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Village of Itasca  
Community Development Department

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**PUBLIC HEARING: September 18, 2019**

**PC 19-014**

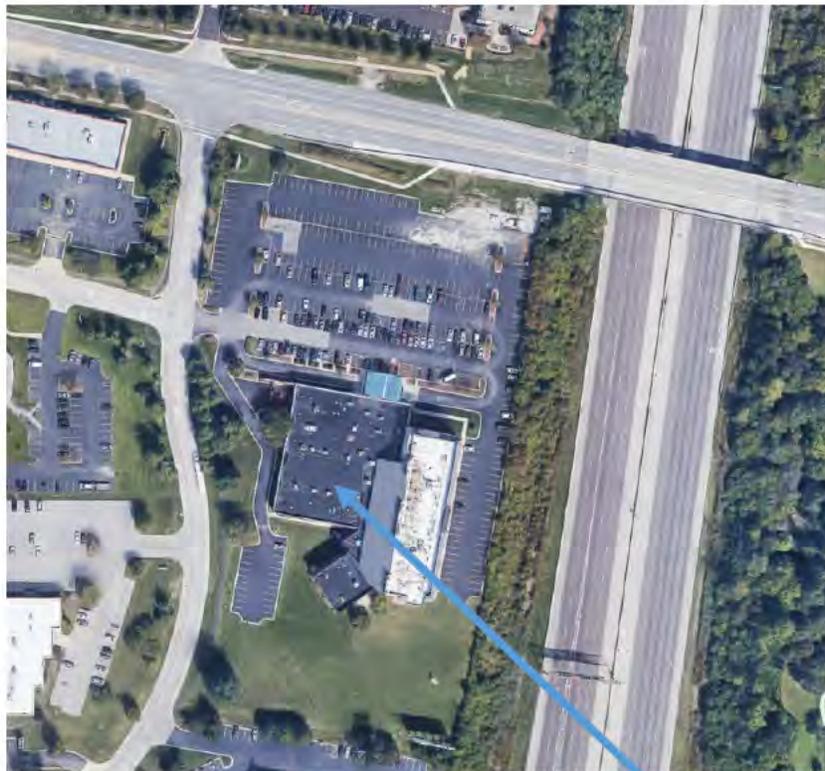
**TITLE:** Haymarket DuPage, LLC  
**ADDRESS:** 860 W. Irving Park Road  
**PIN:** 03-07-202-002

**PROPOSAL:** Dr. Daniel Lustig of Haymarket DuPage, LLC, petitioner, for the owner Pearl Hospitality, LLC; seeks approval for the following:

- A. Planned Development, with exceptions for:
  - a. Front yard building setback
  - b. Building height
  - c. Residential units on the first floor
- B. Class I Site Plan

Location

The proposed mixed-use residential and healthcare facility will occupy an existing structure located at 860 W. Irving Park Road, commonly known as the Holiday Inn Chicago West - Itasca hotel, a 5-story commercial lodging facility located south of W. Irving Park Road, immediately west and adjacent to I-290.



*Air Photo (Source: Google Maps, 2019)*

*860 W. Irving Park Road*



*Tax Parcel Map (Source: DuPage County GIS, 2017)*

*860 W. Irving Park Road*

## **BACKGROUND**

Haymarket DuPage LLC is under contract to purchase the Holiday Inn property. As affirmed by the Plan Commission at their meeting of 8/21/19, the proposed use is only allowed at this location as a Planned Development by Special Use. Haymarket proposes to operate a residential and recovery facility within the existing building without exterior changes to the building or site. Haymarket will provide diagnosis, treatment, and recovery support for persons 18 years and older who are receiving treatment for substance use and mental health disorders. Services will include residential inpatient treatment, outpatient treatment, and recovery homes. Haymarket is an Illinois non-profit organization.

In addition to their primary services, Haymarket will provide, or arrange for the provision of, additional services to enhance recovery programs and serve the needs of individuals in long-term recovery. These services include:

- Child Care
- Parenting education

- Fatherhood programming
- GED preparation classes
- Job readiness and job placement services
- Health education
- Care coordination for chronic health conditions
- Residential facilities for children under 5 years old with mothers

Security will be provided 24 hours/day, seven days per week, 365 days per year. Haymarket plans to employ 163 full-time staff split between three shifts.



*View looking south from Irving Park Road (September 2019)*



*View looking east from Spring Lake Drive – front entrance (Google Street View, 2018)*



*View looking northeast from Spring Lake Drive – rear elevation (Google Street View, 2018)*



*3D View looking south (Google Street View, 2018)*

## PLANNING & ZONING ANALYSIS

According to DuPage County records, the lot on which the Holiday Inn occupies was created in 1971 as part of the Itasca Center assessment plat approved by the Village under B-2 Community Business District zoning. The hotel was built soon thereafter, approximately around 1973. The B-2 District “is established to promote a harmonious, efficient, and convenient retail shopping environment.”

In 1987, the remaining property south and west of the hotel was annexed and developed as the Spring Lake Business Park with a business owners association created at the same time. The business park was developed under the O-R Office/Research zoning district.

The subject property has been operated as a hotel continuously for approximately 46 years, with at least three property sales transactions in 2006, 2008 and 2013 according to DuPage County tax information. The petitioner incorrectly indicates that the site is in an industrial park. In fact, the site is in a commercially zoned district.

### Use Determination

Haymarket’s proposal consists of a number of uses, including residential inpatient and outpatient programming, and “recovery homes” which offer supportive residential occupancy accompanied by outpatient care and other services for up to 1 year. Haymarket seeks to provide a continuum of services for substance use disorders, with short and long-term overnight occupancies in accordance with the following service types:

- Crisis Stabilization – occupancy up to 7 days
- Withdrawal Management (Detox) – occupancy between 3 – 5 days
- High-Intensity Residential Substance Use Disorders Treatment – occupancy of 7, 14, 28, or 90 days
- Recovery Home Program – occupancy 90-365 days.

A review of the proposed floor plan indicates that the layout of the sleeping/bedroom units is not consistent with the categories listed above. There is not a clear break down on the number of rooms/beds to be used for “high intensity residential” vs. “recovery homes”, etc. Based on Staff’s analysis of the submitted floor plan, the breakdown of residential rooms is estimated as follows:

- Level 1- Assessment Center, Detox, Exam Rooms (48 beds in a mix of 1 and 2 bed units)
- Level 1\*- Women’s Inpatient and Recovery (56 beds in a mix of 1 and 2 bed units)
- Level 2\*- Men’s Inpatient and Recovery (56 beds in a mix of 1 and 2 bed units)
- Level 4- Men’s Inpatient and Recovery (56 beds in a mix of 1 and 2 bed units)
- Level 5- Inpatient and Men’s Recovery (56 beds in a mix of 1 and 2 bed units)

TOTAL: 272 beds based on a manual count

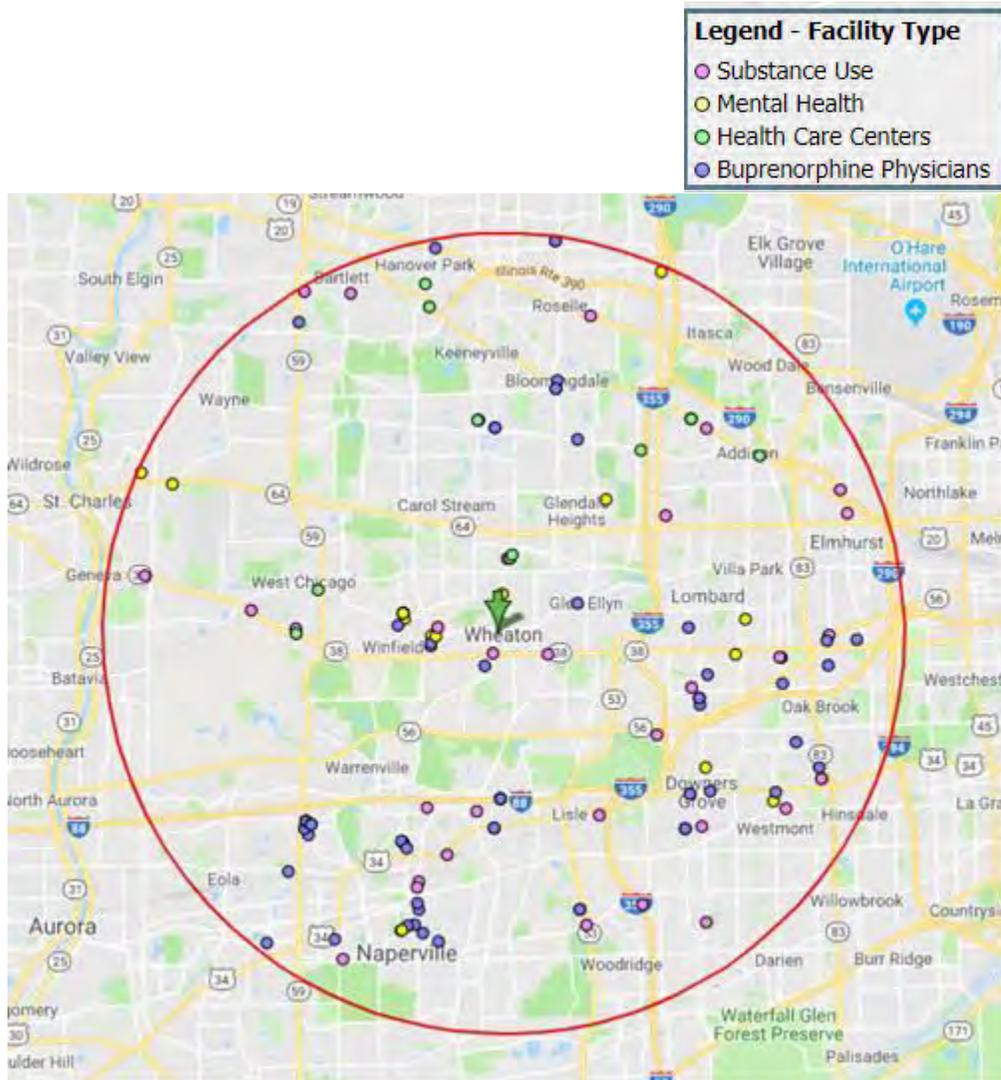
*\*Staff notes an apparent typo in the petitioner submitted floor plan.*

As the Plan Commission is aware, on August 21, 2019, the Commission heard Haymarket’s appeal of and affirmed Community Development Director Malik Jarmusz’s determination that the Haymarket proposal uniquely consists of several uses that are not provided for under the B-2 zoning district, necessitating a planned development by special use application. Importantly, neither of the primary uses proposed by petitioner -- hospitals and residential -- are permitted by right in the B-2 zoning district. Thus, as this Commission found, a Planned Development by

