

**PLAN COMMISSION
VILLAGE OF DEERFIELD
Minutes**

The Plan Commission of the Village of Deerfield called to order a Workshop Meeting at 7:30 P.M. on January 23, 2020 at the Village Hall, 850 Waukegan Road, Deerfield, Illinois.

Present were: Larry Berg, Chairman
 Al Bromberg
 Blake Schulman
 Jennifer Goldstone
 Elaine Jacoby
 Justin Silva
 Bill Keefe

Also present: Jeff Ryckaert, Principal Planner
 Daniel Nakahara, Planner

Chairman Berg swore in all who plan to testify before the Commission.

Public Comment on a Non-Agenda Item

There were no comments from the public on a non-agenda item.

WORKSHOP MEETING

(1) Prefiling Conference Regarding a Request for a Special Use to Permit the Establishment of a Drive-Thru for a Pharmacy at 95 S. Waukegan Road (Waukegan Lake Cook LLC and Walgreens Co.)

The petitioner Brett Katz, representing the property owner of 95 S. Waukegan Road, reported that they are here to follow up on the second half of the project at the southwest corner of Lake Cook and Waukegan Roads. The first tenant that was approved for a Special Use, Chick-fil-A, is already open. There are no requests for changes or alterations to the approved building site plan or landscaping plan. The site plan they are submitting for this request is exactly as it was approved. A drive-thru has always been on the site plan but was not approved without a tenant. Walgreens now wants to open a 2,496 square foot pharmacy only store with a drive-thru on the north end cap of the property. The pharmacy only store is a newer concept for Walgreens. Walgreens has approximately 45 of these stores; either in the planning stages or already open.

Mr. Katz reviewed the site plan pointing out the occupied Chick-fil-A building as well as the building to the north of Chick-fil-A. 2,500 square feet of this 8,000 square foot building that was previously approved (but not yet built) would be the new Walgreens pharmacy only store. There are 40 dedicated parking spaces with additional shared parking as part of an easement covering this building, the Chick-fil-A building and the neighboring North Shore healthcare building. Chairman Berg asked if this is an official easement covering parking and access for all parcels. Mr. Katz replied that yes it is an officially recorded easement covering parking and access for all buildings.

Mr. Katz reviewed preliminary information for the new Walgreens pharmacy only store and displayed images of the planned signage. The proposed Walgreens pharmacy only store will

have a portion on the existing monument signs and one new small directional sign on the property to highlight the drive-thru. The content of the building sign is "Walgreens Pharmacy". There will also be two signs on the proposed canopy over the drive-thru as well as window signage.

Commissioner Bromberg asked for more information on the services and products that the pharmacy only Walgreens will provide. Mr. Katz replied that the store would focus on health and wellness only. It will have a pharmacy as well as products that are typically found near the back (pharmacy area) 2,500 square feet of a regular Walgreens store. Examples of the health and wellness products will include over the counter medications, first aid, vitamins, and more. Chairman Berg confirmed that there will be no food or alcohol sold. Mr. Katz added that the intention of this location is to relieve pressure from the Northbrook and Deerfield regular Walgreens locations, which each fill approximately 800 prescriptions a day. They are projecting that this location will fill about 100 prescriptions a day.

Commissioner Bromberg asked for more information on parking and traffic. He asked about the percentage of people expected to park versus those that will use the drive-thru. Mr. Katz replied that the small format stores are still new, and they do not have a great deal of data because of this, but they expect about 60 percent of customers to use the drive-thru and 40 percent to park and enter the store. Chairman Berg asked how this compares to regular Walgreens stores. Mr. Katz replied that this is typical of regular Walgreens stores as well as the new smaller format pharmacy stores. He added that they expect about 100 cars per day throughout the day. Commissioner Jacoby clarified that the drive-thru can only be used for prescription pick up and other items cannot be purchased in the drive-thru.

