



Public Comment

City Council Meeting

May 3, 2021

From: [Rod Nelson](#)
To: [Public Comment](#)
Subject: Fwd: 501 E State Street Drug and Cosmetic Store Use in B3E
Date: Friday, April 30, 2021 2:31:56 PM

EXTERNAL EMAIL - USE CAUTION

Please include the below thread of email as a public comment for the 3 May 2021 Council/Cow meeting

-----Original Message-----

From: Rod Nelson <rbn3@aol.com>
To: ddegroot@geneva.il.us <ddegroot@geneva.il.us>; bhruby@geneva.il.us <bhruby@geneva.il.us>; cmaladra@geneva.il.us <cmaladra@geneva.il.us>; dkilburg@geneva.il.us <dkilburg@geneva.il.us>; jmcgowan@geneva.il.us <jmcgowan@geneva.il.us>; gkaven@geneva.il.us <gkaven@geneva.il.us>; bkosirog@geneva.il.us <bkosirog@geneva.il.us>; mbruno@geneva.il.us <mbruno@geneva.il.us>; rmarks@geneva.il.us <rmarks@geneva.il.us>; rswanson@geneva.il.us <rswanson@geneva.il.us>; tburghart@geneva.il.us <tburghart@geneva.il.us>; amayer@geneva.il.us <amayer@geneva.il.us>; enelson@geneva.il.us <enelson@geneva.il.us>; jforni@geneva.il.us <jforni@geneva.il.us>
Sent: Fri, Apr 30, 2021 2:28 pm
Subject: Re: 501 E State Street Drug and Cosmetic Store Use in B3E

Thanks!

I am worried that the same liberties will be taken with this project as were taken with the Dunkin' and Emma's. (I still wonder why the encroachment of the retaining wall at Dunkin into the Crissey ROW gets a "wink and nod variation" when enforcement is mandated by code.) The TIF creates a political/financial identity of interest between the "development" staff and the nameless applicant. Neighbors beware - watch your wallet (property values).

Your use of "strictly" I take to indicate that the applicant has been encouraged to believe a special use will be forthcoming. Why would the applicant not choose to locate in a zoning district that already allows drive-throughs? TIF \$\$\$?

I sure wish you were the director of "Community Sustainability."

The "red flag" that you have attached to my email does not make me feel like I am a member of the Geneva citizenry- more like "us against them" or "insiders versus outsiders."

Best,

Rod Nelson

-----Original Message-----

From: DeGroot, David <ddegroot@geneva.il.us>
To: 'Rod Nelson' <rbn3@aol.com>; Swanson, Robert <rswanson@geneva.il.us>; Maladra, Craig <cmaladra@geneva.il.us>; True, Chayton <ctrue@geneva.il.us>
Sent: Fri, Apr 30, 2021 10:06 am
Subject: RE: 501 E State Street Drug and Cosmetic Store Use in B3E

EXTERNAL EMAIL - USE CAUTION RBN

Good morning Mr. Nelson,

I am aware that the applicant evaluated several properties throughout the community with help from our economic development department. A request for TIF funding, which includes details about site selection criteria, will be scheduled for consideration by the City Council in the near future.

The applicant has represented that he is working to fill the need for an independent pharmacy in the community since Riley's closed and provide services that national pharmacies do not, such as free delivery. He has also stated that hours would be limited, closing in the early evening Monday through Friday, late afternoon on Saturday, and closed on Sunday. The parking class would be 09, or 4 spaces per 1,000 square feet. The applicant does intend to demolish the eastern and northern additions to the building, remodel the rest and apply for a Special Use for a drive-through. The type of prescription drugs sold in the store would be regulated by state and federal law.

Please note that the application being considered by the Planning and Zoning Commission at this time is strictly whether or not "drug and cosmetic stores" and "electronic message board signs" should be permitted in the B3E Business District.

David DeGroot, AICP

Director of Community Development

City of Geneva, Illinois

22 South First Street

Geneva, Illinois 60134

Phone: 630.232.0814

Email: ddegroot@geneva.il.us

Website: City of Geneva Community Development Department

From: Rod Nelson <rnb3@aol.com>

Sent: Wednesday, April 28, 2021 5:02 PM

To: DeGroot, David <ddegroot@geneva.il.us>; Swanson, Robert

<rswanson@geneva.il.us>; Maladra, Craig <cmaladra@geneva.il.us>; True, Chayton

<ctrue@geneva.il.us>

Subject: 501 E State Street Drug and Cosmetic Store Use in B3E

EXTERNAL EMAIL - USE CAUTION

"After an exhaustive search of available commercial properties, it was determined that a property in the B3E District was the best match for the needs of this type of business."

The above sentence puzzles me. What were the criteria employed that pointed to this property as the "best match"? Which other properties were considered but found to be inferior, and by whom? Are TIF funds to be employed?

If this is a business that intends to compete with Walgreens and CVS, it does not seem appropriate for B3E and would not be consistent with the Comprehensive Plan, in my view. For example, it would need to be open for very extended hours, perhaps even round-the-clock. A quick search did not tell me what parking class it would be in. Is the plan to demolish the existing building? Would this business sell prescription drugs including DEA schedule II and cannabinoids (which are DEA Schedule I)?

Since this hearing is scheduled 2 weeks from now, a prompt response would be appreciated.

Rodney Nelson

23 Kane St
Geneva



The City of Geneva, Illinois Since 1835

This message and any files or text attached to it are intended only for the recipients named above, and contain information that may be confidential or privileged.

If you are not an intended recipient, you must not read, copy, use or disclose this communication.

Please also notify the sender by replying to this message, and then delete all copies of it from your system.

If you have a FOIA (Freedom of Information Act) request please send that request via email to FOIA@geneva.il.us.

There is no expectation of privacy for any messages sent to or received from the City of Geneva.

Follow Geneva on Facebook, Twitter, Instagram, and YouTube or visit our website.



Please do not print this email unless it is absolutely necessary.