

Via Personal Delivery

July 3, 2019

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

RE: 860 W. Irving Park Road Zoning Proposal

Dear Ms. Malik Jarmusz:

As we have discussed, we represent the Haymarket DuPage, LLC which is under contract to purchase the Holiday Inn property located at 860 W. Irving Park Road, Itasca, IL. We are submitting today three zoning applications: (1) for approval of a B-2 special use for a health center, in conjunction with (2) approval of a building height variance and a front setback variance to permit the existing special use structure to remain as is; and (3) for approval of a B-2 special use for a planned development as a health center. Haymarket DuPage recognizes that a Class I Site Plan is required in order to receive a special use for a health center at this location, and is also requesting approval of same.

With these applications we are submitting 18 binders containing copies of the signed applications and attachments for each, together with supporting documents. Specifically, the supporting documents included in each binder - and applicable to each of the three applications - include:

1. Legal description
2. Statement of Applicant ownership
3. Detailed dynamic survey with location map showing existing sight improvements
4. June 3, 2019 ALTA survey including topographical elevations
5. Existing structure elevations
6. Executive Summary of traffic and parking study

7. Photometric Plan with lighting standard details
8. Statement of bulk deviations
9. Interior Floorplan with area/occupancy tabulations

We are also submitting:

1. a check in the amount of \$300.00 for each of the two special use applications
2. a check in the amount of \$250.00 for the variance application
3. a letter from the property owner authorizing the filing of these zoning applications
4. an executed Itasca Consultant Services Agreement
5. one full traffic and parking study
6. a flash drive containing these filing materials
7. applicability/exemption letter from Shannon Malik Jarmusz dated 6/25/19

We request that these applications be placed on the August 21, 2019 Plan Commission meeting agenda for public hearing and presentation. We will work with your office to coordinate public notices. In addition to the information and support being filed today, we intend to present prior to hearing, additional, relevant consultant reports and detailed information relating to the operations of the proposed health center, such as security, landscaping and economic impact. We will also provide information detailing the replacement of the existing identification sign.

Don Musil and I met with you and Kon Savoy in your offices on April 25, 2019 to discuss Haymarket DuPage's land use proposal and the applicable health center zoning at this location zoned B-2. We explained that the health center would require special use approval plus a height variance to allow the use of the existing 5-story building. You said that you would look into the matter and get back to us with your position. We met again at your offices on April 30, 2019 with you, the Village president, the Village administrator, and the Village attorney to discuss the Haymarket plan, to answer questions, and to again request your concurrence as to the required zoning. By letter dated May 9, 2019, you stated that Haymarket DuPage's proposed health center included a residential land use component in addition to medical care, thus having two primary land uses and requiring approval of a planned development. We then met with you once again on June 5, 2019 to voice our objections to this interpretation and to get clarification as to the application of planned development standards, and compliance with the planned development process.

The Village's characterization of Haymarket's proposed use as a planned development, rather than a health center, imposes many additional, substantial, and unnecessary burdens on this project, Haymarket, and the individuals that need the services that Haymarket will provide. We explained that the "use" proposed for the property and existing improvements is solely that of a "health center" as defined under the Village's zoning ordinance. There is no other primary use, the occupancy proposed for the existing structure will not include dwellings or dwelling units, as defined in the zoning ordinance, and the temporary and structured stay at the facility by

patients will not constitute a residential use. We also explained that there is no planned development of the property. The property is currently occupied by a hotel and the use will be converted from a hotel to a health center under single ownership. The site and exterior of the building, along with all landscaping and building elevations will not change. The only changes proposed will be in the use of the structure, and interior renovations. The purposes of a planned development, as stated in Section 14.12(1), simply do not apply when there is no development, redevelopment, or mixed uses of the site.

We request that the Plan Commission make a finding and recommendation to the Village Board that planned development approval is not applicable or required in this instance, and that the matter may be properly and adequately addressed through the health center special use, variance, and site plan processes. If the Village agrees, then we request that the Village approve the health center special use and variances, and return the second special use filing fee to Haymarket DuPage.

If, other the other hand, the Plan Commission determines that Haymarket DuPage must secure planned development approval for this project, then the application for a planned development special use is properly before the Village for approval. And in that case, just as we asked during our discussion on June 5th and in previous discussions, we are also requesting a determination that those certain filing requirements and standards be deemed inapplicable, and be waived or exempted as allowed under the Village Zoning Code and as fair, appropriate and reasonable accommodations for the disabled people Haymarket DuPage will serve at this location.

You agreed that there are certain requirements that can be waived or for which an applicant can be exempted, and per your request we sent you a list of the specific provisions we request be waived, exempted and confirmed as inapplicable. You responded by letter dated June 25, 2019 agreeing with some of our requests. (copy attached).

Haymarket DuPage looks forward to becoming a part of the Itasca community, and hopes the proposed plan will gain the support of the Village. Please do not hesitate to call me with any questions or comments. Thank you.

Very truly yours,

ICE MILLER LLP



Michael M. Roth



Village of Itasca Community Development Department

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www.itasca.com

June 25, 2019

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

Dear Mr. Roth:

This letter is in response to your correspondence dated June 19, 2019.

As we discussed during our meeting earlier this month, the Village's position is that the proposed use (as described to us during our meeting on April 30, 2019) is a mixed-use development of both residential and healthcare. We understand your client's position; however, it is our position that the planned recovery homes, which will house clients for long-term stays up to a year, is residential. Based on this finding, we recommended that Haymarket apply for a special use under Section 8.04(2)(u) for a planned development. At our last meeting, we agreed that certain sections of the planned development submittals are not applicable given the nature of this development and requested that you consider which requirements of Sections 14.12 and 14.13 you would want waived.

Thank you for your detailed response and the preview of Haymarket's ALTA survey and plat of survey. You are correct that the ALTA survey and the plat of survey provided satisfy many of the Village's submittal requirements. However, as discussed in our responses on your Attachment A and B, it is not a substitute for every submittal requirement.

Where possible, the Village has agreed to your request for a waiver of certain subsections. This waiver is based on your representations as to the scope of the proposed use and development. If the scope or contours of the submitted proposal change, certain waivers may need to be revisited.

Other requested waivers were denied. Village staff considered the request, the expected burden on Haymarket to comply with the request, and the Village's interest in providing the Plan Commission, Board, and public with adequate information about Haymarket's proposal before the public hearing.

Additionally, although Haymarket need not petition for variances for existing non-conforming conditions on the property (*e.g.*, height), please submit a summary of all such conditions so that they can be reviewed with the proposed use.

Importantly, you requested waivers of some of the planned development standards which are considered by the Plan Commission and Village Board when reviewing your client's application. Village staff cannot waive these standards. However, if you wish to request a variance from these standards, you are free to do so by accounting for any non-conforming elements of the development in your application so the variance can be heard by the Plan Commission and Village Board.

Finally, as you are aware, all submittals to the Village related to your petition are subject to the Freedom of Information Act. If you have any concerns about a document's publicity, please contact us before submittal.

Sincerely,

A handwritten signature in black ink, appearing to read 'Shannon Malik Jarmuz', written over a horizontal line.

Shannon Malik Jarmuz, AICP
Director of Community Development

Encl.

ATTACHMENT "A" (PLANNED DEVELOPMENT)

Planned Development Section Citation within Section 14.12	Reasoning as to Waiver or Exemption	Village Response
(2) Provisions	This provision is inapplicable because there will be no subdivision, development, dwelling units or residential use, the building has been at the site for many years, and the only building and sole use will be a health center. Therefore, the requirement of a planned development is inapplicable. To the extent a planned development is applicable, the requirements should be waived or the planned development should be exempted.	The requirements of a planned development are applicable as the proposed use is mixed residential and business, as discussed in my letter.
(3)(a) Procedure – Pre Application Conference	At our meeting on June 5, 2019, you stated that the requirement in this provision (3)(a) for the pre-application conference may should be deemed satisfied by our meetings with staff. I agreed that following the meeting and with the submittal of this listing, the applicant will provide a current ALTA survey showing the site and existing improvements, which we request will satisfy certain planned development requirements that the Village decides are applicable.	Agree to waive.
(4) (Preliminary Plan in general)	You agreed that the preliminary plan and final plans may be considered and decided simultaneously, and concurrently with the special use and site plan application.	Agreed.
(4)(a)(1) Boundary survey	The electronic and reduced paper copy of the current ALTA survey are attached. Any further information or documentation required under this section is inapplicable and should be waived or the applicant should be deemed exempt.	The ALTA and plat of survey meet this requirement and should be included with the petition. Documents need to be submitted full sized with 17 copies of everything. We also recommend submitting PDFs of the documents on a flash drive.
(4)(a)(2) Topography	The electronic and reduced paper copy of the current ALTA survey are attached. Any further information or documentation required under this section is inapplicable because no development is proposed, and should be waived or the applicant should be	While the ALTA does not provide topographic information, because you are not modifying the exterior of the building, we do not require topographical information at this

Planned Development Section Citation within Section 14.12	Reasoning as to Waiver or Exemption	Village Response
	deemed exempt.	time.
(4)(a)(3) Preliminary plan of subdivision	This provision is inapplicable because there is no subdivision for this project or property. Should the Village not agree, we believe that this provision should be waived or the applicant should be deemed exempt.	Agree to waive because there is not anticipated re-subdivision.
(4)(a)(4)(a)(ii) Site Analysis – Scenic views	This provision is inapplicable for this project or property because there are no scenic views as the property is in a commercial district. Should the Village not agree, we believe that this provision should be waived or the applicant should be deemed exempt.	Agree to waive at this time based on your representation that there will be no changes to the exterior site plan.
(4)(a)(4)(a)(iii) Site Analysis – wooded areas	This provision is inapplicable because there is no wooded area for this project or property. Should the Village not agree, we believe that this provision should be waived or the applicant should be deemed exempt.	Agree to waive at this time based on your representation that there will be no changes to the exterior site plan.
(4)(a)(4)(a)(iv) Site Analysis – soil problem areas	This provision is inapplicable because there is no development to take place for this project or property and the building has been at the site for many years. Should the Village not agree, we believe that this provision should be waived or the applicant should be deemed exempt.	Agree to waive at this time based on your representation that there will be no changes to the exterior site plan.
(4)(a)(4)(a)(v) Site Analysis – floodways	This provision is inapplicable because there is no development to take place for this project or property and the building has been at the site for many years. Should the Village not agree, we believe that this provision should be waived or the applicant should be deemed exempt.	Agree to waive at this time based on your representation that there will be no changes to the exterior site plan.
(4)(a)(4)(a)(vi) Site Analysis – streams, drainage	This provision is inapplicable because there is no development to take place for this project or property and the building has been at the site for many years. Should the Village not agree, we believe that this provision should be waived or the applicant should be deemed exempt.	Agree to waive at this time based on your representation that there will be no changes to the exterior site plan.
(4)(a)(4)(a)(vii) Site Analysis –	This provision is inapplicable because there is no development to take place for this project or property and the building has been at the site for many years.	Agree to waive at this time based on your representation that there will be no changes to the exterior

Planned Development Section Citation within Section 14.12	Reasoning as to Waiver or Exemption	Village Response
trees	The landscaping existing is the landscaping proposed. Should the Village not agree, we believe that this provision should be waived or the applicant should be deemed exempt.	site plan.
(4)(a)(4)(a)(viii) Site Analysis – storm water runoff	This provision is inapplicable because there is no development to take place for this project or property and the building has been at the site for many years. The stormwater management existing is the stormwater management proposed. Should the Village not agree, we believe that this provision should be waived or the applicant should be deemed exempt.	Agree to waive at this time based on your representation that there will be no changes to the exterior site plan.
(4)(a)(4)(b) public utilities	A current ALTA survey will be provided, along with the building plans for the interior of the existing building. This provision is otherwise inapplicable because there is no development to take place for this project or property and the building has been at the site for many years. The public utilities existing are the public utilities proposed. Should the Village not agree, we believe that this provision should be waived or the applicant should be deemed exempt.	Agree to waive at this time based on your representation that there will be no changes to the public utilities. Please be aware that if the estimated volume of use is expected to be different than current use, this provision will have to be complied with.
(4)(a)(4)(c)(iv) easements	A current ALTA survey detailing existing site conditions and improvements will be provided. Any further information or documentation is inapplicable and should be waived or the applicant should be exempt.	Agreed provided that the ALTA survey submitted provides all known easements.
(4)(a)(5)(a) Land use plan – identification and description	This provision is inapplicable because there is no development to take place for this project or property and the building has been at the site for many years. However, the electronic and reduced paper copy of the current ALTA survey are attached. Should the Village not agree, we believe that this provision should be waived or the applicant should be deemed exempt.	Agree to waive.
(4)(a)(5)(b) Land use plan – design features	This provision is inapplicable because there is no development to take place for this project or property. The electronic and reduced paper copy of the current ALTA survey are attached. The building has been at the site for many years, and there is no	Agree to waive subpart (i), (v) and (vi) as they are not applicable. We will need an exhibit with height (subpart (ii)). The Village has the enclosed elevation which

Planned Development Section Citation within Section 14.12	Reasoning as to Waiver or Exemption	Village Response
	residential use. The only site improvements will be the health center. Should the Village not agree, we believe that this provision should be waived or the applicant should be deemed exempt.	<p>shows building height in its records on the property. Please confirm that this elevation is accurate or submit an accurate elevation.</p> <p>We will also need a floor plan for each level so we can calculate how much vehicle and bike parking is appropriate under the Ordinance (subpart (iii)). You may wish to consider whether § 12.09(c) of the Zoning Ordinance for bike parking can be applied.</p> <p>Finally, we recommend that you provide information on open space for residents (subpart (iv)). Although the Village will not require a dedication, the Plan Commission and/or Village Board may require sufficient open space as an amenity for residents.</p>
(4)(a)(6) Utility Plan	This provision is inapplicable because there is no development to take place for this project or property. The electronic and reduced paper copy of the current ALTA survey are attached. Should the Village not agree, we believe that this provision should be waived or the applicant should be deemed exempt.	Agree to waive at this time based on your representation that there will be no changes to the public utilities. Please be aware that if the estimated volume of use is expected to be different than current use, this provision will have to be complied with.
(4)(a)(7) Written statement	This provision is inapplicable because there is no development to take place for this project or property and the building has been at the site for many years. There is no residential use, and the only site improvements will be internal and used for the health center. Should the Village not agree, we believe that this provision should be waived or the applicant should be deemed exempt.	Agree to waive.
(4)(a)(8) Shopping	This provision is inapplicable because there is no development to take place for this project or	Agree to waive.

Planned Development Section Citation within Section 14.12	Reasoning as to Waiver or Exemption	Village Response
Center	property, there is no shopping center development planned, and the building has been at the site for many years. Should the Village not agree, we believe that this provision should be waived or the applicant should be deemed exempt.	
(4)(a)(9) Preliminary Engineering Plans	This provision is inapplicable because there is no development to take place for this project or property, the building has been at the site for many years, and therefore there are no engineer plans. Should the Village not agree, we believe that this provision should be waived or the applicant should be deemed exempt.	Agree to waive at this time. Please be aware that if the estimated volume of use is expected to be different than current use, this provision will have to be complied with.
(4)(b) Written statement	This provision is inapplicable because there is no development to take place for this project or property, the building has been at the site for many years. There is no residential use proposed, and the only site improvements will be internal and used for the health center. Should the Village not agree, we believe that this provision should be waived or the applicant should be deemed exempt.	<p>Agree to waive subsection (b)(1) only.</p> <p>We will need a floor plan for each floor/level of the building and the information requested in subsection (b)(2) should be provided with such floor plans.</p> <p>The Village also requests a rough anticipated schedule of rehabilitation/remodeling as required in subsection (b)(3).</p>
(4)(c)(3) Economic impact statement	This provision is inapplicable because there is no development to take place for this project or property, the building has been at the site for many years and economic feasibility is not an appropriate consideration. Should the Village not agree, we believe that this provision should be waived or the applicant should be deemed exempt.	Disagree. The Village will not waive this requirement.
(4)(c)(4) Landscape plan	This provision is inapplicable because there is no development to take place for this project or property and the building has been at the site for many years. The landscaping will remain as it currently is. Should the Village not agree, we believe that this provision should be waived or the applicant should be deemed exempt.	Disagree. The Village will not waive this requirement. At this time, the Village requests information on the quantity/quality of the four-decade old plantings so an evaluation can be made whether the existing plantings are adequate.
(4)(d)(1)	You agreed that the preliminary plan and final plans	Agreed that Haymarket may make

Planned Development Section Citation within Section 14.12	Reasoning as to Waiver or Exemption	Village Response
Procedures	may be considered and decided simultaneously, and concurrently with the special use and site plan application. The electronic and reduced paper copy of the current ALTA survey are attached. Any further information or documentation required under this section is inapplicable and should be waived or the applicant should be deemed exempt. There is no development to take place for this project or property and the building has been at the site for many years.	its preliminary and final submittals at the same time. The Village will not agree to waiving our standard public process under § 14.12.
(4)(d)(3) Procedures	You agreed that the preliminary plan may be filed, considered and decided concurrently with the final plan and any special use application so as to not delay or prolong the review process.	See above.
(4)(e) Plan Commission Procedures	You agreed that the preliminary plan may be filed, considered and decided concurrently with the final plan and any special use application so as to not delay or prolong the review process.	See above.
(4)(f) Board Procedures	You agreed that the preliminary plan may be filed, considered and decided concurrently with the final plan and any special use application so as to not delay or prolong the review process.	See above.
(5) (generally) Final Development Plan	You agreed that the preliminary plan may be filed, considered and decided concurrently with the final plan and any special use application so as to not delay or prolong the review process.	See above.
(5)(a)(1) Final Plan	This provision is inapplicable because there is no development to take place for this project or property and the building has been at the site for many years. The land is not being subdivided into lots and the entire property will be a health center. Should the Village not agree, we believe that this provision should be waived or the applicant should be deemed exempt.	Agree to waive.
(5)(a)(3) Plat of subdivisions	This provision is inapplicable because there is no subdivision or development to take place for this project or property. The entire property will be a health center. Should the Village not agree, we believe that this provision should be waived or the	Agree to waive.

Planned Development Section Citation within Section 14.12	Reasoning as to Waiver or Exemption	Village Response
	applicant should be deemed exempt.	
(5)(a)(5) Final Site Plan	A current ALTA survey detailing existing site conditions and improvements is being provided and any further information or documentation is inapplicable and should be waived or the applicant should be deemed exempt.	Agree to waive.
(5)(a)(6) Dedication	This provision is inapplicable because there is no development to take place for this project or property, the building has been at the site for many years and there will not be any dedication of land. Therefore, this provision should be waived or the applicant should be deemed exempt	Agree to waive assuming there will be no dedication of property.
(5)(a)(7) Tabulations of each use area	This provision is inapplicable because there the land is not being subdivided into lots, the entire property will be a health center, and there are no dwelling units at the property. Therefore, this provision should be waived or the applicant should be deemed exempt.	Disagree. The Village will not waive this requirement. Your submittal should include information on density.
(5)(a)(8) Landscape Plan	This provision is inapplicable because there is no development to take place for this project or property and the building has been at the site for many years. The landscaping will remain as it currently is. Should the Village not agree, we believe that this provision should be waived or the applicant should be deemed exempt.	Disagree. The Village will not waive this requirement. At this time, the Village requests information on the quantity/quality of the four-decade old plantings so an evaluation can be made whether the existing plantings are adequate.
(5)(a)(9) Utilities and Drainage	This provision is inapplicable because there is no development to take place for this project or property and the building, with utilities has been at the site for many years. The utilities and drainage will remain as they currently are. Should the Village not agree, we believe that this provision should be waived or the applicant should be deemed exempt.	Agree to waive at this time. Please be aware that if the estimated volume of use is expected to be different than current use, this provision will have to be complied with.
(5)(a)(10) Covenants	This provision is inapplicable because there is no development to take place for this project or property and the building has been at the site for many years. There will be no covenants. Should the Village not agree, we believe that this provision should be waived or the applicant should be deemed exempt.	Agree to waive.

Planned Development Section Citation within Section 14.12	Reasoning as to Waiver or Exemption	Village Response
(5)(a)(11) Deeds/ Easement Agreements	This provision is inapplicable because there is no development to take place for this project or property and the building has been at the site for many years. There will be no deeds, easement agreement, or by-laws beyond the Haymarket DuPage LLC by-laws. Should the Village not agree, we believe that this provision should be waived or the applicant should be deemed exempt	Agree to waive provided there are no new easements proposed.
(5)(a)(12) Article of Incorporation	This provision is inapplicable because there is no development to take place for this project or property and no homeowner's, merchant's or industrial owner's association. Therefore, this provision should be waived or the applicant should be deemed exempt.	Agree to waive.
(5)(a)(13), (14), and (15) Final development schedule, final architectural plans, final engineering drawings	These provisions are inapplicable because there is no development to take place for this project or property and the building has been at the site for many years. Should the Village not agree, we believe that these provisions should be waived or the applicant should be deemed exempt.	The Village also requests a rough anticipated schedule of rehabilitation/remodeling as required in subsection (a)(13). The Village agrees that the following will satisfy subsections (a)(14) and (a)(15): floor plans for each level and a table breaking down by type of use (e.g., patient rooms, lodging/residences, medical offices, common areas, etc.) so we can calculate expected parking requirements.
(5)(b) Escrow deposits	This provision is inapplicable because there is no development, public facilities or improvements to take place for this project or property and the building has been at the site for many years. Should the Village not agree, we believe that these provisions should be waived or the applicant should be deemed exempt.	Agree to waive; however, building permits for remodeling will require sureties and these are not waived.
(5)(c) Common open space	This provision is inapplicable because there is no common open space to take place for this project or property. Should the Village not agree, we believe that these provisions should be waived or the applicant should be deemed exempt.	Agree to waive.

Planned Development Section Citation within Section 14.12	Reasoning as to Waiver or Exemption	Village Response
(5)(d) Procedures	You agreed that the preliminary plan may be filed, considered and decided concurrently with the final plan and any special use application so as to not delay or prolong the review process.	Agree to waive only the 60 day requirement in subsection (d)(4). The Village will not agree to waiving our standard public process under § 14.12(5)(d).
(6) Changes to Planned Development	This provision is inapplicable because there is no change or modification to an existing planned development.	Agree that this section is not applicable at this time.
(7)(a)(5) Standards	This provision is inapplicable because there is no development to take place for this project or property and the building has been at the site for many years. Therefore, this provision should be waived or the applicant should be exempt.	Agree that subsection (7)(a)(5) does not apply to your proposal.
(7)(a)(6) Standards	This provision is inapplicable because there is no development to take place for this project or property and the building has been at the site for many years. There is no mix of principle uses. There will be no private streets or common driveways. Should the Village not agree, we believe that these provisions should be waived or the applicant should be deemed exempt.	The Village cannot determine whether subsection (7)(a)(6) applies at this time. If Haymarket believes this subsection does not apply to its proposed development, Haymarket may request relief from this standard in the form of a variance so the Plan Commission may consider the request.
(7)(a)(7) Standards	This provision is inapplicable because there is no development to take place for this project or property and the building has been at the site for many years. Therefore, this provision should be waived or the applicant should be deemed exempt.	The Village cannot determine whether subsection (7)(a)(7) applies at this time. If Haymarket believes this subsection does not apply to its proposed development, Haymarket may request relief from this standard in the form of a variance so the Plan Commission may consider the request.
(7)(b)(1)-(4) Standards	This provision is inapplicable because there are no dwelling units or residential land uses proposed. The property will only be used as a health center. Should the Village not agree, we believe that this provision should be waived or the applicant should be deemed exempt.	Disagree. It is the Village's position that the recovery homes portion of the proposal are residential in nature and thus these standards are applicable to Haymarket's proposal. If Haymarket believes that certain subsections do not apply to its

Planned Development Section Citation within Section 14.12	Reasoning as to Waiver or Exemption	Village Response
		proposed development, Haymarket may request relief from this standard in the form of a variance so the Plan Commission may consider the request.
(7)(c) Standards	This provision is inapplicable because there are no dwelling units or residential land uses or cluster subdivision proposed. The property will only be used solely as a health center. Should the Village not agree, we believe that this provision should be waived or the applicant should be deemed exempt.	Agree that the proposal is not a cluster subdivision.
(7)(d) Standards	There is no development to take place for this project or property and the building has been at the site for many years. A current ALTA survey and traffic study are being provided and any further information or documentation is inapplicable and should be waived or the applicant should be exempt.	Disagree. It is the Village's position that the medical treatment facilities proposed are business in nature and thus these standards are applicable to Haymarket's proposal. If Haymarket believes that certain subsections do not apply to its proposed development, Haymarket may request relief from this standard in the form of a variance so the Plan Commission may consider the request.
(7)(e)(1) Standards	This provision is inapplicable because there is no development proposed for the property, there are no dwelling units or proposed residential land uses, the building has been at the site for many years, and the property will only be used as a health center. The existing improvements are either already approved by variance or are legal non-conforming conditions that may continue. Should the Village not agree, we believe that this provision should be waived or the applicant should be deemed exempt.	Disagree. If Haymarket believes that certain subsections do not apply to its proposed development, Haymarket may request relief from this standard in the form of a variance.
(7)(e)(2) Standards	This provision is inapplicable because there is no development proposed for the property, the building has been at the site for many years, and the property will only be used as a health center. The existing improvements are either already approved by bulk	Disagree. If Haymarket believes that certain subsections do not apply to its proposed development, Haymarket may request relief from this standard in the form of a

Planned Development Section Citation within Section 14.12	Reasoning as to Waiver or Exemption	Village Response
	variances or are legal non-conforming conditions that may continue. Should the Village not agree, we believe that this provision should be waived or the applicant should be deemed exempt.	variance.
(7)(e)(3) Standards	This provision is inapplicable because there is no development proposed for the property, there are no industrial areas proposed. The property will only be used as a health center. Should the Village not agree, we believe that this provision should be waived or the applicant should be deemed exempt.	Agree that this subsection is inapplicable.

ATTACHMENT "B" (SITE PLAN)

Site Plan Section Citation within Section 14.13	Reasoning as to Waiver or Exemption	Village Response
(1) Purpose	To the extent that this provision is applicable to development of vacant land or redevelopment of improved land, Site Plan review is inapplicable because there is no development proposed for the property, the building has been at the site for many years, and the property will only be used as a health center. The existing improvements are either already approved by bulk variances or are legal non-conforming conditions that may continue. The electronic and reduced paper copy of the current ALTA survey are attached. Any further information or documentation required under this section is inapplicable and should be waived or the applicant should be deemed exempt.	The Village needs a summary of all non-conforming conditions on the property so that it can be considered with the proposed use.
(2) Scope	Class I site plan is applicable, if any.	Agreed.
3(a) Application form	Applicable information will be provided with the special use application.	Agreed.
3(b) Drawing standards	This provision is inapplicable because no development is proposed and the site improvements have existing for many years. the property will only be used as a health center. The existing improvements are either already approved by variance or are legal non-conforming conditions that may continue. Should the Village not agree, we believe that this provision should be waived or the applicant should be deemed exempt.	Disagree. All drawings submitted must comply with this standard.
3(e) Local and Context	This provision is inapplicable because no development is proposed and the site improvements have existing for many years. the property will only be used as a health center. The existing improvements are either already approved by variance or are legal non-conforming conditions that may continue. Should the Village not agree, we	Disagree that this is inapplicable. Please note that this requirement is already met with the ALTA survey.

	believe that this provision should be waived or the applicant should be deemed exempt.	
3(f) Site Plan	The electronic and reduced paper copy of the current ALTA survey are attached. Any further information or documentation required under this section is inapplicable and should be waived or the applicant should be deemed exempt. No development is proposed and the site improvements have existing for many years. the property will only be used as a health center.	Disagree that this is inapplicable. Please note that the ALTA survey can serve as the site plan unless changes are needed (e.g., bike parking).
3(g) Landscape Plan	The electronic and reduced paper copy of the current ALTA survey are attached. The landscaping will remain as it currently is. Any further information or documentation required under this section is inapplicable and should be waived or the applicant should be deemed exempt. No development is proposed and the site improvements have existing for many years. the property will only be used as a health center.	Disagree. At this time, the Village requests information on the quantity/quality of the four-decade old plantings so an evaluation can be made whether the existing plantings are adequate.
3(i) Building Elevations	The electronic and reduced paper copy of the current ALTA survey are attached. No development is proposed and the site improvements have existing for many years. The site and exterior of the building, along with all landscaping and building elevations will not change. Any further information or documentation required under this section is inapplicable and should be waived or the applicant should be deemed exempt.	Disagree. The Village requires building elevations to show building height.
7(c) Standards	The electronic and reduced paper copy of the current ALTA survey are attached. Any further information or documentation required under this section is inapplicable and should be waived or the applicant should be deemed exempt. No development is proposed and the site improvements have existing for many years. the property will only be used as a health center.	Disagree. If Haymarket believes that certain subsections do not apply to its proposed development, Haymarket may request relief from this standard in the form of a variance.
7(d) Standards	This provision is inapplicable because there is no development to take place for this project or property and the building has been at the site for many years. The landscaping existing is the landscaping proposed. Should the Village not agree, we believe that this	Disagree. If Haymarket believes that certain subsections do not apply to its proposed development, Haymarket may request relief from this standard in the form of a

	provision should be waived or the applicant should be deemed exempt.	variance.
7(e) Standards	Applicant will comply to the extent that these provisions are applicable even though no development of vacant land or redevelopment of improved land is occurring. For example, we will provide the Village with a traffic and parking report. However, the building has been at the site for many years, and the property will be used solely as a health center under single ownership. The existing improvements are either already approved by bulk variances or are legal non-conforming conditions that may continue. The electronic and reduced paper copy of the current ALTA survey detailing existing site conditions and improvements are attached. Any further information or documentation required under this section is inapplicable and should be waived or the applicant should be deemed exempt.	Disagree. If Haymarket believes that certain subsections do not apply to its proposed development, Haymarket may request relief from this standard in the form of a variance.



PETITION FOR SPECIAL USE

Village of Itasca Plan Commission
c/o Community Development Department
550 W. Irving Park Rd.
Itasca, IL 60143
(Ph): 630-773-5568 (F): 630-773-0852
comdevitasca.com

Date Submitted: _____

ALL ITEMS MUST BE COMPLETE TO PROCESS APPLICATION

Address(es) of Property: 860 W. Irving Park Rd.
Owner(s) of Property: Pearl Hospitality LLC, an Illinois limited liability company
Petitioner(s) (if other than owners): Haymarket DuPage LLC, an Illinois limited liability company
Existing Use: hotel Zoning: B-2
P.I.N. #(s): 03-07-202-002 Lot Size (sq. ft.): 304,920

Please answer the following questions (you may attached additional sheets if needed):

1. Please provide a detailed description of the use requested.

The request is for approval of a special use for a health center under Section 8.04.2.m of the Itasca Zoning Ordinance. Health Centers (Healthcare Facilities) include "clinics" and "hospitals" such as that proposed. The Petitioner will operate and maintain the existing building and facilities on the subject property without new site development, other than interior renovation. There will be no change to the height, size or location of existing structures.

The Petitioner will provide diagnosis, treatment, and recovery support for persons disabled by substance use and mental health disorders who voluntarily seek care. Services will include inpatient, outpatient, and recovery programming, as described in detail in Attachment A.

Petitioner also requests a variation permitted under Section 4.11.8 of the zoning ordinance to waive the site plan standards as stated in Section 14.13.7.c, 14.13.7.d, and 14.13.7.e.

2. Please explain how the special use requested is in the interest of the public and is not solely for the interest of the applicant.

Attachment B details the urgent public need for the access to substance use disorder and mental health care the Petitioner provides. Petitioner is an Illinois not for profit organization delivering services according to a public benefit mission and obtains no benefit to itself. See Attachment C explaining why this location is appropriate.

3. Explain the reasons why the special use is necessary or desirable for the public convenience and how it will contribute to the general welfare of the neighborhood or community at this location.

The special use is necessary and desirable for the public convenience due to the rapid and widespread growth of the life threatening health and safety problem here in DuPage, as well as in Illinois and the rest of the country—as explained in more detail in Attachment B. The special use will

VOID

contribute to the general welfare of the community because this location offers the Petitioner the ability to improve access to treatment and recovery services that are needed in DuPage County. This particular site is appropriate for the reasons state in response to #4.

Itasca's zoning ordinance presents a hardship and impediment to community access to needed treatment because the zoning regulations exclude health centers, including clinics and hospitals, from all but the Village's one regional office center, except as allowed by special use permit. The grant of the requested special use at this location would be a reasonable accommodation in favor of individuals in need of the Petitioner's services. The hardship that the Petitioner—and those individuals needing care—would suffer by the denial of the Petition outweighs any gain to the public by refusing the Petition.

The current owners of the subject property have found that, for several reasons, subject site is not economically viable for continued use as zoned and used for hotel purposes.

4. **Will the special use be detrimental to the health, safety, morals or general welfare of persons residing or working in the vicinity? Please explain your answer.**

No. The very purpose of the special use proposed is to provide a benefit to the public health, safety, and welfare.

As a permitted special use in the B-2 zoning district, it is presumed that health care center is a compatible use, if reasonable, special precautions are taken. The inclusion of health care centers as special uses in the B-2 zoning district is tantamount to the Village's finding that health care centers are in harmony with the Village's general zoning plan and will not adversely affect the neighborhood.

The existing building and improvements is perfectly suited to the Petitioner's proposed use. There will be no change to the height, size or location of the existing hotel structure. The medical facility in the existing commercial building is compatible with the existing office, commercial and industrial uses in the immediate vicinity of the subject property. Traffic, lighting, utilities, storm water management and other aspects of the proposed land use are appropriate for this location. Existing uses and zoning of nearby property, and property values, will not be negatively impacted by the special use proposed by Petitioner.

5. **What effect will the use have on property values and improvements in the vicinity? Please explain your answer.**

No negative effect. See response to #4 above.



Owner's Name(s): Pearl Hospitality LLC, an Illinois limited liability company
Address: 1375 Remington Rd., Suite E Phone: (847) 772-8859
Schaumburg, IL 60173
Email: _____

Petitioner's Name(s): Haymarket DuPage LLC
Address(es): c/o McDermott Center NFP Phone: (312) 226-7984
932 W. Washington Blvd, Chicago, IL 60607 Email: Dr. Daniel Lustig <DLustig@hcenter.org>
Signature: _____ *Dr. Daniel Lustig*

Agent or Attorney (if applicable)

Name: Michael Roth
Firm: Ice Miller LLP
Address: 2300 Cabot Drive, suite 455
Lisle, IL 60532
Phone: (630) 955-6594
Email: michael.roth@icemiller.com

Site Planner or Engineer (if applicable)

Name: _____
Firm: _____
Address: _____
Phone: _____
Email: _____

Please attach the following:

- o Legal description of property (from title policy or plat of survey) — required for all variances.
- o Current plat of survey (showing all site improvements/structures and easements).
- o Architectural renderings of new or altered structures (if applicable).
- o Site Plan (drawn to scale showing buildings, parking spaces, storm water detention and all other significant data with all pertinent dimensions fully noted).
- o If held in trust, letter naming all beneficiaries of the trust and authorizing the below signed person to act on the matters related to the petition request. The letter must be signed by all beneficiaries of the trust.

VOID

THE LEGAL TITLEHOLDER MUST SIGN THE PETITION. Where the property is held in trust, the trust officer must sign the petition and include a letter naming all beneficiaries of the trust and authorizing the below signed person to act on the matters related to this petition request. The undersigned acknowledges and agrees that this application and all documentation submitted becomes public record and may be viewed by the public.

I/WE _____ DO HEREBY CERTIFY OR AFFIRM THAT I/WE ARE THE OWNER(S) OF RECORD OF THE AFORESAID DESCRIBED PROPERTY AND HEREBY MADE APPLICATION AS SUCH.

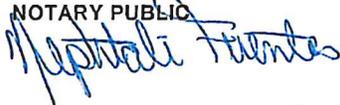
Signature: _____



SUBSCRIBED AND SWORN TO

BEFORE ME THIS 1st DAY OF July, 2019

NOTARY PUBLIC



NEPHTALI FUENTES
Official Seal
Notary Public - State of Illinois
My Commission Expires Oct 1, 2022



Attachment A

The Petitioner requests approval for a special use under Section 8.04.2.m of The Village of Itasca, Illinois Zoning Ordinance (Zoning Ordinance): “Health centers, including clinics and hospitals.”

The Petitioner proposes to operate a health center with a range of medical and clinical services, maintaining the existing building and facilities on the identified property with no change to the height, size, or location of the existing hotel structure and with no new site development. Planned interior renovations will be to convert some current guest rooms to group counseling rooms, clinical and medical staff offices, and nurse stations; to expand the recreation center; and to fill in the pool to establish a primary care clinic. Existing hotel rooms that are not renovated as described will be used for patient care. No room is a “Dwelling” or “Dwelling Unit,” as defined in the Zoning Ordinance (pages 3-13 through 3-14), nor will become a “Dwelling” or “Dwelling Unit” through renovation or use.