Mr. Katz provided information on the store operations and displayed the proposed floor layout. The hours will be 9 A.M. to 9 P.M. Monday through Friday and 9 A.M. to 5 P.M. Saturday and Sunday. Peak times are expected to be 2 to 3 P.M., as these are the peak times for the nearby Northbrook and Deerfield locations. Chairman Berg asked if they are also busy during the lunch hours. Mr. Katz replied that they are busy around breakfast, lunch and dinner times but sales typically peaks between 2 and 3 P.M. for the pharmacy and for the drive-thru specifically at other Walgreens locations.

Commissioner Bromberg commented that it is a nice use for the building, he has not seen this concept from Walgreens, but it makes sense. His only concern is the drive-thru. When the original site plan was considered, the drive-thru (for Chick-fil-A) was recommended for approval from the Plan Commission but the Village Board pushed back on the drive-thru because there is no signalized light there at the property's access points, but there are signalized lights to the north and south of the existing access points. He added that they also first discussed a credit union in this space, which would generate fewer cars than Walgreens is expected to. He commented that he would like to know more about how traffic is going to flow with the drive-thru and with Chick-fil-A next door. He added that the Petitioners could expect potential push back from the Village Board.

Mr. Katz stated that they have an 8,000 square foot building approved for general retail or restaurants with a drive-thru included in the approved site plan. (The drive-thru for the 8,000 square foot building was contemplated but not approved on the site plan.) He added that this use is not going to increase the volume of traffic that can be expected with an 8,000 square foot building. The drive-thru provides a service for people who wish to use it, and at about 100 cars per day, 60 of which would use the drive-thru, they are confident it is a manageable volume of

traffic. He stated that the drive-thru would not add significantly more traffic through the parking lot. Mr. Katz added that so far there has been one minor incident in the parking lot where someone hit their wheel on a curb and got a flat tire.

Commissioner Keefe asked about the stacking of cars for the drive-thru. Mr. Katz replied that there is space for five cars to be stacked per the linear length of the drive-thru. However, they do not expect to see five cars stacked, as most customers would park and go in if they see more than two or three cars waiting in the drive-thru line. Commissioner Keefe commented that a high volume use like a Starbucks would generate a longer line for the drive-thru. Mr. Katz commented that this is a non-food use and they do not expect the kind of volume that a Starbucks would generate.

Chairman Berg asked the Petitioner to address traffic flow if cars stacked exceeds five vehicles. Mr. Katz replied that if there were more than five cars they would go along the perimeter and would not impact the traffic flow in and out of the development. Commissioner Jacoby asked to clarify the access points to the development. Mr. Katz reported that there are three access points, a right in right out from Lake Cook, a right in right out from Waukegan, and a full access from Waukegan at the south end. They consider the main access point to be the southern entrance with full access, which is why the center was designed with a peninsula median at the south end. He added that this access point has painted arrows and a directional sign.

Commissioner Schulman asked if the drive-thru line backed up to six or seven cars, would vehicles stack north or south along the back fence line. Mr. Katz replied that vehicles would likely naturally go to the south. Commissioner Schulman asked if it would block access into the center if this occurred. Mr. Katz replied that he did not think it would. Commissioner Jacoby confirmed that cars exiting the center at the south end after using the drive-thru can turn left or right onto Waukegan Road.

Eric Russell from KLOA addressed traffic and parking further. He stated that they surveyed full format Walgreens stores and their peak drive-thru wait is two to three cars stacked, with an average of one car. They rarely see more than three cars waiting in the drive-thru line and they do not project it to stack higher than that at the smaller format store.

Commissioner Silva asked what the daily traffic for Chick-fil-A is compared to this use. Mr. Russell replied that before Chick-fil-A opened they projected 15 to 20 cars in and out during the evening rush hours and in peak lunch hours, with slightly more on a Saturday, which is typical for a fast food restaurant.

Chairman Berg asked for more information on the audio and other equipment for the drive-thru. Mr. Katz replied that it would be a standard glass window with a fold out drawer that extends out and a canopy overhang, which is the same as other Walgreens drive-thru operations. The audio speaker will face north. Commissioner Goldstone asked if there are certain hours that the Chick-fil-A drive-thru speakers can be used. Mr. Ryckaert replied that the drive-thru and speakers are allowed during all business hours.

