

In the Matter Of:
HAYMARKET DuPAGE LLC

REPORT OF PROCEEDINGS

August 25, 2021

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1 PRESENT:

2 MR. BRENDAN DALY, Chairman;
3 MR. FRANK CARELLO, Commissioner;
4 MR. JEFFREY HOLMES, Commissioner;
5 MS. KRISTA RAY, Commissioner;
6 MR. ANTHONY RUSSO, Commissioner;

7 ALSO PRESENT:

8 MR. MO KHAN, Village Planner;
9 MS. DEANNE CURELO;

10 HERVAS, CONDON & BERSANI, P.C., by
11 MR. CHARLES E. HERVAS and MS. YORDANA WYSOCKI,
12 333 Pierce Road, Suite 195
13 Itasca, Illinois 60143
14 (630) 773-4774
15 chervas@hcbattorneys.com
16 Appeared on behalf of the Village of Itasca;

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18 MS. BRIDGET M. O'KEEFE,
19 300 South Wacker Drive, Suite 2200
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21 (312) 258-3795
22 bokeefe@daspinaument.com

23 and

24 BOND, DICKSON & CONWAY, by
MS. MARY E. DICKSON,
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marydickson@bond-dickson.com
Appeared on behalf of Haymarket DuPage, LLC;

1 PRESENT: (Cont'd.)

2 FRANCZEK, P.C., by
3 MS. JENNIFER SMITH
4 300 South Wacker Drive, Suite 3400
5 Chicago, Illinois 60606
6 (312) 786-6589
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8 Appeared on behalf of Itasca School District;

9 JOHNSON & BELL, LTD., by
10 STEPHEN P. ELLENBECKER
11 33 West Monroe Street, Suite 2700
12 Chicago, IL 60603
13 (312) 984-0221
14 ellenbeckers@jbltd.com

15 Appeared on behalf of 865 West Irving Park
16 Road, LLC;

17 OTTOSEN, Di NOLFO, HASENBLAG & CASTALDO, LTD., by
18 MR. STEPHEN H. DI NOLFO
19 1804 North Naper Boulevard, Suite 350
20 Naperville, Illinois 60563
21 (630) 682-0085
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23 Appeared on behalf of Itasca Fire Protection
24 District.

1 CHAIRMAN DALY: Good evening, everyone. Today
2 is Wednesday, August 25th. I call this meeting to
3 order. The case before the Plan Commission is
4 PC 19-014 continued from two weeks ago, August 11th.
5 The petitioner and owner is Haymarket DuPage, LLC,
6 and the location is 860 West Irving Park Road.

06:59

7 Will the secretary please call the
8 roll.

9 MR. KHAN: Commissioner Carello.

06:59

10 COMMISSIONER CARELLO: Here.

11 MR. KHAN: Commissioner Drummond, absent.
12 Commissioner Holmes.

13 COMMISSIONER HOLMES: Here.

14 MR. KHAN: Commissioner Ray.

15 COMMISSIONER RAY: Here.

06:59

16 MR. KHAN: Commissioner Russo.

17 COMMISSIONER RUSSO: Here.

18 MR. KHAN: Chairman Daly.

19 CHAIRMAN DALY: Here. I declare a quorum
20 present. The process for this evening -- on the
21 Village's website is a step-by-step for the public
22 hearing process. We are currently on Step 8, public
23 comment. This evening, we are entertaining public
24 comment. We -- this is the last evening for public

06:59

1 comment in the meeting, and then we will talk about
2 the balance of the meetings at the end of this
3 meeting.

4 At this point, I would like to turn
5 it over to our legal counsel, Mr. Charles Hervas, for
6 his openings remarks. 07:00

7 MR. HERVAS: Thank you, Mr. Chairman. Again,
8 my name is Chuck Hervas, and I'm the attorney
9 advising the Plan Commission in this matter. This is
10 a legal proceeding with legal significance. A court 07:00
11 reporter is transcribing the testimony. This is not
12 a trial, but we're developing a record of proceedings
13 before the Plan Commission. This is a legal public
14 hearing on a zoning petition.

15 My job is to protect the rights of 07:00
16 the petitioner, any objectors, and the public. The
17 Plan Commission will make findings and a
18 recommendation to the Village board. Please
19 understand that the Plan Commission is a recommending
20 body. The Village board will make the final decision 07:00
21 on the Haymarket zoning petition.

22 Although the Plan Commission
23 meetings will still be live-streamed through YouTube,
24 we are back to meeting in person, and in-person

1 meetings will continue through the remainder of this
2 hearing. The procedures used by the Plan Commission
3 for large hearings during the pandemic are available
4 on the Village website. The website has a lot of
5 information, including a comprehensive step-by-step
6 guide about the hearing.

07:01

7 We're doing the best we can to have
8 an orderly process that allows for both public
9 questions and public comment. Please abide by the
10 ground rules of the commission.

07:01

11 That's all I have, Mr. Chairman.

12 CHAIRMAN DALY: Thank you, Mr. Hervas.

13 The business before the commission
14 this evening is the public hearing on Case PC 19-014.
15 The request is for petition for a planned development
16 by special use with exceptions and Class 1 site plan
17 approval all in order to permit a mixed-use
18 residential health -- residential and healthcare
19 facility and other accessory uses in the B-2
20 community business district at 860 West Irving Park
21 Road.

07:01

07:02

22 I will now entertain a motion to
23 open this continued public hearing.

24 COMMISSIONER HOLMES: So moved.

1 COMMISSIONER RAY: Ray, second.

2 CHAIRMAN DALY: Would the secretary please
3 call the vote.

4 MR. KHAN: Commissioner Carello.

5 COMMISSIONER CARELLO: For.

6 MR. KHAN: Commissioner Holmes.

7 COMMISSIONER HOLMES: For.

8 MR. KHAN: Commissioner Ray.

9 COMMISSIONER RAY: For.

10 MR. KHAN: Commissioner Russo.

11 COMMISSIONER RUSSO: For.

12 MR. KHAN: Chairman Daly.

13 CHAIRMAN DALY: For. The motion carries.

14 This public hearing is now open.

15 So as we did two weeks ago, there's
16 a sign-in sheet. DeAnn has it over -- the pink
17 signup. She's holding it up. We also have people
18 who already signed up on-line, so, DeAnn, would you
19 please start reading off the names of the people who
20 are able to start us off. Thank you.

21 I'm sorry, Ms. Dickson?

22 MS. DICKSON: I'm sorry, Mr. Chairman. If I
23 could, before we get started with the public
24 testimony, the public commenting tonight, at the last

1 public hearing, there was a petition presented to the
2 Plan Commission that we didn't have the opportunity
3 to review prior to its presentation into the record.
4 And Ms. Wysocki very -- sent it over to us for our
5 review and said that if we had an objection to the 07:03
6 petition, we could bring that objection before the
7 commission tonight. I can do that now or, if you'd
8 prefer, we can wait until we're done with the public
9 comment.

10 CHAIRMAN DALY: Why don't we wait until the 07:03
11 close, if that's all right with you.

12 MS. DICKSON: Perfectly acceptable.

13 CHAIRMAN DALY: And, again, as a reminder, if
14 you're commenting publicly this evening, please state
15 your full name and your address for the record. 07:03
16 Thank you.

17 MR. BARTHEL: Sure. Good evening. My name is
18 James Barthel. I live at 746 Clover Ridge. Barthel
19 is B-a-r-t-h-e-l.

20 So thank you for the opportunity 07:03
21 tonight. I've been a resident of Itasca for over 15
22 years. I have reviewed the data provided by both
23 petitioner and the Village, and I've also attended a
24 lot of the meetings in person as well as virtually.

1 If the project were approved, I see the most likely
2 result as being an increased cost and diminished
3 level of services, strictly emergency, as well as
4 other residences and businesses of Itasca, and
5 really, primarily due to the overall scope and size 07:04
6 of the project. For those reasons, I'm opposed to
7 the project, and I'm encouraging the planning
8 committee to also recommend opposition to the
9 proposal going forward.

10 I would like to thank everyone 07:04
11 involved that's presented, as well as thanking the
12 Village, the lawyers, the petitioner, and especially
13 the volunteers involved in this. Thank you.

14 CHAIRMAN DALY: Thank you, Mr. Barthel.

15 MS. PETERSON: Hello, my name is Jamie 07:04
16 Peterson, P-e-t-e-r-s-o-n. I live at 321 South
17 Cherry Street in Itasca.

18 I want to begin by reaching out to
19 you, Dr. Lustig, and thanking you for what you have
20 done for your -- I'm sorry, thanking you for -- let 07:04
21 me start over.

22 I wanted you to know that despite
23 the concerns I have with the potential Itasca
24 location, I commend you and the staff of Haymarket

1 for all of the lives that you have positively
2 impacted and saved through your treatment. It is
3 honorable to devote your life's work to helping those
4 in need during the hardest of times. I feel like
5 what you have brought to Haymarket Chicago makes 07:05
6 sense. Bringing a large treatment facility into a
7 city with a population of 2.7 million seems
8 proportionate. A city with many resources, including
9 99 fire stations, 80 ambulances, and over 20
10 emergency rooms. 07:05

11 I have some serious concerns with
12 Haymarket placing a 272-bed facility in a town of
13 8700 residents with limited resources, only one
14 ambulance, and over a 10-minute drive to the closest
15 hospital; a hospital with an ER that has been packed 07:05
16 any time I've ever needed to use it. My concern is
17 not based on fear or hate. I'm simply concerned with
18 the proportion of the facility compared to our small
19 village. For those of you saying "if not Itasca,
20 where else," I want to ask you why is Itasca such a 07:05
21 desirable location? Other than its turnkey property,
22 I've not heard any reason why Itasca is the perfect
23 fit for Haymarket DuPage. We are not centrally
24 located within the county. We do not have a hospital

1 close by. We do not have a large fire department or
2 police department. We don't even have accessible
3 transportation throughout the county. I would fully
4 support much smaller locations placed throughout the
5 county. The need is there, I agree, but the
6 proportion of the facility in Itasca doesn't make
7 sense.

