

PLAN

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

COMMISSION

RE: XILIN ADULT DAY CARE FACILITY; PC# 15-011

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
9th day of September, 2015, at the hour of 7:30 p.m.

MEMBERS PRESENT:

JOE LORENZINI, Chairman
LYNN JENSEN
BRUCE GREEN
JOHN SIGALOS
MARY JO WARSKOW

ALSO PRESENT:

LATIKA BHIDE, Development Planner

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

(Pledge of allegiance.)

CHAIRMAN LORENZINI: Latika, could you please do the roll call.

MS. BHIDE: Commissioner Cherwin.

(No response.)

MS. BHIDE: Commissioner Dawson.

(No response.)

MS. BHIDE: Commissioner Drost.

(No response.)

MS. BHIDE: Commissioner Ennes.

(No response.)

MS. BHIDE: Commissioner Green.

COMMISSIONER GREEN: Here.

MS. BHIDE: Commissioner Jensen.

COMMISSIONER JENSEN: Here.

MS. BHIDE: Commissioner Sigalos.

COMMISSIONER SIGALOS: Here.

MS. BHIDE: Commissioner Warskow.

COMMISSIONER WARSKOW: here.

MS. BHIDE: Chairman Lorenzini.

CHAIRMAN LORENZINI: Here. Okay, the first thing on the, the next thing on the agenda is approval of the meeting minutes from August 26, Competency plan update and the regular meeting.

COMMISSIONER JENSEN: I so move.

COMMISSIONER SIGALOS: I'll second.

CHAIRMAN LORENZINI: All in favor?

(Chorus of ayes.)

CHAIRMAN LORENZINI: Opposed?

(No response.)

CHAIRMAN LORENZINI: Thank you. Okay, moving on to public hearings. Just so everybody in the, in the audience knows, the way this, the public hearing works, we'll have the Petitioner come up, give a brief presentation, then Latika from the Plan, the Planning Department will give a staff report. Commissioners will ask questions, then we'll open it up to the public for, for questions. So, having said that, Latika, have all the proper notices been given?

MS. BHIDE: They have.

CHAIRMAN LORENZINI: Is the, let's see the first one on the agenda is the Xilin Adult Day Care, is the Petitioner here?

MR. CLERY: Yes.

CHAIRMAN LORENZINI: Would you please come forward. Is anybody else going to testify beside you? If anybody's going to testify, please come forward. Raise your right hand.

(Witnesses sworn.)

CHAIRMAN LORENZINI: Okay, thank you. You too?

MR. CLERY: No, I'm not testifying, I'm the attorney.

CHAIRMAN LORENZINI: Oh, okay.

MR. CLERY: I could be sworn in though, if you like.

CHAIRMAN LORENZINI: Yes, please.

MR. CLERY: Sure.

(Witness sworn.)

CHAIRMAN LORENZINI: Thank you. Okay, would you please state your name and spell it, and your address for the court reporter?

MR. CLERY: My name is John Clery, C-l-e-r-y, my address is 1515 East Woodfield Road, Suite 830 in Schaumburg, 60173.

CHAIRMAN LORENZINI: Ma'am, would you do the same?

MS. YANG: Linda Yang, and --

CHAIRMAN LORENZINI: Could you speak into that microphone?

MS. YANG: Okay, Linda Yang, I live at 1304 Coventry Court, Roselle, Illinois, 60172.

CHAIRMAN LORENZINI: Could you spell your last name?

MS. YANG: Y, like yellow, a-n-g, g like girl.

CHAIRMAN LORENZINI: Oh, okay, thank you. So, has the Petitioner read the conditions and you agree with them in the staff report?

MR. CLERY: Yes, sir.

CHAIRMAN LORENZINI: Okay, thank you. And would you give us a brief presentation of what you --

MR. CLERY: Why certainly, if I may. Good evening Plan Commissioners and staff. My name, as I mentioned before is John Clery. I'm the attorney for Xilin Association. I want to thank you for volunteering your service here tonight, I know you have some other things to do, but your main goal I'm sure is to keep Arlington Heights the great town that it is. I should say village. I appeared in front of you approximately two years ago and introduced Linda Yang as the Executive Director of Xilin Association.

We presented to you our outline and finance for the adult day care center. At that time, you were so very gracious and wished Xilin the best. I'm sure there was some skepticism about Xilin's plans and questions about their immediate success. Well, we had a fabulous grand opening, attended by Jesse White and some Village of Arlington Heights officials and some Chinese dignitaries. Your village, the village board approved the land use variation two years ago. This adult day care center has been such a success, that they now need to expand.

