



Village of Arlington Heights
Plan Commission
Board Room
Arlington Heights Village Hall
33 S. Arlington Heights Road
Arlington Heights, IL 60005
July 27, 2016
7:30 PM

I. CALL TO ORDER

II. ROLL CALL

III. APPROVAL OF MINUTES

- A. Our Saviour Lutheran Church Columbarium - 7/13/16
- B. Lambs of Faith Early Childhood Center - 7/13/16
- C. Kensington School - 7/13/16
- D. Lexington Homes Subdivision - 7/13/16

IV. PUBLIC HEARINGS

- A. Pharmacy - 1614 W. Central Rd. - PC#16-017
Land Use Variation for Pharmacy

V. OTHER BUSINESS

VI. ADJOURNMENT

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Item: Our Saviour Lutheran Church Columbarium - 7/13/16

Department: Planning & Community Development

ATTACHMENTS:

Description

PC Minutes 7/13/16 DRAFT

Type

Minutes

DRAFT

PLAN

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

COMMISSION

RE: OUR SAVIOUR LUTHERAN CHURCH COLUMBARIUM -
1234 NORTH ARLINGTON HEIGHTS ROAD - PC# 16-014
SPECIAL USE PERMIT TO ALLOW A COLUMBARIUM

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 13th day of July, 2016, at the hour of 7:30 p.m.

MEMBERS PRESENT:

JOE LORENZINI, Chairman
MARY JO WARSKOW
TERRY ENNES
BRUCE GREEN
SUSAN DAWSON
JOHN SIGALOS
JAY CHERWIN

ALSO PRESENT:

SAM HUBBARD, Development Planner

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

(Pledge of allegiance.)

CHAIRMAN LORENZINI: Roll call please.

MR. HUBBARD: Commissioner Cherwin.

COMMISSIONER CHERWIN: Here.

MR. HUBBARD: Commissioner Dawson.

COMMISSIONER DAWSON: Yes, here.

MR. HUBBARD: Commissioner Drost.

(No response.)

MR. HUBBARD: Commissioner Ennes.

COMMISSIONER ENNES: Here.

MR. HUBBARD: Commissioner Green.

COMMISSIONER GREEN: Here.

MR. HUBBARD: Commissioner Jensen.

(No response.)

MR. HUBBARD: Commissioner Sigalos.

COMMISSIONER SIGALOS: Here.

MR. HUBBARD: Commissioner Warskow.

COMMISSIONER WARSKOW: Here.

MR. HUBBARD: Chairman Lorenzini.

CHAIRMAN LORENZINI: Here. Next item on the agenda is approval of meeting minutes from June 8th, two from June 8th, and two from June 22nd. Any comments or recommendations to approve?

COMMISSIONER GREEN: I'll make a motion to approve.

CHAIRMAN LORENZINI: Second?

COMMISSIONER CHERWIN: Second.

CHAIRMAN LORENZINI: All in favor?

(Chorus of ayes.)

CHAIRMAN LORENZINI: Opposed?

(No response.)

CHAIRMAN LORENZINI: I abstain, I wasn't here for the two on the 22nd.

COMMISSIONER DAWSON: Oh, right, the same as well for me, yes.

COMMISSIONER ENNES: I also wasn't here for the 22nd.

MR. HUBBARD: Do you want a roll call on that, Mr. Chairman?

COMMISSIONER WARSKOW: Roll call on minutes?

MR. HUBBARD: On minutes? Oh, yes, no.

CHAIRMAN LORENZINI: I thought we could approve it.

MR. HUBBARD: No, okay.

CHAIRMAN LORENZINI: Next item on the agenda is the public hearing. There's three public hearings, but the third one, let's just jump to that real quick. Is there anybody here for the Kensington School public hearing? All right, I just want to make sure you aren't going to sit through the other two because the Kensington one is going to be extended anyway.

So, let's go on to the first public hearing, Our Saviour Lutheran

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Church Columbarium, PC# 16-014. Sam, have all the proper notices been given?

MR. HUBBARD: Yes.

CHAIRMAN LORENZINI: Is the Petitioner here?

MS. SCOTT: Yes.

CHAIRMAN LORENZINI: Who ever is going to testify, would you please stand up and we'll swear you in? Please raise your right hand.

(Witnesses sworn.)

CHAIRMAN LORENZINI: Okay, has the Petitioner read all the recommendations or conditions that the Village has put on and do you agree with them?

MS. SCOTT: Petitioner?

MR. VALENTINE: Absolutely.

MS. SCOTT: I'm the owner's agent. I work for the architect's office. Jim Valentine is the Petitioner.

CHAIRMAN LORENZINI: Okay, I guess do you agree? Do you agree with them?

MS. SCOTT: Yes.

CHAIRMAN LORENZINI: Okay, very good. Would you please state your name, spell it for the court reporter?

MS. SCOTT: Sure. My name is Janette Scott. That's J-a-n-e-t-t-e, Scott, S-c-o-t-t.

CHAIRMAN LORENZINI: Could you give a brief overview of what your project is?

MS. SCOTT: Sure. So, I work with Wheeler Kearns Architects. We're the architect of record for the current renovation that's underway at Our Saviour Lutheran Church. On the board ahead of you is just the aerial to show the general location. The church is located at the corner of Arlington Heights Road and Olive Street.

As part of that renovation project, the church would like to construct a columbarium in their side yard along Arlington Heights Road in a new landscaped garden. The columbarium itself will be concealed from view of Arlington Heights Road with a landscaped hedge. The columbarium is not an occupiable space. It is thought to be a monumental wall which measures 10 feet by three-foot in depth. The wall is located just over 52 feet from the actual property line along Arlington Heights Road.

As I mentioned, the columbarium will be concealed from view of the street by a landscaped hedge, a series of arbor vitae trees which we plant at five feet apart. There will be a total of 13 trees. Over time, they'll grow together, so we see that within three years they will grow up to eight feet high and they will form a thick bush that will conceal view to the interior space.

There will be some lighting in the landscaped garden, mostly to uplight the trees, to wash the inside face of that landscaping, a tree that will uplight a single, sorry, a ground-mounted light fixture that will uplight a single ornamental tree. There will also be some linear lighting within the face of the columbarium itself just to wash the wall of the columbarium.

The columbarium will provide a total of 168 niches, and at the outset we will only construct 60 those niches but we are applying for permission to construct the total number.

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We will access the columbarium from a widened vestibule that ties the sanctuary to the previous sanctuary, the fellowship hall. So, it will be accessible from the interior space. In addition, there will be a security camera that will view the main entrance to the columbarium from the street, or from the garden. There will also be a motion-activated light fixture, wall mounted, there.

This is a night-time view, just showing from inside the building looking out at the wall of the columbarium. The columbarium itself will be clad in granite. It will have a granite capstone and side panels. Then the faces of the niches themselves will be also granite.

We have also provided in our submittal to the Village photometric information regarding that lighting, just to assure the Village that the intent is not to provide any distraction to the public way and the lighting will not be visible from outside the columbarium, the garden itself.

We have a survey for record, and that's it.

CHAIRMAN LORENZINI: Thank you.

MS. SCOTT: Sure.

CHAIRMAN LORENZINI: Sam, Staff report?

MR. HUBBARD: So, I really don't have too much to add on this other than, you know, the property is zoned R-3 and the columbarium is classified as a special use within the R-3 Zoning District which is the reason the Petitioner is before you this evening. Additionally, the location of the columbarium is proposed to be within the front yard, technically, of this site. So, as an accessory structure, it is not allowed in the front yard, so a variation is required.

The Petitioner has provided the necessary responses and justification for a variation and a special use approval. Staff has evaluated those and concurs that the standards of approval have been met.

The columbarium does not affect any of the parking requirements, so there will be no change there. The landscape enhancements will create kind of a peaceful setting to remember loved ones with some, you know, soft lighting as well. The Petitioner has worked with our Engineering Department to make sure that all lighting standards have been met.

There was some concern from the Police Department relating to security within this area. But as you've heard, there will be a camera. There will also be motion sensor lights which will illuminate if there is any motion in the area which we believe will be a satisfactory deterrent towards undesirables gathering here in this area after hours.

So, Staff is very supportive of the request and happy to answer any questions.

CHAIRMAN LORENZINI: Thank you. Motion to approve the Staff report in the public record?

COMMISSIONER ENNES: So moved.

CHAIRMAN LORENZINI: Second?

COMMISSIONER DAWSON: Second.

CHAIRMAN LORENZINI: All in favor?

(Chorus of ayes.)

CHAIRMAN LORENZINI: Thank you. Questions? Why don't we start with Commissioner Green? Any questions?

COMMISSIONER GREEN: I really don't have any questions. All my

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questions were answered in the Plat & Sub. I think it's a great project. I love the location in the corner of the building, I think it's perfect. I'm glad you got rid of the fence around it because I don't think you're going to want to put up the fence. Good project.

MS. SCOTT: Thank you.

CHAIRMAN LORENZINI: Commissioner Ennes?

COMMISSIONER ENNES: I have a question for Staff. We're going to be placing burial remains here. Are there any, ashes, are there any regulations from the state that would affect this?

MR. HUBBARD: No, not that I'm aware of. The Health Department has analyzed this and they did not have any concerns. I don't know if there were any state requirements that you were working with?

MS. SCOTT: No. In our code review under International Building Code, we didn't come across anything that would prohibit the location of a columbarium here.

COMMISSIONER ENNES: If the church went away, what happens to those remains? Those are the property of --

MS. SCOTT: That's, understood, a question for the church.

CHAIRMAN LORENZINI: Please state your name and spell it for the court reporter.

MR. VALENTINE: Jim Valentine, I'm on the staff of the church. Jim, J-i-m, Valentine, V-a-l-e-n-t-i-n-e, just like the day in February.

If something should happen to the church that we'd move, the cool part about the way Janette has designed this columbarium is, while it sits on a pedestal, it can move with us. So, it is not embedded in such a way that the ashes and remains could not be taken somewhere else. The families who will be putting their loved ones here know that should something happen to the church, they have a right to take the ashes and take them elsewhere.

COMMISSIONER ENNES: That's all I have.

CHAIRMAN LORENZINI: Commissioner Warskow?

COMMISSIONER WARSKOW: No questions from me.

CHAIRMAN LORENZINI: Commissioner Dawson?

COMMISSIONER DAWSON: Is that me?

CHAIRMAN LORENZINI: Yes.

COMMISSIONER DAWSON: Wasn't sure what you said. No questions from me, yes.

CHAIRMAN LORENZINI: Commissioner Sigalos?

COMMISSIONER SIGALOS: I was at the Plat & Sub, and the only question I have or concern I have is you have the arbor vitae hedge as a nice landscape to separate the columbarium from Arlington Heights Road. But I'm concerned if a family is going there and they have young children, the young children could run through that arbor vitae hedge out onto Arlington Heights Road.

MS. SCOTT: So, day one, the landscaper that we are working with has suggested that we don't plant them any closer than five feet apart on day one because they will grow quite quickly and into each other. So, there is potentially that risk for the first two years. I think if we were to plant them closer together, we could, we would just have a very, very, very dense hedge. So, we could find a solution to that.

COMMISSIONER SIGALOS: I guess my concern being that close to

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Arlington Heights Road. The other thing I was concerned with, again with that hedge, and I like the idea of the hedge, don't get me wrong but I saw where this is a fire exit. So, how does that comply now if God forbid there is a fire and people are exiting into this area of the columbarium and now you have this hedge there blocking it?

MS. SCOTT: Right. So, there is, as you can see actually in this image, the hedge does not entirely enclose the columbarium. Maybe if I can go back, bear with me. Oh, here, so just at the top of this drawing, you can see where the hedge stops. So, there are stepping stones out. So, we will --

COMMISSIONER SIGALOS: There's an opening to the north?

MS. SCOTT: Pardon? Yes. So, from that exit from the building, so you can see the double door there, we are maintaining a minimum 44-inch wide exit path to the public way. The building itself is over-exited and there are lots of upward routes from the sanctuary itself. So, there is more than enough space from a code perspective for exiting.

COMMISSIONER SIGALOS: Those are my only concerns. I do like the idea and I think it's a great enhancement to the church.

MS. SCOTT: Thank you.

CHAIRMAN LORENZINI: Commissioner Cherwin?

COMMISSIONER CHERWIN: Yes, I echo everything my colleagues said here. Really it's a nice project, I support it. The only issue I had at Plat & Sub was to think about what John said with the potential for young children maybe getting on Arlington Heights Road. Other than that, you guys looked at that and figured this is the best plan, I think it's a good plan. I wish you well.

MR. VALENTINE: We have. I was there at the Plat meeting, and I have been thinking about that since, about how we will handle that. Part of it is to remember that most of the people who will come to visit this columbarium will not be in a family situation. We're probably talking about senior citizens, widows or widowers coming to visit their loved one. Sure, it's a possibility that there could be families, but on the whole there won't be a lot of children. This won't be a place where children will be congregating. In fact, one of the reasons for putting it at this point of the property rather than in the area where Sunday school takes place or the main entrance to the church is so that it is not on the main path of where children hang out normally in our church.

Also, on the other side, the hedges will be growing in soon. I only know at this point of two or three people who have ashes that are actually waiting to put in this. Most people hope to live a long time, you know, so we think it will be fully functional long enough for lots of people that are visiting here, too.

CHAIRMAN LORENZINI: Okay, I don't have any questions. It looks like a very nice project. It looks like it's well thought out.

So, with that we will move on to the public comment. Anybody in the audience have any questions, comments, concerns? Okay, if not, we'll close the public comment portion and go back to final questions. Any further questions from the Commissioners? Or I'll look for a recommendation?

COMMISSIONER DAWSON: I can make a motion.

A motion to recommend to the Village Board of Trustees approval of PC# 16-014, a Special Use permit to allow a columbarium within the R-3 District, and a Variation from

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Section 6.5-2 to allow an accessory structure within a front yard for the property located at 1234 N. Arlington Heights Road.

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: Is there a second?

COMMISSIONER SIGALOS: I'll second.

