

Hubbard, Sam

From: Teresa Brandt [REDACTED]
Sent: Friday, September 17, 2021 9:19 PM
To: Hubbard, Sam
Cc: Hayes, Thomas; Baldino, Richard; Bertucci, James; Canty, Mary Beth; Grasse, Nicolle; LaBedz, Robin; Scaletta, John; Schwingbeck, Tom; Tinaglia, Jim
Subject: In Support of Shelter, Inc
Attachments: Letter to Village of AH.pdf

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It is my intention to inform you of my support for Shelter, Inc. and the mission of their work, the work that is occurring right outside my home. I am a neighbor of Shelter, Inc's Jennings Home for Girls in Schaumburg. Knowing that the Jennings Home is in the heart of my neighborhood has brought nothing but pride in my community. Jennings Home and the services it provides is a blessing to our community, as it explicitly and positively impacts the outcomes of the individuals it serves. Jennings Home for Girls has had a lasting and grand impact on all community members. The decision to allow for additional levels of services and support within your community should be a very simple one. Please understand that by not moving forward with the TLP's relocation to Arlington Heights, it would be a great disservice to the Village of Arlington Heights.

Thank you,

Teresa Brandt

Neighbor of Jennings Home for Girls

It is my intention to inform you of my support for Shelter, Inc. and the mission of their work, the work that is occurring right outside my home. I am a neighbor of Shelter, Inc's Jennings Home for Girls in Schaumburg. Knowing that the Jennings Home is in the heart of my neighborhood has brought nothing but pride in my community. Jennings Home and the services it provides is a blessing to our community, as it explicitly and positively impacts the outcomes of the individuals it serves. Jennings Home for Girls has had a lasting and grand impact on all community members. The decision to allow for additional levels of services and support within your community should be a very simple one. Please understand that by not moving forward with the TLP's relocation to Arlington Heights, it would be a great disservice to the Village of Arlington Heights.

Thank you,

Teresa Brandt

Neighbor of Jennings Home for Girls

Hubbard, Sam

From: Jen Shecterle [REDACTED]
Sent: Friday, September 17, 2021 9:45 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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Hello,

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

Thank you.

Hubbard, Sam

From: Vadimjen [REDACTED]
Sent: Friday, September 17, 2021 9:46 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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I object to the 207-209 E VALLEY LANE (SHELTER INC)-T1736- special use variant request.

Hubbard, Sam

From: Joyce Slavik [REDACTED]
Sent: Friday, September 17, 2021 10:31 PM
To: Hubbard, Sam
Subject: Plan Commission Meeting - Please support Transitional Living Program's move to Arlington Heights

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*Mr. Hubbard, *

*

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 support the TLP.

Regards,

Joyce Slavik

--

This email has been checked for viruses by AVG.

<https://gcc02.safelinks.protection.outlook.com/?url=https%3A%2F%2Fwww.avg.com%2F&data=04%7C01%7Cshubbard%40vah.com%7C908292e1979d4d3c63d908d97a54b8a1%7Cdadc730e173642b8b5775874cf194623%7C0%7C0%7C637675326572905250%7CUnknown%7CTWFpbGZsb3d8eyJWljoImMC4wLjAwMDAiLCJQIjoiV2luMzliLCJBTiI6IjEhaWwiLCJXVCi6Mn0%3D%7C1000&sdata=npuN0CQgubR71RhQsA5VtBmBMhMWUGxutzvFhlypP18%3D&reserved=0>

Hubbard, Sam

From: Darcy Moder [REDACTED]
Sent: Sunday, September 19, 2021 12:03 PM
To: Hubbard, Sam
Subject: OBJECTION to Special Use Permit Variance 207-209 E Valley Lane, Arlington Heights 60004

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I oppose the special use permit variance for Shelter Inc. I am a neighbor and purchased this property because of the neighborhood. Shelter Inc claims that this variance will not change the neighborhood but that is the exact definition of a variance "the fact or quality of being different, divergent, or inconsistent."

They will have more residents than they have ever had before. They admit to having issues with curfew violations and there isn't anything they can do about it because their residents are adults. Even IF there are no issues with Shelter, Inc. I do NOT like the precedent being set by this variance! There are several duplexes in a row on Valley. If the variance is allowed for this group, the precedent has now been set that these duplexes can become other things. What's next? A homeless shelter? A Methadone clinic? I understand communities need places like Shelter, Inc. But communities also need hospitals and grocery stores and we don't put those in the middle of a neighborhood. It doesn't belong here - plain and simple. This neighborhood is not the right place for this home and it is not a good fit for this neighborhood.

Darcy Moder

Sent from Outlook

Hubbard, Sam

From: chorn847 [REDACTED]
Sent: Sunday, September 19, 2021 12:13 PM
To: Hubbard, Sam
Subject: Objection to Special Use Permit Variance 207-209 E Valley Ln, Arlington Heights 60004

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Objection to Special Use Permit Variance 207-209 E Valley Ln, Arlington Heights 60004

Hello,

I live near by on pinetree drive and have concerns about this development.

In addition to zoning concerns, this neighborhood is a great place for family and children I am concerned about the additional risks this could cause.

I am not in favor of it moving forward.

It could be a good idea but not in this location.

--Chuck

Hubbard, Sam

From: Fn N. [REDACTED]
Sent: Sunday, September 19, 2021 2:27 PM
To: Hubbard, Sam
Subject: Fwd: Support for Proposed Expansion of Shelter Inc's TLP

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>

>

> Dear Sam Hubbard,

>

>

> I am a long-term resident of Arlington Hts. I am writing to voice my support for the proposed move of Shelter Inc's Transitional Living Program to a new home to allow this program to provide more modern services to its clients. I believe it is important for our community to do what we can to support young people in need. This will create a stronger future for all of us.

>

> I am also aware that many of this program's clients are part of the LGBTQ+ community. As an ally of that community, I further support whatever this organization can do to help young people in need.

>

> Thank you for your consideration.

>

> Sincerely,

>

> Francine Noring

Hubbard, Sam

From: Michael Froemming [REDACTED]
Sent: Sunday, September 19, 2021 8:56 PM
To: Hubbard, Sam
Subject: objection to special use permit variance of 2007-2009 E Valley Lane, Arlington Heights, IL 60004

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To whom it may concern,

My name is Michael Froemming. I've lived at 414 E. Knob Hill Dr. for 24+ years.

I oppose the variance to Chapter 28 of the municipal code for rezoning the property of 207-209 E. Valley Lane.

I oppose because Shelter Inc. hasn't been straightforward with the neighborhood or village regarding the property use. They've sugarcoated everything from the occupancy and police calls reported at their last residence.

They stated it would be for 6-12 people, excluding supervisors. Each unit has 3 bedrooms. So what's the number?

Shelter Inc. says they'll screen the people residing at the property. If that's true, Shelter Inc. should be held accountable, including the individual, to any problems that may occur. Including criminal charges.

This variance should be treated like any other resident asking for a variance.

Is this shelter considered a residential home in this residential area. Once a variance like this is accepted it would have implications on future applicants asking for the same type variances.

If this passes. I'd hope every board and village member would open their arms, if not offer, to a facility like this on their residential block.

Michael Froemming

Hubbard, Sam

From: Barb Lazzara [REDACTED]
Sent: Sunday, September 19, 2021 10:06 PM
To: Hubbard, Sam
Subject: Support for Shelter Inc.'s proposed Transitional Living Program

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Mr. Hubbard,

As per instructions on the online agenda of the Sept. 22, 2021 Virtual Plan Commision meeting, we wish to express our support of Shelter Inc.'s proposed Transitional Living Program(TLP) on Valley Ln, and wish to make it part of the public record.

My husband and I have been residents of The Ivy Hill neighborhood for 30 years. We live on Ivy Lane, approximately two blocks from the proposed property on Valley Lane.

We attended the meeting held by Shelter Inc. in August, and after doing so we are confident in Shelter Inc's TLP program and have no concerns with them putting their TLP program in our neighborhood. The young adults in this program have applied to be there. They are prescreened by Shelter Inc., they have more rules, curfews and support by professional staff than most young adults in our own neighborhood. They are held accountable by Shelter Inc. These are young people who are working hard to make a better life for themselves. While they are a part of this program they attend school, have jobs and learn life skills. This allows them continue on a path to advance their education or further their job skills so as to live as independent and successful adults.

We wholeheartedly support Shelter Inc's TLP on Valley Ln.

Barb and John Lazzara
310 E. Ivy Ln.

Hubbard, Sam

From: Mary Jane Bender [REDACTED]
Sent: Monday, September 20, 2021 10:05 AM
To: Hubbard, Sam; Hayes, Thomas; Baldino, Richard; Bertucci, James; Canty, Mary Beth; Grasse, Nicolle; LaBedz, Robin; Scaletta, John; Schwingbeck, Tom; Tinaglia, Jim
Subject: SHELTER'S TRANSITIONAL LIVING PROGRAM

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As long-time residents of Arlington Heights, we ask you to support the special use permit for Shelter to operate their Transitional Living Program that has been functioning successfully and safely in Arlington Heights for nearly a decade. The new facility will allow more young people facing extremely difficult circumstances to overcome abuse, neglect, abandonment, and homelessness and to become productive members of our community.

Thank you for your consideration and support.

Gus & Mary Jane Bender
751 S. Bristol Lane
Arlington Heights, IL 60005
[REDACTED]

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Hubbard, Sam

From: Kristine Regan [REDACTED]
Sent: Monday, September 20, 2021 10:06 AM
To: Hubbard, Sam
Subject: In support of Shelter's TLP from Arlington Heights resident

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To whom it may concern,

I am writing as a long-standing resident of Arlington Heights who chose to build our home and send our children to the amazing school district of 25. We chose Arlington Heights because of it's sense of community and it's family friendly culture. It's because of these two qualities that I write to you and share my support of Shelter's Transitional Living Program.

While some of the community may be scared of the unknown of the TLP, I will share with you what I do know. I know that the children in these homes voluntarily are making an effort to do better in their community and for themselves. They are given the support, resources and opportunity to make healthy choices. This community and therefore this home, will be able to give them that safe environment for them to thrive.

I hope we choose to raise not only ourselves up but those around us. I believe in Arlington Heights and the power of this community for the children in Shelter's TLP home.

Thank you,
Kristine Regan

Hubbard, Sam

From: Michael Froemming [REDACTED]
Sent: Monday, September 20, 2021 4:42 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, Judith Froemming, living 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 24 years. It is a great, safe, single family home community. I have a variety of concerns about 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. If the number of residents doubles to 12, the number of police calls will most likely increase also. This is not the type of increased activity we want in our neighborhood.

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 also concerned for the welfare of the children that use Valley Ln. to walk to and from school and those who take buses to area schools.

These are just a few of my concerns.

Sincerely,

Judith Froemming

414 E. Knob Hill Dr. Arlington Heights, IL 60004

Hubbard, Sam

From: Janet McDonnell [REDACTED]
Sent: Monday, September 20, 2021 4:50 PM
To: Hubbard, Sam
Subject: Upcoming plan commission meeting

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Dear Mr. Hubbard,

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

--

Janet McDonnell
[REDACTED]

Hubbard, Sam

From: Linda D Palm [REDACTED]
Sent: Tuesday, September 21, 2021 1:15 PM
To: Hubbard, Sam
Subject: Shelter Inc & Turnstone Development - proposed project Crescent Place 9/21/21

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Hi S. Hubbard,

I am writing to affirm Shelter Inc's desire and commitment to meeting the housing needs in the NW Suburbs. They are already serving in the AH community, and this project would help them serve the growing need for housing.

