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REPORT OF THE PROCEEDINGS OF A PUBLIC HEARING  
BEFORE THE VILLAGE OF ARLINGTON HEIGHTS  
PLAN COMMISSION

COMMISSION

RE: PHARMACY - 1614 WEST CENTRAL ROAD - PC# 16-017  
LAND USE VARIATION FOR PHARMACY

REPORT OF PROCEEDINGS had before the Village of  
Arlington Heights Plan Commission Meeting taken at the Arlington Heights Village Hall,  
33 South Arlington Heights Road, 3rd Floor Board Room, Arlington Heights, Illinois on  
the 27th day of July, 2016, at the hour of 7:30 p.m.

MEMBERS PRESENT:

JOE LORENZINI, Chairman  
LYNN JENSEN  
TERRY ENNES  
BRUCE GREEN  
JOHN SIGALOS  
JAY CHERWIN

ALSO PRESENT:

SAM HUBBARD, Development Planner

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CHAIRMAN LORENZINI: I'd like to call to order the meeting of the Plan Commission. Would you please all rise and say the pledge of allegiance with us?

(Pledge of allegiance.)

CHAIRMAN LORENZINI: Thank you. Roll call please.

MR. HUBBARD: Commissioner Cherwin.

COMMISSIONER CHERWIN: Here.

MR. HUBBARD: Commissioner Dawson.

(No response.)

MR. HUBBARD: Commissioner Drost.

(No response.)

MR. HUBBARD: Commissioner Ennes.

COMMISSIONER ENNES: Here.

MR. HUBBARD: Commissioner Green.

COMMISSIONER GREEN: Here.

MR. HUBBARD: Commissioner Jensen.

COMMISSIONER JENSEN: Here.

MR. HUBBARD: Commissioner Sigalos.

COMMISSIONER SIGALOS: Here.

MR. HUBBARD: Commissioner Warskow.

(No response.)

MR. HUBBARD: Chairman Lorenzini.

CHAIRMAN LORENZINI: Here. The next item on the agenda is approval of meeting minutes from July 13th, that's four different meeting minutes to be approved. Any comments or recommendations to approve?

COMMISSIONER SIGALOS: I have comments on one, Joe. I have a comment on the minutes of the Lambs of Faith Early Childhood Center. The pages aren't numbered but the fifth page, towards the bottom of the fifth page where there's a couple of sentences here where I spoke and says that I am in full support of our project. That should be your project. I have no involvement in that project.

CHAIRMAN LORENZINI: Okay.

COMMISSIONER SIGALOS: I just don't want to be misunderstood that I was potentially involved. It should read your project.

CHAIRMAN LORENZINI: Okay. All right, thank you, Commissioner Sigalos. Any other comments?

COMMISSIONER SIGALOS: That's all I have.

COMMISSIONER GREEN: I'll make a motion for approval.

CHAIRMAN LORENZINI: Second?

COMMISSIONER SIGALOS: I'll second.

CHAIRMAN LORENZINI: All in favor?

(Chorus of ayes.)

CHAIRMAN LORENZINI: Opposed?

(No response.)

COMMISSIONER JENSEN: I just want to note that I was absent so that should be on the record.

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CHAIRMAN LORENZINI: Okay, thank you. All right, the next item on the agenda is public hearing PC# 16-017, Pharmacy at 1614 West Central Road. Have all the proper notices been given, Sam?

MR. HUBBARD: They have.

CHAIRMAN LORENZINI: Is the Petitioner here? Would you please come forward and I'll swear you in for your testimony, for when you testify. Please raise your right hand.

(Witness sworn.)

CHAIRMAN LORENZINI: Thank you. Could you please state your name and spell it for the court reporter?

MR. ZAVERI: Yes. Jisit Zaveri, J-i-s-i-t, last name Z-a-v-e-r-i.

CHAIRMAN LORENZINI: There is one condition, that the Petitioner shall comply with all applicable federal, state and local codes, regulations and policies. Do you agree with that?

MR. ZAVERI: Yes.

CHAIRMAN LORENZINI: Why don't you give a brief presentation on your project?

MR. ZAVERI: Yes, sir.

MR. HUBBARD: There's a thing there, if you press the bottom button and point it towards the computer, it will slide through your slides.

MR. ZAVERI: This one?

MR. HUBBARD: Yes.

MR. ZAVERI: Got it. So, as you all know, my name is Jisit Zaveri. I'm here to ask your support and allow to have a drugstore and pharmacy at 1614 West Central in Arlington Heights.

