



Village of Arlington Heights
Plat and Subdivision Committee
Community Room, 3rd Floor
Arlington Heights Village Hall
33 S. Arlington Heights Road
Arlington Heights, IL 60005
July 8, 2015
6:30 PM

I. CALL TO ORDER

II. ROLL CALL

III. APPROVAL OF MINUTES

IV. REPORTS

V. OLD BUSINESS

VI. NEW BUSINESS

- A. Xilin Adult Day Care - 145 E. Algonquin Rd. - T1505
Land Use Variation

VII. OTHER BUSINESS

VIII. ADJOURNMENT

Persons with disabilities requiring auxiliary aids or services, such as an American Sign Language interpreter or written materials in accessible formats, should contact David Robb, Disability Services Coordinator, at 33 S. Arlington Heights Road, Arlington Heights, Illinois 60005, (847)368-5793 (Voice), (847)368-5980 (Fax) or drobb@vah.com.



Item: Xilin Adult Day Care - 145 E. Algonquin Rd. - T1505

Department: Planning & Community Development

BACKGROUND

A Land Use Variation Amendment to allow an approximately 12,831 square feet expansion of an adult day care facility in an M-2, Limited Heavy Manufacturing District.

RECOMMENDATION

On June 2, 2015, the Staff Development Committee reviewed the proposed action and is generally supportive, subject to the following conditions:

1. Provide a written justification for the land use variation based on 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 in that zone; and
- The plight of the owner is due to unique circumstances; and
- The variation, if granted, will not alter the essential character of the locality.

2. The business summary should be revised to include information relative to the types of services and programs offered at this facility.

3. A detailed traffic and parking study from a Certified Traffic Engineer shall be required. This study will need to evaluate access, parking, pick-up and drop-off, and potential traffic related impacts.

4. These are preliminary comments only and should not be relied upon as identification of the only major issues. The Staff Development Committee reserves the right to change its position on issues upon submittal of a formal application and detailed review.

ATTACHMENTS:

Description

Staff Report

Location Map

Type

Report

Exhibits

Existing & Proposed Floor Plans &
Occupancy Analysis
Business Plan
Mission & New Building Usage Plan

Exhibits
Correspondence
Correspondence

STAFF DEVELOPMENT COMMITTEE REPORT

To: Plat & Subdivision Committee
Prepared By: Latika Bhide, Development Planner
Meeting Date: July 8, 2015
Date Prepared: July 1, 2015
Project Title: Xilin Adult Day Care Facility
Address: 145 E. Algonquin Road

BACKGROUND INFORMATION

Petitioner: Ann Fei
Address: Xilin Associates
 1163 E. Ogden Avenue, Suite 301
 Naperville, Illinois 60540

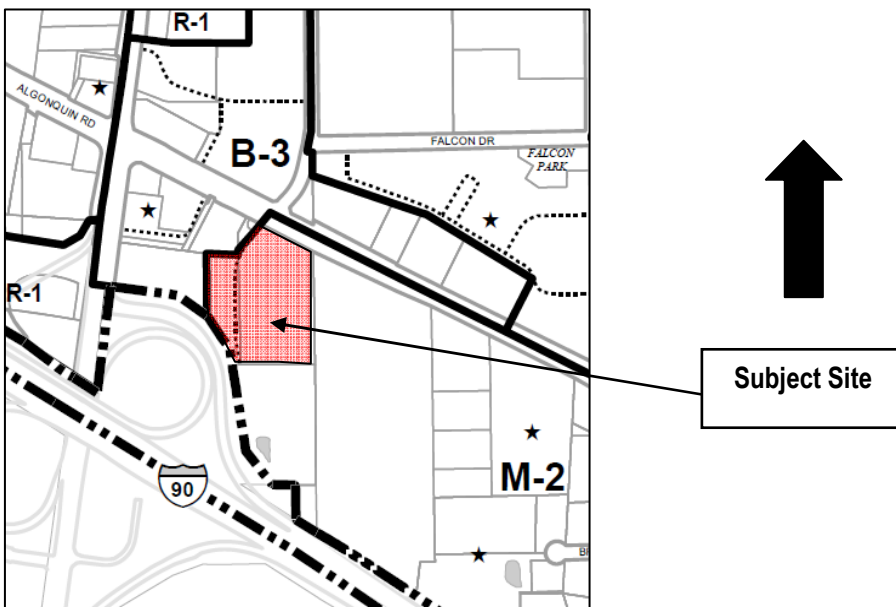
Existing Zoning: M-2, Limited Heavy Manufacturing District