COMMISSIONER WARSKOW: Second.

CHAIRMAN LORENZINI: Roll call vote please.

MR. HUBBARD: Commissioner Cherwin.

COMMISSIONER CHERWIN: Yes.

MR. HUBBARD: Commissioner Dawson.

COMMISSIONER DAWSON: Yes.

MR. HUBBARD: Commissioner Ennes.

COMMISSIONER ENNES: Yes.

MR. HUBBARD: Commissioner Green.

COMMISSIONER GREEN: Yes.

MR. HUBBARD: Commissioner Sigalos.

COMMISSIONER SIGALOS: Yes.

MR. HUBBARD: Commissioner Warskow.

COMMISSIONER WARSKOW: Yes.

MR. HUBBARD: Chairman Lorenzini.

CHAIRMAN LORENZINI: Yes. Congratulations, you received a unanimous approval. But the next step, it has to be approved by the Board of Trustees. What date is it going to go there, Sam?

MR. HUBBARD: Yes, we're targeting the first meeting in August I believe, so we'll communicate with you when we have a date on that.

MS. SCOTT: Wonderful. Okay, thank you very much.

CHAIRMAN LORENZINI: Congratulations, thank you for coming.

MR. VALENTINE: Thank you.

(Whereupon, the above-mentioned public hearing was adjourned at 7:47 p.m.)



Item: Lambs of Faith Early Childhood Center - 7/13/16

Department: Planning & Community Development

ATTACHMENTS:

Description

PC Minutes 7/13/16 DRAFT

Type

Minutes

DRAFT

PLAN

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

COMMISSION

RE: FAITH LUTHERAN CHURCH/LAMBS OF FAITH EARLY CHILDHOOD CENTER -
431 SOUTH ARLINGTON HEIGHTS ROAD - PC# 16-015
AMENDMENT TO SPECIAL USE

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 13th day of July, 2016, at the hour of 7:47 p.m.

MEMBERS PRESENT:

JOE LORENZINI, Chairman
MARY JO WARSKOW
TERRY ENNES
BRUCE GREEN
SUSAN DAWSON
JOHN SIGALOS
JAY CHERWIN

ALSO PRESENT:

SAM HUBBARD, Development Planner

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CHAIRMAN LORENZINI: The next item on the agenda is Faith Lutheran Church/Lambs of Faith Early Childhood Center, PC# 16-015. Is the Petitioner here?

MS. REUTER: Yes.

CHAIRMAN LORENZINI: Would you please come forward and raise your right hand?

(Witness sworn.)

CHAIRMAN LORENZINI: Thank you. Let's see. Has the Petitioner read all the conditions?

MS. REUTER: Yes.

CHAIRMAN LORENZINI: Do you agree with them?

MS. REUTER: Yes.

CHAIRMAN LORENZINI: Okay, very good. Can you give a brief overview of your project?

MS. REUTER: Yes. First, my name is Jori Reuter, J-o-r-i R-e-u-t-e-r. I am the preschool director at Faith Lutheran Church.

Lambs of Faith opened three years ago in the fall of 2013 as a ministry of Faith Lutheran Church. We are DCFS licensed and we serve two to six-year-olds in preschool programming from 9:00 to 1:00 p.m.

We currently have two classrooms on the main level of our building and we'd like to add one pre-K classroom and a motor room to the second floor of the building. It's existing space of the church. We've been working with the Office of the State Fire Marshal as well as DCFS to go ahead and do this.

The square footage of our current preschool is 1,400 square feet, just two classrooms. With a motor room and an additional class and a small teacher workspace, it would grow to 3,500 square feet. That would include three classrooms with 16 children in each room for a total of 48 children in the center per day. At maximum capacity, we would have nine preschool employees on site.

I mentioned this before, we're currently working with the Office of State Fire Marshal to meet all fire and life safety codes. Upon completion, we'll give all the reports to the Village of Arlington Heights.

DCFS is planning to visit us in early August. We are up for renewal for our license, so he's coming to do the complete licensing study and to add the new space the first week of August. Then that will be also given to the Village of Arlington Heights.

For parking, when we came to the Plat & Subcommittee meeting, some of the concerns were parking. So, Faith Lutheran Church has a north and a south parking lot with a total of 88 parking spaces. Parents enter from Arlington Heights Road and they either exit out onto Park or they exit out onto Pine.

This is an aerial view of the church and the two parking lots. Most of the parents do use the south parking lot because that big ramp leads to our main church door. But some of the parents do come in from the north side and like to walk across, by the playground and come across.

Back in May when preschool was still in session, we operate from September through May, and when it was still in session, this was a study of the cars that were in the parking lot. Below is how many kids were present that day.

In summary, for the parking, the majority of the families do enter the

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north or south parking lots from Arlington Heights Road. There are some families that enter from the Scarsdale neighborhood, and they come down Park is what was supposed to say, not Pine, but from the Scarsdale neighborhood. Then parents do escort their children into the building.

Based on the survey, the peak times were at drop-off between 9:00 and 9:30 in the morning and at dismissal. So, dismissal is at 12:00 noon but we do have an extended option until 1:00 o'clock with lunch bunch, and so not all the kids are dismissed at the same time. Some are dismissed at 12:00, some are dismissed at 1:00, depending on what their parents signed them up for. So, the peak parking time is really at 9:00 a.m.

In summary, we just would really like to expand from our two current rooms to three preschool rooms and have the large motor room space. We will be following all state, building and fire codes and working with the state fire marshal. All paperwork from DCFS and the fire marshal will be reported directly to the Village of Arlington Heights.

CHAIRMAN LORENZINI: Thank you. Sam, Staff report?

MR. HUBBARD: Yes. So, the request you have before you this evening is for an amendment to an existing special use. A little background on the subject, the original daycare was approved in this location in 2003 and it was allowed a 1,400 square foot space with a maximum of 30 children. That daycare has since moved on to a different location in the community. In 2013, the Lambs of Faith approached the Village to see if they could assume the underlying special use.

Staff evaluated that request and did grant the assumption of that special use on the condition that all of the conditions from 2003 were met which of course limited the children and space. So, thankfully, the Lambs of Faith has been operating a successful daycare and is increasing enrollment and would like to increase the size, expand out to the second floor as you've heard, and would increase the maximum capacity to 48 students from the present 30 allowed.

Staff has evaluated this request relative to parking and traffic generation which is always a primary concern with a daycare. Regarding parking, we analyzed the numbers provided by the Petitioner and we do believe that the site has adequate parking to provide for the expansion of the daycare.

That being said, there is a current deficiency on the site, but this is a preexisting condition and it's relative to the church, not to the actual daycare. I would like to apologize, there was an error in the Staff report at the end of the Parking section, it's a sentence that kind of trailed off. I don't know if, I'm sure all of you caught that, but it should have stated that Staff has evaluated and adequate capacity does exist in the daycare, and the preexisting condition of the deficiency is relative to the church. So, it's not an issue in this case, Staff does not believe it's an issue.

We did recommend several conditions of approval, one and two linking the size of the daycare to the 3,500 square feet, and then the second to the 48 students. We did recommend that a copy of the updated DCFS license would be required prior to issuance of an occupancy permit.

Then also, back in 2003 when the original daycare was permitted, there was a dumpster enclosure that was required to be enclosed and I don't believe it ever was. So, we've been working with the Petitioner to install the necessary enclosure, and as a condition of approval we're just asking that that be installed by September 30th.

Finally, Staff has identified some areas along the southern parking

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lot adjacent to Arlington Heights Road where we believe some additional landscaping islands could be added to increase the screening along Arlington Heights Road as a primary corridor in the Village. We didn't recommend that this be a strict code requirement, but we have asked the Petitioner and encouraged them to work with the church to provide that landscaping.

So, that being said, we're supportive of the use and I would be happy to answer any questions.

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

COMMISSIONER ENNES: So moved.

CHAIRMAN LORENZINI: Second?

COMMISSIONER CHERWIN: Second.

CHAIRMAN LORENZINI: All in favor?

(Chorus of ayes.)

CHAIRMAN LORENZINI: Opposed?

(No response.)

CHAIRMAN LORENZINI: Thank you. Questions from the Plan Commissioners? Why don't we start with Commissioner Dawson this time?

COMMISSIONER DAWSON: I don't really, I guess I don't really have any questions. Just the increased drop-off, that's a significant increase to the number of families. What kind of plans have you put in place to address, you know, the increase on the drop-off?

MS. REUTER: At this time, not even half of the parking was used on the one side and very few spots on the other side. So, what I'm going to do is I'm going to have my staff park on the north side to make it more convenient to parents coming in and dropping off. There is plenty of parking in the area. Parents, because school starts at 9:00 o'clock and preschool starts at 9:00 o'clock, many parents kind of linger in between 9:00 and 9:30, so they're in and out. Not everybody, not all 48 would I guess be there at the same time.

COMMISSIONER DAWSON: Be at the same, I guess that's --

MS. REUTER: Yes, and we also have our programming, like we have a two-year-old preschool program and a four-year-old preschool program. So, half of my two-year-old class next year has siblings in the four-year-old class. So, there really won't be 48 cars there at a time because there's a lot of siblings and a lot of car pools and things like that, too.

COMMISSIONER DAWSON: Right, I would assume so. I was less concerned with the parking and more, I guess my experience with daycare is different because it was a full-day daycare and so all the parents were racing off to work. So, there's lot of flying in the parking lot, flying into spots and running kids in the school. But you probably don't have, with the half day, you probably don't have that same experience.

MS. REUTER: Yes.

COMMISSIONER DAWSON: So, I really think it's great. I think this community needs more daycare. I know I don't feel like we have enough good quality daycare in Arlington Heights.

MS. REUTER: We've grown --

COMMISSIONER DAWSON: So, apparently you're doing something well, you know.

MS. REUTER: Thank you.

COMMISSIONER DAWSON: So, I think it's terrific that you're adding on.

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MS. REUTER: We've grown tremendously. Three years ago when I was hired, we were just hoping to open the one room, and we did that and it's grown tremendously. I'm on a wait list now so I have lots of people.

COMMISSIONER DAWSON: That's great.

MS. REUTER: I'm keeping my fingers crossed. Thank you.

CHAIRMAN LORENZINI: Commissioner Sigalos?

COMMISSIONER SIGALOS: I was at the Plat & Sub meeting and very glad to hear that you're growing and it sounds like you're successful. I brought up at that time, I had a question regarding the expansion to the second floor, if that would trigger the need for a handicap accessibility via elevator. I see in the Staff report, it says handicap accessibility is not required at this time. I just bring this up because I thought anything over 1,000 square feet would require that by code.

MR. HUBBARD: So, we did jump on that right after Plat & Sub, and we sent out some of our building commissioners and someone from our accessibility group, our accessibility coordinator out there. I think it was, in fact I'm sure it was determined because of the monetary value of the improvements and the square footage, it was determined that there was no requirement to update to handicap accessibility on the second floor.

COMMISSIONER SIGALOS: Okay, I only brought it up because that would be a considerable expense that I'm sure you weren't contemplating.

MS. REUTER: And we're not adding on to the building which I think was part of it, because I had to provide any updates and it's all fire code stuff that we were updating.

COMMISSIONER SIGALOS: Sometimes if you just do some renovation, interior renovation, it will trigger adherence to current codes. So, I just wanted to bring that up, so I'm glad that you don't require that. That additional expense would be quite considerable.

The last question I had is I saw you have a lunch bunch program. Would that entail any onsite cooking?

MS. REUTER: I had to write a special declaratory ruling it's called to Springfield when we first started because daycare centers are supposed to provide the food. But you can write a proposal to the state asking for permission to extend your program and do different things. So, they granted the special lunch bunch program that I proposed to them for the addition of one hour, and the parents bring and supply the lunch. Then we provide enrichment for that, so they eat for 30 minutes and then they do enrichment with the teachers for 30 minutes.

COMMISSIONER SIGALOS: Well, the only reason I was bringing it up, that again would trigger an additional cost to you as you have to have a good kitchen and a grease trap and things of that nature that you weren't contemplating it.

MS. REUTER: Yes. Being half day, if I ever decide to go full day, that will change the whole story. Going small right now.

COMMISSIONER SIGALOS: No, that's all I have. I am fully supportive of our project.

MS. REUTER: Thank you.

CHAIRMAN LORENZINI: Commissioner Cherwin?

COMMISSIONER CHERWIN: Yes, I echo it. I mean I think the concerns I had in Plat & Sub were along the lines of what Commissioner Dawson brought up on the drop-off situation. But I think given the circumstances, it's manageable, I'm supportive of it.

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Congratulations, it sounds like you've done a great job. So, we look forward to seeing you expand.

MS. REUTER: Thank you.

CHAIRMAN LORENZINI: Commissioner Green?

COMMISSIONER GREEN: I agree, it's a great project. I heard it in Plat & Sub and I hear it again here and it's still a great project.

CHAIRMAN LORENZINI: Commissioner Ennes?

COMMISSIONER ENNES: I have no questions.

CHAIRMAN LORENZINI: Commissioner Warskow?

COMMISSIONER WARSKOW: Well, my questions have been asked and answered.

CHAIRMAN LORENZINI: Sam, one question. The parking deficit, I understand what you're saying, there's a deficit already so it's kind of grand-fathered. But does this make it worse, this project?

MR. HUBBARD: No, I don't believe it does. In fact, the parking requirements for the other spaces were more stringent as opposed to the, you know, the daycare facility which is based more on employees and so forth.

CHAIRMAN LORENZINI: As far as Commissioner Sigalos' comment about ADA access, every town and village and county has different rules, but sometimes if the improvements don't exceed 15 or 40 percent of the replacement value of the building, you know, usually that percentage kind of triggers that. But like I say, every city or county could be different.

I really have nothing else to say. I'll open it up to the public for questions or comments. Anybody present who have comments, statements they want to make? Okay, if not, we'll close the public portion of the hearing and we'll go back to the Commissioners for final deliberation, questions or a motion.

