



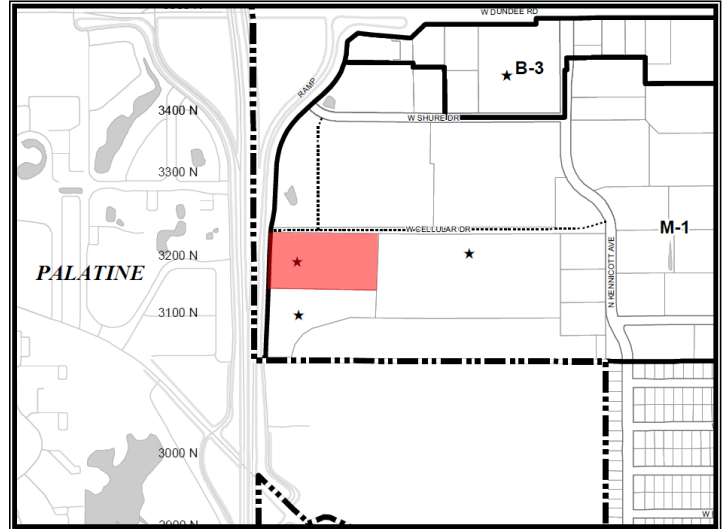
VILLAGE OF ARLINGTON HEIGHTS **STAFF DEVELOPMENT** **COMMITTEE REPORT**

Project File Number: PC #20-003
Project Title: Shirley Ryan Ability Lab LUV
Location: 3201-3231 N. Wilke Road
PIN: 03-07-100-007

To: Plan Commission
Prepared By: Sam Hubbard, Development Planner
Meeting Date: February 26, 2020
Date Prepared: February 21, 2020

Petitioner: Rehabilitation Institute of Chicago
 d/b/a Shirley Ryan Ability Lab
Address: 355 E. Erie St.
 Chicago, IL 60611

Existing Zoning: M-1: Research, Development, and
 Light Manufacturing District
Comprehensive Plan: R&D, Mfg. and Warehousing



SURROUNDING LAND USES

Direction	Existing Zoning	Existing Use	Comprehensive Plan
North	M-1: Research, Development, and Light Manufacturing District	Flex Office/Industrial building	R&D, Mfg. and Warehousing
South	M-1: Research, Development, and Light Manufacturing District	Multi-building office complex	R&D, Mfg. and Warehousing
East	M-1: Research, Development, and Light Manufacturing District	Flex Office/Industrial building	R&D, Mfg. and Warehousing
West	- Village of Palatine -		

Requested Action:

1. Land Use Variation to allow a Physical Rehabilitation Center within the M-1 Zoning District.

Variations Required:

1. Variation from Chapter 28 of the Municipal Code, Section 10.4, to reduce the required number of off-street parking spaces from 370 to 361 spaces.
2. Variation from Chapter 28 of the Municipal Code, Section 6.12-1(2)b, to waive the requirement for a traffic and parking study by a certified traffic engineer.
3. Variation from Chapter 28 of the Municipal Code, Section 6.5-7b, to allow an accessory structure to be 1,250 square feet where code limits the maximum size to 300 square feet.
4. Variation from Chapter 28 of the Municipal Code, Section 6.5-6, to allow an accessory structure to be 16.6' tall where code limits the maximum height to 15'.

Project Background:

The subject property is a five building multi-tenant office complex at 3201-3231 North Wilke Road, which is located on approximately 7.96 acres of land and consists of approximately 103,743 square feet of floor area. The petitioner, Shirley Ryan Ability Lab, has signed a lease for 14,786 square feet of space within a vacant unit at the southeast corner of the development (3215 North Wilke Road). The Ability Lab provides day rehabilitation services for individuals who no longer need hospitalization but still require intensive, coordinated rehabilitation care (i.e. victims of a stroke, brain/spinal injury, car accident, etc.) in order to get back to normal independent living. Their hours of operation are 7:30am to 5:00pm Monday through Friday and their offices are closed over the weekend. Approximately 12,125 square feet of the tenant space would be built-out and occupied upon zoning approval, with the remaining 2,661 square feet to be leased but unoccupied until an expansion is warranted. At peak occupancy of the entire space, the petitioner anticipates a total of 20 employees.