07:06

07:06

07:06

07:06

8 Thanks for all you have done and
9 hope to do in DuPage County. Your intentions to help
10 those struggling are appreciated. As a resident of
11 Itasca, I feel that Haymarket, what they're trying to
12 bring to our village is simply too large to
13 accommodate. Thank you.

14 CHAIRMAN DALY: Thank you, Ms. Peterson.

15 MS. LADA: Joanna Lada, L-a-d-a, 104 East
16 Theodore lane, Itasca.

17 CHAIRMAN DALY: Please begin.

18 MS. LADA: I'm here as a concerned citizen and
19 resident of Itasca. I do not support this proposal,
20 mostly due to the unproportional size of the center
21 to our tiny village and its resources.

22 I would like to talk about two
23 aspects of the proposal. First, the ambulance issue
24 and then the possible effect of the Haymarket on our

1 school district. I'm a teacher, so I have an
2 experience with that. First of all, my concern is
3 with the ambulance. I feel that it's extremely
4 irresponsible to place such a big medical center in a
5 tiny village with just one ambulance. My grandma
6 died while she was rolled into the hospital. The
7 ambulance that was assigned to her address was held
8 back somewhere else and another ambulance from
9 another location was dispatched. It was farther
10 away, it took longer for the ambulance to arrive, and
11 my grandma died entering the hospital.

12 The doctor told us that most likely
13 she would've survive -- survived if she was brought
14 earlier. So I'm really, extremely anxious that the
15 history might repeat itself. I feel that the lives
16 will be lost. I understand that the Haymarket has
17 contract with Elite but, first of all, contracts
18 could be easily broken. Also, I'm sure that Elite
19 ambulances will not be parked by Haymarket. Their
20 center is far away. So our ambulances -- well, our
21 ambulance, not ambulances. Our ambulance is just
22 practically next door.

23 The Haymarket staff is trained to
24 take care of patients and to save their lives. But

1 if the patient has medical emergency, of course they
2 will choose the quickest and safest way to save the
3 life by calling 911. By calling the ambulance that
4 is next door. And I feel that even if they decide to
5 follow the procedures and they will call Elite and 07:09
6 after five minutes patient is going to get worse,
7 they are going to end up calling 911 and our
8 ambulance will be dispatched.

9 Then I'm really afraid that if any
10 resident of Itasca will need ambulance at this time, 07:09
11 if any of my family members will need ambulance at
12 this time, the ambulance will not be available.
13 We'll have to use ambulances from our neighbors.
14 Again, it's farther away. Time might be lost. Lives
15 might be lost. And also I'm concerned that if we 07:09
16 start using -- overusing ambulances or resources of
17 our neighbors, eventually we'll have to buy another
18 ambulance, and we know that it's not only buying the
19 ambulance, it's hiring more staff. So I really feel
20 that it's extraordinarily irresponsible placing such 07:10
21 a huge medical center in a tiny village with one
22 ambulance.

23 Also, I would like to talk about
24 possible effects of Haymarket on our school district.

1 I'm a teacher. I work in Wood Dale. It's a small
2 village east of us about the same size, a little bit
3 bigger, but very similar size of the district. I
4 have 20 years of experience. So Dr. Lustig promised
5 not to place mother and child program in Itasca, but 07:10:
6 I'm thinking what if he retires? What if he moves
7 out of state? What if he accepts another position?
8 The new CEO does not have to keep his word and
9 nothing can stop him from moving this program into
10 Itasca. 07:11:

11 And if you start thinking about
12 that, it makes perfect sense to have mother and child
13 program in our location. It's a beautiful
14 neighborhood, small, safe, with a lot of space for
15 kids to play, beautiful, great small district, small 07:11:
16 schools. So it makes perfect sense to have this
17 program in our village if we -- if the program -- if
18 Haymarket comes here.

19 Also, Dr. Lustig mentioned that
20 usually mothers in this program don't send kids to 07:11:
21 school, and I feel that is true in Chicago. I used
22 to live in Chicago as a young adult and I loved it,
23 but the moment I had kids, I moved to Itasca, because
24 I wanted -- I didn't want to send my kids to Chicago

1 public schools. I wanted my kids to attend schools,
2 beautiful, great programs, in suburbs. So I feel
3 that those mothers feel exactly the same. When they
4 are in Chicago, they don't want to send their kids to
5 Chicago public schools, but when they move to Itasca, 07:12
6 they will change their mind. They will see a
7 beautiful, quiet, safe, neighborhood with a school
8 just down the street; small school, great program,
9 big playground, surrounded by a lot of trees and
10 nature, a great place for kids to go to school and 07:12
11 learn.

12 So I feel that the moment this
13 program is moved to our village, even one mother with
14 child is moved to our village, the program will
15 follow. And it doesn't have to be just Dr. Lustig 07:12
16 moving away. There could be other things, like COVID
17 outbreak in Chicago location, like shortage of beds
18 in their location, something mechanical, like a big
19 pipe bursting. And I feel that even if one mother
20 and child is moved to this location, entire program 07:13
21 will follow, because it just makes sense if you think
22 about that.

23 I would like to talk about one more
24 aspect of Dr. Lustig's statement about mother and

1 children program; mothers not sending children to
2 schools. So if we end up having those mothers and
3 children in our location, based on the statement that
4 they kept children out of school, I can successfully
5 assume that the children or child will be very behind 07:13
6 in their academics. Also, we can successfully assume
7 that the child will have emotional problems. Also
8 usually with those problems follow speech and
9 language delay.

10 So I'm sure that if the kids or kid 07:14
11 enters our school district, the teachers, the
12 students, the staff will accept them, will love them,
13 will support them, because we are just wonderful,
14 great village with a lot of -- we're just a giving
15 community. I have lived for 20 years so I know. But 07:14
16 the district will need data to be able to support the
17 child or children. So we get this data by testing
18 and evaluating, so other people will need to be hired
19 to do that. Then the child will have IEP, need an
20 IEP, so it's individual education program, and a lot 07:15
21 of services, like social work, speech, intervention,
22 special education, usually a paraprofessional is
23 assigned to a child. And from my 20-year-old
24 experience as a teacher, I know that a small district

1 like ours is able to successfully support a really
2 small amount, like few kids, with such severe needs.

3 I am a Christian woman, and I am a
4 teacher. I love helping people. But I also
5 understand that if you are on a tiny raft and you try 07:15
6 to save too many drowning people, you're going to end
7 up drowning everybody, including yourself. Thank
8 you.

9 CHAIRMAN DALY: Thank you for your comments,
10 Ms. Lada. 07:16

11 MS. BOEHNE: Good evening. My name is Anne
12 Boehne, that's Anne with an "e," and Boehne,
13 B-o-e-h-n-e. I live at 217 South Oak Street in
14 Itasca, and my children are fourth generation to live
15 in this house, so we're a long time Itasca family. I 07:16
16 was a substitute teacher in District 10 right here
17 for 21 years. So I have some experience in the area.
18 I have four or five different disjointed things that
19 I have listened to over the last almost three years
20 of these hearings, so they don't flow together but 07:16
21 they're all things that were talked about during this
22 time.

23 Everybody knows of the need for drug
24 rehab facilities, but most Itasca residents do not

1 understand why this facility should be here in one of
2 the smallest of all DuPage's towns and villages.
3 Just to compare some numbers -- and I did get the
4 latest census numbers on this -- Wheaton's population
5 is about 52,000 now, and they refused to have a
6 16-bed facility. Itasca -- we're up to a whopping
7 9,600 about -- is being asked to support on its own
8 about a 200-plus bed facility. Yes, and this is with
9 one police station and one fire station.

07:17

07:17

07:17

07:18

10 Some other numbers. All of DuPage
11 is about 1 million in population. Itasca's
12 population is less than 1 percent of all of DuPage.
13 And if you think about that, that is an absolutely
14 astoundingly different number than I would have
15 thought. Haymarket proposes to bring into this tiny
16 town this huge facility and also, since it does not
17 pay property taxes, this will be costing us. We all
18 know that the taxing bodies -- because we all own
19 houses and things, we get monies given to many things
20 out of our property taxes that our town needs; fire
21 district, several school districts, park district,
22 the library. Well, we would not be getting that
23 money unless there's some other way that it will be
24 coming, and I don't think there is.

1 In the last several years, Itasca
2 residents voted yes on two referendums. The Itasca
3 Fire Protection District one and School District 10.
4 We voted these because we wanted to take care of our
5 own needs, and we are spending the money and we're
6 happy to spend the money because it's helping our
7 town. But I see no need to pay for a facility that
8 the entire county and all the collar counties will
9 use but not have to pay for. That is not fair. But
10 those things I mentioned, it's just -- it's simple
11 math when you look at it, and the inequities are just
12 astounding in my view.

13 Another issue, when this process --
14 not an issue, just a point. When this process began
15 about three years ago, certain politicians
16 enthusiastically supported the drug rehab center
17 here. I don't believe any of the politicians who
18 supported this lived in town, and they all lived in
19 towns much bigger than us. So it seems to me that
20 they were rather disingenuous to even make these
21 statements when they weren't involved and it was so
22 obvious that they don't want it in their towns. So
23 my own view -- and this is completely personal -- is
24 this town, one of the reasons it was chosen is that

1 it's one of the smallest towns and Haymarket would be
2 alienating the fewest number of adults. And that's
3 my own view on it.

4 One of the commissioners or board
5 chairman said in 1990 -- 1919 [sic], I'm going to 07:19:
6 work as hard as I can to make this a reality, and he
7 wasn't the only one who made comments. And I find
8 all of that real distasteful, that people would say
9 that when they were not involved at all.

10 I was going to say something about 07:20:
11 the emergency response thing, but the lady right
12 before me did an excellent job of making the points
13 so I will bypass that.