I have spent most of my career providing professional services to non-profits, especially those specializing in all kinds of housing - SLF's, TIF's, Affordable Housing, Chicago Low Income Housing programs, etc., and the loss experience of these entities has been excellent in general due to the policies, procedures and commitment of staff to the safety of ALL - residents and community.

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. The addition of a new beautiful building will add substantially to the curb appeal and tax base, too.

Please give them your approval to proceed.

Thank you.

Linda D Palm

Hubbard, Sam

From: Peter Michaelides [REDACTED]
Sent: Tuesday, September 21, 2021 10:28 PM
To: Hubbard, Sam
Subject: Opposing against Variation to rezone 207-209 E Valley Lane AL, IL. 60004

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Against Variation to Rezone

207-209 E. Valley Lane AH., IL 60004

Mr. Sam Hubbard:

I, Peter H. Michaelides as well as my wife Artemis Michaelides, residing at 204 E Knob Hill Dr. Arlington Heights, IL for more than 27 years, express our strong opposition to rezoning. A petitioner by the name of Carina H. Santa Maria MSW., of Shelter, Inc, is prospecting to purchase and turn the duplex property for sale at 207-209 E. Valley Lane in Arlington Heights into a shelter home. As neighbors we are concerned with the safety of our children and our community. "Shelter Inc. would like to use this building for its Transitional Program (TLP) which provides a home for so called youths assigned male at birth under so called guardianship of DCFS, and are between the ages of 17 to 21 transitioning into society. These youths would spend a total of 2 years in this program", which means every two years we have an unknown element. Furthermore, the said property is a revolving door of unknowns. The total number of so-called youths residing at the property would be 10-12 as well as counselors. These so-called youths may have various issues that may include psychological, behavioral &/or possible criminal involvement. The shelter organization is requesting zoning changes and a special permit in the Ivy Hill area to allow for the Shelter Inc., home and parking. "The Transitional Living Program operated by Shelter, Inc., is currently located at 397 W. Golf Road in Arlington Heights and has been there since 2012. Over the past several years the Police department has, on average, received well over 100 calls for service per year (confirmed by the AHPD) from the current Golf Road location." This is 2 calls to the police department per week.

Ivy Hill is a quiet, residential family- based neighborhood with children of all ages. A few yards from the property there is a school bus stop that pick and drops off students to and from Thomas Middle School and Buffalo Grove High School. Ivy Hill Elementary School, which serves 640 students from the community, is also located less than a half mile from the property. A large population of the students walk to and from school daily through the neighborhood utilizing Valley Lane. Many of these students live in the Circle Hill Apartment complex which resides between the school and the property.

If the zoning change is approved, the traffic will be negatively and dangerously impacted if the requested 10 parking slots are granted. Yes, 2 cars can park in the garage and 2 safely in the driveway. It also isn't clear how much daily traffic the property will generate with visitation, etc. With the location of this property just 80 feet east of Arlington Heights Road, any parking along the street in front of this property will create an unsafe traffic situation. Turning right onto Valley Lane from Arlington Heights Road is a blind turn and if there is parking with even 150 feet from the entry on Valley, drivers won't have time to react. There could be oncoming traffic that would create a narrower lane with parked cars, and if there are multiple vehicles turning onto Valley, there could be an immediate unexpected backup onto Arlington Heights Road as the first turning driver reacts to parked cars upon turning. The Conceptual Plan Committee document dated 5/26/2021 notes Valley Lane as a collector street. It should be noted that it is the main artery of access for the Circle Hill Apartment complex housing 140 units within about one half of a mile from this property as well as all the houses along Valley, East Knob Hill Drive, etc.

If this zoning change is approved, Shelter, Inc, will be detrimental to our Ivy Hill community. The requested Special Use Permit requires that the zoning change **cannot** "alter the essential character of the locality" **nor** "be detrimental to the health, safety, moral or general welfare of persons residing in the vicinity". Allowing this zoning change will impact the character of the neighborhood by introducing a public transient function that has residents with questionable past behavior that dictated their need to have a transition back into society. This current Shelter creates more police response incidents in a year than the contiguous neighborhood does in multiple years. This Shelter will also create an unsafe environment with vehicle and pedestrian traffic within 80 feet of a 4-lane road that yields a blind right hand turn onto the street.

The values that the Ivy Hill community has established and maintained since the 1960s are at risk with this rezoning proposal. Ivy Hill has been a real estate and schooling beacon for people moving into Arlington Heights for decades. Anyone interested in moving in will think twice and maybe reject the idea if a transient shelter for at risk youth exists on their block. Arlington Heights will lose the tax revenue of home sales and no longer be the sought-after destination for families that it has been.

Respectfully,

Peter H Michaelides

Artemis Michaelides

Hubbard, Sam

From: Michael DiMarco [REDACTED]
Sent: Wednesday, September 22, 2021 7:40 AM
To: Hubbard, Sam
Subject: 207-209 E Valley Lane (Shelter Inc) T1736

Importance: High

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Mr. Hubbard,

We want to voice our objection to the proposed shelter for transitional youth. A residential FAMILY neighborhood is not the appropriate venue for this type of shelter. The downside risks overwhelmingly exceed any upside.

We ask that the VAH deny any variance or permit for the shelter.

Regards,

Michael and Rosa DiMarco
1210 E. Crabtree Drive

Hubbard, Sam

From: Angela Sisi [REDACTED]
Sent: Wednesday, September 22, 2021 8:10 AM
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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Good morning,

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

I 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.

Please vote **NO** on this permit.

Thank you,
Angela Sisi
1214 E Crabtree Drive
Arlington Heights, IL 60004

Hubbard, Sam

From: Diane Lubarski [REDACTED]
Sent: Wednesday, September 22, 2021 12:34 PM
To: Hayes, Thomas; Baldino, Richard; Bertucci, James; Canty, Mary Beth; Grasse, Nicolle; LaBedz, Robin; Scaletta, John; Tinaglia, Jim; Schwingbeck, Tom
Cc: Hubbard, Sam
Subject: Shelter, Inc and Crescent Place

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Dear Esteemed A.H. Board Members and Mayor,

I am writing this email to you in **strong support** of the Crescent Place affordable housing project on Rand Road and Shelter, INC's Transitional Living program for young people. Both of these projects merit inclusion in our community. They will provide the supports needed to maintain independent, self-sufficient residents of our great village as well as open the doors to more needed diversity.

I have lived in Arlington Heights for the past six years and attend the First United Methodist Church of AH. We love boldly and work tirelessly to support fair-share equality. Now is the time to step up and vote your conscience.

To quote Shirley Chisholm: If they don't give you a seat at the table, bring a folding chair.

Thank you in advance for your consideration and advancement of these important housing projects.

Diane Lubarski
1361 Village Dr.
Arlington Heights, IL

Hubbard, Sam

From: Chelsea Laliberté Barnes [REDACTED]
Sent: Wednesday, September 22, 2021 1:12 PM
To: Tinaglia, Jim; Schwingbeck, Tom; Scaletta, John; LaBedz, Robin; Grasse, Ncolle; Canty, Mary Beth; Bertucci, James; Baldino, Richard; Hayes, Thomas; Hubbard, Sam
Cc: Laura Fry; Phil Atteberry
Subject: Public Remarks re: Crescent Place & Shelter Inc.

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Dear Mayor Hayes & Arlington Heights Village Trustees,

My name is Chelsea Laliberte Barnes, and I am the Co-Founder and Board Co-Chair of Live4Lali. I am also a social worker in the community. We are an Arlington Heights-based agency that aids folks using drugs and those who love them through support, education, harm reduction, and advocacy. I wrote to Ms. Hume earlier this week with remarks for the Village Board meeting and thought I would send my remarks to each of you ahead of the meeting tonight.

Daily, we encounter many community members struggling socioeconomically, which has only been exacerbated by COVID-19 (and will only worsen). The threat of homelessness is a real prospect to a growing number of community members due to a myriad of circumstances linked to poverty, i.e., job loss, limited ability to find sustainable work due to being immunocompromised, domestic violence, medical issues, justice involvement, the list goes on. Without sustainable housing available to community members, we all suffer socioeconomically. For example, when people are housing challenged, emergency departments are frequented due to folks having nowhere to go in the middle of the night. We, the taxpayers, fund those services.

We at Live4Lali are concerned (and the data shows) that without the approval of Crescent Place's affordable housing opportunity or efforts to ensure Shelter, Inc's Transitional Living Program is here to stay:

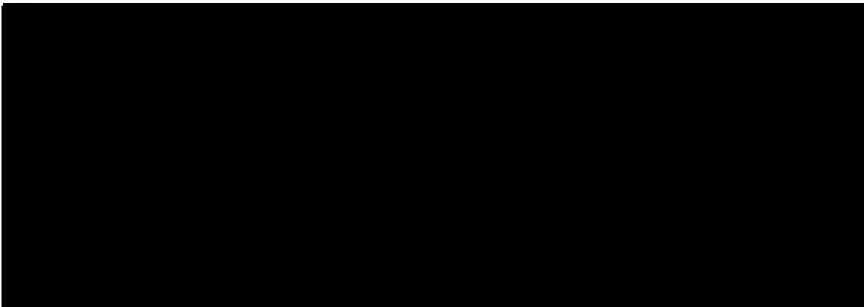
- Families and youth will be put at risk instead of on a pathway to independence, productivity, and healing.
- Families and youth will struggle to maintain jobs and schooling due to being located too far away from public transportation.
- Arlington Heights will lack in inclusivity, equity, and equality, by meeting the circumstances and needs of ALL residents. What message does that send to children other than one of intolerance and judgment?
- There will be upticks in quality of life arrests and charges (loitering, trespassing, etc.), putting further stress on our state's incarceration system that is already far too overwhelmed unnecessarily with individuals struggling with mental health issues, trauma, and poverty.
- Pressure to solve community-based issues will continue to be placed on the nonprofit community, which is already carrying a heavy load with grossly limited resources and capacity.
- Fatal overdoses, suicides, domestic violence, and other detrimental public health issues will grow.
- Many more issues.

All in all, without a home, families, and youth are threatened with losing hope, dignity, and a pathway to healing. Arlington Heights ought to continue to lead in its responses to the socioeconomic crisis we face. It's the right thing and the ethical thing to do. If not now, when? If not us, who?

Thank you for the opportunity to provide public comment. Please reach out to me if there is anything I can do to help.

Take care,

Chelsea Laliberté Barnes, MSSA, LSW
She/Her/Hers



September 22, 2021

Dear Arlington Heights Planning Commissioners,

As both a resident and a landlord on East Valley Lane, I am writing to express my strong opposition to the proposed zoning change and the current plans to open a shelter for abused young adult men at 207 E. Valley Lane.

Our neighborhood currently supports a diverse community made up of single-family homes, duplexes, and an apartment complex. Adding the additional burden of 12 young adult males and their caregivers into one duplex will further add to the density of this area and create huge negative consequences for our neighbors, our children, and our property values.

This is uncharted territory for the Shelter, as they have never had more than 8 young adults living in one residence and I believe they have 6 living at their current location. To experiment with a 33% increase from their previous largest total of young adult males living in one place and to insert it into a residential area with a school down the block cannot be construed as highest and best use for this property.

I am not against the Shelters mission and appreciate what they are trying to do for these young adults, but they already have a home. The risks and uncertainties far outweigh any possible benefits in this scenario.

