

PLAN

REPORT OF THE PROCEEDINGS OF A PUBLIC HEARING
BEFORE THE VILLAGE OF ARLINGTON HEIGHTS
PLAN COMMISSION

COMMISSION

RE: NEW HOPE ACADEMY - 3250 N. ARLINGTON HEIGHTS ROAD - PC#17-001
LAND USE VARIATION FOR PRIVATE SCHOOL

REPORT OF PROCEEDINGS had before the Village of
Arlington Heights Plan Commission Meeting taken at the Arlington Heights Village Hall,
33 South Arlington Heights Road, 3rd Floor Board Room, Arlington Heights, Illinois
on the 8th day of March, 2017 at the hour of 7:30 p.m.

MEMBERS PRESENT:

JOE LORENZINI, Chairman
LYNN JENSEN
MARY JO WARSKOW
TERRY ENNES
BRUCE GREEN
GEORGE DROST
JOHN SIGALOS
JAY CHERWIN

ALSO PRESENT:

SAM HUBBARD, Development Planner

CHAIRMAN LORENZINI: I'd like to call to order this meeting of the Plan Commission. Would you please all rise and say the pledge of allegiance with us?

(Pledge of allegiance.)

CHAIRMAN LORENZINI: Thank you. Sam, roll call please.

MR. HUBBARD: Commissioner Cherwin.

COMMISSIONER CHERWIN: Here.

MR. HUBBARD: Commissioner Dawson.

(No response.)

MR. HUBBARD: Commissioner Drost.

COMMISSIONER DROST: Here.

MR. HUBBARD: Commissioner Ennes.

COMMISSIONER ENNES: Here.

MR. HUBBARD: Commissioner Green.

COMMISSIONER GREEN: Here.

MR. HUBBARD: Commissioner Jensen.

COMMISSIONER JENSEN: Here.

MR. HUBBARD: Commissioner Sigalos.

COMMISSIONER SIGALOS: Here.

MR. HUBBARD: Commissioner Warskow.

COMMISSIONER WARSKOW: Here.

MR. HUBBARD: Chairman Lorenzini.

CHAIRMAN LORENZINI: Here. Next item on the agenda is approval of meeting minutes for the Arlington Heights Police Station from February 22nd, 2017. Any comments or motions?

COMMISSIONER ENNES: I need to abstain, I was not at the meeting.

COMMISSIONER DROST: Nor was I.

COMMISSIONER GREEN: I'll make a motion for approval.

COMMISSIONER WARSKOW: I second.

CHAIRMAN LORENZINI: All in favor?

(Chorus of ayes.)

CHAIRMAN LORENZINI: Opposed?

(No response.)

CHAIRMAN LORENZINI: Thank you. Next item on the agenda is Public Hearing New Hope Academy, PC#17-001. Is the Petitioner here?

MS. LARRANCE: Yes.

CHAIRMAN LORENZINI: Would you please come forward? Anybody else going to testify, we'll swear everybody in at once, or just you?

MS. LARRANCE: It will just be me.

CHAIRMAN LORENZINI: Just come forward, raise your right hand. If you can stand at the end of the podium please?

(Witness sworn.)

CHAIRMAN LORENZINI: Could you please state your name and spell it for the court reporter?

MS. LARRANCE: Brandy Larrance, B-r-a-n-d-y L-a-r-r-a-n-c-e.

CHAIRMAN LORENZINI: Sam, have all the public notices been given?

MR. HUBBARD: They have.

CHAIRMAN LORENZINI: Has the Petitioner read all the conditions in the Staff report and do you agree with them?

MS. LARRANCE: Yes.

CHAIRMAN LORENZINI: Okay, thank you. Just so everybody knows, if you haven't been here before, what we're going to do, the Petitioner will give us some presentation on the project. Sam will give us the Staff report on the project. Each of the Commissioners will take a turn to ask questions, and then we'll open it up to the public if anybody has any comments or questions. We'll close that portion, come back to the Commissioners for final questions and a motion or a recommendation.

With that, would you please give us your report on the project?

MS. LARRANCE: Sure. So, like I said, my name is Brandy Larrance and I'm the executive director at New Hope Academy. New Hope Academy is currently located in Niles. We're a private therapeutic day school. We work with kids that have disabilities and special education students.

So, as you can see, I believe you have a copy in front of you of this PowerPoint. Our students, our mission is to help them become effective learners, gain personal insight, and acquire coping strategies. While students are with us, they earn school credit and work to achieve their intellectual, social and emotional potential. That's our mission for our school.