14 We were told that Haymarket would
15 bring in about 162 jobs to the Village, but I'm not 07:20:
16 sure how those employees would benefit contributing
17 any money to the town. We all know that Itasca has
18 no stores. You can't buy clothing, shoes, toys,
19 books, hardware. We have nothing like that in our
20 town limits. You have to go to the next-door towns, 07:20:
21 so there would be no sales tax coming in from the
22 normal purchases that people might run out after work
23 or before work and make because we don't have those
24 in the town. And, of course, they all get a meal

1 break. I don't know if they are allowed to leave the
2 premises. That's their own rule. But I don't know
3 even if they have enough time to go to the one of the
4 local residents [sic], so very little tax money
5 coming in there. And those were the two things, 07:21:
6 shopping and restaurants, that I thought the
7 employees in that place would be interested in doing
8 or have the opportunity.

9 I thought it was very ironic and
10 I -- you know, most of my information I got out of 07:21:
11 all the newspaper articles and the notes that I
12 studiously took when I came to all these meetings. I
13 thought it was ironic that Haymarket objected to the
14 proposed cannabis dispensary that's near their West
15 Loop center citing the possibility that the 07:21:
16 dispensary would hurt fragile clients as they have to
17 pass by that center to get to the treatment place.

18 Well, we have a liquor store with
19 gambling within walking distance from the proposed
20 site, and last I heard, liquor is a substance that 07:21:
21 can be abused also, so that would be putting these
22 people at risk right here.

23 Lastly, I don't really believe that
24 Haymarket has dealt with the Village through this

1 process in a fair and professional manner. And I'm
2 not going to list examples because everybody on this
3 board and everybody on the planning commission and
4 any other hierarchy that we have is aware of these.
5 The question we need to ask, in addition to all the 07:22
6 other very important ones, is if we can trust
7 Haymarket. Because if this comes in, it's going to
8 be there for a long time, and we've had issues
9 working through this process with information not
10 coming or getting wrong or many different things. 07:22
11 That's a big trust thing that I personally am not
12 sure that I want to take on as a person in this
13 village. Thank you so much.

14 CHAIRMAN DALY: Thank you for your comments
15 this evening, Ms. Boehne. 07:23

16 MS. HENDRICKSON: Thanks for allowing me to
17 speak today. My name is Lisa Hendrickson. Although
18 I don't currently live in Itasca -- oh, sorry,
19 H-e-n-d-r-i-c-k-s-o-n; 1573 South Garden in Palatine.

20 So I don't currently live in Itasca. 07:23
21 I grew up here. It's a wonderful community. It was
22 a great place to grow up. It was very important to
23 me and my family. My father died by suicide when I
24 was a child, and this town, for the most part,

1 rallied around me and my family, and it -- you know,
2 it was a big part of now who I am today. So I have a
3 lot of love for Itasca.

4 I currently serve as the director of
5 community living at the Kenneth Young Center, which 07:23
6 is just a couple miles down the street in Elk Grove
7 Village. I've worked at Kenneth Young for almost 15
8 years in a bunch of different capacities. In my
9 current role, I lead multiple teams of clinicians who
10 provide intensive mental health and integrated 07:24
11 substance use services in the northwest suburbs,
12 including Itasca.

13 So what that means is that these
14 teams provide in-home visits to Itasca and other
15 areas, depending on a person's need on a daily or 07:24
16 sometimes multiple times per week basis. So we are
17 here. You know, we see a lot of the residents in
18 this town. We provide mental health and outpatient
19 integrated health services.

20 Personally, I'm excited about the 07:24
21 expansion of the services that would be offered to
22 those individuals if Haymarket were to be here.
23 Trying to get access to a higher level or a different
24 type of substance use treatment for the individuals

1 currently living here is extremely difficult, and my
2 team is trained to do that. That's part of our job,
3 and we still have a hard time. So we are really
4 excited about how that would work.

5 In addition to that, I wanted to 07:25
6 read a statement on behalf of Kenneth Young, because
7 the CEO could not be here today. So Kenneth Young
8 Center is proud to support the opening of Haymarket
9 Center. As a community leader for more than 50 years
10 providing mental health services, KYC is uniquely 07:25
11 qualified to speak to the immense need for mental
12 health and substance use treatment in the northwest
13 suburbs. As the communities' needs have grown so has
14 KYC but never more than over the last two years
15 facing COVID. 07:25

16 Our team currently receives more
17 than 600 calls a month for outpatient behavioral
18 health and substance use services. These calls come
19 from children, adults, and families who live in and
20 around this community. We currently provide 07:26
21 substance use prevention services in the school
22 district as well as nonclinical recovery services
23 called Smart Recovery. In 2018, KYC became a
24 licensed provider of substance use disorder

1 treatment, and the services that Haymarket would be
2 able to provide would compliment the services that we
3 are already providing and know that the community
4 needs.

5 Those who have a substance use
6 disorder have a disease and are stigmatized as other,
7 but let's imagine for a moment living and working in
8 a community that celebrates and supports youth and
9 adults seeking care and actively engaging in their
10 recovery. Because the road to recovery is long and
11 there are no shortcuts, inclusive and varied supports
12 and services are essential to meet individuals and
13 families where they are at.

14 What Haymarket is able to offer
15 through this facility will change lives. If this
16 building were to provide cancer treatment or any
17 other service, there would be no opposition. It is
18 time to evolve our communities' response to recognize
19 that mental health and substance use services provide
20 critical healthcare that keeps our neighbors
21 thriving. KYC looks forward to partnering with the
22 team at Haymarket to support families in need and
23 continuing to work in close collaboration to serve
24 our community. Thank you again for allowing me to

07:26

07:26

07:27

07:27

1 speak today.

2 CHAIRMAN DALY: Thank you for your comments
3 this evening, Ms. Hendrickson.

4 MS. RONAN: Hi, my name is Emily Ronan. I am
5 a youth services advocate at Aim Center for
6 Independent Living. Our center is located at 31 --

07:27

7 CHAIRMAN DALY: I'm sorry, what is your
8 personal address first, please?

9 MS. RONAN: My personal address?

10 CHAIRMAN DALY: Yeah.

11 MS. RONAN: 349 West Hamilton Drive in
12 Palatine, Illinois.

13 CHAIRMAN DALY: Thank you.

14 MS. RONAN: Our center is located 3130 Finley
15 Road in Downers Grove. I'm a youth services advocate
16 at Aim Center for Independent Living, and on behalf
17 of Aim Center, I urge the planning commission to
18 approve Haymarket's application to operate a
19 treatment center in the Village. Aim is shorthand
20 for achieving independence and mobility. Aim's
21 mission is to empower people with disabilities to
22 effectively control and direct their lives. We serve
23 DuPage, Kane, and Kendall counties and provide
24 training, community development, and advocacy to

07:28

07:28

1 enable people with disabilities to fully participate
2 in family, social, and community life.

3 As a youth advocate, I work with
4 children and young adults with disabilities on skills
5 to increase independent living opportunities, explore 07:28
6 post secondary education, and encourage competitive
7 integrated employment. I also run a teen and young
8 adult social group and monthly parent support groups
9 to meet the ever-growing needs of our community.

10 Aim is interested in this matter 07:29
11 because people in recovery are considered people with
12 disabilities under federal law; namely, the Fair
13 Housing Act, the Americans with Disabilities Act, and
14 the Rehabilitation Act. These federal laws prohibit
15 discrimination against people with disabilities, 07:29
16 recognize people in recovery are entitled to live in
17 the housing and community of their choice, and
18 require that people in recovery be treated in a
19 manner equal to any other population. These
20 principles have enabled people with disabilities, 07:29
21 slowly but surely, to make inroads into American
22 society. However, we still have a long way to go.

23 One continuing problem is that many
24 people harbor unfound fears and assumptions about

1 people with disabilities, and, in particular, people
2 in recovery. These fears and assumptions prevent
3 full integration. One common thread is that people
4 in recovery are prone to violence or other criminal
5 activity. And although this is untrue, this 07:29
6 sentiment often sparks community opposition or
7 efforts to assist and treat this population,
8 including efforts to operate a recovery center.

9 Examples abound of communities that
10 oppose recovery centers, and if such opposition were 07:30
11 allowed to rule the day, people in recovery would
12 forever be in search of treatment. Fortunately, the
13 Fair Housing Act prohibits this type of
14 not-in-my-backyard. Simply put, the Act prohibits
15 exclusion based on generalized perceptions about 07:30
16 people with disabilities, including those in recovery
17 and speculations about threats to safety. The Act is
18 designed to overcome these stereotypes and ensure
19 equal treatment is afforded to people with
20 disabilities. 07:30

21 As the planning commission soon
22 deliberates, I ask you to honor the principles
23 embedded in the Fair Housing Act, help meet the
24 criteria -- the critical needs of people with

1 disabilities in DuPage county, and approve
2 Haymarket's application to provide its recovery
3 services in the Village of Itasca. You have a unique
4 and special opportunity to do the right thing and
5 make an important difference in the lives of people
6 with disabilities by approving Haymarket's
7 application.

8 Thank you for the opportunity for
9 comment and for your time and consideration.

10 CHAIRMAN DALY: Thank you for your comments
11 this evening, Ms. Ronan.

12 MR. DIESTEL: James Diestel, 107 West George
13 Street in Itasca; D-i-e-s-t-e-l.

14 I would like to first thank
15 everybody here who has been part of these lengthy
16 proceedings. I have been following this proposal
17 from the beginning, from reading the initial Daily
18 Herald article to a small meeting with Dr. Lustig and
19 Greg Hart to the Diane Pappas meeting and finally to
20 all these planning commission meetings. One thing we
21 all agree on is treatment is needed. However, the
22 scope and impact is far too large for Itasca.

23 We, as residents, have been given
24 two sets of conflicting information. Who are we

1 supposed to believe? Haymarket has said that we can
2 except 19 calls per year. Itasca's fire department
3 witness says we can receive upwards of 400. How do
4 you decide who is correct? Who do you trust? I
5 think it's best to look at the original information 07:32
6 presented and see if it was correct. For this
7 information, I think it's best to review DuPage
8 County Board Representative Ashley Selmon's blog. I
9 made 15 copies.