However, they once again need your help as they need a land use variation. They want to provide additional services to their clients in home care, general service office, general social services, a Chinese language learning and test center and Chinese performing arts and music learning centers or classes, excuse me.

There is a need for these services and Xilin will provide them. This is a great location for Xilin, and it's a benefit to the Village also. The report that was presented by staff states this, when it says that; though Xilin is a tax exempt entity, they will bring activity to our tenant space that has been vacant for eight years and will generate other tax revenues through food and beverage retail sales tax as Xilin plans to cater from local restaurants and take seniors to shop at local stores.

The Staff Development Committee support for this concept as an expansion of an already approved land-use variation approved by the Village Board in 2013. This proposed land use is compatible with surrounding uses. It's also a good transition to the commercial uses to the North and the West. So I would hope that you will follow the recommended approval of staff and recommend to the Village Board the land use variation. Thank you for your time tonight.

CHAIRMAN LORENZINI: Thank you, Mr. Clery. Latika, would you give us the staff presentation, please?

MS. BHIDE: Definitely. And I, in fact apologize, because our video system is not working tonight, so I don't have the PowerPoint up in the screen. So I apologize for that. The Petitioner is --

CHAIRMAN LORENZINI: Actually, we've got to see it to know what you're talking about.

MS. BHIDE: The Petitioner is here this evening, they are seeking a land use variation to allow a 16,200 square foot addition to and existing adult day care facility in the M-2, limited heavy manufacturing district. The site is approximately 6.25 acres. There is an existing one story office building that is approximately 68,000 square feet and divided into three tenant areas. The northern two thirds of the building, 125 and 135 Algonquin Road, are occupied by office related leases. And Xilin occupies approximately 13,000 square feet within the third tenant area. The remaining 16,200 square feet are currently vacant.

In 2013, a land use variation was approved for an adult day care facility by this operator, at this location. The existing parking is located on the northeast and west side of the building as well as on the west side of the private access drive. And there is a total of 279 parking spaces for this building. Access is we have one driveway along the Algonquin Road and there are two driveways along that private access drive.

If approved, it will allow Xilin to acquire and expand their existing day care facility into the 16,200 square feet vacant tenant space at the southeast corner of the building. Along with adult day care, they are hoping to provide an in-home care service, office general, social services, a Chinese language test center, a Chinese performing art and music classes. The existing day care has an enrollment of about 130 adults. The facility will have an

additional room and expand the adults for a total of 200 adults.

The Petitioner has indicated that there are 19 employees that are currently employed and with this expansion, nine additional employees for a total of 28 employees would be anticipated. The hours of operation are expected to be Monday to Friday, 7:00 a.m. to 7:00 p.m. And Saturday and Sunday from 9:30 a.m. to 5:00 p.m. The Petitioner has indicated that staff normally leaves around 6:00 or 7:00 in the evening and patients typically leave around 3:00.

The, in addition to the day care component, as I said, the Petitioner will have an in-home care office, a Chinese language lab and test center. The in-home care office, or the office is backed by, as a business official office that's permitted in the M-2 District. Similarly, the Chinese language lab is considered a commercial school and that is also a permitted use. The language lab will be open to the public, and open only on weekdays. The Petitioner has stated that folk dancing, music, instrument, martial art lessons will take place on Wednesday, or on weekends. However, no schedule has been set for these activities.

The Petitioner has indicated that these activities will take place on the weekend and a maximum of 40 people will be present in the center at those times. The aforementioned components do not require zoning approval because they are all considered a commercial school, which is allowed in that underlying M-2 District. The plat and sub-division review of this project was done at the July 8, 2015 meeting and the committee found this was a good use of this location and encouraged the Petitioner to move forward.

I want to talk briefly about the STAR line master plan. The Village Board, in 2009, approved the STAR line master plan for the area, which is approximately 85 acres. It's bound by Algonquin Road to the North, the tollway to the South, the property starting Clearbrook Drive to the East and Arlington Heights Road to the West. The plans are still conceptual, but it is important to point out the affects that it may have on future land uses.

So the Phase I of this plan will be the stationary land development, which would be the construction of the train station and then the ancillary parking. And then Phase II was a conceptual build-out for about 25 years into the future. This property is located in what's called the Gateway Area of the STAR line master plan and it's characterized for moderate to high-density mixed-use redevelopment.

So staff has recommended to the Petitioner and the property owner, that they evaluate the possibility of rezoning this property to B-3 District which, you know, may effect the configuration of the property which is set up for office uses and the plan, and the master plan. But the Plan Commission, in August, did recommend to the Village Board that the context of land use language for this property be changed to mixed use in the plan. That has still not been adopted the Village Board yet.