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

A motion to recommend to the Village Board of Trustees approval of PC #16-015, an Amendment to Special Use Ordinance 03-022 to allow an increase in the number of children and floor area used by the daycare located at 431 S. Arlington Heights Road.

This approval is subject to the following conditions:

- 1. The maximum enrollment for the Lambs of Faith Daycare shall be limited to 48 students.**
- 2. The maximum floor area for the Lambs of Faith Daycare shall be limited to 3,500 square feet.**
- 3. The Petitioner shall provide a copy of the updated DCFS license prior to the issuance of an occupancy permit.**
- 4. The required trash enclosure, per Ordinance 03-022, be installed by September 30, 2016.**
- 5. The Petitioner is encouraged to work with Staff to find areas for additional parking lot landscaping screening along Arlington Heights Road.**
- 6. The Petitioner shall comply with all applicable federal, state and local codes,**

DRAFT

regulations and policies.

CHAIRMAN LORENZINI: Is there a second?

COMMISSIONER DAWSON: Second.

COMMISSIONER SIGALOS: I'll second.

CHAIRMAN LORENZINI: Roll call vote.

MR. HUBBARD: Commissioner Cherwin.

COMMISSIONER CHERWIN: Yes.

MR. HUBBARD: Commissioner Dawson.

COMMISSIONER DAWSON: Yes.

MR. HUBBARD: Commissioner Ennes.

COMMISSIONER ENNES: Yes.

MR. HUBBARD: Commissioner Green.

COMMISSIONER GREEN: Yes.

MR. HUBBARD: Commissioner Sigalos.

COMMISSIONER SIGALOS: Yes.

MR. HUBBARD: Commissioner Warskow.

COMMISSIONER WARSKOW: Yes.

MR. HUBBARD: Chairman Lorenzini.

CHAIRMAN LORENZINI: Yes. Congratulations, you received a unanimous approval. This goes to the Board of Trustees for final approval. Any date for that, Sam?

MR. HUBBARD: It's the same meeting, first meeting in August. I believe it's August 1st.

CHAIRMAN LORENZINI: Thank you. Congratulations.

MS. REUTER: Thank you.

(Whereupon, the above-mentioned public hearing was adjourned at 8:02 p.m.)



Item: Kensington School - 7/13/16

Department: Planning & Community Development

ATTACHMENTS:

Description

PC Minutes 7/13/16 DRAFT

Type

Minutes

DRAFT

PLAN

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

COMMISSION

RE: KENSINGTON SCHOOL - 840 EAST KENSINGTON ROAD - PC# 16-007
PUD AMENDMENT, SPECIAL USE FOR A DAYCARE

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 13th day of July, 2016, at the hour of 8:02 p.m.

MEMBERS PRESENT:

JOE LORENZINI, Chairman
MARY JO WARSKOW
TERRY ENNES
BRUCE GREEN
SUSAN DAWSON
JOHN SIGALOS
JAY CHERWIN

ALSO PRESENT:

SAM HUBBARD, Development Planner

DRAFT

CHAIRMAN LORENZINI: All right, the next item on the agenda is Public Hearing Kensington School, PC# 16-007. I believe it's being recommended to continue the project until August 24th, 2016. So, I guess we need a motion to approve that continuance.

COMMISSIONER GREEN: **I'll make a motion to approve a continuance of this project.**

CHAIRMAN LORENZINI: Is there a second?

COMMISSIONER SIGALOS: I'll second.

CHAIRMAN LORENZINI: Roll call vote please.

MR. HUBBARD: I'm sorry, the second was?

CHAIRMAN LORENZINI: John.

MR. HUBBARD: Commissioner Cherwin.

COMMISSIONER CHERWIN: Yes.

MR. HUBBARD: Commissioner Dawson.

COMMISSIONER DAWSON: Yes.

MR. HUBBARD: Commissioner Ennes.

COMMISSIONER ENNES: Yes.

MR. HUBBARD: Commissioner Green.

COMMISSIONER GREEN: Yes.

MR. HUBBARD: Commissioner Sigalos.

COMMISSIONER SIGALOS: Yes.

MR. HUBBARD: Commissioner Warskow.

COMMISSIONER WARSKOW: Yes.

MR. HUBBARD: Chairman Lorenzini.

CHAIRMAN LORENZINI: Yes.

MR. HUBBARD: I would comment that we're hopeful that all the issues will be resolved by August 24th. We had a very productive meeting with the team this week and hopeful that these issues can be resolved. I think they're moving forward in a very positive direction, although there is a chance that they could continue it again. I just want to throw that out there.

CHAIRMAN LORENZINI: Thank you.

(Whereupon, the above-mentioned public hearing was adjourned at 8:04 p.m.)



Item: Lexington Homes Subdivision - 7/13/16

Department: Planning & Community Development

ATTACHMENTS:

Description

PC Minutes 7/13/16 DRAFT

Type

Minutes

DRAFT

PLAN

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

COMMISSION

RE: LEXINGTON HOMES SUBDIVISION - 900 WEST CAMPBELL STREET -
PC# 16-004
FINAL PLAT OF SUBDIVISION

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 13th day of July, 2016, at the hour of 8:04 p.m.

MEMBERS PRESENT:

JOE LORENZINI, Chairman
MARY JO WARSKOW
TERRY ENNES
BRUCE GREEN
SUSAN DAWSON
JOHN SIGALOS
JAY CHERWIN

ALSO PRESENT:

SAM HUBBARD, Development Planner

DRAFT

CHAIRMAN LORENZINI: Okay, next item is, under other business, Lexington Homes Subdivision, PC# 16-004. Do we have a presentation on this?

MR. HUBBARD: No, we do have material here if the Plan Commission does have any questions. We do have someone from Lexington Homes here as well. So, if there are any specific questions, we're certainly prepared to provide that. But beyond that, I mean the final engineering plans conform to the original preliminary approval. There were only two additional conditions that Staff was recommending relating to the fee per lot for detention maintenance. The Petitioner is aware of those and we're supportive of this moving forward.

CHAIRMAN LORENZINI: Okay. Well, any final comments?
Commissioner Warskow?

COMMISSIONER WARSKOW: No. No questions or comments.

CHAIRMAN LORENZINI: Commissioner Ennes?

COMMISSIONER ENNES: As long as the Petitioner is fine with the additional changes, no.

CHAIRMAN LORENZINI: Commissioner Green?

COMMISSIONER GREEN: I'm good.

CHAIRMAN LORENZINI: Commissioner Dawson?

COMMISSIONER DAWSON: I'm fine.

CHAIRMAN LORENZINI: Commissioner Sigalos.

COMMISSIONER SIGALOS: No further questions.

CHAIRMAN LORENZINI: Commissioner Cherwin?

COMMISSIONER CHERWIN: I'm fine.

CHAIRMAN LORENZINI: I have nothing, so do we have a motion to approve this?

COMMISSIONER WARSKOW: Yes, I'll make a motion.

A motion to recommend to the Village Board of Trustees approval of PC #16-004, a Final Plat of Subdivision to subdivide the existing zoning lots into 15 single family residential lots and one additional outlot for detention.

This approval shall be subject to the following conditions:

- 1. A maintenance fee for the stormwater detention area totaling \$88,245 is required. The fee shall be paid on a per lot basis at the time of the issuance of a building permit for each home in the amount of \$5,883 per home/lot.**
- 2. The Village will not accept ownership and maintenance of the stormwater detention area until such time as the maintenance fee is paid in full and the detention area is established and acceptable to the Village.**
- 3. Land contribution fees for the park, schools and library districts shall be determined in accordance with Chapter 29 of the Municipal Code.**
- 4. The Petitioner shall comply with all federal, state and local policies, regulations and codes.**

CHAIRMAN LORENZINI: Is there a second?

COMMISSIONER CHERWIN: Second.

DRAFT

CHAIRMAN LORENZINI: Roll call vote please.

MR. HUBBARD: Commissioner Cherwin.

COMMISSIONER CHERWIN: Yes.

MR. HUBBARD: Commissioner Dawson.

COMMISSIONER DAWSON: Yes.

MR. HUBBARD: Commissioner Ennes.

COMMISSIONER ENNES: Yes.

MR. HUBBARD: Commissioner Green.

COMMISSIONER GREEN: Yes.

MR. HUBBARD: Commissioner Sigalos.

COMMISSIONER SIGALOS: Yes.

MR. HUBBARD: Commissioner Warskow.

COMMISSIONER WARSKOW: Yes.

MR. HUBBARD: Chairman Lorenzini.

CHAIRMAN LORENZINI: Yes. Okay, I do have a quick question. When do you expect to start construction? Could you please state your name and spell it?

MR. AGENLIAN: Good evening. Thank you very much. My name is John Agenlian, A-g-e-n-l-i-a-n. I'm director of land development for Lexington Homes.

As far as the start of construction, we have received final engineering approval, so now we've moved on to the permitting phase with the IEPA and the MWRD. So, as soon as those permits are on hand, we'll be able to start earth work on the project. I would estimate that to be about 60 to 75 days. So, middle of September, early October.

CHAIRMAN LORENZINI: Okay, great. Thank you.

MR. AGENLIAN: Thank you.

CHAIRMAN LORENZINI: Okay, anything else? Any other business, Sam, or Commissioners have? Is there a motion to adjourn?

COMMISSIONER SIGALOS: I'll make a --

COMMISSIONER WARSKOW: I'll make a motion to adjourn.

CHAIRMAN LORENZINI: Okay, I think Mary Jo got that one. Second?

COMMISSIONER SIGALOS: Second.

CHAIRMAN LORENZINI: Okay, we're adjourned, thank you.

(Whereupon, the above-mentioned hearing was adjourned at 8:07 p.m.)



Item: Pharmacy - 1614 W. Central Rd. - PC#16-017

Department: Planning & Community Development

Requested Action

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

Variations Identified

None.

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.

ATTACHMENTS:

Description	Type
Staff Report	Board or Commission Report
Legal Notification	Correspondence
Aerial	Exhibits
Plat & Sub Minutes	Minutes
Project Narrative	Correspondence
Plat of Survey	Exhibits
Floor Plan	Exhibits
Justification	Exhibits
Department Comments - Round 1	Correspondence
Petitioner Response to Department Comments	Correspondence

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

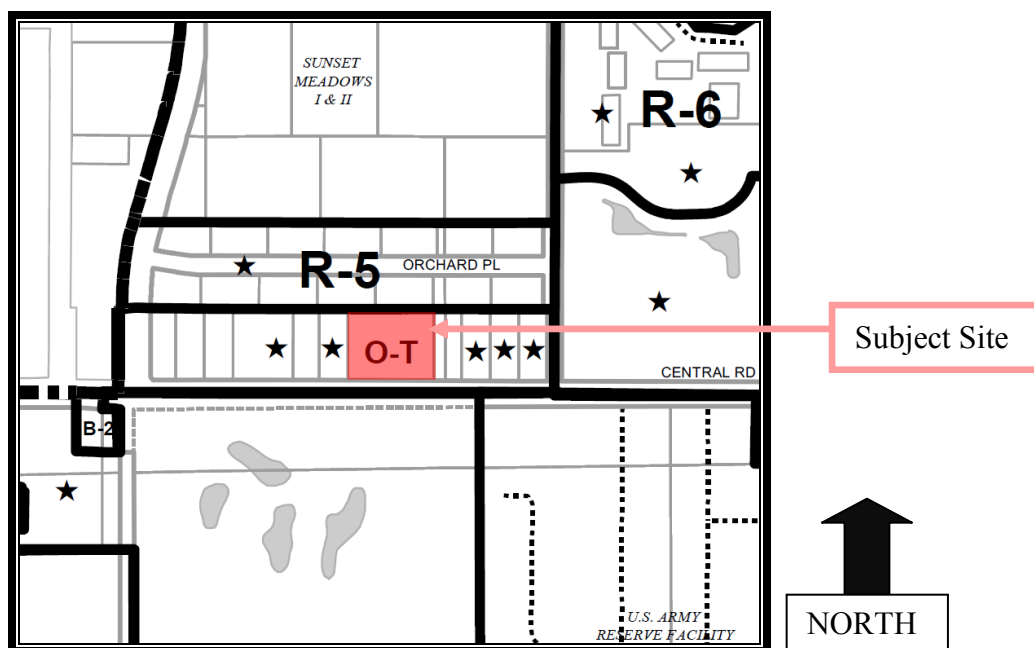
Existing Zoning: O-T, Office Transitional District

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 27th 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:

PARKING ANALYSIS				
Space	Code Uses	Gross Square Footage	Parking Ratio (1:X)	Parking Required
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
Surplus/(deficit)				1

*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

NOTICE OF
PUBLIC HEARING
NOTICE IS HEREBY
GIVEN THAT THE PLAN
COMMISSION OF THE
VILLAGE OF ARLINGTON
HEIGHTS WILL CONDUCT
A PUBLIC HEARING ON
JULY 27, 2016, AT 7:30 P.M.
in the Municipal Building, 33
South Arlington Heights
Road, Arlington Heights, Il-
linois to consider Petition
No. 16-017, a Land Use Vari-
ation to allow a Drug Store
and Pharmacy on the sub-
ject property, said property
located at 1614 W. Central
Road, Arlington Heights,
IL, legally described as:
LOT 1 IN EMILY'S RESUB-
DIVISION OF LOTS 10, 11
AND 12 IN CENTRAL
WILKE SUBDIVISION OF
LOT "1" IN ARTHUR T.
MCINTOSH AND COM-
PANY'S FIRST ADDITION
TO ARLINGTON HEIGHTS
FARMS, A SUBDIVISION
OF THAT PART OF THE
SOUTHWEST 1/4 OF SEC-
TION 31, TOWNSHIP 42
NORTH, RANGE 11, EAST
OF THE THIRD PRINCIPAL
MERIDIAN, LYING
SOUTH OF THE PUBLIC
HIGHWAY AND WEST OF
THE EAST 944.93 FEET OF
SAID SOUTHWEST 1/4, IN
COOK COUNTY, ILLINOIS.
And other variations as de-
termined necessary by the
Plan Commission.

