

STAFF DEVELOPMENT COMMITTEE REPORT

To: Plan Commission
 Prepared By: Matthew S. Dabrowski, Development Planner
 Meeting Date: January 9, 2013
 Date Prepared: January 3, 2013
 Project Title: Chicago Surgical Clinic
 Address: 129 W. Rand Road

BACKGROUND INFORMATION

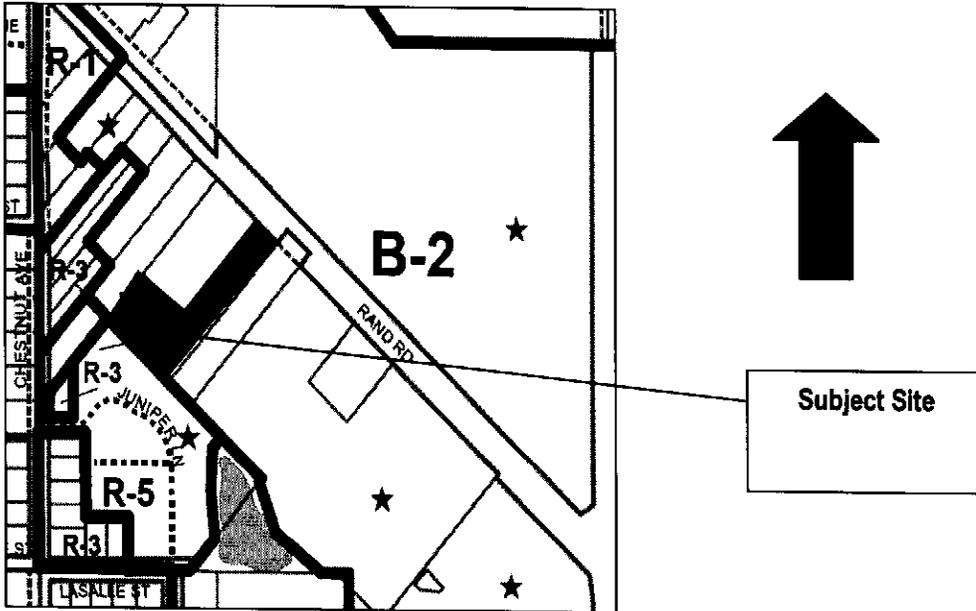
Petitioner: Robert Kirk
 Address: Group A Architects
 1100 Landmeier Road, Suite 202
 Elk Grove, Illinois 60007
 Existing Zoning: B-2, General Business District

Requested Action:

- Land Use Variation to allow a Care Facility, Ambulatory in a B-2, General Business District

Variations Identified:

- A variation from Chapter 28, Section 6.12, Traffic Engineering to waive the requirement for a formal traffic and parking study from a Certified Traffic Engineer.
- A variation from Chapter 28, Section 11.4, Schedule of Required Parking, to allow a reduction to the minimum number of code required parking stalls from 132 to 107 spaces.



Surrounding Properties

Direction	Zoning	Use	Comprehensive Plan
North	B-2, General Business	Sun Shui Restaurant and Arlington Plaza	Commercial
South	R-5, Multi-Family Dwelling	Juniper Townhomes	Moderate Density Multi-Family
East	B-2, General Business	Helena Plaza	Commercial
West	B-2, General Business	Kinko's	Commercial

Background

The subject site is 1.83 acres (79,715 square feet) and zoned B-2, General Business District. The property is developed with a multi-tenant office building that is one story tall (except or the northermost unit, which is two stories) and has a total floor area of

32,589 square feet. The subject site also has a total of 88 parking stalls, as well as access via a shared parking agreement to 19 parking stalls that are located on the adjoining restaurant property. When combined, the existing office center is served by a total of 107 parking stalls that are accessible via two driveways along Rand Road.