Requested Action:

- A Land Use Variation Amendment to allow an approximately 12,831 square feet expansion of an adult day care facility in an M-2, Limited Heavy Manufacturing District.

Variations Required:

- None have been identified at this time.



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, light industrial 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 12,832 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 12,832 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 80 adults. The facility is expected to have an additional enrollment of 80 adults following expansion, for a total of 160 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 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. As part of the formal review process, the Petitioner will need to expand upon the business narrative to include information on the various services and programs offered at this facility.

Zoning and Comprehensive Plan

As previously mentioned the subject site is zoned M-2. According to the Permitted Use Table outlined in the Village's Zoning Ordinance, an adult day care facility is not allowed within the underlying zoning district and would therefore need Plan Commission review and Village Board approval of a Land Use Variation. The office use and the commercial school are permitted in the M-2 district. In 2013, the Village approved a land use variation was approved for an adult day care facility for Xilin at this location. The petitioner must provide a written justification for the expansion of the adult day care request 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.**

The Staff Development Committee generally supports the proposed concept as it is an expansion of an already approved land use variation. 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, it appears that 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.

As part of the formal review process, staff will evaluate with the property owner the possibility of rezoning to B-3 and a Comprehensive Plan Amendment which may closer reflect the master plan, and the existing building configuration.

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 will 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.

Building, Site and Landscape Related Issues

A fully dimensioned and to scale floor plan shall be required as part of the formal review process. Once said plan is submitted, Staff will conduct a detailed review for compliance with all applicable accessibility, building, health and life safety code requirements. The Petitioner is not proposing any changes to the building elevations and the Village will need to assess the condition of the existing parking lot to ensure that the refuse area is enclosed and the code required landscaping is provided.

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 will need to assess access, on-site circulation, trip generation, trip distribution, pick-up and drop-off operations and impacts to the surrounding streets.

With respect to parking, Staff conducted a preliminary assessment based upon the ratios outlined in the Village's Zoning Ordinance. As shown in Table 1, Xilin day care facility with the proposed addition requires 60 parking stalls, while the development as a whole requires 207 parking spaces. As previously mentioned, the site has 279 parking stalls, thereby resulting in a parking code surplus of 72 parking spaces.

Table 1: Parking Code Analysis

Use	Square Footage/ Employees	Parking Ratio	Required Parking
145 E. Algonquin Road			
Xilian Day Care	25,945 SF/40 employees	3 spaces / 2 employees	60
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			207
Total Provided			279
Surplus / (Deficit)			72

RECOMMENDATION

On June 2, 2015, the Staff Development Committee reviewed the proposed action and is generally supportive, subject to the following conditions:

1. Provide a written justification for the land use variation based on 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 in that zone; and

- **The plight of the owner is due to unique circumstances; and**
 - **The variation, if granted, will not alter the essential character of the locality.**
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 business summary should be revised to include information relative to the types of services and programs offered at this facility.
 4. A detailed traffic and parking study from a Certified Traffic Engineer shall be required. This study will need to evaluate access, parking, pick-up and drop-off, and potential traffic related impacts.
 5. These are preliminary comments only and should not be relied upon as identification of the only major issues. The Staff Development Committee reserves the right to change its position on issues upon submittal of a formal application and detailed review.