All persons desiring to be
heard shall be given the op-
portunity to be heard.
Should any individual need
auxiliary aid or service,
such as a sign language
interpreter or materials in
alternative formats, please
contact the Health Depart-
ment at 33 South Arlington
Heights Road, Arlington
Heights, Illinois 60005, (847)
368-5760, TDD# (847) 368-
5794.

Joe Lorenzini, Chairman
ARLINGTON HEIGHTS
PLAN COMMISSION
Published in Daily Herald
July 12, 2016 (4446429)

CERTIFICATE OF PUBLICATION

Paddock Publications, Inc.

Daily Herald

Corporation organized and existing under and by virtue of the laws of the State of Illinois, DOES HEREBY CERTIFY that it is the publisher of the **DAILY HERALD**. That said **DAILY HERALD** is a secular newspaper and has been circulated daily in the Village(s) of Algonquin, Antioch, Arlington Heights, Aurora, Barrington, Barrington Hills, Lake Barrington, North Barrington, South Barrington, Bartlett, Batavia, Buffalo Grove, Burlington, Campton Hills, Carpentersville, Cary, Deer Park, Des Plaines, South Elgin, East Dundee, Elburn, Elgin, Elk Grove Village, Fox Lake, Fox River Grove, Geneva, Gilberts, Grayslake, Green Oaks, Gurnee, Hainesville, Hampshire, Hanover Park, Hawthorn Woods, Hoffman Estates, Huntley, Inverness, Island Lake, Kildeer, Lake Villa, Lake in the Hills, Lake Zurich, Libertyville, Lincolnshire, Lindenhurst, Long Grove, Mt. Prospect, Mundelein, Palatine, Prospect Heights, Rolling Meadows, Round Lake, Round Lake Beach, Round Lake Heights, Round Lake park, Schaumburg, Sleepy Hollow, St. Charles, Streamwood, Tower Lakes, Vernon Hills, Volo, Wauconda, Wheeling, West Dundee, Wildwood, Sugar Grove, North Aurora, Glenview

County(ies) of Cook, Kane, Lake, McHenry

and State of Illinois, continuously for more than one year prior to the date of the first publication of the notice hereinafter referred to and is of general circulation throughout said Village(s), County(ies) and State.

I further certify that the **DAILY HERALD** is a newspaper as defined in "an Act to revise the law in relation to notices" as amended in 1992 Illinois Compiled Statutes, Chapter 7150, Act 5, Section 1 and 5. That a notice of which the annexed printed slip is a true copy, was published July 12, 2016 in said **DAILY HERALD**.

IN WITNESS WHEREOF, the undersigned, the said **PADDOCK PUBLICATIONS, Inc.**, has caused this certificate to be signed by, this authorized agent, at Arlington Heights, Illinois.

PADDOCK PUBLICATIONS, INC.
DAILY HERALD NEWSPAPERS

BY

Danula Baltz
Authorized Agent

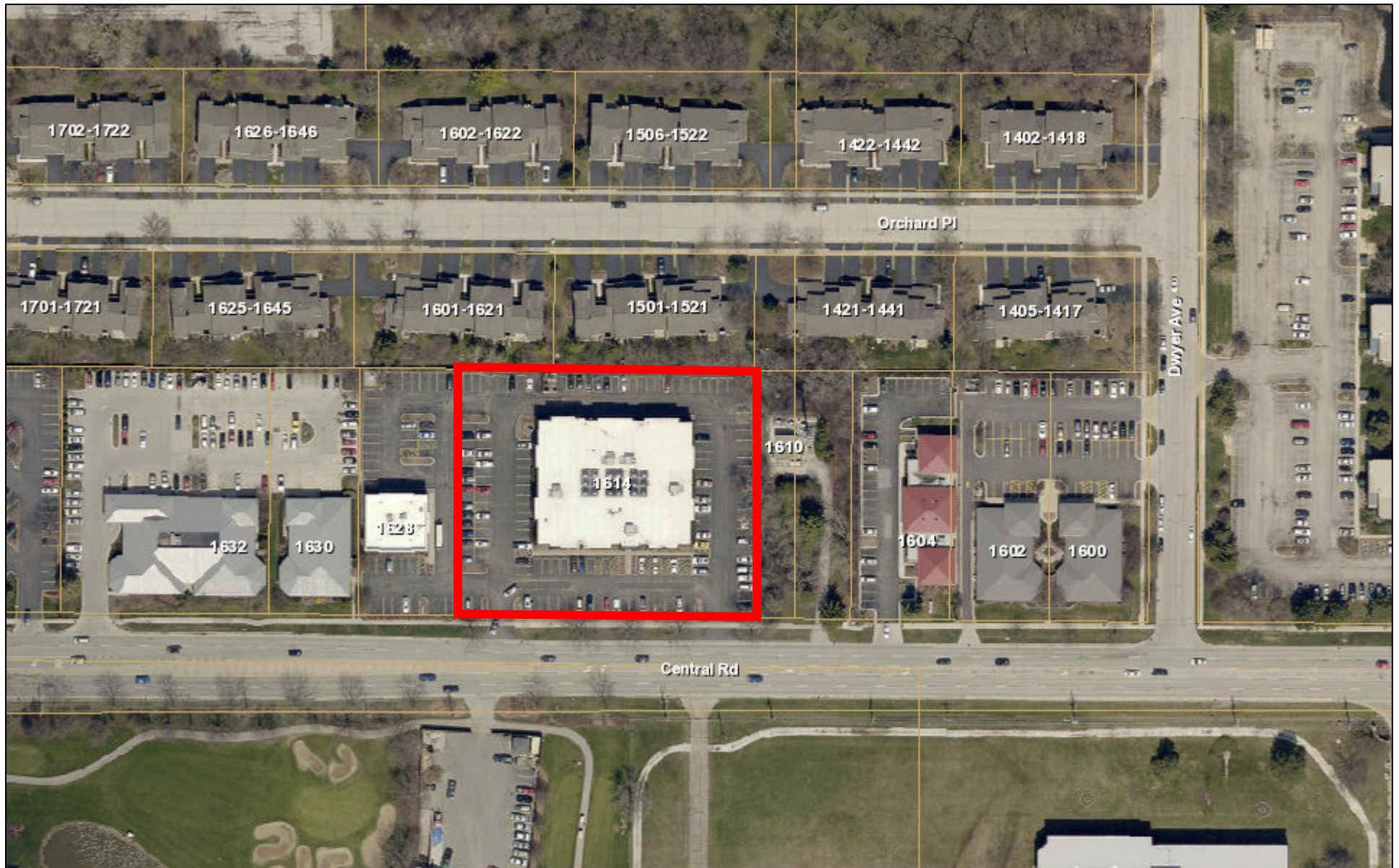
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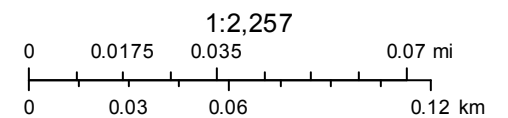
JUL 15 2016

PLANNING & COMMUNITY
DEVELOPMENT DEPARTMENT

Subject Property - 1614 W. Central Rd.



April 21, 2016



REPORT OF THE PROCEEDINGS OF
THE PLAT & SUBDIVISION COMMITTEE
OF THE VILLAGE OF ARLINGTON HEIGHTS PLAN COMMISSION

HELD AT VILLAGE HALL ON:

April 27, 2016

Project Title: Land Use Variation for Pharmacy
Address: 1614 W. Central Rd.
Petitioner: Jisit Zaveri
Address: 95 W. Thacker St.
Schaumburg, IL 60194

Requested Action:

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

Variations Identified:

- None yet identified.

Attendees:

Jisit Zaveri, Petitioner
Bruce Green, Plan Commissioner
Jay Cherwin, Plan Commissioner
Lynn Jensen, Plan Commissioner
John Sigalos, Plan Commissioner
Sam Hubbard, Development Planner

Project Summary

The subject property is approx. 1.72 acres in size and contains a 32 year old office building composed of primarily medical office tenants. The Petitioner is proposing to establish a small medical pharmacy within the office building, intended for the clients of the doctors within the building. He is primarily interested in subleasing space within an existing doctor's office, but will also consider leasing his own space within the building. He is anticipating the need for only two employees at this location, and he estimates that he would need only around 800 – 1,000 sq. ft. of space for the pharmacy. Although patients of doctors outside of the medical building could still call in their prescription to the proposed pharmacy, the Petitioner believes that the vast majority of his clients would come from patients of doctors within the building. There would be no retail sales of other goods besides pharmaceuticals and medical office supplies.

Meeting Discussion:

The Petitioners and Plat and Subdivision Committee members introduced themselves.

Mr. Zaveri explained that he wanted to open a pharmacy in the medical office building located at 1614 W. Central Rd. He summarized his prior work history and outlined other independent pharmacies that he owned. He listed the types of doctors in the medical office building and explained that they had everything in the building but were missing a pharmacy. He said that he was interested in approx. 800-1,000 sq. ft. of space, either in conjunction with an existing medical office tenant or by leasing his own space. He explained that his pharmacy would not have any "front end" sales of items such as candy or food; his pharmacy would be retail sales of prescription pharmaceuticals only. He said he thought that having a small pharmacy in the retail building would be a convenience to the patients.

Commissioner Green asked Mr. Hubbard to outline the Village evaluation of the petition.

Mr. Hubbard summarized the request, which was for a drug store within the O-T District, where drug stores and pharmacies are prohibited. He stated that the Petitioner is therefore required to obtain a Land Use Variation to allow the proposed use within the O-T District. He discussed the operation of the business, which would have most of its customers from the medical building where it would be located, but nothing would prevent patients of doctors located outside of this building from calling in a prescription to this location. He stated that staff did not anticipate this use creating a parking

shortage due to the small size of the proposed use and the fact that retail sales requires less parking spaces than medical offices. However, he mentioned that the petitioner would still need to provide the required parking surveys and information on the sizes and uses within the building in order for staff to ensure that all parking requirements have been met.

Commissioner Green clarified that the Plan Commission is interested in making sure that the parking (as it exists today) is not an issue given the existing size and uses on the property.

Mr. Hubbard agreed that a parking survey showing the existing parking capacity of the site would be an important part of the application, although he believed that it will show parking is not an issue. Mr. Hubbard stated that staff was generally supportive of the concept, and that the petitioner would need to get the landlord involved to get the necessary approvals to move forward with an application. He concluded that once staff receives the necessary information to perform a parking analysis, as long as all requirements are met, staff didn't take any issue with the proposed use.

Mr. Zaveri said that he already had a meeting set up with the landlord to discuss the project and would be evaluating parking and providing staff with the necessary floor plans and plat of survey.

Commissioner Green reiterated that he wanted to make sure all parking regulations are met so that there was enough parking on the site.

Commissioner Jensen said he had three questions. He asked Mr. Zaveri how his pricing worked.

Mr. Zaveri said his pricing was competitive and either at or below the name brand chains such as Walgreens and CVS.

Commissioner Jensen asked if the petitioner would have a financial relationship with any of the doctors.

Mr. Zaveri responded that no, he would not.

Commissioner Jensen wondered if any market study had been performed to see how nearby competition could affect the proposed use.

Discussion ensued regarding if there had been a recent proposal for a similar pharmacy use within a medical office building.

Commissioner Sigalos asked if patients seeing doctors outside of the building where the pharmacy would be located could call in prescriptions.

Mr. Zaveri responded that yes there was no law that prohibited him from filling a prescription from someone from outside of the building where he would be located.

Commissioner Sigalos asked if allowing this use would set a precedent for allowing retail sales uses within the O-T District, which was not intended for that type of use.

Mr. Hubbard said that although he was not an attorney, he believed that it could muddy the water if approval was granted to one person, then the next person trying to do something similar was denied. He stated that every application is unique and should be evaluated on the individual merits of that particular proposal, and that certain unique characteristics can justify approval or denial of applications that may appear similar.

Mr. Zaveri said that he felt his proposal was not similar to retail sales of all kinds, and that his proposed use was unique in that it would only sell prescription pharmaceuticals.

Discussion ensued regarding setting precedence to allow one use and then the associated difficulty of denying a similar use.

Commissioner Jensen remarked that this might be a new model of business emerging in the medical field and that they may want to evaluate if a text amendment is needed.

Commissioner Sigalos asked about the other locations owned by the petitioner.

Mr. Zaveri responded that he owned a pharmacy in Hazel Crest and one in Villa Park. He said that in Villa Park, the location is a free-standing building located within a medical office park. He said that his pharmacy in Hazel Crest is located within a physician office inside of a medical office building, similar to his proposed pharmacy in Arlington Heights.

Commissioner Cherwin commented that he didn't see this use as being a threat to the O-T District, especially given its small size, and that if this type of use was an emerging trend then the Village should take steps to make sure it facilitates the growth of this type of "one-stop shop" medical building.

Commissioner Green asked if there would be signage on the building.

Mr. Hubbard said that he didn't know and that he would make sure to get details on that if the application moved forward to the Plan Commission.

Mr. Zaveri said that the landlord does not like building signage.

Commissioner Green asked a condition of approval limiting signage may be prudent.

Mr. Hubbard said that staff will keep that in mind when evaluating the application when received.

Commissioner Jensen stated that staff should do some research on surrounding communities to see what their approach to this type of use is. He was interested in knowing if this use is an emerging trend in the medical industry, and what its effect on the consumer is. He said he wanted to make sure that there was separation between the pharmacist and the physician (i.e. no financial relationship) to avoid a situation where consumers were being taken advantage of by doctors who had financial relationships with pharmacists where they were essentially "selling" pharmaceuticals to their patients.

Commissioner Sigalos asked what the hours of operation would be.

Mr. Zaveri said that he would be open 9:00am – 5:00pm M-F, and 9:00am to 1:00pm on Saturday.

Commissioner Green said he thought it was an interesting concept and encouraged the applicant to provide the missing information to staff so that they could process the application.

RECOMMENDATION

Plat & Sub Committee agreed that the feedback was positive and encouraged the petitioner to move forward with the project.