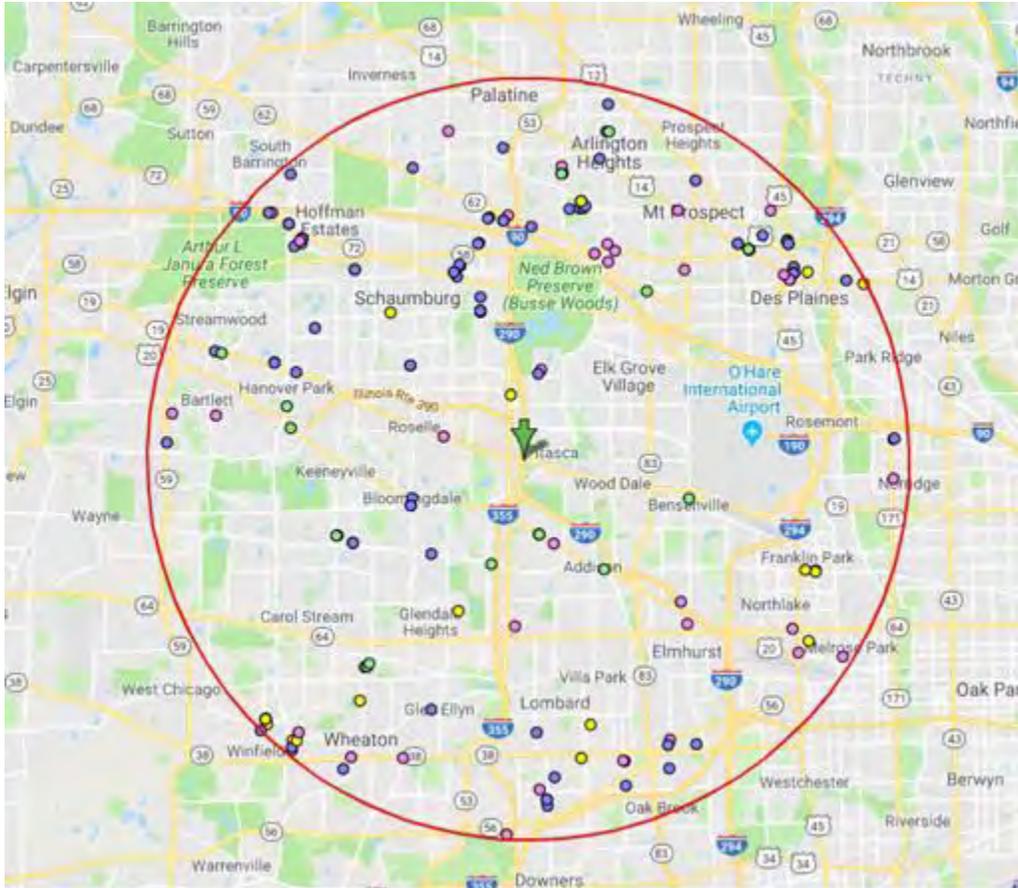
special use is the appropriate classification for the application. Section 14.12 of the Zoning Ordinance provides flexibility in types of uses that may be considered as part of a unified development.

Demonstration of Need

In their application, Haymarket provides data on the rising trend of substance abuse and the need for treatment facilities but does not provide information on how a facility located in the northernmost part of DuPage County will best respond to the need for services of DuPage residents. Haymarket indicates that treatment facilities in DuPage County are limited, with limited availability of residential substance use care. Research by Village Staff indicates that many treatment facilities exist within DuPage County and within the vicinity of Itasca. Data from the U.S. Department of Health and Human Services provides location information on other substance abuse treatment facilities. Staff provides an analysis of two 10-mile service areas in the documents below, with one service area centered on Wheaton IL, the approximate center of DuPage County, and one centered on Itasca. Both analyses indicate that there are approximately 40 substance abuse facilities in both service areas.



Substance Abuse Facilities (DuPage County)



Substance Abuse Facilities (Itasca Vicinity)

With regard to the decision to pursue the subject site, the petitioner provided limited information, indicating that this site is easily accessible for individuals seeking services; however, the traffic study indicates that clients and residents will not be allowed to have vehicles on the site.<sup>1</sup> If clients and residents are driven or bused to the site, then the location of the facility in Itasca is not necessary for convenience.

Questions for further consideration include:

- What are the services provided by other substance abuse facilities near Itasca?
- Where do clients and residents come from? Do hospitals and police departments refer patients to Haymarket, and if so where do clients and residents reside? Will this facility only provide services to DuPage County residents?
- How does the proposed facility in Itasca best serve DuPage residents?
- Could a facility as originally proposed in Wheaton or in another location in DuPage County or adjacent counties be better suited to the population in need of services?
- Can Haymarket provide information about other suitable locations they have considered and the reasons for not pursuing them?
- How will clients and residents access the subject property?

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<sup>1</sup> It is not clear whether this is true for all clients and residents or just those in the high-intensity residential program. Traffic from patients in the outpatient program and the recovery homes program was not analyzed in the traffic study.

### Economic Impact Analysis

The loss of local property and hotel taxes is one of the most important impacts of the Haymarket proposal. As a smaller community of 8,692, the 4th smallest in DuPage County, and with limited tax base constrained by the Illinois property tax cap and limited expansion potential, the Village relies heavily on its limited commercial areas to support local services. Commercial areas in the Village consist of areas primarily along major road corridors (Irving Park Road, Devon Avenue), Arlington Heights Road, and Rohlwing Road (Rt. 53). Additionally, the Village has suffered from the localized economic competition of other existing thriving commercial centers in adjacent larger communities, such as Addison, Bloomingdale, and Elk Grove Village. Therefore, the retention of commercially viable properties that do exist in the Village is of critical importance.

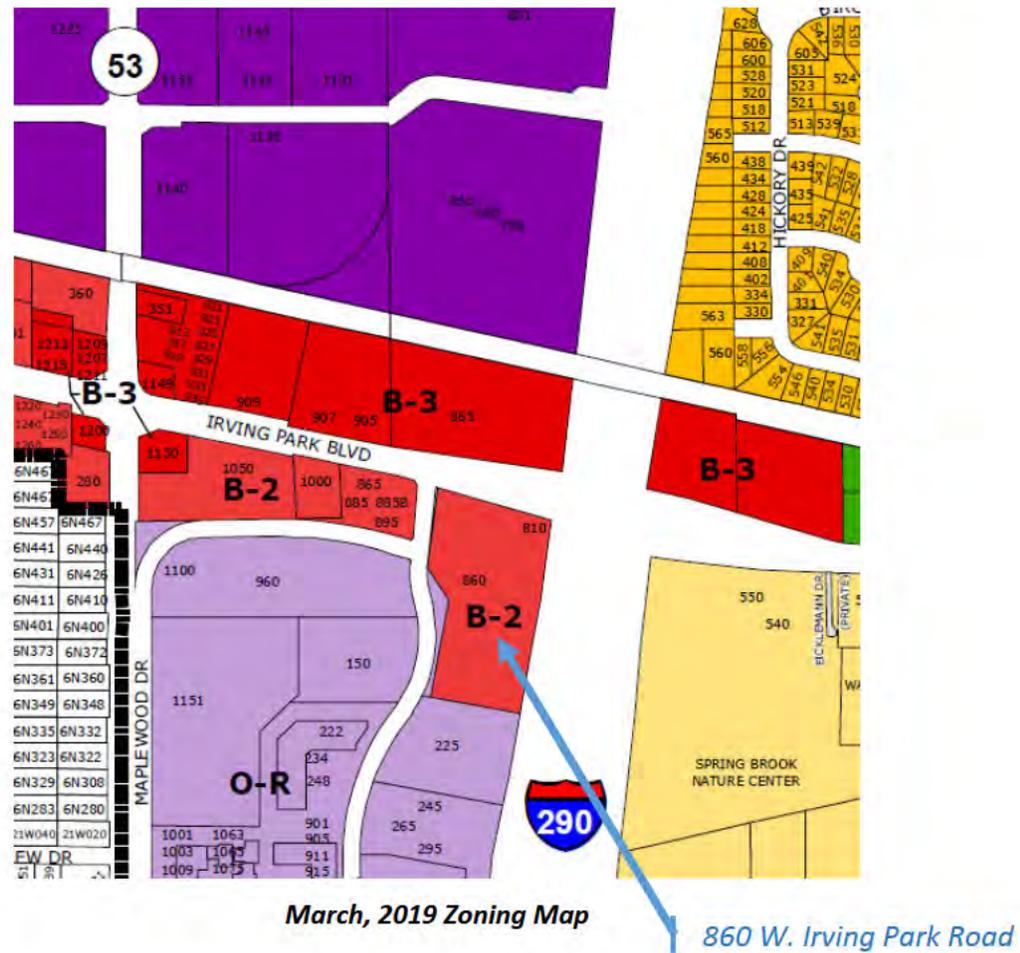
The subject site is located in the B-2 zoning district, which according to the Village Code, is intended to provide for retail business in convenient locations that have access and visibility to major roadways and interstate highways. The subject site is a prime commercial property as it is located at the intersection of two of the most important roadways in the Village, offering excellent access to both local and regional markets, and visibility to over 100,000 vehicles/day on I-290. The subject site is a significant commercial property consisting of 7 acres. Furthermore, hotels provide an important support service to other local businesses in the Village's manufacturing, office, and retail centers. The Holiday Inn services the adjacent Spring Lake office park and the Village's Central Manufacturing District. The availability of nearby conference space and overnight accommodations for clients, visitors, and vendors is an important part of the decision-making process for businesses considering whether to make Itasca their home or remain in the Village.

As provided in the Village's Comprehensive Plan, the subject site is planned for Regional/Corridor Commercial developments intended to preserve areas of the Village for intensive commercial land uses (business or shopping centers). Staff is concerned that the change from commercial to non-commercial use for the property may impact future economic development of the Irving Park Road corridor. The Village is currently working with property owners and developers to develop viable commercial and residential development along Irving Park Road. The Village recently approved funds for a TIF feasibility study for the west and north portions of the intersection at Irving Park Road and Rohlwing Road and the vacant land to the northwest of that intersection (Res. 1130-19). Staff has been working with the landowner and a potential townhome developer for the vacant property on the north side of Irving Park, just east of I-290. Further east, the Village has created multiple business districts to incentivize commercial development downtown. Staff is still evaluating what impact this proposal will have on the future economic development of the Irving Park Road corridor.

In addition to any key issues raised in the Village's consultant economic impact report, Village Staff provides the following observations for further consideration:

- The analysis of the impact on public safety services is deficient. The impact on police and EMS services is not addressed. The petitioner indicates that calls for EMS service will be provided by contractors. Additional information on anticipated calls for service is necessary to understand staff and financial impact to the taxing bodies.
- Need clarification on the existence of extended stay at the current facility and the taxes associated with this type of room arrangement. If this has been occurring the Holiday Inn operator does not have zoning authorization for long-term occupancy.

- The hotel is part of a special service area (SSA) tax district that includes the Spring Lake Business Park. As established by Village Ordinance #1329-06, revenue from the SSA provides for new construction and future maintenance of roadways and related roadway improvements. Haymarket has not clarified the impact of the loss of tax revenue on other business and property owners within the SSA.
- The under-performance of the existing hotel may be tied to the owners/operators lack of investment and desire to sell the property and may have no direct relation to the marketability of the subject property for other hotel operators or retail establishments.
- Need to clarify the contributions from the existing hotel to the food and beverage tax receipts and hotel/motel tax receipts. These are bundled into “Other Existing Tax Revenue” in the Teska Associates, Inc. (Teska) economic impact study.
- Haymarket claims that the current owner has unsuccessfully tried to market the property for similar uses but provides no evidence to support this claim. Furthermore, no evidence has been provided on the market potential for commercial uses other than a hotel. The report lacks any reference to a professional market study to verify the commercial value of the property. Village Staff notes that Itasca is located within one of the strongest real estate markets in the region surrounding O’Hare airport, with recent development in the Village and surrounding communities consisting of warehouse/ distribution and data centers, office developments, and major retail centers.
- The Teska report indicates an estimated 200 clients on-site, but the proposed floor plan indicates a capacity for 272 beds.
- The estimated value of property tax exemption in the Teska report should also be provided on a square foot basis for a better comparison.
- The Teska report indicates that hotel taxes have declined since 2015 but fails to indicate the impact of extended stay occupancies, which are not an allowed use, on the tax history.
- The Holiday Inn’s share of the total Village hotel tax revenue, as noted in the Teska report, is not necessarily an indicator of its performance but could just reflect the total number of hotel rooms in the Village, room rates, or other factors.
- There is conflicting information between the Teska report and petitioner’s information regarding the ability of clients and residents to leave the site and use local facilities, such as the Park District and Library.
- The Teska report states that the need for services and resultant tax impact on Village, Fire District and the Special Service Area #3 (SSA), will be the same as those currently provided to the Holiday Inn. The report fails to provide an analysis of the level of services needed from the proposed use.
- The increased tax benefit from an additional 110 employees on the Village needs to be quantified.



