need to learn basic life skills that we often take for granted.

As someone who has worked closely with PADS (Public Action to Deliver Shelter) here at St. James, I have seen how people have been helped into a better life by affordable housing solutions and through the service of their neighbors.

My hope is that we as a village will choose to act as good neighbors now.

Sincerely,



Fr. Ryan McMillin
Associate Pastor
St. James Parish, Arlington Heights
820 N. Arlington Heights Rd.
Arlington Heights, IL 60004
[REDACTED]

Hubbard, Sam

From: Moss, Heather (ES) [REDACTED]
Sent: Thursday, September 16, 2021 2:50 PM
To: Hubbard, Sam
Cc: Hayes, Thomas; Baldino, Richard; Bertucci, James; Canty, Mary Beth; Grasse, Nicole; LaBedz, Robin; Scaletta, John; Schwingbeck, Tom; Tinaglia, Jim
Subject: Plan Commission Meeting, Sept 22 for Shelter-Inc Letter of Support

Some people who received this message don't often get email from [REDACTED] [learn why this is important](#)

[NOTICE: This message originated outside of Village of Arlington Heights email system -- **DO NOT CLICK** on links or open **attachments** unless you are sure the content is safe.]

Hi Sam,

I met you when my husband and I purchased a house a couple years back. As both a resident of Arlington Heights and a Board member of Shelter-Inc., I am writing in support of the proposed relocation of Shelter-Inc.'s Transitional Living Program (TLP). I've been told there is opposition to the proposal based on the unknown, and as a parent, I understand that. Naturally, fear pulls us the other way as a mechanism to protect our vulnerable children. But it's because I am a parent and I want to support our youth that I joined the Board in the first place. For those who recall, a couple years ago in a nearby town, a young boy was killed at the hands of his abusive parents as he was failed by community. It was that story that made me realize the importance of agencies like Shelter-Inc. As community members, we have been empowered to make meaningful change to those youth who are without privilege, to support DE&I locally and to embrace the vulnerable that go to school, work and live beside us. I ask that you listen to what Shelter-Inc has to say and keep an open mind. Your voice matters.

Regards,

Heather Moss

Heather Moss | Private Equity
ADP Major Accounts
[REDACTED]

This message and any attachments are intended only for the use of the addressee and may contain information that is privileged and confidential. If the reader of the message is not the intended recipient or an authorized representative of the intended recipient, you are hereby notified that any dissemination of this communication is strictly prohibited. If you

have received this communication in error, notify the sender immediately by return email and delete the message and any attachments from your system.

September 16, 2021

To the Members of the Plan Commission:

My name is John Stomper and I have been a resident of Arlington Heights for almost 15 years. I am also currently the Board President of Shelter, Inc. and have been involved with Shelter for nearly 9 years. I am writing in support of Shelter's move of the Transitional Living Program (TLP) to the duplex on Valley Lane.

Shelter, Inc. has been part of Arlington Heights for 50 years and the TLP program has been part of our mission for the last 12 years. Many of Shelter's supporters have written letters describing the TLP program and its history. I am not going to repeat that information here. I want to address the misunderstanding by some people as to what TLP is and what it is not.

What it is:

- A supportive and nurturing home for young adults, who have transitioned out of foster care, to live and to learn life skills.
- A home where these youth live, who go to school and work in our community.
- A positive force for change in these people's lives.

What it is not:

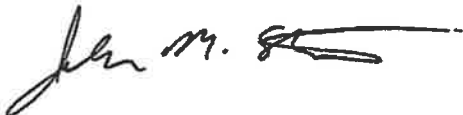
- A "halfway house". These are not criminals integrating back into society.
- A "shelter" for homeless people. The youth stay at TLP for a period of six months to 2.5 years, calling this place their residence.

The youth in the TLP program have had to overcome many hardships in their lives. Our community needs to provide a place that is supporting and nurturing. I have been proud to live in Arlington Heights as this village has shown itself to be open and caring to those in need.

On the village's website, it says "The Village of Arlington Heights strives to be a welcoming and inclusive place for all." Now it is your turn, as the Plan Commission, to live up to that ideal.

I strongly urge the commission to support the approval of the special use permit.

Respectfully,

A handwritten signature in black ink, appearing to read "John M. Stomper", with a stylized flourish at the end.

John M. Stomper

Hubbard, Sam

From: Heidi Graham [REDACTED]
Sent: Thursday, September 16, 2021 3:57 PM
To: Hubbard, Sam
Cc: Hayes, Thomas; Baldino, Richard; Bertucci, James; Canty, Mary Beth; LaBedz, Robin; John Scaletta; Schwingbeck, Tom; Tinaglia, Jim; [REDACTED]
Subject: Housing for vulnerable youth

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[**NOTICE:** This message originated outside of Village of Arlington Heights email system -- **DO NOT CLICK** on links or open **attachments** unless you are sure the content is safe.]

Dear Mr. Hubbard,

I am writing in support of Shelter, Inc's move to a new location in Arlington Heights. As a CASA (Court Appointed Special Advocate in the foster care system) for the last three years, I know the perception is foster children, especially those who have been in the system until early adulthood, is these youths are trouble makers. My experience is these youth are like any other young person: they are interested in making their lives better. My experience also tells me the system is broken and we desperately need the services of organizations like Shelter, Inc. and TLP's (Transitional Living Programs) to combat these very real and frightening statistics.

- D214 has the highest homeless/home insecure population in Cook County (outside of Chicago)
- 50% of all foster care children end up in prison
- 50% of all young girls who languish in foster care are pregnant by age 18

Arlington Heights prides itself as a city of good neighbors. We simply can not call ourselves this is we are unwilling to make space for these children who need us most.