Bruce Green, Chair
PLAT & SUBDIVISION COMMITTEE
Sam Hubbard, Recorder

Jisit Zaveri

95 West Thacker St, Schaumburg, IL - 60194 | 847-347-3907 | jzbarb@gmail.com

June 27, 2016

President and Board of Trustees of Village of Arlington Heights
Village of Arlington Heights
33 S. Arlington Heights Road
Arlington Heights, IL 60005

Dear President and Board of Trustees of Village of Arlington Heights

I am writing to ask you to support proposed community pharmacy at the 1614 west central road, Suite # 209, Arlington Heights, IL 60005. We will not have a retail over the counter section due to space limitations and we will only have behind the counter prescription drugs.

Further, this pharmacy would require approximately 300-400 square feet of space within physician's existing practice. We would have a pharmacist and a pharmacy technician to operate daily activities. The hours of operation would be Monday to Friday from 9:30 am to 5pm and Saturdays 9:30am to 1pm. We would sublease space from an existing medical office, which is known as Accumed Center (Suite # 209). Our primarily clients would include patients from the clinics at the 1614 west central road. Having a community pharmacy at this location would make "one stop medical building" for clients of the doctors within this location. For example, after seeing a physician a client would stop by at pharmacy to pick up their prescription medication within a few minutes. Therefore, it would be convenient, efficient, personalized quality service and time efficient for patients.

Our pharmacy is designed to serve the needs of our customer. The dedicated staff would be performing following daily operations:

- Greeting customers and receiving written prescriptions
- Answering the telephone and referring call-in prescriptions to the pharmacist
- Initiating refills requested by patients in person or by telephone
- Updating the patient's profile, including patient demographics, allergies, and health conditions
- Entering or updating billing information for third-party reimbursement
- Entering new prescriptions (or refill requests) into the patient profile
- Submitting prescription claims online to insurance providers
- Contacting insurance companies to resolve eligibility or prescription processing issues
- Retrieving drug products from storage in the restricted prescription area
- Counting, reconstituting, packaging, and repackaging products
- Returning stock bottles to the proper storage location
- Distributing labeled medications to the patient after final verification by the pharmacist
- Offering a medication counseling opportunity for the patient
- Accepting payments, including copayment
- Storing completed prescriptions for patient pickup
- Retrieving medications for patient pickup once patient verification is completed

Sincerely,

Jisit Zaveri

J. L. Zaveri 6/27/16

RECEIVED

JUN 27 2016

PLANNING & COMMUNITY
DEVELOPMENT DEPARTMENT

EDWARD J. MOLLOY & ASSOCIATES, LTD.

LAND & CONSTRUCTION SURVEYORS

1236 MARK STREET, BENSENVILLE, ILLINOIS 60106 (630) 595-2600 Fax (630) 595-4700

e-mail: emolloy@ejmolloy.com

ALTA/ACSM LAND TITLE SURVEY

OF

PARCEL 1:

LOT 1 IN EMILY'S RESUBDIVISION OF LOTS 10, 11 AND 12 IN CENTRAL WILKE SUBDIVISION OF LOT "1" IN ARTHUR T. MCINTOSH AND COMPANY'S FIRST ADDITION TO ARLINGTON HEIGHTS FARMS, A SUBDIVISION OF THAT PART OF THE SOUTHWEST 1/4 OF SECTION 31, TOWNSHIP 42 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING SOUTH OF THE PUBLIC HIGHWAY AND WEST OF THE EAST 944.93 FEET OF SAID SOUTHWEST 1/4, IN COOK COUNTY, ILLINOIS.

PARCEL 2:

EASEMENT FOR THE BENEFIT OF PARCEL 1 FOR INGRESS AND EGRESS, AND PARKING PURPOSES AS CREATED BY DECLARATION OF CROSS EASEMENT RECORDED SEPTEMBER 19, 2003 AS DOCUMENT 036227056 OVER THE FOLLOWING DESCRIBED REAL ESTATE: LOT 9 IN CENTRAL WILKE SUBDIVISION OF LOT "1" IN ARTHUR T. MCINTOSH AND COMPANY'S FIRST ADDITION TO ARLINGTON HEIGHTS FARMS, A SUBDIVISION OF THAT PART OF THE SOUTHWEST 1/4 OF SECTION 31, TOWNSHIP 42 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING SOUTH OF THE PUBLIC HIGHWAY AND WEST OF THE EAST 944.93 FEET OF SAID SOUTHWEST 1/4, IN COOK COUNTY, ILLINOIS.

COMMONLY KNOWN AS: 1614 W. CENTRAL RD., ARLINGTON HEIGHTS, ILLINOIS

SURVEYOR'S NOTES

TITLE COMMITMENT: THE FOLLOWING MATTERS OF TITLE ARE REFERENCED IN SCHEDULE B OF CHICAGO TITLE INSURANCE COMPANY COMMITMENT FOR TITLE INSURANCE ORDER NO. 1401 008852871 D2 WITH AN EFFECTIVE DATE OF JULY 15, 2011:

D. A 30 FOOT BUILDING LINE ALONG THE SOUTH LINE OF THE LAND AS SHOWN ON THE PLAT OF CENTRAL-WILKE SUBDIVISION RECORDED AS DOCUMENT 14262386. [PLOTTED ON THE DRAWING]

E. A 9 FOOT STORM SEWER AND DRAINAGE EASEMENT OVER THE WEST LINE OF LOT 1 AS SHOWN ON THE PLAT OF EMILY'S RESUBDIVISION RECORDED DECEMBER 2, 1980 AS DOCUMENT 25689026. [PLOTTED ON THE DRAWING]

F. AN 11 FOOT EASEMENT FOR STORM SEWER CONSTRUCTION AND MAINTENANCE AS SHOWN ON PLAT OF EMILY'S RESUBDIVISION RECORDED DECEMBER 2, 1980 AS DOCUMENT 25689026. [PLOTTED ON THE DRAWING]

G. EASEMENT OVER THE NORTH 10.00 FEET OF THE LAND FOR THE PURPOSE OF INSTALLING AND MAINTAINING ALL EQUIPMENT NECESSARY TO SERVE THE SUBDIVISION AND OTHER LAND WITH TELEPHONE AND ELECTRICAL SERVICE, TOGETHER WITH THE RIGHT TO OVERHANG AERIAL SERVICE WIRES AND THE RIGHT OF ACCESS TO SUCH WIRES, AS CREATED BY GRANT TO THE ILLINOIS BELL TELEPHONE COMPANY AND THE COMMONWEALTH EDISON COMPANY AND THEIR RESPECTIVE SUCCESSORS AND ASSIGNS AND AS SHOWN ON THE PLAT OF SUBDIVISION RECORDED DECEMBER 2, 1980 AS DOCUMENT 25689026. [PLOTTED ON THE DRAWING]

H. GRANT OF EASEMENT MADE BY HARRIS TRUST AND SAVINGS BANK, AS TRUSTEE UNDER TRUST AGREEMENT DATED SEPTEMBER 1, 1980 AND KNOWN AS TRUST NUMBER 40477 TO THE COMMONWEALTH EDISON COMPANY, ITS SUCCESSORS AND ASSIGNS, GRANTING AN EASEMENT TO CONSTRUCT, OPERATE, MAINTAIN, RENEW, RELOCATE AND REMOVE, FROM TIME TO TIME, POLES, WIRES, CABLES, CONDUITS, MANHOLES, TRANSFORMERS, PEDESTALS AND OTHER FACILITIES USED IN CONNECTION WITH OVERHEAD AND UNDERGROUND TRANSMISSION AND DISTRIBUTION OF ELECTRICITY, TOGETHER WITH RIGHT OF ACCESS TO THE SAME AND THE RIGHT, FROM TIME TO TIME TO TRIM OR REMOVE TREES, BUSHES AND SAPLINGS AND TO CLEAR OBSTRUCTIONS FROM THE SURFACE AND SUBSURFACE AS MAY BE REASONABLY REQUIRED INCIDENT TO THE GRANT HEREIN GIVEN, IN, OVER, UNDER, ACROSS, ALONG AND UP THE LAND RECORDED FEBRUARY 25, 1981 AS DOCUMENT 25768798. [PLOTTED ON THE DRAWING]

I. EASEMENT OVER THE NORTH 10.00 FEET, THE EAST 10.00 FEET OF THE WEST 87.00 FEET OF THE SOUTH 475.00 FEET OF THE NORTH 57.00 FEET OF THE LAND FOR THE PURPOSE OF INSTALLING AND MAINTAINING ALL EQUIPMENT NECESSARY TO SERVE THE SUBDIVISION AND OTHER LAND WITH GAS SERVICE, TOGETHER WITH RIGHT OF ACCESS TO SAID EQUIPMENT AS CREATED BY GRANT TO NORTHERN ILLINOIS GAS COMPANY AND ITS RESPECTIVE SUCCESSORS AND ASSIGNS AND AS SHOWN ON THE PLAT OF SUBDIVISION RECORDED DECEMBER 2, 1980 AS DOCUMENT 25689026. [PLOTTED ON THE DRAWING]

J. EASEMENT FOR PUBLIC UTILITIES OVER THE EAST 10.00 FEET OF THE WEST 87.00 FEET OF THE SOUTH 47.00 FEET OF THE NORTH 57.00 FEET, AND OVER THE EAST 10 FEET OF THE LAND, AS SHOWN ON PLAT OF EMILY'S RESUBDIVISION RECORDED DECEMBER 2, 1980 AS DOCUMENT 25689026. [PLOTTED ON THE DRAWING]

K. EASEMENT OVER THE NORTH 10.00 FEET OF THE LAND FOR PUBLIC UTILITIES AS SHOWN ON THE PLAT RECORDED MARCH 1, 1948 AS DOCUMENT 14262386 AND AS SHOWN ON THE PLAT OF EMILY'S RESUBDIVISION RECORDED DECEMBER 2, 1980 AS DOCUMENT 25689026. [PLOTTED ON THE DRAWING]

L. THE LAND LIES WITHIN THE BOUNDARIES OF A PLANNED UNIT DEVELOPMENT AS DISCLOSED BY ORDINANCE AMENDING A PLANNED UNIT DEVELOPMENT AND THE ZONING ORDINANCE OF THE VILLAGE OF ARLINGTON HEIGHTS AND GRANTING CERTAIN VARIATIONS RECORDED AS DOCUMENT 97084042, AND IS SUBJECT TO THE TERMS OF SAID ORDINANCE AND SUBSEQUENT RELATED ORDINANCES. [NOT A PLOTTABLE MATTER]

S. (A) TERMS, PROVISIONS, AND CONDITIONS RELATING TO THE EASEMENT DESCRIBED AS PARCEL 2 CONTAINED IN THE INSTRUMENT CREATING SAID EASEMENT. (B) RIGHTS OF THE ADJOINING OWNER OR OWNERS TO THE CONCURRENT USE OF SAID EASEMENT. [PARCEL 2 PLOTTED ON THE DRAWING]

TAX PARCEL PERMANENT INDEX NUMBER: 03-31-302-019-0000

FLOOD MAP DESIGNATION: OUR EXAMINATION OF THE FEDERAL EMERGENCY MANAGEMENT AGENCY (F.E.M.A.) FLOOD INSURANCE RATE MAP COMMUNITY-PANEL NO. 17031C0184J WITH AN EFFECTIVE DATE OF AUGUST 19, 2008, SHOWS THAT NO PART OF THE PROPERTY FALLS WITHIN A SPECIAL FLOOD HAZARD AREA AND THAT SAID PROPERTY DOES FALL WITHIN ZONE "X" DEFINED AS AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.

ZONING CLASSIFICATION: THE VILLAGE OF ARLINGTON HEIGHTS REPORTS THAT THE PROPERTY IS ZONED "O-1" OFFICE TRANSITIONAL DISTRICT AND THAT THE FOLLOWING BULK RESTRICTIONS APPLY:

FRONT YARD SETBACK: 25 FEET
SIDE YARD SETBACK: 20 FEET IF ADJOINING A RESIDENTIAL DISTRICT, NONE IF ADJOINING A BUSINESS OR MANUFACTURING DISTRICT, AT LEAST ONE SIDE YARD OF 12 FEET IS REQUIRED PER LOT.
REAR YARD: 30 FEET, MAY BE REDUCED HALF THE WIDTH OF AN ADJOINING ALLEY.
MAXIMUM FLOOR AREA RATIO: 80%
MAXIMUM BUILDING COVERAGE: 40%
MAXIMUM HEIGHT: 30 FEET AND 2 STORIES.

SUMMARY OF PAINT STRIPED PARKING SPACES: PARCEL 1 CONTAINS A TOTAL OF 150 PARKING SPACES INCLUDING 4 DESIGNATED HANDICAP SPACES. PARCEL 2 CONTAINS A TOTAL OF 40 PARKING SPACES INCLUDING 3 DESIGNATED HANDICAP SPACES.

AREA STATEMENT: PARCEL 1 CONTAINS 75,000 SQUARE FEET OR 1.7218 ACRES. THE SQUARE FOOTAGE OF THE EXTERIOR FOOTPRINT OF THE BUILDING ON PARCEL 1 AT GROUND LEVEL IS 19,355 SQUARE FEET.

EARTH MOVING AND BUILDING CONSTRUCTION STATEMENT PER TABLE "A" ITEM 16: SURVEYOR FINDS NO OBSERVABLE EVIDENCE OF EARTH MOVING WORK OR RECENT BUILDING CONSTRUCTION.

CHANGES IN STREET RIGHT-OF-WAY LINES STATEMENT PER TABLE "A" ITEM 17: SURVEYOR HAS NO KNOWLEDGE OF ANY CHANGES IN STREET RIGHT-OF-WAY LINES CONTEMPLATED OR PROPOSED AND FINDS NO OBSERVED EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS.

SITE USE STATEMENT PER TABLE "A" ITEM 18: SURVEYOR FINDS NO OBSERVABLE EVIDENCE OF SITE USE AS A SOLID WASTE DUMP, SUMP OR SANITARY LANDFILL.