### Zoning Review

The subject site is located in the B-2 Community Business District. The purposes of the B-2 district is:

*"to promote a harmonious, efficient, and convenient retail shopping environment. The B-2 district encourages: traffic safety through provision for proper traffic routing and auto parking; freedom from traffic congestion on the public streets through provision for adequate off-street parking, off-street loading, and off-street circulation; the protection of the surrounding residential values; and the promotion of the general welfare of the surrounding residential area."*

The B-2 zoning of the subject property, as supported by the Village Comprehensive Plan is intended to support the tax base of the Village by encouraging commercial uses, such as the hotel presently operating on the subject site. The proposed use is inconsistent with the Comprehensive Plan and the B-2 zoning district. It is a non-retail sales tax generating use, and further, will provide no property or hotel/motel tax benefits if the proposal is approved. The proposed use is dissimilar from other nearby non-profits because those are office-oriented and on property specifically zoned O/R Office Research District.

Although there will be no exterior changes to the building, the petitioner and Village have determined that the existing building is non-conforming with regard to building height, and front yard setback from Spring Lake Drive. These issues are accounted for within the requested planned development exceptions. As part of their planned development special use petition, Haymarket requests that the following zoning exceptions be included with any approval of their proposal:

- Section 8.04.6.a of the Zoning Ordinance requires that the front yard building setback adjacent to Spring Lake Drive be 68 ½ feet. The current front yard is 36.7 ft. The zoning ordinance requires a front yard of not less than 25 ft. For buildings above 30 feet high, the front yard shall be increased by 2 ft. for each additional one foot of building height over 30 ft.
- Section 8.04.8 of the Zoning Ordinance requires that the building not exceed 2 stories or 30 ft., whichever is lower. The current building height is 5-stories or 51.8 ft.
- Section 8.04.2.j of the Zoning ordinance allows dwelling units as a special use when above the first story/floor. The proposed building remodel will include residence units on the first floor.

Petitioner also requires exceptions from certain standards contained in Section 14.12(7) (see Petitioner's Attachment D):

- Sections 14.12(4)(c)(3) and (4) requires the submittal of an economic impact statement and landscape plan. The petitioner requests relief from these requirements. Staff disagrees. Understanding the impact of the petitioner's proposal requires an analysis of the tax, resource, and economic impacts of the proposed use. Likewise, since the facility is approximately 46 years old and building codes have changed in that time, Staff recommends that the site to come into compliances with the current landscape standards of the Village Zoning Ordinance and to address site deficiencies.
- Section 14.12(7)(a)(7) establishes architectural consistency requirements. The petitioner requests relief from this requirement as no changes are proposed to the existing building. Staff agrees that the architectural consistency requirements in subsection (a)(7) are not applicable as there is no proposed new construction.
- Petitioner requests exemption from Section 14.12(7)(b)(1), (2), (3), and (4) which govern the standards for planned developments which contain residential components. The petitioner requests relief from these requirements, arguing that "no dwelling, dwelling units, or residential occupancy" are proposed. Staff disagrees and has categorized petitioner's "recovery homes" as a residential use. Therefore, petitioner should comply with all subsections of 14.12(7)(b).
- Section 14.12(7)(d) establishes various bulk, parking, access and landscaping requirements for businesses in a planned development. The petitioner requests relief from this requirement as no changes are proposed to the existing building. Staff agrees that subsections (1), (5), and (6) are not applicable as there will be no new construction. However, Staff recommends compliance with subsections (2), (3), and (4), which concern parking, paving of walking surfaces, and landscaping of areas not covered by the building.

- Petitioner requests exemption from Section 14.12(7)(e)(1), which allows the Plan Commission to consider and recommend variations from the applicable minimum requirements of the subdivision regulations when there is a separation of uses. Petitioner argues that this section is inapplicable because there is “no dwelling, dwelling units, or residential occupancy” proposed and thus no separation of uses. Staff disagrees and opines that the proposed use is mixed residential and healthcare. However, staff agrees that the bulk variations in subsection (e)(1) are not applicable as there is no proposed new construction.
- Section 14.12.7(e)(2) establishes various bulk requirements for businesses uses in a planned development. The petitioner requests relief from this requirement but do not adequately identify or define the exceptions needed.

Petitioner also requires exceptions from certain standards contained in Section 14.13, which governs site plan review (see Petitioner’s Attachment D):

- Section 14.13(3)(j) establishes requirements for signs submittal as part of Class 1 Site Plan Review. The petitioner requests relief from this requirement to allow the filing of sign elevation on or before July 31, 2019. As of the date of this report, the Staff has not received any information concerning the petitioner’s proposed signs. However, at this time, Staff recommends that sign reviews be processed under a separate sign application.
- Petitioner requests relief from Section 14.13(7)(c), which requires site signs to conform with the architectural elements, be compatible and harmonious with the building, compatible with adjoining premises and minimized in size and number. The petitioner requests relief from this requirement “because there will be no development or exterior remodeling.” Staff disagrees. Any signs on the property can be considered in a complete sign review package prior to installation and must comply with Section 14.13(7)(c).
- Section 14.13(7)(d) establishes open space and landscape requirements for Class 1 Site Plan Review. The petitioner requests relief from this requirement “because there will be no development or exterior remodeling.” Staff disagrees. Given the residential component of the proposed project and its visible location off of I-290 and Irving Park Road, the petitioner should address both open space and landscaping.
- Section 14.13(7)(e) establishes access and circulation requirements for Class 1 Site Plan Review. The petitioner requests relief from this requirement “because there will be no development or exterior remodeling.” Staff disagrees. The petitioner should address vehicular and pedestrian circulation and traffic.

Previously, this Commission considered the petitioner’s request for relief from certain submittal requirements of Sections 14.12 and 14.13 of the Zoning Ordinance. These sections require various submittal items to be reviewed as part of a planned development and site plan approval. Haymarket requested relief from many of these requirements. In her June 25, 2019 letter to Haymarket’s representative, Community Development Director Malik Jarmusz agreed to waive many of these requirements as provided for in Attachments A and B of that letter. The Plan Commission affirmed her decision on August 21, 2019.

### ***Class I Site Plan Review***

#### Site Plan, Landscaping Plan & Signage Plan

Haymarket has indicated in their petition that no changes will occur to the building exterior or site. However, Staff notes that this facility is approximately 46 years old and in addition to compliance with new building codes, the Village requires that the site come into compliance with the landscape standards of the Village Zoning ordinance and address site deficiencies in accordance with best practices. In response, Haymarket has provided a new landscape plan indicating various types of additional landscape improvements intended to comply with the Village code requirements. The following are Staff comments and recommended revisions to the landscape plan:

1. Increase the number of shade trees along the north lot line with an average spacing of 50 ft on center.
2. Expand the planting beds that serve to screen the parking areas along the north lot line so that a continuous planting area and screen is established.
3. Expand the planting beds that serve to screen the parking areas along the west lot line so that a continuous planting area and screen is established.
4. Add shrub, ornamental grasses or other ground cover to the landscape islands within the parking areas.
5. Add shade trees within the landscape area along the entry drive west of the covered entrance adjacent to the parking spaces.
6. Add foundation landscaping to the grass areas east of the main entrance.
7. The landscape plan shall include key numbers to identify where each type of plant material is to be installed and shall indicate the number/quantity of each type of plant material.
8. Provide an inventory of all existing dead, damaged and dying landscape material and replace with a similar type of vegetation.

Staff also observes that the site plan does not provide for outdoor or indoor community/recreational space for clients and residents and their children. Haymarket has not provided information on how clients and residents with overnight stays will access outside services such as recreational, entertainment, medical, and shopping.

The petitioner has indicated that the existing pylon sign at the northwest corner of the property will be replaced but has not provided information on the new sign proposal. Previous sign variances were granted but any change to the current sign will require compliance with current Zoning ordinance requirements. In addition to landscape improvements, Staff notes that the existing billboard at the southeast corner of the property is not a permitted sign type in the Village and shall be removed.

#### Parking

The parking and traffic study provided by KLOA, the petitioner's traffic consultant, indicates that clients and residents will not be allowed to have vehicles on the site. Within the traffic study, the determination of the amount of necessary parking is based on the analysis of one similar facility in Woodridge IL. Staff does not support the findings of the parking study based on only one comparable project. The parking consultant should provide additional information on

parking standards from the Institute of Traffic Engineers, American Planning Association or other similar sources.

For the purpose of determining the required amount of parking as provided in the Village zoning ordinance for the proposed mixed-use residential and healthcare facility, Staff finds that the proposal consists of a number of use types, each with different parking requirements. At the date of the preparation of this report, the petitioner has not responded to requests for additional information, as noted below, that is needed to analyze the parking required for Haymarket's proposed use.

1. Tabulation of all uses on the building by square footage and percent of total floor area (i.e., crisis stabilization, withdrawal management, high-intensity residential treatment, outpatient treatment, and recovery homes).
2. Confirm the number of residential facilities/rooms having overnight occupancy.
3. Clarify the area of the building that will be used for food service/cafeteria/dining.
4. Clarify how many employees will be present during each shift.

Although the proposed use does not have a specific classification in the parking section of the Village zoning ordinance, based on the list of proposed principal uses, the following parking standards will apply as provided for in Section 12.05:

- Lodging, Rooming and Boarding Houses – 1 space/lodging room, plus 1 space for the owner or manager.
- Medical or Dental Offices and Clinics – 6 spaces per 1,000 sq. ft. of gross floor area.
- Health Centers – 6 spaces for staff and visiting doctor, plus 1 per employee.

The parking requirements also provide for special consideration when a use is not specifically listed. In such instances, the Zoning Administrator shall make a determination as to the most similar use(s) listed and apply that standard(s).

Village Staff provides the following additional observations for further consideration:

- Haymarket has not provided information on how clients and residents will arrive and depart from the site for each level of care.
- Haymarket has not provided additional comparable parking information to support the conclusions of the parking study.
- Haymarket has not provided details on any travel arrangements provided by the proposed facility, i.e. to and from shopping, medical appointments, commuter train, outings, etc.

#### Photometric Lighting Plan

The plan provided is not legible, and additional information is needed to determine if the proposed plan is a change from existing conditions. The petitioner was requested to submit a larger size plan but at the time of the preparation of this report, this plan was not provided.