I welcome you to email me or call me at 847-687-2497 if you'd like to discuss this further and hear more about why we must make way for this development.

Sincerely,

Heidi Graham
she/her/hers

Hubbard, Sam

From: Melissa Earley [REDACTED]
Sent: Thursday, September 16, 2021 3:58 PM
To: Hubbard, Sam
Subject: Re-Zoning Proposal for Shelter Inc's Transitional Living Program

You don't often get email from [REDACTED] [learn why this is important](#)

[**NOTICE:** This message originated outside of Village of Arlington Heights email system -- **DO NOT CLICK** on links or open **attachments** unless you are sure the content is safe.]

Dear Mr. Hubbard,

I am writing in favor of the re-zoning proposal for a house purchased for Shelter Inc's Transitional Living Program.

I am the lead pastor of First UMC of Arlington Heights, a congregation of approximately 800 members. This summer, we decided to invest substantially in our youth ministry by hiring a full-time director of children and youth ministry. This decision was grounded in our desire to take seriously the needs of the youth in our church community and our belief that it is the responsibility of adults to equip young people for full, healthy, service-focused lives. By investing our time and money in young people, particularly those who are the most vulnerable, we believe we are building a better world for us all.

I urge the Village Trustees to vote in favor of the re-zoning proposal presented by Shelter Inc.

Peace,

Melissa Earley (she, her, hers)
Lead Pastor, First UMC of Arlington Heights

You can read my blog at [REDACTED]

Hubbard, Sam

From: Lorri Grainawi [REDACTED]
Sent: Thursday, September 16, 2021 3:59 PM
To: Hubbard, Sam
Subject: Support for Shelter, Inc.

[NOTICE: This message originated outside of Village of Arlington Heights email system -- **DO NOT CLICK** on links or open **attachments** unless you are sure the content is safe.]

I am writing in support of the Shelter, Inc's Transitional Living Program's move to a new home here in Arlington Heights. I understand why people who don't know much about the transitional living program (TLP) might have questions or concerns about the move. I wish they would take the time to educate themselves on the facts which would help allay their fears.

The youths in the program are all there by choice, and they're held accountable at every step of the way. This means conduct rules, curfews, financial responsibilities, and personal responsibility milestones that each youth must meet to continue in the program. These requirements help these kids transition into young adults who can be contributors in our community. In fact, many of them already have jobs in and around the area. You may have even seen and had positive encounters with these young people without even knowing they were part of the TLP.

Approving this move would send a message to these youths that we are a welcoming, inclusive community that truly believes in the idea of being good neighbors and in our movement for diversity, equity and inclusion. These are kids and they need our help. Let's give them that opportunity and help keep them on track by approving this move.

Thank you for your consideration.

Lorri Grainawi

227 S Vail

Arlington Heights, IL 60005

Hubbard, Sam

From: Heidi Graham [REDACTED]
Sent: Thursday, September 16, 2021 4:03 PM
To: Hubbard, Sam; Hayes, Thomas; Baldino, Richard; Bertucci, James; Canty, Mary Beth; LaBedz, Robin; John Scaletta; Schwingbeck, Tom; Tinaglia, Jim
Cc: [REDACTED] Maria Brauer
Subject: League Supports Shelter, Inc.

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Dear Mr. Hubbard,

I am writing on behalf of League of Women Voters Arlington Heights-Mount Prospect-Buffalo Grove and our membership in support of Shelter Inc's move.

Shelter, Inc is an agency in Arlington Heights that supports youth in our community who are victims and survivors of child abuse and neglect. They have a transitional living program in Arlington Heights that provides life skills and housing to youth aging out of the foster care system. They have been in our community since the 1990s and have recently purchased a new property to upgrade the one that they have for our young people. Shelter, Inc. has requested a special use variance and we support these services in Arlington Heights.

LEAGUE POSITION WHICH SUPPORTS THIS STATEMENT:

Fair Housing: In 2005, the League urged Congress to create the Affordable Housing Fund, a long-overdue step toward addressing the housing crisis that confronts very low- and extremely low-income families.

Meeting Basic Human Needs – Housing Supply: Support policies to provide a decent home and a suitable living environment for every American family.

Low- and Moderate-Income Housing:

- Illinois Leagues have worked for an increased supply of low- and moderate-income housing through litigation, lobbying, participating on various advisory commissions to monitor Community Development Block Grants, monitoring housing authorities, and by working with zoning boards.
- The Illinois League believes
 - The State should plan for adequate supplies of low and moderate-income housing.
 - Builders of large developments and planned unit developments should be required to provide a percentage of their units for low- and moderate-income housing.
 - Some kind of fair-share plan should be developed so that every community will have a percentage of low- and moderate-income housing, rather than having it concentrated in a few areas of the state. This kind of housing should be attractive and diversified in design and should be subsidized by both state and federal levels.
 - The League believes an educational program is needed to explain the need for and concept of low and moderate-income housing and that, when necessary, zoning laws should be revised to accommodate such housing.

Health Care: Every U.S. resident should have access to a basic level of care that includes the prevention of disease, health promotion and education, primary care (including prenatal and reproductive health), acute care, long-term care, and mental health care. Every U.S. resident should have access to affordable, quality in- and out-patient behavioral health care, including needed medications and supportive services that are integrated with, and achieves parity with, physical health care.

Sincerely,
Heidi Graham

President
League of Women Voters is nonpartisan;
we do not support or oppose candidates for office
She/Her/Hers
[\(What's this?\)](#)
w: [REDACTED]



All of our programs are free and open to the public but they aren't free to produce. We are a 100% volunteer organization. Please consider [joining](#) or [donating](#) at [REDACTED]

Hubbard, Sam

From: [REDACTED]
Sent: Thursday, September 16, 2021 4:17 PM
To: Hubbard, Sam
Subject: Letter in support of Shelter, Inc.