July 2, 2015

Charles Witherington-Perkins, AICP
Director of Planning and Community Development

C: Randall Recklaus, Village Manager
All Department Heads

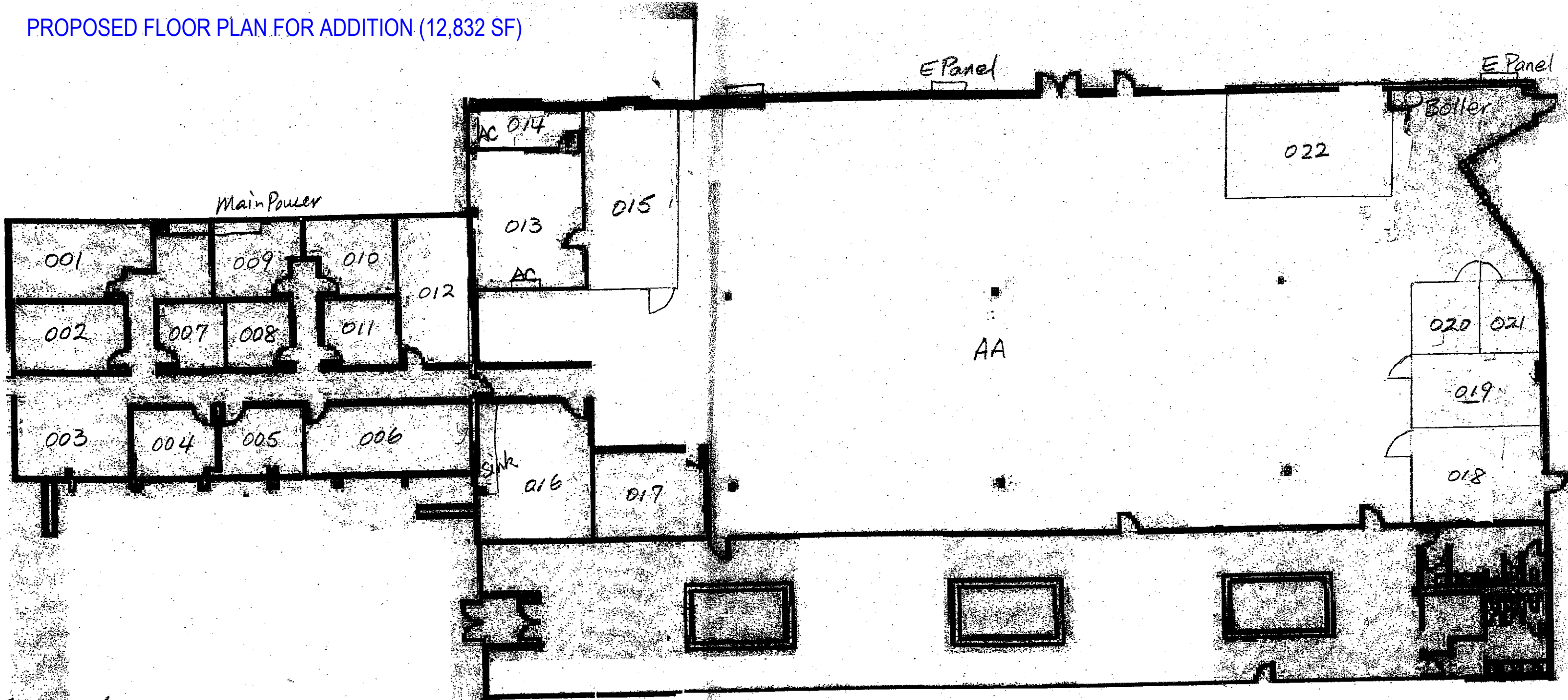


Xilin Adult Day Care
145 E. Algonquin Road
Prepared by: Planning & Economic Development
Department
July 2015

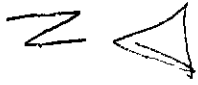
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PROPOSED FLOOR PLAN FOR ADDITION (12,832 SF)