Respectfully Submitted,

Alan Gould

Hubbard, Sam

From: Donny Obara Jr [REDACTED]
Sent: Wednesday, September 22, 2021 1:17 PM
To: Hubbard, Sam
Subject: Virtual Plan Commission meeting on 9.22.2021 - Shelter Care 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.]

Hello,

I am writing to express my concerns regarding the Shelter Care Home that is being proposed (and reviewed at tonight's meeting.)

- Shelter Care home 207-209 E Valley Lane, Arlington Heights, IL

While I am not totally against this proposal, I do have some questions / concerns that prohibit me from fully backing this proposal.

I am a resident of the Ivy Hill neighborhood. I live on Burke Drive down the street from Ivy Hill Elementary.

- Concern of 50+ calls for assistance (police/fire/etc) from previous location. Can detail be provided as to the reasons, time of day, etc. Having a call for assistance 1x per week is a lot to ask the neighborhood. Where I live on Burke, it's by Palatine Express and it is already very busy and noisy at times. While I am not in viewing distance of these locations on Valley Lane, I can understand the concern of some residence of disturbance. If the proposal came visible by my house, I would be against any additional noise pollution or local /physical presence or disturbance as it is already high by where I live.
- This location is right down the street from the elementary school and I think last year, there was an alleged assault of a student on their way to school. While that is not related to this proposal, I think it is important to understand the neighborhood is being cautious of any unfamiliar situations in the neighborhood.
- I have also seen neighbors "fighting" (not physical of course) regarding this proposal, which again, provides some context to the neighborhood. And this proposal should bring the neighborhood together, and not apart.
- There are also variances to the number of people and vehicle parking. This is of some concern. These zoning rules are put in place for various reasons (safety, traffic, not overcrowding the area, etc). While I do understand it was indicated many do not have cars as a rebuttal, then a variance or change should not be needed. However, I assume these transitional homes help provide an individual to get "on their feet" and that may mean getting a car. So this may be counterintuitive. Not to mention, at times with the local school and traffic coming home, it is already busy where the street hits Arlington Heights Road (it's very difficult to make a left hand turn on to AH Road at times.) I also assume some of these individuals will have family, friends, support individuals, which is good, but may also contribute to the congestion in that area.
- I do think there should be high visibility to the comments by residents who will live in viewing distance of these locations on Valley Lane as this will impact them greatly.
- The ask of the neighborhood is to support these individuals during their transition. At the same time, we are asking the local community (specifically those who live right there) to be comfortable with a dormitory style living of folks who will constantly transition in and out. Optimistically, this is good as this will help individuals grow and transition, which is the purpose of the program. But it's an ask of the local people who live there to be comfortable with the changing of those who live there constantly. I would ask that those residence who live

there now (live very close to 207-209 Valley), get a chance to weigh in on this and should have significant weight to their concerns, vs. someone who lives 3 miles away. Again, I think this transitional home works, only if it's supported by the community. It cannot operate independently of the close community.

I hope the above is reviewed and addressed at this evenings meeting and maybe provided another round of public voicing before approval or denial. I do perhaps wonder if there could be a test. Maybe a lower number of young adults in this transition program living there, maybe if the local community has an ability to interact and involve with the participants who will be in the program to gain trust and comfortability may be an opportunity. I do not know enough about that arena if that is even possible. It's just an idea

Regards

Donald Obara

Hubbard, Sam

From: Nikki Wolverton [REDACTED]
Sent: Wednesday, September 22, 2021 1:18 PM
To: Hubbard, Sam
Subject: Please include in tonight's meeting

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

Thank you
Nikki Wolverton

Sent from my iPhone

Hubbard, Sam

From: Raymond Sisi - [REDACTED]
Sent: Wednesday, September 22, 2021 1:20 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 at <http://aka.ms/LearnAboutSenderIdentification>.]

[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 morning,

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

I 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.

Please vote NO on this permit.

Thank you,
Raymond Sisi
1214 E Crabtree Drive
Arlington Heights, IL 60004

Sent from my iPhone

Hubbard, Sam

From: Nadya Frid [REDACTED]
Sent: Wednesday, September 22, 2021 2:18 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 Key words: I object to the 207-209 E VALLEY LANE (SHELTER INC)-T1736- special use variant 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 Sam,

As a resident of Arlington Heights of 14 years

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

Thank you for listening to us.

Nadya Frid

Hubbard, Sam

From: Ilya Fishman [REDACTED]
Sent: Wednesday, September 22, 2021 2:20 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 Key words: I object to the 207-209 E VALLEY LANE (SHELTER INC)-T1736- special use variant 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 Sam,

As a resident of Arlington Heights of 14 years

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

Sincerely
Ilya Fishman



CONFIDENTIALITY NOTICE: This email message and any accompanying data or files is confidential and may contain privileged information intended only for the named recipient(s). If you are not the intended recipient(s), you are hereby notified that the dissemination, distribution, and or copying of this message is strictly prohibited. If you receive this message in error, or are not the named recipient(s), please notify the sender at the email address above, delete this email from your computer, and destroy any copies in any form immediately. Receipt by anyone other than the named recipient(s) is not a waiver of any attorney-client, work product, or other applicable privilege.

Hubbard, Sam

From: info@vah.com
Sent: Wednesday, September 22, 2021 2:23 PM
To: Hubbard, Sam
Subject: SHleter Inc. TLP

[**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.]

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: [REDACTED]

I am writing this to inform you of my strong support for Shelter Inc.'s Transitional Living Program in Arlington Heights. I have been an educator in District 214 for 30 years and have taught many of the Shelter Inc. adolescents throughout my tenure. The positive, life impacting influences that Shelter provides to these TLP teens is imperative to their development and growth imperative to succeed in society. This program affords these boys an opportunity to thrive as productive young adults enabling them to contribute to the community in the future. I have witnessed first hand, numerous amazing success stories as a result of the support, care, guidance and counseling of TLP. The evolvment of the adolescents into positive role models and citizens is cultivated from the moment they enter TLP and sustains into their future adult maturation.

I staunchly support Shelter's Inc. Transitional Living Program in every aspect of community development and firmly believe this is an extremely positive venture for Arlington Heights.

Sincerely,
Carol V Treslo

Sent By: carol TRESLO

Sent From: [REDACTED]

Hubbard, Sam

From: Gail Galster [REDACTED]
Sent: Wednesday, September 22, 2021 2:25 PM
To: Hubbard, Sam
Subject: FOR PLAN COMMISSION ATTENTION re: special use variant request 207-209 Valley Road 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.]

Re: Special Use Permit to Allow A Shelter Care Home on the Subject Property, and Variations to Chapter 28 of the Municipal Code.
We object to the 207-209 E VALLEY LANE (SHELTER INC)-T1736- special use variant request.

This property, within the boundary of Ivy Hill School, is of concern to neighbors and parents of Ivy Hill School children because of its proximity to the school (which is a few blocks away down Valley). Children that live on that block walk to school and although it may seem unfair, it makes parents uneasy to have the Shelter, Inc. program in that location.

Shelter, Inc.'s goal was to have a larger location to serve more participants. We feel that the needs of the young people that are served in this program would do best in a situation with around six people, and it would be less daunting for a neighborhood to absorb such a program.

Please vote NO to this variance.

Gail and Sheldon Galster
25 W. Brookwood Dr.
38 year residents

Hubbard, Sam

From: Arlen Gould [REDACTED]
Sent: Wednesday, September 22, 2021 3:10 PM
To: Recklaus, Randall; Perkins, Charles; Hubbard, Sam
Cc: Carina Santa Maria; Maria Brauer
Subject: Final updated information for village and Plan commission.
Attachments: Plan Commission information final9.222.21.pdf

Importance: High

[**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 Randy, Charles and Sam;
I inadvertently I sent you the wrong version. Please circulate this version to the Plan Commission.
Please confirm receipt.
Best Regards,
Arlen

Arlen S. Gould
[REDACTED]



**Village of Arlington Heights
Additional Information for Planning Commission
9/22/2021**

Shelter, Inc. is pleased to provide the following information for the Plan Commission Meeting on 9/22/2021.

Background Information

- Shelter, Inc. has operated a facility on the corner of Golf and Arlington Heights Road since the late 1990's. Prior to 2012, this facility was considered an Older Adolescent Group Home. In 2012, our program turned into a Transitional Living Program (TLP), which offered our youth more structure, guidance, goals, and a treatment plan for our existing program with a goal of living independently. In 2016, a change in clinical leadership was made and changes within the Transitional Living Program and screening tools began. In 2018, the agency brought a new Executive Director onboard and management began implementing changes within the TLP to reflect the needs of our youth and evidenced based practice to ensure the success of our young people.
- Since change in Executive leadership, Shelter, Inc. has worked tirelessly to enhance our programs, meet the needs of the young people in our community, and strengthen our safety protocols. We collaborate and partner with many other service providers in our area to strengthen our community and ensure that every child grows up in a safe and loving home.

Staffing & Occupancy

- Safety is our number one priority. We understand the importance of keeping our youth, staff, and community safe always.
- We have 24-hour supervision of the home by trained staff. One staff per six residents is required at a minimum. There are three shifts, and each staff person must be awake during their shift. There are hourly checks overnight and the home will be outfitted with security cameras and an alarm system. These safety features are installed in all our residential homes and increase the level of safety and security of our residents, staff and the community. Residents are allowed to leave for work/school or to visit friends/family, but they must sign out and staff must be able to contact them. A midnight curfew is enforced, and any resident not accounted for by the required time is immediately reported to DCFS and a missing person's report is filed (as mandated by DCFS).
- Our staff working at the Transitional Living Program include resident advisors with bachelor's and master's degrees, a house manager with a bachelor's degree, a case manager, one MSW therapist, an LCPC treatment coordinator, and the support and oversight by the clinical director



who has an MSW and an LCSW. An attachment of all staff and their credentials is attached.

- While our petition talks about an expansion to 12 possible youth, this could take years, if at all, to even achieve. Our priority is to ensure that the 6 current youth that we have do well within the community and that our staff adjusts to the new location. We would then look at the program, continue to implement new evidenced based practices, and if it's appropriate, offer an additional space for another youth.
- Our ratio is always 1 staff to 6 young people. If we did increase our youth to 7, we would need to hire additional staff, reducing our ratio and increasing our safety standards.

Safety and Screening Protocols

- Since 2016, we have only had 97 calls to the AHPD.

2016	14
2017	7
2018	22
2019	26
2020	17
2021	2

- When looking into these calls, we determined non-criminal calls (curfew violations, mental health checks, etc.) make up a heavy majority of the calls. Below are the percentages of non-criminal calls

2016: 50 %	2019: 96.15%
2017: 71.43%	2020: 60.71%
2018: 86.36%	2021: 100%

- The context of the above calls is very important. A document is attached that goes into more depth about what these calls to the police are. Please note, there has been a 96% decrease in calls to the police from 2020 to 2021. The decrease in calls is a direct result of the enhanced screening protocols and increased mental health services that we provide to the residents.