Let me tell you a little bit about myself. I do currently have a Doctor of Pharmacy degree, and I have been licensed as a registered pharmacist in the state of Illinois. Having that degree made me open a few independent pharmacy chains. They are located in Villa Park, Hazel Crest and New Island. Also, having that education background with being a pharmacist, opening this new project makes me confident and strong ownership individual.

I'm going to talk a little bit about this pharmacy. So, 1614 West Central Road is a medical office building. It has physicians, several offices such as lung doctor's office, physical therapy, dentist office, lab office for blood work. Most importantly, it's missing this pharmacy. By having a community pharmacy, it would make a big impact for clients and regular patients within the building.

We would acquire approximately 277 square feet of size in this pharmacy. It would locate inside the family practice which is currently existing and it's going to be Suite No. 209. Due to the space limitation, we would only have behind-the-counter drug products and pharmaceutical products. We would not have over-the-counter products which you would see in like traditional sections of CVS or Walgreens which are over-the-counter products.

We would have a full-time registered pharmacist and a pharmacy technician during the operational hours. The hours would be Monday through Friday, 9:00 a.m. to 5:30 p.m., Saturday, 9:30 a.m. to 1:00 p.m., and we would be closed on Sundays.

Our main clients would be all the patients from this medical building, from family practice, a lung doctor, anybody who comes to see a doctor at this location, and after

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seeing a physician, they would stop by at the pharmacy to pick up their prescription. So, by doing that, it saves their time, makes it convenient, and improves their overall healthcare and makes it more efficient. Also, staff from this medical building such as nurses and medical assistants could also benefit from the pharmacy by getting their personal prescriptions.

In conclusion, I'd like to say that this setting is very similar to the other medical offices located in the same building. By having this pharmacy at this medical center, it would make it a one-stop medical center. It makes it very convenient for all the clients. I personally think this is an emerging trend in a new era going forward in 2017. By doing this, it improves the overall healthcare to the Village of Arlington Heights and community.

I ask you please support this pharmacy and please allow me to open up this business. Thank you for your support.

I do like to share one of my pharmacy in Hazel Crest which is very similar to coming up with this project. So, this is a very similar building, like 1614. As you see, it's a three-story building. The third photograph to the right is a hallway going to the pharmacy, and the fifth photograph to the right at the bottom is the pharmacy. As you see, it's only pharmaceutical prescription drugs. It's also small, about 400 square feet. It's located within a medical building. These are different photos of that existing pharmacy that is inside the medical building. My upcoming project will be very similar to this project. Thank you.

CHAIRMAN LORENZINI: Thank you. You can have a seat if you want. Sam, would you give us the Staff report please?

MR. HUBBARD: Yes. So, as you've heard, the Petitioner would like to establish an approximately 277 square-foot pharmacy within an existing medical office building. He would sub-lease space within Suite 209 for this pharmacy. The subject property is zoned O-T which is Office Transitional, and pharmacies and retail sales are not allowed within the O-T District. So, therefore, a land use variation is required in this case.

The Petitioner has provided the justification for land use variation approval. We've evaluated it and we concur that the necessary standards of approval have been met.

He's not proposing any exterior changes to the building. He hasn't provided any details on signage, so any signage would have to conform to the regulations of the O-T District and the underlying PUD that governs the property.

Relative to the use, there was some discussion at the Plat & Subdivision Committee about whether or not this was an emerging trend of, you know, smaller pharmacies within an offices only zoning district. So, Staff has subsequently reached out to 12 other communities to figure out how they would deal with this and whether or not it's something that they're seeing in their communities. The results were really mixed, kind of all across the board. Some of the communities would have allowed it as an accessory use to permitted medical office. Other communities would have required it to go through a public hearing process like Arlington Heights is. Other communities would just not allow it, period.

So, as there was a variety of answers, we don't necessarily believe that this is a really quick and fast-moving trend. We believe our zoning code does adequately address it and we're comfortable with how it does address this type of situation. However, if we continue seeing this request, you know, it's something that we would definitely reevaluate.

Regarding parking, because of the extremely small size of the proposed use, there is actually no change to the parking requirements. The site is currently

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compliant to all parking regulations. We did ask the Applicant to survey the parking, and he found that on the busiest day, the parking lot was only about 49 percent used. So, there's significant capacity to handle any expected increase to the parking, although I don't expect there to be much of an increase due to this use.