On average, the facility will treat a total of 44 patients a day; 22 in the morning and 22 in the afternoon. Due to the extent of their injuries, about 75% of the patients will be transported to the site in medivans, which will drop the patients off, leave the site, and return when the patients are ready for pickup. The remaining 25% will drive themselves. Morning rehabilitation services begin around 8:30am and conclude at 11:30am. Afternoon rehabilitation services begin around noon and conclude at 3:00pm.

Access to the site comes from two full access, non-signalized ingress/egress points along Wilke Road. To shelter individuals with accessibility limitations from inclement weather, the petitioner has proposed a canopy over the main entrance to their unit, which would involve the removal of 12 parking spaces on the site and create a dedicated drop-off/pick-up zone for the medivans.

Zoning and Comprehensive Plan

The subject property is zoned M-1, Research, Development, and Light Manufacturing District. The proposed use is classified as a physical rehabilitation facility, which is neither a permitted nor special use within the M-1 District; therefore, a Land Use Variation is required. The petitioner has provided a written response to each of the four hardship criteria necessary for land use variation approval, which criteria have been included below for reference:

- **The proposed use will not alter the essential character of the locality and will be compatible with existing uses and zoning of nearby property.**
- **The plight of the owner is due to unique circumstances, which may include the length of time the subject property has been vacant as zoned.**
- **The proposed variation is in harmony with the spirit and intent of this Chapter.**
- **The variance requested is the minimum variance necessary to allow reasonable use of the property.**

Staff concurs with the petitioner that the approval criteria have been met for the land use variation and notes the following; 1) the most comparable use within the zoning code is a “medical office” use, which is a permitted use in the M-1 District, 2) the unique subset of the population to which the Ability Lab serves allows the facility to thrive without needing visibility on a high traffic arterial, and 3) the services provided within the facility are necessary for the public convenience in that the clients have mobility challenges.

The Comprehensive Plan classifies this property as appropriate for “Research, Development, and Manufacturing” uses. As the proposed use is most similar to a medical office use, which is a permitted use within the M-1 District, the use is compatible with the Comprehensive Plan designation.

Building, Site and Landscaping:

Other than the proposed canopy over the building entrance (and associated changes to the parking spaces and landscape islands), the petitioner is not proposing any changes to the site or building. As the entrance canopy will not be attached to the building, it is classified as an accessory structure, which structures are limited to 300 square feet in size and 15 feet in height. At approximately 1,250 square feet in size and 16.6 feet in height, the proposed canopy requires variations to the height and size restrictions governing accessory structures. The petitioner has provided a written response to necessary approval criteria as identified above, and their response is within the Plan Commission packet. Staff is supportive of these variations as the structure could easily be connected to the building, which would eliminate the need for said variations. Additionally, the canopy is well designed to match the existing architecture of the building and will not encroach on the required setbacks for the principal structure.

No appearance before the Design Commission shall be required for the canopy. However, the placement of the canopy will alter the existing parking in front of the site, which requires the installation of landscape islands on either side of the structure. The petitioner has provided a landscape plan outlining the size and species of the proposed plantings within these islands. As part of the Plan Commission review process, staff has inspected all of the existing onsite plantings within the complex and noted that certain shade trees within the parking lot islands are missing. The petitioner has stated that they will work with the landlord to ensure that the ends of all parking rows contain a 4-inch caliper shade tree when weather permits the planting of trees. Staff recommends a condition of approval that requires the installation of all code required shade trees within the existing landscape islands on the subject property within 8 months of land use variation approval.

