

**STAFF DEVELOPMENT COMMITTEE REPORT**

**To:** Plan Commission  
**Prepared By:** Sam Hubbard, Development Planner  
**Meeting Date:** July 27, 2016  
**Date Prepared:** July 22, 2016  
**Project Title:** 1614 W Central Rd Pharmacy LUV  
**Address:** 1614 W. Central Rd

**BACKGROUND INFORMATION**

**Petitioner:** Jisit Zaveri  
**Address:** 95 W. Thacker St.  
 Schaumburg, IL 60194

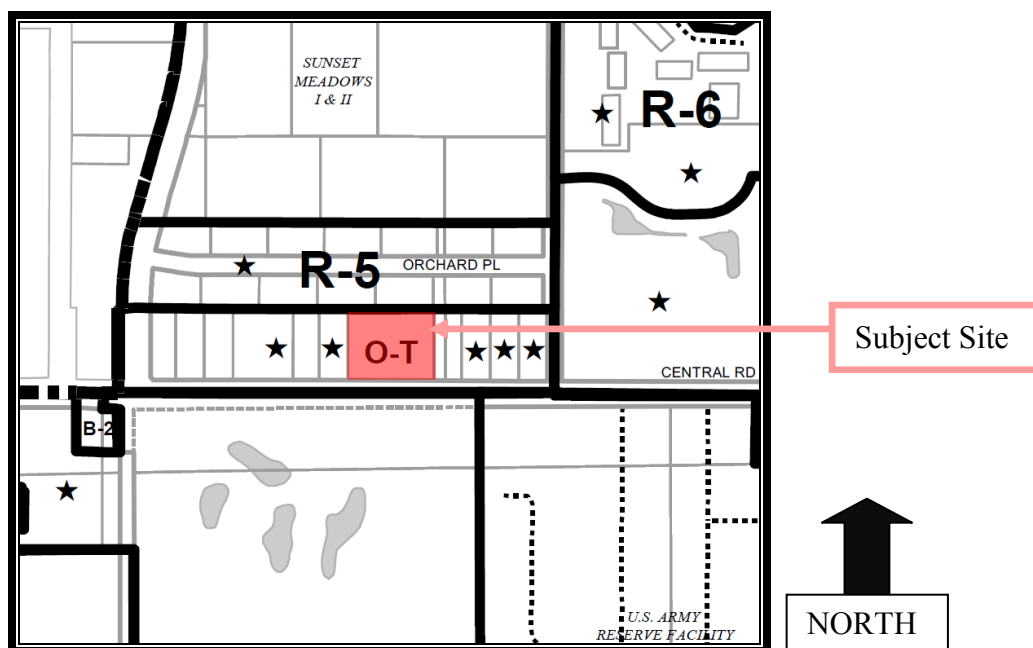
**Existing Zoning:** O-T, Office Transitional District

**Requested Action:**

- Land Use Variation to allow a "Drug Store and Pharmacy" use within the O-T, Office Transitional District.

**Variations Identified:**

- None.

**Surrounding Properties:**

Direction	Zoning	Existing Use	Comprehensive Plan
North	R-5, Multi-Family Dwelling District	Multiple Family Residential (Townhomes)	Commercial
South	PL, Public Land District	Government (US Army Reserves Facility) and Recreational (Arlington Lakes Golf Course)	Single-Family Detached
East	O-T, Office Transitional District	Cell Tower	Commercial
West	O-T, Office Transitional District	Medical Office Building (Body Werks Physical Therapy)	Institutional

**Background:**

The subject property is approximately 1.72 acres in size and is occupied by a 39,340 square foot medical office building (the Atrium building). The Petitioner is proposing to sublease approximately 277 square feet of space within Suite 209, which is currently occupied by the Accumed Center, a physician's office specializing in family medicine. The pharmacy is primarily intended for the clients of the various doctors within the medical office building, although nothing would stop patients of doctors outside of the medical building from calling in prescriptions. The pharmacy would sell pharmaceutical drugs only; there would no other products offered for sale (such as the other items traditionally found in a "Walgreens" or "CVS"). Hours of operation would be between 9:30am to 5:00pm on Monday thru Friday, and 9:30am to 1:00pm on Saturday (closed on Sunday), and the pharmacy would have a total of two employees. Since pharmacies are not allowed in the O-T District, a Land Use Variation is required.

The subject property was approved in 1980 as a PUD via Ordinance #80-114, and subsequently amended in 1996 via Ordinance #96-005 and again in 2005 via Ordinance #05-089. The 2005 amendment added the property at 1628 W. Central Rd. into the PUD area, which property immediately abuts the subject property to the west. For parking purposes, the entire PUD (both 1614 W. Central and 1628 W. Central) is considered as one property. A total of 190 parking spaces are provided between the two properties.