145 East - II



BUILDING LAYOUT FOR PROPOSED ADDITION

Building Layout and Occupancy Analysis

Room #	Function	Size	Max People	Max Employee	Opt Hours
001	In-home Care Svce Office	21x12=252	4	4	M-F, 7am-7pm
002	Transportation Service Office	17x11=187	2	2	M-F, 7am-7pm
003	Reception	17x16=272	0		M-F, 7am-7pm
004	Director/Manager Office	12x12=144	1	1	M-F, 7am-7pm
005	Director/Manager Office	12x12=144	1	1	M-F, 7am-7pm
006	Internal Training/Meeting Room	24x12=288	0		M-F, 7am-7pm
007	Language Lab	9x9=81	1		M-F, 7am-7pm
008	Language Lab	11x9=99	1		M-F, 7am-7pm
009	Language Lab	13x12=156	1		M-F, 7am-7pm
010	Language Lab	13x12=156	1		M-F, 7am-7pm
011	Language Lab	11x9=99	1		M-F, 7am-7pm
012	Internal Training/Meeting Room	22x10=220	0		M-F, 7am-7pm
013	Computer Room	20x18=360	1	1	M-F, 7am-7pm
014	Patch Panel Room	18x7=126	0		M-F, 7am-7pm
015	Library II	28x15=420	4		M-F, 7am-7pm
016	Kichen/Rest	24x18=432	0		M-F, 7am-7pm
017	Library I	18x14=252	5	1	M-F, 7am-7pm
018	Nurse Room	20x16=320	2	1	M-F, 7am-7pm
019	Quiet (rest) Room	20x12=240	3		M-F, 7am-7pm
020	Hot Floor Therapy Room	10x10=100	6		M-F, 7am-7pm
021	Hot Floor Therapy Room	10x10=100	6		M-F, 7am-7pm
022	Art Room	24x15=360	10		M-F, 7am-7pm
AA	Activity Room	100x70=7000	40		S, S, 9am-5pm, M-F, 7pm-10pm
		Total weekdays:	50	11	
		Total weekends:	40		

Xilin Association Community Service Center Business Plan



Linda Yang
Executive Director
1163 E. Ogden Ave. Suite 301
Naperville, IL. 60563

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Email : lindayang@xilin.org
Web : www.xilin.org

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1. Business Description

1.1 About Xilin Association

Xilin Association, a well-known 501C (3) non-profit social service organization established in 1989, serves more than 10,000 disadvantaged and underserved ethnic individuals a year.

Xilin Association stands out not only because of its sensitivity to clients' needs, but also because of its capability of providing culturally and linguistically appropriate services for clients.

Since its inception in 1989, Xilin Association's programs have been evolved from one-day Chinese learning classes to become a community based, client needs driven, multi-social services organization. Currently, Xilin Association's programs include: 2 senior congregation meal sites in Schaumburg and Arlington Heights, 2 Adult Day Service Centers in Naperville and Arlington Heights, 10 Chinese Language Sunday schools throughout city of Chicago and northwestern suburban areas, on-going community health screening and outreach programs, general information and referral programs for low income, low English proficiency individuals, Chinese folk dance and other performing arts program, and a Xilin Art Institute in Chicago Chinatown which provides and trains performing art teachers and students.

Xilin Association's business has been booming tremendously in the last 26 years, inasmuch as the increasing needs of low income, low English proficiency and underserved population. Furthermore, building a holistic one-stop services center is always the mission and direction that leads Xilin Association. Hence, Xilin Association is in the process of getting a certificate from Illinois Department on Aging to provide In-Home Care service for the vulnerable ethnic seniors who either currently receiving Xilin's programs or are in the catchment of Xilin Association's service.

Xilin Association has a great management team and outstanding governing board of directors, who provide strong support and directions. Their wisdom and dedication are the driven force of Xilin Association's success. Xilin Association's slogan serves the needy and sustains the able.

1.2 Building One-Stop Multi-Social Service Center

Xilin Association is petitioning for a land variation of 1B (the vacant half of the Building on 145 East Algonquin Road, Arlington Heights, IL in the Lincoln Atrium Plaza), which is in the process of purchasing with the contingency of Approval from the Village of Arlington Heights.

