

MINUTES OF THE PLAN COMMISSION
January 28, 2019

The regular meeting of the Plan Commission was called to order by Chairman Mark Moore at 7:03 p.m. at the Village Hall.

Members present: Chairman Mark Moore, Amy Flores, Matthew Krummick, Walter Oakley, Kurt Schultz, and Eric Steffe.

Members absent: Richard Pyter.

A quorum was established.

Village Staff present: John Spoden, Director of Community Development; and David Smith, Senior Planner.

Commissioner Steffe moved, seconded by Commissioner Oakley, to approve the January 14, 2019, Plan Commission meeting minutes.

Motion carried 6 - 0.

OLD BUSINESS: None.

NEW BUSINESS:

**PC 19-01 ProHealth Drugs, Applicant
 1900 Hollister Drive**

Request is for a Text Amendment to the Libertyville Zoning Code in order to include Pharmacies and Drug Stores as a Special Use Permit in the O-2, Office, Manufacturing and Distribution Park District.

**PC 19-02 ProHealth Drugs, Applicant
 1900 Hollister Drive**

Request is for a Special Use Permit for a Pharmacy for property located in an O-2, Office, Manufacturing and Distribution Park District.

Chairman Moore introduced the application to the Plan Commission. Chairman Moore stated that the applicant is requesting a Text Amendment to the Village of Libertyville Zoning Code in order to include Pharmacies and Drug Stores as a Special Use Permit in the O-2, Office, Manufacturing and Distribution Park District. Chairman Moore stated that the applicant is also requesting a Special Use Permit for a Pharmacy for property located in an O-2, Office, Manufacturing and Distribution Park District at 1900 Hollister Drive.

Mr. Pankit Bhalodia, applicant, stated that their pharmacy proposal will focus on specialty drugs and will work closely with the doctors located within the 1900 Hollister Drive medical building.

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He stated that their focus is also on encouraging patient adherence to the medical prescriptions. He stated that their ProHealth Pharmacy will provide free delivery service which will reduce traffic.

Commissioner Oakley asked about the hours of operation. Mr. Bhalodia stated that the proposal is to operate with store hours between 8:30 a.m. and 5:00 p.m.

Commissioner Oakley asked if there will be any signs on the property. Mr. Bhalodia stated that all signage will be inside the building.

Commissioner Shultz asked if ProHealth is a chain pharmacy. Mr. Bhalodia stated that it is an independent entity with only one other ProHealth located in Palatine.

Chairman Moore stated that he is concerned about ancillary uses that might be tied to this pharmacy such as the sale of medical cannabis.

Mr. Spoden stated that the Village already has a fairly restrictive ordinance in place for medical cannabis. He stated that it would not be permitted at this location.

Chairman Moore asked the petitioner why they chose the 1900 Hollister Drive location. Mr. Bhalodia stated that this is a medical building and will be conducive for both his pharmacy and the medical offices already occupying the building.

Chairman Moore asked the petitioner to explain the difference between his ProHealth Pharmacy and any other retail use or a chain pharmacy. Mr. Bhalodia stated that their focus will be on prescription service and over-the-counter medication without the sale of grocery items.

Chairman Moore asked the petitioner how he would like for the Plan Commission to proceed. Mr. Bhalodia stated that he would like for the Plan Commission to give a positive recommendation to the Village Board tonight.

In the matter of PC 19-01, Commissioner Schultz moved, seconded by Commissioner Flores, to recommend that the Village Board of Trustees approve a Text Amendment to the Libertyville Zoning Code in order to include Pharmacies and Drug Stores as a Special Use Permit in the O-2, Office, Manufacturing and Distribution Park District, in accordance with the plans submitted.

Motion carried 6 - 0.

Ayes: Moore, Flores, Krummick, Oakley, Schultz, Steffe
Nays: None
Absent: Pyter

In the matter of PC 19-02, Commissioner Steffe moved, seconded by Commissioner Schultz, to recommend that the Village Board of Trustees approve a Special Use Permit for a Pharmacy for property located in an O-2, Office, Manufacturing and Distribution Park District, in accordance with the plans submitted.

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Motion carried 6 - 0.

Ayes: Moore, Flores, Krummick, Oakley, Schultz, Steffe

Nays: None

Absent: Pyter

STAFF COMMUNICATIONS AND DISCUSSION:

Mr. John Spoden, Director of Community Development, stated that he would like to thank the Plan Commission for their kick-off meeting on the Comprehensive Plan update. He stated that Staff will continue to meet with the various Boards, Commissions, and Committees to get their feedback on the Comprehensive Plan update as it progresses.

Commissioner Schultz moved, seconded by Commissioner Flores, to adjourn the Plan Commission meeting.

Motion carried 6 - 0.

Meeting adjourned at 7:11 p.m.