- Our enhanced screening and proactive accountability measures included more specific questions regarding legal/criminal involvement, on probation/parole, aggression, gang involvement, sexually problematic behaviors, and if they have to been registered on the sex offender registry (either juvenile or adult). We get additional details regarding mental health diagnosis and history, prescribed medications, compliance with the medications through incident reports, and willingness to comply with the medications if accepted to the program.
- In 2020, the State made a significant change that for the first time gave us access to the DCFS case file of our young people. By providing us access to each potential resident's State Automated Child Welfare Information System (SACWIS) case files, the State revolutionized the screening capabilities of our TLP applicants. We now know their complete histories and are much more confident they can complete the TLP program successfully. Case managers have access to psychological reports, therapy reports, psychiatric reports, school reports, history of physical/verbal aggression, property damage, police involvement, peer and staff relations, etc. Shelter can refuse to accept any referral that does not fit the safety standards for this program. When we see incidents for aggression towards staff, property damage, sex offenses, violent offenses, or poor relationships with peers, we decline them.
- Over time, we noticed an increased need for mental health services; however, those services were met with many barriers. Since the residents' healthcare is covered by Medicaid, and providers who accept Medicaid in the suburbs is limited, residents either had to travel to other cities (Oak Park, Evanston, Chicago) or wait up to 18 months for services. Seeing this need for increased support, we started our own Clinical Program so that we can provide mental health services onsite. Over the past year, we have been able to increase case management and start both group and one-on-one therapy sessions with all the residents.
- We have not had to call the police on any of our current residents. We can attribute this to our new clinical program that gives our young people access to mental health services 24/7, and enhanced screening procedures and access to SACWIS files.

Parking/Transportation

- Shelter, Inc is not requesting a variance for additional parking at the 207 and 209 E. Valley Lane. The youth do not own cars and if they did, would not be able to park their vehicle on our property or within the neighborhood.
- The fact that the youth do not own cars is why this location is perfect for them. They are in walking distance to many employers, many of which already employ our current young people. Our clients would be able to have consistency with their current employer by transferring to a closer location within walking distance to this facility.
- If transportation was needed, each client is given a transportation stipend of \$110 each month to



use for uber, etc. In addition, their school transportation is paid for by the McKinney Vento Act. Therefore, the lack of public transportation is not an issue for our young people.

Accreditations and Community Support

- Shelter Inc operates as a fully licensed child welfare agency accredited by the Council on Accreditation and Healthy Families America. Every four years, the Council on Accreditation conducts a thorough review of all staff, programs and policies to ensure that the highest standards of best practice and safety are being met. This accreditation process takes months to complete and includes site visits of all programs and interviews with staff, residents, clients and community stakeholders.
- Shelter Inc is funded by state and local entities including: the Department of Human Services, the Illinois State Board of Education, and the Department of Children and Family Services. We are licensed by DCFS and failure to follow their standards would result in termination of the program and possibly losing our license. Shelter is also supported by local townships including Wheeling, Elk Grove, Palatine, Schaumburg, Hanover Park, Vernon Hills and Des Plaines. The Village of Arlington Heights also approved CDBG funding in 2019 for our current Transitional Living Program residence but we were unable to accept the funds since our landlord could not provide a five-year lease.
- Shelter Inc operates two additional homes for youth ages 11 – 17 in Schaumburg and Palatine. Both of these homes are located in residential areas and have the full support of the immediate neighbors, their respective police departments and the mayors of both towns. The neighbors have stated that they are proud to have Shelter Inc in their community and we have strong working relationships with staff and elected officials in both Schaumburg and Palatine.

Shelter, Inc. Staff

FOR THE TRANSITIONAL LIVING PROGRAM

Shelter's qualified and state-accredited staff is trained in trauma-informed care and has a wide range of experience addressing the needs of young people who have been abused, neglected or abandoned. TLP is supervised 24 hours a day.

Supervisory Staff

Carina H. Santa Maria, MSW, LCSW
EXECUTIVE DIRECTOR

3 years at Shelter, Inc. and 11 years in social services

Gina Ciulla, MSW, LCSW
CLINICAL DIRECTOR
27 years at Shelter, Inc.

Kristie Langley, MA, LCPC
TREATMENT COORDINATOR
2 years at Shelter, Inc.

Vincent Burton, MSW
THERAPIST
Hired in 2021

Caitlyn Lierman, MSW Candidate
CASE MANAGER
9 years at Shelter, Inc. and 3 years at TLP

Alexandra Salcedo, BA
TLP COORDINATOR
Hired in 2021

Resident Advisors

Andre Barnes, BA
1.5 years at Shelter, Inc.

Gina Lozano
15 years at Shelter, Inc.

Amanda Treptow, BA
Hired in 2021

Stacy Morrow, BA
5 years at Shelter, Inc.

**Tiffany Moore, MBA,
MNP, MCD**
2 years at Shelter, Inc.

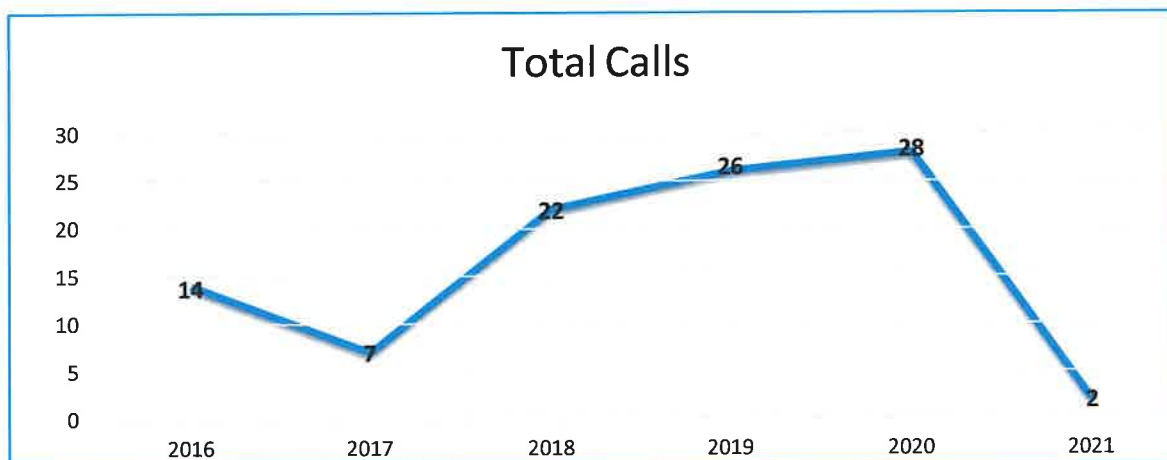


Shelter, Inc. 1616 N. Arlington Heights Road, Arlington Heights, IL 60004
24-hour Emergency Help Line: 847.255.8060
shelter-inc.org

Shelter, Inc.

TRANSITIONAL LIVING PROGRAM

POLICE CALL HISTORY 2016-2021



YEAR	TOTAL CALLS	NUMBER OF CALLS FOR CURFEW, MENTAL HEALTH OR NON-CRIMINAL	PERCENTAGE OF NON-CRIMINAL CALLS	Number of more serious calls	REASON FOR OTHER CALLS	More Information
2016	14	7	50%	7	Theft under \$500, theft over \$500, criminal damage and trespass to property	
2017	7	5	71.43%	2	Disorderly conduct, theft under \$500	5 video games stolen Youth upset with staff – verbal aggression/threats
2018	22	19	86.36%	3	Domestic battery, theft under \$500	Money stolen from one youth by another, argument between peers
2019	26	25	96.15%	1	Theft under \$500	Nintendo stolen from one youth from another
*2020	28	17	60.71%	11	Peer altercation, simple assault (verbal threat), theft under \$500, theft over \$500	*13 out of the 17 calls where due to a youth who had to be removed. The other 4 were for verbal threats

2021	2	2	100%	0	None	

*In 2020, 13 of the 17 calls were related to one individual that was not a fit for our program. We then worked with DCFS To get his case transferred.



1616 N. Arlington Heights Road, Arlington Heights, IL 60004
 24-Hour Help Line: 847.255.8060
Shelter-inc.org



2021 Board of Directors



PRESIDENT

John M. Stomper

Partner
CohnReznick, LLP

John M. Stomper, CPA, is an audit partner in CohnReznick's Chicago office. He has more than 30 years of diverse accounting experience working with companies in the manufacturing and financial services industries. John provides audit and consulting services to an array of clients, including distributions companies, private equity funds, hedge funds, and registered investment companies (mutual funds, unit investment trusts, and BDC's). He currently serves private equity funds, hedge funds, and other alternative investment vehicles. In addition to his work with Shelter, John is involved with Saint Simons Church where he was previously a senior warden.



VICE PRESIDENT

Guy W. Eisenhuth

Chairman and President
Village Bank and Trust

Guy Eisenhuth joined Wintrust Financial as President and CEO of Village Bank & Trust in 2010. In addition to his responsibilities at Village Bank, Mr. Eisenhuth is an Executive Vice President and member of the Operating Committee at Wintrust Financial Corporation where he serves as Market Manager responsible for Schaumburg, Village, Barrington, and St. Charles Bank & Trust. In addition to his work with Shelter, he and his wife Susan are also members of the President's Circle at Northwest Community Hospital where Mr. Eisenhuth serves as a Board member, Chairman of the Investment Committee, and a member of the Finance and Audit Committees.



TREASURER

Rebecca Helkowski

Operations Leader
Zurich North America

Rebecca Helkowski is currently a Business Practices and Project Consultant with Zurich North America. She is a trusted leader and influencer within the organization having gained increasing levels of responsibility focused on the delivery of strategic goals. She has over 20 years of consulting experience including roles with operational, financial and process analysis, strategy development, process engineering and modeling, change management and continuous improvement responsibilities. Rebecca is the former president of the IL Chapter of the Pajama Program and was recently recognized by Zurich for her community contributions and efforts.



SECRETARY

Heather Moss

Private Equity Practice Lead
ADP

Heather Moss serves as the Private Equity practice lead for Chicago's middle market PE firms, providing cross-portfolio operational support and resources. During her tenure with ADP, she has served on leadership boards and mentor board of director's spot, numerous president's clubs and district manager of the year. Additional experience includes the advisory board for Sales Empowerment Group (SEG), partner and board member for Fig, a technology start-up, board member for Face the Future foundation, and sponsor/committee member for Chicago's Financial Executives International. She is also a volunteer for Habitat for Humanity- Colombia.



2021 Board of Directors



MEMBER

Leslie A. Carlson

VP Head of International Support
Zurich North America

Leslie is a highly creative and accomplished leader with expertise in creating and delivering concepts leveraging her unique background and experience in technology, business, and operations. With more than 20 years experience in the insurance industry, Leslie has attracted, developed and led high performing diverse talent that can challenge status quo and drive logical and customer-centric solutions. Her goal is to bring teams together to deliver creative, innovative solutions for business needs and risks around changing technology. Leslie is passionate about helping children in need.



MEMBER

Larry Collins

Former VP
Zurich Insurance Group

Larry Collins is a former Vice President at Zurich Insurance Group where he spent 28 years in the management of teams conducting on-site risk assessments. His specialties there included industrial safety, cybersecurity, and on-line service platform development. Larry has been an active Shelter volunteer since 2016, staffing fundraising events, painting offices, and serving on committees. He is currently helping Shelter assess potential risks and implementing mitigation strategies.



MEMBER

J.J. Comiskey

VP
Cornerstone Bank

John (JJ) Comiskey is a Vice President at Cornerstone National Bank & Trust Company in the commercial lending area. He works with local small and mid-sized family-owned businesses to support their business and personal banking and lending needs. Prior to joining Cornerstone National Bank in March 2013, he worked as a Financial Advisor for 5 years, most recently with JPMorgan Securities.

He is a graduate from the University of Illinois Urbana-Champaign with a Bachelor of Science degree in Finance. He grew up in Elk Grove Village and is a lifelong Illinois resident. He enjoys all things sports and resides in Chicago with his wife.