**Zoning and Comprehensive Plan**

The current use of the property, as an office building composed of medical office tenants, conforms with the use allowances within the O-T, Office Transitional District. However, the storage of "goods, wares, or merchandise for sale or delivery from or on the premises is prohibited" within the O-T District. Furthermore, "Drug Stores and Pharmacies" are not listed as a permitted or special use within the O-T District, and therefore a Land Use Variation is required for the proposed pharmacy.

The Village's Comprehensive Plan designates the future use of the subject property as "Offices Only". Although the proposed Land Use Variation does not conform to this designation, the subject property will remain primarily as medical offices. The pharmacy use, which would occupy only around 3% of the building, will not interfere with the continuing use of the building as offices, which conforms to the Comprehensive Plan.

The petitioner has submitted responses (attached) to the criteria necessary for Land Use Variation approval, which criteria is summarized below:

- **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.**
- **The plight of the owner is due to unique circumstances.**
- **The variation, if granted, will not alter the essential character of the locality.**

Staff has analyzed the petitioners' responses to the criteria and believes that the necessary standards for approval have been met. Specifically, given the size of the proposed pharmacy at approximately 277 square feet and the fact that the pharmacy will primarily serve patients within the existing medical office building without offering other retail products beyond pharmaceutical drugs for sale, the proposed variation will not alter the essential character of the locality.

**Plat and Subdivision Committee**

The Plat and Subdivision Committee met on April 27<sup>th</sup> to discuss the proposed pharmacy. The subcommittee provided positive feedback on the proposal and encouraged the petitioner to submit a zoning application. The minutes of that meeting are attached. One of the items that arose during the discussion was whether small medical pharmacies within medical office buildings are an emerging trend in the medical field. Staff has since reached out to 12 nearby municipalities to see how they would handle the proposed request and to see if this type of request is something that occurs frequently. Only two (Schaumburg and Niles) indicated that they've had pharmacies interested in locating in existing medical office buildings within an "Office" zoning district. Overall, responses were mixed, with some municipalities permitting retail sales in "Office" zoning districts when in conjunction with a permitted use (Buffalo Grove and Elk Grove Village), some municipalities would only allow it only via a special use permit (Evanston and Hoffman Estates), and other municipalities did not allow it (Bartlett, Wheeling, and Des Plaines). It should be noted that some of the municipalities surveyed did not have comparable office only zoning districts.

**Site Plan, Building and Landscaping**

All improvements will be interior and no modifications to the exterior layout of building or parking lot are proposed. All future signage must conform to any restrictions as may be included within the PUD that governs the property, as well as all sign code regulations as outlined within Chapter 30.

**Traffic & Parking**

A detailed traffic study is not required due to the amount of floor area for the proposed use (under 5,000 square feet). However, staff has asked the petitioner to survey the existing parking lot during two week days and one Saturday to determine the current usage of the parking lot. The parking survey is included within the petitioners response to Village review comments. The survey showed that during the busiest time (12:00pm during the weekday), the total number of cars parked within both the subject property (1614 W. Central) and abutting medical office building (1628 W. Central) was 93 cars. This correlates to approximately 49% usage of the existing parking lot during peak times, which demonstrates sufficient capacity to accommodate the proposed pharmacy.

Since parking requirements for a retail use (one space per 300 sq. ft.) are actually less than those for a medical office use (one space per 200 sq. ft.), the overall code required parking for the site could potentially decrease when factoring the replacement of medical office space with the proposed pharmacy. However, since the proposed pharmacy is so small (277 sq. ft.), the parking requirement remains the same. It should be noted that a variation was granted in 2005 that allowed a reduction in required parking on the site. The below table illustrates the code required parking based on the uses on the site:

<b>PARKING ANALYSIS</b>				
<b>Space</b>	<b>Code Uses</b>	<b>Gross Square Footage</b>	<b>Parking Ratio (1:X)</b>	<b>Parking Required</b>
Sublease of Suite 209 for proposed Pharmacy	Retail Stores	277	1 space per 300 sq. ft.	1
Remainder of Atrium Building (1614 W. Central Rd.)	Office, Medical	39,063	1 space per 200 sq. ft.	195
1628 W. Central Rd. Building	Office, Medical	7,896	1 space per 200 sq. ft.	39
Total Parking Required per uses on Subject Property				236
Total Parking Required per approved Variation				189*
Total Parking Provided				190
<b>Surplus/(deficit)</b>				<b>1</b>

\*Parking Variation to allow 189 spaces was approved in 2005.

Based on the previously granted variation, the site remains in compliance with all parking regulations when factoring in the proposed pharmacy use.

**RECOMMENDATION**

The Staff Development Committee reviewed the proposed request and supports the Land Use Variation to allow an approximately 277 square foot pharmacy within Suite 209 on the subject property in accordance with the site plan submitted in conjunction with this application and subject to the following:

1. The Petitioner shall comply with all applicable Federal, State, and Village Codes, Regulations, and Policies.

\_\_\_\_ July 22, 2016  
Bill Enright, Deputy Director of Planning and Community Development

Cc: Randy Recklaus, Village Manager  
All Department Heads