All of our students have some commonalities. They are average or above average in intelligence. They do tend to withdraw socially and emotionally. They have difficulty reading social cues and with social skills. They do slip through the cracks until their problems become severe. They have difficulty with executive function skills and that's organization skills and planning. They tend to have a talent in art and music. They do tend to struggle with gross and fine motor skills, and oftentimes they appear sad, lonely, hopeless or depressed. So, that's the profile of the kids that we work with.

Currently, we have 27 staff and we are at 66 students. So, this is kind of a projection of what we hope to be in our new facility hopefully in Arlington Heights.

The primary disabilities of the students that we service, so they have been identified with these disabilities through their public schools, are students with emotional disabilities, autism, Asperger's, other health impairment which would include things like ADD or ADHD, and then specific learning disabilities.

Did I skip something? I'm sorry. So, this is the floor plan. As you can see, it's been blacked out a little bit and it's not very detailed. But you can see the classrooms, the offices, the common area, where the art studio would be and rec area in the back.

The site plan. Just to recap the location and usage, so our square footage is 16,409 usable square feet. We will anticipate having 12 classrooms, an art studio for our students that are obviously very gifted in the arts as well, a gym and fitness room, a cafeteria, three quiet rooms, two bathrooms which are multi-stall bathrooms, a kitchen, 16 offices, two conference rooms for meetings, staff lounge, four storage closets, and two single bathrooms in the front for visitors.

Our hours of operation will remain the same as what we are now. So, we run Monday through Thursday, beginning in August, and typically we run through the end of May, although depending on when we start it can go into June. Monday through Thursday, we're in session, the students are in session from 8:15 to 2:30. Staff are in session from 8:00 to 3:45, that's their contractual hours. On Fridays, students come at 9:00, their day ends at the same time at 2:30. The staff start at 8:00 and their day ends at 3:00 on Fridays. We are not in session

Saturdays or Sundays.

For the extended school year which is summer school, it starts a couple of days after the typical school year ends, end of May-beginning of June and runs through July. We are in session Monday through Friday, same start time. Monday through Thursday at 8:15 but we end at 1:00, the students end at 1:00. On Friday, the students start at 9:00 and end at 1:00. Staff contractual hours are 8:00 a.m. to 2:00 p.m., Monday through Friday. We are not in session mid July through August.

So, we have a loading procedure for arrival and dismissal. So, looking at our new facility, transportation are to enter via the southern access drive along the south side of the building, circulate clockwise. They queue at intersections of the east-west and north-side drive. Unload vehicles will stay the same as what we do now, so the vehicles are queued up and we have four or five staff out there that assist in unloading the vehicles one at a time. So, students are greeted when their cab comes, staff escort them out of the cab just to make sure they get in the door, and then that cab pulls away and the next cab pulls up. Then they exit the northern access drive.

One of the things that we looked at was avoiding the traffic conflicts. So, currently, and what I anticipate is the total drop-off/pickup time lasts usually about 10 minutes. I can anticipate with a few more cabs maybe it would be 15. Only the reserve New Hope parking would be blocked so there wouldn't be any issue of other businesses not being able to get in and out during that arrival/dismissal time.

Staff are there before students arrive and they leave after the students so they wouldn't be blocked in either. Like I said before, staff assist in loading and unloading. It moves very quickly. We've been doing that for about 15 years so we're really good at it, and we keep traffic from obstructing the office tenant working given the reserved spots.

So, currently, we have 30 existing student vehicles. Those are buses or cabs that the school district contracts with and sends the students to us. That is in the morning. In the afternoon, there's about 28 because we have some students that don't take that transportation home. Then projected, given we're hoping to grow, would be 35 in the morning and 33 in the afternoon. Again, that's a projection. Thank you.

CHAIRMAN LORENZINI: Thank you. Sam, the Staff report please?

MR. HUBBARD: Yes.

CHAIRMAN LORENZINI: You can have a seat.

MR. HUBBARD: Thank you, Chairman Lorenzini. So, the subject property is located at 3250 North Arlington Heights Road, 200 number suite. The existing zoning of the property is M-1 which is a Research, Development and Light Manufacturing District. In the M-1 District, a private school which we classified New Hope as is not listed as a permitted or a special use, so it requires a land use variation. So, that's the reason that the Petitioner is before you this evening.

Here is the site plan showing the site and the facility. You'll notice the subject unit is highlighted in red towards the southwest corner of the site. The Applicant is not proposing any changes to the exterior of the building or to the site. So, therefore, no additional variations are needed.

