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PLANNING & COMMUNITY  
DEVELOPMENT DEPARTMENT

**JUSTIFICATION FOR REQUESTED VARIATIONS**

**Rehabilitation Institute of Chicago d/b/a Shirley Ryan AbilityLab (“SRAlab”)  
3215 North Wilke Road, Arlington Heights (the “Property”)**

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

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

First, SRAlab is proposing to use the existing building on the Property with interior modifications and some minor exterior modifications (described further below) to fit its outpatient DayRehab program. (For additional details on the “DayRehab” program, please see the Narrative included herewith.) Since the existing building will be reused, it continues to remain compatible with the locality in terms of site planning, building scale, and project design.

With respect to the proposed operations of the DayRehab program and its compatibility with the existing uses and operating characteristics of the site, SRAlab’s operations are reasonably compatible with other office uses occurring in the office complex, particularly when considering the proposed flow of patients to the program – with a first group starting at 8:30 a.m. and leaving at 11:30 a.m. and a second group starting at 12:00 p.m. and leaving at 3:00 p.m. Patients are not coming-and-going all throughout the day like at a typical doctor’s office, but rather come to the facility in two different groups, lessening the impact on the surrounding properties. Further, while the proposed DayRehab program is somewhat unique, it is similar in nature to a medical office use which is a permitted use in the M-1 District, and arguably is less impactful on the surrounding area than a medical office might be.

As a result, SRAlab believes the proposed use of the property for a Physical Rehabilitation Center will not alter the character of the locality and will be compatible with the existing uses and zoning of nearby property.

b. *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.*

SRAlab’s DayRehab program is a unique program that serves a very distinct population of patients, as described in the Narrative, and is unlike other typical Physical Rehabilitation Centers such as Athletico, or other orthopedic rehabilitation centers. DayRehab is distinct from these other physical therapy centers in that its patients need a higher level of care and come to DayRehab for extended hours. Further, most patients coming to DayRehab need assistance with transportation due to the nature of their injuries so traffic generation will be

minimal in comparison to a traditional physical therapy center or even a traditional doctor's office.

Please note that the Property has been unoccupied since at least 2015, when the existing owner acquired the Property.

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

SRAlab is a well-known and established provider of DayRehab. The proposed land use variation is harmonious with the intent of the Zoning Code in that the proposed DayRehab use is compatible with the other existing uses in the office complex and further is similar to a medical office, which is a permitted use in the M-1 District. The DayRehab use is also distinct from a typical physical therapy center in that patients at DayRehab are in need of higher levels of care and are at the Property for extended hours.

d. *The variation requested is the minimum variation necessary to allow reasonable use of the property.*

The proposed land use variation to allow a Physical Rehabilitation Center in an M-1 District is the minimum variation necessary in order to allow the use of the Property for DayRehab.

**2. Variation to Section 10.4, to reduce the number of required parking spaces on the subject property from 375 to 354.**

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

As set forth in the Narrative, expected traffic generation from the DayRehab use will be minimal when compared to a traditional doctor's office or a traditional physical rehabilitation center, since patients will receive services for approximately 3 hours daily with only two waves of patients, most of whom will arrive via medivan or other shared transportation that is provided by SRAlab. There will be approximately 20 employees on site during peak times with approximately 44 patients expected each day.

As set forth in the Parking Study performed by KLOA, the office complex currently has 375 parking spaces and at peak occupancy over the course of four weekdays, there was a maximum of 242 vehicles using the parking spaces. With the addition of the DayRehab use there will be elimination of 21 parking spaces resulting in a total of 354 spaces, but only an additional demand of 26 parking spaces, which demonstrates that there is adequate parking on site to meet the needs of the existing uses and also the proposed DayRehab.

Accordingly, SRAlab does not believe the character of the locality will be altered by the reduction in parking and the proposed reduced parking will be compatible with the existing uses and zoning of nearby properties.

b. *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 DayRehab use is unique when compared to traditional doctor's offices or traditional physical therapy centers with parking and traffic operating at minimal levels in comparison, as set forth in the Parking Study performed by KLOA. Therefore the request to reduce the number of required parking spaces is one that is due to unique circumstances.

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

The proposed variation – to reduce the required parking – is in harmony with the spirit and intent of the Chapter when considering the proposed unique DayRehab use and the amount of parking proposed to be associated with it compared with the overall available parking in the office complex.

d. *The variation requested is the minimum variation necessary to allow reasonable use of the property.*

As mentioned at the outset, Applicant did engage KLOA, a licensed traffic engineer, to perform a parking study and is only requesting a variation to reduce the number of parking spaces that allows its reasonable use of the property since the proposed unique DayRehab use and the traffic and parking proposed are minimal when compared with more traditional uses.