Xilin Association, a one-stop multi-social service organization, headquartered in Naperville, has experienced the necessity of expanding its services to northwest suburban areas, such as Arlington Heights. According to the census 2010 and Xilin's client assessment in previous years, about 16% of Asians in Illinois live in northwestern suburban areas and many of them are seniors live alone in the senior

housing buildings. For example, a senior housing building in Barrington composed almost 1/3 of Chinese seniors.

Xilin Association is very grateful that the Adult Day Service Center in Arlington Heights has been up running and well accepted by the neighborhood since June 2014. Therefore, Xilin Association strongly believes that brings in a multi-social service agency in Arlington Heights will not only enrich lives of fragile needy individuals in the area, but also will bring in more job opportunities and help the local economy growth as well.

Xilin's Asian Community Service Center in Naperville is well-known among Asian communities and governmental officials and is a critical part of the development of the city. It provides linguistic and cultural capacity to the governmental entities, and brings information and services back to Asian communities from the governmental entities. She streams the gap in between the government and the Asian communities. She is also a language bank and culture competency training center for staff of hospitals, County Sheriff's office, townships, public school system, Case Management Units, Department Family and Human Services, etc. Xilin Association hopes that the Village of Arlington Heights will give Xilin Association an opportunity to play a similar role and to be an asset as it is in Du Page County.

1.3 Purchasing Facility and Modification to the Building

Responding to the need from numerous senior residents in the Northwestern of Chicago and a year's worth of research and discussion, Xilin Association's board has approved the purchasing of Unit 1B on 145 E. Arlington Heights, IL 60005, which is the vacant half where current Xilin's Adult Day Service is operating. If Xilin Association gets Unit 1B, a comprehensive one-stop social services center will be established and will benefit not only the minority communities, but also the others who are interested. Unit 1B had been well maintained and can be converted into office space without major renovation, except the installation of partition and furnishings.

1.4 Goals and Objectives

The goal is to provide social services to the needy individuals due to age, culture, and language barriers and so on.

The objectives are to:

- Provide daily culturally sensitive social services
- Provide transportation to doctor's appointments or related trips.
- Offer adult day care for fragile seniors
- Provide in-home care service for aging and/or disabled individuals
- Networking with other social service agencies and governmental officials.
- Assist individuals to adjust to the main stream society by referral, workshops, special trainings, etc.
- Be a Resource for the local governmental entities
- Promote Asian cultures to the mainstream

1.5 Critical Success Factors

The critical factor to overall success is financial stability. Xilin Association, under the guidance of the great management team and board of directors, has developed a strong and sound financial structure with a reserve fund of \$300,000 in the last 15 years and expects to be so in the future. As a non-profit organization, Xilin Association's revenue, 85% comes from governmental program reimbursement, e.g. Adult Day Care program, Health Promotion programs, Golden Dining program, In-Home Care service; the other 15% comes either from fundraising events or private foundations.

1.6 Xilin Association's Governing Body

Xilin Association is a 501 C (3) non-profit organization. The governing Body of the organization is our Board of Directors.

1.7 Xilin Association's Operating Chart

Please see attachment.

1.8 Exit Strategy

The Exit plan is to inform work related entities such as: Illinois Department on Aging, the CCU (Kenneth Young and Catholic Charity Arlington Heights), foundations and patrons of the center, about its leaving the area and sells the property.

2. Services

2.1 Adult Daycare Service

Adult Day Service is designed specifically for older people who want to remain in the community but cannot be home alone during the day due to a physical, social, and/or mental impairment. Adult day service provides socialization for isolated seniors, and also provides respite for family caregivers. The services offered in adult day service center include health monitoring, medication supervision, personal care and recreational/therapeutic activities. Nutritious snacks and lunches are served and special diets are provided. Since its opening in June 2014, current daily census is 40-50 per day. It is expected that the attendance will reach 100 in the next year.