The overall site is about five, just a little under five-and-a-half acres in size. The building is about 73,000 square feet in floor area. There is a total of 272 parking spots on the site. Based on all of the existing tenants plus New Hope Academy, and also factoring in the vacant spaces to be filled with future office tenants, the overall parking requirement per code is

265. So, that equates to a seven-space parking surplus and we don't anticipate there being a parking problem with the proposed use. It conforms to all parking requirements.

Again, here is the floor plan that you've seen. It's about a little under 18,000 square feet, with 12 classrooms, multiple offices, a kitchen and cafeteria, although I will mention that students do bring their own lunch so there is no nutritional food service and cafeteria service. They are all prepared and brought there. The kitchen I believe is used for some life training, skill training classes, and that's some minor cooking projects.

There is also a fitness facility and gymnasium towards the rear of the site indicated in red on the floor plan. One of the things that came up during Plat & Sub was recreation, student recreation on the site. I believe the Petitioner has indicated that they're confident the onsite fitness room and gymnasium will be able to fulfill most of their recreational needs. They do have two vans and they can be used to transport kids to offsite, like student recreation places as needed. But they don't anticipate having to use the site for any exterior recreation purposes.

So, again here is an aerial of the site. You'll notice the southwest portion of the building is the wing where New Hope would locate. There is a yellow area indicated on the aerial you'll see, and that is the primary entrance for the New Hope unit. It is an entrance only for that unit and that's where staff and children would enter and exit the building. So, they won't to share a common entrance with the other tenants in the building.

As you've heard, if you'll look at the aerial here, this is the northern access drive onto Arlington Heights Road. It's a right-in/right-out access only. This here is the southern access drive, it's a full access point onto Arlington Heights Road providing both northbound and southbound access.

So, the drop-off procedure would be buses or cabs will come and circulate through the site in this direction, come around the building clockwise, and then they would begin to stack in this area right here. So, these 20 spaces would be reserved for New Hope staff as well as some spaces on this side so the cars, the cabs and the buses that are stacking here will not conflict with other tenants in the building. The staff arrives before the buses and cabs arrive and then leave afterwards so there shouldn't be a conflict with these stacking vehicles blocking some of the parking spaces. I believe that the landlord has agreed that these spaces, 20 spaces will be dedicated to New Hope Academy.

The drop-off procedure is as you've heard. The pickup procedure takes approximately 10 to 15 minutes. Since it's going to happen relatively quickly at peak, we're anticipating 35 vehicles really should not create a big problem. There's close to 200 feet of stacking space I believe, so Staff is not anticipating this to be a major problem.

I do want to kind of highlight the main access point. This is the southern access drive onto Arlington Heights Road. The Petitioner did submit a traffic analysis and they did analyze the congestion to public streets. This was again the major intersection and anticipated at, you know, 95 percent of the time during peak traffic there would be no more than two cars stacked trying to leave the site, or two cars stacked getting into the site. So, this shows adequate room in the dedicated left turn lane for two cars, and then you can see one car here and an adequate room behind it for another car to stack without blocking the access aisles and hampering circulation throughout the rest of the site.

The traffic study did document that the level of service exiting at this intersection in the afternoon peak would go from, I believe it was a C to a D, and that equates to a 15-second additional delay for a total delay of around 35 seconds. So, really not too substantial

here. The overall analysis found that no intersection here operated at a level of service less than E which is pretty good for a major arterial like Arlington Heights Road.

Additionally, there is a third access point here, and this leads south down to University Drive with an eventual connection on the east to Arlington Heights Road. So, that provides a third means of ingress and egress to the site. So, if it's found that some of the intersections on Arlington Heights Road are congested, the cabs and buses can utilize this other exit for light intersection onto North Arlington Heights Road. I think there were, it was found that there were adequate gaps in between traffic to allow those left-hand turns in and out of the southern egress drive to allow traffic to continue to flow.

So, relative to the approval criteria, the Petitioner did submit and Staff did concur that the necessary criteria for approval have been met. Relative to the reasonable return, Staff would note that the building is approximately 65 percent vacant. It's been that way for a number of years. It's been difficult for management to attract tenants here. Over my tenure with the Village, we have talked with two potential tenants that were looking to locate here, both of them would have required a land use variation. So, I think it's been difficult for the building to be filled.