10 Ashley was an original supporter of 07:32
11 Haymarket proposal until citizens, such as myself,
12 reached out to her to explain why we were against the
13 proposal. DuPage politicians, such as Ashley, were
14 pitched incorrect information from Haymarket to gain
15 support, such as the Holiday Inn was in an industrial 07:33
16 area. We all know it's in a B-2 district, which is
17 business. That tax revenue had fallen and there was
18 no interest in the hotel. I searched. I couldn't
19 seem to find anything that was publicly marketed for
20 the hotel. The hotel was doing fine, and the hotel 07:33
21 only closed due to COVID.

22 The Holiday Inn was an extended stay
23 hotel, but it averaged less than two night's stay and
24 there's no kitchenettes. So it's obviously not an

1 extended stay hotel. It would be a huge job creator
2 in Itasca. Seemingly, it would create only a handful
3 of jobs. There was also mention of \$3 million in
4 grants that other towns had received but no paperwork
5 or foundation laid down on how to receive these 07:33
6 grants. It was as if no work was put in, just a
7 generic statement made. There was also no mention of
8 a private ambulance service at that time.

9 Based on this information, Ashley
10 removed her name from the supporters' list. She 07:34
11 could see past this incorrect information that
12 Haymarket was pushing. I ask you, if Haymarket
13 garnered support with incorrect information in the
14 beginning, how are we supposed to trust them and
15 their witnesses in the end? I urge the planning 07:34
16 commission to review the scope of this project and
17 look at the factual data to see if the proposal
18 does -- to see the proposal does not fit the zoning
19 and has far too large of an impact for Itasca to
20 support; to really look at what Haymarket has 07:34
21 presented through these last two years and see how
22 the information has been manipulated and changed time
23 and time again to push a proposal that does not make
24 sense in Itasca.

1 Unfortunately, myself and everybody
2 in one way or another has been affected by addiction.
3 We are a caring and compassionate community, but what
4 is being proposed by Haymarket is much too large for
5 a small town to work with. At the end of the day, 07:35
6 it's not fair in an emergency situation for a
7 Haymarket patient or a member of Itasca to have to
8 wait for an ambulance when it could be a
9 life-or-death scenario.

10 I would also like to mention that 07:35
11 time and time again throughout these proceedings that
12 we've heard the word "stigma" also pushed around.
13 Also the word "nimbe" (phonetic). I've been a pretty
14 big part of these proceedings so -- or big part of
15 the community so far throughout these proceedings, 07:35
16 and I don't think anybody here has once said anything
17 derogatory against Haymarket. So I think this is a
18 simple zoning hearing based on zoning and impact to
19 Itasca, and that's what we should stick to. I would
20 like to thank everybody for their time. Thank you. 07:36

21 CHAIRMAN DALY: Thank you for your comments
22 this evening, Mr. Diestel.

23 MS. DUNHAC: My name is Teresa Dunhac,
24 D-u-n-h-a-c. I'm a resident of the Village of

1 Itasca, and I reside at 711 Clover Ridge Lane.

2 My main objection and concern are
3 the affect Haymarket will have on Itasca's ambulance
4 emergency response service. We have two
5 grandchildren in the Village of Itasca who have 07:36
6 allergies and are in danger of anaphylactic episodes.
7 Anaphylactic is a serious, serious life-threatening
8 reaction to a trigger, such as an allergy.
9 Anaphylactics can occur within minutes.

10 Haymarket has stated that they will 07:36
11 provide backup private ambulance service named Elite
12 Ambulance. The nearest Elite Ambulance that I could
13 find is located in Schiller Park, Illinois, 10.2
14 miles from Itasca with an estimated 20 minute
15 traveling time. Elite Ambulance, Elgin, is 21.8 07:37
16 miles and 23 minutes traveling time. Elite
17 Ambulance, Naperville, 26.3 miles, 32 minutes
18 traveling time. Orland Park, 40.8 miles, 48 minutes
19 traveling time. Mokena, Illinois, and Gurnee which
20 are both over 40 miles and 40 minutes. Itasca is 07:37
21 located in District 1 of DuPage County. Population
22 is 9,725, which is located in the northern section of
23 DuPage County. District No. 4 is located in the
24 center of DuPage County. Wheaton's population is

1 53,270. Elmhurst's population is 46,463. Glen
2 Ellyn's population, 27,855.

3 I am not disputing the need for drug
4 rehabilitation but feel it would serve our DuPage
5 County residents if it is centrally located. I wish 07:38
6 you well in your endeavor to treat drug addiction.
7 Thank you.

8 CHAIRMAN DALY: Thank you for your comments
9 this evening, Ms. Dunhac.

10 MS. DE MAYO: Hi, my name is Nancy DeMayo. 07:38
11 I've lived at 247 South Princeton Avenue in Itasca,
12 Illinois, for the last 46 years. I want to thank the
13 Itasca Village officials for taking the time to
14 listen to our concerns and our police and fire
15 department, thank you for your service during these 07:38
16 meetings.

17 When it was first said that the
18 DuPage officials got together and said we need a
19 facility in DuPage to handle the addiction, shame on
20 them for not looking at the whole picture or maybe 07:39
21 they did not want it to be in their town. Each town
22 could have had a smaller facility to handle those
23 closer to home, as stated during those meetings. At
24 one of the meetings, we had a boy who lives in Itasca

1 say -- and his friend who works in Bloomingdale say
2 that it would have been nice to have something in
3 their hometown. Well, maybe the other people in
4 DuPage would like something closer to their homes so
5 that their parents and friends could help them and
6 support them.

07:39

7 Shame on them for setting this up
8 for failure. We are the resources to help cover both
9 loss and additional revenue needed for a facility of
10 this size. It was first indicated that these were
11 white-collar workers that were addicted to opioids
12 from doctors' prescriptions. Now Haymarket has
13 changed where the addicts are coming from, from
14 courts, and now we've put DuPage is no longer its
15 collar counties. Wow, we could not even get COVID
16 vaccines in Cook or Lake County unless you lived
17 there.

07:39

07:40

18 We Itascans has been maligned in
19 newspaper articles and TV ads and some of these
20 hearings. We have stated it is too large of a
21 facility to put in our town that does not have the
22 infrastructure or resources to handle this project.
23 We only have a little over 8,000 residents.

07:40

24 I value the safety of my family and

1 the public. My own personal reasons are for the
2 health of my family. As selfish as they may be, my
3 husband had to have a pacemaker defibrillator
4 inserted in his chest in case our only ambulance
5 would not be there for him. If he dies, I will not
6 only lose my husband but I will also lose his pension
7 and Social Security. I most likely will not be able
8 to pay the additional taxes that will be imposed on
9 only us in Itasca for Haymarket.

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07:41

10 We recently had to go to Alexian
11 Brothers for an emergency. He had a reaction to
12 medicine and his throat was closing. That ER was
13 quite busy that night. And, again, Haymarket will be
14 using our hospital, so not only are you going to use
15 our one ambulance, you are going to use our nearest
16 hospital. As of last week, there was a lady here
17 that said you had not contacted Alexian Brothers.

18 You stated you were going to be a
19 good neighbor. Well, my "No-Haymarket" sign was
20 stolen November of 2019. I went to the police, and I
21 am not able to get my property back because it's in
22 evidence. To the person who removed my sign, you
23 stole something that was not yours. You violated my
24 First Amendment rights, freedom of speech. You

1 committed a crime, but you also made me feel unsafe.
2 You could have had a conversation with me about why I
3 am against Haymarket. We could have been civil. You
4 have no idea why. You want to help someone who needs
5 help and I want to keep someone safe. Thank you for 07:42
6 allowing me to share my thoughts, and I agree with
7 the other people who would like you to say no.

8 CHAIRMAN DALY: Thank you, Ms. DeMayo for your
9 comments this evening.

10 MR. ROGER STEFANI: Good evening. My name is 07:42
11 Roger Stefani, S-t-e-f-a-n-i, and my son Steven. We
12 are here representing Hope For Healing, a family
13 foundation. I've lived here in DuPage County -- oh,
14 my address. 408 Ridgemoor, R-i-d-g-e-m-o-o-r, Drive
15 in Willowbrook. I was born and raised here in DuPage 07:42
16 County and have lived here almost my entire adult
17 life. I raised my family here. My kids went to
18 school in DuPage County, and we have participated in
19 community and church activities throughout the
20 40-some years that I have lived here. 07:43

21 Hope For Healing is a family
22 foundation that was formed about three years ago. I
23 had a son, Matthew, who died from an overdose about
24 six years ago in 2015. Matt battled with his

1 addiction for about two years, in which time he was
2 placed in a number of outpatient and inpatient
3 programs. Unfortunately, even with good insurance,
4 it was difficult getting a bed in a nearby facility,
5 and Matt was often treated out of the city and, at
6 times, out of the state. That meant that my son,
7 Steven's brother, was not able to be with us at a
8 time of critical -- that's critical in treatment; the
9 recovery after you come out of an inpatient program.
10 Matt, instead, was in a halfway house in Chicago
11 which is where he passed away.

12 About three years ago, we wanted to
13 begin to direct the crushing grief that we
14 experienced into something positive and proactive.
15 We began to move from being a victim and a survivor
16 to an advocate. Specifically we are advocating for
17 those most in need due to problems associated with
18 substance use. Recently the DuPage County Board and
19 the DuPage County Health Department awarded us a
20 grant to help provide some of the services to address
21 harm reduction in here in Dupage County and we're
22 very grateful for their support.

23 I professionally have worked in
24 healthcare for nearly 35 years. I'm a pediatric

1 neuropsychologist. I've worked in a large city and
2 suburban hospitals and in private practice. As I
3 have thought about this matter and how important it
4 is that we have the kinds of services offered by
5 Haymarket in serving the needs of DuPage County, I 07:44
6 have wonder if, in evaluating the situation, that we
7 have a real -- we realize the gem that is Haymarket
8 Center. I wonder sometimes if it was Betty Ford
9 Clinic or Hazelton that there would be less animosity
10 and less negativity, but, actually, in the world of 07:45
11 treatment, Haymarket is on an equal standing with
12 those kinds of facilities.