You don't often get email from [REDACTED] [Learn why this is important](#)

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I'm writing today in support of Shelter, Inc.'s move of its Transitional Living Program (TLP) to a new location in Arlington Heights. I have been involved in the organization for years as well as many other charitable organizations and Shelter has done amazing things for families and Arlington Heights would be lucky to have them call this city their home. I 100% Support this organization and their move forward for a better location, and a more modern facility. Lets help more families.

Thank you for your time.



Shannon Potenzo
Owner, SP Marketing, Inc.



1260 Bamberg Ct. Hanover Park IL 60133



Hubbard, Sam

From: Juliet Bergner [REDACTED]
Sent: Thursday, September 16, 2021 4:20 PM
To: Hubbard, Sam
Subject: Shelter Inc. Variance

You don't often get email from [REDACTED] [Learn why this is important](#)

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Dear Mr. Hubbard,

I am writing in support of a special use variance for the new property acquired by sheltered Inc.. I have been a resident of Mount Prospect for 40 years and now Arlington Heights for 10 years. One of our daughters secured her first position as a social worker at shelter at its current location. It was a great start for her. We pride ourselves on being a caring community and there are so many young people in the area that need shelter. Please pass this variance

Sincerely,

Juliet Bergner
201 N. Vail Av. #806
Arlington Heights, IL 60004
[REDACTED]

Sent from Yahoo Mail for iPhone

Hubbard, Sam

From: Cathy E Vaughn [REDACTED]
Sent: Thursday, September 16, 2021 4:30 PM
To: Hubbard, Sam
Cc: Peter Michaelides; Bill Rosenheim
Subject: OPPOSITION due to expected decrease in property value- 207-209 E Valley Lane Variance
Attachments: PV1.PNG; PV2.PNG; PV3.PNG

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During the Conceptual Planning Committee meeting that I and others attended on Sept 1, 2021, Commissioner Lynn Jensen specifically noted more than once that he wanted facts not emotions about our concerns.

Please see the following articles that are attached off the web that support our concern for our property value if this variance is granted....you can see the article reference in the search box header for each.
The range of decline in property value is cited at 7-12%.

This is one of the reasons I oppose the variance.

Cathy Vaughn, 315 E Knob Hill Drive



Proximity to Certain Facilities and Businesses



Studies show that living close to certain businesses and facilities can drag down property values. Being in close proximity to the following are associated with these drops in property value:

- Bad school (22.2 percent)
- Strip club (14.7 percent)
- Homeless shelter (12.7 percent)
- Cemetery (12.3 percent)
- Funeral home (6.5 percent)
- Power plant (5.3 percent)
- Shooting range (3.7 percent)
- Hospital (3.2 percent)

An Unsightly Yard

They call it [curb appeal](#) for a reason. If your yard is in poor condition or

12.3%.

7. Halfway House/Homeless Shelter

While it's a plus for people who get out of jail or mental institutions to have a place to call home, it's not ideal for property values. Odds are that if you hear of any type of social housing opening in a residential area, the neighbors will be far less than pleased. Zoning wars are common when a church mission or halfway house buys or builds a property in a middle-class neighborhood, and the complaints are that their quality of life will go down as well as their property values by having transients, possible sex offenders and/or ex-cons living next door. The [Baltimore Sun](#) did an article about the effect of a teen group home had on its residents, with one woman saying she fears going out of her house to walk her dog as the residents were exposing themselves to her and some residents say they are upset with the behavior, including spitting, littering, and harassment. Although many social welfare groups say that halfway houses have no negative impact property values, many complaints from people who actually live where such a place is opened speaks volumes. In a similar situation, Realtor.com reports that homeless shelters in a neighborhood correlate with over a 12% decrease in home value.

8. City Dumps

city. This in turn has led to opposition in some neighborhoods slated for the new shelters. One frequently cited concern is that the presence of a shelter would negatively impact nearby property values due to the perception —whether based in reality or not—that shelter residents would loiter on neighborhood streets, engage in offensive behavior, and participate in or become targets of criminal activity.

At the request of Manhattan Borough President Gale A. Brewer, IBO analyzed the impact of homeless shelters on residential property values in New York City, focusing on Manhattan. Department of Finance (DOF) data on all residential sales in Manhattan from calendar years 2010 through 2018 enabled a comprehensive comparison of sales prices of condos and one-, two-, and three-family homes located near congregate shelters with the sales prices of residences located further away. IBO modeled housing prices as a function of proximity to congregate homeless shelters plus a number of other factors likely to influence sales prices, such as property size, property type, year of sale, and neighborhood characteristics and amenities. An econometric analysis of the data yielded estimates of the impact on prices of proximity to shelters after controlling for the influence of the other factors.

The estimates confirmed the common assumption that residences located closer to shelters sell at lower prices than similar residences located further away. **Specifically, residences located within 500 feet of an adult shelter sell for an estimated 7.1 percent less than comparable residences sold at a comparable point in time located 500 feet to 1,000 feet from shelters; properties located within 500 feet of a shelter for families with children sell for an estimated 6.4 percent less, all else being equal.** In other words, if a property without a nearby shelter was worth \$1 million, that same property located within 500 feet of a shelter would sell for \$929,000. Proximity to multiple shelters has a considerably bigger estimated impact on prices: all else equal, residences located within 1,000 feet of more than one shelter sell for an estimated 17.4 percent less than residences located within 1,000 feet of only one shelter.