Additionally, there are some unique characteristics about the site such as the three-pronged wing design of the building. That's going to help insulate the proposed tenant from some of the other tenants in the building and minimize any conflicts in that sense. We don't feel that the proposed land use variation would alter the essential character of the locality. Peak traffic times do not coincide with the traditional 9:00 a.m. to 5:00 p.m. workday so there shouldn't be any conflict there. Again, no students are allowed to drive to this school, they're all transported via cabs and buses so there is not going to be much parking generation there.

Relative to the Comprehensive Plan, it is designated in the Comprehensive Plan as being appropriate for research and development, manufacturing and warehousing. Staff did feel that the proposed use was generally consistent with this classification although not directly compatible. But given the characteristics of the use, we felt it was appropriate at this location and did require an amendment to the Comprehensive Plan.

So, we are recommending approval of the application subject to four conditions, one of the conditions being that during the review process we looked at some of the landscaping on the site and found that over the decades that the building has been around, some of the landscaping is no longer there and has died off. So, we had asked the Applicant to update some of the landscaping. They provided a plan showing how they were going to do that. We took a look at the plan, asked for some revisions, and then we received the plan back late last week. We're still evaluating that and believe it's going to meet all the landscape requirements but we just added this condition to ensure that that plan is correct and that the missing landscaping will be installed prior to occupancy we hope.

Public Works looked at the proposed land use variation. They found that the building was served by a decades-old water heater and that they thought was obsolete, as well as a single detector check valve that should be replaced with a current RPZ. So, we're asking the property owner to update this equipment as part of the land use variation process.

Finally, when the Police Department was looking at this land use variation, they thought they may need a dedicated school resource officer for New Hope Academy. I will mention that at their current location in Niles they don't have one. A school resource officer will help with things like school lockdown procedures in the case of an emergency, a crisis management plan, will be out there every month to do a lockdown drill, sit

down with the teachers and staff and try to figure out, you know, what went right, what went wrong. That SRO will be the primary responding officer to any calls for service by the Police Department. So, they just weren't sure, given the uncertainties with this school, whether or not they may need an SRO, so this condition was added to have them evaluated after one year, and if the level of service needed is insignificant, then I don't think the Village would be looking for an SRO here. If so, we would ask New Hope to cooperate and bring an SRO in.

Final condition is just kind of our standard condition here. That concludes my presentation and I'm happy to answer any questions.

CHAIRMAN LORENZINI: Thank you, Sam. Is there a motion to include the Staff report into the public record?

COMMISSIONER DROST: I'll make that motion.

CHAIRMAN LORENZINI: Second?

COMMISSIONER ENNES: I'll second.

CHAIRMAN LORENZINI: All in favor?

(Chorus of ayes.)

CHAIRMAN LORENZINI: Let's go to the questions from the Commissioners. Commissioner Cherwin, would you like to start?

COMMISSIONER CHERWIN: Sure. Sam, you mentioned in one of your previous slides that you had a couple of other tenants that were prospective tenants that would also need land variations. Could you just describe quickly what you're referring to, like what would have been the variations needed?

MR. HUBBARD: I think there was one other similar school that came before Plat & Sub maybe about a year ago which also required a land use variation. We did have preliminary conversations with kind of a social service provider that would do a little bit of light manufacturing, but due to their programming and specific use they would have required a land use variation.

COMMISSIONER CHERWIN: Yes, I know at Plat & Sub when we talked, you put out there about the 65 percent vacancy, and on top of that I think you guys had talked about sort of the struggles that the building has. So, you know, I've been supportive of this. I think it's a good use for it. My main concerns at the committee level would have been, you know, I think looking at the comments in terms of fitting the building for the school use and the life safety and all that, making sure it's, you know, appropriate for school, for the code and the particular school use. But going through those comments, am I correct in assuming that all those comments have been addressed and that the Petitioner is willing to satisfy with the departments?

MR. HUBBARD: Yes, the Petitioner is aware of the comments from the Building Department and they don't believe that they're going to be problematic to address during build-out.

COMMISSIONER CHERWIN: Okay, and then in terms of, you know, isolating this use given that it is significantly different from the other tenants in the building in terms of the internal demising walls, et cetera, does Staff feel comfortable that this use will be secure, first of all, because it is a school site? You talked a little bit about the SRO, et cetera, but having not just that outer entrance secure with the inner entrances to make sure that that's secure I guess for the kids potentially leaving and entering the property. So, is Staff comfortable with the steps that are being taken?

MR. HUBBARD: Yes. The Police Department did not recommend any additional security measures added to the building. The particular wing that this is located in is

again isolated from the other tenants in the building. So, there is only one common corridor that leads to the back of this unit, and that corridor, you know, you really can't access many other of the tenants through that corridor. You can get to other parts of the building but there's no other tenants that have direct access from that corridor. So, I don't expect it to be too hard to track.