MEMBER

Carlos Cruz

Partner
Bain and Company

Carlos Cruz is a Partner with Bain & Company, a global management consulting firm. He has over 15 years of industry and management consulting experience. In his current role, he advises and works with executives in the Consumer Goods and Retail space across every dimension of the COO agenda. Additionally, Carlos is an active member in the Executives' Club of Chicago where he collaborates with other executives around issues shaping the food and beverage industry in Chicago like consumer habits, product innovation, and changing customer expectations. On the personal front, Carlos enjoys spending time with his family outdoors (running, golfing, grilling, skiing) around the Chicago suburbs.



2021 Board of Directors



MEMBER

Samara Tuchband

VP Merchandising
Crate & Barrel

Samara Tuchband is Vice President of Merchandising at Crate and Barrel. With more than 17 years of merchant and marketing experience, Samara has a blended multichannel background in physical, brick and mortar, retail and digital. She is a thought leader, passionate about creating customer journeys that intersect with product. At Crate and Barrel, she leads the overall strategy and tactical execution related to all aspects of customer-centric product assortment, pricing, and P&L management for the brand across in-store and online channels. Prior to joining Crate and Barrel in 2018, Samara spent six years with The Home Depot as a GM leading Merchandising and experience teams within eCommerce.



MEMBER

Jennifer Ryder

EVP and General Counsel
Gallagher Benefit Services

Since 2017, Jennifer Ryder has served as Executive Vice President and General Counsel of Gallagher Benefit Services, Inc. where she manages legal matters arising from its global operations and advises Gallagher Benefit Services on a wide range of and regulatory issues. Most recently, Jennifer was Litigation Counsel at Arthur J. Gallagher & Co. In this role, she handled litigated and non-litigated disputes and regulatory matters for all Gallagher subsidiaries. Prior to this position, Jennifer spent ten years as a trial attorney at a Chicago law firm where she specialized in civil and commercial litigation. In addition to her work with Shelter, Jennifer has been a strong supporter of the Jeffrey Pride Foundation and the Illinois Chapter of JDRF.

Hubbard, Sam

From: Marella O'Neil [REDACTED]
Sent: Wednesday, September 22, 2021 3:38 PM
To: Hubbard, Sam
Subject: Adult shelter

[You don't often get email from [REDACTED] Learn why this is important at <http://aka.ms/LearnAboutSenderIdentification>.]

[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, please consider a different place for this adult shelter. I have young children and there's a school near by. I leave very close to this area. My kids go to ivy hill. Please choose a different area. I don't want to be worried if my kids are riding around in the neighborhood.

Marella O'Neil

Sent from my iPhone

Hubbard, Sam

From: Alicia Wehby [REDACTED]
Sent: Wednesday, September 22, 2021 4:00 PM
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 afternoon.

My name is Alicia Wehby and I am the founder and CEO of Second Bridge, Inc. We are a non-profit based out of Crystal Lake but we serve all of Northern Illinois. We support foster kids and families with a number of needs. We work with Shelter, Inc often and I have had the pleasure of working with the TLP program on a number of occasions. I have used this TLP program as an example of complete success when I'm speaking to other agencies and state representatives and senators about services that should be added to help support these teens who have aged out of the system. Shelter's TLP program is truly the best.

It honestly sickens me to hear the opposition calling these kids names and judging them. These kids are NOT their story. Their story is what was done to them, not who they are. It is completely ignorant to say that property values will lower or that the kids in the area will be unsafe. They are not bad kids. These are the best of the best. These kids have overcome a lifetime of being in and out of the system. They have been rejected, sent away and told they are not good enough by people that were supposed to be looking out for them and protecting them. Yet through it all, they have persevered. They have made it. They have stayed in school, gotten jobs and have plans for their futures. They were able to secure a spot in this TLP program because they are good kids. This program is allowing them to become independent and gives them the support that we all had from our parents. To even qualify for this program, they have to maintain a job or be a student. They have to maintain a balance in their bank account of \$500. These are not teens who are on the streets and causing trouble.

It is actually quite offensive to hear them stereotyped because of what was done to them. Their past is not their fault and they are working very hard to make their future better. It breaks my heart to know that they are hearing these words of rejection and hate all over again.

All of these fears are truly unfounded. There is nothing to fear from these kids. I personally have an aged out foster teen in my house right now. Attending college, working. My teen has a place to stay, these kids don't. They need TLP. I cannot say enough about these kids and this program. I hope you can all step back and realize these are teenagers, working very hard to overcome impossible circumstances. They have already been doing amazing. All they are asking is to live closer to stores and jobs that they are able to walk to.

I know many of the opposition have reached out to us after the tragic loss of AJ Freund in our community. They asked how they could help. This is how they can help. These kids need our help and they deserve our help.

Thank you for your time.

Alicia Wehby

Second Bridge, Founder & CEO
89 1/2 Grant Street
Crystal Lake, IL 60014
[REDACTED]

Hubbard, Sam

From: asaikigem [REDACTED]
Sent: Wednesday, September 22, 2021 4:55 PM
To: Hubbard, Sam
Subject: Shelter on Valley Lane

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

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Dear Trustee Hubbard,

Please do not agree to place this shelter on this location. I can't imagine the thought of bringing in residents so close to our elementary school where our children are subjected to possible danger.

And by the Chase Bank?
What a dangerous situation for all!

Please reconsider this proposal,
Alison Saiki
2401 N Evergreen Ave
Arlington Hts, IL 60004
AH resident 43+ years.

Sent from the all new AOL app for iOS

Hubbard, Sam

From: Wichmann [REDACTED]
Sent: Wednesday, September 22, 2021 11:57 PM
To: Hubbard, Sam
Subject: Planning Commission Meeting

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Mr. Hubbard,

My condolences to staff for all the hard work you all put in only to be undercut by the Commission. The discussion centered not about the issue at hand, but centered around emotional issues and personal feelings. The residents are not supporting this variance. The Commission doesn't care about those residents and is telling them that the Commission is smarter and knows better than the people living in the vicinity. The Chair's comments seemed quite inappropriate and not to the issue. Very emotional and not proper for a Chair.

I hope that this can get better representation at the Board. Maybe listening to the residents can come through. Personal biases have no place in the discussions.

Four hours without a result is poor.

Take care.

Dave Wichmann

Sent from Mail for Windows

Hubbard, Sam

From: Timothy McRaith [REDACTED]
Sent: Thursday, September 23, 2021 10:16 AM
To: Hubbard, Sam
Subject: Very disappointed in Susan Dawson

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

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Sam –

I oppose the variance for the Shelter at 207 -209 E. Valley Ln (T1736). Not sure who I need to send this to, but I was very disappointed in the way Susan Dawson handled herself yesterday at the public hearing (9/22). Her commentary at the end of the night was unprofessional and very disrespectful to the neighbors on Valley and Knob Hill. She discounted what we said and made us feel like our opinions don't matter. How she became the Plan Commission Chair with that kind of demeanor, is shocking to me. I understand that there are people on both sides of this argument, but she doesn't need to be disrespectful to the neighbors that have to live with the decision. She doesn't live in the immediate area, so she can't possibly know how we feel. I hope the Trustees will listen to her commentary and how she acted.

Please share this email with the entire Plan Commission and feel free to forward it to the Trustees as well.

Thanks for listening,

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

Hubbard, Sam

From: Darcy Moder [REDACTED]
Sent: Sunday, September 26, 2021 11:10 AM
To: Hubbard, Sam
Subject: thank you

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Hi Sam -

I just wanted to take a minute to thank you for your patient, steadfast and professional attitude with the zoning variance issue at 207-209 E Valley Lane. I was hoping you could pass the following note on to the Commissioners for me?

Thanks again,

Darcy Moder

415 E. Knob Hill Dr.

Dear Commissioner Bruce Greene, Commissioner Joe Lorenzini, Commissioner Jay Cherwin and Commissioner John Sigalos:

I just want to take a moment to thank you for your time and thoughtful consideration as well as your NO vote for the 207-209 E Valley Lane zoning variance. I am proud that all of us on this side of the issue stayed professional and logical and stuck to the topic.

I feel that this variance would set a dangerous precedent as there are 15 duplexes in a row on this street. Once a variance is issued for one, it will be much easier for any group to come in and ask for the same thing.

Also, I do feel that the traffic situation was dismissed a little too quickly. There will be 12 people living there along with 2 staff members on 3 different shifts. That's 14 people coming and going to and from school, to and from work, to and from friends' houses, to and from appointments, to and from the store...that is a ton of traffic for one property – especially a property situated just a few feet from a busy intersection.

Thank you again for your time and support.

Darcy Moder

415 E. Knob Hill Dr.

Sent from [Outlook](#)



Together We Thrive.

September 27, 2021

Village of Arlington Heights
33 South Arlington Heights Road
Arlington Heights, IL 60005

Dear Village of Arlington Heights Leadership,

On behalf of Kenneth Young Center, I am proud to write this letter of support for Shelter, Inc. and specifically their Transitional Living Program. Since 1970, KYC has been providing mental health services to the northwest suburbs of Chicago, ensuring youth, adults, and families get the care they need to thrive in our community. Last year, more than 96% of the clients we serve in these programs were classified as "low income" or "very low income", meaning they are living on less than \$25,000 annually.

Our clients regularly struggle to find affordable housing, creating further stressors on their mental health. By approving affordable housing that can be used for programs like Shelter's Transitional Living Program, you provide safe, stable housing for young people to receive the support they need to become vibrant and vital members of our society. Clients of this program receive compassionate, hands on support to ensure their success, adding to the local workforce and engaging in the community at large. To be the "City of Good Neighbors", we must take action to support *all* in our community and build spaces that encourage rich, local diversity. This project invests in young people at the start of adulthood, living the commitment to be good neighbors to one another.

Thank you for all you do to support Arlington Heights and its residents. KYC is proud to serve your community and to ensure that we all have the opportunities and support we need to live our best lives, because we believe that "Together We Thrive."

If you have any questions or would like to learn more, please contact Kate Garbarek, Director of Development and Communications at (847) 524-8800 ext. 199 or kateg@kennethyoung.org.

In service,

Grace Hong Duffin
President & CEO

Hubbard, Sam

From: MW [REDACTED]
Sent: Monday, September 27, 2021 5:16 PM
To: Hayes, Thomas; Baldino, Richard; Bertucci, James; Canty, Mary Beth; Grasse, Nicole; LaBedz, Robin; Scaletta, John; Schwingbeck, Tom; Tinaglia, Jim; Hubbard, Sam
Subject: Say No! To the Shelter and Rand Road Projects in Arlington Heights

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

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Hello,

My name is Margaret, my family has been living in the Ivy Hill area for the past 17 years, and as a resident strongly believe that these new developments will negatively affect our family-friendly neighborhood. Hundreds of residents signed petitions opposing these projects. We are very disappointed that some of you would rather put us in danger instead of supporting your community, which you are obligated to represent and think of. You are putting our children and families in risky and dangerous situations. We, the people, expect you all to be our allies rather than enemies. Be aware, we are all watching and will always remember who really supports our community and who doesn't. Please vote NO to these two projects, as most residents are against it.

Sincerely,
Margaret W.

Hubbard, Sam

From: Chris Szewczyk [REDACTED]
Sent: Tuesday, September 28, 2021 10:01 PM
To: Hubbard, Sam
Subject: Thank you note regarding zoom meeting for Special Use Permit to allow a shelter care home at 207-209 E Valley Lane, Arlington Heights 60004

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From: Krzysztof Szewczyk
303 E Knob Hill Drive
Arlington Heights IL 60004.
250 feet distance from 207-209 E Valley Lane

Mr. Hubbard,

I would like to thank you and all the commissioners for your work and professionalism during the zoom meeting regarding the Special Use Permit to allow a shelter care home at 207-209 E Valley Lane, Arlington Heights 60004 on Wednesday September 22, 2021.