Hubbard, Sam

From: Sbcglobal [REDACTED]
Sent: Thursday, September 16, 2021 4:40 PM
To: Hubbard, Sam
Subject: Support for Shelter inc

You don't often get email from [REDACTED] [Learn why this is important](#)

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Hello

I am a mental health professional and a member of Nami Northwest Suburbs. I am also a member of the Housing Task Force. I have had a chance to talk with the people from Shelter Inc and I feel that they provide a great service to people transitioning out of the DCFS system into adulthood. They have been active in the area for a number of years with no indicated problems with their clients in the neighborhood where they are located. They are seeking permission to renovate a new space to serve more youth and are thoroughly professional in the services they provide.

I would urge the planning commission to support and approve of Shelter Inc plan and will be coming to the meeting to provide my support. I hope the planning commission will carefully study the proposal and approve it.

Yours truly
Philip Geier
arlington hts

Hubbard, Sam

From: [REDACTED]
Sent: Thursday, September 16, 2021 5:00 PM
To: Hubbard, Sam
Subject: Shelter Inc variance request

You don't often get email from [REDACTED]. [Learn why this is important](#)

[NOTICE: This message originated outside of Village of Arlington Heights email system -- **DO NOT CLICK** on links or open **attachments** unless you are sure the content is safe.]

Dear Mr Hubbard,

I urge approval of the variance requested by Shelter Inc. Young people who have suffered as children need support of the community to achieve independence. A compassionate village like Arl Hts must take the opportunity to help them. We cannot complain about adults needing social services or being unable to contribute to society if we turn our backs on them during critical developmental periods. People do not magically become responsible, independent adults at 18 yrs of age.

Best,

Madeline McCarren
501 E Lincoln St, 60005

Hubbard, Sam

From: Kyla Swain [REDACTED]
Sent: Thursday, September 16, 2021 6:13 PM
To: Hubbard, Sam
Subject: Shelter Inc TLP

You don't often get email from [REDACTED] [Learn why this is important](#)

[**NOTICE:** This message originated outside of Village of Arlington Heights email system -- **DO NOT CLICK** on links or open **attachments** unless you are sure the content is safe.]

Good evening,

I am writing today to voice my strong support for the move of Shelter Inc's Transitional Living Program to a new and improved facility in Arlington Heights. Some may think that they do not want a program like this in their neighborhood. The fact of the matter is that the people who the program seeks to benefit are already members of the community, and the challenges they face are not going to go away without a solution.

I myself grew up in the area, and I was very fortunate in the sense that I had supportive parents who guided me through my transition from childhood to adulthood. This support allowed me to pursue an education in engineering and medicine that I can use to help others and give back to my community.

I also recognize the harsh reality that not everyone has those same opportunities. Shelter Inc is making an effort to bridge that gap by providing young people with the resources and guidance they need and deserve to be able to achieve their goals. This would improve the wellbeing of the community as a whole and the benefits would be reaped for years to come.

All the best,

Kyla E. Swain

(she/her)

MS3, Trinity School of Medicine

AMSA Reproductive Health Course Director

[REDACTED]

To: Sam Hubbard

September 16, 2021

Planning & Community Development

From: Donna & Bruce Ackerman

Re: Special Use Permit to allow a "Shelter Care Home" (hereinafter referred to as "Subject Home")
Located at 207-209 E. Valley Lane

My wife, Donna Ackerman and myself respectfully register our vigorous opposition to the grant of a special use permit for a subject home located above.

Our concern is with the safety of our immediate area, consisting entirely of single family homes. Numerous children walk daily to the very close elementary school (three blocks away), as older children (Junior High & High School) wait for the bus service in the immediate physical area of Subject Home property.

- Many citizens/taxpayers of ALL generations recreate, shop, worship, and bring a special quality of lifestyle and belonging to our area. The residents are intergenerational, diverse and concerned with their community, and range in their home residency longevity from one year to in excess of 40 years. Their lives are an integral part of this area.
- The proposed use alteration of the Subject Home will negatively alter the essential character of the immediate contiguous properties, thereby being grossly incompatible with existing uses and zoning.
- Vigorous, costly security demands will be placed on the police department (AHPD) and will be a necessity, as well as enforcement of parking ordinances involving related vehicles. This will very materially and adversely affect the resources, character and secure feeling of our neighborhood. There has been a documentable history of police involvement exceeding 50 calls per year during several recent years.

Whether by intention or otherwise, such activity has caused a minimum reduction of 15% in Assessed Valuations of homes. This affect can be noted in similar areas of such change.

- The Transitional Program involving 10-12 males, ages 17-21.5, staffing, several parking spaces are materially and overwhelmingly contrary to the family character, elementary school and welfare of our neighborhood. Said area is a quiet, intergenerational cluster with children of all ages, school bus stops and close proximity to parks, schools and other community entities.
The expected Supervision of said residents should be the responsibility of trained, college deegreed professionals with accountability for disclosure, reporting and mediation of daily issues. It will be very difficult to recruit and hire the required competent staff.
- As far as the "plight" of the owner's unique circumstances," regarding the condition and length of time the Subject Home has been For Sale or vacant, as zoned; ours is an elected representative form of government. It does NOT include a guarantee or collective responsibility of the neighborhood residents to provide for the "unique circumstance of the subject Home's owner(s)." The persons in this area have worked long and hard lives to provide a simple, secure and safe family lifestyle that is an earned right of its property owners, as well as their children, grandparents, and other tax-paying individuals of the area.
- The subject home owner(s) has the right to make remedial changes (i.e., decoration, remodeling, price, etc,) that are the owner(s) prerogative, incidental as may be required for the sale of said Home property. It is therefore the responsibility of the subject property Home owner(s) to sell to a willing buyer at an

agreed upon and fair market price. In no way is this "Plight of the Owner" a collective responsibility of the neighborhood property owners.