COMMISSIONER CHERWIN: Could you go back to your aerial when you showed the stacking on Arlington Heights Road? That was my last, that was really my biggest concern was, you know, I think my biggest concern would be here potential conflict with, you know, your left in from the northbound Arlington Heights Road really since this is a constant site of traffic. You're going to have cars inbound and outbound at the same time. So, this would be my primary concern is you have left outbound with left inbound, potentially a conflict there during the drop-off cycle. So, it sounds like that could potentially be an issue.

You know, you did mention the third access point which is that southerly drive out to University. It does sound like the Petitioner is looking to, you know, observe and make sure that if there are any problems with your egress/ingress on Arlington Heights Road, that you would utilize University. Since the committee, I've driven by there a few times and taken a look at it, so yes, you are kind of going through that industrial area. It's probably not the most ideal, but that may end up being, you know, for northbound outbound traffic, may be the safest way to do that if we see some conflicts. So, I would just say obviously keep an eye on that, you guys. That was probably my biggest concern from a site layout.

Then, you know, I guess the other thing would be that I don't know that we talked about it with Hiffman when we were going through this project, but I guess what is the Staff's perspective on once we put a school in here the ability to market the rest of this building and to keep its tenancy, was there any discussion of that? Is putting this use in here, does that deteriorate the marketability of the rest of the office building? Is that a discussion that was had?

MR. HUBBARD: I don't know if we Staff, you know, had that discussion, I don't know if we feel that way. I think certainly the landlord wouldn't want to put in a tenant that would, you know, destroy the marketability of the rest of their building. There is enough parking to accommodate additional users there so that wasn't a major concern of ours.

COMMISSIONER CHERWIN: Okay. Yes, I'm supportive of it. I appreciate the Petitioner making the adjustments and cooperating with the departments. So, good luck. No further questions.

CHAIRMAN LORENZINI: Commissioner Sigalos?

COMMISSIONER SIGALOS: Yes. You're leasing this space, correct? Is that long term?

CHAIRMAN LORENZINI: Would you come back up to the podium if you're going to answer questions?

COMMISSIONER SIGALOS: How long a term is your lease?

MS. LARRANCE: 12 years.

COMMISSIONER SIGALOS: 12 years, okay. I share a similar concern with Commissioner Cherwin here as far as the marketability of the rest of the building being it's 65 percent vacant and it's been vacant for a long time with how other tenants or prospective tenants feel about the school. I think the layout being in three wings and you're kind of isolated in one wing I think lends itself to that. So, it's a good use for that space.

Just a couple of other questions I wanted to get clarified because I was also at the Plat & Sub meeting. The kitchen, you're really not going to be doing any cooking if I remember correctly, is that correct?

MS. LARRANCE: If we do do any cooking in the kitchen, we currently have a kitchen now and we do life skills cooking, so we might do some baking, making sandwiches, small meals, things like that. But it's not a mass production of food in the kitchen. So, it's more teaching, we use it as a teaching room for students to learn those skills.

COMMISSIONER SIGALOS: I was concerned with what would be required from a code standpoint for a kitchen facility as far as ventilation and grease traps and things of that nature that you may be required to have.

MS. LARRANCE: Any codes that we need or are required, we will follow those codes.

COMMISSIONER SIGALOS: I just bring it to your attention then, depending on the degree of cooking in the kitchen. I know I saw where these, with the school districts that you serve, they provide either taxi or bus service to your school for students. Do they also compensate you for your students from their school districts or does that come from the state? Or how are you compensated?

MS. LARRANCE: So, we are paid through a mandated categorical item that is set by the federal government. So, just like the Orphanage Act or DCFS, that's how we're funded. So, every year, New Hope has to submit an audit to the Illinois Purchase Care Review Board. The Illinois Purchase Care Review Board reviews our number of students, days of attendance, and looks at our audit, and then from there sets a per diem rate. This is how it's done across the board for every therapeutic day school in Illinois. Once that rate is set, the districts are made aware of that and they pay per month on a monthly invoice. Then they are reimbursed.

Right now, a little over 97 percent of what they pay do overcap, so the districts do receive that money back through that mandated categorical.

COMMISSIONER SIGALOS: So, again, each district is paying you then?

MS. LARRANCE: Correct, per student on a monthly basis.