Also, because there are no other retail sales like you would find in a Walgreens or a CVS, it's just strictly pharmaceuticals here, I don't expect a rush of customers coming to the site. So, we are supportive of the land use variation and I'd be happy to answer any questions.

CHAIRMAN LORENZINI: Thank you. Is there a recommendation to approve the Staff report into the public record?

COMMISSIONER ENNES: So moved.

CHAIRMAN LORENZINI: Second?

COMMISSIONER GREEN: Second.

CHAIRMAN LORENZINI: All in favor?

(Chorus of ayes.)

CHAIRMAN LORENZINI: Opposed?

(No response.)

CHAIRMAN LORENZINI: Okay, next we're going to have questions from the Commissioners. Commissioner Cherwin, would you like to start?

COMMISSIONER CHERWIN: No, you know, I sat and listened to the Petitioner in the Plat & Subcommittee, and I think we flushed out some of the issues in there. I'm satisfied with the answers, so I don't have any further questions pending public comment. Thank you.

CHAIRMAN LORENZINI: Commissioner Sigalos?

COMMISSIONER SIGALOS: I just had a few questions. This is for prescription drugs only, not over-the-counter drugs such as your Bayer or Tylenol or things like that?

CHAIRMAN LORENZINI: Please come forward to speak into the microphone. Thank you.

MR. ZAVERI: Yes, that is correct. This would be only, prescription drugs only, not over-the-counter like aspirin or Tylenol, none of it.

COMMISSIONER SIGALOS: So, will you be soliciting business from other doctors along Central Road? There's a lot of medical buildings there. So, would you be advertising your pharmacy to them also? Or just to the doctors within this particular building?

MR. ZAVERI: Just to the doctors within this building.

COMMISSIONER SIGALOS: So, you will not be advertising your pharmacy to others outside of this building?

MR. ZAVERI: No. I don't know any other doctors. I have no idea about any other medical buildings besides this. I know there is a hospital and the ER, Northwest Community ER Center. But no, I wouldn't be going out and marketing to different medical buildings.

COMMISSIONER SIGALOS: Just looking at the floor plan, it looks like your pharmacy is within this doctor's office. So, if I'm coming in to fill a prescription, I would have to come in to that doctor's office? It's not a direct counter or whatever off the public corridor?

MR. ZAVERI: We are planning on making a direct entrance to the

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pharmacy. We would have also a second entrance from the doctor's office. So, we would have two different entrances. So, during, if the medical office is closed, during those hours, the pharmacy would be still open and following their regular business hours.

COMMISSIONER SIGALOS: Looking at the floor plan that was provided with this report, I haven't seen a counter off the main corridor, it looks like you have to come in through the receptionist area to access your pharmacy.

MR. ZAVERI: Absolutely.

COMMISSIONER SIGALOS: You changed that from what this --

MR. ZAVERI: Yes, that happened yesterday.

COMMISSIONER SIGALOS: Okay, so it's really then independent of this doctor's office that exists there now?

MR. ZAVERI: Yes.

COMMISSIONER SIGALOS: You're just leasing the space from there?

MR. ZAVERI: Space from that doctor's office.

COMMISSIONER SIGALOS: Did you have any kind of signage on the building or would we be looking for that?

MR. ZAVERI: We would just have signage inside the building. The landlord is strictly prohibiting any signage outside the building. We would have about a two by three small signage at the door, and then another sign as soon as you walk in to the building. We would have a small sign along with the other doctors listing and other suite listing.

COMMISSIONER SIGALOS: Okay. Those are the only questions I have at this time.

MR. ZAVERI: Thank you.

CHAIRMAN LORENZINI: Commissioner Jensen?

COMMISSIONER JENSEN: Yes, I do have a couple of questions. I, too, was at the Plat & Sub and I thought you had a good proposal here. But I do have a clinical question and then a suggestion.

MR. ZAVERI: Yes, sure.

COMMISSIONER JENSEN: The clinical question is how do you deal with adverse, the potential for adverse drug interactions? A patient comes and sees the doctor at 1614, they had a long history with either other doctors or a different family doctor or they're using Walgreens or some of these other places that actually can check and see about adverse drug interactions. What can you do to deal with that issue?

MR. ZAVERI: So, we currently use a similar program like Walgreens and CVS uses. As soon as any patient walks in to a pharmacy, we would ask their current medications and any past medication history. We would add all that into a computer programming system and that helps to review drug interactions, any adverse reactions coming up from past medication therapy or upcoming medication therapy. Also, we have experienced pharmacists, they could recognize any potential side effects that may occur.