INCLUDED TABLE "A" OPTIONAL SURVEY RESPONSIBILITIES AND SPECIFICATIONS PER THE 2011 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS:

- MONUMENTS PLACED (OR A REFERENCE MONUMENT OR WITNESS TO THE CORNER) AT ALL MAJOR CORNERS OF THE BOUNDARY OF THE PROPERTY, UNLESS ALREADY MARKED OR REFERENCED BY EXISTING MONUMENTS OR WITNESSES.
- ADDRESS(ES) IF DISCLOSED IN RECORD DOCUMENTS, OR OBSERVED WHILE CONDUCTING THE SURVEY.
- FLOOD ZONE CLASSIFICATION (WITH PROPER ANNOTATION BASED ON FEDERAL FLOOD INSURANCE RATE MAPS OR THE STATE OR LOCAL EQUIVALENT) DEPICTED BY SCALED MAP LOCATION AND GRAPHIC PLOTTING ONLY.
- GROSS LAND AREA (AND OTHER AREAS IF SPECIFIED BY THE CLIENT).
- (b)(c). CURRENT ZONING CLASSIFICATION AND BUILDING SETBACK REQUIREMENTS, HEIGHT AND FLOOR SPACE AREA RESTRICTIONS AS SET FORTH IN THAT CLASSIFICATION, AS PROVIDED BY THE INSURER, IF NONE, SO STATE.
- (c). EXTERIOR DIMENSIONS OF ALL BUILDINGS AT GROUND LEVEL.
- (b)(1). SQUARE FOOTAGE OF EXTERIOR FOOTPRINT OF ALL BUILDINGS AT GROUND LEVEL.
- (c). MEASURED HEIGHT OF ALL BUILDINGS ABOVE GRADE AT A LOCATION SPECIFIED BY THE CLIENT. IF NO LOCATION IS SPECIFIED, THE POINT OF MEASUREMENT SHALL BE IDENTIFIED.
- SUBSTANTIAL FEATURES OBSERVED IN THE PROCESS OF CONDUCTING THE SURVEY (IN ADDITION TO THE IMPROVEMENTS AND FEATURES REQUIRED UNDER SECTION 5 ABOVE) SUCH AS PARKING LOTS, BILLBOARDS, SIGNS, SWIMMING POOLS, LANDSCAPED AREAS, ETC.
- STRIPING, NUMBER AND TYPE (e.g. HANDICAPPED, MOTORCYCLE, REGULAR, ETC.) OF PARKING SPACES IN PARKING AREAS, LOTS AND STRUCTURES.
- (a). LOCATION OF UTILITIES EXISTING ON OR SERVING THE SURVEYED PROPERTY AS DETERMINED BY OBSERVED EVIDENCE.
- NAMES OF ADJOINING OWNERS OF PLATTED LANDS ACCORDING TO CURRENT PUBLIC RECORDS.
- DISTANCE TO STREET AS SPECIFIED BY THE CLIENT.
- OBSERVED EVIDENCE OF CURRENT EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS.
- PROPOSED CHANGES IN STREET RIGHT OF WAY LINES, IF INFORMATION IS AVAILABLE FROM THE CONTROLLING JURISDICTION.
- OBSERVED EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS.
- OBSERVED EVIDENCE OF SITE USE AS A SOLID WASTE DUMP, SUMP OR SANITARY LANDFILL.

STATE OF ILLINOIS }
COUNTY OF DUPAGE }

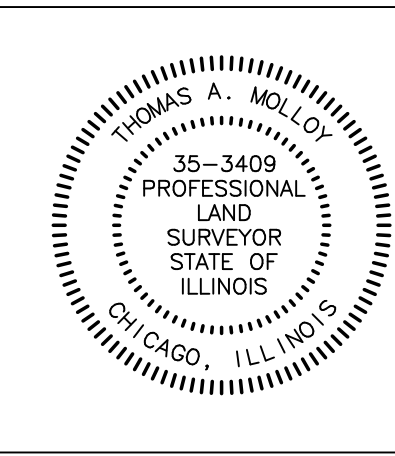
I, THOMAS A. MOLLOY, AN ILLINOIS PROFESSIONAL LAND SURVEYOR AND MANAGING AGENT OF EDWARD J. MOLLOY AND ASSOCIATES, LTD., AN ILLINOIS PROFESSIONAL DESIGN FIRM, HEREBY CERTIFY TO: HODGKINS #1, L.L.C.;

CHICAGO TITLE INSURANCE COMPANY:
THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH 2011 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY THE AMERICAN LAND TITLE ASSOCIATION (ALTA) AND THE NATIONAL SOCIETY OF PROFESSIONAL SURVEYORS (NSPS) AND INCLUDES ITEMS 1, 2, 3, 4, 6(b), 7(c), 7(d)(1), 7(e), 8, 9, 11(a), 13, 14, 16, 17 AND 18 OF TABLE "A" THEREOF. THE FIELD WORK WAS COMPLETED ON AUGUST 2, 2011. DIMENSIONS ARE SHOWN IN FEET AND DECIMAL PARTS THEREOF.

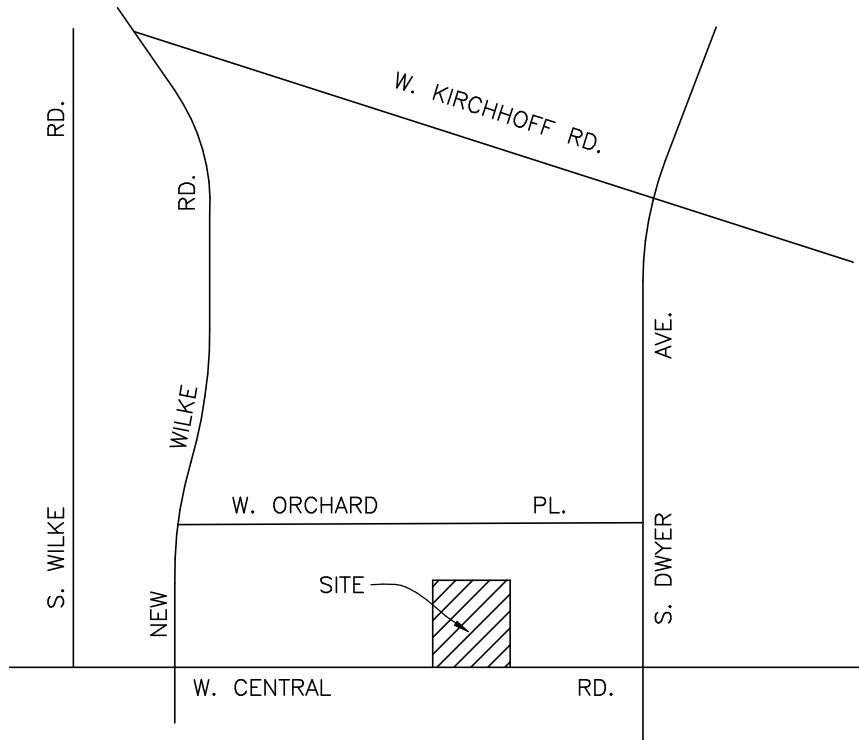
SIGNED AT BENSENVILLE, ILLINOIS THIS 4TH DAY OF AUGUST, A.D. 2011

EDWARD J. MOLLOY AND ASSOCIATES, LTD.
AN ILLINOIS PROFESSIONAL DESIGN FIRM - LICENSE NO. 184-002910

THOMAS A. MOLLOY
ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 35-0309
(EXPIRES NOVEMBER 30, 2012 AND IS RENEWABLE)
MANAGING AGENT, ILLINOIS PROFESSIONAL DESIGN FIRM LICENSE NO. 184-002910
(EXPIRES APRIL 30, 2013 AND IS RENEWABLE)



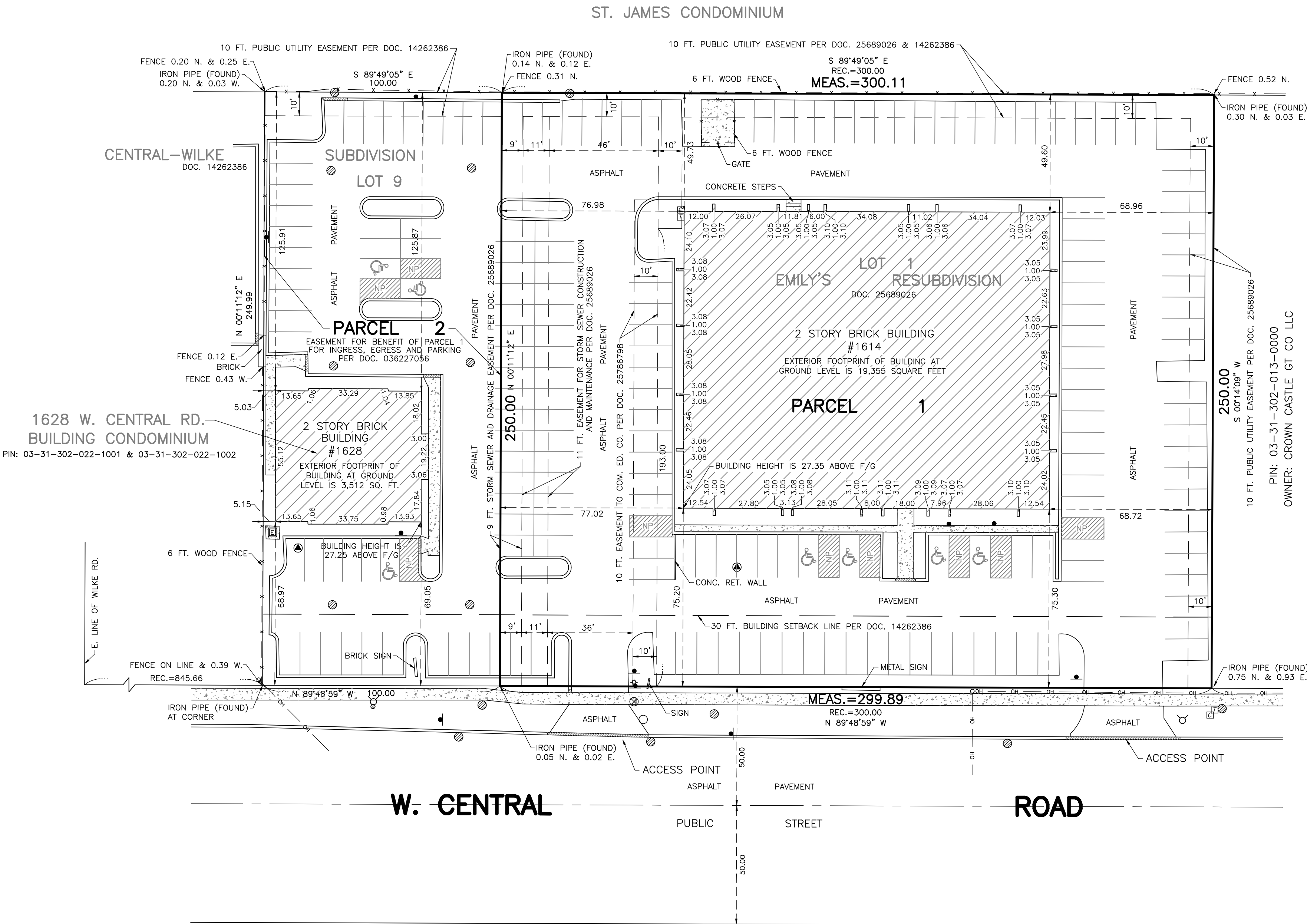
VALID ONLY WITH EMBOSSED SEAL



VICINITY MAP

LEGEND:

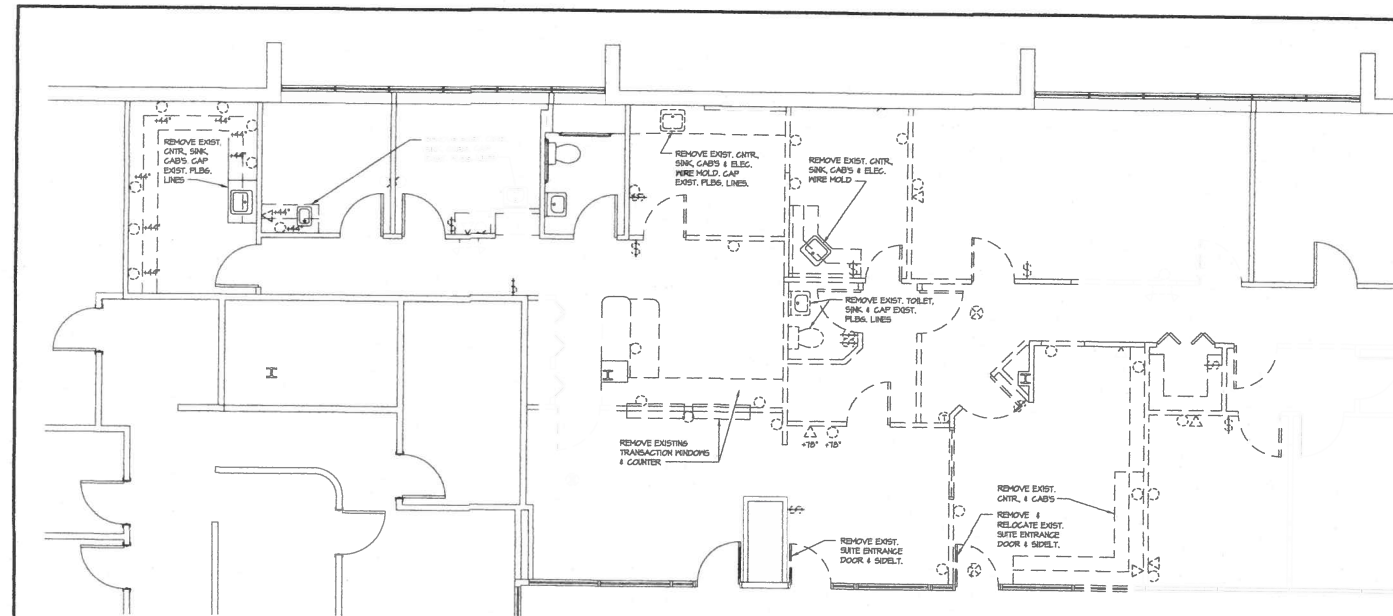
- Manhole
- Sanitary Manhole
- Storm Manhole
- Storm Catch Basin/Inlet
- Fire Hydrant w/B-Box
- Water Valve Vault
- Light Pole
- Traffic Sign
- Utility Pole w/Overhead Wire
- Telephone Pedestal
- Cable Television Pedestal
- Electric Transformer
- Depressed Curb
- Concrete
- Finished Grade