The Petitioner's are not seeking a rezoning at this time, because they would have to work with the other property owners in this location. But that is something they had indicated to staff they would pursue.

I wanted to touch briefly on the traffic and parking issues. A traffic study provided by Gewalt Hamilton was provided. And pursuant to the traffic study, the projected number of trips coming to and leaving this facility is nine inbound on weekday morning hours and nine outbound on the weekday morning hours. Gewalt Hamilton used observations of the current Xilin center as well as a neighborhood facility to determine these rates because they show the ideal standard for an adult day care.

In comparison, a traditional day care would have generated 197 trips of similar size. A professional office or a medical office would also generate additional trips compared to this use. Talking about parking, Xilin requires 42 parking spaces, which is based on the premise of three spaces for every two employees. The rest of the users within this development would require 147 spaces for a combined 189 spaces.

As previously mentioned, there are 279 parking stalls so there is a surplus of 90 parking spaces. Staff arrives prior to 7:30 a.m., patrons arrive between 8:00 and 9:00, 9:00/10:00. The vast majority of patrons use buses or taxis, very few patrons will arrive by cars. And the patrons begin to leave the facility between 2:50 and 4:00 or 5:00 in the afternoon. The current parking demand on the site peaked at 69 occupied spaces at 11:00 a.m., with the additional demand of the Xilin expansion, a total of 104 spaces are projected to be occupied which leaves 62 percent of the parking lot as vacant. Based on this information, the staff developed -- from the Petitioner that there is additional parking on the site to accommodate this proposed use.

That being said, the staff development committee has reviewed this request and recommend approval of the expansion of the adult day care, with the following conditions. That if Xilin sells the adult day care to another operator, that they would have to be in substantial compliance with the terms and conditions. That they acknowledges that this property is in an area for potential STAR line redevelopment and they will work with the Village and Metra on redevelopment of the property and they will comply with all state, federal, federal, state, Village codes regulations and policies. Thank you.

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

COMMISSIONER JENSEN: I'll make that motion.

CHAIRMAN LORENZINI: Okay.

COMMISSIONER SIGALOS: I'll second.

CHAIRMAN LORENZINI: Latika, a role call, please.

MS. BHIDE: Okay. Commissioner Green?

COMMISSIONER GREEN: Yes.

MS. BHIDE: Commissioner Jensen?

COMMISSIONER JENSEN: Yes.

MS. BHIDE: Commissioner Sigalos?

COMMISSIONER SIGALOS: Yes.

MS. BHIDE: Commissioner Warskow?

COMMISSIONER WARSKOW: Yes.

MS. BHIDE: Chairman Lorenzini?

CHAIRMAN LORENZINI: Yes. Okay, let's start with questions from the Commissioners. John, would you like to start?

COMMISSIONER SIGALOS: Yes, thank you. As I understand it, your existing facility is for adult day care and the --

CHAIRMAN LORENZINI: Would you call it --

COMMISSIONER SIGALOS: -- adults are transported there by your vans or buses or whatever, they're not driving and parking there obviously. They're being transported?

MS. YANG: That's correct.

COMMISSIONER SIGALOS: Okay so expand, you're expanding your services beyond, if I'm reading correctly, beyond adult day care, where you're expanding general social services, Chinese language learning and test center, performing art and music. So this would be clients other than adult day care, is that correct?

MS. YANG: That's correct.

COMMISSIONER SIGALOS: So those people would most likely drive themselves there and park there?

MS. YANG: Yes.

COMMISSIONER SIGALOS: Okay. I was having a hard time with this parking analysis with, it sounded like, based on the square footage of 28 employees, you need three parking spaces for every two employees, and it says employee parking 42, my math says that would be, require 84 parking spaces. If you require three spaces for every two employees.

MS. BHIDE: So, 28 divided by 14, times three, 42.

COMMISSIONER SIGALOS: Oh, okay, so two thirds, I'm sorry, you're right. I guess didn't do well in math. Thank you. The other question I had was, and I think you mentioned it was at a plat and sub, that you rely on state funding for your adult day care and I'd be concerned with the issue our state is in right now, how will that affect your business?

MS. YANG: Right now, this program belongs to Medicaid, and we were for a while. And, you know, two years ago, state started a program, you know, divided this program between IDOA and insurance companies. Currently we have half of the clients under insurance company, which is not affected. So, you know, even, even the other half, so we have still half of the income and we're waiting for the budget approval. And she has accumulated a reserved fund for the new

days so, you know, I think we are fine.