The health center will be licensed by the Illinois Department of Human Services for a continuum of substance use disorder treatment services for adult males and females, ages 18 and older, under Title 77 Illinois Administrative Code Rule 2060 and as further described by the American Society of Addiction Medicine.¹

The continuum of services will include the following:

- 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 residential substance use disorders treatment, with separate programs for men and women. Residential programs will have usual lengths of stay, depending on the specialized program, of up to 7, 14, 28, or 90 days. Residential substance use disorders 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.

¹ The American Society of Addiction Medicine, *The ASAM Criteria: Treatment Criteria for Addictive, Substance-Related, and Co-Occurring Conditions*, Third Edition. 2013.

VOID

- Recovery home programs with separate programs for men and women. Recovery home stays will usually be 90 days but may be up to 365 days. Recovery Homes, as defined by Title 77 Illinois Administrative Code Rule 2060, are “alcohol and drug free housing components whose rules, peer-led groups, staff activities and/or other structured operations are directed toward maintenance of sobriety for persons who exhibit treatment resistance, relapse potential and/or lack of suitable recovery living environments or who recently have completed substance abuse treatment services or who may be receiving such treatment services at another licensed facility.” Rule 2060 requires Recovery Homes to have certified staff and structure including at least five group sessions per week. In Petitioner’s model, certified staff are on the unit 24 hours per day, seven days per week, 365 days per year. Petitioner’s model also includes requirements that Recovery Home clients provide weekly schedules and inform staff of all movement external to the building, and sign in and out every time they enter or leave the unit.

All programs with stays over night or longer will have two patients per room.

All clinical services will be delivered according to individualized treatment plans signed by Petitioner’s medical director, who is a board-certified physician. All patients or clients in all programs will be subject to random drug testing at least twice per week. Medications for all patients or clients in any residential unit, including recovery homes, will be surrendered to staff, logged, and kept in a locked cabinet in a locked office. Patients and clients will be observed taking their medications at the prescribed intervals, and staff members document medication observation in the clients electronic health record.

A medical clinic will be located on the main floor. Patients whose medical needs exceed the capacity of the medical clinic, or who have their own physicians, will be transported by Petitioner’s staff to other medical care, unless there is a medical emergency. Petitioner will have signed linkage agreements with local hospitals, primary care clinics, and other service providers.

Psychiatry and psychological services will be available throughout the facility for patients with co-occurring mental disorders. These will include on site as well as telepsychiatry and licensed clinicians on site who will conduct clinical groups and individual counseling.

Petitioner will provide, or arrange for provision of, additional services that will enhance the structure of the facility programming and enhance the ability of patients to maintain long term recovery. These services include:

- Child care for children up to age five who may be in residence with their mothers or during outpatient treatment
- Parenting education
- Fatherhood programming
- GED preparation classes
- Job readiness and job placement services
- Health education
- Linkage to care and care coordination for individuals with chronic health conditions

VOID

The facility will have security 24 hours per day, seven days per week, 365 days per year of a type and amount similar to that provided at hospitals. All individuals accessing treatment units, whether to visit or for receiving care, will be subject to a routine search by security staff.

Petitioner expects to employ 163 full time staff that will include medical, clinical, program support, administrative, security, housekeeping, janitorial, and food preparation/service.



Attachment B

The need for the services the Petitioner proposes to provide is urgent—and crystal clear. This need is demonstrated by the twin crises of increasing levels of substance use disorders and related deaths, and severely limited capacity for treatment and access to care across Illinois, and in DuPage County specifically.

The national opioid crisis has received extensive news coverage over the past few years, and federal and local governments have focused efforts on addressing it. Yet the data are still astonishing, and opioid overdose death rates are still climbing in some areas of the country. The most recent data¹ from the US Centers for Disease Control and Prevention (CDC) show that 70,237 drug overdose deaths occurred in the United States in 2017. That is nearly 200 deaths **every day**. While the majority of these deaths (67.8%) involved opioids, people are dying from overdoses on a variety of drugs.

Illinois has had dramatic increases in overdoses, both fatal and non-fatal. The CDC identifies Illinois as one of the states where there was a “significant” increase in drug overdose death rates from 2016 to 2017.² The Illinois Department of Public Health (IDPH) data³ show that there were 2,063 deaths from opioid-related overdoses in 2018, a 92% increase over deaths in 2013. Non-fatal overdoses increased by 135% in the same five-year period, to 13,616. While opioid use is increasing in every area of the state, Illinois has actually seen a *decrease* in treatment capacity. Following years of budget cuts, Illinois was first in the nation in decline in treatment capacity by 2012, the most recent year for which data are available.⁴ Despite having the nation’s fifth largest population, Illinois had fallen to 44th, or 3rd worst in the nation, in treatment capacity.⁵ The United States Substance Abuse and Mental Health Services Administration reported that in 2014, only 11.7% of individuals with substance use disorders in Illinois were able to access care.⁶ Individuals with alcohol use disorders fared worse – only 5% were able to access care.⁷

DuPage County has seen high volumes of substance use-related incidents in recent years, like the rest of the State. In 2017 and 2018, according to IDPH, there were 286 opioid-related deaths – and 1,176 overdoses that did not result in death. DuPage was a leader in distributing Narcan to

¹ Scholl L, Seth P, Kariisa M, Wilson N, Baldwin G. Drug and Opioid-Involved Overdose Deaths – United States, 2013-2017. *Morb Mortal Wkly Rep.* ePub: 21 December 2018.

² Scholl L, et. al, 2018

³ Illinois Department of Public Health. Opioid Dashboard. <https://idph.illinois.gov/OpioidDataDashboard/>

⁴ Kane-Willis, K.; Aviles, G; Barnett, D.; et. al, Diminishing capacity: The Heroin crisis and Illinois treatment in national perspective. Illinois Consortium on Drug Policy at Roosevelt University, Aug., 2015.

⁵ Kane-Willis et. al., 2015

⁶ Substance Abuse and Mental Health Services Administration. Behavioral Health Barometer: Illinois, 2015. HHS Publication No. SMA-16-Baro-2015-IL. Rockville, MD: Substance Abuse and Mental Health Services Administration, 2015.

⁷ Substance Abuse and Mental Health Services Administration.

first responders, an opportunity which those first responders embraced. But after time those first responders began to report that they were performing opioid overdose reversals on some of the same individuals repeatedly. What was needed was access to the appropriate levels of substance use disorders care that would help individuals escape the cycle and enter into recovery.

Yet with substantial numbers of opioid-related overdoses and deaths, access to treatment in DuPage County is very limited. Outside of hospitals, there are no medically monitored withdrawal management (detoxification) programs, and only limited availability of residential substance use care—especially for individuals whose families’ resources to help them have been exhausted. DuPage residents needing these levels of care often must leave the county.

Haymarket Center itself, the Petitioner, served 376 DuPage County residents in 2017 and 2018 at its Cook County location, and more than 2,000 when Will, Kane, and Lake Counties are added. It is clear that **the DuPage County area has an urgent need for the programs the Petitioner intends to provide.**



Haymarket Center
HOPE STARTS HERE

SUBSTANCE USE DISORDERS ACCESS TO CARE

19.6 MILLION AMERICANS

had a Substance Use Disorder (SUD) in 2017¹

The demographics now cut across sex, race, age and education levels.²

74%

of those suffer from an Alcohol Use Disorder. Excessive alcohol use results in 88,000 deaths per year.¹

38%

of those suffer from a Substance Use Disorder. 100 people die every day in America from drug overdoses. This rate has tripled in the past 20 years.¹

46%

Nearly half of all Americans have a personal connection to someone struggling with alcohol or drugs.²

8.7 MILLION CHILDREN

nationwide have a parent who suffers from a substance use disorder.³

**ACCESS TO LIFE-SAVING TREATMENT
IS URGENTLY NEEDED.**

In America only 19% with SUD received treatment.⁴

In Illinois only 5% with alcohol use disorder **and 11.7%** with a substance use disorder received treatment.⁵

¹ 2017 NSDUH Annual National Report

² Pew Research Center, 2017 Study

³ American Academy of Pediatrics, Opioid Fact Sheet

⁴ Substance Abuse and Mental Health Services Administration. (2018) *Key Substance Use and Mental Health*

Indicators in the

United States: Results from the 2017 National Survey on Drug Use and Health.

⁵ SAMHSA, Behavioral Health Barometer: Illinois, 2015



OPIOID CRISIS ESCALATING

Deaths involving opioids have risen 544% since 1999⁶ and occur every 11 minutes.⁷

Americans are now more likely to die due to an opioid overdose than in a motor vehicle accident.



1 in 103

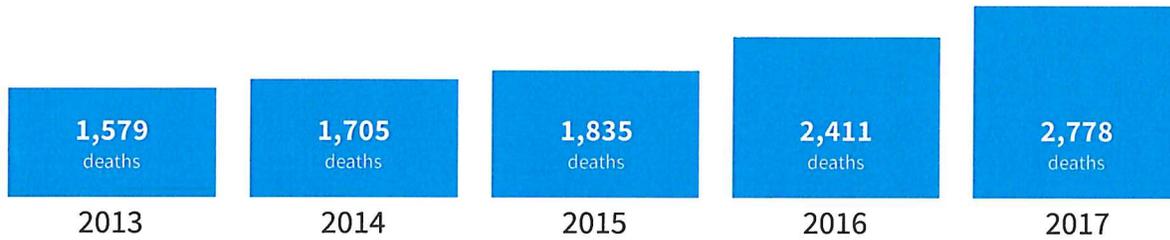
Chances of losing their life on the road



1 in 96⁸

Chances of losing their life during an opioid overdose

Opioid deaths in Illinois, 2013-2017⁹



DuPage County¹⁰

20+
overdose reversals
every month

81
overdose deaths
in 2018

WE NEED TO TAKE ACTION. HOPE STARTS HERE.

⁶ National Safety Council, 2019 Study
⁷ U.S. Center for Disease Control
⁸ Injury Facts, 2017 Study
⁹ National Safety Council, 2019 Study
¹⁰ DuPage County Coroner



Haymarket Center
HOPE STARTS HERE

EXPANDING ACCESS TO LIFE-SAVING CARE

Haymarket Center is one of the region's largest and most comprehensive providers of treatment for substance use disorders and mental health conditions. Founded in 1975 by Monsignor Ignatius McDermott and Dr. James West, Haymarket Center is a fully accredited non-profit organization that annually serves over 12,000 individuals from across Illinois.

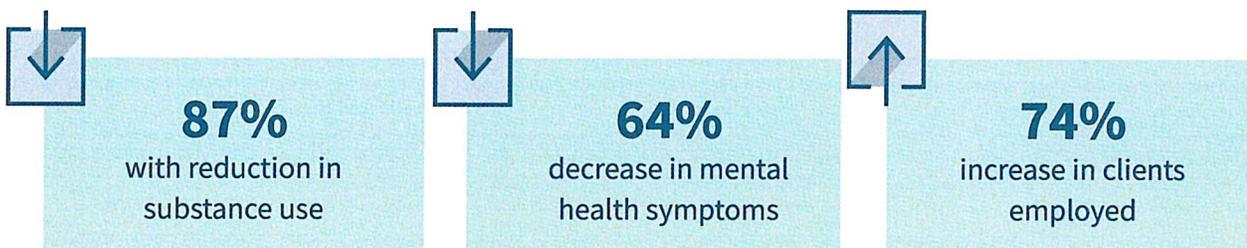
Our individualized care ranges from outreach through recovery, adapted to suit each patient and their unique needs.

Our services go far beyond the scope of most treatment programs, including:

- Evidence-based, comprehensive interventions
- Medication Assisted Treatment (MAT)
- Psychiatry & counseling
- Recovery living
- Child care
- Parenting classes
- GED courses & job placement
- Partnerships that assure care coordination
- Recovery coaching

Treatment that Works

An independent evaluation of a federally-funded recovery coaching program at Haymarket showed outstanding outcomes:





Haymarket DuPage

What is proposed for Haymarket DuPage?

The full continuum of substance use and mental health treatment for adults 18 and over will be available on site at our new behavioral health clinic, located in Itasca at the former Holiday Inn on the west side of Interstate 290 at Irving Park Road. The facility will undergo a \$1.5 million interior renovation and will be in full operation by 2021.

How was DuPage County selected?

Since 2015, 339 people have died from an overdose and more than 600 overdoses have been reversed by the DuPage Narcan Program. As overdose fatalities and reversals continue to rise, so does the demand for our services.

Nearly 2,000 men and women from DuPage and the collar counties were patients at Haymarket clinics in 2017-2018.

Why this location?

The building is easily accessible for individuals seeking services, located in an industrial area with ample parking and surrounding green space.

A Community Partner in DuPage County



150+ New Jobs
for Medical and
Counseling Staff



Primary Care Clinic
on site



Day Care on site for
Children of Patients



Reduce Burden and Costs
for Area Hospitals through
Haymarket comprehensive
services



Emergency Responders
will have a Local Partner
Ready to Help People
with SUDs



Expansion of
Partnership with
DuPage Health
Department and HOPE
Task Force

For more information, please contact: President and CEO, Dr. Dan Lustig, Psy.D., MISA II, CAADC.
312.226.7984

Attachment C



Holiday Inn Itasca Location Benefits

- The location is appropriate to the target service area
- Proximity to hospitals (Amita Health Systems)
- Located in a business (non-residential) zoned area with municipal services.
- Building layout and design supports comprehensive programming
- Accessibility to public transportation
- The Property and Improvements are:
 - available at an acceptable price
 - building improvements were recently remodeled (in 2013)
- Building is virtually turn-key
 - Includes all furniture, fixtures and equipment
 - Renovation timeline is approximately 120 days

LEGAL DESCRIPTION

PARCEL ONE:

LOT 1 IN ITASCA CENTER ASSESSMENT PLAT OF PART OF FRACTIONAL SECTION 7, TOWNSHIP 40 North, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED SEPTEMBER 27, 1971 AS DOCUMENT R71-49442, INTO PAGE COUNTY ILLINOIS.

PARCEL 2: EASEMENT FOR THE BENEFIT OF PARCEL 1 AS CREATED BY A GRANT OF EASEMENT DATED MARCH 11, 1987 AND RECORDED MARCH 22, 1987 IS DOCUMENT R87-38866 FOR A PERMANENT AND PERPETUAL EASEMENT CREATING INGRESS AND EGRESS OVER THE LAND SHOWN AN EXHIBIT C OF SAID GRANT OF EASEMENT, AND BEING A PART OF THE FOLLOWING DESCRIBED LAND:

LOT 2 IN SPRING LAKE BUSINESS PARK, A SUBDIVISION OF PART OF FRACTIONAL SECTION 7, TOWNSHIP 40 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED MARCH 18, 1987, AS DOCUMENT R87-37278, IN DUPAGE COUNTY, ILLINOIS.

AREA OF PARCEL 1 = 304,942 SQ. FT. OR 7.00 ACRES



PETITION FOR VARIANCE

Village of Itasca Plan Commission
c/o Community Development Department
550 W. Irving Park Rd.
Itasca, IL 60143
(Ph): 630-773-5568 (F): 630-773-0852
comdev@itasca.com

Date Submitted: July 5, 2019

ALL ITEMS MUST BE COMPLETE TO PROCESS APPLICATION

Address(es) of Property: 860 W. Irving Park Rd.

Owner(s) of Property: Pearl Hospitality LLC, an Illinois limited liability company

Petitioner(s) (if other than owners): Haymarket DuPage LLC, an Illinois limited liability company

Existing Use: hotel Zoning: B-2

P.I.N. #(s): 03-07-202-002 Lot Size (sq. ft.): 304,920

Please answer the following questions (you may attached additional sheets if needed):

- 1.) Specifically state the variance(s) which is sought including the relevant section(s) of the Zoning Ordinance and how and/or the amount(s) by which the ordinance is sought to be varied.

Variance from section 8.04.8 of the Itasca Zoning Ordinance (Building Height) to allow existing 5-story (51.8') building.

Variance from section 8-6.a. of the Itasca Zoning Ordinance (B-2 front yard setback) to allow the existing 36.7' west setback to remain.

- 2.) Generally state the purpose and reasons for which the variance(s) is/are sought.

To allow the continued use of the existing building and site. There is no development of the site or the exterior of the building proposed. The only renovations will be to the interior of the building.

- 3.) Explain how the property in question cannot yield a reasonable return if permitted to be used only under the conditions allowed by the Zoning Ordinance.

The property cannot yield a reasonable return if the existing five-story structure must be reconfigured to remove three stories. There is no development of the site or the exterior of the building proposed. The only renovations will be to the interior of the building.

- 4.) State and explain the particular factors of the property (e.g., physical surroundings, shape or topographical conditions, etc.) that bring a hardship to the owner under the strict letter of the Zoning Ordinance.

The exiting five story building has been permitted by the Village for many years, without presenting any problems to the Village or the neighborhood. The existing 5 story building is compatible with the other buildings in the neighborhood. There is sufficient set-back of the existing building. The exterior features of the building (landscaping, lighting, parking, etc.) have been allowed for many years, will remain unchanged, and are compatible with the neighborhood and the proposed health center use.

- 5.) Explain how the plight of the owner is due to unique circumstances and not generally applicable to other properties in the neighborhood.

The 5 story special use hotel on the subject B-2 zoned property has been allowed by the Village for many years. The proposed use will not require any alteration to the site or the building footprint, size, height or exterior. This property, unlike other properties around it, currently has a hotel on it that is proposed to be converted to the single use of a health center.

- 6.) State the effects of the proposed variation(s) upon the character of the neighborhood, the property values, traffic conditions, public utilities, storm water detention, and other matters pertaining to the public health, safety, morals, and general welfare of the community. Explain how the variation will not alter the essential character of the locality.

The grant of the requested variances will have no negative effects upon the busienss park character of the neighborhood, other property values, traffic conditions, public utilities (existing), storm water detention, or other matters pertaining to the public health, safety, morals, and general welfare of the community. The essential character of the locality will not change by virtue of a health center use, and there is no plan for changing the height, size or location of the existing improvements on the subject property.

Owner's Name(s): Pearl Hospitality LLC

Address: 1375 Remington Rd., Suite E

Phone: (847) 772-8859

Schaumburg, IL 60173

Email: _____

Petitioner's Name(s): Haymarket DuPage, LLC

Address(es): c/o McDermott Center NFP

Phone: (312) 226-8859

932 W. Washington Blvd., Chicago, IL 60607

Email: Dr. Daniel Lustig <DLustig@hcenter.org>

Agent or Attorney (if applicable)

Site Planner or Engineer (if applicable)

Name: Michael Roth

Name: _____

Firm: Ice Miller, LLP

Firm: _____

Address: 2300 Cabot Drive, suite 455

Address: _____

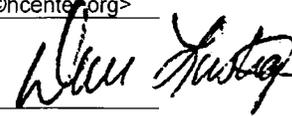
Lisle, IL 60532

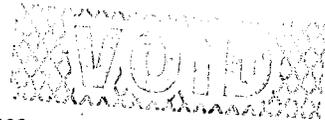
Phone: (630) 955-6594

Phone: _____

Email: michael.roth@icemiller.com

Email: _____





Please attach the following:

- Legal description of property (from title policy or plat of survey) – required for all variances.
- Current plat of survey (showing all site improvements/structures and easements).
- Architectural renderings of new or altered structures (if applicable).
- Site Plan (drawn to scale showing buildings, parking spaces, storm water detention and all other significant data with all pertinent dimensions fully noted).
- If held in trust, letter naming all beneficiaries of the trust and authorizing the below signed person to act on the matters related to the petition request. The letter must be signed by all beneficiaries of the trust.

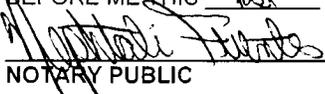
THE LEGAL TITLEHOLDER MUST SIGN THE PETITION. Where the property is held in trust, the trust officer must sign the petition and include a letter naming all beneficiaries of the trust and authorizing the below signed person to act on the matters related to this petition request. The undersigned acknowledges and agrees that this application and all documentation submitted becomes public record and may be viewed by the public.

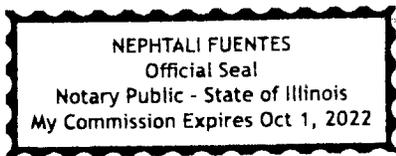
I/WE Pearl Hospitatlity LLC DO HEREBY CERTIFY OR AFFIRM THAT I/WE ARE THE OWNER(S) OF RECORD OF THE AFORESAID DESCRIBED PROPERTY AND HEREBY MADE APPLICATION AS SUCH.

Signature:  Date: 7/1/19

SUBSCRIBED AND SWORN TO

BEFORE ME THIS 1st DAY OF July, 2019


NOTARY PUBLIC



PETITION FOR SPECIAL USE

Village of Itasca Plan Commission
c/o Community Development Department
550 W. Irving Park Rd.
Itasca, IL 60143
(Ph): 630-773-5568 (F): 630-773-0852
comdevitasca.com

Date Submitted: _____

ALL ITEMS MUST BE COMPLETE TO PROCESS APPLICATION

Address(es) of Property: 860 W. Irving Park Rd.

Owner(s) of Property: Pearl Hospitality LLC, an Illinois limited liability company

Petitioner(s) (if other than owners): Haymarket DuPage LLC, an Illinois limited liability company

Existing Use: hotel Zoning: B-2

P.I.N. #(s): 03-07-202-002 Lot Size (sq. ft.): 304,920

Please answer the following questions (you may attach additional sheets if needed):

1. Please provide a detailed description of the use requested.

The request is for approval of a planned development under Section 14.12 of the Itasca Zoning Ordinance to permit a health center under Section 8.04.2.m of the Itasca Zoning Ordinance. Health Centers (Healthcare Facilities) include "clinics" and "hospitals" such as that proposed. The Petitioner will operate and maintain the existing building and facilities on the subject property without new site development, other than interior renovation. There will be no change to the height, size, or location of existing structures.

The Petitioner will provide diagnosis, treatment, and recovery support for persons disabled by substance use and mental health disorders who voluntarily seek care. Services will include inpatient, outpatient, and recovery programming, as described in detail in Attachment A.

Petitioner requests the exceptions to the special use planned development standards and to the required site plan standards as stated in Attachment D.

2. Please explain how the special use requested is in the interest of the public and is not solely for the interest of the applicant.

Attachment B details the urgent public need for the access to substance use disorder and mental health care the Petitioner provides. Petitioner is an Illinois not for profit organization delivering services according to a public benefit mission and obtains no benefit to itself. See Attachment C explaining why this location is appropriate.

3. Explain the reasons why the special use is necessary or desirable for the public convenience and how it will contribute to the general welfare of the neighborhood or community at this location.

The special use is necessary and desirable for the public convenience due to the rapid and widespread growth of the life threatening health and safety problem here in DuPage, as well as in

Illinois and the rest of the country—as explained in more detail in Attachment B. The special use will contribute to the general welfare of the community because this location offers the Petitioner the ability to improve access to treatment and recovery services that are needed in DuPage County. This particular site is appropriate for the reasons stated in response to #4, below.

Itasca's zoning ordinance presents a hardship and impediment to community access to needed treatment because the zoning regulations exclude health centers, including clinics and hospitals, from all but the Village's one regional office center, except as allowed by special use permit. Further, Itasca's zoning director's letter dated May 9, 2019 stating that a planned development must be approved for the proposed health center.¹ The proposed use and occupancy of the subject property will promote the public health, safety and general welfare of the community and DuPage County as a whole. The grant of the requested special use at this location would be a reasonable accommodation in favor of individuals in need of the Petitioner's services. The hardship that the Petitioner—and those individuals needing care—would suffer by the denial of the Petition outweighs any gain to the public by refusing the Petition.

The current owners of the subject property have found that, for several reasons, the subject site and improvements are not economically viable for continued use as zoned and improved for hotel purposes.

4. Will the special use be detrimental to the health, safety, morals or general welfare of persons residing or working in the vicinity? Please explain your answer.

No. The very purpose of the special use proposed is to provide a benefit to the public health, safety, and welfare.

As a special use for a planned development as a health center in the B-2 zoning district, it is presumed that a health care center is a compatible use, if reasonable, special precautions are taken. The inclusion of health care centers as special uses in the B-2 zoning district is tantamount to the Village's finding that health care centers are in harmony with the Village's general zoning plan and will not adversely affect the neighborhood.

The existing building and improvements is perfectly suited to the Petitioner's proposed use. There will be no change to the height, size or location of the existing hotel structure. The health center in the existing commercial building is compatible with the existing office, commercial and industrial uses in the immediate vicinity of the subject property. Traffic, lighting, utilities, storm water management and other aspects of the proposed land use are appropriate for this location. Existing uses and zoning of nearby property, and property values, will not be negatively impacted by the special use proposed by Petitioner.

5. What effect will the use have on property values and improvements in the vicinity? Please explain your answer.

No negative effect. See response to #4 above.

¹ The application of Itasca's zoning ordinance so as to require a planned development special use imposes additional requirements and standards that present a hardship and impediment to community access to needed treatment. The Petitioner's use of the Property as a health center is permitted as a special use pursuant to the current zoning. (See Section 3.02 and Section 8.04.2.m.) There will not be multiple primary uses of the Property, there will be no dwellings, and there will be no dwelling units, as defined by the Itasca zoning ordinance (see Section 3.02), at the Property.

Owner's Name(s): Pearl Hospitality LLC, an Illinois limited liability company
Address: 1375 Remington Rd., Suite E Phone: (847) 772-8859
Schaumburg, IL 60173
Email: _____

Petitioner's Name(s): Haymarket DuPage LLC
Address(es): c/o McDermott Center NFP Phone: (312) 226-7984
932 W. Washington Blvd, Chicago, IL 60607 Email: Dr. Daniel Lustig<DLustig@hcenter.org>

Signature: _____


Agent or Attorney (if applicable)

Name: Michael Roth
Firm: Ice Miller LLP
Address: 2300 Cabot Drive, suite 455
Lisle, IL 60532
Phone: (630) 955-6594
Email: michael.rothicemiller.com

Site Planner or Engineer (if applicable)

Name: _____
Firm: _____
Address: _____
Phone: _____
Email: _____

Please attach the following:

- o Legal description of property (from title policy or plat of survey) — required for all variances.
- o Current plat of survey (showing all site improvements/structures and easements).
- o Architectural renderings of new or altered structures (if applicable).
- o Site Plan (drawn to scale showing buildings, parking spaces, storm water detention and all other significant data with all pertinent dimensions fully noted).
- o If held in trust, letter naming all beneficiaries of the trust and authorizing the below signed person to act on the matters related to the petition request. The letter must be signed by all beneficiaries of the trust.

THE LEGAL TITLEHOLDER MUST SIGN THE PETITION. Where the property is held in trust, the trust officer must sign the petition and include a letter naming all beneficiaries of the trust and authorizing the below signed person to act on the matters related to this petition request. The undersigned acknowledges and agrees that this application and all documentation submitted becomes public record and may be viewed by the public.

I/WE _____ DO HEREBY CERTIFY OR AFFIRM THAT I/WE ARE THE OWNER(S) OF RECORD OF THE AFORESAID DESCRIBED PROPERTY AND HEREBY MADE APPLICATION AS SUCH.

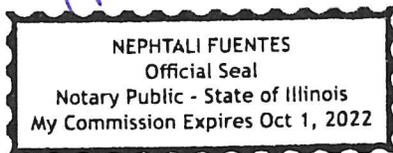
Signature: _____



SUBSCRIBED AND SWORN TO

BEFORE ME THIS 1st DAY OF July, 2019

NOTARY PUBLIC



Attachment A

The Petitioner requests approval for a special use under Section 8.04.2.m of The Village of Itasca, Illinois Zoning Ordinance (Zoning Ordinance): “Health centers, including clinics and hospitals.”

The Petitioner proposes to operate a health center with a range of medical and clinical services, maintaining the existing building and facilities on the identified property with no change to the height, size, or location of the existing hotel structure and with no new site development. Planned interior renovations will be to convert some current guest rooms to group counseling rooms, clinical and medical staff offices, and nurse stations; to expand the recreation center; and to fill in the pool to establish a primary care clinic. Existing hotel rooms that are not renovated as described will be used for patient care. No room is a “Dwelling” or “Dwelling Unit,” as defined in the Zoning Ordinance (pages 3-13 through 3-14), nor will become a “Dwelling” or “Dwelling Unit” through renovation or use.

The health center will be licensed by the Illinois Department of Human Services for a continuum of substance use disorder treatment services for adult males and females, ages 18 and older, under Title 77 Illinois Administrative Code Rule 2060 and as further described by the American Society of Addiction Medicine.¹

The continuum of services will include the following:

- 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 residential substance use disorders treatment, with separate programs for men and women. Residential programs will have usual lengths of stay, depending on the specialized program, of up to 7, 14, 28, or 90 days. Residential substance use disorders 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.

¹ The American Society of Addiction Medicine, *The ASAM Criteria: Treatment Criteria for Addictive, Substance-Related, and Co-Occurring Conditions*, Third Edition. 2013.

- Recovery home programs with separate programs for men and women. Recovery home stays will usually be 90 days but may be up to 365 days. Recovery Homes, as defined by Title 77 Illinois Administrative Code Rule 2060, are “alcohol and drug free housing components whose rules, peer-led groups, staff activities and/or other structured operations are directed toward maintenance of sobriety for persons who exhibit treatment resistance, relapse potential and/or lack of suitable recovery living environments or who recently have completed substance abuse treatment services or who may be receiving such treatment services at another licensed facility.” Rule 2060 requires Recovery Homes to have certified staff and structure including at least five group sessions per week. In Petitioner’s model, certified staff are on the unit 24 hours per day, seven days per week, 365 days per year. Petitioner’s model also includes requirements that Recovery Home clients provide weekly schedules and inform staff of all movement external to the building, and sign in and out every time they enter or leave the unit.

All programs with stays over night or longer will have two patients per room.

All clinical services will be delivered according to individualized treatment plans signed by Petitioner’s medical director, who is a board-certified physician. All patients or clients in all programs will be subject to random drug testing at least twice per week. Medications for all patients or clients in any residential unit, including recovery homes, will be surrendered to staff, logged, and kept in a locked cabinet in a locked office. Patients and clients will be observed taking their medications at the prescribed intervals, and staff members document medication observation in the clients electronic health record.

A medical clinic will be located on the main floor. Patients whose medical needs exceed the capacity of the medical clinic, or who have their own physicians, will be transported by Petitioner’s staff to other medical care, unless there is a medical emergency. Petitioner will have signed linkage agreements with local hospitals, primary care clinics, and other service providers.

Psychiatry and psychological services will be available throughout the facility for patients with co-occurring mental disorders. These will include on site as well as telepsychiatry and licensed clinicians on site who will conduct clinical groups and individual counseling.

Petitioner will provide, or arrange for provision of, additional services that will enhance the structure of the facility programming and enhance the ability of patients to maintain long term recovery. These services include:

-
- Child care for children up to age five who may be in residence with their mothers or during outpatient treatment
 - Parenting education
 - Fatherhood programming
 - GED preparation classes
 - Job readiness and job placement services
 - Health education
 - Linkage to care and care coordination for individuals with chronic health conditions

The facility will have security 24 hours per day, seven days per week, 365 days per year of a type and amount similar to that provided at hospitals. All individuals accessing treatment units, whether to visit or for receiving care, will be subject to a routine search by security staff.

Petitioner expects to employ 163 full time staff that will include medical, clinical, program support, administrative, security, housekeeping, janitorial, and food preparation/service.

Attachment B

The need for the services the Petitioner proposes to provide is urgent—and crystal clear. This need is demonstrated by the twin crises of increasing levels of substance use disorders and related deaths, and severely limited capacity for treatment and access to care across Illinois, and in DuPage County specifically.

The national opioid crisis has received extensive news coverage over the past few years, and federal and local governments have focused efforts on addressing it. Yet the data are still astonishing, and opioid overdose death rates are still climbing in some areas of the country. The most recent data¹ from the US Centers for Disease Control and Prevention (CDC) show that 70,237 drug overdose deaths occurred in the United States in 2017. That is nearly 200 deaths **every day**. While the majority of these deaths (67.8%) involved opioids, people are dying from overdoses on a variety of drugs.

Illinois has had dramatic increases in overdoses, both fatal and non-fatal. The CDC identifies Illinois as one of the states where there was a “significant” increase in drug overdose death rates from 2016 to 2017.² The Illinois Department of Public Health (IDPH) data³ show that there were 2,063 deaths from opioid-related overdoses in 2018, a 92% increase over deaths in 2013. Non-fatal overdoses increased by 135% in the same five-year period, to 13,616. While opioid use is increasing in every area of the state, Illinois has actually seen a *decrease* in treatment capacity. Following years of budget cuts, Illinois was first in the nation in decline in treatment capacity by 2012, the most recent year for which data are available.⁴ Despite having the nation’s fifth largest population, Illinois had fallen to 44th, or 3rd worst in the nation, in treatment capacity.⁵ The United States Substance Abuse and Mental Health Services Administration reported that in 2014, only 11.7% of individuals with substance use disorders in Illinois were able to access care.⁶ Individuals with alcohol use disorders fared worse – only 5% were able to access care.⁷

DuPage County has seen high volumes of substance use-related incidents in recent years, like the rest of the State. In 2017 and 2018, according to IDPH, there were 286 opioid-related deaths – and 1,176 overdoses that did not result in death. DuPage was a leader in distributing Narcan to

¹ Scholl L, Seth P, Kariisa M, Wilson N, Baldwin G. Drug and Opioid-Involved Overdose Deaths – United States, 2013-2017. *Morb Mortal Wkly Rep.* ePub: 21 December 2018.

² Scholl L, et. al, 2018

³ Illinois Department of Public Health. Opioid Dashboard. <https://idph.illinois.gov/OpioidDataDashboard/>

⁴ Kane-Willis, K.; Aviles, G; Barnett, D.; et. al, Diminishing capacity: The Heroin crisis and Illinois treatment in national perspective. Illinois Consortium on Drug Policy at Roosevelt University, Aug., 2015.

⁵ Kane-Willis et. al., 2015

⁶ Substance Abuse and Mental Health Services Administration. Behavioral Health Barometer: Illinois, 2015. HHS Publication No. SMA-16-Baro-2015-IL. Rockville, MD: Substance Abuse and Mental Health Services Administration, 2015.

⁷ Substance Abuse and Mental Health Services Administration.

first responders, an opportunity which those first responders embraced. But after time those first responders began to report that they were performing opioid overdose reversals on some of the same individuals repeatedly. What was needed was access to the appropriate levels of substance use disorders care that would help individuals escape the cycle and enter into recovery.

Yet with substantial numbers of opioid-related overdoses and deaths, access to treatment in DuPage County is very limited. Outside of hospitals, there are no medically monitored withdrawal management (detoxification) programs, and only limited availability of residential substance use care—especially for individuals whose families' resources to help them have been exhausted. DuPage residents needing these levels of care often must leave the county.

Haymarket Center itself, the Petitioner, served 376 DuPage County residents in 2017 and 2018 at its Cook County location, and more than 2,000 when Will, Kane, and Lake Counties are added. It is clear that **the DuPage County area has an urgent need for the programs the Petitioner intends to provide.**

SUBSTANCE USE DISORDERS ACCESS TO CARE

Haymarket Center
HOPE STARTS HERE

19.6 MILLION AMERICANS

had a Substance Use Disorder (SUD) in 2017¹

The demographics now cut across sex, race, age and education levels.²

74%

of those suffer from an Alcohol Use Disorder. Excessive alcohol use results in 88,000 deaths per year.¹

38%

of those suffer from a Substance Use Disorder. 100 people die every day in America from drug overdoses. This rate has tripled in the past 20 years.¹

46%

Nearly half of all Americans have a personal connection to someone struggling with alcohol or drugs.²

8.7 MILLION CHILDREN

nationwide have a parent who suffers from a substance use disorder.³

ACCESS TO LIFE-SAVING TREATMENT IS URGENTLY NEEDED.

In America only 19% with SUD received treatment.⁴

In Illinois only 5% with alcohol use disorder **and 11.7%** with a substance use disorder received treatment.⁵

¹ 2017 NSDUH Annual National Report

² Pew Research Center, 2017 Study

³ American Academy of Pediatrics, Opioid Fact Sheet

⁴ Substance Abuse and Mental Health Services Administration. (2018) *Key Substance Use and Mental Health Indicators in the United States: Results from the 2017 National Survey on Drug Use and Health.*

⁵ SAMHSA, Behavioral Health Barometer: Illinois, 2015

OPIOID CRISIS ESCALATING

Deaths involving opioids have risen 544% since 1999⁶ and occur every 11 minutes.⁷

Americans are now more likely to die due to an opioid overdose than in a motor vehicle accident.