I would also like send a special thanks to the commissioners who supported my opposing viewpoint specifically:

Commissioner Bruce Greene
Commissioner Joe Lorenzini
Commissioner Jay Cherwin
Commissioner John Sigalos

I am grateful for your support and voting NO on September 22, 2021 during the zoom meeting for Special Use Permit to allow a shelter care home at 207-209 E Valley Lane, Arlington Heights 60004. I truly appreciate you listened to all the comments so late. Your commitment to public service is much appreciated.

My opposition to the project is rooted in concerns about personal and my family's safety. These residents of the Shelter are not children but young adult males who could create safety risks in our neighborhood given the proximity to adjacent houses and Ivy Hill School. The police call statistics provided made me concerned that my neighborhood will become frequently visited by police and disturbing us. If the number of residents doubles from the previous location, there will be higher risk for issues in our neighborhood.

Thank you so much again for your support and for your public service!

Regards,

Krzysztof Szewczyk

Resident of at 303 E Knob Hill Dr, Arlington Heights for the past 8 years.

Hubbard, Sam

From: Brian Larson [REDACTED]
Sent: Wednesday, September 29, 2021 2:22 PM
To: Hubbard, Sam
Subject: Plan Commission Meeting 207-209 E Valley Lane Comment

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

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I would like to comment on the proposed special use permit for 207-209 E Valley Lane.

As a resident of Arlington Heights, I ask that the Plan Commission approve this special use permit.

Shelter, Inc. does amazing work by providing housing options for young residents who need community support. These Transitional Living Programs are invaluable to allowing young residents to develop independence. I used to live in a residential neighborhood with a TLP down the street. If you did not know it was a TLP, you would have thought it was just a bunch of young adult roommates.

I say this because these young residents deserve to live in residential neighborhoods just as much as anyone else. Noise pollution from traffic, inability to access local parks and greenspace have been indicated as major stressors. Transitioning out of the foster and welfare systems is already a stressful experience, and we should be working to make their transition easier - not put them into an isolated and alone environment where no one else lives by them.

This is how we help these young residents be strong members of our community - by saying they belong in our community. Let's ensure they have supportive, long-term housing in our community by approving this permit.

Thank you,

Brian M. Larson
545 W Miner St

Hubbard, Sam

From: Michael Froemming [REDACTED]
Sent: Thursday, September 30, 2021 7:11 PM
To: Hubbard, Sam
Subject: Please forward to following commissioners

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

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Good Evening Sam,
Thank you for all you did during the Zoom meeting last Wednesday, 9/22. We appreciate all you are doing for Arlington Heights.
Could you Please forward this email to the following Commissioners?
Thank you,
Judy and Mike Froemming

To:
Commissioner Bruce Greene
Commissioner Joe Lorenzini
Commissioner Jay Cherwin
Commissioner John Sigalos

From: Judy and Mike Froemming
414 E Knob Hill Dr. (within 1 ½ blocks of 207-209 E Valley Lane), Arlington Heights, IL 60004

We are writing to express how grateful we are for your support and voting NO September 22, 2021 during the zoom meeting for the Special Use Permit to allow a shelter care home at 207-209 E Valley Lane, Arlington Heights 60004. We appreciate you listening to us and keeping your personal feelings separate from the actual issue. Your commitment to public service is much appreciated.

We do support the mission of Shelter, INC. as long as it is in a safe location. However, what precedent would this set if this were to pass for the rest of the duplexes on Valley Lane? There are 15 total. Not to mention all of the buses, Ubers, Lyfts and any other form of transportation these young people would need to get to jobs, appointments, activities, etc. The amount of traffic this will create right at the corner of Arlington Heights Rd. and Valley will make the area unsafe for anyone walking or driving. Many of us have lived here for over 20 years and feel this would change the fabric of the neighborhood that we have grown to love and feel safe in. Thank you for looking at the Big Picture and realizing that it is not a good fit for a single family residential neighborhood.

Finally, thank you for your professionalism during the meeting, however, we do **not** appreciate the very unprofessional comments of Chairperson Susan Dawson during the meeting. Some of her comments were very offensive to members of our community. Our community attended the meeting to address the shelter, not to hear about her personal agenda. Any public profession is a call for duty. If one accepts this charge, one should display resilience while serving.

Thank you so much again for your support! It is very much appreciated.
Sincerely,

Judy and Mike Froemming

414 E. Knob Hill Dr. Arlington Hts, (24+ years) and residents of A.H. for a total of 32 yrs.

Hubbard, Sam

From: Cathy E Vaughn [REDACTED]
Sent: Sunday, October 10, 2021 11:02 AM
To: Hubbard, Sam
Subject: Thank you note-please forward to noted Commissioners

[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: Commissioner Bruce Greene
Commissioner Joe Lorenzini
Commissioner Jay Cherwin
Commissioner John Sigalos

Sam,

Please send this email to the above commissioners extending my gratitude for their willingness to hear us and support our position of opposition during the meeting on Sept 22, 2021. I have lived in Ivy Hill for 16 years, and this special use petition for 207-209 will vastly change the neighborhood we have all come to love and call home.

I greatly appreciated Commissioner Cherwin's statements about : the location is just not good to relocate; it's an apples and oranges comparison; police calls ARE relevant; trend in police calls is bad; and there is no control over who might be a resident there next. Sir, **your idea of subdividing** the current Shelter Inc location was excellent. The current land lord said they have been amazing tenants in an email we received so perhaps he would be willing to subdivide the property he is selling to keep them in the location to not disrupt them nor us.

I also greatly appreciated Commissioner Sigalos' question that he posed to the group: "Are we being told what we want to hear?". From our perspective as the impacted neighborhood, it does sound like a public relations propaganda presentation every time Shelter Inc speaks or produces marketing material. They surely can't guarantee nor predict **what the true impact** will be on our neighborhood and community.

I also greatly appreciated Commissioner Green's statements about: police numbers are not trending down (even after they claim to have improved screening processes); **this is NOT a stable long term strategy**; "where are they at 1am in the morning?"; **we shouldn't risk an established neighborhood with the risk of crime**. It is comforting to us to know you all are seeing the issues as we are.

I also greatly appreciated Commissioner Lorenzini's statements about: the Golf Road location is successful because their separation is key; "if you have kids, I understand their position"; and **the drop the mic moment "we are asking the residents to take the burden of the risk"**.

I understand the Plan Committee will meet again on Oct 20, 2021 to reopen discussions on this topic and that Mary Jo Warskow will be in attendance for the second vote so there is a recommendation to the BOT as opposed to the current tie.

We ask for your continued opposition to this special use permit request for all the reasons you gleaned from what you heard, what you read, and so that we aren't required to assume the burden of the risk. Our safety, our children's safety, and the breadth and impact of all the unknowns is counting on your NO vote.

Thank you for your time and continued support,

Cathy Vaughn, 315 E Knob Hill Drive

Hubbard, Sam

From: Michelle Yaryan [REDACTED]
Sent: Sunday, October 10, 2021 2:08 PM
To: Hubbard, Sam
Subject: Thank you note-please forward to noted Commissioners

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To: Commissioner Bruce Greene

Commissioner Joe Lorenzini
Commissioner Jay Cherwin
Commissioner John Sigalos

Sam,

Please send this email to the above commissioners extending my gratitude for their willingness to hear us and support our position of opposition during the meeting on Sept 22, 2021. I have lived in and owned my home in Ivy Hill for 21 years, and this special use petition for 207-209 I believe will change the neighborhood I love and one of the many reasons I bought my home.

I greatly appreciated Commissioner Cherwin's statements about the location is just not good to relocate. And I too believe that all the police calls ARE relevant and an uptick in police calls is bad; and there is no control over who might be a resident there next.

I also greatly appreciated Commissioner Sigalos' question that he posed to the group: "Are we being told what we want to hear?". From our perspective as the impacted neighborhood, it does sound like a public relations propaganda presentation every time Shelter Inc speaks or produces marketing material. They surely can't guarantee nor predict **what the true impact** will be on our neighborhood and community.

I also greatly appreciated Commissioner Green's statements about the fact that police numbers are not trending down (even after they claim to have improved screening processes); asking the same question as I had "where are they at 1am in the morning?". It is comforting to me to know you are seeing the issues as we are and asking questions.

I also greatly appreciated Commissioner Lorenzini's statements that the current location has a huge separation and deterrent, Golf Road. I believe this separation barrier is key and definitely provides a barrier and deterrent. We have so many kids in our

neighborhood, so close to an elementary school, kids walking to/from school; just like when I was a kid! As the Commissioner stated **"we are asking the residents to take the burden of the risk"**.

I understand the Plan Committee will meet again on Oct 20, 2021 to reopen discussions on this topic and that Mary Jo Warskow will be in attendance for the second vote so there will be a recommendation to the BOT as opposed to the current tie.

We ask for your continued opposition to this special use permit request for all the reasons you heard from all those that live close, what you read, and so that we aren't required to assume the burden of the risk. Our neighborhood safety, our children's safety, and the breadth and impact of all the unknowns is counting on your NO vote. Please dig deep and know this is simply the wrong place for this project.

Thank you for your time and continued support,

Michelle Yaryan

315 E Knob Hill Drive

Hubbard, Sam

From: Jim Gunther [REDACTED]
Sent: Monday, October 11, 2021 3:48 PM
To: Hubbard, Sam
Subject: Shelter Inc. Zoning Variance Request (207-209 Valley Lane)

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

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Sam,
Please pass along our thanks to Commissioners Greene, Lorenzini, Cherwin and Sigalos for voting against this request. We believe that the commissioners who voted for this variance do not fully understand our opposition. This is not about the good work that Shelter Inc. does. It is about putting their facility in the wrong location. Rather than elaborate on all the reasons that have already been cited, we would ask for the continued support of the above commissioners and their assistance in defeating this proposal.

Thanks in advance for your help,
Jim and Kris Gunther
307 E Knob Hill Drive

Thank you for this opportunity.

I have been attending the discussions on the variance requested by Shelter Inc. The Transitional Living Program is not at issue here. Having sat through several presentations it seems like it is a positive program and they have had success. I would like to focus on a few key areas.