- It is not the obligation of the neighborhood or the village to bear the responsibility of the Home owner(s) inability to sell said property, other than as dictated by market value.
- As a frame of reference, a single family home of 2,500 sq. feet located one block from the subject home sold very recently for \$454,000. Three doors east of the subject Home (duplex) on Valley Lane, other duplex units of 3,700 sq. feet are valued anywhere between \$500,000 and higher. The subject property was purchased in 2007 for slightly over \$500,000. In no way was the closed purchase price of the subject property dictated by anyone other than the decision of the current purchasing subject owner(s).
- We want to make it crystal clear this is not a racial issue. Our neighboring residents are both diverse and highly educated, voting citizens and real estate tax payers.
- Please do not support the issuance of this special use permit for the Subject Home property.

Respectfully submitted,
Donna & Bruce Ackerman

Hubbard, Sam

From: Cindi Nehrke [REDACTED]
Sent: Thursday, September 16, 2021 9:07 PM
To: Hubbard, Sam
Subject: I object to the 207-209 E VALLEY LANE (SHELTER INC)-T1736- special use variant request

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Hello Mr Hubbard!

I object to the special use permit for 207-209 Valley Lane. The ratio of 2 adults supervising the 10-12 residents is inadequate supervision. Insufficient supervision of the residents puts the neighbors, especially the elderly and the children who attend the school 0.3miles away, at risk.

Thank-you for your time,
Cind Nehrke

Hubbard, Sam

From: Erin Wyatt [REDACTED]
Sent: Thursday, September 16, 2021 10:42 PM
To: Hubbard, Sam
Subject: Supporting Zoning Change for the Transitional Living Program, Shelter Inc.

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[NOTICE: This message originated outside of Village of Arlington Heights email system -- **DO NOT CLICK** on links or open **attachments** unless you are sure the content is safe.]

I'm writing today in support of Shelter, Inc.'s move of its Transitional Living Program (TLP) to a new location in Arlington Heights.

The Village has expressed a commitment to becoming a more equitable and inclusive community after hiring a consulting group and conducting community meetings to gather input. Expanding availability of affordable housing is one way to start to realize that commitment.

Now, we in Arlington Heights have our own decision to make. We can live up to our aspirational goal of being good neighbors, and accept these youths into our community. Or, we can succumb to our prejudices and biases and dismiss these young people based on misinformation and inaccurate stereotypes.

As a resident of Arlington Heights, I hope we choose the first path. And I look forward to welcoming our new neighbors, and seeing the great strides they'll make as valued members of our community.

Thank you for your consideration,

Erin Wyatt

Arlington Heights Resident

Hubbard, Sam

From: Connie Weissman [REDACTED]
Sent: Friday, September 17, 2021 8:34 AM
To: Hubbard, Sam
Subject: Upcoming Plan Commission Meeting

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I am writing to express my support for the Shelter, Inc. housing development proposal that will be on the 9-22 agenda.

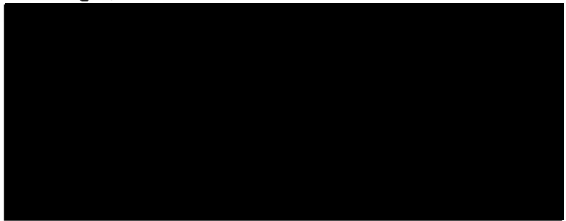
I am happy to support the rezoning needed for the Transitional Living Program house at the corner of Arlington Heights Road and Valley Lane. I live in the Ivy Hill neighborhood, so I drive by that corner almost every weekday. Shelter, Inc. supports and guides young people who have no one else to do it. That location provides easy access to entry level retail jobs and there's a beauty school nearby as well.

This proposal provides a hand up, not a hand out. Let's practice being a village of good neighbors.

Thank you for your service to our village!

connie

Connie Weissman, CPA.CITP, MS
Senior Analyst Clinical – IS Integration Services
Rush University Medical Center
1653 W. Congress Parkway, 11 Kellogg
Chicago, IL 60612



Hubbard, Sam

From: Doug Brelsford [REDACTED]
Sent: Friday, September 17, 2021 10:11 AM
To: Hubbard, Sam
Subject: Objection to Special Use Permit Variance 207-209 E Valley Ln, Arlington Heights 60004

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Great program - wrong place

Hubbard, Sam

From: paul rajca [REDACTED]
Sent: Friday, September 17, 2021 11:03 AM
To: Hubbard, Sam
Subject: OBJECTION to Special Use Permit Variance 207-209 E Valley Lane, Arlington Heights, 60004

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Hi,

I strongly object the changes/special use permit at the 207-209 E Valley Ln address.

Paul

1304 E Valley Ln, Arlington Heights, 60004

Hubbard, Sam

From: Margarita Heinzl [REDACTED]
Sent: Friday, September 17, 2021 11:17 AM
To: Hubbard, Sam
Subject: Support for Shelter's TLP

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I have been a supporter of Shelter Inc for over 20 years and applauded them for all of the work they do to better those in need.

How can we turn our back on youth who reach out for help? Shelter is not only a safety net to help individuals, but they teach, guide and support them and make sure they are on track for a successful future. The youth and young adults are looking for a place where they can feel safe and be given the tools to succeed. Having the Transitional Living Program home in a safe and welcoming neighborhood further promotes the good and caring environment needed to guide the youth.