1 in 103

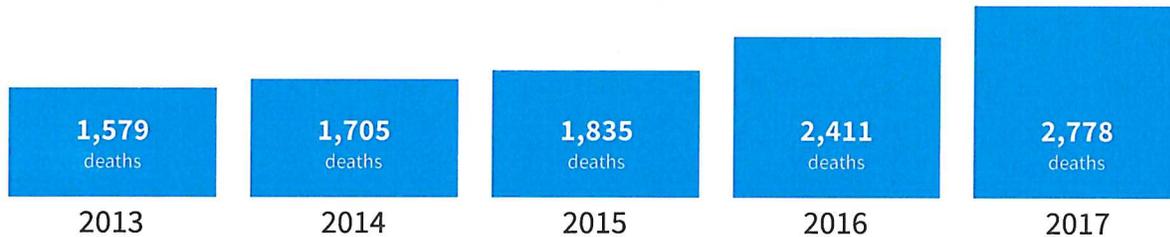
Chances of losing their life on the road



1 in 96⁸

Chances of losing their life during an opioid overdose

Opioid deaths in Illinois, 2013-2017⁹



DuPage County¹⁰

20+
overdose reversals
every month

81
overdose deaths
in 2018

WE NEED TO TAKE ACTION. HOPE STARTS HERE.

⁶ National Safety Council, 2019 Study

⁷ U.S. Center for Disease Control

⁸ Injury Facts, 2017 Study

⁹ National Safety Council, 2019 Study

¹⁰ DuPage County Coroner

EXPANDING ACCESS TO LIFE-SAVING CARE

Haymarket Center
HOPE STARTS HERE

Haymarket Center is one of the region's largest and most comprehensive providers of treatment for substance use disorders and mental health conditions. Founded in 1975 by Monsignor Ignatius McDermott and Dr. James West, Haymarket Center is a fully accredited non-profit organization that annually serves over 12,000 individuals from across Illinois.

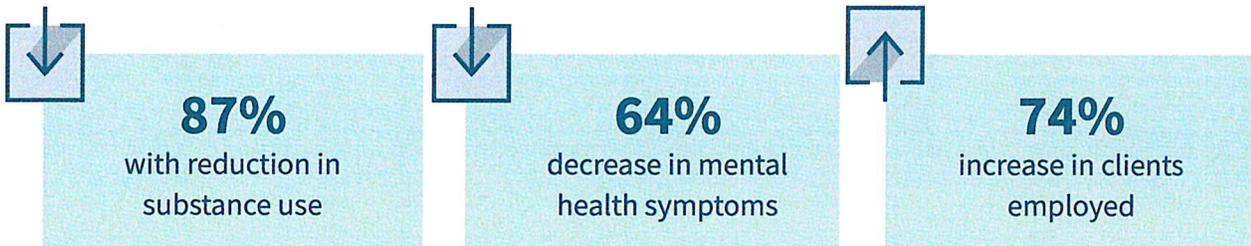
Our individualized care ranges from outreach through recovery, adapted to suit each patient and their unique needs.

Our services go far beyond the scope of most treatment programs, including:

- Evidence-based, comprehensive interventions
- Medication Assisted Treatment (MAT)
- Psychiatry & counseling
- Recovery living
- Child care
- Parenting classes
- GED courses & job placement
- Partnerships that assure care coordination
- Recovery coaching

Treatment that Works

An independent evaluation of a federally-funded recovery coaching program at Haymarket showed outstanding outcomes:



Haymarket DuPage

What is proposed for Haymarket DuPage?

The full continuum of substance use and mental health treatment for adults 18 and over will be available on site at our new behavioral health clinic, located in Itasca at the former Holiday Inn on the west side of Interstate 290 at Irving Park Road. The facility will undergo a \$1.5 million interior renovation and will be in full operation by 2021.

How was DuPage County selected?

Since 2015, 339 people have died from an overdose and more than 600 overdoses have been reversed by the DuPage Narcan Program. As overdose fatalities and reversals continue to rise, so does the demand for our services.

Nearly 2,000 men and women from DuPage and the collar counties were patients at Haymarket clinics in 2017-2018.

Why this location?

The building is easily accessible for individuals seeking services, located in an industrial area with ample parking and surrounding green space.

A Community Partner in DuPage County



150+ New Jobs
for Medical and
Counseling Staff



Primary Care Clinic
on site



Day Care on site for
Children of Patients



Reduce Burden and Costs
for Area Hospitals through
Haymarket comprehensive
services



Emergency Responders
will have a Local Partner
Ready to Help People
with SUDs



Expansion of
Partnership with
DuPage Health
Department and HOPE
Task Force

For more information, please contact: President and CEO, Dr. Dan Lustig, Psy.D., MISA II, CAADC.
312.226.7984

Attachment C

Holiday Inn Itasca Location Benefits

- The location is appropriate to the target service area
 - Proximity to hospitals (Amita Health Systems)
 - Located in a business (non-residential) zoned area with municipal services.
 - Building layout and design supports comprehensive programming
 - Accessibility to public transportation
 - The Property and Improvements are:
 - available at an acceptable price
 - building improvements were recently remodeled (in 2013)
 - Building is virtually turn-key
 - Includes all furniture, fixtures and equipment
 - Renovation timeline is approximately 120 days
-

Attachment D To Petition for Special Use for Planned Development

Exception from Section 14.12(7)(a)(6) of the Itasca Zoning Ordinance (Standards--Bulk Exceptions) to allow the continuation of each existing bulk deviation for the property. Applicant proposes no redevelopment of the site or the existing building. The Property is an existing hotel, which is a special use under the Village of Itasca B-2 zoning classification. As such, any existing deviations from bulk standards have been previously permitted by the Village. The known existing deviations from standards are: (i) the existing 5-story (51.8') building; and (ii) the existing 36.7' front yard (west) building setback.

The following exception approvals are requested both because no development, redevelopment, or change to the exterior of the building is proposed; and because no dwellings, dwelling units, or residential occupancy as defined in Section 3.02 of the Itasca Zoning Ordinance are proposed:

- Exception from Section 14.12(7)(b)(1) of the Itasca Zoning Ordinance (Standards--Residential Density)
- Exception from Section 14.12(7)(b)(2) of the Itasca Zoning Ordinance (Standards--Residential and business uses)
- Exception from Section 14.12(7)(b)(3) of the Itasca Zoning Ordinance (Standards--Residential Open Areas)
- Exception from Section 14.12(7)(b)(4) of the Itasca Zoning Ordinance (Standards--Residential Access to Dwellings)
- Exception from Section 14.12(7)(e)(1) of the Itasca Zoning Ordinance (Standards--Minimum Requirements for separate spaces) (There will also be no separation of uses. The entire property will be used as a health center.)
- Exception from Section 14.12(7)(e)(2) of the Itasca Zoning Ordinance (Standards--Minimum Requirements for separate spaces) (There will also be no separation of uses. The entire property will be used as a health center.)

The following exception approvals are requested because no development, redevelopment, or change to the exterior of the building is proposed;

- Exception from Section 14.12(7)(a)(7) of the Itasca Zoning Ordinance (Standards--Architectural Consistency).
- Exception from Section 14.12(7)(d) of the Itasca Zoning Ordinance (Standards--Business)

An exception approval is requested from the requirement under Section 14.12.4 that the application include the following documents/information (when filed) that have not been deemed inapplicable or waived by the Village planning and zoning administrator:

- Exception from Section 14.12(4)(c)(3) of the Itasca Zoning Ordinance to allow filing of Economic Impact Statement on or before July 31, 2019.
- Exception from Section 14.12(4)(c)(4) of the Itasca Zoning Ordinance to allow filing of Landscape Plan on or before July 31, 2019.

The following exception approvals are requested from the Site Plan regulations:

- Exception from Section 14.13(7)(c) of the Itasca Zoning Ordinance (Standards for Class I Site Plan Review--Site and Building Design) because there will be no development or exterior remodeling of the property.

- Exception from Section 14.13(7)(d) of the Itasca Zoning Ordinance (Standards for Class I Site Plan--Open Space and Landscaping) because there will be no development or exterior remodeling of the property, and there is already landscaping to which no changes are proposed.
- Exception from Section 14.13(7)(e) of the Itasca Zoning Ordinance (Standards for Class I Site Plan--Access and Circulation) because there will be no development or exterior remodeling of the property.
- Exception from Section 14.13(3)(j) of the Itasca Zoning Ordinance to allow filing of sign elevation on or before July 31, 2019.

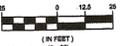
Statement of Applicant Ownership

Applicant, Haymarket DuPage LLC is an Illinois limited liability company. The manager of Haymarket DuPage LLC is McDermott Center NFP d/b/a Haymarket Center. There are no individuals or other entities having a 10% or greater interest in the applicant.

LEGEND

- These standard symbols will be found in the drawing.
Storm MH
Storm CB
Storm Inlet
San MH
Water MH
Water Hand Hole
Water Fire Hydrant
Telephone MH
Telephone Vault
Telephone Pedestal
Utility Pole
Guy Anchor
Electric Mounted Wall Light
Gas Meter
JULIE Mark - Gas
JULIE Mark - Electric
JULIE Mark - Telephone
JULIE Mark - Water
A-ASPHALT ELEVATION
GR-DRAVEL ELEVATION
FEE-FINISHED FLOOR ELEVATION
W-WALK ELEVATION
X-CONCRETE ELEVATION
TOE-TOP OF BANK ELEVATION
C-COURB ELEVATION
G-OUTLET ELEVATION
EL-ELEVATION

GRAPHIC SCALE



GREMLEY & BIEDERMANN

A Division of
PLCS Corporation
Professional Land Surveyors
4426 North Elston Avenue, Chicago, IL 60630
Telephone: (773) 485-8102 Email: INFO@PLCS-Survey.com

PLAT OF SURVEY

PARCEL 1: LOT 1 IN TASCICA CENTER ASSESSMENT PLAT OF PART OF FRACTIONAL SECTION 7, TOWNSHIP 40 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED SEPTEMBER 27, 1971 AS DOCUMENT R71-44442, IN DU PAGE COUNTY, ILLINOIS.

ALSO DESCRIBED AS: THAT PART OF FRACTIONAL SECTION 7, TOWNSHIP 40 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: BEGINNING AT THE INTERSECTION OF THE NORTH LINE OF LOT 1 IN TASCICA CENTER ASSESSMENT PLAT ACCORDING TO THE PLAT THEREOF RECORDED SEPTEMBER 27, 1971, AS DOCUMENT R71-44442 AND THE WEST RIGHT OF WAY LINE OF F.A.I. 90; THENCE SOUTH 01 DEGREES 28 MINUTES 44 SECONDS EAST ALONG SAID WEST RIGHT OF WAY LINE A DISTANCE OF 308.24 FEET (FORMERLY A RECORD DISTANCE OF 308.20 FEET) TO AN ANGLE POINT IN SAID WEST RIGHT OF WAY LINE, THENCE SOUTH 01 DEGREE 13 MINUTES 22 SECONDS WEST, A DISTANCE OF 448.19 FEET TO THE SOUTHWEST CORNER OF SAID LOT 1; SAID POINT BEING ALSO THE NORTHEAST CORNER OF LOT 2 IN SPRING LAKE BUSINESS PARK RESUBDIVISION NO. 8 PER DOCUMENT R81-06077, THENCE NORTH 88 DEGREES 44 MINUTES 18 SECONDS WEST ALONG SAID SOUTH LINE OF LOT 1 A DISTANCE OF 349.86 FEET (FORMERLY A RECORD DISTANCE OF 360.00 FEET) TO THE SOUTHWEST CORNER OF SAID LOT 1; SAID POINT BEING ALSO THE SOUTHWEST CORNER OF LOT 2 IN SPRING LAKE BUSINESS PARK RESUBDIVISION NO. 8 AFORESAID, THENCE NORTH 01 DEGREE 14 MINUTES 05 SECONDS EAST ALONG THE WEST LINE OF SAID LOT 1 IN TASCICA CENTER ASSESSMENT PLAT A DISTANCE OF 391.88 FEET (FORMERLY A RECORD DISTANCE OF 382.51 FEET); THENCE NORTH 42 DEGREES 04 MINUTES 30 SECONDS WEST A DISTANCE OF 148.23 FEET (FORMERLY A RECORD DISTANCE OF 147.47 FEET); THENCE NORTH 01 DEGREE 17 MINUTES 33 SECONDS WEST ALONG THE WESTERLY MOST LINE OF LOT 1 IN SAID TASCICA CENTER ASSESSMENT PLAT, A RECORD DISTANCE OF 107.82 FEET (FORMERLY A RECORD DISTANCE OF 109.80 FEET) TO THE NORTHWEST CORNER OF SAID LOT 1; THENCE SOUTH 88 DEGREE 44 MINUTES 50 SECONDS EAST ALONG THE NORTH LINE OF SAID LOT 1, BEING ALSO THE SOUTH RIGHT OF WAY LINE OF ROUTE 19 (IRVING PARK ROAD) AS OCCUPIED, A DISTANCE OF 483.25 FEET (FORMERLY A RECORD DISTANCE OF 484.00 FEET) TO THE POINT OF BEGINNING, IN THE CITY OF TASCICA, DU PAGE COUNTY, ILLINOIS.

PARCEL 2: EASEMENT FOR THE BENEFIT OF PARCEL 1 AS CREATED BY GRANT OF EASEMENT DATED MARCH 11, 1987 AND RECORDED MARCH 22, 1987 AS DOCUMENT R87-56868 FOR A PERMANENT AND PERPETUAL EASEMENT GRANTING INGRESS AND EGRESS OVER THE LAND SHOWN ON EXHIBIT C OF SAID GRANT OF EASEMENT, AND BEING A PART OF THE FOLLOWING DESCRIBED LAND: LOT 2 IN SPRING LAKE BUSINESS PARK, A SUBDIVISION OF PART OF FRACTIONAL SECTION 7, TOWNSHIP 40 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED MARCH 18, 1987, AS DOCUMENT R87-37278, IN DU PAGE COUNTY, ILLINOIS. AREA OF PARCEL 1= 304,942 SQ.FT. OR 7.00 ACRES



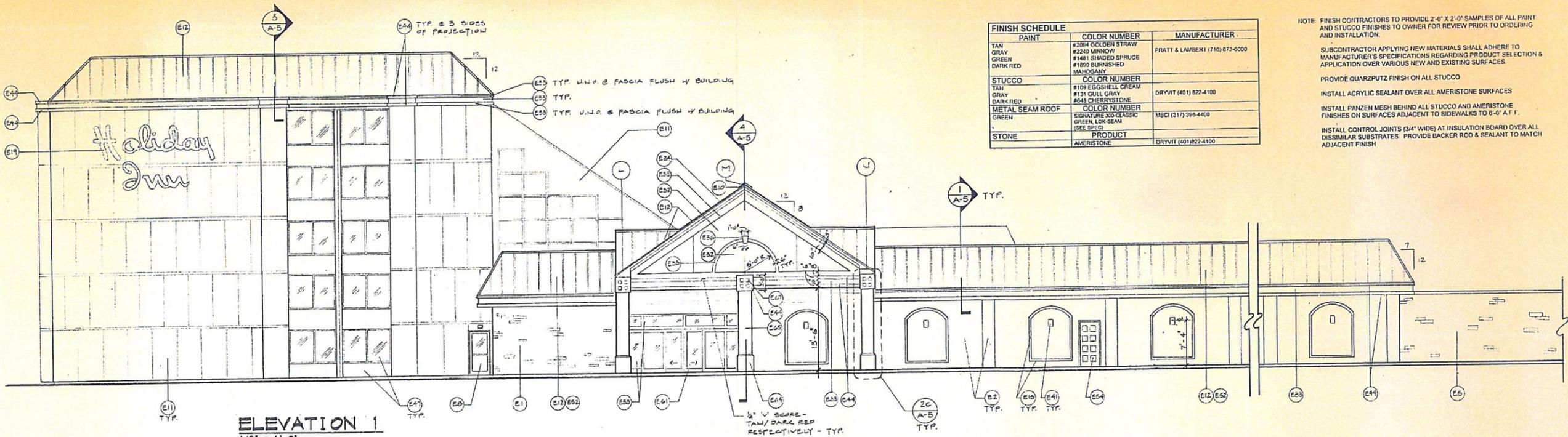
ORDER NO. 2019-26709-001
DATE: MAY 23, 2019
SCALE: 1"=25 FEET
SHEET: 1 OF 1

SURVEY NOTES: SURVEYOR'S LICENSE EXPIRES November 30, 2020. Note R. & M. denotes Record and Measured distances respectively. Distances are marked in feet and decimal parts thereof. Compare all points BEFORE building by same and at once meet any difference BEFORE damage is done. For easements, utility lines and other encumbrances not shown on survey plat refer to your abstract, deed, contract, title policy and local building line regulations. NO dimensions shall be assumed by scale measurement upon this plat. Unless otherwise noted between the Bearing, Backs, Elevation Datum and Coordinate Closure it used is NAD83.

UTILITY WARNING: The underground utilities shown have been located from field survey information and existing drawings. The surveyor makes NO guarantee that the underground utilities shown comprise all such utilities in the area, either in service or abandoned. The surveyor further does not warrant that the underground utilities shown are in the exact location indicated although he does certify that they are located as accurately as possible from information available. The surveyor has not physically located the underground utilities. Call DIGGER - (312) 744-7000 within the City of Chicago. Outside of the City of Chicago call J.U.L.I.E. (800) 892-0123 prior to construction or excavation.

State of Illinois
County of Cook
We, GREMLEY & BIEDERMANN, INC. hereby certify that we have surveyed the above described property and that the plat hereon drawn is a correct representation of said survey corrected to a temperature of 62° Fahrenheit.
Field measurements completed on MAY 23, 2019.
Signed on June 3, 2019
By: [Signature]
Professional Illinois Land Surveyor No. 27502
My license expires November 30, 2020
This professional service conforms to the current Illinois minimum standards for a boundary survey.





ELEVATION 1
1/8" = 1'-0"

PAINT	COLOR NUMBER	MANUFACTURER
TAN	#2240 GOLDEN STRAW	PRATT & LAMBERT (716) 873-0000
GRAY	#1481 SHADED SPRUCE	
DARK RED	#1829 BURNISHED MAHOGANY	
STUCCO	COLOR NUMBER	MANUFACTURER
TAN	#109 EGGSHELL CREAM	DRYVIT (401) 822-4100
GRAY	#131 GULL GRAY	
DARK RED	#548 CHERRYSTONE	
METAL SEAM ROOF	COLOR NUMBER	MANUFACTURER
GREEN	SIGNATURE 300 CLASSIC GREEN LOCK-SEAM (SEE SPEC)	MBCI (317) 398-4400
STONE	PRODUCT	MANUFACTURER
	AMERISTONE	DRYVIT (401) 822-4100

NOTE: FINISH CONTRACTORS TO PROVIDE 2'-0" X 2'-0" SAMPLES OF ALL PAINT AND STUCCO FINISHES TO OWNER FOR REVIEW PRIOR TO ORDERING AND INSTALLATION.

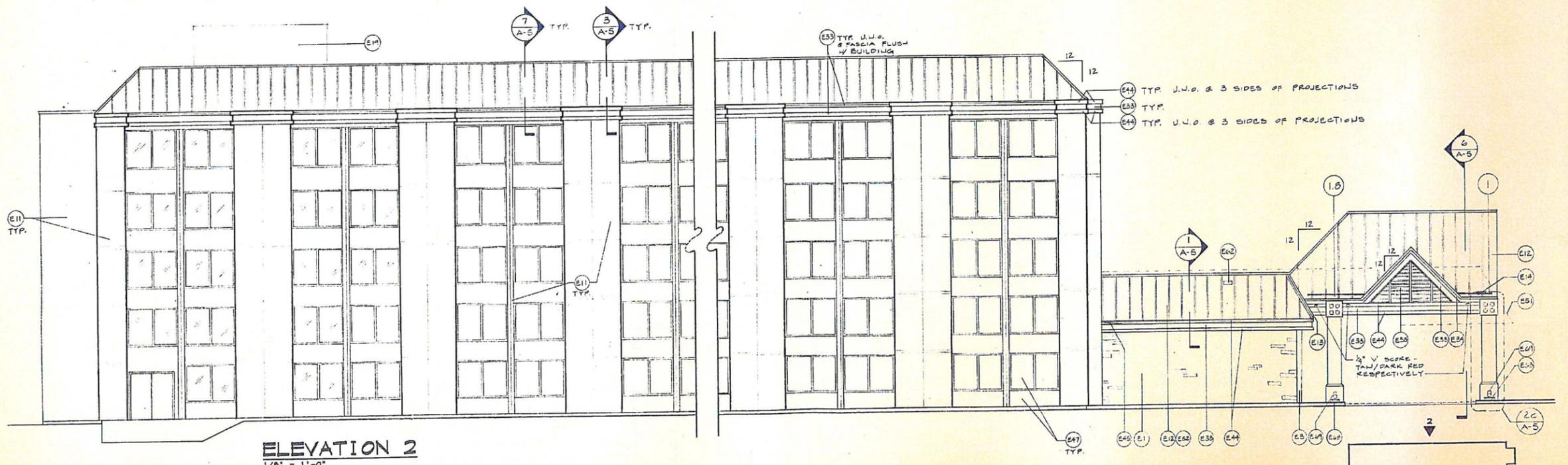
SUBCONTRACTOR APPLYING NEW MATERIALS SHALL ADHERE TO MANUFACTURER'S SPECIFICATIONS REGARDING PRODUCT SELECTION & APPLICATION OVER VARIOUS NEW AND EXISTING SURFACES.

PROVIDE QUARZPUTZ FINISH ON ALL STUCCO

INSTALL ACRYLIC SEALANT OVER ALL AMERISTONE SURFACES

INSTALL PANZEN MESH BEHIND ALL STUCCO AND AMERISTONE FINISHES ON SURFACES ADJACENT TO SIDEWALKS TO 6'-0" A.F.F.

INSTALL CONTROL JOINTS (3/4" WIDE) AT INSULATION BOARD OVER ALL DISSIMILAR SUBSTRATES. PROVIDE BACKER ROD & SEALANT TO MATCH ADJACENT FINISH



ELEVATION 2
1/8" = 1'-0"

ELEVATION NOTES

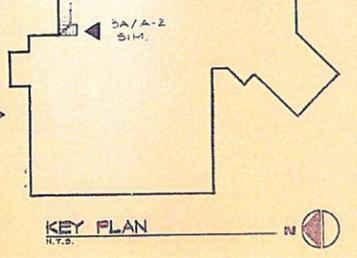
1. Repair, replace or patch any damaged materials smooth to match adjacent surface before any painting is started. See Note 5 for masonry filler.
 2. Elevations shown are for general design intent. Sub-contractor to verify in field actual conditions and dimensions and base bid on such drawings provided by Zay Smith & Associates.
 3. Information of existing conditions for these drawings was obtained from drawings provided by Zay Smith & Associates.
 4. See additional notes on Cover Sheet.
 5. Apply masonry filler to all concrete block and brick surfaces to create a smooth surface with Pratt and Lambert "Prima F1200" or approved equal.
 6. All paint by Pratt and Lambert or approved equal. See finish schedule on Sheet A1.
 7. Owner to select landscaping contractor provide drawings, materials, and installation of all new landscaping as required by the owner for this project. Landscaping contractor to submit all necessary drawings to the planning dept. as required.
 8. Owner to select electrical contractor to provide drawings, materials, and installation of all new lighting as required by the owner for this project. Electrical contractor to submit all necessary drawings to building department for permit as required.
 9. Prime all wood surfaces prior to painting.
- E1 EXISTING STONE VENEER TO REMAIN
E2 PAINT EXISTING BRICK - GRAY (ALL EXPOSED SURFACES)

- E3 EXISTING BRICK PIER (BEYOND)
E4 EXISTING GLASS AND FRAMES TO REMAIN AS IS
E5 EXISTING STONE WIND WALL AND CAP TO REMAIN PATCH AND REPAIRS NECESSARY TO MATCH EXISTING
E6 EXISTING BOLLARDS TO REMAIN PAINT SAFETY YELLOW
E7 CLEAN, PRIME, AND PAINT EXISTING METAL SEAM ROOF - GREEN TO MATCH CLASSIC GREEN METAL SEAM MANSARD ROOF COLOR. REPAIR EXISTING ROOF AS REQUIRED.
E8 EXISTING GLASS DOOR AND ALUMINUM FRAMES TO REMAIN AS IS
E9 ROOFING MEMBRANE (BEYOND)
E10 PROVIDE CONTINUOUS RIDGE VENT - GREEN
E11 EXISTING CONSTRUCTION TO REMAIN
E12 NEW METAL SEAM ROOF CONSTRUCTION - GREEN. SEE ROOF SPEC. SEE FINISH SCHEDULE

- E13 INSTALL 1" EXPANSION JOINT BETWEEN CANOPY ROOF AND NEW MANSARD AT COMMERCIAL BUILDING
E14 BUILT-IN RUBBER LINED GUTTER
E15 PAINT EXISTING BRICK SILL AND ROWLOCK ARCH - GREEN
E16 NEW FLASHING IS REQUIRED AT NEW PARAPET AND EXISTING ROOFING AND MUST BE WATERTIGHT
E19 VERIFY POSSIBLE REMOVAL OF EXISTING SIGN WITH OWNER PRIOR TO BIDDING WORK.
E23 PAINT EXISTING HOLLOW METAL DOOR AND FRAME - GRAY
E24 PAINT EXISTING WOOD FENCE - GRAY
E32 INSULATION BOARD WITH DRYVIT FINISH - TAN PROVIDE 1/4" SCORED JOINTS AS SHOWN ON ELEVATION
E33 INSULATION BOARD WITH DRYVIT FINISH - TAN
E34 INSULATION BOARD WITH DRYVIT FINISH - GRAY

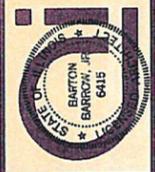
- E38 INSULATION BOARD KEYSTONE WITH DRYVIT FINISH - TAN
E39 PROVIDE AND INSTALL ALUMINUM LOUVER TE - 12 WITH SILL BY LOUVERS & DAMPERS, INC (813) 783-1001, PREFINISHED K11AR 500-PEBBLE
E41 ELECTRICAL CONTRACTOR TO PROVIDE AND INSTALL LIGHT FIXTURES VERIFY TYPE WITH OWNER.
E44 INSULATION BOARD WITH DRYVIT FINISH - DARK RED
E45 PROVIDE AND INSTALL METAL RAIN DIVERTER - PAINT DARK RED
E47 EXISTING SPANDREL PANELS AND WINDOWS TO REMAIN AS IS
E51 REMOVE EXISTING CANOPY AND VESTIBULE CONSTRUCTION DOWN TO CONCRETE FOUNDATION. (SEE STRUCTURAL DRAWINGS FOR ADDITIONAL REQUIREMENTS)
E52 EXISTING MANSARD ROOF AND FRAMING SYSTEM TO BE REMOVED
E54 PAINT EXISTING WOOD DOOR AND FRAME - GRAY
E59 NEW VESTIBULE FRAMING AND GLASS

- E61 NEW VESTIBULE SLIDING GLASS DOOR AND FRAMES
E62 PREFORMED METAL OVERFLOW SCUPPER 1'-6" WIDE X 6" HIGH FLASH AND CALK. INSTALL ONE SCUPPER PER EACH EXISTING ROOF DRAIN PAINT GREEN
E64 PROVIDE AND INSTALL 6" CMU WITH AMERISTONE FINISH BY DRYVIT. (SEE FINISH SCHEDULE)
E65 PROVIDE AND INSTALL 6" CMU WITH DRYVIT FINISH - GRAY.
E67 6" X 6" CERAMIC TILE MEDALLIONS - GRAY
E68 PROVIDE CONCRETE SPLASH BLOCK
E69 PAINT EXPOSED DOWNSPOUT - TO MATCH COLUMN BASE



KEY PLAN
1/8" = 1'-0"

archipian international, ltd.
ARCHITECTURE · PLANNING · INTERIOR DESIGN
955 north plain grove rd. suite E
schauenburg, illinois 60173-4784
fax (847) 619-1440



HOLIDAY INN
CORE MODERNIZATION
860 IRVING PARK ROAD
ITASCA, IL 60143

drawn by: TK
date: 1/26/96
revisions: 2-23-96

commission number:
84115B

sheet
A-1

STANDING SEAM METAL ROOF

PART 1 - GENERAL

1.01 DESCRIPTION

A. GENERAL:

1. Furnish all labor, material, tools, equipment, and services for all preformed roofing as indicated, in accord with provisions of Contract Documents.
2. Completely coordinate with work of all other trades.
3. Although such work is not specifically indicated, furnish and install all supplementary or miscellaneous items, appurtenances and devices incidental to or necessary for a sound, secure and complete installation.

1.02 QUALITY ASSURANCE

A. Applicable Standards:

1. SMACNA: "Architectural sheet Metal Manual" Sheet Metal and Air Conditioning Contractors National Association, Inc.
2. AISC: "Steel Construction Manual" American Institute of Steel Construction.
3. AISI: "Cold Form Steel Design Manual", American Iron and Steel Institute.
4. ASTM A792-83-AZ50: Specifications for steel sheet, aluminum-zinc alloy coated (galvanized) by the hot dip process, general requirements (galvalume).

B. Manufacturer's Qualifications:

1. Manufacturer has a minimum of three years experience in manufacturing panels of this nature.

C. Installer's Qualifications:

1. Installation of panels and accessories by installers with a minimum of two years experience in panel projects of this nature.

1.03 SUBMITTALS

A. Shop Drawings:

1. Submit complete shop drawings and erection details to Architect for review. Do not proceed with manufacture prior to review of shop drawings. Do not use drawings prepared by architect for shop or erection drawings.
2. Shop drawings show methods of erection, elevations and plans of roof panels, sections and details, anticipated loads, flashings, roof curbs, vents, sealants, interfaces with all materials not supplied and proposed identification of component parts and their finishes.

B. Samples:

1. Submit samples and color chips for all proposed finishes.
 - a. Submit one 8 in. long sample of panel, including clips.
 - b. Submit two 3 in. X 5 in. color chip samples in color selected by Architect.

C. Warranty(s):

1. Metal panel manufacturer, upon final acceptance for project, furnish a warranty covering bare metal against rupture, structural failure, and perforation due to normal atmospheric corrosion exposure for a period of 20 years.
2. Covering panel finish against cracking, checking, blistering, peeling, flaking, chipping, chalking and fading for a period of twenty (20) years for roof panels (premium fluorocarbon coating produced with Kynar 500 or Hylar 5000 resin).

1.04 PRODUCT DELIVERY, STORAGE AND HANDLING

A. Delivery:

1. Deliver panels to jobsite properly packaged to provide protection against transportation damage.

B. Handling:

1. Exercise extreme care in unloading, storing and erecting panels to prevent bending, warping, twisting, and surface damage.

C. Storage:

1. Store all material and accessories above ground on well skidded platforms. Store under waterproof covering. Provide proper ventilation to panels to prevent condensation build-up between each panel.

PART 2 - PRODUCTS

2.01 MATERIALS

A. Panel profile:

1. 1.34 in. high rib x 18 in. wide panel.

B. Panel style:

1. Narrow rib, vertical leg, concealed fastener, positive snap lock standing seam, utilizing male and female rib configurations, with factory applied hot melt mastic in female rib.

C. Gauge:

1. 24 gauge

D. Substrate:

1. Galvalume steel sheet, 0.5 ounces/square foot, minimum yield of 50,000 PSI.

E. Clip:

1. 18 gauge UL-rated clip with two fasteners to structural.

F. Texture:

2. Smooth.

G. Finish:

1. Premium fluorocarbon coating produced with Kynar 500 or Hylar 5000 resin.

H. Color:

1. Selected from manufacturer's standard offering. See Contract Documents.

I. Acceptable Manufacturer:

1. ABCI
2. Product
 - a. LS-18
Indianapolis Plant
1700 McCall Dr.
P.O. Box 657
Shelbyville, IN 46176
(317) 599-4400

J. Optional Manufacturer:

1. AEP/Span - Dallas, TX.

2.02 FABRICATION

A. Material shall be in-line tension leveled prior to roll forming finished panel profile.

- B. Roll form panels in continuous lengths, full length of detailed runs.
- C. Standard panel length shall be no more than 45 feet.
- D. Fabricate trim, flashing and accessories to detailed profiles.
- E. Fabricate trim and flashing from same material as panel.

PART 3 - EXECUTION

3.01 SURFACE CONDITIONS

A. EXAMINATION:

1. Inspect installed work of other trades and verify that such work is complete to a point where this work may continue.
2. Verify that installation may be made in accordance with approved shop drawings and manufacturer's instructions.

B. Discrepancies:

1. In event of discrepancy, notify Architect.
2. Do not proceed with installation until discrepancies have been resolved.

3.02 INSTALLATION

A. Install panels so that they are weathertight, without waves, warps, buckles, fastening stresses or distortion, allowing for expansion and contraction.

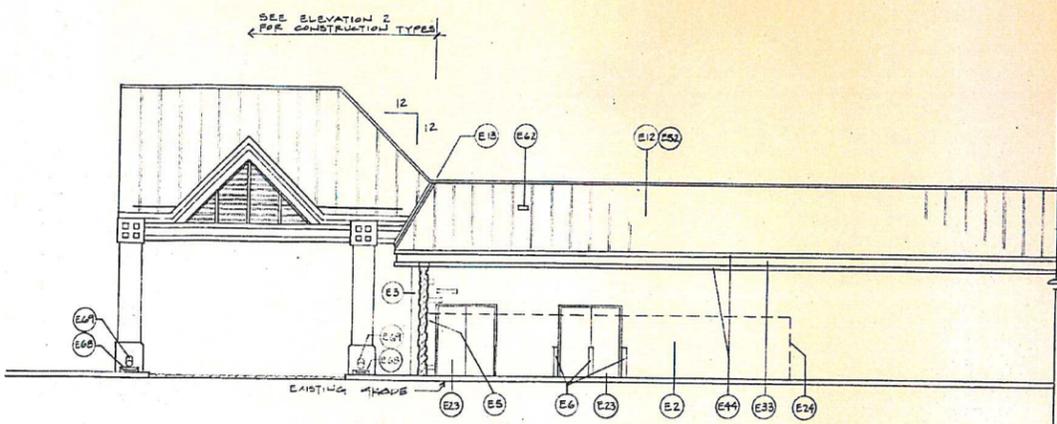
- B. Install panels in accordance with manufacturer's instructions and shop drawings.
- C. Provide concealed anchors at all panel attachment locations.
- D. Install panels plumb, level, and straight with seams and ribs parallel, conforming to design as indicated.

3.03 CLEANING, PROTECTION

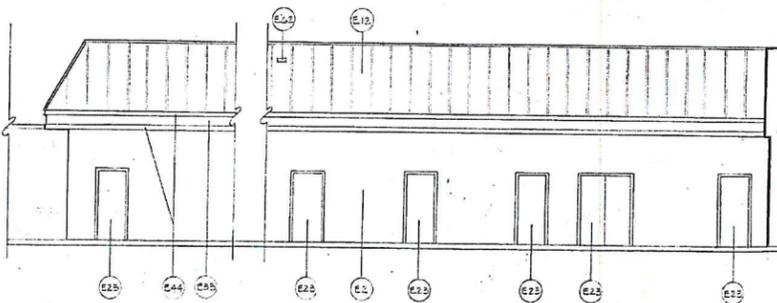
A. Dispose of excess materials and remove debris from site.

- B. Clean work in accordance with manufacturer's recommendations.
- C. Protect work against damage until final acceptance. Replace or repair to the satisfaction of the Architect, any work that becomes damaged prior to final acceptance.
- D. Touch up minor scratches and abrasions.

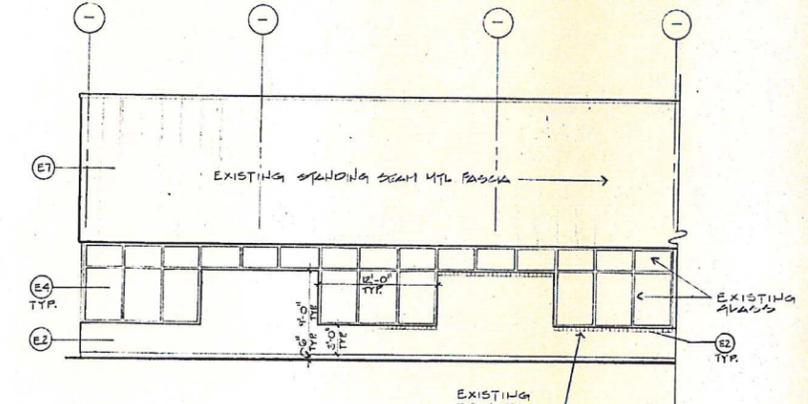
Holiday Inn approved roofing contractor: Centimark Roof Systems, Pittsburgh, PA (800) 558-4100



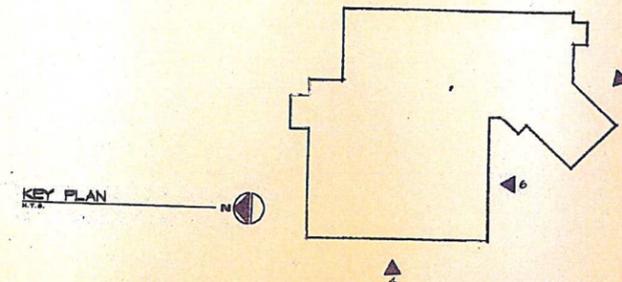
ELEVATION 4 (PARTIAL)
1/8" = 1'-0"



ELEVATION 6
1/8" = 1'-0"



ELEVATION 5
1/8" = 1'-0"



archiplan international, ltd.
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HOLIDAY INN
CORE MODERNIZATION
860 IRVING PARK ROAD
ITASCA, IL 60148

drawn by: TK
date: 1/26/96
REVISIONS:
A. 2-22-96
commission number:
84115B
sheet
A-3

Traffic and Parking Impact Study Proposed Haymarket Center

Itasca, Illinois



Prepared For:

Haymarket Center

KLOA

Kenig, Lindgren, O'Hara, Aboona, Inc.