COMMISSIONER JENSEN: I'm somewhat encouraged by that, but I mean the advantage of either a pharmaceutical benefits manufacturing entity or some place like Walgreens where you get all of your drugs filled is they don't need to ask you. They know what you're getting filled and automatically can check for adverse reactions. So, I don't know how well you will be able to get people, I know when I go to the doctor, they say list all your medications.

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If I forget to print off my list which is getting longer every year, then I have a problem because I can't remember dosages, I can't remember and I leave some of them out.

So, I'm a little concerned about people coming into your pharmacy, trying to remember which of the 15 drugs they take to the list and you have really no history with them. So, that's giving me a little bit of clinical problems.

MR. ZAVERI: Absolutely. So, because of that, my technician and my staff takes an extra step and they contact the physician office and they request for current and past medical history.

COMMISSIONER JENSEN: Are they allowed to do that by HIPAA?

MR. ZAVERI: Yes. It's from one healthcare to another. Walgreens, a lot of times people go from one pharmacy to another, convenience, cheaper expensive drugs. At that time, Walgreens and CVS or any other pharmacy are not connected, not linked, so you would have to provide your past or current medical history.

COMMISSIONER JENSEN: Well, I like your going back to the provider, the physician. I think that does give you some safeguard so I'm encouraged by that.

MR. ZAVERI: Yes.

COMMISSIONER JENSEN: The only other thing is a comment. There are those three standard questions that are asked, that you have to support that you really can't make a good return if you can only do it within what the code currently allows. I liked your answer to number two better as the answer to number one. I think you actually gave a good answer to number two which said this industry and this arrangement is evolving in a lot of places. You know, the doctor's offices will need to continue to be competitive unless they offer a pharmacy within their own practices.

MR. ZAVERI: Absolutely.

COMMISSIONER JENSEN: So, I would suggest before you go to the Board, you revisit those three questions, and I think two is a better answer to one. You'll have to figure out what you're going to say about two.

MR. ZAVERI: Thank you.

CHAIRMAN LORENZINI: Commissioner Ennes?

COMMISSIONER ENNES: I also have a couple of questions. You note in here in the report that your hours will be from 9:30 in the morning until 5:00 p.m., Monday through Friday, and 9:30 to 1:00 p.m. on Saturdays. Are those the same hours that the doctor's practice is open? Or are they open longer?

MR. ZAVERI: It varies, it depends on the doctor's office. Some days they have longer hours, some days they have shorter hours. So, it depends on the doctor's office.

COMMISSIONER ENNES: So, you're not going to be required to try to match their hours so that you're always available when they have patients?

MR. ZAVERI: No.

COMMISSIONER ENNES: Okay. How many doctors are in practice there?

MR. ZAVERI: Where I'm going to have the existing pharmacy or in the entire building?

COMMISSIONER ENNES: Within the building that would be using your services.

MR. ZAVERI: About 13.

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COMMISSIONER ENNES: 13?

MR. ZAVERI: All together, yes.

COMMISSIONER ENNES: Okay. You mentioned as I think documentations to your experience that you have three other pharmacies?

MR. ZAVERI: Independent pharmacies, yes.

COMMISSIONER ENNES: So, you're a licensed pharmacist it sounds like. Do you still act, serve as a pharmacist?

MR. ZAVERI: Yes, I do.

COMMISSIONER ENNES: So, you do. But you're also managing pharmacies?

MR. ZAVERI: Absolutely.

COMMISSIONER ENNES: So, this would be, you still have those other three?

MR. ZAVERI: Yes.

COMMISSIONER ENNES: Okay, so this would be your fourth.

MR. ZAVERI: Yes.

COMMISSIONER ENNES: Okay, that's all I have.

MR. ZAVERI: Thank you.

COMMISSIONER ENNES: Thank you.

CHAIRMAN LORENZINI: Commissioner Green.

COMMISSIONER GREEN: I've raised the question in the Plat & Sub meeting about outside signage, and I see that your landlord is forbidding you to have an outside sign.

MR. ZAVERI: That is correct.

COMMISSIONER GREEN: If he said yes, would you want a sign outside? The reason I ask that question is, in the report it reads that you're catering to the doctors in the building.

MR. ZAVERI: Yes.

