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March 4, 2021

Bridget O'Keefe
Attorney
Daspin & Aument
300 S. Wacker Drive
Suite 2200
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Re: 860 W. Irving Park Road
Itasca, IL 60143
PAG Inc. File #19-0813

Dear Ms. O'Keefe,

Pursuant to your request on behalf of Haymarket DuPage LLC, I have reviewed the Haymarket DuPage Public Safety Impact Report Addendum to Original Report dated February 26, 2021 prepared by James Dominick, Managing Member of POLARIS PUBLIC SAFETY SOLUTIONS LLC. The purpose of this review is to provide an opinion with respect to whether or not the information provided within the Addendum impacts my opinions as expressed in the Impact Study report I prepared dated August 6, 2020.

Within the Addendum of the Polaris Addendum under Purpose, it is stated that "This addendum utilizes the information provided by Haymarket to prepare a projected impact that Haymarket DuPage may have on the Itasca Fire Protection District's ("IFPD") Fire and Emergency Medical Services ("EMS") program based solely on a comparison between Haymarket Chicago and Haymarket DuPage".

Data was obtained by Polaris with regard to ambulance responses at Haymarket Chicago for calendar year 2018. The data obtained was used "to develop a projection for Haymarket DuPage based on the Haymarket Chicago data and used assumptions contained in the original Polaris Public Safety Impact Report dated August 5, 2020 ("Initial Report") to provide a projection of the Advanced Life Support (ALS) and Basic Life Support (BLS) calls..."

The data was analyzed and the Addendum shows "the calculations used to determine projected impact of Haymarket DuPage recovery home beds and treatment beds on the IFPD annual EMS call volume using the 2018 ambulance response data for Haymarket Chicago."

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The conclusion indicated the “projected overall impact that Haymarket DuPage will have on the IFPD based solely on Haymarket Chicago data for 2018.” The projected EMS calls generated by Haymarket DuPage is stated as 43 of the total number of calls of 975 or approximately 4%.

The Addendum concludes that, “For the reasons outlined in the Initial Report, Polaris remains confident that its original projections based on comparable suburban treatment and recovery home sites is the most accurate analysis of the projected impact on Itasca emergency responders. However, if the total impact on Itasca’s emergency responders is based exclusively on Haymarket Chicago data, the impact remains negligible. Itasca’s public safety agencies will continue to have sufficient capacity to handle these calls without the need for additional personnel or equipment.”

Based on my review of the Addendum, my opinions with respect to the impact of the proposed use on development within the area and property values are unchanged from those summarized in my report as testified to at the Plan Commission hearings.

Based upon my analysis of the proposed special uses being sought by the petitioner, my analysis of the existing uses within the subject area, and my experience in real estate appraisal, it is my conclusion that the proposed use will not cause substantial injury to the value of other property in the neighborhood in which it is located and will not be injurious to property values or improvements in the vicinity of the subject property.

Respectfully submitted,

POLACH APPRAISAL GROUP, INC.



Kenneth F. Polach, MAI, SRA
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