July 1, 2019

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Appendix

I. Executive Summary

Kenig, Lindgren, O'Hara, Aboona, Inc. (KLOA, Inc.) conducted a traffic impact and parking study for the proposed Haymarket Center development to be located at 860 West Irving Park Road in Itasca, Illinois. The site is located within the Spring Lakes Business Park and is generally bordered by Irving Park Road (IL 19) to the north, office/industrial to the south, Spring Lake Drive to the west, and Interstate 290 to the east. A Holiday Inn currently occupies the site and will be repurposed to accommodate the proposed development. The site includes approximately 361 parking spaces in a surface lot.

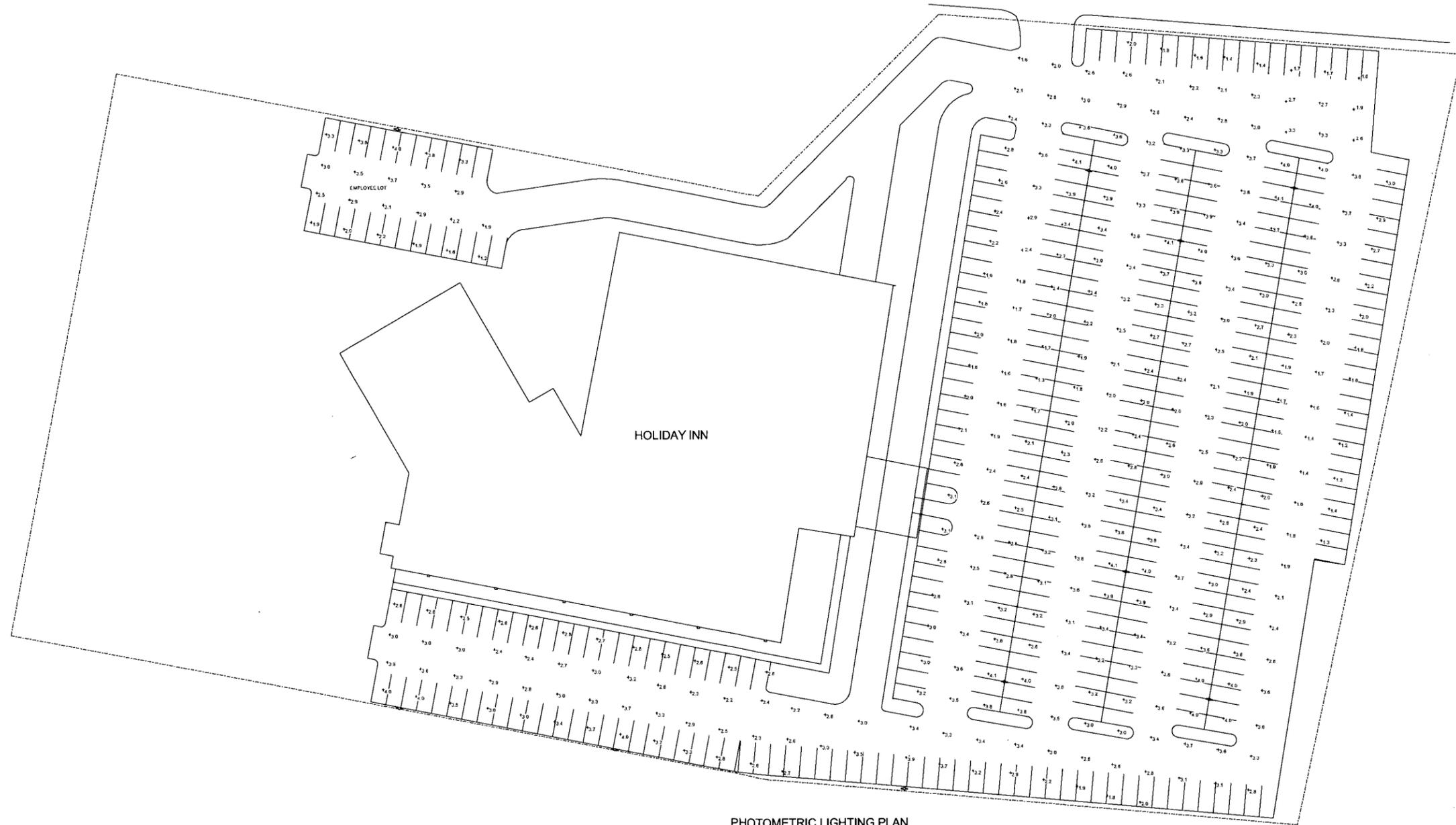
The development plans call for repurposing the existing 161-room hotel building for a health center with a range of medical and clinical services for individuals with substance use disorders and mental health conditions. It is anticipated that the facility will have between 200 to 230 clients on site and 160 full-time employees over three shifts. Clients are not allowed to have vehicles on site. The site will continue to be accessed via the full access drive off Spring Lake Drive opposite Maplewood Drive, in addition to the full access points serving the Spring Lakes Business Park, which includes the signalized intersection of Rohlwing Road (IL 53) at Spring Lake Drive, the unsignalized intersection of Spring Lake Drive at Irving Park Road, and the unsignalized intersection of Rohlwing Road at Hawthorn Drive.

Traffic capacity analyses were conducted for the following two conditions:

- *Year 2019 (Existing) Conditions.* This condition analyzes the existing weekday morning and weekday evening peak hours to establish a base condition.
- *Year 2026 Total (Buildout) Conditions.* This condition includes the projection of the existing traffic volumes increased by a compounded regional growth factor of three (3) percent and the traffic estimated to be generated by the buildout of the proposed development.

Based on the proposed development plan and the traffic capacity analyses for the full buildout of the development, the findings and recommendations of this study are outlined below.

- The proposed development will have a low traffic impact on the surrounding roadway network.
- The signalized access off IL 53 and the two unsignalized access points off both IL 53 and IL 19 that serve the Spring Lakes Business Park, which includes the proposed development, will continue to operate at acceptable levels of service during peak hours and no roadway or traffic control improvements are recommended at these intersections in conjunction with the proposed development.



PHOTOMETRIC LIGHTING PLAN
 860 IRVING PARK ROAD
 ITASCA, ILLINOIS



PREPARED FOR:
 HAYMARKET CENTER
 932 W WASHINGTON BLVD
 CHICAGO, IL

NOVA CONSULTING GROUP
 1107 HAZELTINE BLVD
 CHASKA, MN 55318

779-208-6656

JUNE 5, 2019

- The existing full access drive off Spring Lake Drive opposite Maplewood Drive that serves the site will continue to be adequate to accommodate the projected traffic estimated to be generated by the proposed redevelopment.
- Based on surveys of an existing, similar facility, the existing approximate 361-space parking lot serving the site will be adequate to accommodate the peak parking demand of the proposed development, which will primarily consist of employees and visitors.

1. Introduction

A traffic impact and parking study was conducted for the proposed Haymarket Center development to be located at 860 West Irving Park Road in Itasca, Illinois. The site is located within the Spring Lakes Business Park and is generally bordered by Irving Park Road (IL 19) to the north, office/industrial to the south, Spring Lake Drive to the west, and Interstate 290 to the east. A Holiday Inn currently occupies the site and will be repurposed to accommodate the proposed development. The site includes approximately 361 parking spaces in a surface lot.

The development plans call for repurposing the existing 161-room hotel building for a health center with a range of medical and clinical services for individuals with substance use disorders and mental health conditions. It is anticipated that the facility will have between 200 to 230 clients on site and 160 full-time employees over three shifts. Clients are not allowed to have vehicles on site. The site will continue to be accessed via the full access drive off Spring Lake Drive opposite Maplewood Drive, in addition to the full access points serving the Spring Lakes Business Park, which includes the signalized intersection of Rohlwing Road (IL 53) at Spring Lake Drive, the unsignalized intersection of Spring Lake Drive at Irving Park Road, and the unsignalized intersection of Rohlwing Road at Hawthorn Drive.

The sections of this report present the following:

- Existing roadway conditions including vehicle, pedestrian, and bicycle traffic volumes for the weekday morning and weekday evening peak hours
- A description of the proposed development
- Vehicle trip generation for the proposed development
- Directional distribution of development-generated traffic
- Regional growth in traffic for Year 2026 no-build conditions
- Future transportation conditions including access to and from the development
- Parking evaluation

The purpose of this study is as follows:

- Determine the existing vehicular, pedestrian, and bicycle conditions in the study area to establish a base condition.
- Assess the impact that the proposed development will have on transportation conditions in the area.
- Determine any roadway, traffic control, or access improvements that may be necessary to effectively accommodate and mitigate future conditions.
- Determine if the proposed parking supply is adequate to satisfy industry standards/peak parking demand.

2. Existing Conditions

Existing traffic and roadway conditions were documented based on field visits and traffic counts conducted by KLOA, Inc. The following provides a detailed description of the physical characteristics of the roadways including geometry and traffic control, adjacent land uses, and peak hour traffic flows along area roadways.

Site Location

The site is located within the Spring Lakes Business Park, which includes an array of office and light industrial land uses and is currently occupied by the approximate 161-room Holiday Inn, which will be repurposed to accommodate the proposed development.

Figure 1 shows the location of the site in relation to the area roadway system. **Figure 2** shows the site on an aerial.

Existing Roadway System Characteristics

The characteristics of the existing roadways that surround the proposed development are illustrated in **Figure 3** and described below.

Irving Park Road (IL 19) is a major east-west arterial providing two through lanes in each direction and a center lane allowing left-turn lanes/movements from intersecting roadways in the vicinity of the site. The posted speed limit is 35 mph in the vicinity of Spring Lake Drive. Irving Park Road is served by PACE Bus Route #616. Irving Park Road (IL 19) is under the jurisdiction of the Illinois Department of Transportation (IDOT) and is not designated as a Strategic Regional Arterial (SRA) in the vicinity of the site (IL 19 is designated as a SRA from IL 83 to the west to US 41-Lake Shore Drive to the east). According to IDOT's website, the annual average daily traffic volume (AADT) is 16,000 vehicles.

Rohlwing Road (IL 53) is a north-south arterial providing two through lanes in each direction and a center lane allowing left-turn lanes/movements from intersecting roadways in the vicinity of the site. The posted speed limit is 40 mph in the vicinity of the site. Rohlwing Road is under the jurisdiction of IDOT and is not designated as a SRA. According to IDOT's website, the AADT volume is 17,900 vehicles.

Spring Lake Drive is a two-lane collector roadway that extends south from its unsignalized, intersection terminus with Irving Park Road to its signalized intersection terminus with Rohlwing Road providing access to individual land use sites within the Spring Lakes Business Park in addition to its intersections with Maplewood Drive and Hawthorn Drive. The posted speed limit is 25 mph in the vicinity of the site and parking is restricted on both sides of the roadway. Spring Lake Drive is served by PACCE Bus Route #616 and has numerous bus stops for both directions of travel, including at Maplewood Drive which is opposite the full access drive serving the site. Spring Lake Drive is under the jurisdiction of the Village of Itasca.



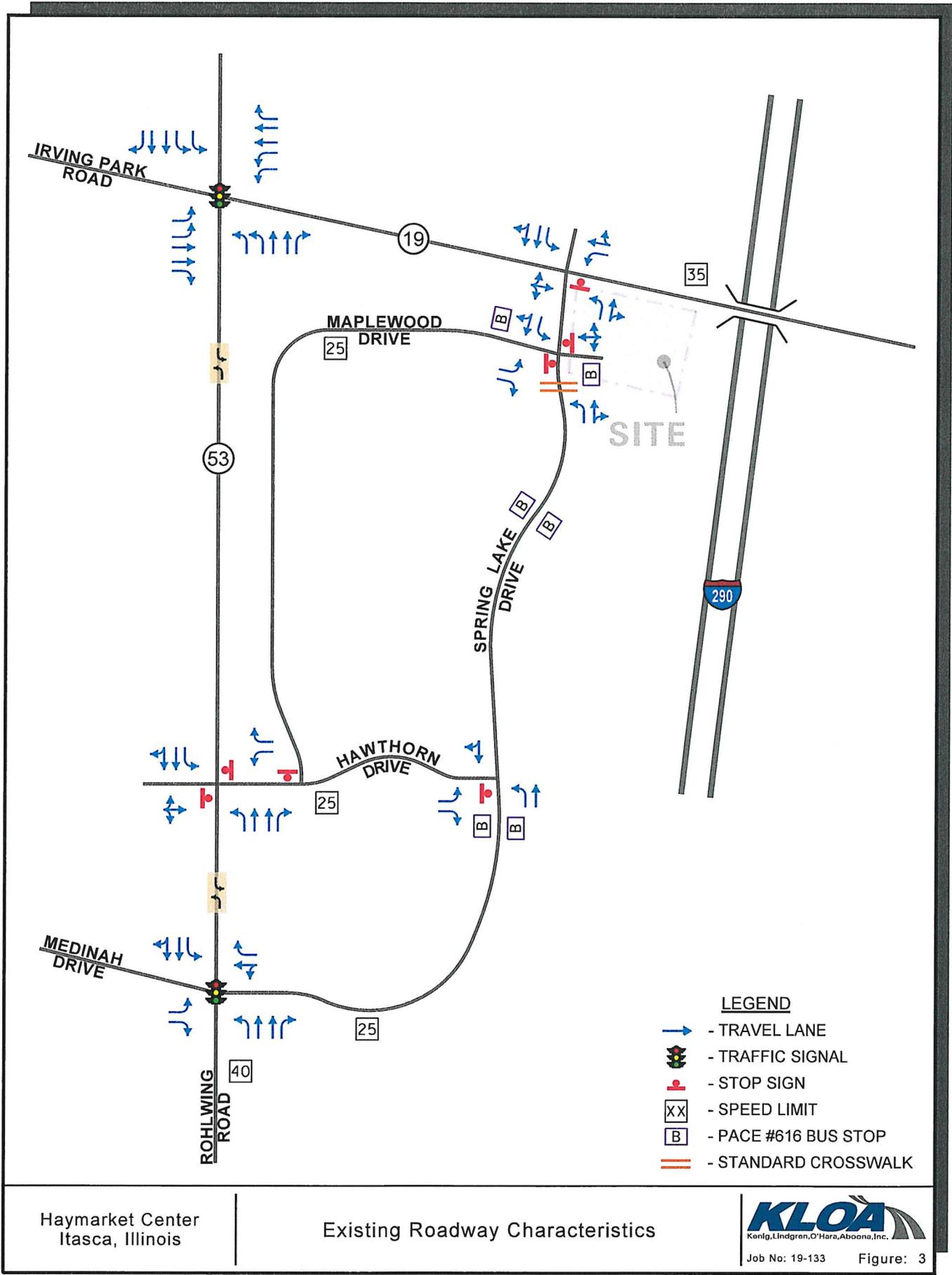
Site Location

Figure 1



Aerial Map

Figure 2



Haymarket Center
Itasca, Illinois

Existing Roadway Characteristics

KLOA
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Job No: 19-133 Figure: 3

Maplewood Drive is a two-lane roadway that T-intersects Spring Lake Drive from the west opposite the full access drive serving the site and extends west and south to its T-intersection with Hawthorn Drive. The posted speed limit is 25 mph and parking is restricted on both sides of the roadway. Maplewood Drive is under the jurisdiction of the Village of Itasca.

Hawthorn Drive is a two-lane roadway that T-intersects Rohlwing Road from the east and extends east to its T-intersection with Spring Lake Drive. The posted speed limit is 25 mph and parking is restricted on both sides of the roadway. Hawthorn Drive is under the jurisdiction of the Village of Itasca.

Traffic Signal Interconnect

The signalized intersection of Rohlwing Road (IL 53) and Spring Lake Drive/Medinah Drive is part of a nine-signal interconnect system network that extends from Rohlwing Road and Nordic Drive to the south to Rohlwing Road and Interstate 390 Westbound Frontage/Ramps to the north. The intersection of Rohlwing Road and Irving Park Road is the master controller of the network, which operates on a 100 second cycle length during the weekday morning peak hour and 110 second cycle length during the weekday evening peak hour.

Existing Traffic Volumes

Vehicle, pedestrian, and bicycle movement traffic counts were conducted on Wednesday, May 29, 2019 during the morning (7:00 to 9:00 A.M.) and the evening (4:00 to 6:00 P.M.) peak periods at the following four (4) intersections:

1. Rohlwing Road (IL 53) and Spring Lake Drive/Medinah Drive (signalized)
2. Spring Lake Drive and Irving Park Road (IL 19)
3. Spring Lake Drive and Maplewood Drive/Site Access
4. Rohlwing Road and Hawthorn Drive

From the turning movement count data, it was determined that the weekday morning peak hour generally occurs between 7:00 and 8:00 A.M., and the weekday evening peak hour generally occurs between 4:30 and 5:30 P.M. These two respective peak hours will be used for the traffic capacity analyses and are presented later in this report. Pedestrian and bicycle activity was reported to be very low at the study intersections.

The existing peak hour vehicle traffic volumes are shown in **Figure 4**.

IRVING PARK ROAD

19

MAPLEWOOD DRIVE

53

SPRING LAKE DRIVE

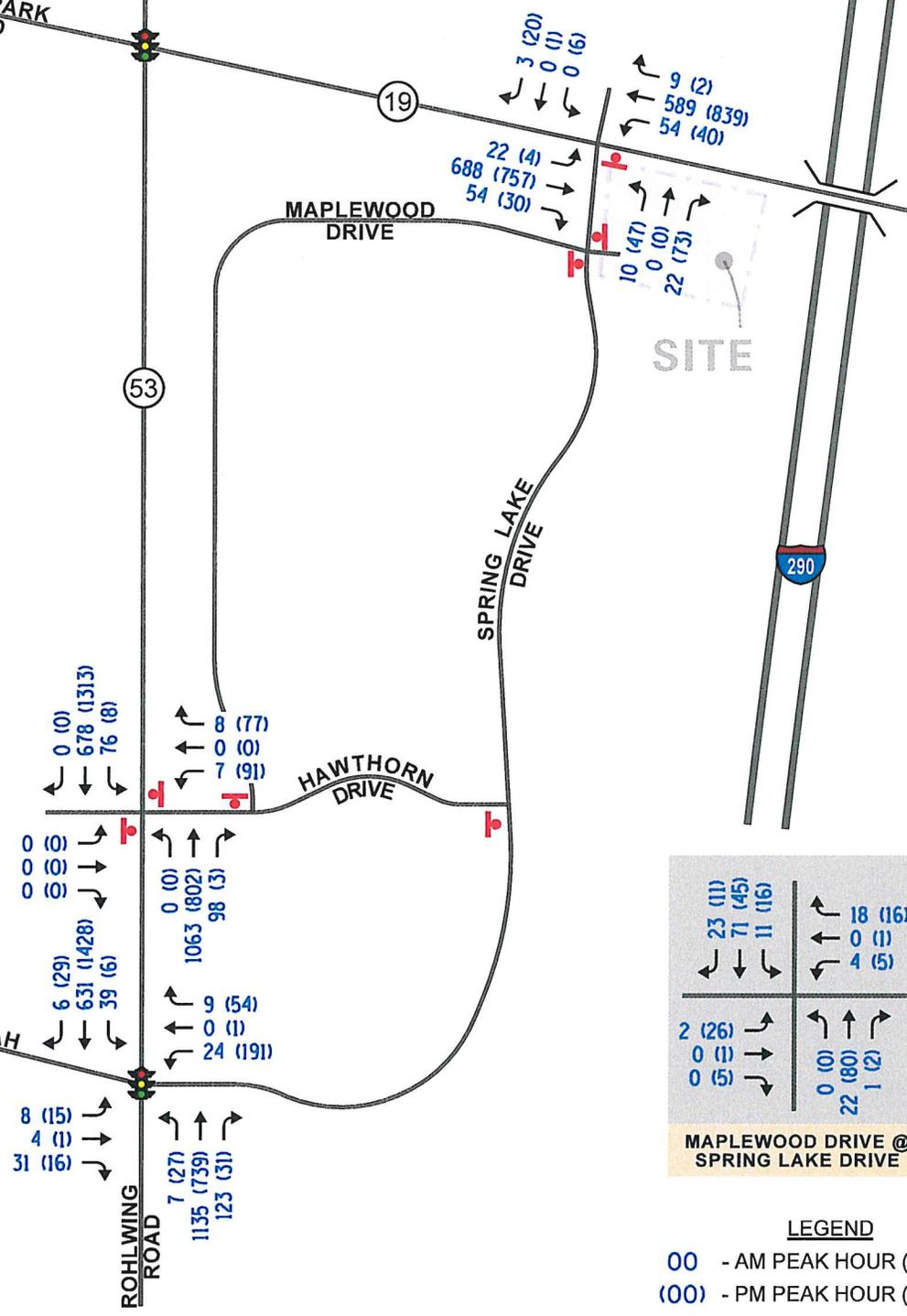
HAWTHORN DRIVE

MEDINAH DRIVE

ROHLWING ROAD

SITE

290



LEGEND

- 00 - AM PEAK HOUR (7:00-8:00 AM)
- (00) - PM PEAK HOUR (4:30-5:30 PM)

Haymarket Center
Itasca, Illinois

Existing Traffic Volumes

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Accident Data Analysis

KLOA, Inc. obtained currently available crash data¹ from IDOT for a five-year period (Years 2013 through 2017) for the study area intersections, noted above. The crash data incidents are summarized by year and intersection in **Table 1**.

Table 1
ACCIDENT DATA SUMMARY

Year	Intersection			
	Rohwing/ Spring Lake	Rohwing/ Hawthorn	Spring Lake/ Irving Park	Spring Lake/ Maplewood
2013	3	0	1	0
2014	1	0	0	0
2015	3	0	1	0
2016	0	0	0	0
2017	<u>0</u>	<u>0</u>	<u>2</u>	<u>0</u>
Total	7	0	4	0
Average/ Year	<1	<1	<1	<1

¹ IDOT DISCLAIMER: The motor vehicle crash data referenced herein was provided by the Illinois Department of Transportation. The author is responsible for any data analyses and conclusions drawn.

3. Traffic Characteristics of the Proposed Development

To evaluate the impact of the subject development on the area roadway system, it was necessary to quantify the number of vehicle trips the site will generate during the respective two peak hours and then determine the directions from which the proposed traffic will approach and depart the site.

Proposed Site and Development Plan

The development plans call for repurposing the existing 161-room hotel building for a health center with a range of medical and clinical services for individuals with substance use disorders and mental health conditions. It is anticipated that the facility will have between 200 to 230 clients on site and 160 full-time employees over three shifts. Clients are not allowed to have vehicles on site. The site will continue to be accessed via the full access drive off Spring Lake Drive opposite Maplewood Drive, in addition to the full access points serving the Spring Lakes Business Park. The site includes approximately 361 parking spaces in a surface lot.

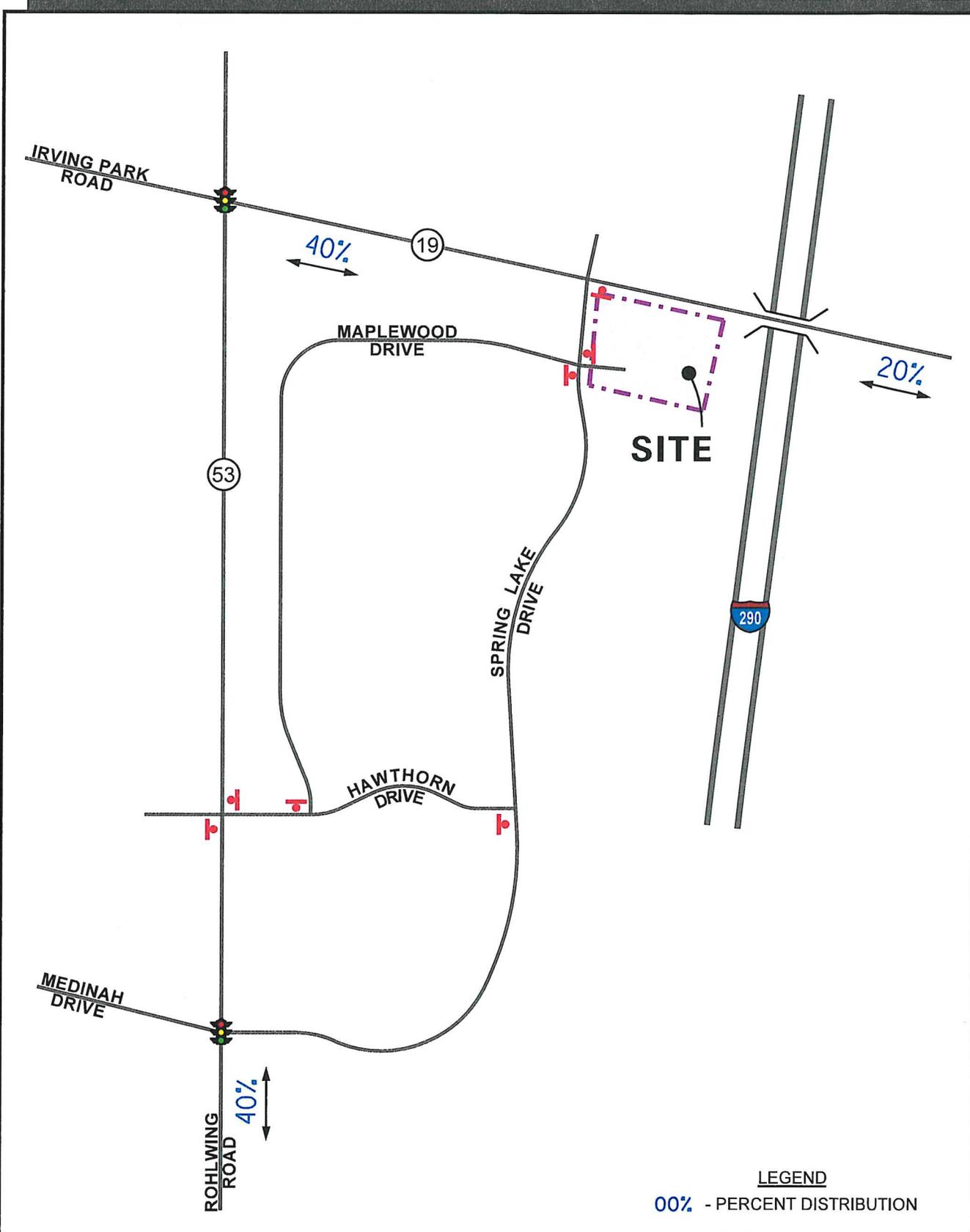
Development Access

Access to the development will continue to be accessed via the full access drive off Spring Lake Drive as described below.

Site Access and Spring Lake Drive. The existing, full access drive T-intersects Spring Lake Drive from the east, providing one lane inbound and one lane outbound under stop sign control. The west/fourth leg of the intersection is Maplewood Drive, which provides one acceptance lane and two lanes on the eastbound approach striped to provide a left-turn lane and a shared through/right-turn lane under stop sign control. Spring Lake Drive provides a left-turn lane and a shared through/right-turn lane on both the northbound and southbound approaches.

Directional Distribution of Development Traffic

The directional distribution of how traffic will approach and depart the site was estimated based on a combination of existing travel patterns of traffic traversing the study area, the location and types of access points serving the development, and the existing roadway characteristics and traffic controls surrounding the site. The established directional distribution for the proposed development is illustrated in **Figure 5**.



Haymarket Center
Itasca, Illinois

Estimated Directional Distribution

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Development Traffic Generation

The estimate of vehicle traffic to be generated by the proposed development is based upon the proposed land use type and size. The vehicle trip generation for the overall development is typically calculated using data published in the Institute of Transportation Engineers' (ITE) *Trip Generation Manual*, 10th Edition. However, for the purposes of this study, traffic counts of an existing, similar facility in Woodridge, Illinois were conducted.

The existing Woodridge Interventions facility is located at 2221 West 64th Street in Woodridge, Illinois and has a capacity of 79 beds. Driveway counts were conducted at this facility during peak periods on Thursday, May 30, 2019. **Table 2** shows the total vehicle trips generated and the vehicle trip rate for the existing facility for the weekday morning and weekday evening peak hours, as well as the weekday daily volume. Using the established vehicle trip rates from the survey of the existing facility (Table 2), vehicle trip generation was estimated for the proposed 230-bed facility and is tabulated in **Table 3**.

Table 2
WOODRIDGE INTERVENTIONS GENERATED TRAFFIC VOLUMES

Type/Size	Weekday Morning Peak Hour		Weekday Evening Peak Hour		Weekday Daily (Two-Way)	
	In	Out	In	Out	In	Out
79 Beds	28	24	15	15	150	150
<i>Vehicle Trip Rate:</i>	<i>0.53</i>	<i>0.13</i>	<i>0.19</i>	<i>0.19</i>	<i>1.90</i>	<i>1.90</i>

Table 3
ESTIMATED DEVELOPMENT-GENERATED TRAFFIC VOLUMES

Type/Size	Weekday Morning Peak Hour		Weekday Evening Peak Hour		Weekday Daily (Two-Way)	
	In	Out	In	Out	In	Out
230 Beds	122	30	44	44	437	437
<i>Vehicle Trip Rate:</i>	<i>0.53</i>	<i>0.13</i>	<i>0.19</i>	<i>0.19</i>	<i>1.90</i>	<i>1.90</i>

4. Projected Traffic Conditions

The total projected traffic volumes include the existing traffic volumes increased by a regional growth rate and the traffic estimated to be generated by the proposed subject development.

Development Traffic Assignment

The peak hour traffic volumes projected to be generated by the proposed development (Table 3) were assigned to the area roadways based on the directional distribution established (Figure 5).

Figure 6 shows the assignment of the development-generated traffic volumes.

Year 2026 Base (No-Build) Projected Traffic Conditions

Year 2026 represents the buildout year plus five years of the proposed development plan. The Year 2026 base traffic volume projections include regional growth in traffic, as described below.

Regional Traffic Growth

To account for the increase in existing traffic related to regional growth in the area (i.e. not attributable to any particular planned development) for Year 2026 conditions, the existing peak hour traffic volumes were increased by a compounded growth percentage of three (3) percent. This increase percentage was based on Year 2050 population forecasts provided by the Chicago Metropolitan Agency for Planning (CMAP). A copy of the CMAP letter is included in the Appendix of this report.

Figure 7 shows the Year 2026 Base (No-Build) projected traffic volumes, which includes the removal of the site traffic generated by the existing hotel land use.

Year 2026 Total Projected Traffic Conditions

Figure 8 shows the Year 2026 Total Projected traffic volumes that include the Year 2026 Base (No-Build) traffic volumes (Figure 7) and the buildout of the proposed development (Figure 8).

IRVING PARK ROAD

19

MAPLEWOOD DRIVE

53

SITE

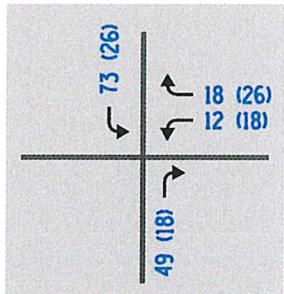
SPRING LAKE DRIVE

290

HAWTHORN DRIVE

MEDINAH DRIVE

ROHLWING ROAD



MAPLEWOOD DRIVE @ SPRING LAKE DRIVE

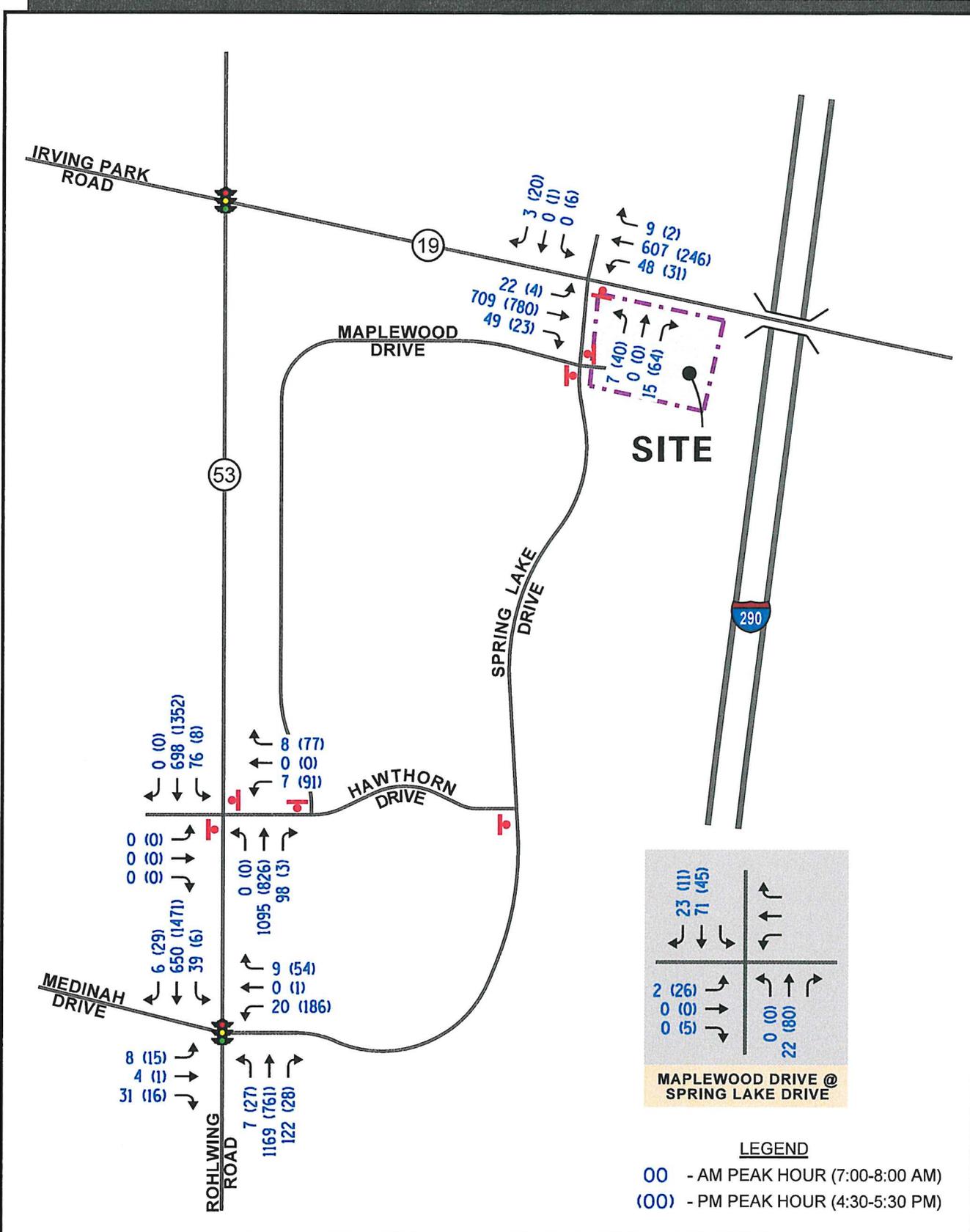
LEGEND

- 00 - AM PEAK HOUR (7:00-8:00 AM)
- (00) - PM PEAK HOUR (4:30-5:30 PM)

Haymarket Center
Itasca, Illinois

Estimated Site-Generated
Traffic Volumes

KLOA
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Job No: 19-133 Figure: 6

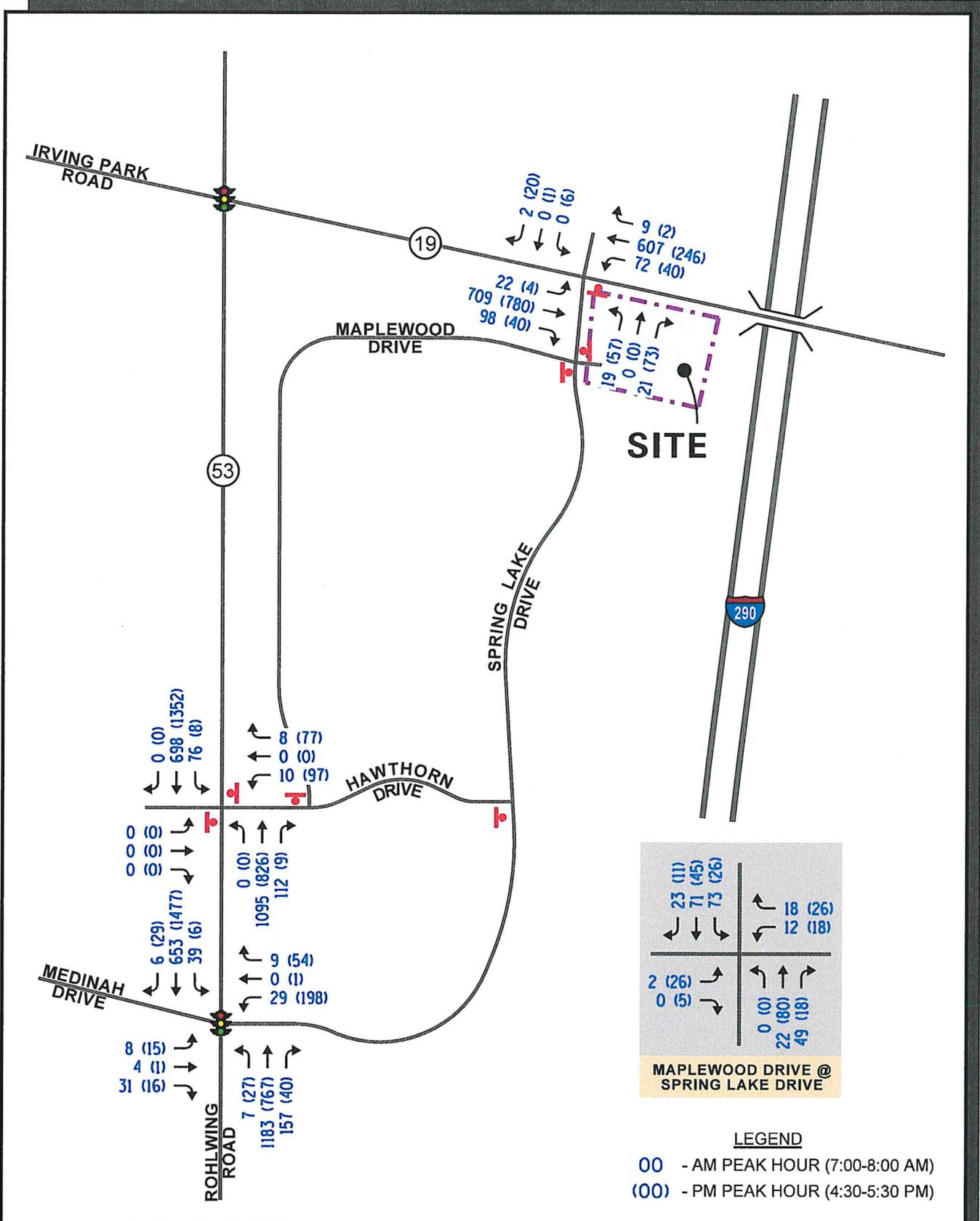


Haymarket Center
Itasca, Illinois

Base (No-Build) Traffic Volumes

KLOA
Kenig, Lindgren, O'Hara, Aboona, Inc.

