

## Justification for Variations in Zoning Permit

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In response to the questions posed to the petitioner.

- 1) ***"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 subject property is approx. 1.72 acres in size and contains a 32 year old office building composed of mainly medical offices, a physical therapy office and a laboratory office. They provide various types of medical examination services, all types of blood work testing and several kind of rehabilitation/therapy services. Establishing a small medical pharmacy within the office building, intended for the prescription drug services only for the clients of the doctors within the building. The proposed pharmacy use is very similar to the other medical offices.

- 2) ***"The plight of the owner is due to unique circumstances."***

Having a small medical pharmacy inside the medical building, has been becoming most common practice in the recent years. Due to growth of the new technology, merging the pharmaceutical practice and services into the medical building turns into a unique and important medical practice site. Having a small medical pharmacy at this location would make "One Stop Medical Building" for clients of the physicians within this location. Therefore, the subject property wants to adopt this growth for future sustainability.

- 3) ***"The Variation, if granted, will not alter the essential character of the locality."***

Right before the subject property is a large physical therapy and right after the subject property is a large eye clinic. This pharmacy practice will not have a retail over the counter sections due to space limitations and we will only have behind the counter prescriptions drugs, not the front end products such as Walgreens or CVS. Therefore, proposed pharmacy would be considered identical to medical office, which will not alter the essential.

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