13 Haymarket carries a lot of status.
14 This is an organization that has been committed for
15 decades to the care of those with substance use 07:45
16 problems long before the opioid epidemic and the
17 associated popup of many for-profit treatment
18 programs. Haymarket was providing services long
19 before these programs existed. Long before we, as a
20 society, developed an awareness and understanding 07:45
21 about the nature, scope, and severity level of this
22 problem in our communities, in our families, and in
23 our homes. Haymarket was there providing support and
24 treatment to people long before, as a society, we

1 recognized the importance of treating those affected
2 by substance use problems with dignity and respect.
3 Haymarket is there now, not only for providing
4 treatment, but actively providing outreach in our
5 community; providing continuing education to 07:46
6 professionals through local and national conferences;
7 providing research to help build an understanding of
8 these issues; and providing training to those who
9 want to serve people with these needs.

10 You may or may not be aware that in 07:46
11 the same funding cycle in which we were awarded a
12 grant by the DuPage County Board, Haymarket was also
13 awarded a grant, and they will be serving inmates in
14 the DuPage County jail in terms of recovery coaching.
15 So this is an organization that cares about the 07:46
16 communities in which it is working in. This is the
17 kind of program that I feel that we need here in
18 DuPage County and one that we surely want. And now
19 I'm going to ask my son, Steven, to share a little
20 bit more information. 07:46

21 MR. STEVEN STEFANI: Hi, I'm Steve Stefani.
22 Our rationale in supporting Haymarket goes beyond
23 just our personal and emotional experience here.
24 COVID-19 has caused a massive increase in overdose in

1 every metropolitan area in this country, including
2 DuPage County. Basically, you know, according to
3 Rich Jorgenson, who is, you know, our county coroner,
4 he said that after a review of the many social
5 aspects of recent deaths, we found that many of those 07:47
6 who died were living alone having personal or marital
7 difficulty, depression, recent drug rehab, or
8 treatment. And I think we can all relate on some
9 level in that this is happening, you know, all over,
10 whether or not it's a family member or whatnot. But, 07:47
11 in general, I mean, lockdown has gotten us all a
12 little bit crazy here.

13 Now, personally as programs director
14 for Hope For Healing, I work really closely with the
15 data that is provided by Rich Jorgenson as well as 07:47
16 the data that is provided by, you know, our county
17 police departments and the DuPage County Health
18 Department. Through the DuPage Narcan program, they
19 track overdose deaths and reversals, and what I can
20 tell you is that when we look at this quadrant 07:48
21 specifically of DuPage County, we do have a very high
22 concentration of overdose and it is getting worse.
23 So we definitely have enough people that have a
24 problem to justify there being a facility of this

1 size in our county.

2 Beyond this, I personally work a lot
3 with individuals and organizations that do treatment
4 navigation, and what I can tell you is that I'm
5 hearing countless stories of people who are seeking 07:48
6 treatment and there are not beds available in the
7 area and they're having to wait whether it's several
8 days, several weeks, or months. And what we know is
9 that if somebody is going to treatment, it is only
10 going to work if they are willing to participate in 07:48
11 treatment and they're willing to go. We know that
12 the window in which many people are willing to go to
13 treatment is very small. And so when somebody is
14 seeking treatment, if they don't receive a bed in a
15 short time, the likelihood that they're not going to 07:49
16 receive that treatment at all is very substantial.

17 I mean, basically overall what I
18 would just like to say is, you know, when I look at
19 the county, there is a very, very significant need
20 for these services, and myself and many of the people 07:49
21 that I work with would be extremely grateful if
22 Haymarket would be willing to have -- or Itasca would
23 be willing to have Haymarket. Thank you.

24 CHAIRMAN DALY: Thank you for your comments

1 this evening.

2 MR. LOTTA: Hi, everybody. My name's Frank
3 Lotta, L-o-t-t-a. I live at 630 Forest Preserve
4 Drive in Wood Dale. I'm coming to you today as a
5 substance abuse counselor for an opioid treatment 07:50
6 center in Chicago, and I'm also here as an ex-addict
7 in recovery. Today, because of places like the
8 Haymarket, I am three years, two months, and 20 days
9 sober from all substances. I know for most people
10 that doesn't sound like a huge accomplishment, but 07:50
11 after 14 years of struggling with addiction, that's a
12 big thing for me.

13 So I grew up around this area.
14 Pretty much every town around Itasca, Elk Grove,
15 Addison, Bloomingdale. I went to Queen of the Rosary 07:50
16 in Elk Grove Village, I went to Driscoll in Addison,
17 and I finished high school at Lake Park in Roselle.
18 So when I say I grew up, I know this area very well,
19 and I also know the problem that drugs have caused in
20 it. 07:50

21 At 31 years old -- I made a list
22 yesterday -- and within the last seven years, I
23 personally went to 63 funerals for people under the
24 age of 30. These are people I went to high school

1 with, went to parties with, were friends with, and
2 they're all gone today because of heroin addiction,
3 alcoholism, you name it. Growing up, I didn't grow
4 up in a family of alcoholics or drug addicts, but yet
5 me and my younger brother, who passed away in 2015,
6 both became addicted to drugs. Like a lot of people,
7 I experimented with different drugs when I was
8 younger thinking that it was just for fun, addiction
9 couldn't happen to me, but in the end, it did.

10 There weren't many treatment centers
11 for me to go to growing up because they were all in
12 the city and some of it just wasn't feasible for me
13 and at the time I just wasn't ready. And I know many
14 people will look at me and blame me for my decisions,
15 and I take full responsibility for them. I did do
16 this to myself, but it's no different than denying
17 treatment to someone who is overweight and has a
18 heart attack or a diabetic who eats too many sweets
19 or a person with lung cancer just because they
20 smoked. When people look at drug addicts, they see
21 less of a person. These are people that just made a
22 mistake. Nobody woke up one morning and decided that
23 they were going to be a drug addict.

24 Because of places like the Haymarket

1 Center, people like me can gain tools, knowledge,
2 support, and resources that we need to receive the
3 help that we desperately need. These are
4 professionals who have dedicated their lives to
5 solving a problem that so many in our community want 07:52
6 to just pretend that it does not exist. Allowing the
7 Haymarket the opportunity to be a part of our
8 community actually relieves the burden from other
9 agencies, because, let's face it, the DARE program
10 just isn't cutting it anymore. 07:52

11 They have the capability to be an
12 outside resource with decades of experience and a
13 reputation both in and out of the recovery
14 communities. Like I mentioned, I didn't receive
15 treatment from Haymarket specifically, but I did from 07:53
16 another place roughly about 25 miles away from where
17 my family lived. They still traveled every single
18 Wednesday to come visit me, even though it was a
19 hardship for them after working all day.

20 Today I get to stand here because 07:53
21 I'm one of the lucky ones who did make it out of
22 addiction. Like I said, my brother, who passed away
23 at 24, my cousin Danny passed away at 20, my best
24 friend passed away at 23, and all the other people

1 that I mentioned that I'm not going to list today. I
2 don't personally know one person that hasn't been
3 affected by drugs or alcohol in some way, and if you
4 are one of the few that have no connection with
5 anybody, you are actually truly blessed.

07:53

6 I understand there's a lot of
7 concerns, such as excessive strain on emergency
8 services, increased overdoses, and the belief that
9 there is going to be an increase in crime in the
10 area. I can tell you as someone who has lived in
11 places like this that this is not true. People do
12 not commit crimes in treatment. They commit crimes
13 without treatment. And now, you know, there's still
14 a stereotype and a stigma of addiction, but addiction
15 is no longer that street corner junkie or the
16 alcoholic in the street. It's your child who injured
17 themselves in football and was over-prescribed
18 medication or your child that cannot, you know, cope
19 with just daily life. It's the wife who has one
20 glass of wine and accidentally finishes the bottle
21 every night. The husband who has the work hard/play
22 hard attitude but sometimes plays a little too hard.

07:54

07:54

07:54

23 Addiction is me standing in front of
24 you today. This is a disease that does not care who

1 you are or where you come from or how strong you
2 think you are. It's progressive and lifelong, and
3 denying a treatment for us is no different than
4 denying chemo to a cancer patient.

5 So one last thing that I want to say 07:55
6 as a personal story. Over three years ago, I stood
7 in front of a podium just like this. The only
8 difference was my arms and legs were shackled and I
9 was facing prison time. Because of my addiction, it
10 drove me to places that I regret and would never want 07:55
11 to go back to. I was denied bond and should have
12 remained locked up. And I know some people may think
13 that that proves their point, but that was the
14 life-changing moment for me. A judge that I'm
15 forever grateful for took a chance and he released me 07:55
16 to a treatment center very similar to Haymarket. He
17 asked me to do the right thing, which is something I
18 didn't know how to do, but I learned in treatment.

19 Before I was released, he said
20 something to me and he said -- he told me, Mr. Lotta, 07:55
21 it takes a village to raise a child and a bigger
22 village to help them when they're in need. He
23 included himself, my family, the attorney, the
24 prosecutor, and he even told the prosecutor, I know

1 you're not ready to be in that village but you are.
2 Today, because of that judge, I'm 1,176 days sober.
3 Three months ago, I graduated with a 4.0 from Purdue
4 University with a degree in addictions counseling.
5 I'm applying for graduate school. I'm currently
6 working as a substance abuse counselor at a MAT
7 treatment center in Chicago, but, more importantly, I
8 have the opportunity to be here to fight for
9 something like this.

07:56

07:56

07:56

10 I vote in favor of Haymarket coming
11 to Itasca. You have the opportunity to be a part of
12 that village that can save somebody else's life. By
13 working together with them, you may very well be
14 saving someone you love's life. Thank you for your
15 time.