1. The Staff Report that was prepared concluded that - "The Staff Development Committee cannot support the proposed requested Special Use for a "Sheltered Care" home on the subject property, which would double the capacity of the existing Shelter Inc. facility located on Golf Road".
2. At the September 22nd, 2021 Plan Commission meeting the Chair of the Commission made a statement that residents would not have a say in a property if it was bought by a family. Though true, the point is not valid in this situation. The fact that a variance to Zoning Code is requested has brought it out in the open for discussion from the community. The residents that are in close proximity to the subject property have overwhelmingly said "NO" to approving the request. It is hard to understand how their statements can be ignored. The concerns are valid and should provide ample enough evidence that this is not the proper location. Ignoring their concerns is wrong.
3. Setting a precedent. I asked staff if a variance of this kind was ever reviewed by the Plan Commission. The response I received was that this was rare. I would offer that this probably is the only one of its kind. Therefore, a precedent is being set that can be used by others as support for approval of their variance request. If this is approved, it is not unreasonable to believe that more requests will be forthcoming in the future. Once a precedent is set, you cannot undo it.
4. Residential area. Shelter Inc. will be placing this facility in a Residential area. This is very different than their current location. Other Shelter Inc. sites in Schaumburg and Palatine have been raised. These are not comparable to this program and should not be considered the "same".
5. Police calls – The issue of safety and the number of police calls and involvement have been noted. Shelter Inc. offered evidence that the number of calls has fallen dramatically in the last year. There are two things that need to be considered. First, it was a COVID year. To ignore the impact of the pandemic on the mobility of TLP participants is not valid. Working in the insurance industry I work with actuaries. This data would not be taken at face value. Curfew violations would most likely go down because the participants do not have normal mobility. Second, this would not be considered a credible sample size. More time would need to be observed before it could be deemed credible. Finally, the statistics are for a smaller program than planned for the subject property. It is not unreasonable to expect police activity to increase due to doubling the size of the program and a return to normalcy, COVID free.
6. Given that Shelter Inc has purchased the property prior to the variance being approved seems suspect. They have indicated that they want to be "a good neighbor" and "transparent". My understanding is that the property sold for around \$500,000. I would

like to know if they had any prior conversations with Plan Commission members or Arlington Heights Board members. To make an investment of this size, it would seem to me that proper due diligence would have them review all aspects of Zoning considerations prior to purchase. If there was any thought that this variance would present an obstacle, it would be prudent to contact the municipality. And that should be more than just "fill out the form". As this has proceeded through the meetings, it seems that Shelter Inc. is viewing this as a "formality" and that approval is guaranteed. At each meeting their presentation has been the same. They inform us of the program. As stated earlier, the program is not at issue. If they had discussions with Plan Commission members or Municipality Board members, then we should know that. If that has not been disclosed, then they are neither a "good neighbor" nor "transparent". I think it is fair to ask if there have been assurances given to Shelter Inc. prior to their purchase of the property.

In conclusion, the Transitional Living Program is not at issue. The requested variance is at issue. Points:

1. The Staff Report concluded that the request cannot be supported.
2. The variance request is why public comment is being made. The community should be heard. The community is against the variance being granted.
3. This is a precedent setting situation. It should not be taken lightly or considered a one-off situation.
4. This is being placed directly into a Residential area. Unlike the current location.
5. Safety. Current data should not be viewed at face value. The pandemic and small sample size impact the results. There is no guarantee that this will continue. Especially considering that this plan will be doubling the size of the program. It is uncharted territory.
6. Concern over transparency. Did Shelter Inc. enter into this knowing that the review by the Plan Commission or Board were formalities?

Many things happen that we may personally disagree with. But when the people that are impacted speak out, I believe those voices of the community should be heard and honored. I believe that the Staff Report supports not approving the granting of this variance. I believe that the variance should not be approved.

- Dave Wichmann of 609 E Ivy Lane.

Hubbard, Sam

From: Kerri Hood [REDACTED]
Sent: Monday, October 18, 2021 12:54 PM
To: Hubbard, Sam
Subject: Please read at Oct 20th meeting

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

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The proposed shelter on Valley Lane is the right mission but wrong location. I support Shelter, but I will never put anything above the safety of my family. This location is inappropriate due to the close proximity of the elementary school, bus stops for middle and high schools and neighborhood parks. In review of the police activity report for the current Shelter location, our safety concerns are 100% justified based on the current documented calls. Why are the residents who actually live near this location being ignored about our concerns? We pay more than enough in taxes to be listened to. Nobody is against helping people in need, but we are against sacrificing our own personal sense of security for this. If you **TRULY** cared about this shelter, then you would figure out a way to buy the existing location so this rezoning is not necessary. Anyone who believes this is a wonderful idea can reach out to Shelter, and offer up a room in your own home to house one of these residents. If you have any reason not to, then you yourself are not aligned with putting a shelter in a family neighborhood. Please be sure to vote for the actual residents of Ivy Hill who will be impacted by this decision.

Regards,
Kerri Hood

Hubbard, Sam

From: Linda Waycie [REDACTED]
Sent: Monday, October 18, 2021 5:44 PM
To: Hubbard, Sam
Subject: Support for Shelter INC

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Dear Planning Commission and Mr. Hubbard,

I support the zoning changes for the new home for Shelter INC, the transitional housing for boys. The reason I support your YES vote is:

1. The kids admitted to this program have volunteered for it. They want to improve their lives and want to learn emerging adult skills like budgeting, working with others, and other life skills. The emerging adults have been vetted very carefully and an adult will be on the premises 14/7. Many kids place out of foster care and are not taught further skills. What happens to them? It's a hard life and many turn to ways to earn a living that hurt the community. Why would we not want to help the kids now when they WANT to learn rather than wait until they are arrested and have made bad choices. This program protects and saves the kids from making bad mistakes and gives them love and a community that they crave.
2. There has been one police call over the last 5 years in the former facility. Calls are now mostly handled in house because staff is more deeply trained.
3. The emerging adults are not allowed cars, so there is no traffic problem in the neighborhood.

This is also a DEI issue in that we can include youth in our town that seek help. It is an equity issue in that we can raise up everyone so all can attain their highest potential.

Please vote YES for Shelter INC.

Linda Waycie

Southminster Presbyterian Church member

Hubbard, Sam

From: Gayle Bernacki [REDACTED]
Sent: Monday, October 18, 2021 6:47 PM
To: Hubbard, Sam
Subject: Shelter, Inc duplex on East Valley Lane

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As someone who worked at the DMV, I've encountered many homeless individuals. Many are women with children, victims of domestic violence. Sometimes people need a hand.

God asks us to help the poor so look deep in your heart before you vote.

Gayle Bernacki
847-754-7017

Hubbard, Sam

From: Trisha Rich [REDACTED]
Sent: Monday, October 18, 2021 8:11 PM
To: Hubbard, Sam
Subject: Plan Commission meeting

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To Whom it May Concern:

Please vote to support Shelter, Inc. opening a home on E. Valley Lane in Arlington Hts. If not here, then where? Where will these young adults go? They have already been shortchanged by life by being in the foster care system. Now they need us, as the greater community, to step in and give them a helping hand to be able to function as full adults in our society. Let them live among us, let them live with us.

Thank you.

Patricia Rich

Hubbard, Sam

From: Joyce Slavik [REDACTED]
Sent: Monday, October 18, 2021 9:16 PM
To: Hubbard, Sam
Subject: Please support Shelter, Inc's proposed site request

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Dear Planning Commission Members,

I am writing to ask you to please support Shelter, Inc's proposed site request for its Transitional Living Program .

For over ten years, Shelter, Inc.'s Transitional Living Program has provided vital services to the Arlington Heights community, providing help to hundreds of families and young adults. The tenants receive medical and dental care, clothing, and assistance with general living and social skills so they can be successful upon graduation. The participants in this program are students at local schools and employees of local businesses, in other words they are neighbors, and having these resources available to them only strengthens a community.

There is a thorough screening of all applicants to the program. All residents are required to work or go to school. They must all abide by strict curfews. Visitors are strictly monitored.

Per the information prepared by the Village, there has been one call for police service at the existing two-unit residence over the last five years. This is a result of staff at the facility having implemented strategies to reduce the number of police calls and enable resolution of conflicts without outside assistance through extensive CPI training, Think/Trauma training, enhanced screening, and the establishment of clinical services for their residents. They have pointed out that over the last five years, the majority of calls at their existing facility have been for curfew violations, mental health checks and other non-criminal reasons. The police have said they can accommodate the call volume.

Thank you for your consideration,

Joyce Slavik

--

This email has been checked for viruses by AVG.

<https://gcc02.safelinks.protection.outlook.com/?url=https%3A%2F%2Fwww.avg.com%2F&data=04%7C01%7Cshubbard%40vah.com%7C3e7290ea28454597f05f08d992a665ea%7Cdadc730e173642b8b5775874cf194623%7C0%7C0%7C637702065671754956%7CUnknown%7CTWFpbGZsb3d8eyJWljoIMC4wLjAwMDAiLCJQIjoiV2luMzliLCJBTiI6Ikh1aWw%7CVCi6Mn0%3D%7C3000&sdata=Mfjcz1R35YdAQpXQJLjpSEhMMED2gY%2BIR8m9sYf9%2F5w%3D&reserved=0>

Hubbard, Sam

From: Timothy McRaith [REDACTED]
Sent: Monday, October 18, 2021 10:12 PM
To: Hubbard, Sam
Cc: Hayes, Thomas
Subject: OBJECTION to Special Use Permit to allow a shelter care home at 207-209 E Valley Lane, Arlington Heights 60004

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

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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

Sam – Please have this letter read at the October 20th meeting.

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.

First, I trust that each of you have read all of the letters from those that live in the immediate neighborhood (on Valley Lane and Knob Hill Drive), especially those within 250 feet, that strongly oppose this variance. The responses are overwhelming against this variance. If you look at those that are in favor of the variance, they are blocks if not miles away. Please take that into consideration. Their voices should not count as much as those that have to live in the neighborhood and must deal with the consequences of this decision.

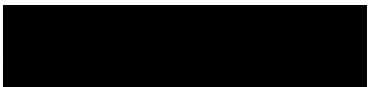
Some, including the Chair of the Planning Commission, try to paint an ugly picture as if we, the neighbors, are heartless individuals that don't want to help these young adults. That is the farthest from the truth. We have lived here for 22 years and the neighborhood has always been a peaceful and pleasant neighborhood and everyone has been so nice. We do not want to disrupt the fabric of this neighborhood with this variance.

Many others have outlined the reasons why we don't want the variance, including traffic congestion, safety of our children, property values, and police calls at all hours of the day and night, so I won't belabor it.

A shelter was never meant to go in a neighborhood like this. That's why they had to request a variance. We need to stick with the original code and not allow this variance. Thanks for your consideration to this matter. Please vote "No" to the variance.

Sincerely,

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



Hubbard, Sam

From: Erin Wyatt [REDACTED]
Sent: Monday, October 18, 2021 10:43 PM
To: Hubbard, Sam
Subject: Support of Special Use Permit for Shelter, Inc. Transitional Living Program

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Dear Members of the Arlington Heights' Plan Commission,

As a resident of Arlington Heights, I'm writing to urge you to support the special use permit to allow a "Sheltered Care" home and minor variations approvals on the property purchased by Shelter, Inc.

This program has a track record of success in serving young adults in our community and supporting them transition into adulthood. These are vital services for those served by the program, and our community is enriched by these efforts. Continuing these services for participants in the program at a new location within our Village is something that should be facilitated by approving permit requests.

Concerns presented by the opposition to this program being housed at this new location have been thoroughly addressed in response to nearby residents' input and concerns.

As a resident who lives near the proposed site, I'm fully in support of this program. Our community has spent time and given lip service to being committed to Diversity, Equity, and Inclusion. By allowing the Shelter, Inc. program to relocate and continue to thrive in our community, we demonstrate our commitment to have a more inclusive community that supports a whole range of residents.

Please consider voting to support this permit.
Erin Wyatt, Arlington Heights

Hubbard, Sam

From: Barbara Mass [REDACTED]
Sent: Tuesday, October 19, 2021 10:31 AM
To: Hubbard, Sam
Subject: Shelter, INC.