Arlington Heights is a progressive and proud community, Shelter Inc is the same - progressive and proud, they are very proud of the work they do for the youth and they are progressive in finding the right path for each individual. As Arlington Heights is responsive to the needs of its residents, Shelter is responsive to the needs of each person living in the TLP program and the community around them. You will find that Shelter supports the community and the residents of Arlington Heights, and understands that a move like this will not happen unless the support of the community is behind it. Please let Shelter show you the benefit of helping those who want to be part of a community. Allow the TLP to move into your neighborhood.

With great support for Shelter Inc!

Margarita Heinzl

Hubbard, Sam

From: [REDACTED]
Sent: Friday, September 17, 2021 12:29 PM
To: Hubbard, Sam
Subject: OBJECTION to Special Use Permit to allow a shelter care home at 207-209 E Valley Lane, Arlington Heights 60004

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To whom it may concern:

I, Kristie Gunther, living at 307 Knob Hill Drive near the property at 207-209 E Valley Lane, OPPOSE the issuance of a variance to Chapter 28 of the municipal code for rezoning.

I have lived in this neighborhood for 43 years. It has been a safe, single family home community. I have a variety of concerns about the issuance of this variance:

- The welfare of the children that attend Ivy Hill Elementary that use Valley lane to walk to and from school;
- My own safety, due to the excessive number of police calls Shelter Inc generates in a year's time and the behavior of the population living at the residence. Police records indicate calls for battery, domestic battery, assaults, thefts, motor vehicle theft, disorderly conduct, alcohol and drug offenses, and criminal damage/trespass to property all occurred at the current Shelter Inc location. It also concerns me that even though there is a curfew for residences at Shelter Inc there have been over 300 curfew violations which indicates that the supervisory staff has no control over the resident population as they claim in all their marketing material. Their online promotional video says that they regularly take residents to see their parole officers so the population of the home does house young adults with police records;
- My property value will decrease with the existence of a community transitional shelter in my neighborhood. Ivy Hill has been a real estate resident destination for decades due to Ivy Hill Elementary and the location of the main arteries of Arlington Heights Road, Rand Road, and Palatine Road. The existence of a shelter home for at risk youth age 17.5-21 (young men) will negatively change the attractiveness of the neighborhood;

The supporting documentation they provided to the Village also states that many of the residents are undergoing mental health treatment. Shelter, Inc to date has not furnished any supporting documentation to verify that their staff is licensed / qualified/ educationally validated to manage and address mental health issues.

The variance code states that if the variance is issued it cannot change the character of the neighborhood nor jeopardize the safety and well being of the residents who live and work there. BOTH, the character and the safety of the neighborhood, will be negatively impacted if this variance is allowed.

I find it extremely disturbing that Shelter, Inc. was able to purchase this property before the rezoning began.

Sincerely,

Kristie Gunther

Hubbard, Sam

From: Cathy E Vaughn [REDACTED]
Sent: Friday, September 17, 2021 1:24 PM
To: Hubbard, Sam
Cc: Peter Michaelides; Bill Rosenheim; Brad Wells; [REDACTED]
Subject: OPPOSED to Special Use Permit for 207-209 E Valley Lane due to Proximity of Crime to Residence research
Attachments: burg1.PNG; burg2.PNG; burg3.PNG

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**" Calls included both criminal and non-criminal:
Criminal calls included residential burglaries, criminal damage to property, motor vehicle burglaries, battery, financial crimes, theft "**

The above is from the Conceptual Planning Committee Meeting Minutes from June 9, 2021 provided by Shelter Inc in regards to the crime that has occurred at their current location.

I am sending this as my opinion which is shared by many, if not all, of my neighbors and immediate residents near 207-209.

Below are some excerpts from research on residential burglaries (as the lead criminal call reason stated above)...all 3 sources are included in the attached above. Burg 1 will be noted as #1 below etc.

#1 Research identifies the following

"Burglars prefer to offend in the proximity of their homes"

"Burglars are likely to commit the next act in a location targeted before"

"Consistently reported across all spatial choice studies is that burglars tend to target neighborhoods nearby their own home"

#2 Research identifies the following

Report cited that out of 100 burglars 27% were age 18-20, 20% were age 21-23....47%, almost HALF of the burglars are the exact age of residents Shelter Inc houses

87% out of 100 had prior police records

"Acts are most likely to happen close to an offenders home in a wealthier neighborhood", **ALL of IVY HILL neighborhood is and would look like a wealthier neighborhood than the residents were used too = a target**
60% of acts were within 10 miles of offender's home....**IVY HILL is wholly and squarely in that zone**

#3 Research identifies the following

Brantingham Crime Pattern Theory suggests that crime occurs **WHEN** the activity spaces(home, work, shopping etc and paths join such "nodes") of the offenders and the activity spaces of the targets **INTERSECT**

The approval of the variance would squarely and on a daily basis have previous offenders who are likely to act again INTERSECT with our neighborhood residents.

Please vote against the variance for the special use permit to help ensure the safety of our neighborhood and its residents.

Cathy Vaughn, 315 E Knob Hill Drive

Revisions | [Open Access](#) | Published: 11 October 2019

“Location, Location, Location”: Effects of Neighborhood and House Attributes on Burglars’ Target Selection

[Christophe Vandeviver](#)  & [Wim Bernasco](#)

Journal of Quantitative Criminology **36**, 779–821 (2020) | [Cite this article](#)

4062 Accesses | **9** Citations | **3** Altmetric | [Metrics](#)

Abstract



Breaking and Entering

A Profile of 100 Burglars

What is the brantingham crime pattern theory? ^

Crime pattern theory (P. L. Brantingham & Brantingham, 1993; P. J. Brantingham & Brantingham, 2008) suggests that **crime occurs when the activity spaces (e.g., home, work, shopping, entertainment, and the paths that join such "nodes") of offenders and the activity spaces of targets intersect.**

<https://www.researchgate.net/publication/281999962...>

[Crime pattern theory | Request PDF - ResearchGate](#)

Hubbard, Sam

From: Olivia Thomas [REDACTED]
Sent: Friday, September 17, 2021 1:35 PM
To: Hubbard, Sam
Subject: Shelter, Inc. TLP Home

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Dear Sam Hubbard,

I want to voice my support for the move of Shelter, Inc.'s Transitional Living Program in advance of the upcoming hearing.