16 CHAIRMAN DALY: Thank you, Mr. Lotta, for your
17 comments this evening, and congratulations on your
18 sobriety.

19 MS. ZABLOTNY: My name is Kinga Zablotny,
20 K-i-n-g-a, Z-a-b-l-o-t-n-y. I live at 324 Arlington
21 Road in Itasca. Last night I was listening to the
22 recorded meeting from August 11. I was deeply
23 touched by the EMS stories of some of the residents,
24 and I decided to share one too. My friends who lived

07:57

1 in Itasca for several years and just recently moved
2 out of state adopted a little girl four years ago.
3 Her birth mom was addicted to opioids. Her dad was
4 in jail at the time when she was born. During the
5 summer of 2019, while they were living in Itasca,
6 when she was just three years old she started to
7 choke. As experienced as my friend is having three
8 older children, she was not able to help her at the
9 time. She desperately dialed 911, and, fortunately,
10 the police car was driving down her street and the
11 ambulance was there in less than three minutes. They
12 live less than a mile from the fire department. The
13 firefighters saved her life. She celebrated her
14 fifth birthday last month. I don't even want to say
15 what would happen if she had to wait 15 minutes or
16 more for the ambulance from another town.

17 Itasca is full of caring people.
18 I've been living here for 16 years. Everyone is
19 welcome. Please don't be fooled by Dr. Lustig's
20 statement that Haymarket's patients are medically
21 stable. According to 911 data from the Chicago
22 location, 1800 calls were made in a given year.
23 Dr. Lustig testified only skilled medical personnel
24 would be in charge of deciding who to call in case of

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07:58

1 emergency. Any doctor or nurse will act in a
2 patient's best interest and dial 911 in case of
3 life-threatening event to protect the patient and
4 themselves. We, the residents, will pay the price if
5 the proposed location for Haymarket will be approved.
6 Please do not gamble with the life of our loved ones
7 and their well-being. Our EMS system will be
8 overloaded. An average time to wait for an ambulance
9 will increase significantly.

10 I would like to also mention that
11 Dr. Lustig made a statement at the beginning of the
12 proceedings that he directly spoke to the CEO of the
13 Alexian Brothers Medical Center that will be directly
14 impacted by this facility, if approved, in regards to
15 that facility in Itasca and how much business they
16 would bring each other. As a healthcare employee, I
17 know Amita has their own detox and mental health
18 facility in Hoffman Estates and would discharge
19 patients to that network, not to Haymarket.

20 I have e-mailed the CEO of Alexian
21 Brothers Medical Center, Dr. Dia Nichols, for
22 clarification after hearing that statement the next
23 date, and he replied to me, I quote, "I have never
24 spoken to the CEO of Haymarket. In fact, I can't

1 remember even meeting him." I have spoken -- "if we
2 have spoken in the past, then the encounter escapes
3 me. Having said that, it seems like the introduction
4 I would remember, end of quote."

5 I am not against Haymarket. I am 08:00
6 against 200-plus bed facility in a town of one
7 ambulance, as this would directly impact the safety
8 of the residents of Itasca. Makes me wonder what
9 else Mr. Lustig lied about. Thank you.

10 CHAIRMAN DALY: Thank you for your comments 08:00
11 this evening, Ms. Zablotny.

12 MS. KAMINSKI: Kathy Kaminski,
13 K-a-m-i-n-s-k-i; 213 Emmerson, Itasca, Illinois.

14 I will not forget standing in Sam's
15 parking lot getting a phone call telling me my godson 08:00
16 died of an overdose. Listening to these meetings
17 brought up a lot of memories, because he could tell
18 me what he thought you wanted to hear. We keep
19 hearing not-in-our-backyard. We're just trying to
20 say our backyard's not big enough. 08:01

21 I have had experience with Elite and
22 other private ambulances. I can tell you the
23 response time is not 10 or 15 minutes. It's more
24 like 45 minutes or an hour. Dr. Lustig says it's

1 okay to have triggers like the liquor store. There
2 are slot machines near Haymarket. But he's quoted in
3 the newspaper article saying in Chicago the triggers
4 are too close.

5 Haymarket Dupage talks about their
6 contact with all these hospitals in DuPage, but no
7 contact with the hospital nearest them, Amita. I can
8 be honest that just this year my mother was sitting
9 in the ER for over 26 hours waiting for a bed. They
10 talk about just go ahead, we only have 60-plus extra
11 calls for our paramedics. They don't count the time
12 the ambulance personnel is not on an emergency but
13 doing community service assisting residents.

08:01

08:01

08:02

08:02

14 When my father was alive, they
15 helped me get him out of my house to get to medical
16 appointments until I was able to get a ramp
17 installed, because my house was -- he could no longer
18 walk. They don't talk about the time they had to
19 come early in the morning when his power recliner
20 motor malfunctioned and my dad looked like a turtle.
21 And the paramedics had to figure out how to get a
22 330-pound man out of a chair. They worked on it and
23 they did. It took them over an hour.

24 One just needs to read the first

1 line in the B-2 community district that states, the
2 B-2 is established to promote harmonious, efficient,
3 and convenient retail shopping environment. How is
4 Haymarket harmonious with the surroundings? If you
5 have an unobstructed view from the front door of the 08:02
6 property, you have a toy and hobby store, a music and
7 art, a gymnastic center, part of a nature center of
8 the Village and fire department that holds family
9 events, not even saying how close to the library and
10 pool, which is family-oriented. I ask this 08:03
11 commission not to recommend.

12 CHAIRMAN DALY: Thank you this evening,
13 Ms. Kaminski, for your comments.

14 MR. DULIN: Hello, my name is Nikita Dulin,
15 D-u-l-i-n. I live at 343 Home Avenue in Itasca. 08:03

16 I want to thank all of you for
17 sitting through all these hearings. I know it's been
18 a lot of work so thank you for being here. My family
19 and I have lived here for around 17 years. I have
20 seen Itasca grow since I've been a little kid. I 08:03
21 remember running around my neighborhood. I remember
22 going door to door for a fundraiser and always
23 feeling really cared for. The residents, I don't
24 know, we really care about each other, we're really

1 cooperative, and we're invested in one another. I
2 think it's because we have that care for each other
3 that we are a really good environment for a center
4 like Haymarket.

5 I know -- I think a lot of people 08:04
6 have a lot of different fears, and I wonder if a lot
7 of it is the fear of the unknown. I know we brought
8 up some concrete concerns, but I think we have a
9 really good opportunity to do something that's really
10 important. The people who need this center, the 08:04
11 people who need rehab, the people who need treatment,
12 they're not bad people. They need care and we -- I
13 mean, they could be going through anything. We could
14 play a really pivotal role in lending a hand and
15 showing the love of our community. 08:04

16 The opioid epidemic is rampant in
17 the United States, it's bad in DuPage, and obviously
18 the pandemic has made it much, much worse. I read
19 recently that even -- so Pfizer's been focused on
20 making vaccines so it's led to a decrease in 08:04
21 production of injectable Narcan. So, I don't know,
22 things are bad. We have a really good opportunity to
23 do something.

24 I think a lot of people have been

1 bringing up, well, it could be anywhere. Why Itasca?
2 But I don't know if that's -- I don't know if that's
3 like the best question to be asking right now. We
4 have this opportunity. I think there's so many
5 barriers to healthcare that people already face. 08:05
6 It's not sufficient to say, well, they can go
7 somewhere else, there are other places. But if that
8 ability isn't there, they might not, and if we can
9 provide them this really easy step, if we can provide
10 them somewhere close, if we can make it just a little 08:05
11 bit easier, people will be much more willing and able
12 to get the treatment that they want and deserve.

13 I really urge all of you to approve
14 this. I think it's a really -- I think it's an
15 opportunity that we have right now to be able to do 08:05
16 this, and I think rather than worrying about what if,
17 what if not, we could come together and make it work.
18 Thank you very much.

19 CHAIRMAN DALY: Thank you, Mr. Dulin, this
20 evening for your comments. 08:05

21 Okay. So, as Deanne just mentioned,
22 there's no more names on the signup list. Does
23 anybody present want to go up and sign up? Please
24 sign your name on the list and then introduce

1 yourself when you're called.

2 MR. SNEATH: Hello. My name is Dustin Sneath,
3 S-n-e-a-t-h; 505 Catelope Avenue, Itasca. A lot of
4 people hit on a lot of my points, so I'm going to go
5 ahead and shorten this up, make it very short and
6 sweet for you. 08:06

7 I respect the opinions of all the
8 residents of all our neighboring towns and
9 communities, but at the end of the day, we are here
10 in the Itasca Village Hall at an Itasca Plan 08:06
11 Commission hearing for a building in Itasca that
12 impacts Itasca residents first and foremost. And so
13 despite some of the arguments I heard, I don't
14 believe -- and I'm not an attorney. I don't believe
15 it's fair to say that the Fair Housing Act, the 08:07
16 Americans with Disabilities Act override our ability
17 to make zoning decisions here in Itasca.

18 My opinion is that this building
19 would not be harmonious with the surrounding zone,
20 and if I could quote from the Itasca zoning 08:07
21 ordinance, this Commission and the Village board have
22 an obligation to conserve the taxable value of land
23 and buildings throughout the Village of Itasca. It's
24 not the northwest quadrant of DuPage County. It's

1 not Illinois. It's not the United States. It's
2 Itasca. So it's with those points in mind that I
3 strongly urge this Commission to oppose the proposal.
4 Thank you.

5 CHAIRMAN DALY: Thank you, Mr. Sneath, for 08:07:
6 your comments.

7 MR. PORTILLO: Hi, my name is Joe Portillo. I
8 live at 315 Arabian Circle in Willowbrook, Illinois.
9 I myself am a recovering drug addict, and drugs
10 destroyed my life and my family's life. Okay? I've 08:08:
11 been to rehab many times. I finally got it straight
12 years ago. I was a one-man crime wave due to my
13 addiction. Okay?