COMMISSIONER GREEN: So, my question would be why would you want a sign outside? See, I have a little trouble with that because it's supposed to be aimed at the doctors in the building. So, it's not an issue in that your landlord won't allow you to have another sign on the building, but I'm just concerned that if you're advertising on the street for a driver coming down the street who'll think here's a place I can buy some prescription drugs, the parking situation. That's my concern is that if you were to advertise, you may increase the number of cars in the parking lot which may turn into a problem at some point if business were good.

MR. ZAVERI: Absolutely, and I have personally gone to see the landlord. The landlord has a very, very strict policy that there is no signage allowed, whether it's on the main street or by the main entrance. He has this building for a very long time and he has been following that rule for a very long time. So, to be honest, I don't know if he is ever going to allow, which I am not even considering. My goal is to provide services only within this medical building.

COMMISSIONER GREEN: Okay. Sam, a question for you. If the landlord said yes, you can have a sign, do you have any idea how big of a sign he could have with a 277 square-foot space?

MR. HUBBARD: I don't know, but in my review of the PUD ordinance, I do recall that there were some signage restrictions when the original PUD was granted. So, not



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only would he have to comply to the signage regulations of the O-T District which I would imagine are a little more stringent than just the regular commercial property, but he'd also have to comply with any restrictions of the PUD. I believe there were some limits in the PUD which is maybe the reason why the landlord is so, he knows that there is no signage allowed in the exterior.

COMMISSIONER GREEN: Okay, thank you.

MR. ZAVERI: Thank you.

CHAIRMAN LORENZINI: Sam, is there any other similar operations that you know of in Arlington Heights?

MR. HUBBARD: Like this, no.

CHAIRMAN LORENZINI: When you had talked to the other communities, you got various feedback. Did you get any negative feedback?

MR. HUBBARD: We did not.

CHAIRMAN LORENZINI: Okay, thank you.

COMMISSIONER GREEN: Joe, I could maybe help you. When my kids were small which was a long time ago, 30 years ago, our pediatrician had a pharmacy within his office building, a small pharmacy like this. So, this is not a brand new idea, this is an old one. So, anyway, just to throw that out there.

CHAIRMAN LORENZINI: Okay, so that closes the current questions from the Commissioners. We'll open it up for the public if anybody has any questions or comments. Yes, would you please come forward, state your name, spell it for the court reporter? Why don't you step aside and let her speak.

MR. ZAVERI: Yes, sir.

## **QUESTIONS FROM AUDIENCE**

MS. MARTIN: My name is Margaret Martin. I live at 1613 West Orchard Place, probably less than a Rizzo hit from where the pharmacy will be. My biggest concern is that there will never be allowed to have a drive-through, as when my windows are open, my bedroom, my living room, my dining room, everything is right there. Also, that they do limit the hours as to what the doctor's offices are. No 24 hours, no open until 11:00 o'clock at night, none of those things. I mean he should have to come back for a variance if that ever should come about, but mostly a drive-through.

CHAIRMAN LORENZINI: Sam, if they wanted to extend their hours longer than the doctor's office, or do a drive-through, what would they have to do? They have to come back to us, is that right?

MR. HUBBARD: A drive-through, certainly they'd have to come back to here. Hours of operation, I don't necessarily think that they would have to come back to the Plan Commission for an amendment to that.

MS. MARTIN: Well, if it was open past 5:00 p.m. at night, I would be concerned about that. So, thank you.

MR. ZAVERI: This is going to be on the second floor.

MS. MARTIN: But so is my house, so is my bedroom on the second floor.

COMMISSIONER SIGALOS: Shouldn't be a drive-through though.

CHAIRMAN LORENZINI: He can't do a drive-through.

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MS. MARTIN: But you hear it all, I mean 2:00 o'clock in the morning, they dump dumpsters back there. You hear them plowing the snow. I know that there is nothing I can do about that, I've already called. So, the thought of listening to cars and people back there when I'm at home in my personal time would be upsetting to me.

CHAIRMAN LORENZINI: That would be a whole new scenario and they'd have to come back and have to go through a Commission hearing like this.

MS. MARTIN: Well, I'm concerned and I would like their hours to be maintained as the building, the medical building is open.

MR. ZAVERI: We will.

MS. MARTIN: Thank you.

MR. ZAVERI: Thank you.

CHAIRMAN LORENZINI: Anything else? Yes, ma'am. State your name and spell it.