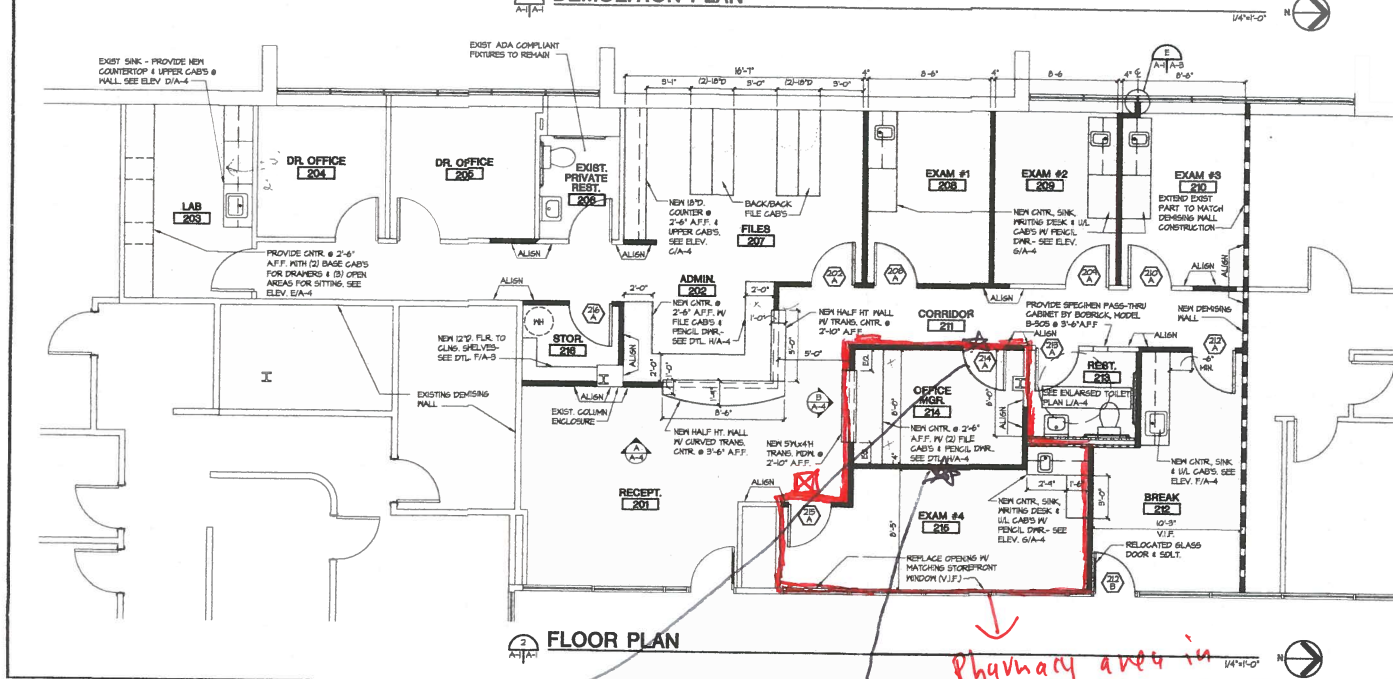
DRAFTED BY: BJE

ORDER NO.: 2011-0174
FILE: 31-42-11
PROJECT NO.: 2068

Suite #209 Floor Plan



DEMOLITION PLAN



FLOOR PLAN

NOTES	
1. EXISTING DOORS ARE SHOWN, UNLESS NOTED OTHERWISE. ALL NEW DOORS ARE SHOWN WITH A DOOR MARK.	
CODE ANALYSIS BLOCK	
USE GROUP	B - BUSINESS GENERAL OFFICE OCCUPANCY
CONSTRUCTION TYPE	CONSTRUCTION TYPE B UNPROTECTED
EXISTING TENANT SPACE GROSS SQUARE FOOTAGE	N/A
NEW TENANT SPACE GROSS SQUARE FOOTAGE	2143 SF
NEW TENANT SPACE OCCUPANT LOAD	NEW TENANT SPACE GROSS SQUARE FOOTAGE / 100 SQ. FT. PER OCCUPANT = 21
BUILDING CODES USED	INTERNATIONAL BUILDING CODE 2009 & ARLINGTON HTS. BUILDING CODE AMENDMENTS
ELECTRICAL CODE USED	NATIONAL ELECTRICAL CODE 2005
MECHANICAL CODE USED	NTL MECHANICAL CODE 2009
PLUMBING CODE USED	ILLINOIS STATE PLUMBING CODE 2004
SCOPE OF WORK	☒ NEW TENANT SPACE ☒ ALTERATIONS FOR NEW TENANT ☒ ALTERATIONS FOR EXISTING TENANT
RE SUPPRESSION SYSTEM	AUTOMATIC FIRE SUPPRESSION SYSTEM THROUGHOUT BUILDING
FIRE RESISTANT RATINGS OF STRUCTURAL ELEMENTS	0-HOUR FIRE-RATINGS
EXIT ACCESS CORRIDORS	0-HOUR FIRE-RATINGS WITH SPRINKLER SYSTEM
TENANT SEPARATION WALLS (DEMISING WALLS)	1-HOUR FIRE-RATINGS
TENANT PARTITIONS	0-HOUR FIRE-RATINGS
CLASSIFICATION OF INTERIOR FINISHES	CLASS 5
SYMBOL LEGEND	
NOTE: UNLESS OTHERWISE INDICATED, SYMBOLS REPRESENT NEW CONSTRUCTION.	
---	EXISTING PARTITION
---	REMOVE EXISTING PARTITION
---	TYPICAL PARTITION; SEE DETAIL A/A-3
---	DEMISING PARTITION; SEE DETAIL B/A-3
-----	TOILET CHASE PARTITION; SEE DETAIL C/A-3
□	REMOVE OR REUSE, PATCH LUNCTION BOX
○	REMOVE EXISTING OUTLET
△	REMOVE EXISTING DATA/TELEPHONE OUTLET
⊞	REMOVE EXISTING THERMOSTAT
⊞	REMOVE EXISTING SWITCH
⊞	REMOVE EXISTING EXIT LIGHT
⊞	REMOVE EXISTING EMERGENCY LIGHT
KEY PLAN - 2ND FLOOR	
TENANT LOCATION	

Proj. Mgr. DJO	Specified Current Date: 10-16-10 Issue Expiration Date: 11-30-10
Job Capt. JTL	
Drawn by JTL	
Rev'd by DJO	
THE SEAL AFFIXED ABOVE APPLIES TO THE FOLLOWING DOCUMENTS: A-1 THRU A-4	
I DO HEREBY CERTIFY THAT THESE PLANS HAVE BEEN PREPARED UNDER MY DIRECT SUPERVISION AND TO THE BEST OF MY KNOWLEDGE AND BELIEF AND TO THE EXTENT OF MY CONTRACTUAL OBLIGATION THAT THEY COMPLY WITH ALL CODES AND ORDINANCES OF THE VILLAGE OF ARLINGTON HEIGHTS.	
I HAVE PREPARED, OR CAUSED TO BE PREPARED UNDER MY DIRECT SUPERVISION, THE ATTACHED PLANS AND SPECIFICATIONS AND STATE THAT TO THE BEST OF MY KNOWLEDGE AND BELIEF AND TO THE EXTENT OF MY CONTRACTUAL OBLIGATION, THEY ARE IN COMPLIANCE WITH THE ENVIRONMENTAL BARBERS ACT (IL REV. STAT. 1989 ch. 114-2, par. 5) AND THE ILLINOIS ACCESSIBILITY CODE, 11 ILCS 12-000 CODE 400.	
SIGNED:	ARCHITECT
ILLINOIS LICENSE NO.	001-000126
DATE:	MAY 8 2013
ISSUED FOR PERMIT 5-8-13	
Description	
Revisions	
OWNER/DEVELOPER HAMILTON PARTNERS 300 PARK BOULEVARD ITASCA, IL 60143-2600 (630) 250-9700 (630) 250-8521 Fax	
CONTRACTOR OMNI COMMERCIAL 617 CHURCH ROAD ELGIN, IL 60123 (847) 841-7580 (847) 841-7420 Fax	
The Jenkins Group Bochenek/Jenkins/Olsen/Snoble REGISTRATION NO. 184-000321 The Jenkins Group, Inc. Architecture/Interiors/Planning 300 Park Boulevard, Suite 250 Itasca, Illinois 60143-3146 (630) 250-9100 Telephone (630) 250-9177 Fax	
Project	Tenant Finish-out For
NORTHWEST MEDICAL CLINIC	
1514 W. CENTRAL RD. ARLINGTON HEIGHTS, IL STE. 209	
Sheet Title	Sheet No.
DATE MAY 8, 2013	12253
Project No.	A-1
Sheet 1 of 4	

Pharmacy area in red [approximately 300 sq.ft.]

Seal this entrance

break this half of wall to make door way

Main Pharmacy entrance

Justification for Variations in Zoning Permit

Jisit Zaveri
95 West Thacker St
Schaumburg, IL 60194

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.

RECEIVED
JUN 20 2016
PLANNING & COMMUNITY
DEVELOPMENT DEPARTMENT



Village of Arlington Heights Building Services Department

Interoffice Memorandum

To: Sam Hubbard, Development Planner, Planning and Community Development

From: Deb Pierce, Plan Reviewer, Building Services Department

Subject: 1614 W Central Rd., Pharmacy Land Use Variation
Land Use Variation to Allow a Pharmacy in the O-T District

Date: June 29, 2016

Sam:

I have reviewed the documents submitted and have no objections to the Land Use Variation.

A separate permit is required for the proposed interior changes.

RECEIVED
JUN 30 2016
PLANNING & COMMUNITY
DEVELOPMENT DEPARTMENT

BUILDING DEPARTMENT

1A

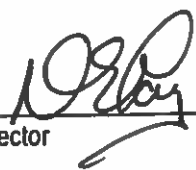
PETITIONER'S APPLICATION - ARLINGTON HEIGHTS PLAN COMMISSION

Petition #: P.C. _____	P.I.N.# 03-31-302-019
Petitioner: Jisit Zaveri _____	Location: 1614 W. Central Rd, Arlington Heights, IL
_____	Rezoning: _____ Current: _____ Proposed: _____
_____	Subdivision: _____
Owner: Mark Hamilton _____	# of Lots: _____ Current: _____ Proposed: _____
_____	PUD: _____ For: _____
_____	Special Use: _____ For: _____
Contact Person: Jisit Zaveri _____	Land Use Variation: ☒ For: Pharmacy _____
Address: 95 W. Thacker St _____	Land Use: _____ Current: Medical office _____
Schaumburg, IL 60194 _____	Proposed: Medical office with pharmacy _____
Phone #: 847-347-3907 _____	Site Gross Area: _____
Fax #: 773-941-4294 _____	# of Units Total: _____
E-Mail: jzbarb@gmail.com _____	1BR: _____ 2BR: 3BR: 4BR: _____

(Petitioner: Please do not write below this line.)

INSPECTIONAL SERVICES

No concerns at this time.

 6/29/16
 Director Date

RECEIVED

JUN 30 2016

**PLANNING & COMMUNITY
DEVELOPMENT DEPARTMENT**

Village of Arlington Heights
Public Works Department

Memorandum

To: Sam Hubbard, Planning and Community Development
From: Cris Papierniak, Assistant Director of Public Works
Date: June 30, 2016
Subject: 1614 W. Central Road P.C. #16-017

With regard to the proposed Land Use Variation Permit, I have the following comments:

1. Appropriate method for disposing of drugs must be shown.
2. VAHPW is acceptable to this variation.

Thank you for the opportunity to comment on this permit application.

C: file
LF

ENGINEERING DEPARTMENT

3

PETITIONER'S APPLICATION - ARLINGTON HEIGHTS PLAN COMMISSION

Petition #: P.C. <u>16-017</u>	P.I.N.# <u>03-31-302-019</u>
Petitioner: <u>Jisit Zaveri</u>	Location: <u>1614 W. Central Rd, Arlington Heights, IL</u>
	Rezoning: <u> </u> Current: <u> </u> Proposed: <u> </u>
	Subdivision: <u> </u>
	# of Lots: <u> </u> Current: <u> </u> Proposed: <u> </u>
Owner: <u>Mark Hamilton</u>	PUD: <u> </u> For: <u> </u>
	Special Use: <u> </u> For: <u> </u>
	Land Use Variation: <u>✓</u> For: <u>Pharmacy</u>
Contact Person: <u>Jisit Zaveri</u>	Land Use: <u> </u> Current: <u>Medical office</u>
Address: <u>95 W. Thacker St</u>	Proposed: <u>Medical office</u>
<u>Schaumburg, IL 60194</u>	<u>with phumens</u>
Phone #: <u>847-347-3907</u>	Site Gross Area: <u> </u>
Fax #: <u>773-941-4294</u>	# of Units Total: <u> </u>
E-Mail: <u>jzbarb@gmail.com</u>	1BR: <u> </u> 2BR: <u> </u> 3BR: <u> </u> 4BR: <u> </u>

(Petitioner: Please do not write below this line.)

