

STAFF DEVELOPMENT COMMITTEE REPORT

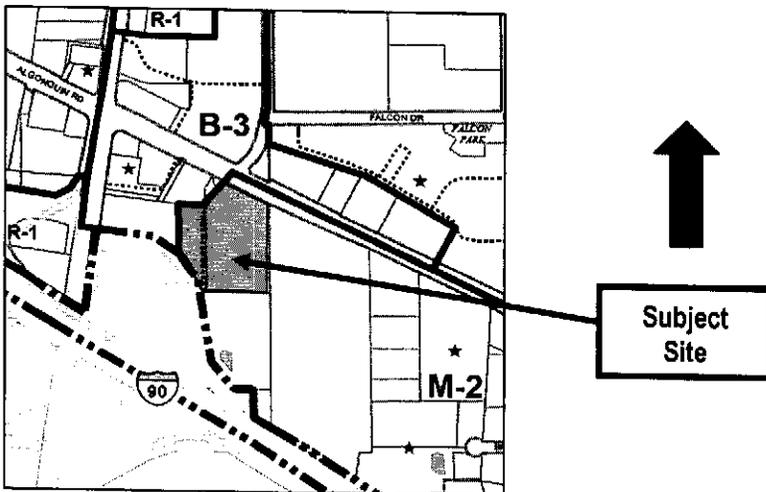
To: Plan Commission
 Prepared By: Latika Bhide, Development Planner
 Meeting Date: September 9, 2015
 Date Prepared: September 4, 2015
 Project Title: Xilin Adult Day Care Facility
 Address: 145 E. Algonquin Road

BACKGROUND INFORMATION

Petitioner: Linda Yang
 Address: Xilin Associates
 1163 E. Ogden Avenue, Suite 301
 Naperville, Illinois 60540
 Existing Zoning: M-2, Limited Heavy Manufacturing District

Requested Action:

- 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.



Surrounding Zoning

| | Zoning | Use | Comprehensive Plan |
|-------|--|----------------------------------|---------------------|
| North | B-3, General Service, Wholesale, and Motor Vehicle | Mitsuwa | Commercial |
| South | M-2, Limited Heavy Manufacturing | Daily Herald | R&D, Mfg, Warehouse |
| East | M-2, Limited Heavy Manufacturing | Light industrial/office building | R&D, Mfg, Warehouse |
| West | B-3, General Service, Wholesale, and Motor Vehicle | Applebee's | Commercial |

Background

The subject site is 6.25 acres and there is an existing one-story office building that is 68,043 square feet and divided into three tenant areas. The northern two thirds of the building (125 and 135 E. Algonquin Road) is occupied by office related uses, while Xilin occupies 13,012 square feet within the southern third tenant area (145 E. Algonquin Road). The remaining 16,200 square feet within the southern third tenant area is currently vacant. In 2013, a land use variation was approved for an adult day care facility for Xilin at this location. The existing parking, which is located along the south and west building elevations as well as on the west side of the private access drive, has a total of 279 parking stalls. Access to the site is via one driveway along Algonquin Road and two driveways along the private access drive that is located along the west property line and serves both the subject site and the Daily Herald building to the south.

The proposed action, if approved would allow the Xilin Associates to acquire and expand the existing day care facility into the 16,200 square foot vacant tenant space at the southeast corner of the building (145 E. Algonquin) along with an in-home Care

service office, general social services, a Chinese language learning and test center and Chinese performing art and music learning classes. Xilin Associates is a not for profit organization that is located in Naperville, Illinois and works with various Human Services departments and organizations (i.e. Catholic Charities) for financial assistance and program enrollment. The existing daycare has an enrollment of 130 adults. The facility is expected to have an additional enrollment of 70 adults following expansion, for a total of 200 adults. The daycare is for adults want to remain in the community but cannot remain home alone during the day due to a physical, social, and/or mental impairment. Although the business plan focuses primarily on the Asian community, the proposed facility will be open to the general public. The petitioner has indicated that there are 19 employees employed by Xilin at this time. With the proposed expansion, 9 additional employees for a maximum of 28 employees are anticipated and the hours of operation are expected to be Monday through Friday from 7:00 AM to 7:00 PM and on Saturday and Sunday from 9:30 AM to 5:00 PM. The Petitioner has indicated that staff normally leaves around 6:00 PM to 7:00 PM whereas the patrons typically leave around 3:00 PM.

Xilin will be purchasing this 16,200 SF portion of the Arlington Heights facility and they will be applying for a tax exemption status. Staff does not see this to be a significant issue as: i) the size of the tenant space is only 16,200 square feet, (29,212 SF total; the property owned by Xilin is 42% of the total space at this location) ii) it would bring activity to a tenant space that has been vacant for nearly 8 years, and iii) could generate other tax revenues (food and beverage and retail sales tax) as Xilin plans to cater from local restaurants and take seniors to shop at local stores.