The proposed action, if approved would allow Chicago Surgical Clinic (CSC) to occupy the northernmost 7,217 square feet and convert said space into a medical clinic and surgical center. CSC is currently located in the Wheeling, Illinois. This existing facility, is approximately 3,000 square feet, and operates as a medical clinic only as all surgical procedures are performed at an affiliated hospital. Moreover, this is a specialized facility with all examinations and procedures by appointment only and with a referral from the patient's general physician. The first floor of the new facility is 3,681 square feet, and includes the main entry lobby, 3 examination rooms, and three surgical rooms for minimally invasive, out-patient procedures. The second floor, which is 3,536 square feet, includes 4 additional examination rooms and an administrative office component for billing, and clerical support. The hours of operation are Monday through Saturday from 7:00 AM to 7:00 PM. Clinical hours will be scheduled between 11:00 AM to 2:00 PM, while surgical hours are between 7:00 AM and 11:00 AM and 2:00 PM and 7:00 PM.

According to CSC's business plan, the facility will have a maximum of 13 employees (3 physicians + 10 full time/part-time staff) during surgical procedures and up to 7 employees (3 physicians + 4 full time/part time staff) during clinical hours. On average, CSC has a total of 55 appointments per day (clinical = 27 appointments + surgical = 28 appointments). This number is not expected to change as CSC's plan to relocate to the Arlington Heights facility is to consolidate the clinical and surgical functions under one roof. Moreover, approximately 90% (22 appointments) of the surgical procedures occur during the morning hours, while 40% (11 appointments) of the clinical examinations occur at 1:00 PM. Furthermore, in December of 2012, CSC received approval of their Certificate of Need through the Illinois State Health Board.

Zoning and Comprehensive Plan

While a medical clinic is an allowed use within the underlying B-2 district, the surgical component is considered a Care Facility, Ambulatory, which is defined as a "... facility to provide care to a patient without hospitalization or other institutionalization", and is only allowed within the I, Institutional District. Therefore, the Plan Commission must review and the Village Board must approve a Land Use Variation. As part of the formal review process, the Petitioner provided a written justification based upon the following hardship criteria:

- **The property in question cannot yield a reasonable return if permitted to be used only under the conditions allowed by the regulations of that zone.**
- **The plight of the owner is due to unique circumstances.**
- **The variation, if granted, will not alter the essential character of the locality.**

Staff reviewed the Petitioner's justification letter (see attached) and supports the proposed land use variation for the following reasons. One, the proposed request will allow a viable business to occupy a vacant office space within a building that is currently 75% vacant. By way of comparison, the existing office vacancy rate within the Northwest Suburban market is 27%, while the office vacancy rate for the north side of Arlington Heights is 17% and 23% for the Village as a whole. Therefore, the granting of said variation will allow a viable business to occupy approximately 22% of the existing building, thereby strengthening the office center and reducing vacancy rates. Two, CSC's request to allow a surgical component represents a unique situation as said use is complimentary to the medical clinic, which is allowed within the underlying B-2 district. Lastly, the proposed request will not alter the essential character of the locality, since the proposed request is compatible with surrounding land uses, which consists of residential, commercial, and office.

Building, Site, and Landscape Related Issues

The existing development was constructed in 2009 as an allowed use and complies with all applicable accessibility, building, life safety and zoning code requirements.

Traffic & Parking Issues

According to Village Code, a Land Use Variation request adjacent to a major arterial street such as Rand Road must provide a detailed traffic and parking study from a Certified Traffic Engineer. In conjunction with said land use variation, the following variation has been identified:

- A variation from Chapter 28, Section 6.12, *Traffic Engineering Approval*, to waive the requirement for a traffic and parking study from a Certified Traffic Engineer

In lieu of a full study, the Petitioner has provided a limited scope assessment that focuses on parking as said request will not impact site access or on-site circulation patterns. With respect to parking Village Code requires 1 parking stall for every 200 square feet of floor area for medical and dental related uses. Pursuant to Table 1 below, CSC require 36 parking stalls, while the office facility as a whole requires a total of 132 parking stalls.

Table 1: Parking Analysis per Village Code

Use	SF	Parking Ratio	Required Parking
Chicago Surgical Clinic	7,217	1 space / 200 square feet	36
Existing Medical Office	6,540	1 space / 200 square feet	33
Existing Professional Office	1,756	1 space / 300 square feet	6
Vacant Office	17,076	1 space / 300 square feet	57
Total Required			132
Total Provided			107
Surplus/(Deficit)			(25)

As previously mentioned, a total of 107 parking spaces are provided, thereby resulting in deficit of 25 parking stalls and the following variation:

- A variation from Chapter 28, Section 11.4, *Schedule of Required Parking*, to allow a reduction to the minimum number of code required parking stalls from 132 to 107 spaces.