COMMISSIONER SIGALOS: I bring this up because the financial straits of the state of Illinois is, so --

MS. LARRANCE: I don't know what you're talking. No.

COMMISSIONER SIGALOS: That's all I have. I have no other questions.

MS. LARRANCE: Sure, sure. I understand that and I can imagine, this is like I said a mandated categorical, so it's different than the state budget which is what we hear often is the biggest struggle. This has been fully funded, this categorical item has been fully funded since the 70's.

COMMISSIONER SIGALOS: Thank you.

CHAIRMAN LORENZINI: Commissioner Drost?

COMMISSIONER DROST: Yes. From the standpoint of your constituency, in the materials, it was identified that they would be coming from School District 214. Is your Howard Street facility going to continue to operate? Or is that going to be a replacement, the facility here is going to be a replacement?

MS. LARRANCE: It will be a replacement.

COMMISSIONER DROST: So, basically, will any of those students be left behind or will there be another facility that they can basically use in the Niles area?

MS. LARRANCE: Sure. So, once a student is placed at a therapeutic day school, as indicated in their ID, they stay in that placement. So, all the students that are enrolled with us ending in our ESY or extended school year in July would continue with us into the fall in our new space. That's, legally the school districts have to keep them in their current placement.

So, to answer your question, I'm hopeful all of the districts will continue to use us as its therapeutic day school, and the students that we have enrolled will move with us to Arlington Heights from Niles. There are other schools that they possibly could attend, but once they're placed with us, that's where they would remain.

COMMISSIONER DROST: Yes, the point that I was getting at is serving our community which, you know, would be District 214. There is also the ages of 6th grade which would be junior high and there's a different school district for that. Would you be working with School District 25, School District 15?

MS. LARRANCE: Yes. We have students currently from 214 and 30 other school districts in the state of Illinois, so it's not just 214. Then we also provide access to a lot of the feeder junior high schools that go into the high school. Our junior high program is smaller than our high school program. Currently, we have 10 junior high students and 57, 56 high school students. So, it's much larger in the high school. But typically, our students that are placed with us from junior highs, wherever that happens to be, continue into our high school most of the time.

COMMISSIONER DROST: And why are you leaving Niles?

MS. LARRANCE: Our lease is up in October. We've been there for 16 years. I just think it's time for a change for us.

COMMISSIONER DROST: For a change, you hope. To Commissioner Sigalos' point, your funding comes from state or federal sources. In your lease, do you have provisions that deal with that in case there is a funding issue from the sources you have? Or do you have leave to make efforts to get private support in addition to the state support?

MS. LARRANCE: The majority of our students are placed to us through the school districts, but I do have private placed students as well. It's not equal. I definitely have more students from the school districts that attend. Therapeutic day schools have been around and servicing kids with IEPs and special education since the 70's. There is a definite growing need. Last year, the state of Illinois outplaced 9,000 students.

So, I hear what you're asking. Trend-wise and in 40 years, it's been pretty clear that there is a need for the therapeutic programs.

COMMISSIONER DROST: Yes. My evolution at least through our community has been on our Wheeling Township Mental Health Commission, and autism, this goes back decades, but autism is sort of an unidentified issue or health problem. Now it's become a mental health problem, and now it's becoming more identified. What is the statistic, one out of --

MS. LARRANCE: One out of every 18, 15 -- somewhere diagnosed with autism on the spectrum.

COMMISSIONER DROST: Yes. So, I mean that is basically my point.

MS. LARRANCE: Absolutely.

COMMISSIONER DROST: As with Commissioner Cherwin, I'm in favor of this because I think, you know, the mental health of your community is very important. If there is a resource that is nearby to serve constituents conveniently, it's a wonderful thing. If it can be supported by our tax dollars and that you're a competent manager, it all, you know, sort of fits together. I'll be waiting to hear what Commissioner Ennes has because I think he's a neighbor. So, that's all I have.

MS. LARRANCE: Thank you.

CHAIRMAN LORENZINI: Commissioner Jensen?

COMMISSIONER JENSEN: I was at Plat & Sub and I think we've covered all the issues that I had a concern about. I'd rather hear what some of the other Commissioners

or somebody from the audience all have.

CHAIRMAN LORENZINI: Commissioner Warskow?

COMMISSIONER WARSKOW: I am very supportive of this project and I have no questions at this time.

CHAIRMAN LORENZINI: Commissioner Ennes?