MS. SKELLY: My first name is Tamora, T-a-m-o-r-a. Last name is Skelly with an s, S-k-e-l-l-y. I live at 1433 West Orchard Place, and myself and my husband and other residents that live on the street have a concern with the changing of the zoning from O-T Office-Transitional to pharmacy. I don't believe any of the offices on that street are open on Saturday. We also have concerns about the signage. You said it was going to be two by three, is that two by three inches or two by three feet?

MR. ZAVERI: Two by three inches, only inside the building.

MS. SKELLY: Okay, and we have seven different pharmacies in a five to seven-mile radius of where he wants to put his pharmacy. We have one at CVS, Walgreens, Jewel, Mariano's, Walmart, Costco and Meijers. We don't feel that another pharmacy is needed in the area. It would just like be saying that every office around here needs a pharmacy because they have to work late and they don't want to go to these other seven pharmacies. It's just we don't feel it's necessary to have another pharmacy in the area.

CHAIRMAN LORENZINI: Thank you.

MS. SKELLY: Thank you.

CHAIRMAN LORENZINI: Anybody else who would like to speak? Okay, if not, we'll close the public hearing portion of this and go back to the Commissioners for final questions, deliberations and recommendations.

COMMISSIONER JENSEN: Just a couple of questions. So, you indicated there were going to be 13 doctors who are in the, or 13 practices that are in the building.

MR. ZAVERI: Yes.

COMMISSIONER JENSEN: Is that enough to be financially viable?

MR. ZAVERI: It all depends on doctor support.

COMMISSIONER JENSEN: Well, let me ask it a different way. What's the scale of the one you're proposing here compared to the others? That is, do you have others that have only 13 practices and they're there allowing you to have --

MR. ZAVERI: No, they have, the latest, they have four to five.

COMMISSIONER JENSEN: You find that to be viable as a pharmacy financially?

MR. ZAVERI: Yes.

COMMISSIONER JENSEN: We do need to clarify one thing because I think it was in the report. People with prescriptions from other doctors can get them filled at your

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pharmacy?

MR. ZAVERI: Yes.

COMMISSIONER JENSEN: Whether it's an employee or somebody who goes to one of these doctors and says why don't I, I might as well get the prescriptions from my other doctor who is not in the building filled, so they can do that?

MR. ZAVERI: Absolutely, yes. There is no state or federal law that forbids anybody to walk into any retail or community pharmacy. I can't stop anybody walking in.

COMMISSIONER JENSEN: No, and I'm not asking you to. I just want to clarify that.

MR. ZAVERI: Yes, absolutely, I cannot, no.

COMMISSIONER JENSEN: What you say, what's said in the Staff report, your hours will be 9:30 to 5:00 p.m., Monday through Friday, and only on Saturday from 9:30 to 1:00 p.m., those are pretty much, they are no longer than what any doctor's office would be open I would assume?

MR. ZAVERI: That's correct. I know there is only one doctor that is there until 7:00 o'clock. Other doctors leave usually by 5:00-5:30. After 5:00 o'clock, it wouldn't be ideal to keep the pharmacy open, not having much business and not having much of clientele services.

COMMISSIONER JENSEN: So, concerns about, you know, excess traffic really are probably misplaced because you're mainly going to get people who've already come to the doctor's office and leave with their prescription. So, they already made the visit to park their car. They're not making a drive to somewhere else just to get the prescription filled at their place.

MR. ZAVERI: That's correct, yes.

COMMISSIONER JENSEN: So, it probably would be a very small number who might accidentally do that. It's basically people who've already made the visit, there's not additional traffic that would be generated. Would that be your thoughts?

MR. ZAVERI: Right, that is correct. Yes.

COMMISSIONER JENSEN: I guess I don't have any further comments.

CHAIRMAN LORENZINI: Any other comments?

COMMISSIONER ENNES: Just to follow-up on Commissioner Jensen's in regard to the hours. I had asked you this before, you're going to have hours from 9:30 to 1:00 o'clock on Saturday. Are the doctors open on Saturday?

MR. ZAVERI: Yes.

COMMISSIONER ENNES: So, they are using the building on Saturday.

MR. ZAVERI: There's two doctor's offices open, one dentist and one family practice, and as well as right next door is a physical therapy which is 1628 West Central. They have also 9:00 to 1:00 or 9:00 to 2:00 hours.

COMMISSIONER ENNES: So, you wouldn't be extending the hours any longer than what they currently have?