To support the aforementioned variation, the Petitioner first conducted a parking survey of the existing parking lots on site to ascertain the peak parking demand of the existing office building and restaurant. This survey was conducted on Monday November 5, 2012, Wednesday November 7, 2012, Thursday November 8, 2012, and Saturday November 10, 2012 at 10:00 AM, 12:30 PM, 3:00 PM, and 5:30 PM. It is important to note that these hours correspond to the morning and evening surgical procedures and the mid-day clinical examinations. Table 2 below outlines the peak number of parking spaces occupied during said hours.

Table 2: Parking Survey Findings

	Office Development		Sun Shui Restaurant	
	Occupied	Total	Occupied	Total
Morning Peak Time (10:00 AM)	15	107	6	68
Mid-day Peak Time (12:30 PM)	29	107	37	68
Evening Peak Time (5:30 PM)	21	107	23	68

The Petitioner also conducted parking counts at CSC's existing facility in Wheeling, Illinois, which is approximately 62% smaller in floor area than the proposed facility in Arlington Heights. The peak parking demand observed was 7 parking stalls at 1:00 PM. When extrapolating for the difference in size, CSC anticipates a peak parking demand of 19 spaces during the mid-day peak hour.

As previously mentioned, approximately 90% (24 appointments) of the surgical procedures occur between 7:00 AM and 11:00 AM, which equates to 6 procedures per hour or one patient per surgical room, plus 3 patients in the waiting room. During that time, the observed number of parking spaces occupied and the projected number of parking spaces required for the vacant office space is 72 parking stalls. When combined, the peak parking demand during the morning surgical hours is expected to be 91 parking stalls or a parking surplus of 16 spaces. With respect to the evening surgical times, the number of appointments reduces to approximately 1 per hour. However, the number of observed parking spaces occupied increases, thereby generating a projected parking demand of 92 parking stalls or an anticipated surplus of 15 parking spaces. Lastly, the clinical component has an average of 27 appointments per day, with approximately 41% (11 appointments or one per exam room + 4 people in the waiting room) occurring at 1:00 PM. During that time, the observed number of parking spaces occupied and the projected number of parking stalls required for the vacant office space equates to 86 parking stalls. When combined, the projected mid-day parking demand is 95 parking spaces, or an anticipated parking surplus of 12 parking stalls.

Table 3: Projected Parking Demand Analysis

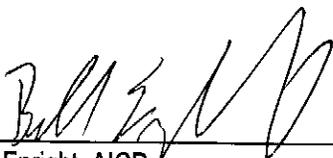
	Medical Staff	Average # of appointments per hour	Observed Parking Counts	Projected Parking for Vacant Office per Code	Parking Required	Parking Provided	Surplus / (Deficit)
AM Surgical	13	6	15	57	91	107	16
Mid-Day Clinical	7	11	29	57	95	107	12
PM Surgical	13	1	21	57	92	107	15

Based on this information the Staff Development Committee concurs with the Petitioner that there is sufficient parking on site to accommodate the proposed use.

RECOMMENDATION

The Staff Development Committee reviewed the Petitioner's request and recommends **approval** of a Land Use Variation to allow a Care Facility, Ambulatory in a B-2, General Business District, a variation from Chapter 28, Section 6.12, Traffic Engineering to waive the requirement for a formal traffic and parking study from a Certified Traffic Engineer, and a variation from Chapter 28, Section 11.4, Schedule of Required Parking, to allow a reduction to the minimum number of code required parking stalls from 132 to 107 spaces. This approval shall be subject to the following conditions:

1. Approval of the Land Use Variation shall only apply to Chicago Surgical Clinic
2. No 24 hour emergency care shall be allowed and the maximum business hours shall be restricted from 7:00 AM to 7:00 PM, Monday through Saturday.
3. The Petitioner shall comply with all Federal, State, and Village codes, regulations and policies.



Bill Enright, AICP
Deputy Director of Planning and Community Development

- C: William C. Dixon, Village Manager
All Department Heads
Afshan Hamid, Design Planner