#### ***Comprehensive Plan Consistency***

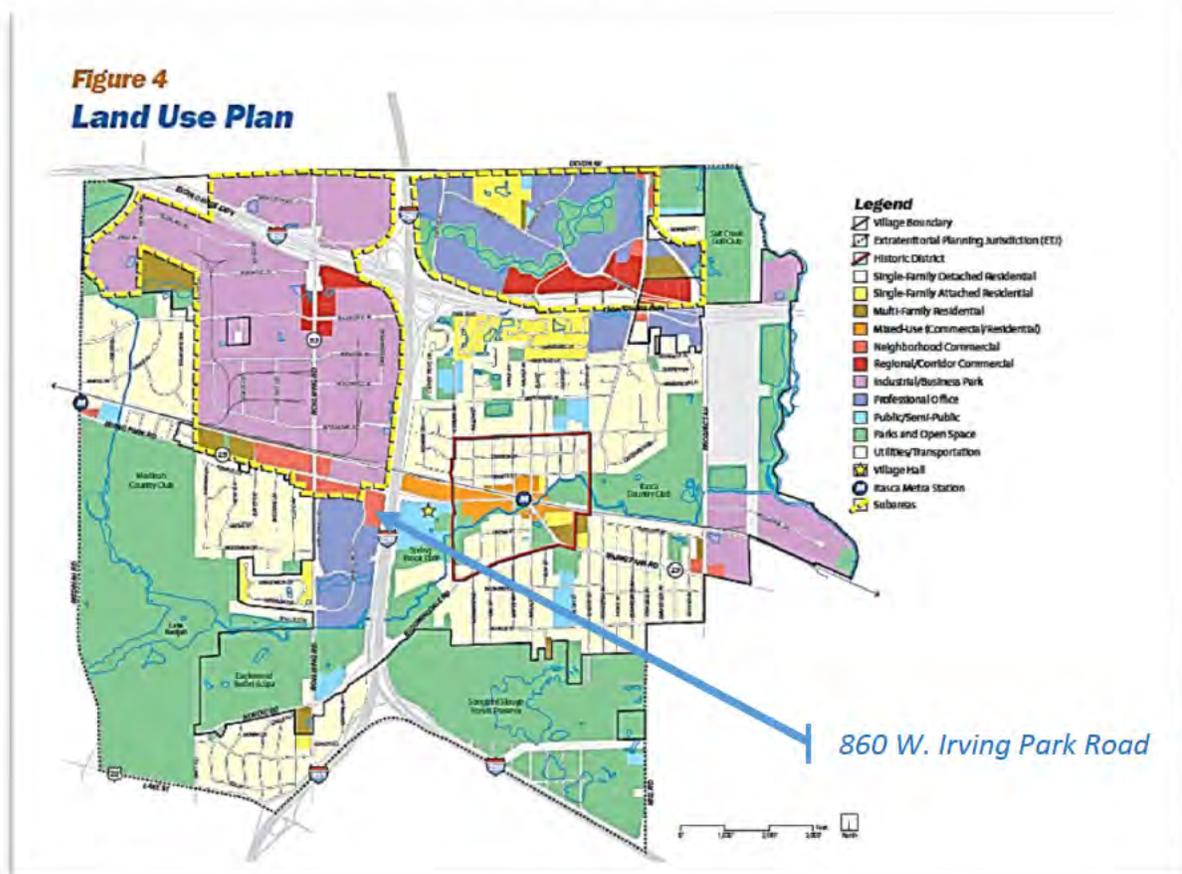
When comparing the petition to the adopted Comprehensive Plan, the general land use plan indicates that the site is planned for Regional/Corridor Commercial developments as the most

appropriate and highest and best use. The Regional/Corridor Commercial land use category is intended to preserve areas of the Village for intensive commercial land uses (business or shopping centers) consisting of larger properties along primary streets.

Furthermore, the Comprehensive Plan establishes certain goals, objectives, and policies to guide future development of Itasca. Relevant sections to this proposal include:

- Maintaining a range of retail and service activities throughout the Village.
- Maximizing the commercial potential of parcels accessible and visible to the larger region which are capable of drawing traffic from beyond Itasca to diversify the tax base and lessen the tax burden borne by residents.

Staff finds that the proposed use is incompatible with both the adopted Comprehensive Plan (Ordinance No. 1751-15) and the B-2 zoning of the property.



*2015 Comprehensive Plan - General Land Use Plan*

#### OTHER STAFF COMMENTS

Understanding the impact of Haymarket's proposal requires a thorough analysis of the impacts of the proposed use on both the tax base of the community, and on the ability for Village public safety services to respond to new uses. The Village has retained the services of a financial expert to evaluate the petitioner's economic impact statement. Their report will be provided upon receipt.

***Police & Fire Review***

Fire District, School District, and Police personnel will be available at the public hearing to provide information on anticipated impacts that the proposed uses would have on their services and finances.

***Engineering***

Preliminary Engineering Review comments dated September 13, 2019 are attached.

**SUMMARY**

Haymarket DuPage LLC seeks to convert an occupied commercial hotel to a mixed-use residential and healthcare facility, with other accessory uses, to provide a continuum of treatment services for people dealing with substance abuse. Haymarket's proposal to convert a commercial hotel, which generates significant revenue to the Village, to a non-profit, tax-exempt use presents both long-term fiscal concerns and impacts the Village's long-range plan to preserve and develop limited commercial properties for high-quality, tax producing uses. Further, the proposal is inconsistent with both the present zoning and the Village's Comprehensive Plan. Among the many issues and questions addressed in this report, Staff does not find that the petitioner has adequately demonstrated the need for the proposed facility at the subject site in Itasca.

**STAFF RECOMMENDED CONDITIONS**

In order to fully evaluate the Haymarket proposal, Staff has identified other issues, in addition to those in Village Exhibit A of this report, for which the petitioner shall comply if this project is approved, including but not limited to:

1. Permit documents must be in substantial compliance with Plan Commission and Village Board submittals.
2. The project must comply with all Village Ordinances, Building Codes, Standard Specifications, and the DuPage County Stormwater Ordinance in place at the time of permit application.
3. Approval is subject to compliance with all final engineering standards and fire codes of the Village
4. A complete sign review package will be required for review prior to installation. The sign plan shall show the setbacks of each ground sign from adjacent property lines.
5. Removal of the existing billboard sign.
6. Compliance with the requests for additional information as enumerated within this report and as summarized in Village Exhibit A.
7. Petitioner's application contemplates a maximum of 272 overnight clients and residents at any given time. If approved, any increase in the number of beds over 272 must be approved by the Plan Commission and Village

#### **REQUIRED FINDINGS OF FACT FOR SPECIAL USE – PLANNED DEVELOPMENT**

Per Section 14.11(7), the Plan Commission is required to make the following findings should it make a favorable recommendation on the Special Use Permit application:

1. *The approval of such Special Use is in the public interest and is not solely for the interest of the applicant;*
2. *The proposed use at the particular location requested is necessary or desirable to provide a service or a facility which is in the interest of public convenience and will contribute to the general welfare of the neighborhood or community;*
3. *Such use will not under the circumstances of the particular case be detrimental to the health, safety, morals, or general welfare of persons residing or working in the vicinity or injurious to property values or improvements in the vicinity; and*
4. *The proposed use will comply with the regulations and conditions specified in the Itasca Zoning Ordinance for such use, and with the stipulations and conditions made a part of the authorization granted by the Village Board of Trustees.*

The petitioner has responded to the findings within the applications for special use as part of his application (see attachment). At the time of preparing this report, Staff has received several inquiries and statements from residents (See attachments)

#### **REQUIRED FINDINGS OF FACT FOR EXCEPTIONS**

Per Section 14.09(3) of the Zoning Ordinance, in making a determination on a request for Variance or Exceptions to the Planned Development, the Plan Commission is to determine whether there are any particular difficulties or particular hardships, take into consideration the extent to which the following facts, favorable to the applicant, have been established by the evidence:

1. *The particular physical surroundings, shape or topographical conditions of the specific property involved would bring a particular hardship upon the owner, as distinguished from a mere inconvenience if the strict letter of the regulations were to be carried out;*
2. *The conditions upon which the petition for variation is based would not be applicable generally to other property within the same zoning classification;*
3. *The purpose of the variation is not based exclusively upon a desire to make more money from the property, or merely for the convenience of the owner;*
4. *The alleged difficulty or hardship has not been created by any person presently having an interest in the property;*
5. *The granting of the variation will not be detrimental to the public welfare or injurious to other property or improvements in the neighborhood in which the property is located; or*
6. *The proposed variation will not impair an adequate supply of light on adjacent property or substantially increase the danger of fire or otherwise endanger the public safety or substantially diminish or impair property values within the neighborhood.*

## REQUIRED STANDARDS FOR PLANNED DEVELOPMENTS

As provided for in Section 14.12.7 of the Zoning Ordinance No planned development shall be authorized unless the Plan Commission shall find and recommend, in addition to those standards established herein for Special Uses, that the following standards shall be met:

a. General:

- (1) *The uses permitted by such exceptions as may be requested or recommended are necessary or desirable and appropriate to the purpose of the development.*
- (2) *The uses permitted in such development are not of such nature or so located as to exercise an undue detrimental influence or effect upon the surrounding neighborhood.*
- (3) *That any industrial park areas established in the planned development conform to all requirements therefore, as set forth elsewhere in this Ordinance.*
- (4) *That all minimum requirements pertaining to commercial, residential, institutional, or other uses established in the planned development shall be subject to the requirements for each individual classification as established elsewhere in this Ordinance, except as may be specifically varied in the Ordinance granting and establishing a planned development use.*
- (5) *When private streets and common driveways are made a part of the planned development or private common open space recreational facilities are provided, the applicant shall submit, as part of the application, the method and arrangement whereby these private facilities shall be operated and maintained. Such arrangements for operating and maintaining private facilities shall be subject to the approval of the Village Board.*
- (6) *That any bulk exceptions shall be solely for the purpose of promoting an integrated site plan more beneficial to the residents or occupants of such development as well as neighboring property, that would be obtained under the bulk regulations of this Ordinance for building developed on separate zoning lots.*
- (7) *Architectural Consistency. The architectural style and features established for an approved planned development shall be maintained throughout the entire project unless otherwise recommended by the Plan Commission and approved by the Village Board.*

### **Public Comment**

The Village has received a significant amount of public correspondence regarding this proposal as of the date that this report was finalized on September 13, 2019. All letters and emails received to date are attached.

## DOCUMENTS ATTACHED

1. Village Exhibit A – Questions and Additional Information Summary
2. Zoning Petition Binder- Special Use for Planned Development
  - a. Cover letter from Ice Miller dated July 3, 2019
  - b. Legal Description
  - c. Statement of applicant ownership
  - d. Alta Survey dated April 26, 2019
  - e. Plat of Survey signed June 3, 2019
  - f. Existing Structure Elevations revised January 26, 2019
  - g. KLOA Traffic and Parking Study Executive Summary dated July 1, 2019
  - h. Photometric Plan dated June 5, 2019
  - i. Statement of Bulk Deviations undated
  - j. Floor plans
3. Supplemental Filing Received August 2, 2019
  - a. Cover letter from Ice Miller dated August 2, 2019
  - b. Photographs of existing site
  - c. Economic Impact Study by Teska Associates, Inc., dated August 1, 2019
  - d. Landscape Plans prepared by LG Workshp LLC, dated July 18, 2019
4. Community Development Staff Letters to Petitioner
  - a. May 9, 2019 regarding use categorization
  - b. June 25, 2019 summarizing filing standards (in petition)
  - c. July 24, 2019 finding application deficient
  - d. July 31, 2019 check returned for incorrect applications
5. Mayor’s Letter Requesting Additional Information, dated July 22, 2019
6. Haymarket and Ice Miller Letters to Village
  - a. July 18, 2019 regarding rejection of Health Care Facility
  - b. August 30, 2019 regarding a request for additional Plan Commission meetings
  - c. September 5, 2019 regarding a response to the Mayor’s questions
  - d. September 6, 2019 regarding signage
7. Village Administrator’s email response to sign ordinance inquiry dated September 12, 2019
8. Code Enforcement letters dated September 12, 2019 regarding Bank of America and Holiday Inn
9. Community Development Director’s email request for follow up on EMS and Police data dated September 12, 2019
10. Public Correspondence
11. Engineering Review Memo from Robinson Engineering
12. KRG Report – Tax and Resource Impact Analysis

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## Village of Itasca Community Development Department

550 W. IRVING PARK RD. ITASCA, IL 60143  
PHONE: 630/773-5568 FAX: 630/773-0852  
e-mail: [comdev@itasca.com](mailto:comdev@itasca.com)  
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May 9, 2019

Donald Musil, Executive Vice President  
Haymarket Center  
932 W. Washington Blvd.  
Chicago, IL 60607

Re: Haymarket's zoning application for 860 W. Irving Park Rd., Itasca, IL 60143

Dear Mr. Musil

This letter is to inform you of the Village staff's position concerning Haymarket Center's proposed change in use at the site of the Holiday Inn at 860 W. Irving Park Road in Itasca. During our meeting on April 30, 2019, it was indicated that Haymarket envisions converting the 168-room hotel currently on the site into a non-profit facility for substance abuse and mental health care. It was described as a providing 3 levels of care: detox, residential treatment, and recovery homes. Importantly, the recovery homes portion of the facility will consist of a minimum of 120-130 beds (60-65 double occupancy rooms), will house clients for long-term (up to a year) stays, will consist of one bathroom per room, and no kitchens.