When I think about organizations that are doing genuine good in this world, Shelter is right at the top of the list. As someone who has volunteered at Shelters group homes before, I can say with first hand experience that they are an essential resource for young people in our community. The TLP takes young people who have escaped extremely difficult circumstances, including, in some cases, homes where abuse of all kinds is rampant, and gives them the basic skills they need to become independent, productive adults.

As a social work student I am confident when I say that having resources to help our youth is essential for bettering society. Approving the relocation shouldn't even be a difficult decision. These are youths who would—not "might," *would*—fall through society's cracks if it were not for the TLP. That's why the opposition is so frustrating. The TLP takes youths who, frankly, would have an extremely high chance of winding up homeless or worse and puts them on a trajectory toward education and a career.

As civic leaders, and as citizens, what could possibly be a higher purpose than helping young people to achieve these positive outcomes—outcomes that most of us who came from stable homes take for granted?

For the betterment of these youths' lives, and for the betterment of our community, I respectfully ask that you allow Shelter, Inc. to relocate the TLP.

Thank you for your time.

Olivia Thomas

Hubbard, Sam

From: Cathy E Vaughn [REDACTED]
Sent: Friday, September 17, 2021 1:53 PM
To: Hubbard, Sam
Cc: Bill Rosenheim; Brad Wells; Peter Michaelides; [REDACTED]
Subject: OPPOSED to Special Use Permit for 207-209 E Valley Lane due to likelihood of increased crime
Attachments: IVY HILL map.PNG; current shelter inc location.PNG

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<https://crimegrade.org/safest-places-in-arlington-heights-il/>

Sam-

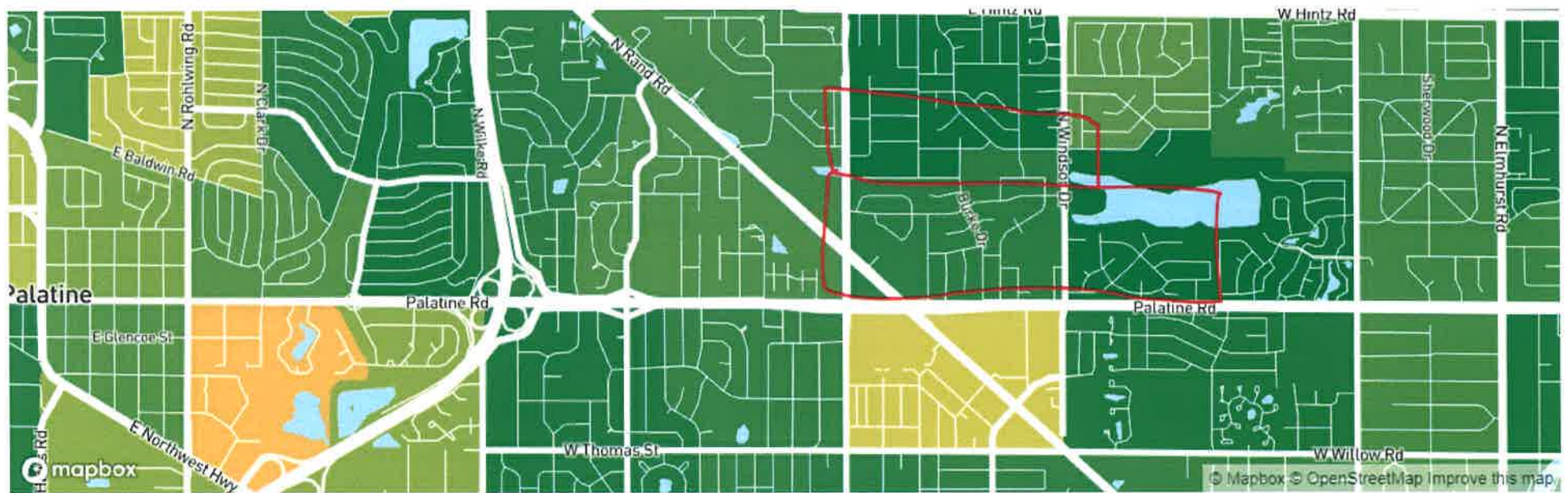
The above website provides the ability to look at crimes in AH under a rating scale.

The picture attached named IVY HILL map is the current IVY HILL neighborhood where Shelter Inc would like to put their new location. **We currently are rated A+ for crime activity.**

The picture attached named current shelter inc location shows the current location of the Shelter INC property of Golf / AH Road **which has a C crime rating....**

Please vote against the variance for the special use permit to PRESERVE our safer crime status for our neighborhood.