Job No: 19-133 Figure: 7



LEGEND
 00 - AM PEAK HOUR (7:00-8:00 AM)
 (00) - PM PEAK HOUR (4:30-5:30 PM)

5. Traffic Analysis and Recommendations

Capacity analyses were performed for the key intersections included in the study area to determine the ability of the existing roadway system to accommodate existing and future traffic demands. Analyses were performed for the weekday morning and weekday evening peak hours for the existing (Year 2019) and total projected (Year 2026) conditions.

The traffic analyses were performed using the methodologies outlined in the Transportation Research Board's *Highway Capacity Manual (HCM), 2010* and using Synchro/SimTraffic analysis software.

The signalized intersection of Rohlwing Road (IL 53) and Spring Lake Drive/Medinah Drive was analyzed using the programmed cycle lengths (100 seconds for the weekday morning peak hour and 110 seconds for the weekday evening peak hour), offsets, and phasings to determine the average overall vehicle delay, volume-to-capacity ratios, and levels of service.

The analyses for the unsignalized intersections determine the average control delay to vehicles at an intersection. Control delay is the elapsed time from a vehicle joining the queue at a stop sign (includes the time required to decelerate to a stop) until its departure from the stop sign and resumption of free flow speed. The methodology analyzes each intersection approach controlled by a stop sign and considers traffic volumes on all approaches and lane characteristics.

The ability of an intersection to accommodate traffic flow is expressed in terms of level of service, which is assigned a letter from A to F based on the average control delay experienced by vehicles passing through the intersection. The *Highway Capacity Manual* definitions for levels of service and the corresponding control delay for signalized intersections and unsignalized intersections are included in the Appendix of this report.

A summary of the traffic analysis results showing the level of service and delay (measured in seconds) for the signalized intersection for the existing (Year 2019) and future total (Year 2026) conditions is presented in **Table 4**. The unsignalized access intersections are presented in **Table 5** and **Table 6**. A discussion of each of the intersections follows.

Table 4
 CAPACITY ANALYSIS RESULTS – ROHLWING ROAD (IL 53) AND SPRING LAKE DRIVE/MEDINAH DRIVE

Peak Hour	Condition	Operating Conditions by Approach												Overall
		Eastbound			Westbound			Northbound			Southbound			
		L	T	R	L	T	R	L	T	R	L	T	R	
Weekday Morning	Existing (Year 2019)	D 43.4	C 20.6	C 20.6	D 48.8	D 48.8	A 0.7	A 2.1	A 6.3	A 1.5	A 2.5	A 3.4	A 3.4	A – 5.9
		C – 25.0			D – 35.8			A – 5.8			A – 3.3			
	Projected (Year 2026)	D 42.8	C 20.1	C 20.1	D 49.9	D 49.9	A 0.7	A 2.3	A 6.8	A 1.7	A 2.6	A 3.6	A 3.6	A – 6.2
		C – 24.4			D – 38.1			A – 6.1			A – 3.5			
Weekday Evening	Existing (Year 2019)	D 36.7	B 16.2	B 16.2	E 67.3	E 67.3	A 6.0	A 6.4	A 8.5	A 0.1	A 5.5	B 15.8	B 15.8	B – 17.2
		C – 25.8			D – 53.8			A – 8.1			B – 15.8			
	Projected (Year 2026)	D 36.6	B 16.2	B 16.2	E 68.4	E 68.4	A 6.0	A 6.6	A 8.8	A 0.7	A 5.5	B 16.6	B 16.6	B – 17.8

Table 5
 CAPACITY ANALYSIS RESULTS – UNSIGNALIZED INTERSECTIONS
 EXISTING (YEAR 2019) CONDITIONS

Intersection	Weekday Morning Peak Hour		Weekday Evening Peak Hour	
	LOS	Delay	LOS	Delay
Spring Lake Drive and Irving Park Road (IL 19)				
• Eastbound Left Turn	A	9.0	A	9.7
• Westbound Left Turn	B	10.4	A	9.8
• Northbound Left-Turn	C	21.0	C	21.3
• Northbound Right-Turn	B	11.6	B	12.2
• Southbound Approach	B	10.5	B	14.6
Rohlwing Road (IL 53) and Hawthorn Drive				
• Westbound Left-Turn	C	21.9	C	22.6
• Westbound Right-Turn	B	10.2	B	10.1
• Southbound Left-Turn	B	12.3	A	9.1
Site Access/Maplewood Drive and Spring Lake Drive				
• Eastbound Left-Turn	A	9.8	B	10.4
• Eastbound Through/Right-Turn	B	10.1	A	9.0
• Westbound Approach	A	9.0	A	9.3
• Northbound Left-Turn	A	7.5	A	7.3
• Southbound Left-Turn	A	7.3	A	7.6
LOS = Level of Service Delay is measured in seconds.				

Table 6
 CAPACITY ANALYSIS RESULTS – UNSIGNALIZED INTERSECTIONS
 FUTURE (YEAR 2026) CONDITIONS

Intersection	Weekday Morning Peak Hour		Weekday Evening Peak Hour	
	LOS	Delay	LOS	Delay
Spring Lake Drive and Irving Park Road (IL 19)				
• Eastbound Left Turn	A	9.1	A	7.8
• Westbound Left Turn	B	11.0	A	10.0
• Northbound Left-Turn	C	23.8	C	20.1
• Northbound Right-Turn	B	12.0	B	12.5
• Southbound Approach	B	10.6	B	10.8
Rohlwing Road (IL 53) and Hawthorn Drive				
• Westbound Left-Turn	C	22.7	C	24.0
• Westbound Right-Turn	B	10.1	B	10.1
• Southbound Left-Turn	B	12.7	A	9.2
Site Access/Maplewood Drive and Spring Lake Drive				
• Eastbound Left-Turn	B	12.0	B	10.9
• Eastbound Through/Right-Turn	B	10.2	A	9.1
• Westbound Approach	B	10.2	A	9.9
• Northbound Left-Turn	A	7.5	A	7.3
• Southbound Left-Turn	A	7.6	A	7.6
LOS = Level of Service Delay is measured in seconds.				

6. Discussion and Recommendations

The following is an evaluation of the analyzed intersections based on the projected traffic volumes and the capacity analyses performed.

Rohlwing Road (IL 53) and Spring Lake Drive/Medinah Drive

The signalized intersection of Rohlwing Road and Spring Lake Drive will continue to operate at overall acceptable levels of service under projected traffic conditions. Further, the queue analysis shows that the storage provided for the left-turn lanes and the right-turn lanes will continue to be adequate to accommodate the nominal increase in queuing. No roadway or traffic control improvements are needed or recommended at this intersection in conjunction with the proposed development.

Irving Park Road (IL 19) and Spring Lake Drive

Spring Lake Drive T-intersects Irving Park Road from the south providing one acceptance lane and two outbound lanes striped to provide a left-turn lane and a right-turn lane under stop sign control. The north/fourth leg of the unsignalized intersection is an access drive serving a commercial development. Irving Park Road provides a left-turn lane, a through lane, and a shared through/right-turn lane on both the eastbound and westbound approaches. The capacity analyses show that this unsignalized intersection will continue to operate at acceptable levels of service under projected traffic conditions. Further, the queue analysis shows that the northbound queuing on Spring Lake Drive will not extend to the Site Access Drive/Maplewood Drive intersection to the south, thereby not impeding traffic operations at this intersection. Also, the queue analysis shows that the provided westbound left-turn lane storage on Irving Park Road will continue to be adequate to accommodate projected queues. Therefore, no roadway or traffic control improvements are needed or recommended at this intersection in conjunction with the proposed development.

Spring Lake Drive and Site Access Drive/Maplewood Drive

The site access drive is the fourth/east leg of this intersection, providing one lane inbound and one lane outbound under stop sign control. Maplewood Drive is opposite the site access drive providing one acceptance lane and two lanes at the eastbound approach striped to provide a left-turn lane and a right-turn lane under stop sign control. Spring Lake Drive provides a left-turn lane and a shared through/right-turn lane on both the northbound and southbound approaches. The capacity analysis shows that this intersection will continue to operate at acceptable levels of service under projected traffic conditions. Further, the queue analysis shows that the southbound queuing on Spring Lake Drive will not extend beyond the provided storage. As such, no roadway or traffic control improvements are needed or recommended at this intersection in conjunction with the proposed development.

Rohlwing Road (IL 53) and Hawthorn Drive

This unsignalized intersection will continue operating at acceptable levels of service under projected traffic conditions. Hawthorn Drive provides two outbound lanes under stop sign control. Rohlwing Road provides a southbound left-turn lane and a northbound right-turn lane. As such, no roadway or traffic control improvements are needed or recommended at this intersection in conjunction with the proposed development.

7. Parking Evaluation

The site currently provides approximately 361 parking spaces on a surface parking lot that surrounds the existing hotel building. As shown in the evaluation below, the existing parking spaces will be adequate in accommodating the peak parking demands based on surveys of an existing facility.

Parking Based on Existing Facility

In addition to conducting traffic counts at the Woodridge Interventions facility, parking occupancy counts were conducted throughout the day on May 30, 2019 and is included in the Appendix of this report. The peak parking demand of 69 parked vehicles occurred at 12:00 P.M., resulting in a parking rate of 0.87 spaces per bed (79 beds). As such, assuming the proposed development is at maximum occupancy of 230 beds, the peak parking demand will be 200 parking spaces. Therefore, the approximate 361 existing parking spaces are more than adequate to accommodate projected peak parking demands.

8. Conclusion

Kenig, Lindgren, O'Hara, Aboona, Inc. (KLOA, Inc.) conducted a traffic impact and parking study for the proposed Haymarket Center development to be located at 860 West Irving Park Road in Itasca, Illinois. A Holiday Inn currently occupies the site and will be repurposed to accommodate the proposed development. The site includes approximately 361 parking spaces in a surface lot. The development plans call for repurposing the existing 161-room hotel building for a health center with a range of medical and clinical services for individuals with substance use disorders and mental health conditions. It is anticipated that the facility will have between 200 to 230 clients on site and 160 full-time employees over three shifts. Clients are not allowed to have vehicles on site. The site will continue to be accessed via the full access drive off Spring Lake Drive opposite Maplewood Drive, in addition to the full access points serving the Spring Lakes Business Park, which includes the signalized intersection of Rohlwing Road (IL 53) at Spring Lake Drive, the unsignalized intersection of Spring Lake Drive at Irving Park Road, and the unsignalized intersection of Rohlwing Road at Hawthorn Drive.

Based on the proposed development plan and the traffic capacity analyses for the full buildout of the development, the findings and recommendations of this study are outlined below.

- The proposed development will have a low traffic impact on the surrounding roadway network.
- The signalized access off IL 53 and the two unsignalized access points off both IL 53 and IL 19 that serve the Spring Lakes Business Park, which includes the proposed development, will continue to operate at acceptable levels of service during peak hours and no roadway or traffic control improvements are recommended at these intersections in conjunction with the proposed development.
- The existing full access drive off Spring Lake Drive opposite Maplewood Drive that serves the site will continue to be adequate to accommodate the projected traffic estimated to be generated by the proposed redevelopment.
- Based on surveys of an existing, similar facility, the existing approximate 361-space parking lot serving the site will be adequate to accommodate the peak parking demand of the proposed development, which will primarily consist of employees and visitors.

Appendix

Traffic Count Summary Sheets
CMAP Traffic Projection Letter
Level of Service Criteria
Capacity Analysis – Existing Conditions
Capacity Analysis – Year 2026 Total Conditions

Traffic Count Summary Sheets



Kenig Lindgren O'Hara Aboona, Inc.
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 Rosemont, Illinois, United States 60018
 (847)518-9990 bmay@kloainc.com

Count Name: Spring Lake Dr and Rohliwig Rd
 Site Code:
 Start Date: 05/29/2019
 Page No: 1

Turning Movement Data

Start Time	Medinah Dr Eastbound				Spring Lake Dr Westbound				Rohliwig Rd Northbound				Rohliwig Rd Southbound			
	U-Turn	Left	Right	App. Total	U-Turn	Left	Right	App. Total	U-Turn	Left	Right	App. Total	U-Turn	Left	Right	App. Total
7:00 AM	0	2	3	0	10	0	1	0	11	0	2	244	25	0	0	271
7:15 AM	0	2	0	0	6	0	2	1	8	0	1	255	36	0	0	292
7:30 AM	0	2	0	0	4	0	3	1	7	0	1	338	32	0	0	371
7:45 AM	0	2	1	0	4	0	3	0	7	0	3	298	30	0	0	331
Hourly Total	0	8	4	0	24	0	9	2	33	0	7	1135	123	0	0	1285
8:00 AM	0	2	0	0	6	0	1	2	7	0	3	265	52	0	0	320
8:15 AM	0	6	1	0	5	0	0	0	5	0	4	235	36	0	0	275
8:30 AM	0	6	1	0	12	0	1	0	13	0	3	251	34	0	0	288
8:45 AM	0	2	1	0	6	1	2	0	9	0	1	206	27	0	0	234
Hourly Total	0	16	3	0	29	1	4	2	34	0	11	957	149	0	0	1117
*** BREAK ***	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
4:00 PM	0	3	0	0	35	3	5	0	43	0	2	167	5	0	0	174
4:15 PM	0	3	0	0	30	0	12	0	42	0	6	186	4	0	0	196
4:30 PM	0	4	0	0	53	0	17	0	70	0	10	165	7	0	0	182
4:45 PM	0	3	0	0	43	0	13	0	56	0	6	180	7	0	0	193
Hourly Total	0	13	0	0	161	3	47	0	211	0	24	698	23	0	0	745
5:00 PM	0	5	0	0	56	0	17	0	73	0	5	174	6	0	0	185
5:15 PM	0	3	1	0	39	1	7	0	47	0	6	220	11	0	0	237
5:30 PM	0	3	0	0	23	0	5	0	28	0	6	166	10	0	0	182
5:45 PM	0	2	1	0	22	1	1	0	24	0	5	145	7	0	0	157
Hourly Total	0	13	2	0	140	2	30	0	172	0	22	705	34	0	0	761
Grand Total	0	50	9	0	354	6	90	4	450	0	64	3495	329	0	0	3898
Approach %	0.0	32.5	5.8	0.0	78.7	1.3	20.0	-	-	0.0	1.6	89.9	8.5	-	-	-
Total %	0.0	0.6	0.1	1.1	4.1	0.1	1.1	-	5.3	0.0	0.7	40.9	3.9	-	-	45.6
Lights	0	49	9	0	346	5	84	-	435	0	61	3305	324	-	-	3690
% Lights	-	98.0	100.0	94.7	97.7	83.3	93.3	-	96.7	-	95.3	94.6	98.5	-	-	94.9
Buses	0	1	0	0	0	0	0	0	3	0	0	7	1	0	0	8
% Buses	-	2.0	0.0	2.1	0.0	0.0	3.3	-	0.7	-	0.0	0.2	0.3	-	-	0.2
Single-Unit Trucks	0	0	0	0	7	1	1	-	9	0	1	93	3	-	-	97
% Single-Unit Trucks	-	0.0	0.0	2.1	2.0	16.7	1.1	-	2.0	-	1.6	2.7	0.9	-	-	2.5
Articulated Trucks	0	0	0	0	1	0	2	-	3	0	2	90	1	-	-	93
% Articulated Trucks	-	0.0	0.0	1.1	0.3	0.0	2.2	-	0.7	-	3.1	2.6	0.3	-	-	2.4
Bicycles on Road	0	0	0	0	0	0	0	-	0	0	0	0	0	-	-	0
% Bicycles on Road	-	0.0	0.0	0.0	0.0	0.0	0.0	-	0.0	-	0.0	0.0	0.0	-	-	0.0
Pedestrians	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-



Konig, Lindgren, O'Hara, Aboona, Inc.
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Count Name: Spring Lake Dr and Rohlwing Rd
 Site Code:
 Start Date: 05/29/2019
 Page No: 3

Turning Movement Peak Hour Data (7:00 AM)

Start Time	Medinah Dr Eastbound				Spring Lake Dr Westbound				Rohlwing Rd Northbound				Rohlwing Rd Southbound				Int. Total									
	U-Turn	Left	Thru	Right	Peds	App. Total	U-Turn	Left	Thru	Right	Peds	App. Total	U-Turn	Left	Thru	Right		Peds	App. Total							
7:00 AM	0	2	3	8	0	13	0	10	0	1	0	11	0	2	244	25	0	271	0	7	124	0	0	131	426	
7:15 AM	0	2	0	10	0	12	0	6	0	2	1	8	0	1	255	36	0	292	0	8	188	4	0	200	512	
7:30 AM	0	2	0	5	0	7	0	4	0	3	1	7	0	1	338	32	0	371	0	8	167	0	0	175	560	
7:45 AM	0	2	1	8	0	11	0	4	0	3	0	7	0	3	298	30	0	331	0	16	152	2	0	170	519	
Total	0	8	4	31	0	43	0	24	0	9	2	33	0	7	1135	123	0	1265	0	39	631	6	0	676	2017	
Approach %	0.0	18.6	9.3	72.1	-	-	0.0	72.7	0.0	27.3	-	-	0.0	0.6	89.7	9.7	-	-	0.0	5.8	93.3	0.9	-	-	-	
Total %	0.0	0.4	0.2	1.5	-	2.1	0.0	1.2	0.0	0.4	-	1.8	0.0	0.3	56.3	6.1	-	62.7	0.0	1.9	31.3	0.3	-	-	33.5	
PHF	0.000	1.000	0.333	0.775	-	0.827	0.000	0.600	0.000	0.750	-	0.750	0.000	0.593	0.839	0.854	-	0.852	0.000	0.609	0.839	0.375	-	-	0.845	
Lights	0	8	4	29	-	41	0	23	0	6	-	29	0	5	1082	121	-	1208	0	38	577	5	-	-	620	
% Lights	-	100.0	100.0	93.5	-	95.3	-	95.8	-	66.7	-	87.9	-	71.4	95.3	98.4	-	95.5	-	97.4	91.4	83.3	-	-	-	91.7
Buses	0	0	0	1	-	1	0	0	0	1	-	1	0	0	3	0	-	3	0	1	1	0	-	-	2	
% Buses	-	0.0	0.0	3.2	-	2.3	-	0.0	-	11.1	-	3.0	-	0.0	0.3	0.0	-	0.2	-	2.6	0.2	0.0	-	-	-	0.3
Single-Unit Trucks	0	0	0	0	-	0	0	1	0	1	-	2	0	0	22	2	-	24	0	0	25	1	-	-	26	
% Single-Unit Trucks	-	0.0	0.0	0.0	-	0.0	-	4.2	-	11.1	-	6.1	-	0.0	1.9	1.6	-	1.9	-	0.0	4.0	16.7	-	-	-	3.8
Articulated Trucks	0	0	0	1	-	1	0	0	0	1	-	1	0	2	28	0	-	30	0	0	28	0	-	-	28	
% Articulated Trucks	-	0.0	0.0	3.2	-	2.3	-	0.0	-	11.1	-	3.0	-	28.6	2.5	0.0	-	2.4	-	0.0	4.4	0.0	-	-	-	4.1
Bicycles on Road	0	0	0	0	-	0	0	0	0	0	-	0	0	0	0	0	-	0	0	0	0	0	-	-	0	
% Bicycles on Road	-	0.0	0.0	0.0	-	0.0	-	0.0	-	0.0	-	0.0	-	0.0	0.0	0.0	-	0.0	-	0.0	0.0	0.0	-	-	-	0.0
Pedestrians	-	-	-	-	-	0	-	-	-	-	-	2	-	-	-	-	-	-	-	-	-	-	-	-	-	0
% Pedestrians	-	-	-	-	-	-	-	-	-	-	-	100.0	-	-	-	-	-	-	-	-	-	-	-	-	-	-



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Count Name: Spring Lake Dr and Rohwing Rd
Site Code:
Start Date: 05/29/2019
Page No: 4

Turning Movement Peak Hour Data (4:30 PM)

Start Time	Medinah Dr Eastbound				Spring Lake Dr Westbound				Rohwing Rd Northbound				Rohwing Rd Southbound				Int. Total			
	U-Turn	Left	Thru	Right	U-Turn	Left	Thru	Right	U-Turn	Left	Thru	Right	U-Turn	Left	Thru	Right		Peds	App. Total	
4:30 PM	0	4	0	5	0	53	0	17	0	70	0	10	185	7	0	351	8	0	622	
4:45 PM	0	3	0	8	0	43	0	13	0	56	0	6	180	7	0	387	8	0	665	
5:00 PM	0	5	0	1	0	56	0	17	0	73	0	5	174	6	0	347	7	0	620	
5:15 PM	0	3	1	2	0	39	1	7	0	47	0	6	220	11	0	343	6	0	641	
Total	0	15	1	16	0	181	1	54	0	246	0	27	739	31	0	1428	29	0	2538	
Approach %	0.0	46.9	3.1	50.0	-	0.0	77.6	0.4	22.0	-	0.0	3.4	92.7	3.9	-	0.1	0.3	97.6	2.0	-
Total %	0.0	0.6	0.0	0.6	-	0.0	7.5	0.0	2.1	-	0.0	1.1	29.1	1.2	-	0.0	0.2	96.3	1.1	-
PHF	0.000	0.750	0.250	0.500	-	0.000	0.853	0.250	0.794	-	0.842	0.000	0.675	0.840	0.705	-	0.625	0.922	0.806	-
Lights	0	15	1	16	0	180	1	54	0	245	0	26	707	30	0	1383	28	0	2455	
% Lights	-	100.0	100.0	100.0	-	99.5	100.0	100.0	100.0	-	99.6	-	95.7	96.8	-	96.7	-	96.8	96.6	-
Buses	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
% Buses	-	0.0	0.0	0.0	-	0.0	0.0	0.0	0.0	-	0.0	-	0.0	0.0	-	0.0	-	0.0	0.0	-
Single-Unit Trucks	0	0	0	0	0	1	0	0	0	1	0	1	20	1	0	24	1	0	25	48
% Single-Unit Trucks	-	0.0	0.0	0.0	-	0.5	0.0	0.0	0.4	-	0.4	-	3.7	3.2	-	1.7	3.4	-	1.7	1.9
Articulated Trucks	0	0	0	0	0	0	0	0	0	0	0	0	12	0	0	20	0	0	20	32
% Articulated Trucks	-	0.0	0.0	0.0	-	0.0	0.0	0.0	0.0	-	0.0	-	0.0	1.6	0.0	1.4	0.0	-	1.4	1.3
Bicycles on Road	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
% Bicycles on Road	-	0.0	0.0	0.0	-	0.0	0.0	0.0	0.0	-	0.0	-	0.0	0.0	0.0	0.0	0.0	-	0.0	0.0
Pedestrians	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
% Pedestrians	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-

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Koenig, Lindgren, O'Hara, Aboona, Inc.
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Count Name: Spring Lake Dr and Irving Park Rd
 Site Code:
 Start Date: 05/29/2019
 Page No: 1

Turning Movement Data

Start Time	Irving Park Rd Eastbound					Irving Park Rd Westbound					Spring Lake Dr Northbound					Spring Lake Dr Southbound										
	U-Turn	Left	Thru	Right	Peds	App. Total	U-Turn	Left	Thru	Right	Peds	App. Total	U-Turn	Left	Thru	Right	Peds	App. Total	U-Turn	Left	Thru	Right	Peds	App. Total		
7:00 AM	0	6	170	12	0	188	0	9	142	1	0	152	0	2	0	8	0	10	0	0	0	1	0	1	351	
7:15 AM	1	5	162	11	0	179	0	10	129	1	0	140	0	3	0	3	0	6	0	0	0	0	0	0	325	
7:30 AM	0	4	173	12	0	189	0	8	151	3	0	162	0	2	0	5	0	7	0	0	0	2	0	0	360	
7:45 AM	0	6	183	19	0	208	0	27	167	4	0	198	0	3	0	6	0	9	0	0	0	0	0	0	415	
Hourly Total	1	21	688	54	0	764	0	54	589	9	0	652	0	10	0	22	0	32	0	0	0	3	1	3	1451	
8:00 AM	0	11	144	13	0	168	0	19	128	4	0	151	0	4	0	10	0	14	0	0	0	0	0	0	333	
8:15 AM	0	3	130	19	0	152	0	13	126	1	0	140	0	4	0	7	0	11	0	0	0	0	0	0	303	
8:30 AM	0	7	121	16	0	144	0	11	121	4	0	136	0	6	0	5	0	11	0	0	0	0	1	1	292	
8:45 AM	0	7	139	13	0	159	0	13	117	1	0	131	0	0	0	4	1	4	0	0	0	5	0	5	299	
Hourly Total	0	28	534	61	0	623	0	56	482	10	0	558	0	14	0	26	1	40	0	0	0	6	1	6	1227	
*** BREAK ***																										
4:00 PM	0	0	178	6	0	184	0	15	184	2	0	201	0	13	0	17	0	30	0	4	0	6	0	0	10	425
4:15 PM	0	2	180	6	0	188	0	6	174	0	0	180	0	13	0	15	0	28	0	0	0	2	0	0	2	398
4:30 PM	0	0	173	7	0	180	0	13	211	2	0	226	0	11	0	29	0	40	0	3	1	9	1	9	13	459
4:45 PM	1	1	212	10	0	224	0	5	208	0	0	213	0	14	0	12	1	26	0	2	0	4	1	4	6	469
Hourly Total	1	3	743	29	0	776	0	39	777	4	0	820	0	51	0	73	1	124	0	9	1	21	2	31	1751	
5:00 PM	0	1	211	6	0	218	0	11	218	0	0	229	0	15	0	17	1	32	0	1	0	5	0	0	6	485
5:15 PM	0	1	181	7	0	189	0	11	202	0	0	213	0	7	0	15	0	22	0	0	0	2	0	2	0	406
5:30 PM	1	1	164	5	0	171	0	6	210	0	0	216	0	11	0	14	0	25	0	1	0	5	0	0	6	418
5:45 PM	1	1	153	11	0	166	0	4	184	0	0	188	0	2	0	3	0	5	0	1	0	2	0	0	3	362
Hourly Total	2	4	689	29	0	724	0	32	814	0	0	846	0	35	0	49	1	84	0	3	0	14	0	4	17	1671
Grand Total	4	56	2854	173	0	2887	0	181	2672	23	0	2976	0	110	0	170	3	280	0	12	1	44	4	57	6100	
Approach %	0.1	1.9	91.9	6.0	-	-	0.0	6.3	92.9	0.8	-	-	0.0	38.3	0.0	60.7	-	-	0.0	21.1	1.8	77.2	-	-	-	
Total %	0.1	0.9	43.5	2.8	-	47.3	0.0	3.0	43.8	0.4	-	47.1	0.0	1.8	0.0	2.8	-	4.6	0.0	0.2	0.0	0.7	-	0.9		
Lights	4	54	2578	162	-	2798	0	168	2575	20	-	2753	0	102	0	161	-	263	0	12	1	39	-	52	5876	
% Lights	100.0	98.4	97.1	93.8	-	98.9	-	92.8	98.4	87.0	-	98.1	-	92.7	-	94.7	-	93.9	-	100.0	100.0	88.6	-	91.2	96.3	
Buses	0	0	7	0	-	7	0	5	18	0	-	23	0	3	0	4	-	7	0	0	0	0	0	-	0	37
% Buses	0.0	0.0	0.3	0.0	-	0.2	-	2.8	0.7	0.0	-	0.8	-	2.7	-	2.4	-	2.5	-	0.0	0.0	0.0	-	0.0	0.6	
Single-Unit Trucks	0	1	42	3	-	46	0	4	42	2	-	48	0	3	0	3	-	6	0	0	0	3	-	3	103	
% Single-Unit Trucks	0.0	1.8	1.6	1.7	-	1.6	-	2.2	1.6	8.7	-	1.7	-	2.7	-	1.8	-	2.1	-	0.0	0.0	6.8	-	5.3	1.7	
Articulated Trucks	0	1	27	8	-	36	0	0	37	1	-	38	0	2	0	1	-	3	0	0	0	2	-	2	79	
% Articulated Trucks	0.0	1.8	1.0	4.6	-	1.2	-	0.0	1.4	4.3	-	1.3	-	1.8	-	0.6	-	1.1	-	0.0	0.0	4.5	-	3.5	1.3	
Bicycles on Road	0	0	0	0	-	0	0	4	0	0	-	4	0	0	0	1	-	1	0	0	0	0	0	-	0	5
% Bicycles on Road	0.0	0.0	0.0	0.0	-	0.0	-	2.2	0.0	0.0	-	0.1	-	0.0	-	0.6	-	0.4	-	0.0	0.0	0.0	-	0.0	0.1	
Pedestrians	-	-	-	-	-	0	-	-	-	-	0	-	-	-	-	-	3	-	-	-	-	-	-	1	-	



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9575 W. Higgins Rd., Suite 400

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Count Name: Spring Lake Dr and Irving Park Rd
Site Code:
Start Date: 05/29/2019
Page No: 3

Turning Movement Peak Hour Data (7:00 AM)

Start Time	Irving Park Rd Eastbound					Irving Park Rd Westbound					Spring Lake Dr Northbound					Spring Lake Dr Southbound					Int. Total								
	U-Turn	Left	Thru	Right	Peds	U-Turn	Left	Thru	Right	Peds	U-Turn	Left	Thru	Right	Peds	U-Turn	Left	Thru	Right	Peds		U-Turn	Left	Thru	Right	Peds	App. Total	Int. Total	
7:00 AM	0	6	170	12	0	188	0	9	142	1	0	152	0	2	0	0	0	0	0	0	0	0	0	0	0	0	0	0	351
7:15 AM	1	5	162	11	0	179	0	10	129	1	0	140	0	3	0	3	0	0	0	0	0	0	0	0	0	0	0	0	325
7:30 AM	0	4	173	12	0	189	0	8	151	3	0	162	0	2	0	5	0	0	0	0	0	0	0	2	0	0	0	360	
7:45 AM	0	6	183	19	0	208	0	27	167	4	0	198	0	3	0	6	0	0	0	0	0	0	0	0	0	0	0	415	
Total	1	21	688	54	0	764	0	54	589	9	0	652	0	10	0	22	0	0	0	0	0	0	0	3	1	3	1451		
Approach %	0.1	2.7	90.1	7.1	-	-	0.0	8.3	90.3	1.4	-	-	0.0	31.3	0.0	68.8	-	-	-	-	0.0	0.0	0.0	100.0	-	-	-	-	
Total %	0.1	1.4	47.4	3.7	-	52.7	0.0	3.7	40.6	0.6	-	44.9	0.0	0.7	0.0	1.5	-	-	-	-	0.0	0.0	0.0	0.2	-	-	-	0.2	
PHF	0.250	0.875	0.940	0.711	-	0.918	0.000	0.500	0.882	0.563	-	0.823	0.000	0.833	0.000	0.888	-	-	-	-	0.000	0.000	0.000	0.375	-	-	-	0.375	
Lights	1	21	663	52	-	737	0	48	558	7	-	613	0	8	0	21	-	-	-	-	0	0	0	1	-	-	-	1380	
% Lights	100.0	100.0	96.4	96.3	-	95.5	-	88.9	94.7	77.8	-	84.0	-	80.0	-	95.5	-	-	-	-	0	0	0	33.3	-	-	-	95.1	
Buses	0	0	6	0	-	6	0	3	8	0	-	12	0	1	0	1	-	-	-	-	0	0	0	0	-	-	-	20	
% Buses	0.0	0.0	0.9	0.0	-	0.8	-	5.6	1.5	0.0	-	1.8	-	10.0	-	4.5	-	-	-	-	0	0	0	0	-	-	-	1.4	
Single-Unit Trucks	0	0	11	0	-	11	0	1	4	1	-	6	0	1	0	0	-	-	-	-	0	0	0	1	-	-	-	19	
% Single-Unit Trucks	0.0	0.0	1.6	0.0	-	1.4	-	1.9	0.7	11.1	-	0.9	-	10.0	-	0.0	-	-	-	-	0	0	0	33.3	-	-	-	1.3	
Articulated Trucks	0	0	8	2	-	10	0	0	18	1	-	19	0	0	0	0	-	-	-	-	0	0	0	1	-	-	-	30	
% Articulated Trucks	0.0	0.0	1.2	3.7	-	1.3	-	0.0	3.1	11.1	-	2.9	-	0.0	-	0.0	-	-	-	-	0	0	0	33.3	-	-	-	2.1	
Bicycles on Road	0	0	0	0	-	0	0	2	0	0	-	2	0	0	0	0	-	-	-	-	0	0	0	0	-	-	-	2	
% Bicycles on Road	0.0	0.0	0.0	0.0	-	0.0	-	3.7	0.0	0.0	-	0.3	-	0.0	-	0.0	-	-	-	-	0	0	0	0	-	-	-	0.1	
Pedestrians	-	-	-	-	0	-	-	-	-	0	-	-	-	-	-	0	-	-	-	-	-	-	-	1	-	-	-	-	
% Pedestrians	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	100.0	-	-	-	-	



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Count Name: Spring Lake Dr and Irving Park Rd
Site Code:
Start Date: 05/29/2019
Page No: 4

Turning Movement Peak Hour Data (4:30 PM)