COMMISSIONER ENNES: I am a neighbor and a tenant of the building in the other wing. But we've discussed the vacancy, the vacancy, as I'm aware of, was due to a large tenant leaving and it's difficult to replace a large tenant. I think my knowledge and experience is the building is very well run and maintained. Whereas many other properties may have tried to put any tenants in here to stem the losses that they have experienced obviously over the years, I think they've been very wise in looking for tenants that makes use of the building.

I do have a couple of questions for the Petitioner. In regard to the, so all the students and teachers would come in the south entrance. Are there, on the north end, are there emergency exits for students in case there is a fire or something, for them to get into the main lobby and through there?

MS. LARRANCE: Yes.

COMMISSIONER ENNES: But those would be secured at other times?

MS. LARRANCE: Yes.

COMMISSIONER ENNES: There is a recreation/gym area at that south end?

MS. LARRANCE: Correct.

COMMISSIONER ENNES: The ceilings are kind of low for a gym. When you call it recreation area, what type of activity will take place in there?

MS. LARRANCE: Definitely no basketball. More speed ball, maybe a little floor hockey, you know, something that's not going to require the tall ceiling.

COMMISSIONER ENNES: So, you indicated that typically the students aren't really physically inclined?

MS. LARRANCE: I'd say that oftentimes they don't have the smaller gross motor skills that would allow them to be the superstar on a team or feel competent in physical activities. So, part of it is really working with them to have that confidence in themselves on those skill sets. You had spoken about the gym and the fitness center which will include some exercise equipment, and that really helps the students as well with the physical fitness piece of things.

COMMISSIONER ENNES: The activity that will take place in there, will it be noisy? How will it be buffered from the main foyer?

MS. LARRANCE: Sure. So, will it be noisy? There's usually, there never is more than 10 kids at a time in a classroom, that's the law. So, currently, we have students in the fitness room and they're not noisy, I don't hear them ever and we're not in a space like this. So, I mean it's not like big cheering going on or anything like that, it's pretty subdued.

COMMISSIONER ENNES: The activity isn't activity that makes a lot of noise?

MS. LARRANCE: Correct, correct.

COMMISSIONER ENNES: I think it's a very good use for the building, for your use in that area and it would warrant the variance. So, I'm supportive.

CHAIRMAN LORENZINI: Commissioner Green?

COMMISSIONER GREEN: I, too, was in the Plat & Sub and I think that, architecturally, the way the building is broken into three wings makes this a very good fit for what

you're doing. So, I'm in full support.

CHAIRMAN LORENZINI: Okay, a couple of questions. So, do the students go outside at all during the day? Or are they pretty much confined within?

MS. LARRANCE: They stay in the building, for arrival and dismissal purposes.

CHAIRMAN LORENZINI: So, the cases that come to you are from different school districts. Those school districts pay their bill to you or pay for their education. They also include transportation?

MS. LARRANCE: Correct. The districts contract with the transportation companies, we do not. So, they're --

CHAIRMAN LORENZINI: Where are the students picked up at? Another school or from their home?

MS. LARRANCE: Special ed law says that students need to go door to door. So, they're picked up at their front door, dropped off at our building, and then at the end of the day returned to the front of their house.

CHAIRMAN LORENZINI: Now, if a lot of these kids are in Niles now and they have to come way out here, there's going to be more transportation costs. Would the school districts pay for that or would they want to go somewhere else?

MS. LARRANCE: So, although our school is located in Niles, our students do not live in Niles.

CHAIRMAN LORENZINI: Okay, and you could, anybody who, like somebody who is in District 214 right here in Arlington Heights, obviously they'd probably want to go to your new location because it's a lot closer. But I assume there's already similar schools operating in the area?

MS. LARRANCE: So, Forest View Academy, but you know, I want to say, too, that all the therapeutic day schools are very different. So, we service, as you saw, that profile of students. Not every student would fit our profile, they would be better served in another school. So, part of it is finding the right fit for the student as well.

CHAIRMAN LORENZINI: Who determines, does the school district make the determination if they're eligible for this program or not?

MS. LARRANCE: Through an IEP meeting, the team would determine if the student is eligible for therapeutic day school. Once the file is sent to us and it's reviewed, New Hope Academy would then do an intake or an interview with the student and then offer that placement if the student was appropriate after the district has said yes, please go ahead and offer that.

CHAIRMAN LORENZINI: Then the few private placements that you have, I assume they don't generally qualify for the program, but the parents or somebody wants them to come to your school?

MS. LARRANCE: They fit the same profile but there's a variety of reasons that maybe their parent has opted not to go through the district and has decided to pay on their own.