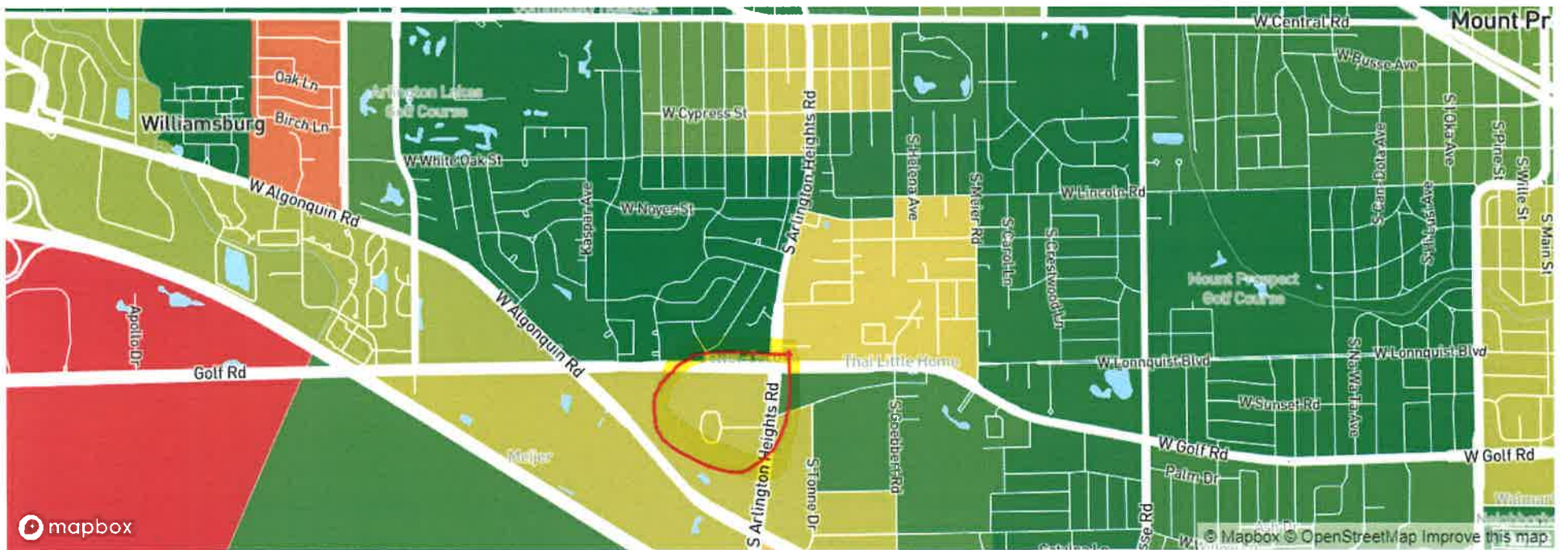
Cathy Vaughn, 315 E Knob Hill Drive



Crime Grades



A+ (dark green) areas are safest



Crime Grades



A+ (dark green) areas are safest

Hubbard, Sam

From: Martin Klein [REDACTED]
Sent: Friday, September 17, 2021 2:35 PM
To: Hubbard, Sam
Subject: The 207-209 Valley Ln issues

You don't often get email from [REDACTED] [Learn why this is important](#)

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I am Mr Klein from 504 E. Knob Hill Drive. I don't want the Shelter youth to move into that dual townhouse because of a number of myriad issues...

- 1) the delinquents have shady friends
- 2) they may cuss in front of school kids
- 3) their upbringings are less than desirable
- 4) their reputation will lower property values
- 5) police cars may show up. We don't like to hear sirens and see the glares from the flashing lights. We don't even want to know what's going on. It's an eyesore.
- 6) The Shelter should have discussed with the neighborhood first before buying the property. It's getting ugly now.

M. Klein

Hubbard, Sam

From: Yaryan, Michelle C [REDACTED]
Sent: Friday, September 17, 2021 2:41 PM
To: Hubbard, Sam
Subject: OBJECTION to Special Use Permit to allow a shelter care home at 207-209 E Valley Lane, Arlington Heights 60004

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To whom it may concern:

I, Michelle C Yaryan, owning a residence within 500 feet of the property at 207-209 E Valley Lane, **OPPOSE** the issuance of a variance to Chapter 28 of the municipal code for rezoning.

I have owned the property for 20 years. I was drawn to this location based on its reputation for being a great, safe, single family home community with an amazing school.

I have a variety of concerns about the issuance of this variance.

Mainly, I am concerned with my safety due to the excessive number of police calls Shelter Inc generates in a year's time and the behavior of the population living at the residence. Police records indicate calls for battery, domestic battery, assaults, thefts, motor vehicle theft, disorderly conduct, alcohol and drug offenses, and criminal damage/trespass to property all occurred at the current Shelter Inc location. It also concerns me that even though there is a curfew for residences at Shelter Inc there have been over 300 curfew violations which indicates that the supervisory staff has no control over the resident population as they claim in all their marketing material. Their online promotional video says that they regularly take residents to see their parole officers so the population of the home does house young adults with police records.

The supporting documentation they provided to the Village also states that many of the residents are undergoing mental health treatment. Shelter, Inc, to date, has not furnished any supporting documentation to verify that their staff is licensed / qualified/ educationally validated to manage and address mental health issues.

The variance code states that if the variance is issued it cannot change the character of the neighborhood nor jeopardize the safety and well being of the residents who live and work there. BOTH, the character and the safety of the neighborhood, will be negatively impacted if this variance is allowed.

I am concerned that my property value will decrease with the existence of a community transitional shelter in my neighborhood. Ivy Hill has been a real estate resident destination for decades due to Ivy Hill Elementary and the location of the main arteries of Arlington Heights Road, Rand Road, and Palatine Road. The existence of a shelter home for at risk youth age 17.5-21 (young men) will negatively change the attractiveness of the neighborhood.

The previous noted concerns are a few of those that I have creating the basis for my objection.

Sincerely,

Michelle C Yaryan

315 East Knob Hill Drive, Arlington Heights, IL 60004

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