1. PUBLIC IMPROVEMENTS

REQUIRED: YES NO COMMENTS

a. Underground Utilities

Water XSanitary Sewer XStorm Sewer X

b. Surface Improvement

Pavement XCurb & Gutter XSidewalks XStreet Lighting X

c. Easements

Utility & Drainage XAccess X

2. PERMITS REQUIRED OTHER THAN VILLAGE:

a. MWRDGC b. IDOT c. ARMY CORP d. IEPA e. CCHD 3. R.O.W. DEDICATIONS? 4. SITE PLAN ACCEPTABLE? 5. PRELIMINARY PLAT ACCEPTABLE? 6. TRAFFIC STUDY ACCEPTABLE? 7. STORM WATER DETENTION REQUIRED? 8. CONTRIBUTION ORDINANCE EXISTING? 9. FLOOD PLAIN OR FLOODWAY EXISTING? 10. WETLAND EXISTING?

YES NO COMMENTS

 X N/A N/A N/A X X X X ~~GENERAL COMMENTS ATTACHED~~

No further comments at this time.

PLANS PREPARED BY: N/ADATE OF PLANS: N/A

Director

Date

Arlington Heights Fire Department Plan Review Sheet

HEALTH SERVICES DEPARTMENT

6

PETITIONER'S APPLICATION - ARLINGTON HEIGHTS PLAN COMMISSION

Petition #: P.C. _____
Petitioner: Jisit Zaveri

Owner: Mark Hamilton

Contact Person: Jisit Zaveri
Address: 95 W. Thacker St
Schaumburg, IL 60194
Phone #: 847-347-3907
Fax #: 773-941-4294
E-Mail: jzbarb@gmail.com

P.I.N.# 03-31-302-019
Location: 1614 W. Central Rd, Arlington Heights, IL
Rezoning: _____ Current: _____ Proposed: _____
Subdivision: _____
of Lots: _____ Current: _____ Proposed: _____
PUD: _____ For: _____
Special Use: _____ For: _____
Land Use Variation: ☒ For: Pharmacy

Land Use: _____ Current: Medical office
Proposed: Medical office
with pharmacy
Site Gross Area: _____
of Units Total: _____
1BR: _____ 2BR: _____ 3BR: _____ 4BR: _____

(Petitioner: Please do not write below this line.)

1. GENERAL COMMENTS:

No comments.

RECEIVED

JUN 30 2016

PLANNING & COMMUNITY
DEVELOPMENT DEPARTMENT
Environmental Health Officer6-30-16
Date
for 6/30/16 Direc
Date

PLANNING & COMMUNITY DEVELOPMENT DEPARTMENT

7

PETITIONER'S APPLICATION - ARLINGTON HEIGHTS PLAN COMMISSION

Petition #: P.C. _____

Petitioner: Jisit Zaveri

Owner: Mark Hamilton

Contact Person: Jisit Zaveri

Address: 95 W. Thacker St

Schaumburg, IL 60194

Phone #: 847-347-3907

Fax #: 773-941-4294

E-Mail: izbarb@gmail.com

P.I.N.# 03-31-302-019

Location: 1614 W. Central Rd, Arlington Heights, IL

Rezoning: _____ Current: _____ Proposed: _____

Subdivision: _____

of Lots: _____ Current: _____ Proposed: _____

PUD: _____ For: _____

Special Use: _____ For: _____

Land Use Variation: ✓ For: Pharmacy

Land Use: _____ Current: Medical office

Proposed: Medical office

Site Gross Area: _____ with pharmacy

of Units Total: _____

1BR: _____ 2BR: _____ 3BR: _____ 4BR: _____

(Petitioner: Please do not write below this line.)

YES NO

1. X _____ COMPLIES WITH COMPREHENSIVE PLAN?
2. X _____ COMPLIES WITH THOROUGHFARE PLAN?
3. X _____ VARIATIONS NEEDED FROM ZONING REGULATIONS?
(See below.)
4. _____ X VARIATIONS NEEDED FROM SUBDIVISION REGULATIONS?
(See below.)
5. _____ X SUBDIVISION REQUIRED?
6. _____ X SCHOOL/PARK DISTRICT CONTRIBUTIONS REQUIRED?
(See below.)

Comments:

Please see attached.

[Signature]

7-13-16

Date



Planning & Community Development Dept. Review

July 12, 2016

REVIEW ROUND 1

Project: 1614 W. Central Rd. – Jisit Zaveri
Pharmacy Land Use Variation

Case Number: PC 16-017

General:

7. The subject property is part of a PUD originally granted in 1980 under Ordinance 80-114, which was subsequently amended in 1996 via Ordinance 96-064, and then again in 2005 via Ordinance 05-089. Of note, the amendment in 2005 linked the property at 1614 W. Central Rd. to the neighboring property to the west (1628 W. Central Rd.) and considers the site as one property for parking requirements (cross parking and cross access between the two sites is a condition of the PUD approval). The amendment in 2005 also granted a parking variation to decrease the required parking for the site from 236 parking spaces to 189 parking spaces.

Parking:

8. Please provide a parking survey that documents usage of the parking lot during the hours of 9:00am to 5:00pm during two weekdays and 9:00am – 1:30pm during a Saturday. The parking survey should document the total number of cars at 30 minute intervals for the combined site (both 1614 W. Central Rd. and 1628 W. Central Rd.).
9. The parking requirements for the site are as follows:

PARKING ANALYSIS				
Space	Code Uses	Gross Square Footage	Parking Ratio (1:X)	Parking Required
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				235
Total Parking Required per approved Variation				189*
Total Parking Provided				190
Surplus/(deficit)				1

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

Based on the above analysis, it appears that the necessary required parking is provided on the site and is compliant with the approved variation and therefore compliant with parking requirements.

Prepared by: 

PLANNING & COMMUNITY DEVELOPMENT DEPARTMENT

7A

PETITIONER'S APPLICATION - ARLINGTON HEIGHTS PLAN COMMISSION

Petition #: P.C. _____	P.I.N.# 03-31-302-019
Petitioner: Jisit Zaveri _____	Location: 1614 W. Central Rd, Arlington Heights, IL _____
_____	Rezoning: _____ Current: _____ Proposed: _____
_____	Subdivision: _____
Owner: Mark Hamilton _____	# of Lots: _____ Current: _____ Proposed: _____
_____	PUD: _____ For: _____
_____	Special Use: _____ For: _____
Contact Person: Jisit Zaveri _____	Land Use Variation: ☒ For: Pharmacy _____
Address: 95 W. Thacker St _____	Land Use: _____ Current: Medical office _____
Schaumburg, IL 60194 _____	Proposed: Medical office _____
Phone #: 847-347-3907 _____	Site Gross Area: _____
Fax #: 773-941-4294 _____	# of Units Total: _____
E-Mail: jzbarb@gmail.com _____	1BR: _____ 2BR: 3BR: 4BR: _____

(Petitioner: Please do not write below this line.)

LANDSCAPE & TREE PRESERVATION:

	YES	NO
1. Complies with Tree Preservation Ordinance	N/A	_____
2. Complies with Landscape Plan Ordinance	_____	_____
3. Parkway Tree Fee Required (See below.)	_____	X

Comments:

No COMMENTS


 _____ 7/12/16 _____
 Coordinator Date

PLAN COMMISSION RESPONSE TO REVIEW COMMENTS 7/20/16

TO: Village of Arlington Heights Building Services Department

From: Jisit Zaveri

**Subject: 1614 W. Central Rd, Pharmacy Land Use Variation
Land Use Variation to Allow a Pharmacy in the O-T District**

Date: 7/20/2016

1) Building Department

a. No comments

2) Public Works Department

a. Appropriate method for disposing of drugs must be shown.

Response: This will be completed by couple of methods as follows:

- 1) The Senior Center at 1801 W. Central Road accepts disposal of syringes during regular Senior Center hours. Also, disposable medicine can be dropped off the 1st Thursday of each month (except July) from 11:00am-1:00pm. Patient(s) could call 847-253-5532 for more information.
- 2) We will sign up with Pharma Logistics Inc., they are located in Libertyville, IL. They provide "Drug Take- Back Program" for an independent pharmacies within Chicagoland area. I have enclosed their information on a last page.

3) Engineering Department

a. No comments

4) Fire Department

a. No comments

5) Health Services Department

a. No comments

6) Planning & Community Development Department

a. Parking Survey: See below

Parking Study for 1614 W. Central and 1628 W. Central Road

7/16/16 Saturday

Time 7/16/16	# of Vehicles 1614	# of Vehicles 1628
9:00am	4	8
9:30am	4	7
10:00am	4	11
10:30am	5	11
11:00am	6	13
11:30am	6	10
12:00pm	4	9
12:30pm	4	9
1:00pm	4	8
1:30pm	4	13

7/18/16 Monday 7/19/16 Tuesday

Time 7/18/16	# of Vehicles 1614	# of Vehicles 1628	Time 7/19/16	# of Vehicles 1614	# of Vehicles 1628
9:00am	33	41	9:00am	35	46
9:30am	35	42	9:30am	36	42
10:00am	38	42	10:00am	36	43
10:30am	31	51	10:30am	32	47
11:00am	35	42	11:00am	38	42
11:30am	37	39	11:30am	41	39
12:00pm	32	41	12:00pm	43	50
12:30pm	29	48	12:30pm	40	47
1:00pm	36	44	1:00pm	36	39
1:30pm	36	43	1:30pm	35	43
2:00pm	42	41	2:00pm	43	44
2:30pm	40	39	2:30pm	39	39
3:00pm	40	37	3:00pm	40	41
3:30pm	33	36	3:30pm	38	39
4:00pm	34	25	4:00pm	43	36
4:30pm	35	33	4:30pm	42	37
5:00pm	31	30	5:00pm	29	25

Drug Take-Back Program

For Unused Patient Medication



*Pharma***Logistics**[®]



Keep your peace of mind with a drug take-back program that is 100% compliant

There’s no simpler or safer way to manage your medication disposal program while remaining 100% compliant with DEA regulations. Just select the size and quantity of disposal return kits you need and we’ll do the rest. Our cost-effective automatic reordering program tracks each kit and ships new ones as needed so you never run short.

■ Specify the size of the disposal return kit you require

Just follow these 3 simple steps:

- 1

Choose your reorder preferences
Select the size and quantity of kits based on the volume of materials you expect to receive and how often you intend to send them our way.
- 2

Receive supplies, equipment and tracking info
All disposal return kits include a shipping container with a prepaid label, DEA-approved disposal liner and serialized zip tag.
- 3

Ship disposal return kits at your convenience
Don’t run out of kits! Set a reorder level and we’ll ship additional kits to you when you reach the minimum threshold you specify.

Rest assured that you’re fully compliant

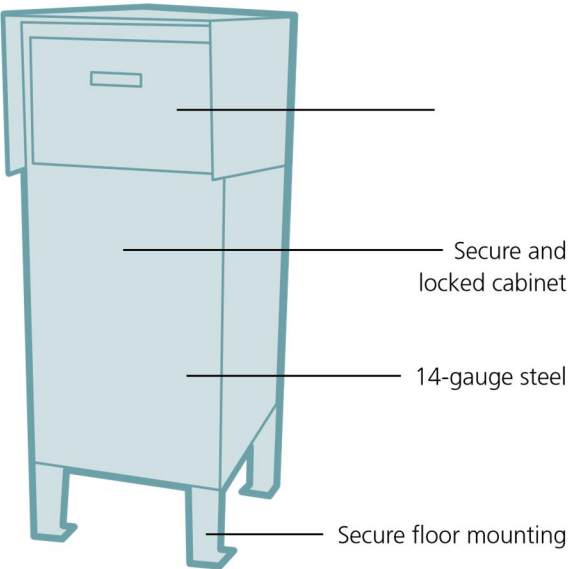
You don’t have to worry about compliance issues because we’ll always keep you on track and up to date. The disposal bins we offer exceed DEA regulations, and our DEA-preferred disposal process yields an extra benefit: clean energy. Our disposal partner generates reusable energy by incinerating the materials we receive.

Reorder options:

Additional supplies:

(Please request current pricing)

- Instruction sign
- Acrylic sign holder
- Floor fastener kit
- Take-back log book



Model types vary based on application

Get started or learn more today!



Prescription Drug Abuse

Keep controlled substances away from those who would use them in ways other than prescribed.



Accidental Poisoning

Help patients clear their medicine cabinets of expired drugs that could be harmful if consumed.



Environmental Hazards

Dispose of drugs in a way that creates reusable energy rather than risking water contamination.

Proper medication disposal helps prevent:

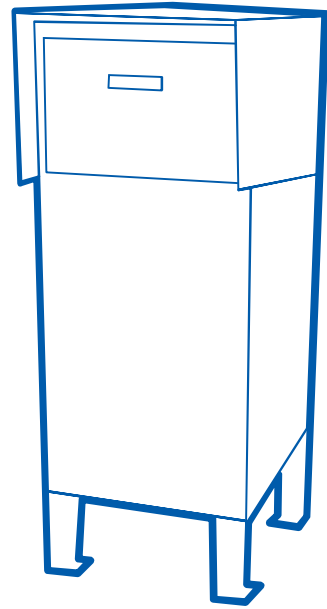
- Request the specific number of kits you need
- Set an automatic reorder level



Pharma **Logistics**®

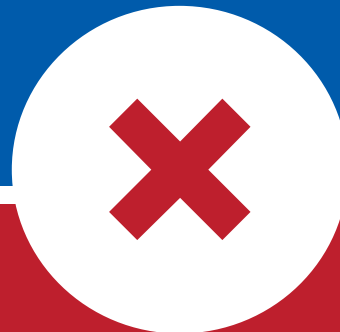
Clean out your medicine cabinet the **SAFE** way!

Help prevent prescription drug abuse, accidental poisoning and water contamination by depositing your expired or unused drugs in the disposal container provided here.



What you CAN dispose of here:

- Over-the-counter medications
- Prescription drugs
- Controlled prescription drugs
(Schedule II through Schedule V)

What we DON'T accept:

- Flammable liquids
- Illegal drugs
(e.g., heroin, cocaine, ecstasy, marijuana)
- Medical waste
- Medical equipment
- Mercury thermometers
- Inhalers
- Sharps
(e.g., needles, syringes, scalpels, lancets)

Please keep your medications in their original containers.