2.2 In-Home Care Service

In-Home Care Service provides house chores, personal hygiene care, cooking, shopping, running errands, escorting and companionship, to the isolated and fragile seniors who are home-bound. It is estimated by Xilin Association that 800 to 1000 thousand seniors will benefit from this program within the next couple of years.

2.3 General Social Services

This program will help individuals with low English proficiency to access governmental services such as citizenship process, filing personal income tax, finding right schools for children, sorting mails, looking for ethnic culture classes, etc.

2.4 Chinese Language Learning and Test Center

Xilin Association will be an official Chinese language lab and test center certified by China. Also it will be a Chinese language learning center for people interested in Chinese, and a Chinese Culture training center for people who are going to work or do business in China.

2.5 Chinese performing Art and Music Instruments Learning Classes

The facility will also provide Chinese folk dancing classes, Chinese music instrument classes, and Marshall Art classes

3. Building A Comprehensive One-Stop Social Service Organization

3.1 No Comprehensive One-Stop Social Service Organization in Northwestern of Chicago Serves

According to Xilin Association's internal assessment in last few years there is no culturally and linguistically appropriate social service organization in northwestern of Chicago that serves Chinese, Korean and people from Southeast Asian countries.

3.2 In-Home Care Service

Xilin Association is going to start its In-Home Care Service to seniors in the client's homes. The service will cover areas as follows: Barrington, Elk Grove, Hanover, Palatine, Schaumburg, and Wheeling and northwestern of Chicago area. The service will focus on Asian elders who are in need and underserved due to language barrier.

3.3 A New Service Model of Adult Day Service Center

According to the Census Bureau 2005-2009 estimation, Asians are 16.9% of the total population in Schaumburg, the highest next to the Caucasian, which is 74% of the total population. Xilin Association Adult Day Service Center in Arlington Heights currently serves mainly Chinese, Korean and a small portion of other ethnicities. Xilin Association is expecting to serve more non-Asians in our Adult Day Center and will work harder to let our services known in the area.

4. Marketing and Outreach Plan

4.1 Reach out current clients in Xilin Association

Xilin Association serves more than 25,000 clients a year through its programs, such as: Senior congregation meals, Community health outreach program, Arranging 150 slots of mammogram screening for low income women, after school learning center for children of age 6-14, Chinese folk dance classes on weekends, Chinese music instrument classes, and ad hoc workshops...

4.2 Outreach to Churches, supermarkets, restaurants and others

Indian temples, mosques, Korean and Chinese churches, and Chinese Sunday Schools will be reached on a regular basis. Xilin Association will try to advertise their services on various ethnic newspapers and on local township special event calendar. Xilin Association will disseminate service flyers to restaurants, supermarkets, and senior housing buildings.

4.3 General Marketing Plan

Xilin Association will make it known to the local business entities, governmental official and develop a good working relationship. Xilin Association will also use local media, internet social networks and other possible media channels to introduce their services, and hires qualified individuals to join their workforce.

5. Program Development

5.1 Development of the program

Xilin Association's Adult Day Service in Arlington Heights started in June, 2014 and runs very well, clients are growing every week. In presence, our daily census of participants is 25-30. We are expecting other programs will grow steadily as well, once the Unit 1B is available.

5.2 Development timeline

Xilin's Center is planning to open all services in fall 2015 pending on the approval from Village of Arlington Heights and other minor modification needed.

6. Operations

6.1 Daily Activities

Center will be open 7 days a week 7:00am-7:00pm on Monday thru Friday, Weekend 9:30am-5:00pm. Occasionally, there will be a special event, the center could be close 10:30pm.

6.2. Emergency

Xilin will be working with local police department and medical facilities whenever there is an emergency. Xilin Association has an emergency policy and procedures to follow when there is an emergency due to unexpected incidents or natural disasters. Xilin has care workers trained and certified for CPR, and a nurse who can perform first aid procedures once an incident happens. Fire drills will be conducted periodically.