Parking, Traffic, and Circulation:

Per Chapter 28, Section 6.12-1(2)a, the petitioner is required to provide a traffic and parking study by a certified traffic engineer that assesses access (location, design, and Level of Service), on-site circulation, trip generation and distribution, parking, and impacts to public streets. Relative to this requirement, the petitioner has requested the following variation:

- **A Variation from Chapter 28, Section 6.12-1, to waive the requirement for a traffic study prepared by a qualified professional engineer.**

Since many of the patients will carpool in shared medivans, and since only 44 patients are expected to be seen on average each day, the expected traffic generation from this use will be minimal in comparison to a traditional doctor's office. Additionally, since rehabilitation services take around three hours (as opposed to hourly for a standard doctors office), there are only two waves of patients arriving daily. There will not be multiple waves of patients arriving throughout the day. Staff is supportive of the variation to waive the formal traffic study.

The petitioner has provided a parking study from a qualified professional engineer. Relative to parking, the proposed use is classified as a "medical office", which requires one parking space per 200 square feet of floor area. Based on the other tenants within the complex, a total of 370 parking spaces are required. Given the removal of 12 spaces to accommodate for the canopy, as well as restriping to accommodate additional handicap accessible spaces required by the Illinois Accessibility Code, the subject property will provide a total of 361 parking spaces after said modifications. The following variation is therefore required:

- **Variation from Chapter 28 of the Municipal Code, Section 10.4, to reduce the number of required parking spaces on the subject property from 370 to 361.**

A summary of the parking calculations for the subject property is shown below.

Address	Tenant	Use	Square Feet	Parking Ratio	Parking Required	Parking Provided
3215 N. Wilke	Ability Lab	Medical Office	14,796	1 per 200 Sq. Ft.	74	361
3201-3209 & 3219-3231 N. Wilke	Multiple Tenants	Business Office	88,957	1 per 300 Sq. Ft.	296	
TOTAL SQUARE FOOTAGE			103,743	PARKING TOTALS	370	361
OVERALL SURPLUS / (DEFICIT)					-9	

In order to justify this variation, the petitioner hired Kenig, Lindgren, O'Hara, Alboona, Inc (KLOA) to survey the parking lot over four weekdays. Peak occupancy of the office center parking lot was observed to be 245 spaces occupied out of the 376 available spaces on the site, accounting for a peak of 65% parking occupancy. Given the expected traffic for the Ability Lab, which is low given the extent of car-pooling, the onsite parking supply will be sufficient to accommodate for peak demand, which is estimated at 286 spaces (76% parking occupancy). Staff concurs that the existing parking should be adequate to cover expected demand.

The proposed use will require additional parking per code, which triggers the entire subject property to comply with the bicycle parking regulations. The number of existing bike parking spaces on the site is unknown, however, per code 19 bike parking spaces are required. The petitioner's project accounts for 4 out of the 19 total spaces required, which 4 spaces they must install at time of occupancy. The Village will work separately with the landlord to ensure that the remaining 15 spaces are installed on the site, which will bring everything into compliance with current bicycle parking codes. A condition of approval recommending such has been outlined below.

RECOMMENDATION

The Staff Development Committee (SDC) reviewed the proposed Land Use Variation for a Physical Rehabilitation Center in the M-1 District, and the following variations from Chapter 28 of the Municipal Code:

1. Variation to Section 10.4, to reduce the number of required parking spaces from 370 to 361.
2. Variation to Section 6.12-1(2)b, to waive the requirement for a traffic study by a certified traffic engineer.
3. Variation to Section 6.5-7b, to allow an accessory structure to be 1,250 square feet where code limits the maximum size to 300 square feet.
4. Variation to Section 6.5-6, to allow an accessory structure to be 16.6' tall where code limits the maximum height to 15'.

The SDC recommends approval of the application subject to the following conditions:

1. The petitioner shall work with the landlord to ensure that the ends of all parking rows contain a 4-inch caliper shade tree when weather permits the planting of trees. The installation of all code required shade trees within the existing landscape islands on the subject property must occur within 8 months of land use variation approval.

2. The petitioner shall install the 4 required bicycle parking spaces associated with their use, and the Village shall work with the property owner to install the remaining 15 required bicycle parking spaces.
3. The petitioner shall comply with all Federal, State, and Village Codes, Regulations, and Policies.

February 21, 2020

Bill Enright, Deputy Director of Planning and Community Development

Cc: Randy Recklaus, Village Manager
All Department Heads
PC #20-003