14 I just want this rehab opened. If
15 it's not in Itasca, then put it in my back 08:08:
16 neighborhood. I don't care. Okay? I'm very
17 passionate about this, and I think that Dr. Lustig
18 and his team are honest in everything they say or do
19 regarding this situation. Okay? Like I said, it
20 destroyed my life. Okay? It took everything from 08:09:
21 me. I spent decades in prison due to this addiction.
22 Okay? So I understand the concerns of the residents
23 of Itasca. I really do. But, please, I plead to
24 just get a rehab open, whether it's Itasca or my

1 neighborhood, just make it happen. Okay? Let's get
2 through all this red tape, okay, and save some lives.
3 Okay? Because all this is doing is delaying saving
4 lives. Okay? So please, okay, I beg of you to get
5 through this red tape as soon as you can and start 08:09:
6 saving lives, Dr. Lustig. Thank you.

7 CHAIRMAN DALY: Thank you, Mr. Portillo, for
8 your comments this evening.

9 MS. FINN: Jessica Finn, 804 North Maple. I
10 just want to thank everyone who has spoken tonight, 08:10:
11 their stories and their opinions. It's good to hear
12 many different sides of the story.

13 These past two years of hearings,
14 testimony, evidence, and experts were supposed to be
15 based in facts and reality. However, Haymarket has 08:10:
16 come into our town with an agenda. It's one that
17 wants to paint our town of 9,000 as hateful
18 fear-mongers who don't want addicts to receive the
19 care because we are too uneducated to understand the
20 impact of their suffering. This agenda has had 08:10:
21 everyone from politicians, media, and Haymarket
22 themselves calling us names and resorting to lies
23 about the very basis of our character. They treated
24 us with stigma and hatred because we have a different

1 opinion.

2 During these two years, I have used
3 my resources to obtain everything I could
4 information-wise about Haymarket and their practices
5 and their facility. I am not uneducated. I want 08:11:
6 everyone to understand I believe we fully need to
7 expand mental healthcare as well as treatment
8 facilities to all of those in crisis. I want those
9 facing addiction to succeed. These heartbreaking
10 stories we've heard about the generational impact of 08:11:
11 addiction is something we all understand.

12 Many of us have experienced it
13 firsthand. We have watched family members die. I'm
14 sorry for what everyone has gone through. However, I
15 don't believe Haymarket is in the best interest of 08:11:
16 our town or the patients they claim to help. They
17 have no relationship with the closest hospital. They
18 also don't have any working relationship with -- that
19 we're aware of, with any of the hospitals in DuPage
20 County. 08:12:

21 There's been one speaker to make
22 public comment. One speaker who lived in Itasca who
23 has firsthand knowledge about Haymarket. Her son had
24 not just been in Haymarket's facility once or twice

1 but three times. He saw how they operated and how
2 they treated their patients. He did not support
3 Haymarket Itasca. The truth of the matter is Itasca
4 does not have the infrastructure to support such a
5 large facility. Being the smallest town in DuPage 08:12
6 County, we do not have the resources. In order to
7 obtain any type of growth, our taxes would have to be
8 increased. Those are facts. No stories of suffering
9 will change those facts. We lack the basic resources
10 Haymarket patients deserve. 08:12

11 Those facing addiction do not have
12 friends or family at their disposal. They have
13 burned those bridges. They do not have driver's
14 licenses. They do not have cars. They are in
15 crisis. They need help. We do not have public 08:13
16 transportation, nothing that goes anywhere in DuPage
17 County. This means the Haymarket would not be
18 accessible to those who need it. You could not take
19 a bus here. You could not take a train. No stories
20 of suffering will bring a bus to Itasca. Haymarket's 08:13
21 assumption that addicts in the suburbs have magical
22 access to transportation is forgetting the patients
23 that need them the most.

24 Haymarket is also very adamant about

1 their rules and mentions their zero tolerance policy.
2 If one breaks their rules, they are asked to leave.
3 Where do they go? Are they just supposed to wander a
4 parking lot? Walk around an industrial park?
5 There's no access to help anyone get back home. 08:13
6 Their patients will be left out in the cold.

7 The concern Haymarket wants to
8 diminish the most is the impact on our emergency
9 services. We are not a large town. We do not have
10 the resources they do. Any consistent strain on our 08:14
11 resources would cause a ripple effect that would cost
12 lives. I'm speaking about Haymarket's patients lives
13 as well.

14 The answer Haymarket has given us is
15 that Elite Ambulance will provide treatment for 08:14
16 Haymarket patients. They've told us to go to a link
17 on Elite's website that will explain what they do.
18 If you go to their site, you see they aren't used for
19 what Haymarket says they will be used for here in
20 Itasca. They do not provide the level of care that 08:14
21 Haymarket's patients need. They also don't provide
22 the same dispatch time. Their ambulances are in
23 disrepair and aren't stocked with the supplies they
24 need to treat patients. Their dispatch is

1 overworked, and it takes hours to send out responses.
2 Haymarket's patients deserve to be treated with
3 respect and urgency. We do not have the ability to
4 provide that to them. We cannot absorb any extra
5 strain. I believe our town and Haymarket's patients 08:15
6 deserve better than this. Patients deserve access to
7 simple things like transportation. They deserve to
8 have EMTs who are trained properly and respond to
9 them in a timely manner. I believe they deserve more
10 than to be left out in a parking lot if they make a 08:15
11 mistake.

12 I also believe taxpayers deserve
13 reliable access to services we pay for. Having to
14 pay more taxes and still not be able to rely on
15 services will cause more issues. The pandemic has 08:15
16 stressed everyone out and put strain on bank
17 accounts. People don't have extra funds, and
18 sometimes a few hundred dollars is what makes the
19 difference between having electricity or eating.

20 As residents, we deserve zoning 08:16
21 meetings to be just about zoning issues. Haymarket
22 has turned it into a political show. Those facing
23 addiction issues deserve a facility that can support
24 them. They deserve to have real hope and a real

1 chance. A Haymarket location in Itasca will not
2 provide any of that.

3 CHAIRMAN DALY: Thank you, Ms. Finn, for your
4 comments this evening.

5 MR. LATAWIEC: Hello, good evening. Thank you 08:16
6 for having me. I guess I'm last, because I wasn't
7 really prepared. But after hearing today's comments
8 from --

9 CHAIRMAN DALY: Sir, before you begin, your
10 name, address, please. 08:16

11 MR. LATAWIEC: Szymon, last name Latawiec,
12 L-a-t-a-w-i-e-c; 424 Home Avenue. We've lived there
13 for about 15 years now.

14 So, again, thank you for having me.
15 Usually I'm a little bit more prepared for these 08:17
16 types of speeches, but it's important, I guess, to be
17 heard today. First of all, let me acknowledge the
18 mission of Haymarket, mission and vision. Obviously,
19 as a community we acknowledge the need for that for
20 DuPage and beyond. So I want to say that, obviously, 08:17
21 as a concerned citizen we also recognize the need.

22 Also, I want to acknowledge some of
23 the experiences of the folks that are -- that talked
24 about today. Obviously, sorry for your loss. I also

1 want to acknowledge the young man here with all the
2 accomplishments. I say that all because we take all
3 of those factors under consideration. So, again, we
4 acknowledge that.

5 My primary concern is data -- 08:17:
6 consistency of the data that we continued to hear.
7 As a citizen that overheard and, together with my
8 wife, watched the majority of these sessions and
9 attended where possible, the inconsistency of the
10 data, especially at the senior level, were 08:18:
11 concerning. Some of them are no longer here, CFO and
12 others. And so when they were questioned, obviously
13 that's a major concern to us, the inconsistency
14 there.

15 The other factor that wasn't talked 08:18:
16 about -- and I want to just acknowledge everything
17 that our other concerned citizen said. I want to
18 acknowledge and applaud them for saying that. The
19 other factor that maybe has not been talked about was
20 that after the original proposal was put forth to the 08:18:
21 Commission and to us as a community, no alterations
22 or no other modifications were made based on feedback
23 from us. There was feedback -- there was an
24 opportunity for Haymarket to come back and address

1 that and want to work with the community. We never
2 heard or have not seen, at least to my knowledge, any
3 alterations to any of that. It became apparent
4 quickly that, in my humble opinion and assessment,
5 bullying tactics were deployed here in order to
6 quickly get into our -- in our community.

08:19:

08:19:

08:19:

08:20:

7 Lastly, unfortunately and, again, in
8 my assessment, we no longer became trustworthy of
9 what Haymarket had to say throughout the whole three
10 years here that we spent here. And really the
11 questionable facts and unethical and trustworthy
12 matter were out the window, and you never gained our
13 trust. And I speak on behalf of myself but certainly
14 on behalf of the community.

15 There was a -- there's a saying
16 here, do the right thing because it's the right thing
17 to do, and I encourage the committee to do the right
18 thing for us and vote no. Thank you.

19 CHAIRMAN DALY: Thank you for your comments
20 this evening. Deanne, we don't have any other -- any
21 other members of the public?

22 Okay. At this time, I would like to
23 ask Mo Khan to acknowledge that we have also received
24 written comments that will be admitted into the

1 record. So if you could, please, just go ahead.

2 MR. KHAN: All right. First one is from Umang
3 Bhatt; first name is spelled U-m-a-n-g, last name is
4 spelled B-h-a-t-t. 721 Maxwell Court, Itasca.

5 Second one is from Agnes and Robert Cudzich,
6 C-u-d-z-i-c-h. No address provided, just Itasca
7 residents. Third one, Stephanie Fortino,

8 F-o-r-t-i-n-o, 206 Bonnie Brae Avenue. Leslie Kavar,
9 K-a-w-a-r, 710 East Ogden Avenue, Suite 320,

08:20

08:21

08:22

08:22

10 Naperville. Jatin Majmudar; first name spelled
11 J-a-t-i-n, last name spelled M-a-j-m-u-d-a-r, 889
12 Clover Ridge Lane, Itasca. Lynn Monticello,
13 M-o-n-t-i-c-e-l-l-o, no address provided.

