



NARRATIVE

3215 North Wilke Road, Arlington Heights

Rehabilitation Institute of Chicago d/b/a Shirley Ryan AbilityLab ("SRALab") is leasing the property located at 3215 N. Wilke Road, Arlington Heights, (the "Property") which contains 14,131 rentable square feet. The Property is part of a larger complex known as Arlington Ridge Office Center, owned by 3205-3231 North Wilke Property LLC. There are five (5) total buildings in Arlington Ridge Office Center with a total of 90,929 rentable square feet. There are a total of 375 parking spaces within the office complex. SRALab is leasing the Property for use as a Physical Rehabilitation Center, as defined by the Arlington Heights Zoning Code. The Property has been vacant since at least 2015 when the current owner of the Property acquired it. The Arlington Ridge Office Center is currently 83% leased with office tenants.

The proposed use as a Physical Rehabilitation Center and as more fully described below will require a Land Use Variation for the Property in accordance with the Arlington Heights Zoning Code since the property is located in an M-1 District and Physical Rehabilitation Center is not a permitted use.

SRALab is the first of its kind translational rehabilitation hospital where clinicians, scientists, innovators and technologists work together in the same space, applying research in real time to physical medicine and rehabilitation. The organization has three levels of care, inpatient rehabilitation, day rehabilitation ("DayRehab") and outpatient rehabilitation. The main SRALab inpatient rehabilitation facility is located in Chicago at 355 E. Erie. DayRehab programs are strategically located in Chicago and surrounding communities to best serve those patients needing our care.

DayRehab is a unique level of care that provides physical therapy, occupational therapy, speech therapy, psychology, nursing and physiatry to patients who have sustained a neurological injury resulting in a significant loss of previous function. DayRehab is a unique program, only serving those patients who need intensive therapy, for a minimum of three hours per day, following a neurologic injury. SRALab does not treat patients with orthopedic injuries who require only physical therapy or only one hour of therapy per day. Examples of common diagnoses that SRALab treats at its DayRehab facilities include, but are not limited to, stroke, spinal cord injury, brain injury, multiple sclerosis and Parkinson disease. SRALab treats both adult and pediatric patients. The majority of SRALab patients are recently discharged to home following an acute rehabilitation hospitalization and are in need of continued comprehensive, intensive rehabilitation. The focus of DayRehab is helping patients return to their previous level of functional independence, including return to school, return to work, return to community based activities.

SRALab is seeking to open a DayRehab in Arlington Heights because it has assessed recent data on patient origin and Arlington Heights is a location that is central to serving patients in need of the above described services. When we assess our patient origin data, almost 50% of our patients will come from within 5 miles of Arlington Heights.

The DayRehab clinic on the Property is proposed to be open Monday through Friday, from 7:30 AM to 5:00 PM and will be closed with no activity whatsoever on Saturday and Sunday. There will be twenty (20) employees on site during peak times. A typical patient attends therapy for 3 hours a day, either from 8:30-11:30 AM or 12:00-3:00 PM, Monday through Friday. While at the clinic, patients

participate in three hours of therapy and meet with the nurse and/or physician for medical concerns. In addition to their activity in the clinic, patients also practice skills in the community, such as grocery shopping, going to the library, ordering a meal at a restaurant, all in an effort to gain independence. A typical day from the clinic perspective is as follows:

- Staff arrive on-site at 7:30 AM
- First wave of patients arrive on-site between 8:00-8:30 AM. Majority of patients arrive via medicar transport service that is contracted through SRAlab.
- Patient treatment occurs between 8:30-11:30 AM
- At 11:30 AM, the first wave of patients are picked up by medicars to return home and second wave of patients arrive.
- Patient treatment occurs between 12:00 PM -3:00PM
- At 3:10 PM, second wave of patients are picked up by medicars to return home
- Staff depart for the day at 4:00 PM

The medi-vans typically pick up 2-4 patients before coming to the site. There are typically 3-5 vans in the morning and 3-5 vans in the afternoon and an average of 22 patients in both the morning and afternoon sessions. The medi-vans transport patients to the site but do not stay on the site while treatment is occurring.

SRAlab is proposing to make interior modifications to the Property to suit the proposed program and is also seeking to add a new canopy to the exterior of the building in accordance with the attached drawings, which, because of its size as an accessory structure, will require a Variation. Please note that in constructing the canopy, 13 existing parking spaces will be displaced by the construction of the new canopy and surrounding sitework. The canopy provides protected drop-off and pick-up for patients in inclement weather. The patient population at this facility need extended time to load and unload as compared to many other patient types making the need for good coverage even more important. The canopy is proposed to be constructed out of brick and metal with colors to complement the existing buildings. Finally, the height of the proposed canopy exceeds 15 feet, requiring an additional variation, which is as a result of three factors: (1) the canopy must be tall enough to fit a fire truck underneath; (2) the canopy must overlap the existing building which allows for drainage off of the canopy onto the roof of the office building; and (3) the required thickness of the roof structure to span the distance required. The canopy will be approximately 17'-1" above the pavement.

At the outset SRAlab will not use all space in the building, but rather, 2,661 s.f. of the space will be existing space reserved for future operations. While that area may not be used at the outset, SRAlab does not anticipate that the statistics herein, including estimated hours, patient counts and employees, will significantly change as a result of the future use of this space.

Finally, Arlington Heights Village Staff has determined that 1 space per 200 square feet is required parking for the proposed Physical Rehabilitation Center. Applicant SRAlab has prepared a parking analysis which is attached hereto. In accordance with the attached analysis, a parking variation will also be required.