Chairman Berg asked the Petitioner to describe the plans for garbage and deliveries. Mr. Katz replied that as approved on the site plan, there is a trash enclosure and an area designated for loading. Walgreens plans to receive deliveries through the front door in the morning hours delivered by a box truck. He added that two to four people would staff the store during open

hours with checkout and pharmacy pick up counter only; there will not be separate pharmacy and checkout counters.

Commissioner Bromberg asked if they are planning to complete parking counts in advance of the Public Hearing. Mr. Katz replied that yes, they will complete an updated parking and traffic study. There is one other Walgreens pharmacy only store in Illinois in the town of Markham, which may not be the best comparison. They will get the best data they can based on this location and existing Walgreens stores in the immediate area. Commissioner Bromberg suggested getting a count of cars out of each area in the center to determine the amount of time it may take to make left turns out of the center onto Waukegan Road. Chairman Berg added that it is important to know the traffic flow and what kind of stacking is anticipated at all three access points as well as the one that allows left turns. Mr. Katz agreed and added that they are encouraged that there have not been any incidents so far.

Commissioner Silva commented that it is positive that the Walgreens peak hours are not the same as Chick-fil-A and this can be reflected in the traffic study. Mr. Katz agreed and added that 8,000 square feet of retail has already been approved and now they want to be cognizant of what impact the drive-thru will have on the traffic count.

Commissioner Silva asked if this location would also offer any health services. Mr. Katz replied that yes, they will offer flu shots and some basic health services as other Walgreens stores do. However, they will not offer the medical services available at the Deerfield Walgreens, as that location is one of a kind.

Mr. Nakahara asked the average time per transaction at a Walgreens pharmacy drive-thru. Mr. Russell replied that it typically takes two to three minutes per transaction at the drive-thru. He added that if a prescription were not ready when a car pulls up they would be asked to come back after a certain time frame; they will not wait at the drive-thru.

Commissioner Bromberg asked Mr. Katz if they expect the other 5,500 square feet of the building to be leased one or two businesses. Mr. Katz replied that it could be up to four small businesses. They expect leasing activity to pick up now that it is known that there is a quality tenant there. He added that they are allowed no more than 2,500 square foot of food service, which must be quick service and not a sit down restaurant. They would also need approval from Chick-fil-A for a tenant that would offer classes where many people would come at once. They expect the additional tenants to be specialty, retail or office.

Chairman Berg commented that this a nice complementary use and he does not think traffic generated by this use or the drive-thru will cause a problem. Mr. Katz added that if this use is approved and in ten years, they close and leave, they would have to return for another use to be approved. For example, they could not open a Starbucks without approval.

Commissioner Jacoby confirmed that there are no changes to the approved site plan for parking or lighting. Mr. Katz replied that the only additional request that requires Appearance Review Commission approval is the directional sign with red lettering pointing out the drive-thru. This sign is proposed to be slightly bigger than what was approved in the original signage plan. The drive-thru canopy also requires ARC approval as it slightly changes the façade.

Commissioner Bromberg commented that this is a good use, and his only concern is traffic and they did a good job of addressing this and will have more information for the Public Hearing.

Mr. Ryckaert reported that the Public Hearing on this matter would be February 27, 2020.

Document Approval

- (1) Cadwell's Corners PUD Amendment & Brunch Café Special Use Recommendation
- (2) Massage Special Use at 405 Lake Cook Road Recommendation
- (3) Massage Special Use at 400 Lake Cook Road Recommendation
- (4) January 9, 2020 Plan Commission Minutes

The documents were approved by the Commission.

Items from the Staff

Mr. Ryckaert reported on upcoming Plan Commission agenda items.

Adjournment

There being no further discussion, Commissioner Schulman moved, seconded by Commissioner Goldstone to adjourn the meeting at 8:07 P.M. The motion passed with a unanimous voice vote.

Respectfully Submitted,
Laura Boll