It is the Village staff's position that this proposed use (as described during our meeting on April 30, 2019) is a mixed use of residential and medical, which would require a special use under Section 8.04(2) of the Itasca Zoning Code. It is recommended that Haymarket proceed under Section 8.04(2)(u), for a Planned Development, given the expected number of variances needed to accommodate this mixed use. Further information about the Planned Development process and submittals can be found in Section 14.12 of the Zoning Code. Please note that a Planned Development is a type of special use and therefore must meet the standards and findings for a special use under Section 14.11, as well as those criteria for a Planned Development under Section 14.12(7).

Feel free to contact me with any additional questions or concerns. We look forward to receiving Haymarket's full petition by July 17, 2019, for placement on the August 21, 2019 Plan Commission agenda.

Sincerely,

Shannon Malik Jarmusz, AICP  
Director of Community Development



## Village of Itasca Community Development Department

550 W. IRVING PARK RD. ITASCA, IL 60143  
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July 24, 2019

Michael M. Roth  
Ice Miller  
2300 Cabot Dr.  
Suite 455  
Lisle, IL 60532

Dear Mr. Roth:

The Village is in receipt of your letter dated July 18, 2019, disagreeing with Ms. Yordana Wysocki's July 16<sup>th</sup> correspondence. Although I can appreciate your concerns about the timing of the Plan Commission hearings, I have been open and upfront with you about the type of petition Haymarket should submit given the mix of healthcare and residential uses. The Village staff's position on this is unchanged: Haymarket must proceed with a planned development by special use application. Haymarket's due process rights are protected in the Village's appeals process. Your appeal of my decision may be heard at the next Plan Commission meeting on August 21, 2019. Please submit your appeal in writing at least 7 days before the meeting so the Plan Commission has sufficient time to prepare.

As previously noted, Haymarket's application for a planned development by special use is deficient. The Village is awaiting your economic impact statement and landscape plan. Once these documents are received, you will be scheduled for a hearing before the Plan Commission. The deadline for the September Plan Commission meeting is August 2, 2019.

Finally, we will not proceed with both the healthcare special use and planned development special use petitions at the same time. We have never allowed an applicant to do so, and it would require staff and the Plan Commission to prepare for two separate hearings on the same property, increasing the chances of confusion and error.

I look forward to receiving the outstanding items for Haymarket's application for a planned development by special use and hope that we can place it on the September Plan Commission agenda.

Sincerely,

Shannon Malik Jarmusz, AICP  
Director of Community Development



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## Village of Itasca

### Community Development Department

550 W. IRVING PARK RD. ITASCA, IL 60143  
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July 31, 2019

Michael M. Roth  
Ice Miller  
2300 Cabot Dr.  
Suite 455  
Lisle, IL 60532

Dear Mr. Roth:

Pursuant to my July 24, 2019 letter rejecting Haymarket's petition for special use for a healthcare facility, enclosed you will find original check, #18986 from McDermott Center (DBA Haymarket Center) in the amount of \$300. I have also included check #18984 to refund variance filing fees. As indicated in the July 24<sup>th</sup> letter, Haymarket must proceed with a planned development by special use application. As such, any variances will be incorporated into the planned development petition as exceptions, so the variance filing fee is not necessary.

We look forward to receiving the outstanding economic impact statement and landscape plan in order to proceed with scheduling the special use for planned development for public hearing on September 18, 2019. As a reminder, the filing deadline for this meeting is this Friday, August 2, 2019.

Sincerely,

Shannon Malik Jarmusz, AICP  
Director of Community Development



550 W. Irving Park Road • Itasca, Illinois 60143-2018  
630.773.0835 • Fax 630.773.2505 • www.itasca.com

July 22, 2019

**VIA U.S. MAIL AND ELECTRONIC MAIL**

Michael Roth  
Ice Miller LLP  
2300 Cabot Drive  
Suite 455  
Lisle, IL 60532-4613

Re: Haymarket's proposal in Itasca

Dear Mr. Roth:

As you are aware, the potential for a new Haymarket facility at the Holiday Inn-Itasca has generated many questions and concerns from the people of Itasca. At a recent board meeting, a number of community members expressed their concerns openly and candidly. Subsequently, both at a separate meeting and a recent community event, several residents have stopped me to ask various questions about Haymarket and the proposed facility. I find myself unable to answer them as fully or completely as I would like. It is important as we move through this process that I can address the concerns of my community as completely and transparently as possible.

To that end, I am enclosing a list of questions, that will best equip me to provide information to my community. While not an exhaustive list, answers to the attached questions will provide much-needed answers to the concerns of many people in Itasca. I respectfully request that you or your client review these questions and provide answers as soon as possible.

Sincerely,

Jeff Pruyñ  
Village President

Encl.

## Questions for Haymarket

1. How many people do you expect to treat in the new facility?
  - 1a. How many do you treat downtown?
  - 1b. How many do you treat in Uptown?
  - 1c. How many do you treat in Lake County?
  - 1d. Describe the nature of each treatment facility.
2. What amount of time does a resident spend with the facility?
  - 2a. Do you offer outpatient programs?
  - 2b. Describe the amount of daily traffic (vehicle/foot) at your facilities?
3. How do you accept those that need treatment?
  - 3a. Where do patients come from?
  - 3b. Are DuPage residents going to have priority?
  - 3c. Will you take overflow from your other locations?
  - 3d. How many of your residents are in court ordered programs?
  - 3e. Do you accept early diversion treatment residents?
4. Who pays for that treatment?
5. Where does your funding come from?
6. How is your funding structured?
  - 6a. How long do you project Haymarket to have a stable funding source?
7. You only have a 2017 Annual Report on your website.
  - 7a. Where is your 2018 Annual Report?
  - 7b. When can we expect to see a 2019 Annual Report?
  - 7c. From the 2017 Annual Report, 11% denotes Supporting Services. What are those?
8. What does your security plan look like (internally and externally)?
  - 8a. Who developed the plan?
  - 8b. How often is it reviewed?
  - 8c. Have you had to activate a security response at any of your facilities?
    - 8c1. If so, did it work as planned?
    - 8c2. Please describe the incident and response.
9. How would this building be secured?

- 9a. Will emergency services be able to easily access the building 24/7?
- 9b. Have emergency services ever had an issue with ease of access in the past?

10. Who is your security advisor?

- 10a. May we meet with the company?
- 10b. Do you employ private security guards?
  - 10b1. Are they armed?
- 10c. How do you determine the amount of private security staff?
- 10d. Do you use exterior camera surveillance?
  - 10d1. If yes, how long is the footage retained?
  - 10d2. Does staff at the location have immediate, on-site retrieval access of any surveillance footage?
- 10e. Are you asking to put a fence around the property? If so, what kind of fence?

11. What does your EMS plan entail?

- 11a. Do you have a contract with a private ambulance service?
- 11b. Will you be retaining private contract ambulance services for Itasca?
- 11c. Can you give us a five-year lookback on emergency or EMS calls on your facilities?

12. Are people using your facility allowed to leave?

- 12a. Do you expect law enforcement to assist in recovering an AWOL resident?
- 12b. Has this happened in the past, if so, how many times in the last 5 years?
- 12c. What type of support services do you provide for a patient who wishes to leave early?

13. How do you work with local municipalities for emergency services?

14. What type of internal medical staffing to you intend to have?

- 14a. What types of medical emergencies can be treated at the facility?
- 14b. If there is a medical emergency for a patient or staff member, what resources do you expect Itasca to provide?

15. How did you come up with the Itasca location?

16. How many jobs do you expect to provide?

- 16a. What types of jobs will be available?
- 16b. How do you hire?
- 16c. Will you be moving people from other facilities to this proposed site?

17. How do you run as a treatment facility?

- 17a. What is your management structure?
- 17b. How many of your staff have medical degrees?
  - 17b1. What degrees?

18. You are interested in moving into Itasca, how is Haymarket going to become a part of our community?

18a. Do you have community outreach programs in place at other facilities?

18b. What does your corporate social responsibly plan offer for Itasca?

19. Who do you think is going to help Itasca fund for public safety services needed by Haymarket?

Response Ruid  
9/5/19  
to Mayor Pruyn's  
letter 7/22/19

**HAYMARKET DUPAGE RESPONSE TO VILLAGE OF ITASCA  
QUESTIONS FOR HAYMARKET**

Haymarket DuPage ("Haymarket") has applied for zoning approval to permit a health care center at 860 W. Irving Park Road, Itasca. As is well known by now, Haymarket Center is one of the region's largest and most comprehensive providers of treatment for substance use disorders and mental health conditions. Haymarket was founded in 1975 by Monsignor Ignatius McDermott and Dr. James West, and is a fully accredited, nonprofit organization, licensed by the Illinois Department of Human Services. Haymarket plans to provide a full continuum of health care services to adults aged 18 and older at the Itasca location. Services will include diagnosis, treatment and recovery support for persons disabled by substance use and mental health disorders, who voluntarily seek care. Treatment provided is planned to include inpatient, outpatient and recovery programs.

Haymarket intends to be a good neighbor in the Itasca community, and while much of the information requested has no bearing on the Village's zoning standards, Haymarket provides the following answers to the Village's questions.

**1. How many people do you expect to treat in the new facility?**

Haymarket is expecting to provide substance use and mental health treatment to approximately 4,750 patients a year through all of its treatment and recovery programs, including outpatient programs. Nearly 2,000 men and women from DuPage and the collar counties were patients at Haymarket clinics in 2017-2018.

**a) How many do you treat downtown?**

The Haymarket West Loop facility provided treatment to 12,000 patients in 2018.

**b) How many do you treat in Uptown?**

The Haymarket Uptown Facility provided treatment to 151 patients in 2018.

**c) How many do you treat in Lake County?**

The Haymarket Lake County facility provided treatment to 111 patients in 2018.

**d) Describe the nature of each treatment facility.**

Haymarket's West Loop facility provides:

- Evidence-based comprehensive interventions
- Medication Assisted Treatment (MAT)
- Psychiatry & Counseling

- Recovery Stay
- Child Care
- Parenting Classes
- Partnerships that assure care coordination
- GED Courses & Job Placement

Haymarket Uptown and O’Hare are outreach programs, in which Haymarket personnel work within the community to identify individuals in need of substance use and/or mental health care, and assist them in locating services to meet their individual needs.