6.3 Book Keeping

Xilin has a centralized accounting and control system. The off-site controller is paying bills, issuing salaries, and monitoring spending. There will be a bookkeeper in the Arlington Heights Center. The controller issues petty cash to the bookkeeper and the bookkeeper reports back to the controller at least once per month. Most of the revenue will be coming from state reimbursement. A small portion is privately paid.

6.4 Inventory and Supplies

The Arlington Heights Center will need to purchase dry goods, and supplies for activities and office. Staff of Arlington Heights Center will follow Xilin Association's purchase procedure and make an inventory list. Supplies and dry goods are stored in the storage room.

8. Financials

8.1 Start-up Funds

Total start-up funds required total at \$200,000 (\$50,000 down payment and closing cost of purchase, \$100,000 remodeling, and \$50,000 for the first three months of operation). \$15,000 will be grant funding from the Chicago Community Trust, and \$185,000 will be from Xilin's own reserve fund.

8.2 Lender – Illinois Financial Fund

The purchase price of building is \$485,000, 10% down payment being \$48,500. Xilin will borrow \$436,500. The lender is the Illinois Facility Fund, a financial institution specializing in lending to non-profit capital projects. More information can be found at <http://www.iff.org>. The loan officer who handles Xilin's case is Mr. Steve Bricker, and he can be reached at 312-629-0060 or sbricker@iff.org.

8.3 Financial Forecast

See attached Xilin Association Budget 2014

9. Appendix

Xilin Organization Mission and New Building Usage Plan

Xilin Association is a non-profit social service organization established in 1989. Xilin Association's programs has been evolved from one-day Chinese learning classes to become a community based, client needs driven, multi-social services organization. Currently, Xilin has 2 senior congregation meal sites in Schaumburg and Arlington Heights, 2 Adult Day Service Center in Naperville and Arlington Heights, 10 Chinese Language Sunday schools throughout city of Chicago and northwestern suburban areas, on-going community health screening and outreach programs, in-home care service program for aging and/or disabled individuals, Chinese folk dance and other performing arts program, Library, etc. Overall, Xilin is now focusing on providing one-stop for multi-social services.

Because of the tremendous booming of Xilin business, half year after Adult Day Service Center at Arlington Heights opened, Xilin purchased another half of 145 East Algonquin Road building. The following are the plan for usage of each business functionalities and occupancy analysis:

1. In-home care service for seniors or disabled individuals:
 - Two Director/Manager offices, around 288 sf.
 - One staff offices, around 252 sf.
 - Max 6 people during week days. All are employees
2. Transportation to doctor's appointments or related trips:
 - One staff office, around 187 sf.
 - Max 2 people during week days. All are employees
3. Therapy rooms for existing Adult Day Service:
 - Two hot floor rooms, around 200 sf.
 - One quiet room, around 240 sf.
 - Max 15 people during week days. These people belongs ADS.
4. Nurse room for existing Adult Day Service:
 - One room, around 320 sf.
 - Max 2 people during week days. These people belongs ADS.
5. Art room for existing Adult Day Service:
 - One room, around 360 sf.
 - Max 10 people during week days. One employee. These people belongs ADS.
6. Library:
 - Two rooms, around 672 sf.
 - Max 9 people during week days. One employee.
7. Chinese language testing lab:
 - Five rooms, around 591 sf.
 - Max 6 people during week days. One employee.
8. Computer room:

- Two rooms, around 486 sf.
- One employee
- 9. Training room for Xilin workers, who will participate in variety social services:
 - Two rooms, around 508 sf.
 - All people come from other offices which had counted.
- 10. Activity Room:
 - Open area, around 7,000 sf.
 - Max 40 people, only weekends or evenings.

The potential objectives are as follows:

- 11. Networking with other social service agencies and governmental officials
- 12. Assist individuals to adjust to the main stream society by referral workshops, special trainings, etc.
- 13. Be a resource for the local governmental entities

The building operation hour will be 7:00am-7:00pm on Monday through Friday, 9:30am-5:00pm on Saturday and Sunday. Occasionally, the evening event could be 7:00pm-10:00pm.