Start Time	Irving Park Rd Eastbound						Irving Park Rd Westbound						Spring Lake Dr Northbound						Spring Lake Dr Southbound					
	U-Turn	Left	Thru	Right	Peds	App. Total	U-Turn	Left	Thru	Right	Peds	App. Total	U-Turn	Left	Thru	Right	Peds	App. Total	U-Turn	Left	Thru	Right	Peds	App. Total
	%	%	%	%	%	%	%	%	%	%	%	%	%	%	%	%	%	%	%	%	%	%	%	%
4:30 PM	0	0	173	7	0	180	0	13	211	2	0	226	0	11	0	29	0	40	0	3	1	9	1	13
4:45 PM	1	1	212	10	0	224	0	5	208	0	0	213	0	14	0	12	1	26	0	2	0	4	1	6
5:00 PM	0	1	211	6	0	218	0	11	218	0	0	229	0	15	0	17	1	32	0	1	0	5	0	6
5:15 PM	0	1	161	7	0	169	0	11	202	0	0	213	0	7	0	15	0	22	0	0	0	2	0	2
Total	1	3	757	30	0	791	0	40	839	2	0	881	0	47	0	73	2	120	0	6	1	20	2	27
Approach %	0.1	0.4	95.7	3.8	-	-	0.0	4.5	95.2	0.2	-	-	0.0	39.2	0.0	60.8	-	-	0.0	22.2	3.7	74.1	-	-
Total %	0.1	0.2	41.6	1.6	-	43.5	0.0	2.2	46.1	0.1	-	48.4	0.0	2.6	0.0	4.0	-	6.6	0.0	0.3	0.1	1.1	-	1.5
PHF	0.250	0.750	0.893	0.750	-	0.893	0.000	0.769	0.962	0.250	-	0.562	0.000	0.783	0.000	0.629	-	0.750	0.000	0.500	0.250	0.556	-	0.519
Lights	1	3	743	28	-	775	0	39	820	1	-	860	0	46	0	69	-	115	0	6	1	19	-	26
% Lights	100.0	100.0	98.2	93.3	-	98.0	-	97.5	97.7	50.0	-	87.6	-	87.9	-	94.5	-	85.8	-	100.0	100.0	95.0	-	93.3
Buses	0	0	0	0	0	0	0	1	1	0	0	2	0	1	0	1	0	2	0	0	0	0	0	0
% Buses	0.0	0.0	0.0	0.0	-	0.0	-	2.5	0.1	0.0	-	0.2	-	2.1	-	1.4	-	1.7	-	0.0	0.0	0.0	-	0.0
Single-Unit Trucks	0	0	9	1	-	10	0	0	13	1	-	14	0	0	0	1	-	1	0	0	0	1	-	1
% Single-Unit Trucks	0.0	0.0	1.2	3.3	-	1.3	-	0.0	1.5	50.0	-	1.6	-	0.0	-	1.4	-	0.8	-	0.0	0.0	5.0	-	3.7
Articulated Trucks	0	0	5	1	-	6	0	0	5	0	-	5	0	0	0	1	-	1	0	0	0	0	-	0
% Articulated Trucks	0.0	0.0	0.7	3.3	-	0.8	-	0.0	0.6	0.0	-	0.6	-	0.0	-	1.4	-	0.8	-	0.0	0.0	0.0	-	0.0
Bicycles on Road	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1	0	1	0	0	0	0	0	0
% Bicycles on Road	0.0	0.0	0.0	0.0	-	0.0	-	0.0	0.0	0.0	-	0.0	-	0.0	-	1.4	-	0.8	-	0.0	0.0	0.0	-	0.0
Pedestrians	-	-	-	-	0	-	-	-	-	-	0	-	-	-	-	-	2	-	-	-	-	-	2	-
% Pedestrians	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-



Kenig Lindgren O'Hara Aboona, Inc.
9575 W. Higgins Rd., Suite 400
Rosemont, Illinois, United States 60018
(847)518-9990 bmay@kloainc.com

Count Name: Spring Lake Dr and Maplewood Dr
Site Code:
Start Date: 05/29/2019
Page No: 1

Turning Movement Data

Start Time	Maplewood Dr Eastbound				Holiday Inn Entrance Westbound				Spring Lake Dr Northbound				Spring Lake Dr Southbound												
	U-Turn	Left	Thru	Right	Peds	App. Total	U-Turn	Left	Thru	Right	Peds	App. Total	U-Turn	Left	Thru	Right	Peds	App. Total	Int. Total						
7:00 AM	0	1	0	0	0	1	0	0	0	3	0	3	0	0	9	1	0	10	0	2	16	2	0	20	34
7:15 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	3	0	0	3	0	0	11	8	0	21	26
7:30 AM	0	1	0	0	0	1	0	2	0	3	0	3	0	0	5	0	0	5	0	3	13	4	0	20	29
7:45 AM	0	0	0	0	0	0	0	0	0	4	0	4	0	0	5	0	0	5	0	4	31	9	0	44	53
Hourly Total	0	2	0	0	0	2	0	4	0	8	0	12	0	0	22	1	0	23	0	11	71	23	0	105	142
8:00 AM	0	0	0	1	0	1	0	0	0	4	0	4	0	1	10	1	0	12	0	1	20	13	0	34	51
8:15 AM	0	1	0	0	0	1	0	1	0	4	0	5	0	0	7	2	0	9	0	2	21	8	0	31	46
8:30 AM	0	1	0	1	0	2	0	0	0	3	0	3	0	1	6	0	0	7	0	2	19	6	0	27	39
8:45 AM	0	1	0	0	0	1	0	1	0	0	0	1	0	0	3	0	0	3	0	2	15	9	0	26	31
Hourly Total	0	3	0	2	0	5	0	2	0	11	0	13	0	2	26	3	0	31	0	7	75	36	0	118	167
*** BREAK ***	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
4:00 PM	0	8	0	2	1	10	0	1	0	3	0	4	0	0	19	2	1	21	0	4	15	2	0	21	56
4:15 PM	0	6	1	1	0	8	0	2	1	3	0	6	0	1	18	1	1	20	0	4	7	1	0	12	46
4:30 PM	0	7	1	1	0	9	0	2	0	4	0	6	0	0	30	0	0	30	0	2	17	2	0	21	66
4:45 PM	0	5	0	2	1	7	0	0	0	3	0	3	0	0	16	1	1	17	0	5	7	4	0	16	43
Hourly Total	0	26	2	6	2	34	0	5	1	13	0	18	0	1	63	4	3	68	0	15	46	9	0	70	211
5:00 PM	0	8	0	1	0	9	0	0	1	6	0	7	0	0	23	0	0	23	0	6	10	1	0	17	56
5:15 PM	0	6	0	1	0	7	0	3	0	3	1	6	0	0	11	1	0	12	0	3	11	4	0	18	43
5:30 PM	0	11	0	0	0	11	0	0	0	1	0	1	0	0	12	1	0	13	0	1	8	3	0	12	37
5:45 PM	0	1	0	0	0	1	0	0	0	0	0	0	0	0	5	0	0	5	0	2	12	1	1	15	21
Hourly Total	0	26	0	2	0	28	0	3	1	10	1	14	0	0	51	2	0	53	0	12	41	9	1	62	157
Grand Total	0	57	2	10	2	69	0	14	2	42	1	58	0	3	182	10	3	195	0	45	233	77	1	355	677
Approach %	0.0	82.6	2.9	14.5	-	10.2	0.0	24.1	3.4	72.4	-	8.6	0.0	1.5	93.3	5.1	-	12.7	0.0	12.7	65.6	21.7	-	-	-
Total %	0.0	8.4	0.3	1.5	-	10.2	0.0	2.1	0.3	6.2	-	8.6	0.0	0.4	26.9	1.5	-	28.8	0.0	6.6	34.4	11.4	-	52.4	-
Lights	0	55	1	9	0	65	0	13	2	39	0	54	0	2	169	10	0	181	0	42	214	71	0	327	627
% Lights	-	98.5	50.0	90.0	-	94.2	-	92.9	100.0	92.9	-	93.1	-	66.7	92.9	100.0	-	92.8	-	93.3	91.8	92.2	-	92.1	92.6
Buses	0	0	0	0	0	0	0	0	0	1	0	1	0	0	4	0	0	4	0	0	5	0	0	5	10
% Buses	-	0.0	0.0	0.0	-	0.0	-	0.0	0.0	2.4	-	1.7	-	0.0	2.2	0.0	-	2.1	-	0.0	2.1	0.0	-	1.4	1.5
Single-Unit Trucks	0	1	1	1	0	3	0	1	0	0	0	1	0	1	5	0	0	6	0	1	8	4	0	13	23
% Single-Unit Trucks	-	1.8	50.0	10.0	-	4.3	-	7.1	0.0	0.0	-	1.7	-	33.3	2.7	0.0	-	3.1	-	2.2	3.4	5.2	-	3.7	3.4
Articulated Trucks	0	0	0	0	0	0	0	0	0	2	0	2	0	0	1	0	0	1	0	2	4	0	0	6	9
% Articulated Trucks	-	0.0	0.0	0.0	-	0.0	-	0.0	0.0	4.8	-	3.4	-	0.0	0.5	0.0	-	0.5	-	4.4	1.7	0.0	-	1.7	1.3
Bicycles on Road	0	1	0	0	0	1	0	0	0	0	0	0	0	0	3	0	0	3	0	0	2	2	0	4	8
% Bicycles on Road	-	1.8	0.0	0.0	-	1.4	-	0.0	0.0	0.0	-	0.0	-	0.0	1.6	0.0	-	1.5	-	0.0	0.9	2.6	-	1.1	1.2
Pedestrians	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-



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Count Name: Spring Lake Dr and Maplewood Dr
Site Code:
Start Date: 05/29/2019
Page No: 3

Turning Movement Peak Hour Data (7:00 AM)

Start Time	Maplewood Dr Eastbound					Holiday Inn Entrance Westbound					Spring Lake Dr Northbound					Spring Lake Dr Southbound										
	U-Turn	Left	Thru	Right	Peds	App. Total	U-Turn	Left	Thru	Right	Peds	App. Total	U-Turn	Left	Thru	Right	Peds	App. Total	U-Turn	Left	Thru	Right	Peds	App. Total	Int. Total	
7:00 AM	0	1	0	0	0	1	0	0	0	3	0	3	0	0	9	1	0	0	10	0	2	16	2	0	20	34
7:15 AM	0	0	0	0	0	0	0	0	0	0	2	0	0	3	0	0	0	3	0	0	11	8	0	21	26	
7:30 AM	0	1	0	0	0	1	0	2	0	1	0	3	0	0	5	0	0	5	0	0	3	13	4	0	20	29
7:45 AM	0	0	0	0	0	0	0	0	0	4	0	4	0	0	5	0	0	5	0	0	4	31	9	0	44	53
Total	0	2	0	0	0	2	0	4	0	8	0	12	0	0	22	1	0	23	0	11	71	23	0	105	142	
Approach %	0.0	100.0	0.0	0.0	0.0	66.7	0.0	33.3	0.0	66.7	0.0	0.0	0.0	95.7	4.3	0.0	0.0	0.0	0.0	10.5	67.6	21.5	0.0	0.0	-	-
Total %	0.0	1.4	0.0	0.0	0.0	1.4	0.0	2.8	0.0	5.6	0.0	8.5	0.0	0.0	15.5	0.7	0.0	16.2	0.0	7.7	50.0	16.2	0.0	73.9	-	
PHF	0.000	0.500	0.000	0.000	0.000	0.500	0.000	0.500	0.000	0.500	0.000	0.750	0.000	0.000	0.611	0.250	0.000	0.575	0.000	0.888	0.573	0.639	0.000	0.597	0.670	
Lights	0	2	0	0	0	2	0	4	0	7	0	11	0	0	19	1	0	20	0	11	65	21	0	97	130	
% Lights	100.0	-	-	-	-	91.7	-	100.0	-	87.5	-	81.7	-	-	86.4	100.0	-	87.0	-	100.0	91.5	91.3	-	92.4	91.5	
Buses	0	0	0	0	0	0	0	0	0	1	0	1	0	0	1	0	0	1	0	0	3	0	0	3	5	
% Buses	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	12.5	0.0	8.3	0.0	0.0	4.5	0.0	0.0	4.3	0.0	0.0	4.2	0.0	0.0	2.9	3.5	
Single-Unit Trucks	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1	0	0	1	0	0	2	2	0	4	5	
% Single-Unit Trucks	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	4.5	0.0	0.0	4.3	0.0	0.0	2.8	8.7	0.0	3.8	3.5		
Articulated Trucks	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
% Articulated Trucks	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	
Bicycles on Road	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1	0	0	1	0	0	1	0	0	1	2	
% Bicycles on Road	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	4.5	0.0	0.0	4.3	0.0	0.0	1.4	0.0	0.0	1.0	1.4	
Pedestrians	-	-	-	-	0	-	-	-	-	-	0	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
% Pedestrians	-	-	-	-	0	-	-	-	-	-	0	-	-	-	-	-	-	-	-	-	-	-	-	-	-	



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Count Name: Spring Lake Dr and Maplewood Dr
 Site Code:
 Start Date: 05/29/2019
 Page No: 4

Turning Movement Peak Hour Data (4:30 PM)

Start Time	Maplewood Dr Eastbound					Holiday Inn Entrance Westbound					Spring Lake Dr Northbound					Spring Lake Dr Southbound					Int. Total				
	U-Turn	Left	Thru	Right	Peds	App. Total	U-Turn	Left	Thru	Right	Peds	App. Total	U-Turn	Left	Thru	Right	Peds	App. Total	U-Turn	Left		Thru	Right	Peds	App. Total
4:30 PM	0	7	1	1	0	9	0	2	0	4	0	6	0	0	30	0	0	30	0	2	17	2	0	21	66
4:45 PM	0	5	0	2	1	7	0	0	0	3	0	3	0	0	16	1	1	17	0	5	7	4	0	16	43
5:00 PM	0	8	0	1	0	9	0	0	1	6	0	7	0	0	23	0	0	23	0	6	10	1	0	17	56
5:15 PM	0	6	0	1	0	7	0	3	0	3	1	6	0	0	11	1	0	12	0	3	11	4	0	18	43
Total	0	26	1	5	1	32	0	5	1	16	1	22	0	0	80	2	1	82	0	16	45	11	0	72	208
Approach %	0.0	81.3	3.1	15.6	-	-	0.0	22.7	4.5	72.7	-	-	0.0	0.0	97.6	2.4	-	-	0.0	22.2	62.5	15.3	-	-	-
Total %	0.0	12.5	0.5	2.4	-	15.4	0.0	2.4	0.5	7.7	-	10.6	0.0	0.0	38.5	1.0	-	39.4	0.0	7.7	21.6	5.3	-	34.6	-
PHF	0.000	0.813	0.250	0.625	-	0.889	0.000	0.417	0.250	0.667	-	0.786	0.000	0.000	0.667	0.500	-	0.683	0.000	0.667	0.662	0.688	-	0.857	0.788
Lights	0	25	0	4	-	29	0	4	1	16	-	21	0	0	75	2	-	77	0	14	43	10	-	67	194
% Lights	-	96.2	0.0	80.0	-	90.6	-	80.0	100.0	100.0	-	95.5	0	0	93.8	100.0	-	93.9	-	87.5	95.6	90.5	-	93.1	93.3
Buses	0	0	0	0	-	0	0	0	0	0	-	0	0	0	1	0	-	1	0	0	1	0	-	1	2
% Buses	-	0.0	0.0	0.0	-	0.0	-	0.0	0.0	0.0	-	0.0	-	-	1.3	0.0	-	1.2	-	0.0	2.2	0.0	-	1.4	1.0
Single-Unit Trucks	0	0	1	1	-	2	0	1	0	0	-	1	0	0	1	0	-	1	0	1	1	1	-	3	7
% Single-Unit Trucks	-	0.0	100.0	20.0	-	6.3	-	20.0	0.0	0.0	-	4.5	-	-	1.3	0.0	-	1.2	-	6.3	2.2	9.1	-	4.2	3.4
Articulated Trucks	0	0	0	0	-	0	0	0	0	0	-	0	0	0	1	0	-	1	0	1	0	0	-	1	2
% Articulated Trucks	-	0.0	0.0	0.0	-	0.0	-	0.0	0.0	0.0	-	0.0	-	-	1.3	0.0	-	1.2	-	6.3	0.0	0.0	-	1.4	1.0
Bicycles on Road	0	1	0	0	-	1	0	0	0	0	-	0	0	0	2	0	-	2	0	0	0	0	-	0	3
% Bicycles on Road	-	3.8	0.0	0.0	-	3.1	-	0.0	0.0	0.0	-	0.0	-	-	2.5	0.0	-	2.4	-	0.0	0.0	0.0	-	0.0	1.4
Pedestrians	-	-	-	-	1	-	-	-	-	1	-	-	-	-	-	-	1	-	-	-	-	-	-	0	-
% Pedestrians	-	-	-	-	100.0	-	-	-	-	100.0	-	-	-	-	-	-	100.0	-	-	-	-	-	-	-	-

A I I

Table A
Parking Occupancy Rates at Woodridge Interventions

Time	Parking Occupancy/Bed*
7:00 AM	0.25
7:30 AM	0.41
8:00 AM	0.65
8:30 AM	0.71
9:00 AM	0.75
9:30 AM	0.80
10:00 AM	0.80
10:30 AM	0.81
11:00 AM	0.84
11:30 AM	0.85
12:00 PM	0.87
12:30 PM	0.85
1:00 PM	0.84
1:30 PM	0.86
2:00 PM	0.78
2:30 PM	0.72
3:00 PM	0.80
3:30 PM	0.71
4:00 PM	0.68
4:30 PM	0.56
5:00 PM	0.53
5:30 PM	0.51
6:00 PM	0.56

*79 Beds

CMAP Traffic Projection Letter

*Proposed Haymarket Center
Itasca, Illinois*





Chicago Metropolitan Agency for Planning

233 South Wacker Drive
Suite 800
Chicago, Illinois 60606
312 454 0400
www.cmap.illinois.gov

June 25, 2019

William R. Woodward
Senior Consultant
Koenig, Lindgren, O'Hara and Aboona, Inc.
9575 West Higgins Road
Suite 400
Chicago, IL 60602

Subject: IL 19 @ IL 53
IDOT

Dear Mr. Woodward:

In response to a request made on your behalf and dated June 25, 2019, we have developed year 2050 average daily traffic (ADT) projections for the subject location.

ROAD SEGMENT	Current Volumes	Year 2050 ADT
IL 19 east of IL 53	16,000	16,700
IL 53 south of IL 19	17,900	22,300

Traffic projections are developed using existing ADT data provided in the request letter and the results from the March 2019 CMAP Travel Demand Analysis. The regional travel model uses CMAP 2050 socioeconomic projections and assumes the implementation of the ON TO 2050 Comprehensive Regional Plan for the Northeastern Illinois area. The provision of this data in support of your request does not constitute a CMAP endorsement of the proposed development or any subsequent developments.

If you have any questions, please call me at (312) 386-8806.

Sincerely,

Jose Rodriguez, PTP, AICP
Senior Planner, Research & Analysis

cc: Quigley (IDOT)
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Level of Service Criteria

LEVEL OF SERVICE CRITERIA

Signalized Intersections		
Level of Service	Interpretation	Average Control Delay (seconds per vehicle)
A	Favorable progression. Most vehicles arrive during the green indication and travel through the intersection without stopping.	≤10
B	Good progression, with more vehicles stopping than for Level of Service A.	>10 - 20
C	Individual cycle failures (i.e., one or more queued vehicles are not able to depart as a result of insufficient capacity during the cycle) may begin to appear. Number of vehicles stopping is significant, although many vehicles still pass through the intersection without stopping.	>20 - 35
D	The volume-to-capacity ratio is high and either progression is ineffective or the cycle length is too long. Many vehicles stop and individual cycle failures are noticeable.	>35 - 55
E	Progression is unfavorable. The volume-to-capacity ratio is high and the cycle length is long. Individual cycle failures are frequent.	>55 - 80
F	The volume-to-capacity ratio is very high, progression is very poor, and the cycle length is long. Most cycles fail to clear the queue.	>80.0
Unsignalized Intersections		
Level of Service	Average Total Delay (SEC/VEH)	
A	0 - 10	
B	> 10 - 15	
C	> 15 - 25	
D	> 25 - 35	
E	> 35 - 50	
F	> 50	

Source: *Highway Capacity Manual*, 2010.

Capacity Analysis – Existing Conditions

Lanes, Volumes, Timings

1: Rohlwing Rd (IL 53) & Medinah Dr/Spring Lake Dr

06/28/2019



Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations	↔	↔			↔	↔	↔	↕	↕	↔	↕	↕
Traffic Volume (vph)	8	4	31	24	0	9	7	1135	123	39	631	6
Future Volume (vph)	8	4	31	24	0	9	7	1135	123	39	631	6
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900
Lane Width (ft)	12	12	12	12	12	12	12	12	12	12	12	12
Grade (%)		0%			0%			0%			0%	
Storage Length (ft)	100		0	0		150	250		170	245		0
Storage Lanes	1		0	0		1	1		1	1		0
Taper Length (ft)	50			25			100			155		
Lane Util. Factor	1.00	1.00	1.00	1.00	1.00	1.00	1.00	0.95	1.00	1.00	0.95	0.95
Ped Bike Factor												
Frnt		0.866				0.850			0.850		0.999	
Flt Protected	0.950				0.950		0.950			0.950		
Satd. Flow (prot)	1805	1562	0	0	1736	1214	1410	3438	1583	1752	3306	0
Flt Permitted	0.755				0.755		0.382			0.188		
Satd. Flow (perm)	1434	1562	0	0	1379	1214	567	3438	1583	347	3306	0
Right Turn on Red			Yes			Yes			Yes			Yes
Satd. Flow (RTOR)		34				82			125			1
Link Speed (mph)		25			25			40			40	
Link Distance (ft)		420			575			842			768	
Travel Time (s)		11.5			15.7			14.4			13.1	
Confl. Peds. (#/hr)												
Confl. Bikes (#/hr)												
Peak Hour Factor	0.90	0.90	0.90	0.90	0.90	0.90	0.90	0.90	0.90	0.90	0.90	0.90
Growth Factor	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%
Heavy Vehicles (%)	0%	0%	6%	4%	2%	33%	28%	5%	2%	3%	9%	17%
Bus Blockages (#/hr)	0	0	0	0	0	0	0	0	0	0	0	0
Parking (#/hr)												
Mid-Block Traffic (%)		0%			0%			0%			0%	
Shared Lane Traffic (%)												
Lane Group Flow (vph)	9	38	0	0	27	10	8	1261	137	43	708	0
Turn Type	Perm	NA		Perm	NA	Perm	pm+pt	NA	Perm	pm+pt	NA	
Protected Phases		4			8		5	2		1	6	
Permitted Phases	4			8		8	2		2	6		
Detector Phase	4	4		8	8	8	5	2	2	1	6	
Switch Phase												
Minimum Initial (s)	5.0	5.0		5.0	5.0	5.0	5.0	5.0	5.0	5.0	5.0	
Minimum Split (s)	24.5	24.5		24.5	24.5	24.5	9.5	24.5	24.5	9.5	24.5	
Total Split (s)	25.0	25.0		25.0	25.0	25.0	15.0	60.0	60.0	15.0	60.0	
Total Split (%)	25.0%	25.0%		25.0%	25.0%	25.0%	15.0%	60.0%	60.0%	15.0%	60.0%	
Yellow Time (s)	4.5	4.5		4.5	4.5	4.5	3.5	4.5	4.5	3.5	4.5	
All-Red Time (s)	2.0	2.0		2.0	2.0	2.0	0.5	2.0	2.0	0.5	2.0	
Lost Time Adjust (s)	0.0	0.0		0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	
Total Lost Time (s)	6.5	6.5		6.5	6.5	6.5	4.0	6.5	6.5	4.0	6.5	
Lead/Lag							Lead	Lag	Lag	Lead	Lag	
Lead-Lag Optimize?							Yes	Yes	Yes	Yes	Yes	
Recall Mode	None	None		None	None	None	None	C-Max	C-Max	None	C-Max	
Act Effect Green (s)	7.5	7.5		7.6	7.6	7.6	84.1	80.8	80.8	86.2	85.0	
Actuated g/C Ratio	0.08	0.08		0.08	0.08	0.08	0.84	0.81	0.81	0.86	0.85	

Weekday AM - Existing
19-133; Itasca, IL

Synchro 9 Report

Lanes, Volumes, Timings

1: Rohlwing Rd (IL 53) & Medinah Dr/Spring Lake Dr

06/28/2019



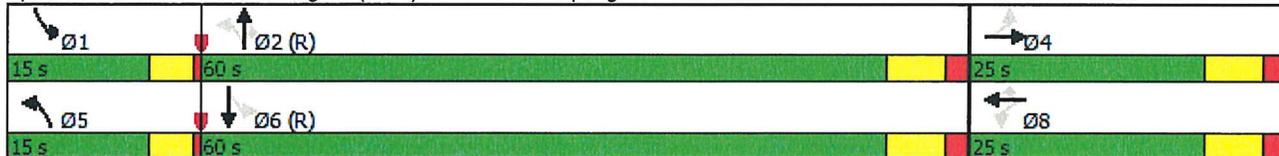
Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
v/c Ratio	0.08	0.26			0.26	0.06	0.02	0.45	0.11	0.11	0.25	
Control Delay	43.4	20.6			48.8	0.7	2.1	6.3	1.5	2.5	3.4	
Queue Delay	0.0	0.0			0.0	0.0	0.0	0.0	0.0	0.0	0.0	
Total Delay	43.4	20.6			48.8	0.7	2.1	6.3	1.5	2.5	3.4	
LOS	D	C			D	A	A	A	A	A	A	
Approach Delay		25.0			35.8			5.8			3.3	
Approach LOS		C			D			A			A	
Queue Length 50th (ft)	5	2			17	0	1	177	2	4	47	
Queue Length 95th (ft)	21	33			43	0	3	255	21	11	118	
Internal Link Dist (ft)		340			495			762			688	
Turn Bay Length (ft)	100					150	250		170	245		
Base Capacity (vph)	265	316			255	291	585	2778	1303	455	2809	
Starvation Cap Reductn	0	0			0	0	0	0	0	0	0	
Spillback Cap Reductn	0	0			0	0	0	0	0	0	0	
Storage Cap Reductn	0	0			0	0	0	0	0	0	0	
Reduced v/c Ratio	0.03	0.12			0.11	0.03	0.01	0.45	0.11	0.09	0.25	

Intersection Summary

Area Type: Other
 Cycle Length: 100
 Actuated Cycle Length: 100
 Offset: 22 (22%), Referenced to phase 2:NBTL and 6:SBTL, Start of Green
 Natural Cycle: 70
 Control Type: Actuated-Coordinated
 Maximum v/c Ratio: 0.45
 Intersection Signal Delay: 5.9
 Intersection Capacity Utilization 56.0%
 Analysis Period (min) 15

Intersection LOS: A
 ICU Level of Service B

Splits and Phases: 1: Rohlwing Rd (IL 53) & Medinah Dr/Spring Lake Dr



HCM Unsignalized Intersection Capacity Analysis

2: Spring Lake Dr & Irving Park Rd (IL 19)

06/28/2019



Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (veh/h)	22	688	54	54	589	9	10	0	22	0	0	3
Future Volume (Veh/h)	22	688	54	54	589	9	10	0	22	0	0	3
Sign Control		Free			Free			Stop			Stop	
Grade		0%			0%			0%			0%	
Peak Hour Factor	0.87	0.87	0.87	0.87	0.87	0.87	0.87	0.87	0.87	0.87	0.87	0.87
Hourly flow rate (vph)	25	791	62	62	677	10	11	0	25	0	0	3
Pedestrians												
Lane Width (ft)												
Walking Speed (ft/s)												
Percent Blockage												
Right turn flare (veh)												
Median type		TWLTL			None							
Median storage (veh)		2										
Upstream signal (ft)												
pX, platoon unblocked												
vC, conflicting volume	687			853			1338	1683	426	1276	1709	344
vC1, stage 1 conf vol							872	872		806	806	
vC2, stage 2 conf vol							466	811		470	903	
vCu, unblocked vol	687			853			1338	1683	426	1276	1709	344
tC, single (s)	4.1			4.3			7.9	6.5	7.0	7.5	6.5	6.9
tC, 2 stage (s)							6.9	5.5		6.5	5.5	
tF (s)	2.2			2.3			3.7	4.0	3.3	3.5	4.0	3.3
p0 queue free %	97			91			95	100	96	100	100	100
cM capacity (veh/h)	916			727			235	251	568	271	233	658

Direction, Lane #	EB 1	EB 2	EB 3	WB 1	WB 2	WB 3	NB 1	NB 2	SB 1
Volume Total	25	527	326	62	451	236	11	25	3
Volume Left	25	0	0	62	0	0	11	0	0
Volume Right	0	0	62	0	0	10	0	25	3
cSH	916	1700	1700	727	1700	1700	235	568	658
Volume to Capacity	0.03	0.31	0.19	0.09	0.27	0.14	0.05	0.04	0.00
Queue Length 95th (ft)	2	0	0	7	0	0	4	3	0
Control Delay (s)	9.0	0.0	0.0	10.4	0.0	0.0	21.0	11.6	10.5
Lane LOS	A			B			C	B	B
Approach Delay (s)	0.3			0.9			14.5		10.5
Approach LOS							B		B

Intersection Summary		
Average Delay		0.9
Intersection Capacity Utilization	41.3%	ICU Level of Service
Analysis Period (min)		15
		A

HCM Unsignalized Intersection Capacity Analysis 3: Rohlwing Rd (IL 53) & Hawthorn Dr

06/28/2019

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (veh/h)	0	0	0	7	0	8	0	1063	98	76	678	0
Future Volume (Veh/h)	0	0	0	7	0	8	0	1063	98	76	678	0
Sign Control		Stop			Stop			Free			Free	
Grade		0%			0%			0%			0%	
Peak Hour Factor	0.89	0.89	0.89	0.89	0.89	0.89	0.89	0.89	0.89	0.89	0.89	0.89
Hourly flow rate (vph)	0	0	0	8	0	9	0	1194	110	85	762	0
Pedestrians												
Lane Width (ft)												
Walking Speed (ft/s)												
Percent Blockage												
Right turn flare (veh)												
Median type								TWLTL			None	
Median storage veh								2				
Upstream signal (ft)								768				
pX, platoon unblocked	0.86	0.86		0.86	0.86	0.86				0.86		
vC, conflicting volume	1538	2236	381	1745	2126	597	762			1304		
vC1, stage 1 conf vol	932	932		1194	1194							
vC2, stage 2 conf vol	606	1304		551	932							
vCu, unblocked vol	1293	2108	381	1535	1980	194	762			1020		
tC, single (s)	7.5	6.5	6.9	7.5	6.5	6.9	4.1			4.1		
tC, 2 stage (s)	6.5	5.5		6.5	5.5							
tF (s)	3.5	4.0	3.3	3.5	4.0	3.3	2.2			2.2		
p0 queue free %	100	100	100	96	100	99	100			85		
cM capacity (veh/h)	228	154	617	221	210	697	846			579		
Direction, Lane #	EB 1	WB 1	WB 2	NB 1	NB 2	NB 3	NB 4	SB 1	SB 2	SB 3		
Volume Total	0	8	9	0	597	597	110	85	508	254		
Volume Left	0	8	0	0	0	0	0	85	0	0		
Volume Right	0	0	9	0	0	0	110	0	0	0		
cSH	1700	221	697	1700	1700	1700	1700	579	1700	1700		
Volume to Capacity	0.00	0.04	0.01	0.00	0.35	0.35	0.06	0.15	0.30	0.15		
Queue Length 95th (ft)	0	3	1	0	0	0	0	13	0	0		
Control Delay (s)	0.0	21.9	10.2	0.0	0.0	0.0	0.0	12.3	0.0	0.0		
Lane LOS	A	C	B					B				
Approach Delay (s)	0.0	15.7		0.0				1.2				
Approach LOS	A	C										
Intersection Summary												
Average Delay			0.6									
Intersection Capacity Utilization			46.9%	ICU Level of Service	A							
Analysis Period (min)			15									

HCM Unsignalized Intersection Capacity Analysis

4: Spring Lake Dr & Maplewood Dr/Access

06/28/2019

												
Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (veh/h)	2	1	0	4	0	8	1	22	1	11	71	23
Future Volume (Veh/h)	2	1	0	4	0	8	1	22	1	11	71	23
Sign Control		Stop			Stop			Free			Free	
Grade		0%			0%			0%			0%	
Peak Hour Factor	0.67	0.67	0.67	0.67	0.67	0.67	0.67	0.67	0.67	0.67	0.67	0.67
Hourly flow rate (vph)	3	1	0	6	0	12	1	33	1	16	106	34
Pedestrians												
Lane Width (ft)												
Walking Speed (ft/s)												
Percent Blockage												
Right turn flare (veh)												
Median type								None			None	
Median storage (veh)												
Upstream signal (ft)												
pX, platoon unblocked												
vC, conflicting volume	202	191	123	174	208	34	140			34		
vC1, stage 1 conf vol												
vC2, stage 2 conf vol												
vCu, unblocked vol	202	191	123	174	208	34	140			34		
tC, single (s)	7.1	6.5	6.2	7.1	6.5	6.3	4.1			4.1		
tC, 2 stage (s)												
tF (s)	3.5	4.0	3.3	3.5	4.0	3.4	2.2			2.2		
p0 queue free %	100	100	100	99	100	99	100			99		
cM capacity (veh/h)	745	700	933	786	685	1012	1456			1591		
Direction, Lane #	EB 1	EB 2	WB 1	NB 1	NB 2	SB 1	SB 2					
Volume Total	3	1	18	1	34	16	140					
Volume Left	3	0	6	1	0	16	0					
Volume Right	0	0	12	0	1	0	34					
cSH	745	700	923	1456	1700	1591	1700					
Volume to Capacity	0.00	0.00	0.02	0.00	0.02	0.01	0.08					
Queue Length 95th (ft)	0	0	1	0	0	1	0					
Control Delay (s)	9.8	10.2	9.0	7.5	0.0	7.3	0.0					
Lane LOS	A	B	A	A		A						
Approach Delay (s)	9.9		9.0	0.2		0.7						
Approach LOS	A		A									
Intersection Summary												
Average Delay			1.5									
Intersection Capacity Utilization			Err%	ICU Level of Service								
Analysis Period (min)			15									

Lanes, Volumes, Timings

1: Rohlwing Rd (IL 53) & Medinah Dr/Spring Lake Dr

06/28/2019



Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (vph)	15	1	16	191	1	54	27	739	31	6	1428	29
Future Volume (vph)	15	1	16	191	1	54	27	739	31	6	1428	29
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900
Lane Width (ft)	12	12	12	12	12	12	12	12	12	12	12	12
Grade (%)		0%			0%			0%			0%	
Storage Length (ft)	100		0	0		150	250		170	245		0
Storage Lanes	1		0	0		1	1		1	1		0
Taper Length (ft)	50			25			100			155		
Lane Util. Factor	1.00	1.00	1.00	1.00	1.00	1.00	1.00	0.95	1.00	1.00	0.95	0.95
Ped Bike Factor												
Frnt		0.859				0.850			0.850		0.997	
Flt Protected	0.950				0.953		0.950			0.950		
Satd. Flow (prot)	1805	1632	0	0	1793	1615	1736	3471	1568	1289	3494	0
Flt Permitted	0.487				0.715		0.105			0.353		
Satd. Flow (perm)	925	1632	0	0	1345	1615	192	3471	1568	479	3494	0
Right Turn on Red			Yes			Yes			Yes			Yes
Satd. Flow (RTOR)		16				74			74		3	
Link Speed (mph)		25			25			40			40	
Link Distance (ft)		420			575			842			768	
Travel Time (s)		11.5			15.7			14.4			13.1	
Confl. Peds. (#/hr)												
Confl. Bikes (#/hr)												
Peak Hour Factor	0.97	0.97	0.97	0.97	0.97	0.97	0.97	0.97	0.97	0.97	0.97	0.97
Growth Factor	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%
Heavy Vehicles (%)	0%	0%	0%	1%	0%	0%	4%	4%	3%	40%	3%	3%
Bus Blockages (#/hr)	0	0	0	0	0	0	0	0	0	0	0	0
Parking (#/hr)												
Mid-Block Traffic (%)		0%			0%			0%			0%	
Shared Lane Traffic (%)												
Lane Group Flow (vph)	15	17	0	0	198	56	28	762	32	6	1502	0
Turn Type	Perm	NA		Perm	NA	Perm	pm+pt	NA	Perm	pm+pt	NA	
Protected Phases		4			8		5	2		1	6	
Permitted Phases	4			8		8	2		2	6		
Detector Phase	4	4		8	8	8	5	2	2	1	6	
Switch Phase												
Minimum Initial (s)	5.0	5.0		5.0	5.0	5.0	5.0	5.0	5.0	5.0	5.0	
Minimum Split (s)	24.5	24.5		24.5	24.5	24.5	9.5	24.5	24.5	9.5	24.5	
Total Split (s)	30.0	30.0		30.0	30.0	30.0	13.0	67.0	67.0	13.0	67.0	
Total Split (%)	27.3%	27.3%		27.3%	27.3%	27.3%	11.8%	60.9%	60.9%	11.8%	60.9%	
Yellow Time (s)	4.5	4.5		4.5	4.5	4.5	3.5	4.5	4.5	3.5	4.5	
All-Red Time (s)	2.0	2.0		2.0	2.0	2.0	0.5	2.0	2.0	0.5	2.0	
Lost Time Adjust (s)	0.0	0.0		0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	
Total Lost Time (s)	6.5	6.5		6.5	6.5	6.5	4.0	6.5	6.5	4.0	6.5	
Lead/Lag							Lead	Lag	Lag	Lead	Lag	
Lead-Lag Optimize?							Yes	Yes	Yes	Yes	Yes	
Recall Mode	None	None		None	None	None	None	C-Max	C-Max	None	C-Max	
Act Effct Green (s)	20.0	20.0		20.0	20.0	20.0	78.8	74.9	74.9	76.7	70.7	
Actuated g/C Ratio	0.18	0.18		0.18	0.18	0.18	0.72	0.68	0.68	0.70	0.64	

Weekday PM - Existing
19-133; Itasca, IL

Synchro 9 Report

Lanes, Volumes, Timings

1: Rohlwing Rd (IL 53) & Medinah Dr/Spring Lake Dr

06/28/2019

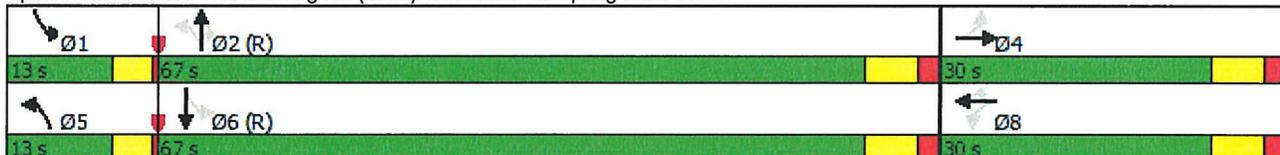


Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
v/c Ratio	0.09	0.05			0.81	0.16	0.13	0.32	0.03	0.02	0.67	
Control Delay	36.7	16.2			67.3	6.0	6.4	8.5	0.1	5.5	15.8	
Queue Delay	0.0	0.0			0.0	0.0	0.0	0.0	0.0	0.0	0.0	
Total Delay	36.7	16.2			67.3	6.0	6.4	8.5	0.1	5.5	15.8	
LOS	D	B			E	A	A	A	A	A	B	
Approach Delay		25.8			53.8			8.1			15.8	
Approach LOS		C			D			A			B	
Queue Length 50th (ft)	9	1			133	0	5	102	0	1	371	
Queue Length 95th (ft)	27	19			#226	22	14	186	1	5	487	
Internal Link Dist (ft)		340			495			762			688	
Turn Bay Length (ft)	100					150	250		170	245		
Base Capacity (vph)	197	361			287	403	264	2364	1092	408	2247	
Starvation Cap Reductn	0	0			0	0	0	0	0	0	0	
Spillback Cap Reductn	0	0			0	0	0	0	0	0	0	
Storage Cap Reductn	0	0			0	0	0	0	0	0	0	
Reduced v/c Ratio	0.08	0.05			0.69	0.14	0.11	0.32	0.03	0.01	0.67	

Intersection Summary

Area Type: Other
 Cycle Length: 110
 Actuated Cycle Length: 110
 Offset: 22 (20%), Referenced to phase 2:NBT and 6:SBT, Start of Green
 Natural Cycle: 75
 Control Type: Actuated-Coordinated
 Maximum v/c Ratio: 0.81
 Intersection Signal Delay: 17.2
 Intersection Capacity Utilization 68.5%
 Analysis Period (min) 15
 Intersection LOS: B
 ICU Level of Service C
 # 95th percentile volume exceeds capacity, queue may be longer.
 Queue shown is maximum after two cycles.

