

APPROVED 8/4/14

VILLAGE OF DOWNERS GROVE
PLAN COMMISSION MEETING
PUBLIC HEARING

JULY 7, 2014, 7:00 P.M.

Chairperson Urban called the July 7, 2014 meeting of the Plan Commission to order at 7:00 p.m. and led the Plan Commissioners and the public in the recital of the Pledge of Allegiance.

ROLL CALL:

PRESENT: Chairperson Urban, Cozzo, Mr. Quirk, Mrs. Rabatah, Mr. Rickard, Mr. Waechtler, Mr. Webster; (ex-officio Ms. Lupescu @ 7:02 p.m.)

ABSENT: Mr. Matejczyk (ex-officios Mr. Menninga, Ms. Souter)

STAFF: Acting Community Development Director Stan Popovich and Planner Kelley Chrisse

VISITORS: Mr. Paul Marszalek, 804 80th St., Downers Grove; Mr. Jim Hudson, 8 Trevino Ct., Bolingbrook; Ms. Patricia Sanchez, 4N468 N. Robert Frost, St. Charles; Mr. Mauricio Rodriguez, 3107 W. George St., Apt. 3, Chicago

APPROVAL OF JUNE 2, 2014 MINUTES

MINUTES OF JUNE 2, 2014 WERE APPROVED ON MOTION BY MR. WAECHTLER, SECONDED BY MRS. RABATAH. MOTION CARRIED BY VOICE VOTE OF 7-0.

PUBLIC HEARINGS:

Chairperson Urban reviewed the protocol for the meeting and swore in those individuals that would be speaking on the following petition:

FILE PC-18-14: A petition seeking approval of a Special Use to expand the hours for the existing pharmacy drive-through to 24 hours. The property is zoned B-3, General Services and Highway Business. The property is located at the northeast corner of Ogden Avenue and Main Street, commonly known as 1000 Ogden Avenue, Downers Grove, IL (PINs 09-05-117-021, -023, -024 & 09-05-301-005, -006, -007). Bond Drug Company of Illinois (Walgreens), Petitioner; Standard Bank and Trust Company, Trust No. 1645, c/o Ogden Main LLC, Owner.

Village Planner, Kelley Chrisse, reviewed the petition and location of the site, noting the petitioner would like to extend the current hours (9:00 a.m. to 10:00 p.m.) of the of the existing drive-through pharmacy to 24 hours. The current B-3 zoning is the same zoning district as the properties to the east, west and south but the properties to the north are single-family residential. Currently, the existing store and pharmacy are open 24 hours per day for walk-in service. In 1998, the village granted the petitioner a conditional use to operate a drive-through for the pharmacy that limited the hours to 9:00 a.m. to 10:00 p.m. Reviewing a photo on the overhead, Ms. Chrisse pointed out that

the pharmacy is less than one mile from Advocate Good Samaritan Hospital and is the only 24-hour pharmacy currently operating in Downers Grove. She pointed out other pharmacies that operate 24 hours in different suburbs which all have 24 hour drive-through operations.

The drive-through is located on the east side of the building and there are no plans to expand the existing building envelope or drive-through. However, an interior renovation is planned for mid-August, and, as a result, the walk-in pharmacy will not be available to patrons during the renovation. Should this request be approved, pharmacy operations will be available through the 24-hour drive-through. Vehicle access to the drive-through followed, with staff noting access to the northbound Highland Avenue area was restricted subsequent to the 1998 approval of the conditional use.

Ms. Chrissy pointed out the current maturity of the landscaping and the existing 6-foot privacy fence which buffers the drive-through traffic from the adjacent property to the north. Minimal traffic is expected to be generated from the request, with 20 to 25 vehicles entering the site during overnight hours, or about two cars per hour, if averaged over the entire timeframe. However, current peak hours for walk-ins are between 7:00 a.m. and 9:00 a.m. so that would translate to the drive through.

Per staff, the proposed special use was consistent with the village's comprehensive plan and zoning ordinance. A sign permit application is currently being reviewed to bring the petitioner's current non-conforming signage into compliance, which is a condition of approval required by staff. To date, no neighborhood inquiries have been received by staff; however, the petitioner contacted three residential property owners immediately adjacent to the pharmacy window and no objections were voiced. In general, staff supported the proposal and found that all village standards were met. Ms. Chrissy asked that the Plan Commission forward a positive recommendation to the village council, subject to the two conditions listed in staff's report.

