



# Shelter, Inc

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CONCEPTUAL PLAN REVIEW

PLANNING COMMISSION

VILLAGE OF ARLINGTON HEIGHTS

JUNE 9, 2021

# Shelter, Inc

Our mission is to end the cycle of abuse by providing a comprehensive network of support to children, their families, and our community to create safe, healthy, and nurturing homes.

# Transitional Living Program (TLP)

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Shelter, Inc. has been in our community since 1975 and was founded by a former Arlington Heights Deputy Police Chief who saw youths being neglected and facing homelessness.

Shelter, Inc is requesting a Special Use Permit for the property at 207 E. Valley Lane in Arlington Heights

A two-year program for youths 17-21 who are aging out of the child welfare system and need help to achieve self-sufficiency by becoming active contributors to our community. With Shelter, Inc., they learn:

- Financial Literacy and Budgeting
- Health and Wellness
- Life skills such as cooking and laundry
- Building healthy relationships
- Education and Employment

# Accountability

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

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

Security cameras will be installed throughout the property.

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

# Accountability (continued)

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Each youth is required to sign a contract that outlines the rules and expectations for the TLP. Residents over the age of 18 are allowed to leave the home for work, school, or personal reasons. The TLP has a curfew, even for youths over 18, which is 12 am. If they are not back by 1:00 am, we are legally required to file a missing person's report with DCFS.

Youths are also required to have at least \$500 in their bank account at all times—meaning they must be employed, maintain a job, and carefully spend their money.

Each youth is allowed to attend overnight visits with family and friends; however, they are expected to fill out an overnight form that indicates the name, address, and phone number of who they will be visiting and when they will return. If a youth has not completed one of these forms, not returned to the program curfew time, and staff cannot reach them on their cell phone, staff are instructed to file a missing person's report with the police department. The DCFS missing person unit is notified.

Before acceptance into the program, each resident is screened and interviewed. The TLP does not accept any youths required to register as sex offenders, whether juvenile or adult.

## Our Commitment to Safety

Continued conversations with AHPD to make any accommodations needed

Clinical Program

THINK Trauma Agency

CPI Trained and Certified



# Special Use Criteria

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

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In an ever-changing world, more than ever, the public needs access to strong, vibrant, community-based institutions. Shelter, Inc. began in 1974 as a grassroots community initiative in Arlington Heights to provide temporary care for children who had been abused, neglected, or who required supervision due to a family emergency.

The Transitional Living Program for which the applicant seeks this special use permit will provide a vital service to the community by supporting youths aged 17½ to 21 who are aging out of the welfare system. This is an important institution that contributes to the overall welfare of the local community by helping a very vulnerable population transition to responsible adulthood.

The location is ideal for this special use because it is on the edge of a residential area, directly adjacent to a Chase Bank and numerous other commercial establishments that will provide job opportunities for the residents within a short walking distance.

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

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

The use will be largely unnoticed by the surrounding community as it is a residential use. The exterior of the building and the driveway will not be altered. There will be no exterior signage. The residents do not have cars and therefore the number of cars present at any given time will be minimal, usually two.

The Transitional Living Program is staff supervised 24 hours per day to ensure the safety for the program residents as well as the surrounding community. There will always be one staff person per unit in this two-family business.

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

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As a two-family residential building, bordering on commercial property, the property is well-suited for the requested special use.

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



# Variation Criteria

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## **The proposed use will not alter the essential character of the locality and will be compatible with existing uses and zoning of nearby property.**

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The proposed use does not alter the essential character of the locality because a shelter care home is a residential use. The property consists of a two-family house, on the edge of a residential district, bordering on a Chase Bank and other commercial uses.

Program residents can step out of the front door, turn left, walk a few feet to Arlington Heights Rd., and turn left to access these businesses, all of which may provide employment opportunities for the young men in the program. The requested variation is ideal in that it ensures no alterations to the exterior or driveway.

There will be no external signage.

## **The plight of the owner is due to unique circumstances, which may include the length of time the subject property has been vacant as zoned.**

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The present owner has attempted to sell the property on an off since August 2018 with no success until the applicant's offer which is contingent on zoning approval. The property is undesirable as a residence because of its proximity to commercial development. However, this makes it very attractive to the applicant.

This variation, to reduce the number of parking spaces from 10 to two, preserves the residential character of the property. Two spaces are sufficient for Shelter Inc.'s purposes because there are two staff persons in the building at a time and the residents don't have cars.

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

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

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

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The code requires 10 parking spaces for a Shelter Care Home use. However, that would alter the character of the property.

This particular use does not require 10 spaces, because two staff persons only require two parking spaces.

Although we are not allowed to count tandem spaces, there are also two garage spaces that could accommodate a rare additional care for short durations.

It is the policy of Shelter, Inc. to not allow residents of this program to have cars. They don't need cars because they have work opportunities within walking distance of the property.