Splits and Phases: 1: Rohlwing Rd (IL 53) & Medinah Dr/Spring Lake Dr



HCM Unsignalized Intersection Capacity Analysis

2: Spring Lake Dr & Irving Park Rd (IL 19)

06/28/2019

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (veh/h)	4	757	30	40	839	2	47	0	73	6	1	20
Future Volume (Veh/h)	4	757	30	40	839	2	47	0	73	6	1	20
Sign Control		Free			Free			Stop			Stop	
Grade		0%			0%			0%			0%	
Peak Hour Factor	0.94	0.94	0.94	0.94	0.94	0.94	0.94	0.94	0.94	0.94	0.94	0.94
Hourly flow rate (vph)	4	805	32	43	893	2	50	0	78	6	1	21
Pedestrians												
Lane Width (ft)												
Walking Speed (ft/s)												
Percent Blockage												
Right turn flare (veh)												
Median type		TWLTL			None							
Median storage (veh)		2										
Upstream signal (ft)												
pX, platoon unblocked												
vC, conflicting volume	895			837			1383	1810	418	1468	1825	448
vC1, stage 1 conf vol							829	829		980	980	
vC2, stage 2 conf vol							554	981		488	845	
vCu, unblocked vol	895			837			1383	1810	418	1468	1825	448
tC, single (s)	4.1			4.1			7.5	6.5	7.0	7.5	6.5	7.0
tC, 2 stage (s)							6.5	5.5		6.5	5.5	
tF (s)	2.2			2.2			3.5	4.0	3.3	3.5	4.0	3.3
p0 queue free %	99			95			82	100	86	97	100	96
cM capacity (veh/h)	767			793			271	242	575	223	235	550
Direction, Lane #	EB 1	EB 2	EB 3	WB 1	WB 2	WB 3	NB 1	NB 2	SB 1			
Volume Total	4	537	300	43	595	300	50	78	28			
Volume Left	4	0	0	43	0	0	50	0	6			
Volume Right	0	0	32	0	0	2	0	78	21			
cSH	767	1700	1700	793	1700	1700	271	575	404			
Volume to Capacity	0.01	0.32	0.18	0.05	0.35	0.18	0.18	0.14	0.07			
Queue Length 95th (ft)	0	0	0	4	0	0	17	12	6			
Control Delay (s)	9.7	0.0	0.0	9.8	0.0	0.0	21.3	12.2	14.6			
Lane LOS	A			A			C	B	B			
Approach Delay (s)	0.0			0.4			15.8		14.6			
Approach LOS							C		B			
Intersection Summary												
Average Delay			1.5									
Intersection Capacity Utilization			45.6%		ICU Level of Service				A			
Analysis Period (min)			15									

HCM Unsignalized Intersection Capacity Analysis
 3: Rohlwing Rd (IL 53) & Hawthorn Dr

06/28/2019

													
Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR	
Lane Configurations													
Traffic Volume (veh/h)	0	0	0	91	0	77	0	802	3	8	1313	0	
Future Volume (Veh/h)	0	0	0	91	0	77	0	802	3	8	1313	0	
Sign Control		Stop			Stop			Free			Free		
Grade		0%			0%			0%			0%		
Peak Hour Factor	0.98	0.98	0.98	0.98	0.98	0.98	0.98	0.98	0.98	0.98	0.98	0.98	
Hourly flow rate (vph)	0	0	0	93	0	79	0	818	3	8	1340	0	
Pedestrians													
Lane Width (ft)													
Walking Speed (ft/s)													
Percent Blockage													
Right turn flare (veh)													
Median type								TWLTL	None				
Median storage veh								2					
Upstream signal (ft)								768					
pX, platoon unblocked	0.91	0.91		0.91	0.91	0.91				0.91			
vC, conflicting volume	1844	2177	670	1504	2174	409	1340			821			
vC1, stage 1 conf vol	1356	1356		818	818								
vC2, stage 2 conf vol	488	821		686	1356								
vCu, unblocked vol	1729	2095	670	1356	2092	152	1340			605			
tC, single (s)	7.5	6.5	6.9	7.5	6.5	6.9	4.1			4.1			
tC, 2 stage (s)	6.5	5.5		6.5	5.5								
tF (s)	3.5	4.0	3.3	3.5	4.0	3.3	2.2			2.2			
p0 queue free %	100	100	100	69	100	90	100			99			
cM capacity (veh/h)	149	190	399	296	191	789	510			882			
Direction, Lane #	EB 1	WB 1	WB 2	NB 1	NB 2	NB 3	NB 4	SB 1	SB 2	SB 3			
Volume Total	0	93	79	0	409	409	3	8	893	447			
Volume Left	0	93	0	0	0	0	0	8	0	0			
Volume Right	0	0	79	0	0	0	3	0	0	0			
cSH	1700	296	789	1700	1700	1700	1700	882	1700	1700			
Volume to Capacity	0.00	0.31	0.10	0.00	0.24	0.24	0.00	0.01	0.53	0.26			
Queue Length 95th (ft)	0	33	8	0	0	0	0	1	0	0			
Control Delay (s)	0.0	22.6	10.1	0.0	0.0	0.0	0.0	9.1	0.0	0.0			
Lane LOS	A	C	B					A					
Approach Delay (s)	0.0	16.9		0.0				0.1					
Approach LOS	A	C											
Intersection Summary													
Average Delay			1.3										
Intersection Capacity Utilization			48.0%	ICU Level of Service				A					
Analysis Period (min)			15										

HCM Unsignalized Intersection Capacity Analysis

4: Spring Lake Dr & Maplewood Dr/Access

06/28/2019

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (veh/h)	26	1	5	5	1	16	1	80	2	16	45	11
Future Volume (Veh/h)	26	1	5	5	1	16	1	80	2	16	45	11
Sign Control		Stop			Stop			Free			Free	
Grade		0%			0%			0%			0%	
Peak Hour Factor	0.79	0.79	0.79	0.79	0.79	0.79	0.79	0.79	0.79	0.79	0.79	0.79
Hourly flow rate (vph)	33	1	6	6	1	20	1	101	3	20	57	14
Pedestrians												
Lane Width (ft)												
Walking Speed (ft/s)												
Percent Blockage												
Right turn flare (veh)												
Median type								None			None	
Median storage (veh)												
Upstream signal (ft)												
pX, platoon unblocked												
vC, conflicting volume	228	210	64	208	216	102	71			104		
vC1, stage 1 conf vol												
vC2, stage 2 conf vol												
vCu, unblocked vol	228	210	64	208	216	102	71			104		
tC, single (s)	7.1	6.5	6.4	7.3	6.5	6.2	4.1			4.2		
tC, 2 stage (s)												
tF (s)	3.5	4.0	3.5	3.7	4.0	3.3	2.2			2.3		
p0 queue free %	95	100	99	99	100	98	100			99		
cM capacity (veh/h)	700	681	952	699	676	958	1542			1427		
Direction, Lane #	EB 1	EB 2	WB 1	NB 1	NB 2	SB 1	SB 2					
Volume Total	33	7	27	1	104	20	71					
Volume Left	33	0	6	1	0	20	0					
Volume Right	0	6	20	0	3	0	14					
cSH	700	901	873	1542	1700	1427	1700					
Volume to Capacity	0.05	0.01	0.03	0.00	0.06	0.01	0.04					
Queue Length 95th (ft)	4	1	2	0	0	1	0					
Control Delay (s)	10.4	9.0	9.3	7.3	0.0	7.6	0.0					
Lane LOS	B	A	A	A		A						
Approach Delay (s)	10.2		9.3	0.1		1.7						
Approach LOS	B		A									
Intersection Summary												
Average Delay			3.1									
Intersection Capacity Utilization			Err%		ICU Level of Service			H				
Analysis Period (min)			15									

Capacity Analysis – Year 2026 Total
Projected Conditions

Lanes, Volumes, Timings

1: Rohlwing Rd (IL 53) & Medinah Dr/Spring Lake Dr

06/28/2019



Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations	↔	↔			↕	↕	↕	↕↕	↕	↕	↕↕	
Traffic Volume (vph)	8	4	31	29	0	9	7	1183	157	39	653	6
Future Volume (vph)	8	4	31	29	0	9	7	1183	157	39	653	6
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900
Lane Width (ft)	12	12	12	12	12	12	12	12	12	12	12	12
Grade (%)		0%			0%			0%			0%	
Storage Length (ft)	100		0	0		150	250		170	245		0
Storage Lanes	1		0	0		1	1		1	1		0
Taper Length (ft)	50			25			100			155		
Lane Util. Factor	1.00	1.00	1.00	1.00	1.00	1.00	1.00	0.95	1.00	1.00	0.95	0.95
Ped Bike Factor												
Frt		0.866				0.850			0.850		0.999	
Flt Protected	0.950				0.950		0.950			0.950		
Satd. Flow (prot)	1805	1562	0	0	1736	1214	1410	3438	1583	1752	3306	0
Flt Permitted	0.736				0.732		0.373			0.175		
Satd. Flow (perm)	1398	1562	0	0	1337	1214	554	3438	1583	323	3306	0
Right Turn on Red			Yes			Yes			Yes			Yes
Satd. Flow (RTOR)		34				82			152		1	
Link Speed (mph)		25			25			40			40	
Link Distance (ft)		420			575			842			768	
Travel Time (s)		11.5			15.7			14.4			13.1	
Confl. Peds. (#/hr)												
Confl. Bikes (#/hr)												
Peak Hour Factor	0.90	0.90	0.90	0.90	0.90	0.90	0.90	0.90	0.90	0.90	0.90	0.90
Growth Factor	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%
Heavy Vehicles (%)	0%	0%	6%	4%	2%	33%	28%	5%	2%	3%	9%	17%
Bus Blockages (#/hr)	0	0	0	0	0	0	0	0	0	0	0	0
Parking (#/hr)												
Mid-Block Traffic (%)		0%			0%			0%			0%	
Shared Lane Traffic (%)												
Lane Group Flow (vph)	9	38	0	0	32	10	8	1314	174	43	733	0
Turn Type	Perm	NA		Perm	NA	Perm	pm+pt	NA	Perm	pm+pt	NA	
Protected Phases		4			8		5	2		1	6	
Permitted Phases	4			8		8	2		2	6		
Detector Phase	4	4		8	8	8	5	2	2	1	6	
Switch Phase												
Minimum Initial (s)	5.0	5.0		5.0	5.0	5.0	5.0	5.0	5.0	5.0	5.0	
Minimum Split (s)	24.5	24.5		24.5	24.5	24.5	9.5	24.5	24.5	9.5	24.5	
Total Split (s)	25.0	25.0		25.0	25.0	25.0	15.0	60.0	60.0	15.0	60.0	
Total Split (%)	25.0%	25.0%		25.0%	25.0%	25.0%	15.0%	60.0%	60.0%	15.0%	60.0%	
Yellow Time (s)	4.5	4.5		4.5	4.5	4.5	3.5	4.5	4.5	3.5	4.5	
All-Red Time (s)	2.0	2.0		2.0	2.0	2.0	0.5	2.0	2.0	0.5	2.0	
Lost Time Adjust (s)	0.0	0.0			0.0	0.0	0.0	0.0	0.0	0.0	0.0	
Total Lost Time (s)	6.5	6.5			6.5	6.5	4.0	6.5	6.5	4.0	6.5	
Lead/Lag							Lead	Lag	Lag	Lead	Lag	
Lead-Lag Optimize?							Yes	Yes	Yes	Yes	Yes	
Recall Mode	None	None		None	None	None	None	C-Max	C-Max	None	C-Max	
Act Effect Green (s)	7.8	7.8			8.0	8.0	83.8	80.5	80.5	85.9	84.6	
Actuated g/C Ratio	0.08	0.08			0.08	0.08	0.84	0.80	0.80	0.86	0.85	

Weekday AM - Future
19-133; Itasca, IL

Synchro 9 Report

Lanes, Volumes, Timings

1: Rohlwing Rd (IL 53) & Medinah Dr/Spring Lake Dr

06/28/2019



Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
v/c Ratio	0.08	0.25			0.30	0.06	0.02	0.48	0.13	0.12	0.26	
Control Delay	42.8	20.1			49.9	0.7	2.3	6.8	1.7	2.6	3.6	
Queue Delay	0.0	0.0			0.0	0.0	0.0	0.0	0.0	0.0	0.0	
Total Delay	42.8	20.1			49.9	0.7	2.3	6.8	1.7	2.6	3.6	
LOS	D	C			D	A	A	A	A	A	A	
Approach Delay		24.4			38.1			6.1			3.5	
Approach LOS		C			D			A			A	
Queue Length 50th (ft)	5	2			20	0	1	192	4	4	51	
Queue Length 95th (ft)	21	33			48	0	4	281	26	11	125	
Internal Link Dist (ft)		340			495			762			688	
Turn Bay Length (ft)	100					150	250		170	245		
Base Capacity (vph)	258	316			247	291	573	2766	1303	436	2798	
Starvation Cap Reductn	0	0			0	0	0	0	0	0	0	
Spillback Cap Reductn	0	0			0	0	0	0	0	0	0	
Storage Cap Reductn	0	0			0	0	0	0	0	0	0	
Reduced v/c Ratio	0.03	0.12			0.13	0.03	0.01	0.48	0.13	0.10	0.26	

Intersection Summary

Area Type: Other

Cycle Length: 100

Actuated Cycle Length: 100

Offset: 22 (22%), Referenced to phase 2:NBTL and 6:SBTL, Start of Green

Natural Cycle: 70

Control Type: Actuated-Coordinated

Maximum v/c Ratio: 0.48

Intersection Signal Delay: 6.2

Intersection LOS: A

Intersection Capacity Utilization 57.3%

ICU Level of Service B

Analysis Period (min) 15

Splits and Phases: 1: Rohlwing Rd (IL 53) & Medinah Dr/Spring Lake Dr

Ø1 15 s	Ø2 (R) 60 s	Ø4 25 s
Ø5 15 s	Ø6 (R) 60 s	Ø8 25 s

HCM Unsignalized Intersection Capacity Analysis

2: Spring Lake Dr & Irving Park Rd (IL 19)

06/28/2019

												
Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (veh/h)	22	709	98	72	607	9	19	0	21	0	0	3
Future Volume (Veh/h)	22	709	98	72	607	9	19	0	21	0	0	3
Sign Control		Free			Free			Stop			Stop	
Grade		0%			0%			0%			0%	
Peak Hour Factor	0.87	0.87	0.87	0.87	0.87	0.87	0.87	0.87	0.87	0.87	0.87	0.87
Hourly flow rate (vph)	25	815	113	83	698	10	22	0	24	0	0	3
Pedestrians												
Lane Width (ft)												
Walking Speed (ft/s)												
Percent Blockage												
Right turn flare (veh)												
Median type		TWLTL			None							
Median storage (veh)		2										
Upstream signal (ft)												
pX, platoon unblocked												
vC, conflicting volume	708			928			1440	1796	464	1350	1847	354
vC1, stage 1 conf vol							922	922		869	869	
vC2, stage 2 conf vol							518	874		482	978	
vCu, unblocked vol	708			928			1440	1796	464	1350	1847	354
tC, single (s)	4.1			4.3			7.9	6.5	7.0	7.5	6.5	6.9
tC, 2 stage (s)							6.9	5.5		6.5	5.5	
tF (s)	2.2			2.3			3.7	4.0	3.3	3.5	4.0	3.3
p0 queue free %	97			88			90	100	96	100	100	100
cM capacity (veh/h)	900			679			213	227	537	241	198	648
Direction, Lane #	EB 1	EB 2	EB 3	WB 1	WB 2	WB 3	NB 1	NB 2	SB 1			
Volume Total	25	543	385	83	465	243	22	24	3			
Volume Left	25	0	0	83	0	0	22	0	0			
Volume Right	0	0	113	0	0	10	0	24	3			
cSH	900	1700	1700	679	1700	1700	213	537	648			
Volume to Capacity	0.03	0.32	0.23	0.12	0.27	0.14	0.10	0.04	0.00			
Queue Length 95th (ft)	2	0	0	10	0	0	8	4	0			
Control Delay (s)	9.1	0.0	0.0	11.0	0.0	0.0	23.8	12.0	10.6			
Lane LOS	A			B			C	B	B			
Approach Delay (s)	0.2			1.2			17.7		10.6			
Approach LOS							C		B			
Intersection Summary												
Average Delay			1.1									
Intersection Capacity Utilization		44.4%		ICU Level of Service					A			
Analysis Period (min)		15										

HCM Unsignalized Intersection Capacity Analysis 3: Rohlwing Rd (IL 53) & Hawthorn Dr

06/28/2019



Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations		↕			↕	↕	↕	↕	↕	↕	↕	↕
Traffic Volume (veh/h)	0	0	0	10	0	8	0	1095	112	76	698	0
Future Volume (Veh/h)	0	0	0	10	0	8	0	1095	112	76	698	0
Sign Control		Stop			Stop			Free			Free	
Grade		0%			0%			0%			0%	
Peak Hour Factor	0.89	0.89	0.89	0.89	0.89	0.89	0.89	0.89	0.89	0.89	0.89	0.89
Hourly flow rate (vph)	0	0	0	11	0	9	0	1230	126	85	784	0
Pedestrians												
Lane Width (ft)												
Walking Speed (ft/s)												
Percent Blockage												
Right turn flare (veh)												
Median type								TWLTL			None	
Median storage veh								2				
Upstream signal (ft)								768				
pX, platoon unblocked	0.84	0.84		0.84	0.84	0.84				0.84		
vC, conflicting volume	1578	2310	392	1792	2184	615	784			1356		
vC1, stage 1 conf vol	954	954		1230	1230							
vC2, stage 2 conf vol	624	1356		562	954							
vCu, unblocked vol	1315	2182	392	1568	2033	173	784			1051		
tC, single (s)	7.5	6.5	6.9	7.5	6.5	6.9	4.1			4.1		
tC, 2 stage (s)	6.5	5.5		6.5	5.5							
tF (s)	3.5	4.0	3.3	3.5	4.0	3.3	2.2			2.2		
p0 queue free %	100	100	100	95	100	99	100			85		
cM capacity (veh/h)	220	144	607	214	203	709	830			555		

Direction, Lane #	EB 1	WB 1	WB 2	NB 1	NB 2	NB 3	NB 4	SB 1	SB 2	SB 3
Volume Total	0	11	9	0	615	615	126	85	523	261
Volume Left	0	11	0	0	0	0	0	85	0	0
Volume Right	0	0	9	0	0	0	126	0	0	0
cSH	1700	214	709	1700	1700	1700	1700	555	1700	1700
Volume to Capacity	0.00	0.05	0.01	0.00	0.36	0.36	0.07	0.15	0.31	0.15
Queue Length 95th (ft)	0	4	1	0	0	0	0	13	0	0
Control Delay (s)	0.0	22.7	10.1	0.0	0.0	0.0	0.0	12.7	0.0	0.0
Lane LOS	A	C	B					B		
Approach Delay (s)	0.0	17.1		0.0				1.2		
Approach LOS	A	C								

Intersection Summary		
Average Delay		0.6
Intersection Capacity Utilization	47.8%	ICU Level of Service
Analysis Period (min)	15	A

HCM Unsignalized Intersection Capacity Analysis
 4: Spring Lake Dr & Maplewood Dr/Access

06/28/2019



Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations	↖		↗		↔		↖	↗		↖	↗	
Traffic Volume (veh/h)	2	0	1	12	0	18	1	22	49	73	71	23
Future Volume (Veh/h)	2	0	1	12	0	18	1	22	49	73	71	23
Sign Control		Stop			Stop			Free			Free	
Grade		0%			0%			0%			0%	
Peak Hour Factor	0.67	0.67	0.67	0.67	0.67	0.67	0.67	0.67	0.67	0.67	0.67	0.67
Hourly flow rate (vph)	3	0	1	18	0	27	1	33	73	109	106	34
Pedestrians												
Lane Width (ft)												
Walking Speed (ft/s)												
Percent Blockage												
Right turn flare (veh)												
Median type								None			None	
Median storage veh												
Upstream signal (ft)												
pX, platoon unblocked												
vC, conflicting volume	403	449	123	396	430	70	140			106		
vC1, stage 1 conf vol												
vC2, stage 2 conf vol												
vCu, unblocked vol	403	449	123	396	430	70	140			106		
tC, single (s)	7.1	6.5	6.2	7.1	6.5	6.3	4.1			4.1		
tC, 2 stage (s)												
tF (s)	3.5	4.0	3.3	3.5	4.0	3.4	2.2			2.2		
p0 queue free %	99	100	100	97	100	97	100			93		
cM capacity (veh/h)	515	471	933	535	483	966	1456			1498		

Direction, Lane #	EB 1	EB 2	WB 1	NB 1	NB 2	SB 1	SB 2
Volume Total	3	1	45	1	106	109	140
Volume Left	3	0	18	1	0	109	0
Volume Right	0	1	27	0	73	0	34
cSH	515	933	730	1456	1700	1498	1700
Volume to Capacity	0.01	0.00	0.06	0.00	0.06	0.07	0.08
Queue Length 95th (ft)	0	0	5	0	0	6	0
Control Delay (s)	12.0	8.9	10.3	7.5	0.0	7.6	0.0
Lane LOS	B	A	B	A		A	
Approach Delay (s)	11.2		10.3	0.1		3.3	
Approach LOS	B		B				

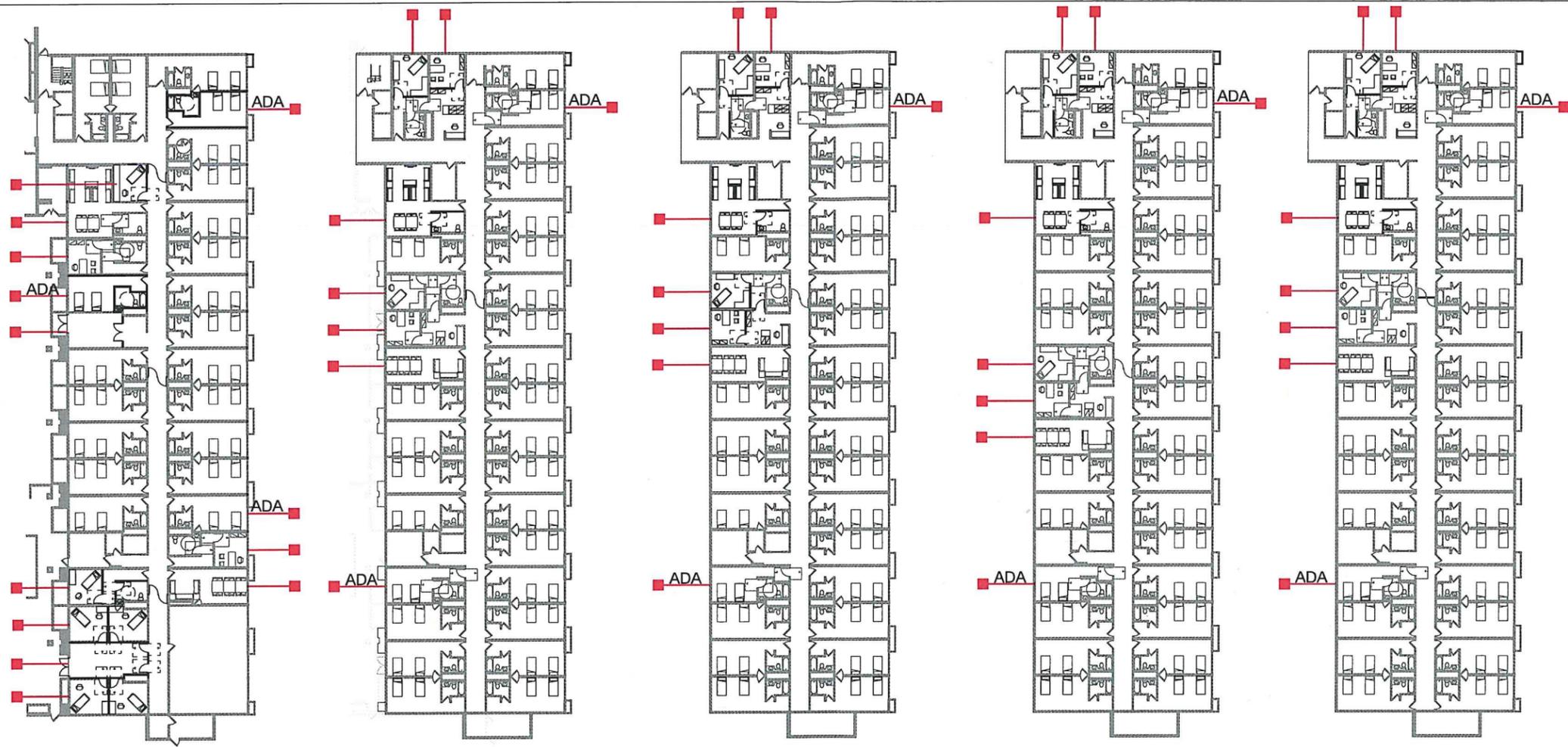
Intersection Summary			
Average Delay		3.3	
Intersection Capacity Utilization	25.8%		ICU Level of Service A
Analysis Period (min)		15	

Haymarket Center - 860 Irving Park Rd, Itasca, IL 60143

Bulk Standards		
Section	Standard	Existing
8-4. Floor Area Ratio	0.6 FAR	0.42 FAR **
8-5. Minimum Lot Size	1,750 sf/dwelling unit Efficiency Units - 1,250 sf/dwelling unit Lodging Rooms - 800 sf/dwelling unit	N/A
8-6.a. Front Yard	25' +43.6' = 68.6' *	West - 36.7'
8-6.b. Side Yard	5' +43.6' = 48.6' * Streetside - 25' +43.6' = 68.6' *	North (streetside)- 300.9' South - ~160' **
8-6.c. Rear Yard	20' +43.6' = 63.6' *	East (streetside)- 78.1'
8-7. Parking	3.d. Hospital. A parking study shall be required which analyzes parking demand and supply on the basis of number of beds, employees, ratio of inpatient usage, and other pertinent factors.	Existing: 374 Standard 10 Handicap <i>*Need for variance dependent on parking study</i>
8-8. Height	2 stories or 30', whichever lower	5 Stories - 51.8'

* All yards require an additional 2' per 1' of height over 30' = 43.6'

** Estimated



1 Level 1
PR.1 1/16" = 1'-0"

- Assessment Center
- Detox
- Exam Rooms

2 Level 1
PR.1 1/16" = 1'-0"

- Women's
- Inpatient
- Recovery

3 Level 2
PR.1 1/16" = 1'-0"

- Men's
- Inpatient
- Recovery

4 Level 4
PR.1 1/16" = 1'-0"

- Men's
- Inpatient
- Recovery

5 Level 5
PR.1 1/16" = 1'-0"

- Inpatient
- Men's Recovery

■ = Rooms that will require ceiling demo
(44 Rooms Plus one Storage Room Total)

ADA = Accessible Rooms



Haymarket Center
COMPREHENSIVE BEHAVIORAL HEALTH SOLUTIONS
ESTABLISHED IN 1974 BY MERRILL LYNCH PIERCE FENNER SMITH, INC. (NYSE: NYSE)

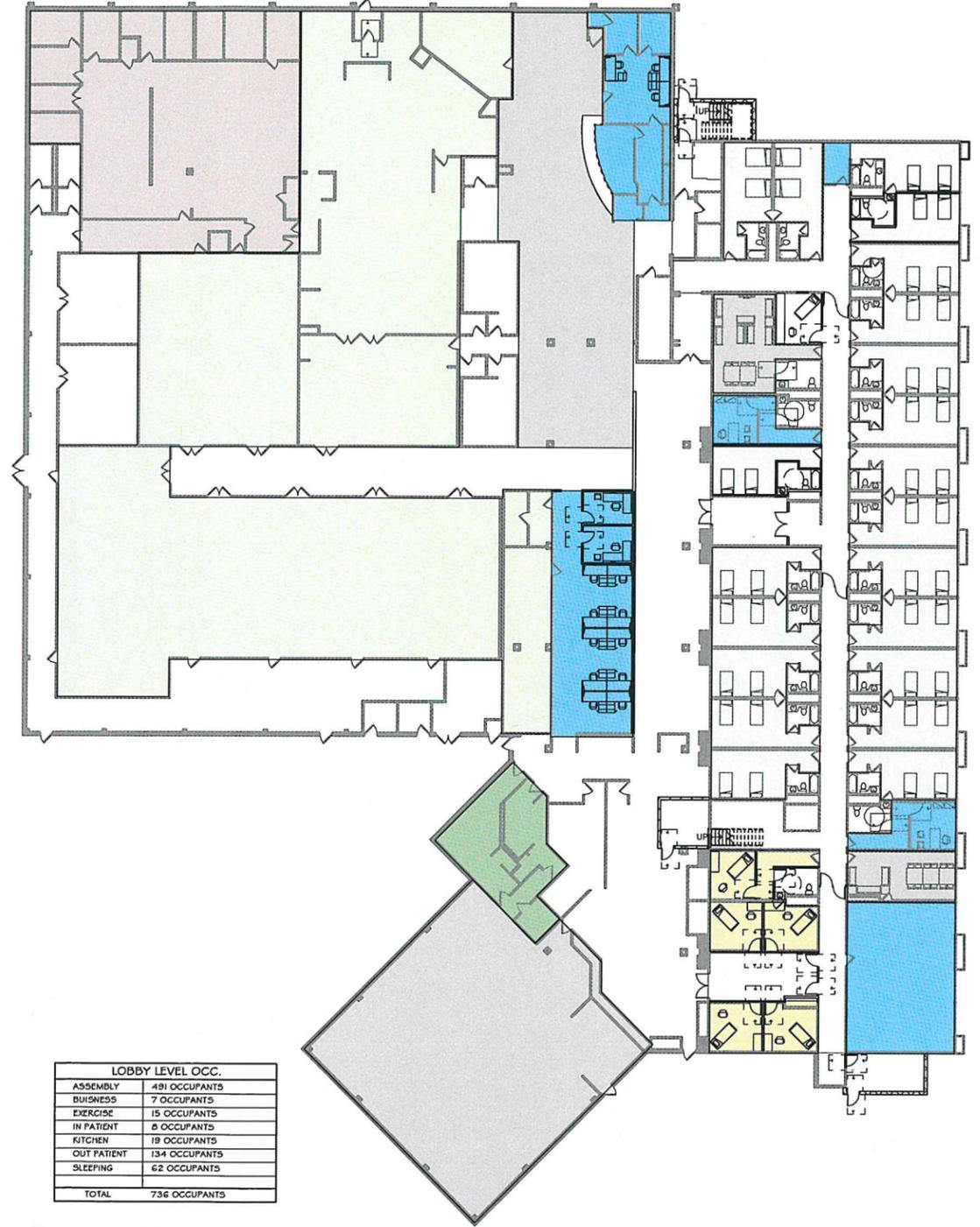
Haymarket - Holiday Inn Design Proposal

SCALE : AS NOTED ON DRAWING

SP7615

2019/05/30





BUILDING OCCUPANCY BASED UPON OCCUPIABLE AREAS	
LOBBY LEVEL	736 OCCUPANTS
TOWER LEVEL 1	INCLUDED IN LOBBY LEVEL
TOWER LEVEL 2	124 OCCUPANTS
TOWER LEVEL 3	124 OCCUPANTS
TOWER LEVEL 4	124 OCCUPANTS
TOWER LEVEL 5	124 OCCUPANTS
TOTAL	1,232 OCCUPANTS

GENERAL OCCUPANCY NOTES

1. THE INTERNATIONAL BUILDING CODE 2006 HAS BEEN USED AS REFERENCE FOR OCCUPANCY REQUIREMENTS AND IS LISTED AS THE ADOPTED BUILDING CODE OF THE VILLAGE OF ITASCA, IL
2. SQUARE FOOTAGE FOR THE AREAS SHOWN ON THE PRESENTED PLANS ARE BASED UPON THE INITIAL DESIGN PROPOSAL, AND REPRESENT THE INTENDED INSTITUTIONAL (I-I) USE OF THE BUILDING AS DEFINED BY THE INTERNATIONAL BUILDING CODE 2006 CHAPTER 3 SECTION 305.2 GROUP I-1.
3. ALL PRIMARY AND SECONDARY USE SPACE OCCUPANT LOADS ARE BASED UPON FLOOR AREA REQUIREMENTS INDICATED IN TABLE 1004.1 OF THE INTERNATIONAL BUILDING CODE 2006

OCCUPANCY USE LEGEND			
	ASSEMBLY - 15 SF/ PERSON		INSTITUTIONAL I-I (SLEEPING) - 120 SF/ PERSON
	KITCHEN - 200 SF/ PERSON		INSTITUTIONAL I-I (OUT PATIENT) - 100 SF/ PERSON
	BUSINESS (ADMINISTRATION/OFFICE) - 100 SF/ PERSON		INSTITUTIONAL I-I (IN PATIENT) - 240 SF/ PERSON
	EXERCISE AREA - 50 SF/ PERSON		

LOBBY LEVEL OCC.	
ASSEMBLY	491 OCCUPANTS
BUSINESS	7 OCCUPANTS
EXERCISE	15 OCCUPANTS
IN PATIENT	8 OCCUPANTS
KITCHEN	19 OCCUPANTS
OUT PATIENT	134 OCCUPANTS
SLEEPING	62 OCCUPANTS
TOTAL	736 OCCUPANTS