In addition to the day care component, the Petitioner is planning to have an in-home care service office, as well as Chinese Language Learning and Test Center. The In-home care service office is classified as a Business/Professional Office and is a permitted use within the M-2 district. Similarly, the Chinese language lab is considered a commercial school and is a permitted use in the M-2 district. The language lab will be open to the public and open on weekdays. The petitioner has stated that folk dancing; music instrument and martial art lessons will take place on the weekends. However, no schedule has been set for the activities at this time. The petitioner has indicated that these activities will take place on the weekends and a maximum of 40 people are present in the Center on the weekend. The aforementioned components do not require any zoning approval as dance class, music instruments and martial arts classes are considered a commercial school, which is allowed within the underlying M-2 district and would therefore not need a land use variation.

Zoning and Comprehensive Plan

According to the Permitted Use Table outlined in the Village's Zoning Ordinance, an adult day care facility is not allowed within the underlying M-2 district and would therefore need Plan Commission review and Village Board approval of a Land Use Variation. A written justification to the following hardship criteria has been provided by the property owner (see attached).

- **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.**

The Staff Development Committee supports the proposed concept as it is an expansion of an already approved land use variation, approved in 2013. The subject property has been vacant since 2007. Also, although the proposed request is inconsistent with the Village's Comprehensive Plan, which designates the subject site as Research Development, Manufacturing and Light Manufacturing; the proposed land use is compatible with the surrounding land uses, which include office buildings, multi-tenant commercial shopping centers, restaurants, automobile service stations, and single family/multi-family homes. Also, the subject site is at the edge of the M-2 district and is a good transition for the commercial uses to the north and west. Lastly, there is sufficient parking on site to accommodate the proposed land use and said use will not have a significant impact to the surrounding roadway network.

Plat and Subdivision Committee Meeting

The Plat & Subdivision Committee reviewed the project at their July 8, 2015 meeting. The Committee felt that this was a good use at this location and encouraged the petitioner to move forward with the zoning approvals.

STAR line Master Plan

On July 6, 2009, the Village Board approved Ordinance 09-023, which established the STAR Line Master Plan for an area that is approximately 85 acres in size and bounded by Algonquin Road to the north, I-90 Tollway to the south, the properties fronting

Clearbrook Drive to the east, and Arlington Heights Road to the west. While the plans are still conceptual; it is important to point out the impacts it may have on future land uses on this site and its vicinity. This plan contains two phases - Phase One, known as the Station Area Development, includes the construction of a train station at the 425 E. Algonquin Road site along with ancillary parking and vehicular/pedestrian access. Phase Two, known as the Long Range Vision, is a conceptual build out plan for the area twenty five years in the future. The subject site is located within the Gateway Area, of the STAR line Master plan, which is characterized for moderate to high density mixed use redevelopment, with wide boulevards for vehicular access. As a gateway from I-90 into the Village and Star line area, the gateway area provides an opportunity to make a statement about the community. While there is currently no funding available to implement the STAR line, the business owner and property owner are advised of the long term redevelopment potential for the area.

Staff recommended that the petitioner and property owner evaluate the possibility of rezoning the property to the B-3 district which may closer reflect the existing building uses and the building configuration which is set up for office uses. Also, the Plan Commission on August 26, 2015, has recommended to the Village Board that the Comprehensive Plan Land Use Designation for this property be changed from R & D, Mfg., Warehouse to Mixed Use. While the petitioner is not seeking rezoning at this time, they have indicated that they will work with the building owner to explore the rezoning of the property.

Building, Site and Landscape Related Issues

The petitioner has provided a floor plan and agreed to comply with all applicable accessibility, building, health and life safety code requirements. Xilin is not proposing any exterior changes therefore Design Commission review is not necessary. Furthermore, a site inspection was conducted by Staff and the existing screening for the parking lot along Algonquin Road is in substantial compliance with Village code. The existing parking lot does not meet Code requirements as far as landscaping – landscaping islands are not present at the ends of all parking rows and every 20 spaces. This is considered nonconforming and no action is required at this time.

Traffic & Parking Issues

According to Village Code, a Land Use Variation request adjacent to a major arterial such as Algonquin Road must provide a detailed traffic and parking study from a Certified Traffic Engineer. This study, which was prepared by Gewalt-Hamilton assessed access, on-site circulation, trip generation, trip distribution, pick-up and drop-off operations and impacts to the surrounding streets.