CHAIRMAN LORENZINI: All right, that's all the questions I have. So, we'll go to the public comment portion of the meeting. Anybody in the audience or in attendance here have any questions or comments?

Seeing none, we'll close the public comment portion and go back to the Commissioners for final questions and deliberation or possible recommendation.

COMMISSIONER DROST: Yes, I'll make a motion.

A motion to recommend to the Village Board of Trustees approval of PC#17-001, a Land Use Variation to allow a private school within the M-1 District.

This approval shall be subject to the following conditions:

- 1. The revised landscape plan as submitted by the property owner is subject to Village review and approval to ensure that all applicable landscape requirements have been met. The landscaping as specified in the approved plan must be installed prior to occupancy of the New Hope Academy on the subject property.**
- 2. The subject property owner shall replace the water meter and single detector check valve as outlined in the memorandum from the Public Works Department dated February 2, 2017.**
- 3. The Petitioner shall work with the Police Department to provide a School Resource Officer (SRO) for New Hope Academy, or will make other provisions as deemed necessary by the Police Department if, after one year or at any point in the future, it is determined by the Police Department that a dedicated SRO is necessary at New Hope Academy.**
- 4. The Applicant shall comply with all applicable federal, state, and Village codes, regulations and policies.**

CHAIRMAN LORENZINI: Is there a second?

COMMISSIONER SIGALOS: I'll second.

CHAIRMAN LORENZINI: Roll call vote please, Sam?

MR. HUBBARD: Commissioner Cherwin.

COMMISSIONER CHERWIN: Yes.

MR. HUBBARD: Commissioner Drost.

COMMISSIONER DROST: Aye.

MR. HUBBARD: Commissioner Ennes.

COMMISSIONER ENNES: Yes.

MR. HUBBARD: Commissioner Green.

COMMISSIONER GREEN: Yes.

MR. HUBBARD: Commissioner Jensen.

COMMISSIONER JENSEN: Yes.

MR. HUBBARD: Commissioner Sigalos.

COMMISSIONER SIGALOS: Yes.

MR. HUBBARD: Commissioner Warskow.

COMMISSIONER WARSKOW: Yes.

MR. HUBBARD: Chairman Lorenzini.

CHAIRMAN LORENZINI: Yes. Congratulations, you received a unanimous recommendation. So, this is only a recommendation. The Board of Trustees have the final say-so. Is there a date this is going to the Board of Trustees, Sam?

MR. HUBBARD: Yes, we're tentatively targeting March 20th at the Village Board. So, you'll be asked to go to that hearing, but I'll communicate with you tomorrow and over

the next week to confirm that.

CHAIRMAN LORENZINI: Okay, congratulations and good luck. Hope to see you next fall at the start of school.

MS. LARRANCE: Thank you.

CHAIRMAN LORENZINI: thank you. Any other business, Sam?

MR. HUBBARD: So, before you, you'll see the annual statement of economic interest that we're asking that you complete no later than March 31st. So, please keep that in mind.

Next month, we have two possible Plat & Subdivision projects that are trying to get their ducks in a row at the last minute, so they've been coming to us. Also, I believe Deputy Director Enright has finalized his amendments to the Zoning Code, so those may appear before us next meeting as well. That's all I have.

CHAIRMAN LORENZINI: All right, any other comments or concerns?

COMMISSIONER JENSEN: Just a question. So, have we only done this on paper or did we do this electronically? It seems like we do something --

MR. HUBBARD: Electronically.

COMMISSIONER JENSEN: Yes, we do something --

COMMISSIONER DROST: Yes.

COMMISSIONER GREEN: That's electronic.

CHAIRMAN LORENZINI: Any other questions, comments? Motion to adjourn?

COMMISSIONER WARSKOW: I'll make such motion.

COMMISSIONER CHERWIN: I'll second.

CHAIRMAN LORENZINI: All in favor, aye?

(Chorus of ayes.)

CHAIRMAN LORENZINI: Opposed?

(No response.)

CHAIRMAN LORENZINI: We're adjourned. Thank you all.

(Whereupon, at 8:15 p.m., the meeting was adjourned.)

STATE OF ILLINOIS)
) SS.
COUNTY OF COOK)

I, ROBERT LUTZOW, depose and say that I am a digital court reporter doing business in the State of Illinois; that I reported

verbatim the foregoing proceedings and that the foregoing is a true and correct transcript to the best of my knowledge and ability.

ROBERT LUTZOW

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BEFORE ME THIS _____ DAY OF
_____, A.D. 2017.

NOTARY PUBLIC