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Please vote to allow Shelter, INC. continue their work with youth 17.5 to 21 years of age at their new location. As youth age out of the welfare system, they are vulnerable to being able to survive without additional help to finish schooling or seek employment. Shelter, INC. is providing this opportunity for these young men to become productive citizens which is the goal of all developmental programs and of the family. Shelter, INC provides also a strict set of guidelines for them to develop life skills. Please consider it a positive to have this organization in the area of Arlington Heights.
Barbara Mass

Hubbard, Sam

From: Cathy E Vaughn [REDACTED]
Sent: Tuesday, October 19, 2021 2:44 PM
To: Hubbard, Sam
Subject: MAP OF OPPOSITION to 207-209 E Valley Lane Rezoning
Attachments: FedEx Scan 2021-10-19_14-17-27.pdf

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Sam- please send this email to the Plan Commission Commissioners today so they can review before tomorrow's meeting on the revote on the Shelter Inc request.

Plan Commissioners-

Please open the attached file to show the breadth of the opposition of IMMEDIATE neighbors/ residents WITHIN 0.5 miles of the proposed Shelter Inc location.

To date, we have 399 opposition signatures on the petition filed with the Village.

Of those 399, there are 185 residents represented by red dots on the attached map who have signed the petition in opposition WHO LIVE WITHIN 1/2 mile of the proposed location.

We used the neighborhood map from the 2020 Arlington Heights Zoning Map to create this document.

Please consider our opposition to the requested rezoning. We LIVE and have lived here in this neighborhood for an average of 22 years of residency across this body of opposition.

We will bear the burden of the RISK of the impact to our safety, the character of the neighborhood being compromised, the decrease in property value, the increased traffic , etc if you don't vote to deny this rezoning request.

Thank you for your consideration to the burden we will have to bear.

Cathy Vaughn, 315 E Knob Hill Drive + 184 others in opposition



As of 10/19/21
399 signatures
opposed

185 live within 1/2 mile
of proposed
location

LEGEND

● = proposed
who signed
petition or
wrote email
to village

● = 46% who signed
in opposition
live within 1/2 mile

Proposed
Shelter
Junc
location

1 inch equals 333 feet
Map created on September 15, 2021

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Disclaimer: This map is for general informational purposes only. Although the information is believed to be generally accurate, errors may exist and the user should independently confirm for accuracy. The map does not constitute a regulatory determination and is not a basis for engineering design. A Registered Land Surveyor or should be consulted to determine precise location boundaries on the ground.

1" 2" 3" 4" 5" 6" 7" 8" 9" 9 1/2 inches

0.06 mile
0.12
0.18
0.24
0.30
0.36
0.42
0.48
0.54 miles

Hubbard, Sam

From: Rosemary Walter [REDACTED]
Sent: Tuesday, October 19, 2021 3:31 PM
To: Hubbard, Sam
Subject: East Valley Lane project

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Hello

I would like you to support this Shelter project in Arl Hts and vote yes on it at tomorrow's plan commission meeting.

I believe Arl Hts should be welcoming for these young folks who are learning how to become good citizens of the community through hard work and skills education.

Police calls for to the current premises on Golf Road have been minimal over the past five years and have been mostly for curfew violations, mental health check and other non-criminal reason. The police have said they can accommodate this call volume.

The program has 24/7 on site supervisor oversight with many restrictions on behavior within the premises.

AH needs to support people who are trying to improve their lives and the lives of those in their communities.

Thank you for your consideration.

Rosemary Walter
[REDACTED]

Hubbard, Sam

From: Sandralyn Bourseau <[REDACTED]>
Sent: Tuesday, October 19, 2021 6:35 PM
To: Hubbard, Sam
Subject: Transition living program

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Thank you to the commissioners for their service to the village. Although my family has lived in Arlington heights for six generations I never realized the work of the planning commission. Since you will be reading this message after the vote on the Shelter inc request I hope I will be thanking you for your yes votes as well as for your service. The futures of some very special young people are in your hands. Thank you if you've chosen to support them.

Sandy Bourseau
151 w. Wing st
Arlington heights

Sent from my iPhone

Hubbard, Sam

From: Daniel Crusius [REDACTED]
Sent: Wednesday, October 20, 2021 2:21 AM
To: Hubbard, Sam
Subject: Written comment in support of Shelter, Inc. for Plan Commission

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Dear shubbard@vah.com,

I would like to submit a written comment in support of Shelter, Inc. for the Plan Commission meeting Wednesday, October 20th. My comment is as follows:

My name is Daniel Crusius and I am a life-long resident of Arlington Heights. I am 25 years old. Shelter, Inc. is an important service for our village to continue supporting. Shelter, Inc. provides mentorship and assistance to at-risk youth and will help create futures for our neighbors and will help build good residents of Arlington Heights. When at-risk youth can succeed, everyone succeeds. Investing in youth and services to support our fellow neighbors will improve their quality of life and as a result will decrease crime by addressing the root causes of crime, such as poverty. We have a moral obligation to support the vulnerable. The services Shelter, Inc. provides will help build good, upstanding citizens and this mentorship will strengthen the Village of Arlington Heights, benefitting us all. We have an obligation to live out our priorities of diversity, equity, and inclusion. Let us be the City of Good Neighbors. Please vote to support Shelter, Inc. Thank you.

-Daniel Crusius
204 N. Patton Ave.
Arlington Heights, IL
60005
he/him/his

Good afternoon, Sam,

My name is Marcel Ciungan, resident at 306 E Valley Lane, Arlington Heights.

I want to kindly ask you to transmit my many thanks to commissioner Bruce Greene, commissioner Joe Lorenzini, commissioner Jay Cherwin and commissioner John Sigalos, which all supported all our neighborhood opposing the zone variance for 207-209E Valley Lane asked by Shelter Inc.

As a reminder, we are not opposing to the activity of Shelter Inc, but we all truly believe that this location is not suitable for their activity, beside safety concerns of children walking to Ivy Hill elementary, I will kindly remind another 3 main reasons of opposing of the new destination for 207-209 E Valley Lane duplex property.

1. Precedent: This property is one duplex in a row of FIFTEEN. The precedent set here tonight is the biggest issue. These are zoned for this neighborhood for a reason. Allowing the variance sets a dangerous precedent that any/all of these duplexes can become something else and that, without question, changes the neighborhood. Your vote tonight is for all of the duplexes.



2. This is a dorm: What do you think of when I say 12 males ages 17 ½ – 21 living in one structure, two to a room, with shared common areas? I think of a dorm. Or a frat house. Age-appropriate behavior – loud music, keeping late hours...again, it's completely age appropriate and there is nothing wrong with it in the right environment, but it doesn't belong 19 feet from a family with young children. Also, just like college, this dwelling would be transient with people moving in and out every two years. This neighborhood is a place where people come, put down roots and raise their families. Ivy Hill school, just down Valley, was honored as a National Blue Ribbon School last year for its education success and its ethnically diverse culture. The biggest draw for our neighborhood is Ivy Hill school. This group would not be taking advantage of it but are taking away the opportunity for two other families who could live there and take advantage of that amazing school.
3. . Traffic: While I wholeheartedly agree with the Village Planning Commission's sub-committee that this should not be approved, I think they were quick to dismiss the traffic impact for this particular location.

Knob Hill is a loop that begins and ends on Valley. Those of us who live on Knob Hill can't go anywhere without accessing Valley. The west end of the street creates a T intersection with this property's driveway, just feet away from Arlington Heights Road.



This particular group would be 12 people AND 2 staff – that's 14 people coming and going. Since residents are not allowed to have cars on the property, and there is NO public transportation from this location, the residents will use Lifts, Ubers, shuttle buses and vans. That's 12-14 people going to and from school, to and from work, to and from appointments, running errands, going to and from friends' houses, etc. Also, we have been told that volunteer groups come to clean and do yard work, which will add extra traffic and parking issues – right at the entrance/exit for the neighborhood. When using a GPS to get to the property from Arlington Heights Road, which Ubers and Lifts will certainly do, the GPS tells you that your destination is on your right as you are finishing the turn onto Valley. This means the driver will immediately hit their brakes. For anyone turning in after that car, that creates a dangerous situation! In addition, this group plans to convert the garage into common space so the staff will take up both driveway spaces. Therefore, ANY car/van/bus/shuttle that comes to the property HAS to be in the street. There is ONE parking spot east of the driveway before the next driveway and then there is a fire hydrant. There is no "across the street" because of the T intersection and all of these vehicles will be using the T intersection to turn around. This is so dangerous! Additionally, during a shift change, there will be least 4 cars parked at this location.

This is just NOT the right location for this group. Please continue to vote NO to allowing the zoning variance for 207-209 E Valley Road. Thank you for your time and thoughtful consideration.

Hubbard, Sam

From: Wendy Dunnington [REDACTED]
Sent: Wednesday, October 20, 2021 2:01 PM
To: Hubbard, Sam
Subject: support for Shelter Inc.

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I am asking the Plan Commission to vote yes in support of the new location for Shelter Inc. At the last meeting it was heartbreaking to hear some callers insinuate that the residents are delinquents or even predators because they have been under guardianship by DCFS. Shelter Inc has a thorough screening process and the residents are well supervised. I have an 18 year old son who would absolutely NOT want to agree to a midnight curfew. The fact that these residents have agreed to this rule, shows me that they are committed to this program to better their future.

A vote of yes shows your support of Shelter Inc, words of feigned support do not.

Wendy Dunnington

Hubbard, Sam

From: jdraut [REDACTED]
Sent: Wednesday, October 20, 2021 2:19 PM
To: Hubbard, Sam
Subject: Shelter, Inc. Use of Home

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Dear Mr Hubbard and Members of the Housing Commission,

I am writing to urge you to to approve a Special Use Permit to allow a sheltered care home for the two-story building on Valley Dr. The Transitional Living Program has been run successfully here in Arlington Heights. This program has 24 hour supervision, screens potential residents who must be other working or going to school, maintains strict curfews and will be receiving training of various kinds that help them become vital members of the community.

Sincerely,

Alta J Draut
524 S Banbury Rd, AH

Sent from my iPad

Hubbard, Sam

From: Patricia Crusius [REDACTED]
Sent: Wednesday, October 20, 2021 2:50 PM
To: Hubbard, Sam
Subject: Shelter, Inc

[You don't often get email from [REDACTED]. Learn why this is important at <http://aka.ms/LearnAboutSenderIdentification>.]

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Dear decision makers of Arlington Heights:

I am a long-time resident and homeowner in Arlington Heights since 1987. I am writing in support of Shelter, Inc. This program helps young people aging out of foster care with additional support before they must live on their own. The program has been a good neighbor in Arlington Heights for years and merely needs to move because their current location is no longer available due to the owner selling the property.

We need to be good neighbors to these disadvantaged young people counting on the continuation of Shelter's much needed transitional living program. The new location is walking distance from a shopping center, near potential jobs and a bank which is very helpful to them. It is in best interest of everyone in the village to help our youth to become more skilled with independent living and through their vetting to be part of the program and their 24-hour supervision they are sure to be successful. Please vote FOR the rezoning to allow the Shelter transitional living program to continue in their desired new location without obstruction. Thank you for listening to our views.

Patricia Crusius
204 N Patton Ave
Arlington Heights, IL 60005

[REDACTED]

Sent from my iPhone

Hubbard, Sam

From: Jan Niemeyer [REDACTED]
Sent: Wednesday, October 20, 2021 4:21 PM
To: Hubbard, Sam
Subject: In support of Shelter Inc

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I apologize for this late submission, but I hope you will receive my message of support for the planned services to be provided by shelter Inc. for young adults aging out of the system who will clearly benefit from the support services to be provided.

I believe Shelter Inc has prepared well for this service and they certainly have a long and very excellent history here in Arlington Heights.

It will also be healthy for our community to offer this kind of service. Thank you

Jan Niemeyer

828 S Mitchell Ave, Arlington Heights, IL 60005
[REDACTED]