Haymarket’s Lake County facility provides outpatient treatment designed to provide individuals treatment services to help each client achieve permanent changes in their substance use and mental health behaviors.

**2. What amount of time does a resident spend with the facility?**

The amount of time each patient/client is provided health care services at each facility is dependent on individual needs through a medical assessment that meets the criteria of the American Society of Addiction Medicine.

- In-patient treatment may range from 14 days to 90 days, based on individual need, with a typical stay around 23 days.
- Recovery stays may range from one month to 12 months, with a typical stay of around 90 days.
- Patients will most often begin the recovery stay phase of their continuum of care with participation in intensive outpatient, which typically lasts six weeks, and/or standard outpatient, which typically lasts four weeks.

**a) Do you offer outpatient programs?**

Yes. Haymarket will offer outpatient programs in Itasca, similar to those provided at the West Loop Facility.

**b) Describe the amount of daily traffic (vehicle/foot) at your facilities?**

Haymarket has provided a traffic study as part of its application for zoning. Please refer to that study.

Traffic with outpatient patients: we expect to treat about 150 patients per month on an outpatient basis. Approximately two-thirds (or 100) of these patients will be staying in recovery programming, and therefore will bring no traffic to or from the facility. About one-third (or 50) may come to the facility.

Traffic due to recovery home patients: the majority of the recovery home patients are restricted from having a car on site. Some exceptions are made

based on patient need and administrative approval. Most often these patients begin their stay involved in intensive outpatient or standard outpatient programming and will have little traffic to or from the facility. Once they complete outpatient programming, they may be leaving during the day to interview for jobs or attend job training programs. This will involve one or two trips to and from the facility.

Traffic due to visitors: Typically, around 30% of recovery patients may have a weekly visit from a family member.

### **3. How do you accept those that need treatment?**

Upon a patient's arrival, Haymarket follows its central intake procedure, which includes the conduct of a comprehensive medical and global appraisal of individual needs (G.A.I.N.). Intake also includes a background check on each patient to ensure that we do not admit any individual with a violence charge or a sexual offense in their background.

#### **a) Where do patients come from?**

Haymarket patients will be residents of DuPage and nearby communities who are adults, age 18 and older. They may be your neighbors, friends, co-workers and even someone you love. They come in seeking treatment, or are brought to treatment by friends and family and others concerned with their health and wanting to ensure provision of health care services to meet their individual needs.

Patients are also referred by hospitals, educational institutions, first responders, company and EAP programs.

#### **b) Are DuPage residents going to have priority?**

Haymarket DuPage will be a facility for residents of DuPage County and surrounding communities. However, as a well-recognized treatment provider, Haymarket adheres to federal and state regulations providing for preference in admission. For example, substance users who are pregnant and in need of treatment are required to be provided preference in admission. Haymarket currently provides immediate access to care for those who seek it. There is no wait list, and no need to prioritize one individual over another.

#### **c) Will you take overflow from your other locations?**

No. The need in DuPage County and surrounding communities is such that the health center facility is not planned to serve as an overflow facility.

#### **d) How many of your residents are in court ordered programs?**

Less than 1% of Haymarket's patients are required by court order to participate in substance use disorder treatments. Haymarket Center is a

voluntary facility for over 99% of its patients. Haymarket Center in the West Loop has a DUI program that contains 21 patients who are court ordered for treatment.

**e) Do you accept early diversion treatment residents?**

Yes, Haymarket Center works with many problem-solving courts which have a variety of eligibility criteria for participation in Cook, Lake, and DuPage Counties. In common are drug-related charges and/or other non-violent charges in which the person is screened to have a substance use disorder. All problem-solving courts maintain supervision over their participants and maintain close communication with Haymarket staff about treatment progress.

No patients with violent backgrounds or sexual offenses are allowed in Haymarket Center programs.

**4. Who pays for that treatment?**

Haymarket is a nonprofit organization, whose mission is to provide health care services to all patients, regardless of ability to pay. Haymarket accepts all forms of commercial insurance and Medicaid is accepted.

**5. Where does your funding come from?**

Haymarket Center is a non-profit that has maintained financial stability for 45 years and is compliant with all non-profit federal and state rules and regulations. Funding comes from federal, state, other governmental entities, foundation, private insurance and private donation sources.

**6. How is your funding structured?**

Funding is provided through patient care revenue, contracts, contributions and philanthropy.

- a) How long do you project Haymarket to have a stable funding source?**  
Indefinitely.

**7. You only have a 2017 Annual Report on your website.**

- a) Where is your 2018 Annual Report?**  
The 2018/2019 annual report is in process.
- b) When can we expect to see a 2019 Annual Report?**

The 2018/2019 annual report is expected to be completed by the end of the current calendar year.

- c) **From the 2017 Annual Report, 11% denotes Supporting Services. What are those?**
- Case management
  - Recovery coaching
  - Addressing the social determinates of health

**8. What does your security plan look like (internally and externally)?**

Haymarket Center does have a security plan, which was developed in-house and through security consultants and is overseen by the Administration. A security plan is inherently to protect those in the health facility and to maintain security of the building's exterior. A security plan is in place and executed procedurally but not shared with the public which would in fact reduce its effectiveness.

**9. How would this building be secured?**

Similar to hospitals and other health care facilities, the building will be secured 24/7 and Haymarket will have trained security at all times. Security staff is not armed, but they—and all other staff—are trained in non-violent crisis intervention mental health first aide. Haymarket also intends to have video surveillance of the interior and exterior of the health center facility, which is monitored by our security staff in real time and footage is maintained for one- to three-week periods.

a) **Will emergency services be able to easily access the building 24/7?**

Yes.

b) **Have emergency services ever had an issue with ease of access in the past?**

No. Haymarket does not contemplate any issues with ease of access to the Itasca facility.

**10. Who is your security advisor?**

Security at each Haymarket facility is managed by both our Director of Facilities and our Vice President.

a) **May we meet with the company?**

Haymarket representatives are available to meet with the Village to discuss security relative to the Itasca facility.

b) **Do you employ private security guards?**

Haymarket will employ trained security staff. Haymarket does not contract for private outside security service.

**b1) Are they armed?**

Security staff is not armed.

**c) How do you determine the amount of private security staff?**

We do not employ private security staff.

**d) Do you use exterior camera surveillance?**

Yes.

**d1) If yes, how long is the footage retained?**

See answer #9.

**d2) Does staff at the location have immediate, on-site retrieval access of any surveillance footage?**

Yes.

**e) Are you asking to put a fence around the property? If so, what kind of fence?**

No.

**11. What does your EMS plan entail?**

Haymarket's EMS plan will be tailored to the needs of the Itasca facility, predicated on best management practices.

**a) Do you have a contract with a private ambulance service?**

Haymarket intends to contract with a private ambulance service for the Itasca health center facility.

**b) Will you be retaining private contract ambulance services for Itasca?**

Yes.

**c) Can you give us a five-year lookback on emergency or EMS calls on your facilities?**

Yes. This information is being analyzed and will be made it available on the Village of Itasca and Haymarket DuPage web sites.

Each health care facility is different in terms of size, location and demographic population served. As such, any information relative to emergency calls at any other facility would not be relevant to the proposed Itasca health center facility, and is not relevant to the zoning application pending. Notwithstanding, Haymarket is committed to a high level of patient/client care and will secure an emergency response at any of its facilities when such care is deemed required

for the safety and well-being of any patient, client, staff member or private visitor on site.

**12. Are people using your facility allowed to leave?**

Yes. The Itasca health center facility is proposed to provide both in-patient and outpatient treatment programs, therefore, certain patients will not remain on premises at all times.

Residential: These patients are not permitted to leave facility except when it is medically necessary. These patients will be accompanied by a staff member.

Recovery Stay Patients: Those participating in in-patient recovery home programs are permitted to leave for specific reasons as approved by staff, for example, work, medical treatments and educational programs. Leave of this nature is prescribed, detailed and monitored by case workers and/or other treatment staff. All patients are required to provide random urine samples 2 times per week and following any external appointments.

**a) Do you expect law enforcement to assist in recovering an AWOL resident?**

No. Haymarket has never used law enforcement to assist with patients who leave against staff advice. Haymarket will transport patients from the health care facility in the event a patient chooses to leave the facility.

**b) Has this happened in the past, if so, how many times in the last 5 years?**

No. This has never happened.

**c) What type of support services do you provide for a patient who wishes to leave early?**

- Recovery coaching
- Clinical intervention
- Transportation
- Case management

**13. How do you work with local municipalities for emergency services?**

Haymarket Center's treatment programs are located in Chicago's West Loop and in Waukegan. In Waukegan, our office is in the Lake County Probation Department. Haymarket is in constant communication with the Lake County Probation Department and follows all regulations and protocols for their facility. In Chicago, Haymarket's utilization of emergency services has never been called into question. If a call for emergency services has been placed, Haymarket security staff meet the emergency services team outside the building and provide clear directions and escort EMTs to where they are needed.

In Itasca, Haymarket Center will be contracting with a private ambulance service to answer any emergency calls prior to contacting the Village's first responders. In addition, Haymarket Center proposes to meet with the Village and first responders to have direct input in developing a mutually acceptable plan.

**14. What type of internal medical staffing do you intend to have?**

Haymarket will hire medical professionals typical of a health center facility of its nature: a clinical director, counselor, nurses, nurse practitioners, licensed practical nurses, case workers, recovery workers, and social workers.

**a) What types of medical emergencies can be treated at the facility?**

With a full time medical staff, Haymarket staff is trained to respond to a full range of medical emergencies such as asthma attacks, seizures, spikes in blood pressure. However, should the need arise, Haymarket will refer cases involving life-threatening conditions such as heart attacks to our contracted ambulance services.

**b) If there is a medical emergency for a patient or staff member, what resources do you expect Itasca to provide?**

Those similar to what Itasca provides to any other resident or business facing a medical emergency, other than as can be responded to by private ambulance care.

**15. How did you come up with the Itasca location?**

The demand for our services continues to rise due to an increase in opioid fatalities and overdose reversals in DuPage County. In 2017-2018, nearly 2,000 men and women from DuPage and the collar counties were patients at Haymarket clinics. There is a need for Haymarket's services in this area. The Holiday Inn was identified as a location that might be available. The existing hotel is easily converted to a health center use, common to other older hotel/hospital conversions in other states. Haymarket learned that it had previously been for sale as a hotel and received no offers. The owner plans to discontinue it as a Holiday Inn. Haymarket learned that the site is zoned B-2 where healthcare facilities are allowed by the Village of Itasca as special uses. It is not adjacent to any residential neighborhood and is immediately south of an industrially zoned area. The site is located in a business park with ample parking, surrounded by major highways. Its surrounding green space is consistent with a health center facility.

**16. How many jobs do you expect to provide?**

The Haymarket health center facility will triple the number of full-time jobs at that location, to more than 160.

**a) What types of jobs will be available?**

Haymarket Center expects the following types of jobs to be available: a Clinical Director, Medical Director, Psychiatrists, Facility Director, Facility Supervisor, Licensed Clinical Professional Counselors, Licensed Practical Nurses, Nurse Practitioners, an Information Technology Specialist, a Human Resource Specialist, Case Managers, Case Aides, Counselors, Admissions Specialists, Maintenance Personnel, Housekeeping Personnel, Security Personnel and a site Executive Administrator.

**b) How do you hire?**

Haymarket posts its open positions on-line, and accepts walk in applications as do other employers. Haymarket also partners with other agencies for qualified applicants.