**3. Variation to Section 6.12-1(2)b, to waive the requirement for a traffic and parking study by a certified traffic engineer.**

Please note that while SRAlab is requesting a variation to waive a full traffic study by a certified traffic engineer, SRAlab has provided a parking study related to the Property performed by KLOA, a certified traffic engineer.

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

As set forth in the Narrative, expected traffic generation from the DayRehab use will be minimal when compared to a traditional doctor's office or a traditional physical rehabilitation center, since patients will receive services for approximately 3 hours daily with only two waves of patients, most of whom will arrive via medivan or other shared transportation that is provided by SRAlab. There will be approximately 20 employees on site during peak times with approximately 44 patients expected each day. As a result, SRAlab does not believe the character of the locality will be altered and the proposed use will be compatible with the existing uses and zoning of nearby properties.

b. *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 DayRehab use is unique when compared to traditional doctor's offices or traditional physical therapy centers with parking and traffic operating at minimal levels in comparison. Therefore the request to waive the formal traffic study is one that is due to unique circumstances.

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

The proposed variation – to waive the formal traffic study – is in harmony with the spirit and intent of the Chapter when considering the proposed unique DayRehab use and the amount of traffic and parking proposed to be associated with it.

d. *The variation requested is the minimum variation necessary to allow reasonable use of the property.*

As mentioned at the outset, Applicant did engage KLOA, a licensed traffic engineer, to perform a parking study and is only requesting a variation to waive the formal traffic study since the proposed unique DayRehab use and the traffic and parking proposed are minimal when compared with more traditional uses.

**4. Variation to Section 6.5-7b, to allow an accessory structure to be 1,250 s.f. where code limits the maximum size to 300 s.f.**

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

SRAlab is proposing to install a canopy over the building entrance in order to protect patients during drop-off and pick-up during inclement weather. The patient population needs extended time to load and unload as compared to most other patient types making the need for coverage extremely important. The Property is located at the rear of the office complex and is not visible from Wilke Road, the main public right of way so the proposed canopy will not be visible from the main road. Further the canopy could be attached to the building and then this variation would not be required, however, the canopy has been designed in such a way so that it is slightly taller than the roof height so that emergency vehicles can fit beneath it, in order to accommodate some of the vehicles that patients will be transported in to the Property. The proposed canopy will not alter the essential character of the locality and is compatible with the existing uses and zoning of nearby property.

b. *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.*

As mentioned above, the patient population using the Property is unique, with protection from inclement weather being critical during extended loading and unloading time into the facility, making the size and height of the canopy necessary in order to provide a comfortable experience for patients. A traditional doctor's office or physical rehabilitation center does not serve the same type of patients. Therefore, due to the unique nature of the DayRehab program and the patients it serves, the circumstances SRAlab faces are unique.

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

The canopy has been designed to match the existing architecture of the building and it will not encroach on any setbacks required for the building. As a result, the canopy is in harmony with the spirit and intent of the Zoning Code.

d. *The variation requested is the minimum variation necessary to allow reasonable use of the property.*

In order to cover the area where patients will be loaded and unloaded, the size and height of the canopy is necessary. SRAlab has designed the canopy to minimum dimensions needed to accommodate vehicles and to provide covered loading for its patients. Therefore, the variation requested is the minimum variation needed to allow for the covered access.

**5. Variation to Section 6.5-6, to allow an accessory structure to be 16.6' tall where code limits the maximum height to 15'.**

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

As set forth above, the proposed canopy has been designed to accommodate the height needed so that an emergency vehicle can pull up to the door underneath the canopy. The particular patient population served at the DayRehab programs needs extended time to load and unload as compared to most other patient types, making the need for coverage extremely important. The Property is located at the rear of the office complex and is not visible from Wilke Road, the main public right of way so the proposed canopy will not be visible from the main road. Further the canopy could be attached to the building and then this variation would not be required, however, the canopy has been designed in such a way so that it is slightly taller than the roof height so that emergency vehicles can fit beneath it, in order to accommodate some of the vehicles that patients will be transported in to the Property. The proposed canopy will not alter the essential character of the locality and is compatible with the existing uses and zoning of nearby property.

b. *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.*

As mentioned above, the patient population is unique, with protection from inclement weather being critical during extended loading and unloading time into the facility, making the size and height of the canopy necessary in order to provide a comfortable experience for patients. A traditional doctor's office or physical rehabilitation center does not serve the same type of patients. Therefore, due to the unique nature of the DayRehab program and the patients it serves, the circumstances SRAlab faces are unique.

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