MR. ZAVERI: No. Like I said before, it wouldn't be ideally financially --

COMMISSIONER ENNES: Okay, that's what I understood that you said and I just wanted to clarify that.

MR. ZAVERI: Yes, absolutely, because the salary of a pharmacist and pharmacy technician, it is a little pricey. A pharmacy's salary is six figures, so any additional

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hours would require more financial concerns. Not having any business, it wouldn't be ideal, no.

COMMISSIONER ENNES: Thank you. That's all I have.

CHAIRMAN LORENZINI: Any other questions or comments?

COMMISSIONER SIGALOS: Just to follow-up with what Commissioner Ennes was asking about your Saturday hours, I understood you to say there's only two practices in that building open on Saturday, one is a dentist, is that correct?

MR. ZAVERI: Right, that is correct.

COMMISSIONER SIGALOS: I don't see them generating much business for a pharmacy. Then you mentioned next door is a physical therapist.

MR. ZAVERI: Right.

COMMISSIONER SIGALOS: There again I don't see that, so I'm not telling you how to run your business but it almost seems like if a pharmacist costs you that much to be open for one medical practice on a Saturday, does that make sense?

MR. ZAVERI: I'm with you. You're right, and this is just tentatively for Saturdays only. This pharmacy I showed you photos of, we had that initially, they had opened 9:30 to 1:00. After two months, we realized there was not much business, so it wasn't ideal to keep it open on Saturdays. So, after two months of business, we completely closed down on Saturdays and Sundays. So, just for Saturdays, it is tentative. If we have enough business, then we'll keep it open. If not, then there wouldn't be any need to keep it open on Saturdays.

CHAIRMAN LORENZINI: That's all I have.

COMMISSIONER GREEN: Just one more question.

MR. ZAVERI: Yes.

COMMISSIONER GREEN: Is your pharmacy, is it located in the center of the building? Do you have any outside windows?

MR. ZAVERI: No. It is in the center of the building.

COMMISSIONER GREEN: That's what I thought. So, nobody is going to know whether you're there or not. So, I have no problems, yes, if he wants to stay open later, he can stay open later.

CHAIRMAN LORENZINI: From a practical standpoint, if there's no business, I doubt he'll stay open.

COMMISSIONER GREEN: Yes, exactly.

CHAIRMAN LORENZINI: I don't think the building is going to keep it open just for his office.

COMMISSIONER GREEN: Exactly. Thank you.

COMMISSIONER CHERWIN: Mr. Chairman, a quick question. Bruce, you raised this earlier about the signage. Would it give you more comfort if we kind of put a limitation on the signage, on the approval. I don't know if the Petitioner would agree with that, but were you thinking of --

COMMISSIONER GREEN: I was thinking that we could just put, I just think that the way it's set up I would not like to encourage openly --

COMMISSIONER CHERWIN: Right, it sounds like there's some significant --

COMMISSIONER GREEN: With an outside sign, that's all.

COMMISSIONER CHERWIN: Right, and it sounds like there's significant restrictions on there.

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COMMISSIONER GREEN: Yes, I think there is.

COMMISSIONER CHERWIN: Is that enough or do we --

COMMISSIONER GREEN: I think it's okay with Sam.

COMMISSIONER CHERWIN: Okay.

COMMISSIONER JENSEN: Yes, I don't believe, if you're just looking for a pharmacy, you'd probably go to Walgreens, CVS or something you already know there.

COMMISSIONER GREEN: Exactly.

COMMISSIONER JENSEN: You wouldn't go to a pharmacy and I don't even know, what is it, what do you call this pharmacy?

MR. ZAVERI: I haven't thought about a name yet.

COMMISSIONER JENSEN: So, I mean if you put an advertisement out there and you have a question mark pharmacy, that's probably not going to --

COMMISSIONER GREEN: It's called Pharmacy.

COMMISSIONER JENSEN: It's not going to draw other people.

COMMISSIONER GREEN: Cool name.

COMMISSIONER JENSEN: So, I don't see that as a practical problem in terms of advertising.

COMMISSIONER CHERWIN: Yes, I agree.

COMMISSIONER GREEN: I'm good with that.

CHAIRMAN LORENZINI: Any motions?

COMMISSIONER GREEN: Yes, I'd like to make a motion.

**A motion to recommend to the Village Board of Trustees approval of PC #16-017, a 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.**

**This approval is subject to the following condition:**

- 1. The Petitioner shall comply with all applicable federal, state and local codes, regulations and policies.**

CHAIRMAN LORENZINI: Second?