**c) Will you be moving people from other facilities to this proposed site?**

No. However, if existing staff is interested in working at the Itasca health center facility and it is in the best interest of the employee and management, consideration will be given to granting such relocation request.

**17. How do you run as a treatment facility?**

Haymarket Center brings hope to individuals and families who are suffering personally or through a loved one, friend or community member, with substance use issues or mental health problems. Through a range of specialized in-patient, out-patient and other programs, Haymarket provides exceptional care. The Itasca health center facility will provide a range of medical and clinical services, and will be licensed by the Illinois Department of Human Services to provide:

- Assessment/diagnosis
- Crisis stabilization, with stays up to seven days. Crisis stabilization will be staffed with licensed clinical staff and a registered nurse or licensed practical nurse at least 40 hours per week and with additional staff 24 hours per day, seven days per week, 365 days per year.
- Medically monitored withdrawal management (detoxification) with usual stays of three to five days. Withdrawal management units are staffed with nurse practitioners or physician assistants, registered nurses and/or licensed practical nurses 24 hours per day, seven days per week, 365 days per year. Additional staff include Illinois Certification Board-certified counselors.
- Clinically managed high-intensity in-patient substance use disorders treatment, with separate programs for men and women. This program will have usual lengths of stay, depending on the specialized program, of up to 7, 14, 28 or 90 days. In-patient substance use disorder programs are staffed with registered nurses or licensed practical nurses and Illinois Certification Board-Certified or

licensed counselors at least 40 hours per week and with additional program staff 24 hours per day, seven days per week, 365 days per year.

- Outpatient substance use disorders treatment. Outpatient programs are staffed with Illinois Certification Board-certified or licensed counselors, as well as with case managers.
- Recovery stay program with separate programs for men and women. Recovery home stays will usually be 90 days but may be up to 365 days. Recovery Homes, are defined by Title 77 Illinois Administrative Code Rule 2060, as “alcohol and drug free housing components whose rules, peer-led groups, staff activities and/or other structured operations are directed toward maintenance of sobriety recovery living environments or who recently have completed substance abuse treatment services or who may be receiving such treatment services at another license facility.” Rule 2060 requires Recovery Homes to have certified staff and structure including at least five group sessions per week. Certified staff will be on the unit 24 hours per day, seven days per week, 365 days per year. Recovery patients will provide weekly schedules and inform staff of all movement external to the health center facility and sign in and out when they enter or leave the Recovery Home.

**a) What is your management structure?**

Haymarket Center is a non-for profit organization with a volunteer unpaid Board of Directors. The Board directs the work of the leadership team which is headed by President and Chief Executive Officer Dan Lustig, PsyD, CAADC, MISA II. He and the leadership team members direct the work of all other Haymarket employees.

**b) How many of your staff have medical degrees?**

Pertinent to the Itasca health center facility, Haymarket will engage the required number of medical degreed, licensed and/or State certificated employees to satisfy State licensing requirements and best management practices.

**b1) What degrees?**

Medical Doctors, Nurse Practitioners, Registered Nurses, Licensed Practical Nurses, and Certified Nursing Assistants.

**18. You are interested in moving into Itasca, how is Haymarket going to become a part of our community?**

Haymarket is committed to being a good neighbor in Itasca and a strong community partner. Haymarket pledges to support community events in Itasca, offer educational and training programs, partner with first responders and identify grant opportunities that bring additional financial support to the community.

a) **Do you have community outreach programs in place at other facilities?**  
Yes.

b) **What does your corporate social responsibility plan offer for Itasca?**  
In all of our existing locations where possible Haymarket Center employs environmentally sustainable products and practices in our operations. In addition, we support philanthropic giving, volunteering training and educational programs and outreach. We will employ those same concepts in Itasca.

**19. Who do you think is going to help Itasca fund for public safety services needed by Haymarket?**

While Haymarket is cognizant of the fact that funding for public safety is derived from property taxes, which Haymarket will not pay as a non-profit property owner, Haymarket currently intends to contract with a private ambulance service to offset any burden on Itasca, and it is open to continuing to discuss the Village's financial concerns. More importantly, Haymarket is firmly committed to bringing to Itasca a much-needed health center facility, which will support the treatment needs of residents in DuPage County and neighboring communities. Haymarket Center intends to bring a positive economic benefit to the Village by partnering on grant opportunities, employing more than double the existing employee population at the planned site and purchasing (when available) local goods and services.

*Via U.S. Mail and Electronic Mail to:*

**Shannon Malik Jarmusz**

and

**Yordana Wysocki**

July 18, 2019

Shannon Malik Jarmusz, AICP  
Director of Community Development  
Village of Itasca  
550 W. Irving Park Road  
Itasca, IL 60143

Yordana Wysocki  
Hervas, Condon & Bersani, P.C.  
333 Pierce Rd., Suite 195  
Itasca, Illinois 60143-3156

**RE: 860 W. Irving Park Road Zoning Proposal**

Dear Ms. Malik Jarmusz and Ms. Wysocki:

We are in receipt of Yordana's email message in response to my July 12th email, stating that Shannon has decided to reject Haymarket DuPage's application for a healthcare facility (health\_center) special use and return it with the filing fee to Haymarket. You advise that if Haymarket wishes to dispute this decision, it can file an appeal under Section 14.08 of the Itasca Zoning Code. Yesterday, I called Yordana to discuss this, and was told that if an appeal is filed, and it is determined that this special use application should properly proceed, it will not proceed until October 16, 2019.

Your email message, which is in line with that publicly posted by Mayor Pruyn, shows a misunderstanding of the applications Haymarket has submitted. First, the application for special use for a healthcare facility and the application for planned development approval are not filed as alternatives. They are separate applications, and while Haymarket objects to having to petition for a planned development, they should both be processed and decided by the Plan Commission and Village Board. Second, the variance application is filed in conjunction with the application for a healthcare facility special use – not in relation to the planned development

special use application. The application for planned development approval contains its own requests for waiver and exemption approvals.

The application for a healthcare facility special use, and the related variance application, are complete, were timely filed, and were accompanied by the required filing fee. As such, these applications should properly be scheduled and presented to the Plan Commission at its August 21, 2019 meeting. The Village's published procedures for special use and variance applications identify the steps established by the Village in petitioning for a special use and variances, and state:

*Applicant completes and submits thirty (30) bound and collated copies of the Petition for Special Use/Variance to the Community Development with all the required attachments and the application fee. Petitioners may attach other items such as related documents, photographs, etc. to their Petition as applicable. The Petition for Special Use/Variance must be complete in order for your hearing to be schedule (sic) and for action to be taken by the Village. Incomplete Petitions for Special Use/Variance will be rejected by the Village and your hearing will not be scheduled until the Petition for Special Use/Variance is completely filled out.*

Haymarket completed and submitted the required number of collated copies of the Petition for Special Use and the Petition for Variation to the Community Development Department with all the required attachments and payment of the applicable fees. This has never been disputed by the Village. Therefore, Haymarket is entitled to a hearing on these Petitions. By rejecting the healthcare facility special use application and refusing to present it to the Plan Commission, and by forcing Haymarket to pursue a drawn out appeal, the Village is denying Haymarket its zoning and due process rights.

Very truly yours,

ICE MILLER LLP

Michael M. Roth

WRITER'S DIRECT NUMBER: (630) 955-6594  
DIRECT FAX: (630) 955-4273  
INTERNET: MICHAEL.ROTH@ICEMILLER.CO

*Via U.S. Mail and Electronic Mail to:*

**Shannon Malik Jarmusz**

and

**Yordana Wysocki**

August 30, 2019

Shannon Malik Jarmusz, AICP  
Director of Community Development  
Village of Itasca  
550 W. Irving Park Road  
Itasca, IL 60143

Yordana Wysocki  
Hervas, Condon & Bersani, P.C.  
333 Pierce Rd., Suite 195  
Itasca, Illinois 60143-3156

**RE: 860 W. Irving Park Road Zoning Proposal**

Dear Ms. Malik Jarmusz and Ms. Wysocki:

We anticipate that the public hearing on the Haymarket application will not be concluded on September 18<sup>th</sup> and will likely carry over to multiple evenings. As I have previously mentioned to you, this is a time-sensitive matter. We are requesting that the plan commission make an accommodation by scheduling successive meetings at least weekly until the public hearing is concluded. Please advise. Thank you.

Very truly yours,

ICE MILLER LLP

*/s/ Michael M. Roth*

Michael M. Roth

WRITER'S DIRECT NUMBER: (630) 955-6594  
DIRECT FAX: (630) 955-4273  
INTERNET: MICHAEL.ROTH@ICEMILLER.CO

September 6, 2019

*Via email to:*

*Shannon Malik Jarmusz*

Ms. Carie Anne Ergo  
Village Administrator

Ms. Shannon Malik Jarmusz, AICP  
Director of Community Development and Building Commissioner

Village of Itasca  
550 W. Irving Park Road  
Itasca, IL 60143

**RE: Sign Ordinance Enforcement**

Dear Ms. Ergo and Ms. Malik Jarmusz:

As you know, we represent Haymarket DuPage, LLC. As you also most certainly know, there are "No Haymarket" signs, or similar signs posted throughout the Village of Itasca. Many, perhaps all of these signs are posted illegally, and are even in the public rights of way. This is extremely prejudicial to my client. We request that the Village immediately enforce its sign regulations to the letter of the law.

Very truly yours,

ICE MILLER LLP

/s/ Michael M. Roth

Michael M. Roth

**Shannon Malik Jarmusz**

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**From:** Carie Anne Ergo  
**Sent:** Thursday, September 12, 2019 8:27 PM  
**To:** Michael.Roth Shannon Malik Jarmusz  
**Cc:** Yordana Wysocki  
**Subject:** RE: CHICAGO-#1379322-v2-  
Haymarket\_filing\_letter\_supplementing\_planned\_development.docx

Dear Mr. Roth,

Please be advised that the Village of Itasca has limited resources to devote to Community Development related activities. As such, the Village responds to potential Community Development related code enforcement violations on a complaint basis.

It is the Village's practice to notify property owners through U.S. Mail of code enforcement complaints and request voluntary compliance prior to taking enforcement action. In order to follow up on a complaint, we request that complainants identify a location (street address preferred) along with the concern. It is my understanding that you have verbally notified the Village that you object to one or more "No Haymarket" signs located on or near the Holiday Inn – Itasca, 860 Irving Park Road, which you advised are located within the parkway. Community Development will be sending a letter to the property address, notifying management that political signs must be displayed on private property or removed. Furthermore, we will notify the property address that that failure to comply may result in a fine and removal of the sign.

In addition, I will provide a link from the Village's Haymarket Information page to encourage other property owners to review sign regulations prior to posting political signs.

Sincerely,  
Carie Anne Ergo

Carie Anne Ergo  
Village Administrator | Village of Itasca  
550 W Irving Park Road | Itasca, IL 60143

**CONFIDENTIALITY NOTE:** The information contained in this communication is intended only for the use of the individual or entity to which it is addressed and may contain information that is privileged, confidential and exempt from disclosure under applicable law. If the reader of this e-mail message is not the intended recipient, or the employee or agent responsible for delivery of the message to the intended recipient, you are hereby notified that any dissemination, distribution or copying of this communication is prohibited. If you have received this e-mail in error, please notify us immediately. Thank you.