1 Level 1 LOBBY / MEDICAL / GROUP / DINING
PR.2 1/16" = 1'-0"



Haymarket Center
COMPREHENSIVE BEHAVIORAL HEALTH SOLUTIONS
FOUNDED IN 1975 BY MGR. IGNATIUS McDERMOTT AND DR. JAMES WEST

HAYMARKET - LOBBY LEVEL OCCUPANCY PLAN

SCALE : AS NOTED ON DRAWING

24 x 36 SJ2068 2019/07/07





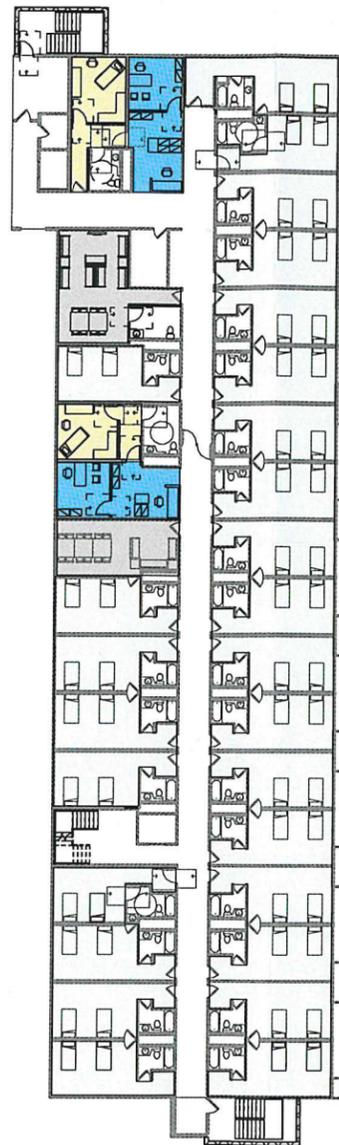
1 Level 1 - Tower
PR.1 1/16" = 1'-0"

TOWER LEVEL 1 (LOBBY) OCC.	
ASSEMBLY	50 OCCUPANTS
BUSINESS	16 OCCUPANTS
IN PATIENT	5 OCCUPANTS
SLEEPING	45 OCCUPANTS
OCCUPANT COUNT INCLUDED IN LOBBY LEVEL	
TOTAL	116 OCCUPANTS



2 Level 2
PR.1 1/16" = 1'-0"

TOWER LEVEL 2 OCC.	
ASSEMBLY	50 OCCUPANTS
BUSINESS	7 OCCUPANTS
IN PATIENT	5 OCCUPANTS
SLEEPING	62 OCCUPANTS
TOTAL	124 OCCUPANTS



3 Level 3
PR.1 1/16" = 1'-0"

TOWER LEVEL 3 OCC.	
ASSEMBLY	50 OCCUPANTS
BUSINESS	7 OCCUPANTS
IN PATIENT	5 OCCUPANTS
SLEEPING	62 OCCUPANTS
TOTAL	124 OCCUPANTS



4 Level 4
PR.1 1/16" = 1'-0"

TOWER LEVEL 4 OCC.	
ASSEMBLY	50 OCCUPANTS
BUSINESS	7 OCCUPANTS
IN PATIENT	5 OCCUPANTS
SLEEPING	62 OCCUPANTS
TOTAL	124 OCCUPANTS



5 Level 5
PR.1 1/16" = 1'-0"

TOWER LEVEL 5 OCC.	
ASSEMBLY	50 OCCUPANTS
BUSINESS	7 OCCUPANTS
IN PATIENT	5 OCCUPANTS
SLEEPING	62 OCCUPANTS
TOTAL	124 OCCUPANTS

OCCUPANCY USE LEGEND

	ASSEMBLY - 15 SF/ PERSON		INSTITUTIONAL I-I (SLEEPING) - 120 SF/ PERSON
	KITCHEN - 200 SF/ PERSON		INSTITUTIONAL I-I (OUT PATIENT) - 100 SF/ PERSON
	BUSINESS (ADMINISTRATION/OFFICE) - 100 SF/ PERSON		INSTITUTIONAL I-I (IN PATIENT) - 240 SF/ PERSON
	EXERCISE AREA - 50 SF/ PERSON		



Haymarket Center
COMPREHENSIVE BEHAVIORAL HEALTH SOLUTIONS
FOUNDED IN 1975 BY MSGR. IGNATIUS McDERMOTT AND DR. JAMES WEST

HAYMARKET - TOWER LEVELS 1-5 OCCUPANCY PLAN

SCALE : AS NOTED ON DRAWING

24 x 36 SJ2068

2019/07/07

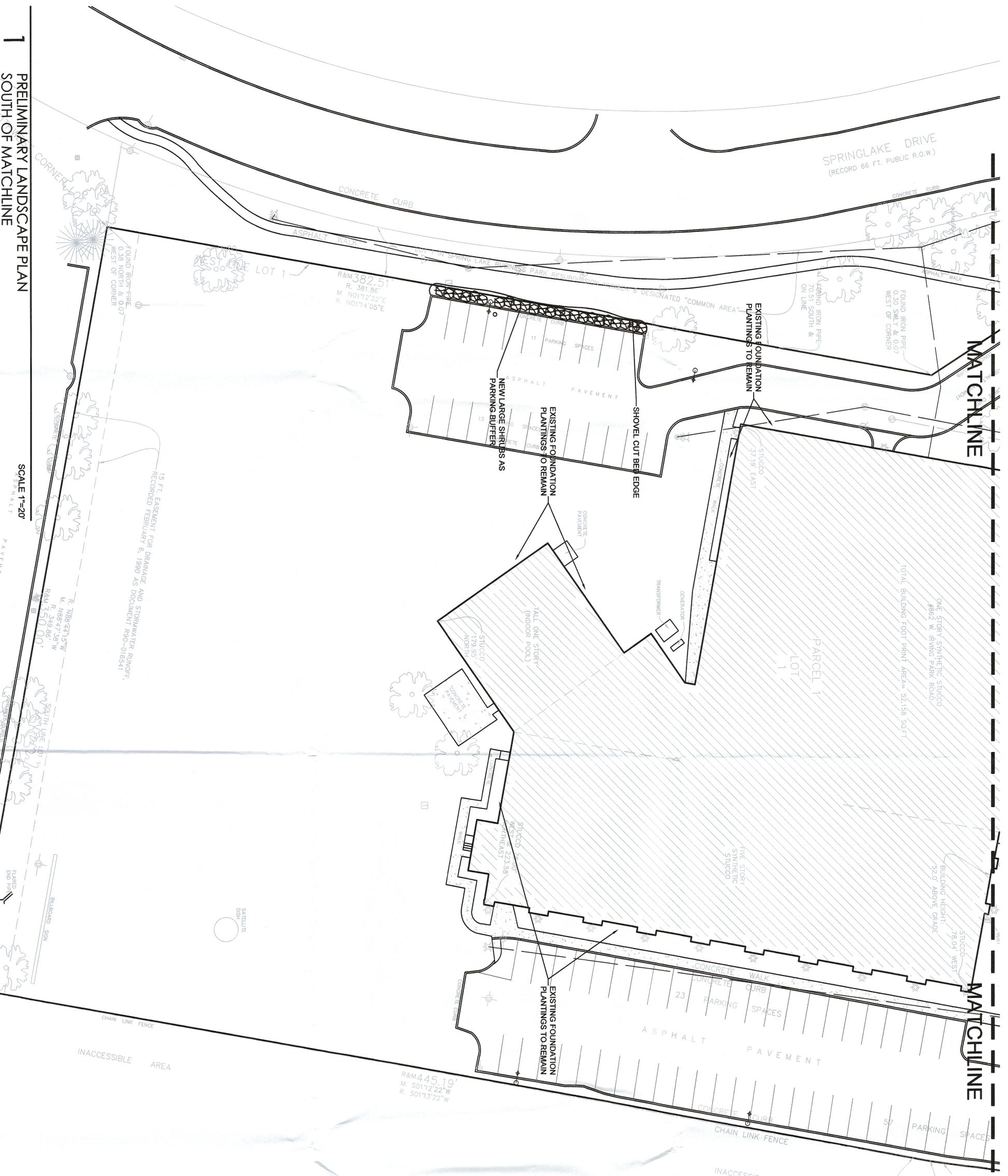


PRELIMINARY LANDSCAPE PLAN
SOUTH OF MATCHLINE

SCALE 1"=20'

SHEET SCALE 1"=20'
0' 10' 20' 40' 60'

12.2



MATCHLINE

MATCHLINE

LG Landscape Architecture
Site Planning
Illustration

Workshop LLC

2324 W. Armitage Avenue
Chicago, IL 60647
ph. 773.697.4388
www.LGWLA.com



PROJECT TEAM

PROJECT NAME
HOTEL CONVERSION

860 W. Irving Park Rd.
Itasca, Illinois

DRAWING ISSUED
NO. TITLE DATE
1. Issued for Village Review 07/23/19

SET TYPE
PRELIMINARY
LANDSCAPE PLANS

PROJECT NUMBER
1907016

DATE
07-18-2019

APPROVED BY:
LCG LCG

SHEET TITLE
LANDSCAPE PLAN
SOUTH

SHEET NUMBER

LANDSCAPE NOTES

- CONTRACTOR SHALL OBTAIN ALL NECESSARY LOCAL PERMITS AND PERMISSIONS TO INSTALL THE PROPOSED IMPROVEMENTS
- ALL LANDSCAPE MATERIALS SHALL BE INSTALLED IN ACCORDANCE WITH THE VILLAGE OF ITASCA LANDSCAPING CODES AND ZONING ORDINANCES.
- PRIOR TO COMMENCING ANY WORK, CONTRACTOR SHALL HAVE JULIE (811) LOCATE AND MARK ALL UNDERGROUND UTILITY FACILITIES AND LINES.
- TREES SELECTED FOR PARKWAY PLANTING SHALL BE HEALTHY, FREE OF INSECTS AND DISEASES, BARK BRUISES, AND SCAPES ON THE TRUNK OF LIMBS BEFORE AND AFTER PLANTING. SELECTED TREES SHALL HAVE A STRAIGHT TRUNK WITH LIMBS NOT LOWER THAN SIX FEET (6') ABOVE THE GROUND.
- ALL PLANT MATERIALS (EXCEPT FOR GROUNDCOVER, ANNUALS, AND PERENNIALS) SHALL BE BALLED AND BURLAPPED STOCK AND MEET CURRENT STANDARDS OF THE AMERICAN ASSOCIATION OF NURSERYS STANDARDS FOR NURSERY STOCK (ANSI Z60.1-1986) OR EQUAL. PLANT MATERIALS MUST BE SUPPLIED WITHIN A 150 MILE RADIUS OF PROJECT SITE. CONTRACTOR MAY SUBSTITUTE CONTAINER STOCK FOR SHRUBS IF SIZES ARE EQUAL TO SPECIFIED B&B STOCK, WITH THE APPROVAL OF THE LANDSCAPE ARCHITECT.
- IF SPECIFIED PLANTS ARE NOT AVAILABLE AT THE TIME OF ORDERING, PLANTS WITH SIMILAR WHOLESALE VALUE AND LANDSCAPE CHARACTERISTICS MAY BE SUBSTITUTED UPON THE APPROVAL OF THE LANDSCAPE ARCHITECT AND VILLAGE STAFF.
- SOIL IN GROUNDCOVER BEDS SHALL BE AMENDED USING 2 INCHES OF MUSHROOM COMPOST INCORPORATED INTO THE TOP 4 INCHES OF SOIL.
- DISTURBED AREAS TO RECEIVE SOD SHALL BE TILLED TO 6" DEPTH AND FINE GRADED TO PROVIDE SMOOTH BASE SURFACE. IF EXISTING SOIL IS A MAJORITY OF CLAY OR UNSUITABLE, 2" OF FINE GRADED TOPSOIL SHALL BE ADDED PRIOR TO TILLING. EXISTING SOD AREAS SHALL HAVE TURF REMOVED WITH AUTOMATED SODCUTTER OR HAND SPACE TO REMOVE ALL BLADES AND ROOTS. 1" OF FINE GRADED TOPSOIL SHALL BE TILLED AND GRADED.
- TREE AND SHRUB BACKFILL MIXTURE SHALL BE 2 PARTS EXIST. NATIVE TOPSOIL AND 1 PART SPHAGNUM PEAT MOSS W/ DECOMPOSED MANURE.
- ALL SHRUB BEDS AND INDIVIDUAL TREE PLANTINGS, UNLESS OTHERWISE NOTED, SHALL RECEIVE A 4 INCH LAYER OF SHREDDED HARDWOOD MULCH. ALL GROUNDCOVER, ANNUAL AND PERENNIAL BEDS SHALL RECEIVE A 2 INCH LAYER OF THE SAME MULCH MATERIAL. COSTS FOR MULCH SHALL BE CONSIDERED INCIDENTAL AND SHALL BE INCLUDED IN THE COST OF PLANTINGS.
- NURSERY TAGS (SPECIES, SIZE) FOR ALL SHADE TREES SHALL REMAIN ATTACHED TO TREES UNTIL FINAL APPROVAL FROM VILLAGE.
- THE LANDSCAPE CONTRACTOR SHALL PROVIDE THE OWNER A BONDED WRITTEN ONE-YEAR WARRANTY AGREEMENT (BEGINNING ON THE OWNER'S POSSESSION DATE), THIS AGREEMENT SHALL COVER MAINTENANCE, REPAIR, AND REPLACEMENT OF ALL DEAD OR DAMAGED LANDSCAPING TO PRESERVE THE SAME QUANTITY AND QUALITY AS INITIALLY APPROVED.
- CONTRACTOR SHALL PROVIDE AN AUTOMATIC UNDERGROUND IRRIGATION SYSTEM FOR COMPLETE EFFECTIVE COVERAGE OF ALL LAWN AREAS AND SHRUB BEDS. CONTRACTOR SHALL SUBMIT SHOP DRAWINGS FOR APPROVAL AND APPLY FOR ALL NECESSARY PERMITS PRIOR TO COMMENCING WORK. IRRIGATION PLANS SHALL INCLUDE HUNTER PRO-C CONTROLLER, WIRELESS SOLAR SYNC STATION AND HUNTER SPRAYHEADS AND NOZZLES. IRRIGATION WORK SHALL BE WARRANTY ALL LABOR AND MATERIALS FOR 1 FULL YEAR AFTER INSTALLATION AND TESTING.
- SODDED LAWN AREAS SHALL BE BID WITH A BID ALTERNATE FOR HYDROSEEDED LAWN. PRIOR TO SEEDING, 2" OF FINE TOPSOIL SHALL BE TILLED INTO EXIST SOIL MIXTURE. A MIX CONSISTING OF ROUGHLY 30% BLUEGRASS / 30% FINE FESCUES / 40% RYE GRASSES AND TACKIFIER SHALL BE APPLIED AT MANUFACTURERS SPECIFIED RATES FOR NEW LAWNS BETWEEN 5 AND 10 LBS PER 1,000 SF.
- DETENTION / BROWSMABLE SEED MIX AND LOW RAIR SEED MIX - PRIOR TO SEEDING, 2" OF FINE TOPSOIL SHALL BE TILLED INTO EXIST SOIL MIXTURE. SEEDMIX SHALL BE BROADCAST OR HYDROSEEDED AT A RATE OF 1/4 LBS PER 1000 S.F. COVER AND EMBED SEED WITH 1/4" - 1/2" RAKED TOPSOIL AND ADD 1" SEED FREE STRAW MULCH OR EROSION CONTROL BLANKET.
- TREES AND SHRUBS SHALL NOT BE LOCATED CLOSER THAN TEN (10) FEET TO FIRE HYDRANTS, TRANSFORMERS OR OTHER ABOVE GROUND UTILITIES. ANY DISCREPANCY ON THE PLAN RELATED TO THESE PROXIMATE UTILITIES SHALL BE BROUGHT TO THE ATTENTION OF THE LANDSCAPE ARCHITECT FOR RESOLUTION.
- PLANTING BEDS BETWEEN BUILDING AND PERIMETER SIDEWALK SHALL HAVE 3/4" TO 1-1/4" DECORATIVE RIVER ROCK - BLUE / GREY MIX - INSTALLED AT A DEPTH OF 2" IN LIEU OF MULCH.

LANDSCAPE ARCHITECT'S STATEMENT

AS PART OF IMPROVEMENTS TO THE SITE, THE LANDSCAPE ARCHITECT WILL FOLLOW THE CODES AND ORDINANCES OF THE VILLAGE OF ITASCA INCLUDING:

- NO SIGHT OBSCURING PLANT MATERIAL EXCEEDING THREE (3) FEET IN HEIGHT, AT MATURITY ABOVE STREET GRADE IS LOCATED WITHIN A TRIANGULAR AREA MEASURED TWENTY-FIVE (25) FEET FROM THE INTERSECTIONS OF ANY TWO (2) STREET RIGHT-OF-WAY LINES IN COMPLIANCE WITH SECTION 4.06.8 OF THE VILLAGE ZONING ORDINANCE, AND ANY EXISTING TREES LOCATED WITHIN THE TWENTY-FIVE (25) FOOT TRIANGULAR AREA OF ANY SUCH INTERSECTIONS ARE BE MAINTAINED TO ALLOW EIGHT (8) FEET OF VISION CLEARANCE BELOW THE LOWEST HANGING BRANCHES IN AREAS FACILITATING VEHICULAR TRAFFIC.
- THE PLANT MATERIALS, INCLUDING DECIDUOUS AND EVERGREEN TREES, WILL NOT CAUSE A HAZARD BY OVERHANGING WALKS, PEDESTRIAN PATHS, OR SEATING AREAS OR OVERHANG ANY STREETS OR VEHICULAR TRAFFIC AREAS BY LESS THAN 15 FEET.
- THE PLANT MATERIALS ON THE SITE APPEAR TO BE HARDY AND TO HAVE VIGOROUS ROOT SYSTEMS, AND APPEAR TO BE FREE FROM DEFECTS, DISEASES AND INFECTIONS.

LARRY C. GLASSCOCK JR., RLA
LG WORKSHOP, LLC

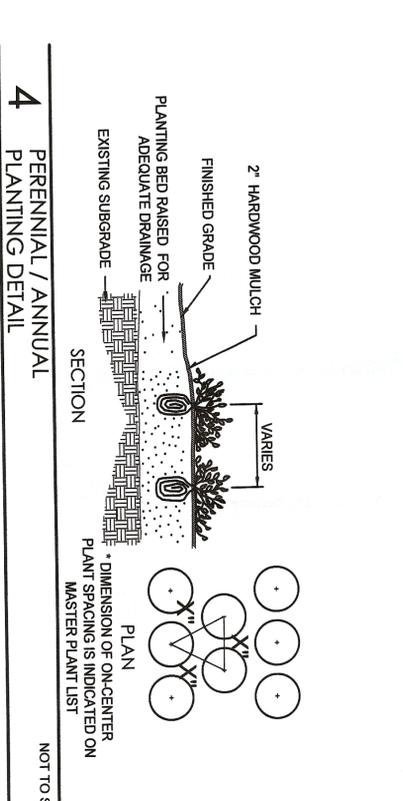
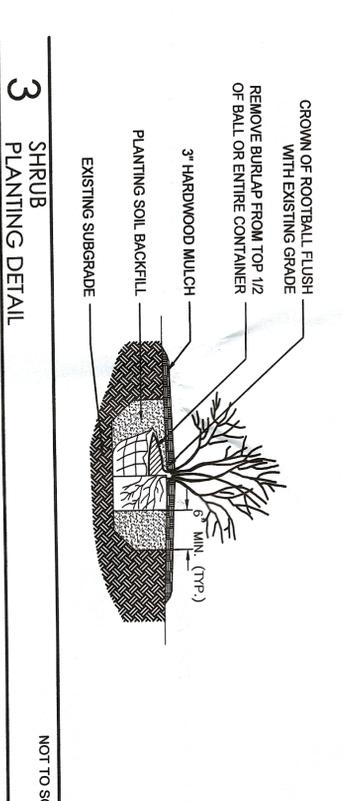
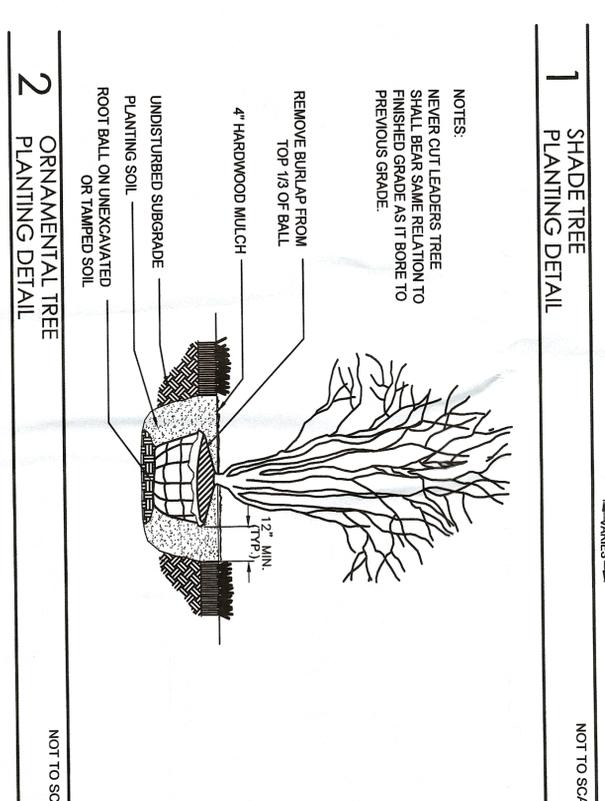
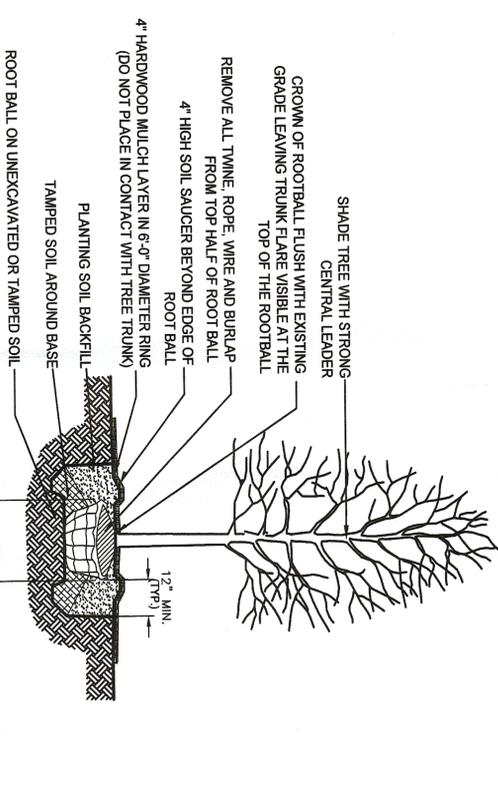


PRELIMINARY PLANT LIST

SYM	SIZE	QTY	BOTANICAL NAME	COMMON NAME	COMMENT
DECIDUOUS SHADE TREES					
AMM	3.0" CAL		ACER NYMPHEL 'MORTON'	NYMPHE MAPLE	B&B
GE	3.0" CAL		GYMNOCLADUS DIOIC. 'ESPRESSO'	ESPRESSO KENTUCKY COFFEETREE	B&B
ULH	3.0" CAL		ULMUS REGAL'	REGAL ELM	B&B
DECIDUOUS SHRUBS					
AAB	24" HT.		ARONIA ARBUT. 'BRILLIANTISSIMA'	BRILLIANT RED CHOKEBERRY	B&B
CSI	24" HT.		CORNUS SERICEA 'ISANTI'	ISANTI DOGWOOD	B&B
FOS	24" HT.		FORSYTHIA X INTERMEDI 'SUNRISE'	SUNRISE FORSYTHIA	B&B
POB	24" HT.		PHYSCOCARPUS OPUL. 'DIABOLO'	DIABOLO NINEBARK	B&B
VTC	24" HT.		VIBURNUM TRILOBUM 'ALFREDO'	ALFREDO AMER CRANBERRY BUSH	B&B
EVERGREEN SHRUBS					
JCK	18" W.		JUNIP. CHIN. 'KALLAVY'S COMPACTA'	KALLAVY COMPACT JUNIPER	B&B
TMT	18" W.		TAXUS X MEDIA 'TAUNTON'	TAUNTON YEW	B&B
TME	18" W.		TAXUS X MEDIA 'EVERLOW'	EVERLOW DENSE YEW	B&B
GROUNDCOVER / PERENNIALS					
ACH	1 QT.		ACHILLEA MILLE 'PAPRIKA'	PAPRIKA YARROW	18" O.C.
ALS	1 QT.		ALLIUM 'TANGUT. 'SUMMER BEAUTY'	SUMMER BEAUTY WILD ONION	18" O.C.
GEM	4" POT		GERANIUM SAUGHMEUM 'MAX FREI'	MAX FREI BLOODY CRANESBILL	18" O.C.
HEM	4" POT		HEMEROCALLIS STELLA DE ORO	STELLA DE ORO DAYLILY	15" O.C.
LAV	1 QT.		LAVENDULA WUNSTEAD STRAIN'	WUNSTEAD ENGLISH LAVENDAR	24" O.C.
SOD	SQ. YD.		SODDED LAWN		

LANDSCAPE LEGEND

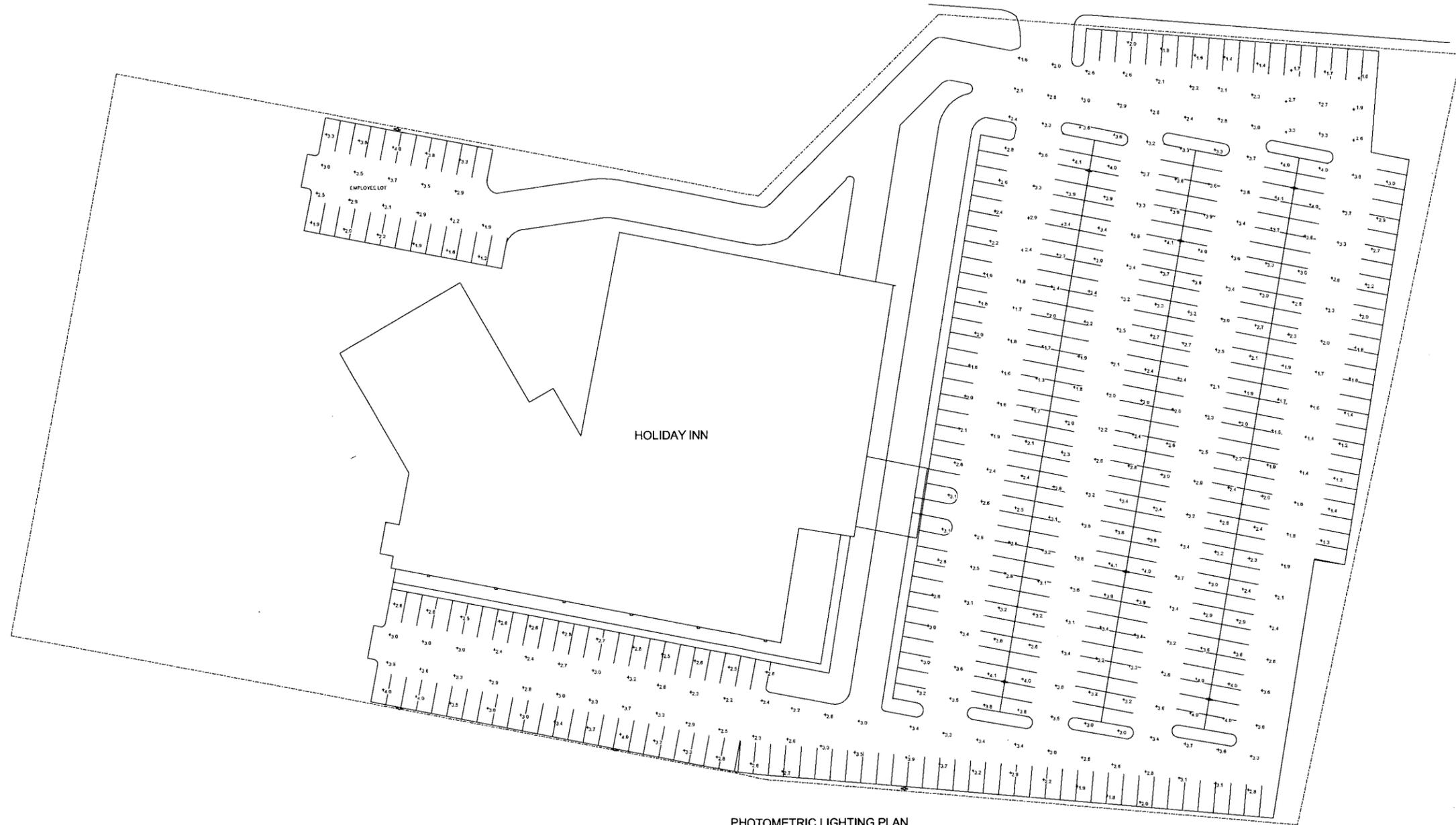
- EXISTING TREE
- PROPOSED SHADE TREE
- PROPOSED LARGE SHRUB
- PROPOSED MEDIUM SHRUB
- PROPOSED EVERGREEN SHRUB
- PROPOSED PERENNIAL PLANTING



PROJECT TEAM

PROJECT NAME
HOTEL CONVERSION
860 W. Irving Park Rd.
Itasca, Illinois
DRAWING ISSUED
NO. TITLE DATE
1. Issued for Village Review 07/25/19

SET TYPE
PRELIMINARY LANDSCAPE PLANS
PROJECT NUMBER
1907016
DATE
07-18-2019
DRAWN BY: APPROVED BY:
LCG LCG
SHEET TITLE
PRELIMINARY LANDSCAPE PLAN / DETAILS & NOTES
SHEET NUMBER
L.3



PHOTOMETRIC LIGHTING PLAN
 860 IRVING PARK ROAD
 ITASCA, ILLINOIS



PREPARED FOR:
 HAYMARKET CENTER
 932 W WASHINGTON BLVD
 CHICAGO, IL

NOVA CONSULTING GROUP
 1107 HAZELTINE BLVD
 CHASKA, MN 55318

779-208-6656

JUNE 5, 2019



Maverick
Energy Solutions
 Lighting. Controls. Solar

LED SHOE BOX LIGHT
80W/100W/150W SPEC

Projects:
Comments:

Features:

- Easy to install and operate
- Energy saving, long lifespan
- Light is soft and uniform, safe to eyes
- Green and eco-friendly without mercury

Applications:

- Parking lot lighting, wall lighting, and street lighting

SPECIFICATIONS:	
WATTAGE	80W/100W/150W
MODEL #	MES-PL-80W/MES-PL-100W/MES-PL-150W
DLC #	MES-PL-W080/MES-PL-W100/MES-PL-W150
CERTIFICATIONS	UL DLC
VOLTAGE	AC90V-305V
POWER FACTOR	0.9
FREQUENCY	50/60Hz
LUMENS	8800 - 9600/11,000 – 12,000/16,500–18,000
LUMENS EFFICIENCY	110-120LM/W
KELVIN (CCT)	5000
CRI	>80
IP RATING	IP65
BEAM ANGLE (DEGREE)	110° Degrees
BASE TYPE/CONNECTION	N/A
LENS	CLEAR
MATERIALS	AL
POWER	EXTERNAL, MEANWELL
LED CHIPS	Philips LUMLEDS
LIFE SPAN (HOURS)	50,000
DIMMING COMPATIBLE	NO
LENGTH OF WARRANTY (YEARS)	5
PRODUCT LENGTH	114MM
PRODUCT DIAMETER	343*504*114
WEIGHT	6.4KG
MOUNTING	SLIPFITTER, ARM MOUNT
WORKING ENVIROMENT	-40°C TO 50°C
SUGGESTED REPLACEMENT FOR	175W, 250W, 400W
POWER EFFICIENCY	>90%



820 N. Ridge Ave. Unit A

Lombard IL, 60148

(630) 225-9300

LEDphantomdistribution.com

Sales@LEDphantomdistribution.com

Projects:

Comments:

LED WALL PACK 80W SPEC

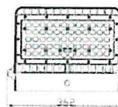
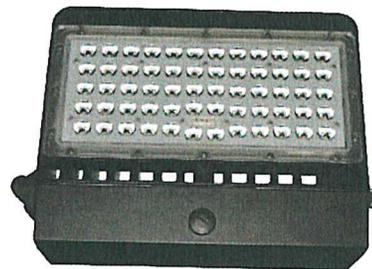
Features:

- Easy to install and operate
- Energy saving, long lifespan
- Light is soft and uniform, safe to eyes
- Green and eco-friendly without mercury

Applications:

- Factory workshop, gym, industrial lighting and wall lighting.

SPECIFICATIONS:	
WATTAGE	80W
MODEL #	MES-WPD-W80
CERTIFICATIONS	UL DLC
VOLTAGE	AC90V-305V
POWER FACTOR	80W
FREQUENCY	50/60Hz
LUMENS	8800-9600
LUMENS EFFICIENCY	110-120LM/W
KELVIN (CCT)	5000
THD	N/A
CRI	>80
IP RATING	IP65
BEAM ANGLE (DEGREE)	110° Degrees
BASE TYPE/CONNECTION	WALL MOUNT
LENS	Clear
MATERIALS	AL
POWER	INTERNAL, MEANWELL
LED CHIPS	Philips LUMLEDS
LIFE SPAN (HOURS)	50,000
DIMMING COMPATIBLE	No
LENGTH OF WARRANTY (YEARS)	5
PRODUCT LENGTH	256MM
PRODUCT DIAMETER	362*112*256MM
WEIGHT	4.9KG
MOUNTING	WALL PACK
WORKING ENVIROMENT	-20°C TO 45°C(-30°C TO 80°C)
SUGGESTED REPLACEMENT FOR	250W, 320W
POWER EFFICIENCY	>90%



820 N. Ridge Ave. Unit A

Lombard IL, 60148

(630) 225-9300

LEDphantomdistribution.com

Sales@LEDphantomdistribution.com

June 23, 2019

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

Re: 860 W. Irving Park Road, Itasca, IL Zoning Applications

Dear Ms. Jarmusz:

As the Owner of Record of the above-referenced real property, legally described in the application for zoning relief, I hereby authorize the Mcdermott Center, its principals, agents, attorneys and consultants, including Michael M. Roth and Ryanne Dent of Ice Miller LLP, to act on our behalf in filing petitions, applications, plans and studies, and taking such other actions as may be necessary to apply for a zoning amendment, special use, variance and/or site plan approval for Haymarket Center at the above address from the Village of Itasca, IL.

Very truly yours,

Rehan Zaid & Bimal Doshi

 *Bimal Doshi*



Village of Itasca
Community Development Department
 550 WEST IRVING PARK RD. ITASCA, IL 60143
 PHONE: 630/773-5568; FAX: 630/773-0852
 www.itasca.com

CONSULTANT SERVICES AGREEMENT

Pursuant to Section 4.05(5) of the Village of Itasca Zoning Ordinance, the Village of Itasca may use the services of professional consultants for research, investigation and professional opinion in the processing of any application.

Section 4.04(5) of the Itasca Zoning Ordinance:

CONSULTANTS: The Plan Commission/Zoning Board of Appeals and the Village Board may utilize the services of professional consultants for research, investigation, and professional opinion, for assistance in arriving at recommendations or decisions. The applicant whose request to the Plan Commission/Zoning Board of Appeals, or Village Board, requires the use of such professional services, shall reimburse the Village the reasonable cost it incurred for the services rendered by its consultants within ten (10) days after the submission of the bill by the Village. The consultants shall bill for their services at the same hourly rate which they normally charge municipal clients. The Village consultants shall include but no be limited to the persons who provide the Village with advice in the field of engineering, law, planning, traffic, design, finance, and court reporters.

I/We the applicant(s) understand that when the services of a consultant are utilized in accordance with the above section for research, investigation, professional opinion or other assistance, I/we shall pay all costs incurred within ten (10) days of submission of a bill by the Village of Itasca.

Haymarket DuPage LLC
 Name of Applicant

Michael Roth
 Agent or Attorney (if applicable)

932 W. Washington Blvd.
 Street Address

2300 Cabot Drive, suite 455
 Street Address

Chicago
 City State Zip

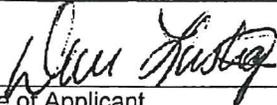
Lisle
 City State Zip

(312) 226-7984
 Telephone

(630) 955-6594
 Telephone

DLustig@hcenter.org
 E-Mail

michael.roth@icemiller.com
 E-Mail


 Signature of Applicant

Date: 7/1/19

Please indicate who the bills for the costs incurred for the petition should be sent to.

Applicant: Agent: Other:

If other, please complete the below information.

Name: _____

Address: _____

City, State, Zip: _____

Phone: _____ E-Mail: _____