Trip Generation

Pursuant to the traffic study the projected number of trips coming to and leaving the proposed expansion of the Xilin day care facility during the weekday morning peak hour (7:30 AM to 8:30 AM) is 9 trips (inbound = 9 + outbound = 0), while the weekday evening peak hour (4:30 PM to 5:30 PM) is 9 trips (inbound = 0 = outbound = 9). Gewalt-Hamilton used observations of the current Xilin center on site as well as previous observations of the Xilin's Naperville facility to determine the trip generation rates as; i) there are no ITE (Institute for Transportation Engineers) standards for adult day care and ii) the ITE standard for traditional day care, which would amount to 197 trips generated, is not a comparable assessment as most child day care facilities do not offer a shuttle service and a majority of parents drop off and pick up their children.

By way of comparison, a professional office occupying the same tenant space would generate up to 36 trips more, during the weekday morning peak hour and up to 21 trips more during the weekday evening peak hour (see Table 1) than the proposed day care. A medical office use would generate up to 30 trips more, during the weekday morning peak hour and up to 48 trips more during the weekday evening peak hour (see Table 1) than the proposed day care. Staff concurs with the Gewalt Hamilton assessment that while delays along Algonquin Road and those experienced by vehicles on S. Tonne Road are greater than desirable, the minimal additional traffic volumes generated by the expansion at Xilin Adult Day Care will not result in any noticeable increase in delays. The signalized driveway will continue to operate at a Level of Service (LOS) of F for the southbound leg of the intersection, or better during morning peak hour and while all other movements will continue to operate at a LOS of E or better.

Table 1: Trip Generation Analysis

| | Weekday Morning Peak Hour (7:30 AM to 8:30 AM) | | | Weekday Evening Peak Hour (4:30 PM to 5:30 PM) | | |
|--------------------------|---|----------|-------|---|----------|-------|
| | Inbound | Outbound | Total | Inbound | Outbound | Total |
| Xilin | 9 | 0 | 9 | 0 | 9 | 9 |
| Professional (16,200 SF) | 40 | 5 | 45 | 5 | 25 | 30 |
| Medical (16,200 SF) | 31 | 8 | 39 | 16 | 41 | 57 |

Parking

As shown in Table 2, Xilin requires 42 parking spaces, while the rest of the building requires 147 spaces for a combined total of 189 spaces. As previously mentioned, the site has a total of 279 parking stalls, thereby resulting in a parking code surplus of 90 parking spaces.

Table 2: Parking Code Analysis

| Use | Square Footage/ Employees | Parking Ratio | Required Parking |
|----------------------------------|------------------------------|------------------------|------------------|
| 145 E. Algonquin Road | | | |
| Xilian Day Care | 25,945 SF/28 employees | 3 spaces / 2 employees | 42 |
| 125-135 E. Algonquin Road | | | |
| Programmers Investment Corp | 26,226 | 1 space / 300 SF | 87 |
| AXA Advisors | 2,020 | 1 space / 300 SF | 7 |
| Vacant | 7,586 | 1 space/ 300 SF | 25 |
| Thin Fast | 3,480 | 1 space/ 200 SF | 17 |
| iPure Med Spa | 2,786 | 1 space/ 250 SF | 11 |
| Total | 42,098 | | 147 |
| Total | | | 189 |
| Total Provided | | | 279 |
| Surplus / (Deficit) | | | 90 |

Staff arrives prior to 7:30 AM, while patrons arrive between 8:00 AM and 9:10 AM. The vast majority of patrons arrive via Xilin vans or taxis. Very few, if any patrons, arrive by cars. After daily activities, patrons begin to leave the facility between 2:50 PM and 4:00 PM. The current parking demand on site peaked at 69 occupied spaces at 11:00 AM. With the added demand of the Xilin expansion and accounting for the vacant space, a total of 104 spaces are projected to be occupied, leaving 63% (175 spaces) of the parking lot as open.

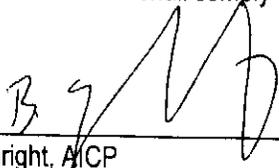
Based on this information the Staff Development Committee concurs with the Petitioner that there is sufficient parking on site to accommodate the proposed use.

RECOMMENDATION

The Staff Development Committee reviewed the proposed request and recommends **approval** of a Land Use Variation to allow a 16,200 SF expansion to an adult day care facility in an M-2, Limited Heavy Manufacturing District located at 145 E. Algonquin Road. This approval shall be 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 installation of the new transit line

3. The Petitioner shall comply with all Federal, State, and Village codes, regulations and policies.



September 4, 2015

Bill Enright, AICP
Deputy Director of Planning and Community Development

C: Randy Recklaus, Village Manager
All Department Heads