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\*\*\*\*\*



**Village of Itasca  
Code Enforcement Department**

550 W. Irving Park Road. Itasca, IL 60143  
Phone: 630/773-5568 Fax: 630/773-0852  
e-mail ; tedwards@itasca.com  
[www.itasca.com](http://www.itasca.com)

**VIA US MAIL**

**September 12, 2019**

**REPORT 19- IT- 3359**

Bank of America  
NC1-001-03-81  
101 N. Tryon St.  
Charlotte NC 28255

The Village of Itasca performed an exterior maintenance inspection of the property at 515 W. Irving Pk. Rd. Itasca IL. 60143 The inspection showed violations of the Itasca Zoning Ordinance as follows.

The following observed conditions are listed to provide you with a summary of the items which must be addressed before this matter will be resolved:

**TEMPORARY SIGNS:** The temporary signs presently displayed on the Village parkway either must be removed from property or placed on private property.

Should you have any questions regarding this notice or corrective actions you may contact Tom Edwards, Code Enforcement Officer by Phone or by E-Mail

. Your anticipated cooperation in remediating the violation would be appreciated.

Thomas Edwards  
Code Enforcement Officer.



**Village of Itasca  
Code Enforcement Department**

550 W. Irving Park Road. Itasca, IL 60143  
Phone: 630/773-5568 Fax: 630/773-0852  
e-mail ; tedwards@itasca.com  
[www.itasca.com](http://www.itasca.com)

**VIA US MAIL**

**September 12, 2019**

**REPORT 19- IT- 3360**

Holiday Inn Chicago West  
860 W. Irving Pk. Rd.  
Itasca IL. 60143

The Village of Itasca performed an exterior maintenance inspection of the property at 860 W. Irving Pk. Rd. The inspection showed violations of the Itasca Zoning Ordinance as follows.

The following observed conditions are listed to provide you with a summary of the items which must be addressed before this matter will be resolved:

**TEMPORARY SIGNS:** The temporary signs presently displayed on the Village parkway either must be removed from property or placed on private property.

Should you have any questions regarding this notice or corrective actions you may contact Tom Edwards, Code Enforcement Officer by Phone \_\_\_\_\_ or by E-Mail \_\_\_\_\_

\_\_\_\_\_, Your anticipated cooperation in remediating the violation would be appreciated.

**Thomas Edwards  
Code Enforcement Officer.**

## Shannon Malik Jarmusz

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**From:** Shannon Malik Jarmusz  
**Sent:** Thursday, September 12, 2019 2:59 PM  
**To:** Michael.Roth  
**Subject:** Village of Itasca- Request for EMS and Police Calls

Good afternoon, Mike-

Please provide Community Development with the number of EMS and police calls for Haymarket's other facilities in Cook and Lake County. We have raised this issue multiple times in multiple meetings with you and other Haymarket representatives, as Village staff has concerns about the proposed facility's impact on our resources. We would like to include the information in our staff report for the Plan Commission's review.

Thank you in advance-  
Shannon

Shannon Malik Jarmusz, AICP  
Director of Community Development

Village of Itasca

**PUBLIC  
COMMENTS  
ARE IN THE  
PROCESS OF  
BEING  
REDACTED**

**TO:** Shannon Malik Jarmusz, AICP, Community Development Director  
Kon Savoy, AICP, Senior Planning Consultant

**FROM:** Mark Wesolowski, PE, Consulting Engineer

**DATE:** September 13, 2019

**RE:** Haymarket Center – Plan Commission Submittal  
Plan Commission Review #1  
REL # 19-R0854

We have received the following items:

- Economic Impact Study, Prepared by Teska Associates, Inc., Dated August 1, 2019
- Site Photos – Undated
- Landscape Plan, prepared by LG Workshop, LLC, issued for review dated 07/25/19
- Village of Itasca Zoning Board of Appeals Appeal of Zoning Administrator’s Decisions, prepared by Ice Miller LLP, dated 8/13/19
- Haymarket DuPage LLC Zoning application including, but not limited to:
  - Traffic and Parking Impact Study, prepared by KLOA, Inc., dated July 1, 2019
  - Alta Survey, prepared by Commercial Due Diligence Services, dated 5/3/19
  - Plat of topographic survey, prepared by Gremley & Biedermann, Inc., dated June 3, 2019
  - Photometric Plan, prepared by Nova Consulting Group, dated June 5, 2019

Based on the information provided by the applicant and the available records, we offer the following comments and recommendations related to the civil engineering items.

#### **1. Traffic and Parking Impact Study**

- 1.1. On Page 1 of the report, it indicates that no client vehicles are allowed, which is appropriate for this site. Note that the trip generations and parking requirements prepared elsewhere in the report include trips and parking for visitors and client delivery vehicles.
- 1.2. It is our understanding from discussions with the Village, that there may be various types of uses of the facility, and therefore review of the required parking cannot be completed until additional information is provided; which I understand has been requested by Village Staff.
- 1.3. The study makes no mention of the existing substandard tapers for left turns along Spring Lake Drive. The study should be revised to reflect the analysis of the substandard tapers with the proposed traffic.
- 1.4. Table 2 and 3 on page 13 of the study should be reviewed. There appears to be a discrepancy in the vehicle trip rates relative to the peak hour movements and numbers of beds. If corrections are required, they should be reflected throughout the report, as necessary.
- 1.5. The PM peak traffic volumes for westbound traffic at Irving Park Road and Spring lake Drive is shown as 839 on Figure 4; however, it is shown as 246 on the Total Projected

Traffic Volumes Figure 8. This should be reviewed and corrected as needed throughout the report.

- 1.6. The projected intersection capacity analyses referenced for the Proposed evening peak hour (PM) are not in the report and need to be provided to confirm the conclusions and recommendations of the study.
- 1.7. Table 4 on page 4 is missing Level of Service for the Projected (Year 2026).
- 1.8. A table showing proposed queue (storage) lengths should be added to the report in order to verify if the substandard turn lanes remain acceptable.
- 1.9. The text on Page 22 under Irving park Road (IL 19) and Spring Lake Drive should be corrected to indicate a left-turn and through/right-turn lane on the outbound lanes based on existing conditions.

## 2. Photometric Plan

- 2.1. It is unclear if the lighting analyzed in the photometric exhibit are existing based on existing or proposed lighting fixtures. The catalogue cuts provided indicate LED fixtures. Please clarify.
- 2.2. The photometric calculations (including summary table) should extend to the property lines. There should be no light spillover to adjoining properties.

## 3. Landscape Plan

- 3.1. All proposed and existing utility lines and structures (sanitary manholes, fire hydrants, valve vaults, etc.) must be shown and properly labeled or included in a legend. All large landscaping must be located a minimum of 10 feet from all utility structures and 5 feet from underground utility mains and services.
- 3.2. Landscaping should not limit sight distance.

*This review is only for general conformance with the design criteria established by the Village and is subject to both the completeness of the information submitted by the developer's professional staff, and also the actual ability of the plan to perform in accordance with its intent. Actual field conditions may vary and additional items may arise which are not readily apparent based on this submittal. The developer's design professionals are responsible for performing and checking all design computations, dimensions, and details relating to design, construction, compliance with all applicable codes and regulations, and obtaining all permits. Additionally, other bodies of government may have jurisdiction over various aspects of this development. The developer should be advised that additional measures may be required based on actual field conditions and formal approvals of the other agencies.*

*Please note that this review does not include Architectural, Building or all site & landscaping issues per the Zoning Ordinance such as building setbacks, lot coverage, parking dimensions, etc. and the applicant shall refer to the Community Development Department for a complete review of such issues.*

**An itemized response to these comments must be included with the next submittal. Should you have any questions or concerns, please do not hesitate to contact me at \_\_\_\_\_ or \_\_\_\_\_**



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**Village of Itasca  
Community Development Department**

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**PUBLIC HEARING: September 18, 2019**

**PC 19-014**

**TITLE: Haymarket DuPage, LLC  
ADDRESS: 860 W. Irving Park Road  
PIN: 03-07-202-002**

**VILLAGE EXHIBIT A  
QUESTIONS AND ADDITIONAL INFORMATION SUMMARY**

As enumerated in the Village report dated 9/18/19, Village Staff have identified an extensive list of questions and additional information requested of the petitioner in order to provide a comprehensive review and analysis of Haymarket's proposal. This exhibit provides a summary of all the items listed in the Staff report for easy reference.

1. What are the services provided by other substance abuse facilities near Itasca?
2. Where do clients come from? Do hospitals and police departments refer patients to Haymarket, and if so where do clients reside? Will this facility only provide services to DuPage County residents?
3. How does the proposed facility in Itasca best serve DuPage residents?
4. Could a facility as originally proposed in Wheaton or in another location in DuPage County or adjacent counties be better suited to the population in need of services?
5. Can Haymarket provide information about other suitable locations they have considered and the reasons for not pursuing them?
6. Provide information on how clients will access the subject property?
7. Has Haymarket secured licensing approval from the State of Illinois Department of Alcohol and Substance Abuse for this facility?
8. The analysis of the impact on public safety services is deficient. The impact on police and EMS services is not addressed. The petitioner indicates that calls for EMS service will be provided by contractors. Additional information on anticipated calls for service is necessary to understand staffing and financial impact to the taxing bodies.



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**Village of Itasca**  
**Community Development Department**

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9. Need clarification on the existence of extended stay at the current facility and the taxes associated with this type of room arrangement. If this has been occurring the Holiday Inn operator does not have zoning authorization for long-term occupancy.
10. The hotel is part of a special service area (SSA) tax district that includes the Spring Lake Business Park. As established by Village Ordinance #1329-06, revenue from the SSA provides for new construction and future maintenance of roadways and related roadway improvements. Haymarket needs to clarify the impact of the loss of tax revenue on other business and property owners within the SSA.
11. The under-performance of the existing hotel may be tied to the owners/operators lack of investment and desire to sell the property and may have no direct relation to the marketability of the subject property for other hotel operators or retail establishments.
12. Need to clarify the contributions from the existing hotel to the food and beverage tax receipts and hotel/motel tax receipts. These are bundled into "Other Existing Tax Revenue" in the Teska Associates, Inc. economic impact study.
13. Haymarket claims that the current owner has unsuccessfully tried to market the property for similar uses but provides no evidence to support this claim. Furthermore, no evidence has been provided on the market potential for commercial uses other than a hotel. The report lacks any reference to a professional market study to verify the commercial value of the property.
14. The following are Staff comments and recommended revisions to the landscape plan:
  - a. Increase the number of shade trees along the north lot line with an average spacing of 50 ft. on center.
  - b. Expand the planting beds that serve to screen the parking areas along the north lot line so that a continuous planting area and screen is established.
  - c. Expand the planting beds that serve to screen the parking areas along the west lot line so that a continuous planting area and screen is established.
  - d. Add shrub, ornamental grasses or another ground cover to the landscape islands within the parking areas.
  - e. Add shade trees within the landscape area along the entry drive west of the covered entrance adjacent to the parking spaces.
  - f. Add foundation landscaping to the grass areas east of the main entrance.
  - g. The landscape plan shall include key numbers to identify where each type of plant material is to be installed and shall indicate the number/quantity of each type of plant material.
  - h. Provide an inventory of all existing dead, damaged and dying landscape material and replace with a similar type of vegetation.



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**Village of Itasca**  
**Community Development Department**

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15. The site plan does not provide for outdoor or indoor community/recreational space for clients and their children.
16. Tabulation of all uses on the building by square footage and percent of total floor area (i.e., crisis stabilization, withdrawal management, high-intensity residential treatment, outpatient treatment, and recovery homes).
17. Confirm the number of residential facilities/rooms having overnight occupancy.
18. Clarify the area of the building that will be used for food service/cafeteria/dining.
19. Clarify how many employees will be present during each shift.