COMMISSIONER CHERWIN: Second.

COMMISSIONER JENSEN: Second.

COMMISSIONER CHERWIN: Dead heat.

CHAIRMAN LORENZINI: Who got that one? Jay?

COMMISSIONER CHERWIN: I'll second.

CHAIRMAN LORENZINI: All right. Roll call vote please.

MR. HUBBARD: Commissioner Cherwin.

COMMISSIONER CHERWIN: Yes.

MR. HUBBARD: Commissioner Ennes.

COMMISSIONER ENNES: Yes.

MR. HUBBARD: Commissioner Green.

COMMISSIONER GREEN: Yes.

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MR. HUBBARD: Commissioner Jensen.

COMMISSIONER JENSEN: Yes.

MR. HUBBARD: Commissioner Sigalos.

COMMISSIONER SIGALOS: Yes.

MR. HUBBARD: Chairman Lorenzini.

CHAIRMAN LORENZINI: Yes. Congratulations, you received unanimous approval. The next step is you have to go to the Board of Trustees for final approval. Is there a date for that yet, Sam?

MR. HUBBARD: We're targeting August 15th, but we're going to confirm that it's on the agenda. But likely it would be August 15th.

CHAIRMAN LORENZINI: Okay.

MR. ZAVERI: Thank you so much. I really appreciate it.

COMMISSIONER ENNES: Good luck.

CHAIRMAN LORENZINI: Okay, the next item, there is no other business on the agenda. Does anybody have anything?

I do have, I did receive the proposed 2017 budget. This would be pretty much the same as last year.

COMMISSIONER ENNES: No increase?

MR. HUBBARD: No increase. Maybe next year.

COMMISSIONER JENSEN: So, Chairman Lorenzini, do we continue to put down what I consider relatively huge amounts for duplication now that many of us get things electronically?

COMMISSIONER GREEN: Not all of us though.

COMMISSIONER JENSEN: There's a duplication budget, it's a couple of thousand bucks and they scan about a hundred. They've been doing that for, ever since I've been on the Commissioner for seven years.

CHAIRMAN LORENZINI: Well, we've got a \$500 voucher budget and we spent \$1,400 or \$1,516. We could probably cut that in half.

COMMISSIONER JENSEN: Well, the only reason I ask that, and it may seem kind of silly, is when you budget something in one department, you deny the funds to another department in the Village. So, I mean you ought to try to budget close to what you spend, that's the only point. I'm not really suggesting any specific number, but I think the budget could be improved, not just in this department but throughout. It's that -- you know, grossly over for a decade in some category they don't spend it in, the money ought to be available for other uses.

CHAIRMAN LORENZINI: Well, Sam, like I said, we spend, you know, we probably less than 25 percent. But I guess if something does come up and we need the budget, you'd be short. So, maybe we can cut it back somewhat.

COMMISSIONER JENSEN: Well, you know, one thing that I'd suggest, and we did it for a year or two but they stopped doing it, is actually show us two or three years, not just give us a budget last year. If you see something for a decade that doesn't make any sense, you cut it, that's all.

MR. HUBBARD: What line item was that?

CHAIRMAN LORENZINI: Photocopying.

MR. HUBBARD: That will be on the agenda for discussion at our next

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meeting.

CHAIRMAN LORENZINI: Okay, all right.

reading our reports from there.

COMMISSIONER JENSEN: Yes.

business?

COMMISSIONER JENSEN: I move we adjourn.

CHAIRMAN LORENZINI: Second?

COMMISSIONER GREEN: Second.

CHAIRMAN LORENZINI: All in favor?

(Chorus of ayes.)

CHAIRMAN LORENZINI: Opposed?

(No response.)

CHAIRMAN LORENZINI: Thank you.

(Whereupon, the above-mentioned public hearing was adjourned at 8:11 p.m.)

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STATE OF ILLINOIS       )  
                                  ) SS.  
COUNTY OF C O O K     )

I, ROBERT LUTZOW, depose and  
say that I am a direct record court reporter doing business in the  
State of Illinois; that I reported verbatim the foregoing proceedings  
and that the foregoing is a true and correct transcript to the best of  
my knowledge and ability.

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ROBERT LUTZOW

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BEFORE ME THIS \_\_\_\_\_ DAY OF  
\_\_\_\_\_, A.D. 2016.

\_\_\_\_\_  
NOTARY PUBLIC