Per questions about the signage, staff reported that currently the petitioner has a monument sign that needs to be reduced in size, landscaping is required, the address on the monument sign needs to be added, and some of the wall signs need to be removed and reduced in size. Staff has been working with the petitioner to bring the signage into compliance. Other questions followed regarding the "overnight hours" and the speaker volume being reduced; the logic behind the intensity of use; and that the traffic being anticipated was based on current traffic that already comes to the store.

Mr. Mauricio Rodriguez, 3107 W. George Street, Chicago, Illinois stated he is an attorney with Vedder Price in Chicago, Illinois, and was representing Walgreens. Due to staff's thorough report, he was available to answer questions. Specifically responding to the question about the pharmacy located in Westmont, he stated it was an Osco pharmacy. Mr. Rodriguez also confirmed that Walgreens reached out to three adjacent property owners who did not have concerns about the request. Mr. Rodriguez introduced his team: District Manager, Patricia Sanchez; Pharmacy Supervisor Jim Hudson; and Store Manager, Paul Marszlek.

Asked if the speaker volume was currently being turned down, Mr. Jim Hudson, 8 Trevino Court, Bolingbrook, IL, stated it was not but could be manually turned down or the pharmacist could be asked to lower his voice during the later hours. He stated the drive-through was basically for those customers who had mobility issues and could not get out of their car. Also, there were no plans to remodel the current drive-through equipment. To Mrs. Rabatah's question, currently no liquor

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products are sold through the drive-through window and the window was restricted only to prescription items or over-the-counter medicine. Mr. Hudson said he was amenable to having a third condition restrict the drive-through window to prescription or over-the-counter pharmaceutical product sales.

Per the chairwoman's question regarding signage, Mr. Rodriguez confirmed that Walgreens was agreeable to staff's two conditions.

Mr. Waechtler suggested refining condition No. 1 to list the hours that the speaker volume would be reduced, asking for commissioner input. None followed. However, Mr. Rodriguez stated he was agreeable to both conditions.

Chairwoman Urban invited the public to speak. No public comment received. Public comment was closed.

Mr. Rodriguez closed and hoped all questions were answered. Based on what was presented, he asked that the Plan Commission make a positive recommendation to the village council.

Chairwoman Urban noted that based on the staff report and the presentation during the meeting, the standards for approval were met.

WITH RESPECT TO PC-18-14 MRS. RABATAH MADE A MOTION THAT THE PLAN COMMISSION FORWARD A POSITIVE RECOMMENDATION TO THE VILLAGE COUNCIL REGARDING PC-18-14, SUBJECT TO THE FOLLOWING THREE CONDITIONS:

- 1. THE SPEAKER VOLUME ON THE DRIVE-THROUGH WINDOW MUST BE REDUCED BETWEEN 10:00 P.M. AND 9:00 A.M.;**
- 2. PRIOR TO COMMENCING THE 24-HOUR OPERATION OF THE DRIVE-THROUGH, THE PROPERTY SHALL BE IN COMPLIANCE WITH ALL VILLAGE SIGN REGULATIONS; AND**
- 3. THE USE OF THE 24 HOUR DRIVE-THROUGH WINDOW SHALL BE RESTRICTED TO ONLY PRESCRIPTION AND OVER-THE-COUNTER PHARMACEUTICAL PRODUCTS.**

SECONDED BY MR. COZZO.

ROLL CALL:

AYE: MRS. RABATAH, MR. COZZO, MR. QUIRK, MR. RICKARD, MR. WAECHTLER, MR. WEBSTER, CHAIRPERSON URBAN

NAY: NONE

MOTION CARRIED: VOTE: 7-0

NEW BUSINESS: None.

THE MEETING WAS ADJOURNED AT 7:35 P.M. ON MOTION BY MR. WAECHTLER, SECONDED BY MRS. RABATAH. MOTION CARRIED BY VOICE VOTE OF 7-0.

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/s/ Celeste K. Weilandt
Celeste K. Weilandt
(As transcribed by MP-3 audio)