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**Village of Itasca  
Community Development Department**

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**PUBLIC HEARING: September 18, 2019**

**PC 19-014**

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

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

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

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



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



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