COMMISSIONER SIGALOS: So right now you only rely on the state for about half of your income?

MS. YANG: Yes.

COMMISSIONER SIGALOS: The last question I had and maybe this is more for Latika, is, I saw that there is a, the existing parking lot does not have landscape islands every 20 spaces. And why doesn't this have to be brought up to code now? I thought whenever there's an improvement or, to a property that it has to be brought up to the current code.

MS. BHIDE: Right, so it's only missing in the parking lot locations, there is parking lots along Algonquin Road and I think that the island is at the end of the property, you know, where there's entrances to the building. So the, you know, our landscape planners did look at that and they said, you know, it's in substantial compliance with the ordinance. But technically there would be that one variation which --

COMMISSIONER SIGALOS: So it's just one island there?

MS. BHIDE: Yes.

COMMISSIONER SIGALOS: All right, that's all I have, thank you.

CHAIRMAN LORENZINI: Bruce, anything?

COMMISSIONER GREEN: We went over this in the plat and sub and I think this is a great use for this, for this project, for this site. I really have no questions. I think it's a great, great fit.

CHAIRMAN LORENZINI: Thanks Bruce, Mary Jo, anything?

COMMISSIONER WARSKOW: No, I'm supportive, no questions. Thank you.

CHAIRMAN LORENZINI: Lynn?

COMMISSIONER JENSEN: Yes, I'm supporting too, and the only question I have is maybe, if you would kind of, you indicated you have a reserve fund if the state budget doesn't come through, is not approved. How many months of operating could you do if we don't get a budget approved?

MS. YANG: We will have three to four months.

COMMISSIONER JENSEN: Okay, that's the only question, I think it's a good project and I'm pleased that the first phase of this went as well as it did. And so I don't really have any further questions.

CHAIRMAN LORENZINI: Okay, thank you. I agree as well, it sounds like a good project. So having said that, we'll open it up for any public comment. Anybody in the audience want to speak about this project? Anybody? Okay, if not, we'll close the public comment and back to the Commissioners, any further questions or a motion?

COMMISSIONER SIGALOS: No, I think it's an excellent project and a great use for the space.

CHAIRMAN LORENZINI: Would somebody like to make a motion?

COMMISSIONER GREEN: I'd like to make a motion;

A motion to recommend to the Village Board of Trustees approval of PC #15-011, a Land Use Variation to allow a 16,200 square foot addition to an existing adult day care facility in an M-2, limited heavy manufacturing district.

This approval is contingent upon compliance with the recommendations of the Plan Commission and the following recommendations detailed in the Staff Development Committee report dated September 4, 2015:

Recommendation

The Staff Development Committee has reviewed the Petitioner's request for a land use variation to allow a 16,200 square foot addition to an existing adult day care facility in an M-2, limited heavy manufacturing district located at 145 E. Algonquin Road, subject to the following conditions:

- 1. If in the future Xilin sells the adult day care operation to another operator, the new operator must be in substantial compliance with the terms and conditions of the approved ordinance.**
- 2. The property owner acknowledges that this property is in an area for potential STAR line redevelopment. The Petitioner shall work with the Village and Metra on redevelopment of the property for Transit Oriented Development (TOD) in accordance with plans as may be developed by the Village and subject to the installation of the new transit line.**
- 3. The Petitioner shall comply with all federal, state, and Village codes, regulations and policies.**

CHAIRMAN LORENZINI: Do we have a second?

COMMISSIONER WARSKOW: Second.

CHAIRMAN LORENZINI: Roll call vote, please.

MS. BHIDE: Commissioner Jensen?

COMMISSIONER JENSEN: Yes.

MS. BHIDE: Commissioner Sigalos?

COMMISSIONER SIGALOS: Yes.

MS. BHIDE: Commissioner Warskow?

COMMISSIONER WARSKOW: Yes.

MS. BHIDE: Commissioner Green?

COMMISSIONER GREEN: Yes.

MS. BHIDE: Chairman Lorenzini?

CHAIRMAN LORENZINI: Yes. Okay, congratulations, is

there a date that it goes to the Board of Trustees yet?

MS. BHIDE: No we'll, I'll keep in touch with the
Petitioner.

CHAIRMAN LORENZINI: Okay, as you know this is only
advisory, the Board of Trustees has the final say so.

MR. CLERY: Thank you so much.

CHAIRMAN LORENZINI: Thank you. Congratulations.

(Whereupon, at 7:50 p.m., the hearing on the
above-mentioned petition was concluded.)