14 Jessica Williams, 312 South
15 Princeton Avenue, Itasca. Karen Kissel, 932 West
16 Washington, Chicago, submitting a letter on behalf of
17 Paul Darley, president and CEO of W.S. Darley, which
18 is business located in Itasca at 325 Spring Lake
19 Drive. Again, Karen Kissel, 932 West Washington,
20 Chicago, submitting on behalf of W.S. Darley as, I
21 believe -- in the fall/winter 2020 newsletter.

22 Lisa Hendrickson of Kenneth Young
23 Center, 1001 Rohlwing Road, Elk Grove Village,
24 Illinois, submitting a letter on behalf of Grace Hong

1 Duffin, D-u-f-f-i-n, the president and CEO of Kenneth
2 Young Center. Eric Haerr, H-a-e-r-r, 710 North Elm
3 Street, Itasca. Tara Leystra, L-e-y-s-t-r-a, 1121
4 Spring Lake Drive of the National Safety Council.

5 Eulaluma -- I apologize for mispronouncing --

08:23

6 Latawiec, L-a-t-a-w-i-e-c, 424 Home Avenue, Itasca.

7 Pino Bartolomeo,

8 B-a-r-t-o-l-o-m-e-o; 6N419 Baker Drive, Itasca. Abir

9 Farhat; first name spelled A-b-i-r, last name spelled

10 F-a-r-h-a-t, 411 North Arlington Heights Road,

08:24

11 Itasca. Michael Murray, 154 South Prospect, Roselle.

12 That is the last of the written
13 comments submitted into the record.

14 CHAIRMAN DALY: Thank you, Mo.

15 At this time, let's revert back to
16 Ms. Dickson's -- if you would please just restate
17 what the objection was to the petition and then we
18 can discuss how we move forward on that.

08:24

19 MS. DICKSON: Thank you, Mr. Chairman. At the
20 August 11th, 2021, Plan Commission public hearing,
21 Itasca resident --

08:25

22 MEMBER OF THE AUDIENCE: We can't hear you.

23 MS. DICKSON: Sorry -- Helen Zakos presented
24 the Commission a petition, and we hadn't had the

1 opportunity to review it. It was handed over to the
2 clerk and made a part of the record. The Village has
3 allowed us the opportunity to review the petitions,
4 and we do file a formal objection to the petitions.

5 In handing out the petition to the 08:25
6 commission, Ms. Zakos testified -- and it's contained
7 within the record -- first off, please don't be
8 fooled by the lack of people gathered tonight. The
9 people of Itasca are still heavily against this
10 proposal. I have over 3,000 signatures and petitions 08:25
11 in my hand that I want to present tonight against the
12 Haymarket DuPage proposal.

13 We object to the petition, because,
14 first, the petition itself does not set forth over
15 3,000 signatures. In fact, there are significantly 08:26
16 less than that. So stating the number as an
17 over-exaggeration has a tendency to pollute the
18 record in this event. Secondly, there are instances
19 where it is apparent, even without being a trained
20 handwriting analyst, that one person signed for 08:26
21 either a spouse or another individual, which has a
22 tendency then to limit the total number of signatures
23 if one person is signing for another. So that you
24 can verify that information for yourself, if you are

1 curious, I numbered the 212 pages of the petition 1
2 through 212 and examples of where there are one
3 person signing, or at least apparently signing
4 because the handwriting is so similar, apparently
5 signing for another, is contained on many pages. For 08:26
6 an example, you have only to look at pages 3, 4, 7,
7 8, 9, 11, 14, 17. The list goes on throughout the
8 whole thing. More seen at 173, 175, 180, 181. The
9 list of pages where this is found are numerous.

10 I don't know about you, but I can 08:27
11 tell you that my husband doesn't sign my name to
12 petitions because he's -- while we're married, we
13 might not always agree with something happening in
14 our town. I don't know if anyone else has that
15 problem but we may every once and again. So it's not 08:27
16 for to -- when one person signs for another or signs
17 for many, that's not indicative of how any individual
18 signer to a petition actually believes and would so
19 sign.

20 Last, and perhaps most important, 08:27
21 the implication made by the testimony and throughout
22 the petition was that the petition was to convince
23 you that the people of Itasca are against the
24 proposal. In this regard, most of the people who

1 signed the petition did not provide a residence --
2 or, excuse me, they provided an address but not a
3 town. It was very hard, then, to look at some of the
4 signatures to determine if, in fact, as represented
5 to you, they were residents of Itasca. But I can 08:28
6 tell you that among those who did sign the petitions,
7 there are many individuals who reported their home
8 residences as the City of Chicago, the City of
9 Joliet, Palatine, Westmont, Carol Stream, Roselle,
10 Wood Dale, Bensenville, Lombard, Elk Grove Village, 08:28
11 Hoffman Estates, Medina, Addison, and Bloomingdale.
12 Therefore, the petitions are not representative
13 solely of people who live within the Village of
14 Itasca.

15 Another major concern Haymarket has 08:28
16 with the petitions is that none of the petition pages
17 bear any date of signature. From review of the
18 petition itself and the language set forth therein, I
19 think it's safe to assume that the petition itself
20 was drafted and perhaps circulated as early as 2019. 08:29
21 Since that time, a significant amount of evidence has
22 been admitted into the record, which, if heard, may
23 have swayed some of the opinions of the individuals
24 who signed the petition as long ago as 2019, and they

1 may not any longer wish their names to be associated
2 with the petition but we don't know that.

3 Finally, there are statements set
4 forth in the petition itself that we must assume
5 those signing it read. And those statements are 08:29
6 incorrect, they're misleading, or they're
7 inappropriately fear-mongering. Looking at the
8 petition itself, those statements that are incorrect,
9 the petition itself states: Haymarket is, quote,
10 "looking to add a 200-bed facility to the Holiday Inn 08:29
11 hotel." As you know, Holiday Inn does not seek to
12 add its healthcare facility to the Holiday Inn hotel.
13 In fact, the Holiday Inn is closed, and Haymarket
14 intends to open its healthcare facility as an
15 adaptive reuse of the existing building. 08:30

16 Secondly, the statement says Itasca
17 would lose approximately \$250,000 annually in revenue
18 generated by the current Holiday Inn, a non-profit.
19 The Holiday Inn was not a non-profit. Moreover, the
20 voluntary sale of the Holiday Inn resulted in the 08:30
21 loss of revenues to the Village. That's a fact.
22 Now, the fact that the Holiday Inn was sold to
23 Haymarket is true. But the revenues lost to the
24 Village as a result of the closing of the Holiday Inn

1 were resulting from a voluntary sale of the property,
2 which every individual or business owner in Itasca
3 has the right to do. Whether it impacts on the
4 revenues of the Village or not, they have the right
5 to sell their property and they did that. During the 08:30
6 two years that the property was for sale, the Village
7 did stand to lose revenues generated by the hotel.
8 Therefore, the loss of revenues would not have been
9 stopped simply by saying no to Haymarket.

10 The petition also sets forth 08:31
11 misleading information where it cites to a 2014 study
12 that shows a property value loss of up to 17 percent
13 on homes because of the relationship of an opioid and
14 methadone treatment center. Haymarket is not a
15 methadone treatment center. Thus, comparing it to 08:31
16 one is flawed.

17 Second, Haymarket's own expert, Ken
18 Pollock, debunked this analysis after this petition
19 was drafted, and most likely signed, relative to
20 Haymarket's project. First, because the 2014 study 08:31
21 that's cited in the petition was based on the study
22 of residential properties located within
23 approximately 660 feet of the treatment center that
24 was studied. Relative to Haymarket, the nearest

1 residential property to the subject is a quarter of a
2 mile, and it's more than 660 feet from property line
3 to property line. Moreover, residential property is
4 separated from Haymarket property by I-355, Irving
5 Park Road, vacant land, and railway right-of-way. 08:31
6 Mr. Pollock's conclusion was that the residences
7 within the area of the subject property would not be
8 impacted. He also cited a more extensive report from
9 2019, which dismissed the conclusions made in the
10 2014 study. 08:32

11 The petition sets forth misleading
12 information where it alleges that Haymarket will put
13 undue stress on Itasca police, fire, and EMS.
14 Certainly we've heard evidence from both the Itasca
15 police, fire, and from Haymarket that calls that into 08:32
16 question enough that you should determine which is
17 the most credible evidence, and it's not a statement
18 of fact.

19 Finally, let's look at a statement
20 that -- as a resident here tonight called 08:32
21 fear-mongering. The petition states: The healthcare
22 facility will be located within close proximity to
23 children-based businesses and schools.

24 What exactly is the point of that

1 statement? The statement does nothing more than
2 point out the stigma associated with those who seek
3 medical treatment for substance use or mental health
4 disorders. From the testimony you've heard, it's
5 fair to conclude that individuals suffering from 08:33
6 substance use disorder walk among each of us every
7 day, and they associate with us in our schools, in
8 our churches, in businesses that we go to, and maybe,
9 as we've heard, in this meeting tonight. What then
10 is so wrong about opening a healthcare facility to 08:33
11 treat those with substance use disorder when that
12 facility may be in close proximity to child-based
13 businesses and schools? There is nothing wrong with
14 doing that.

15 For each of these reasons, Haymarket 08:33
16 objects to the petition as being part of the record
17 upon which the Plan Commission will rely on making
18 its decision. Thank you.

19 CHAIRMAN DALY: Thank you, Ms. Dickson, for
20 your comments. This Commission just now has heard 08:33
21 Haymarket's concerns, as you've very clearly
22 outlined, in relation to the petition being admitted
23 into the record. The petition will remain in the
24 record, and let the record show that we have heard

1 the objection, make sure it's in the record, and
2 we're going to move on. Thank you.

3 MS. DICKSON: Thank you, Mr. Chairman.

4 CHAIRMAN DALY: Do we have any other
5 objections or comments from any of the attorneys at 08:34
6 this point in time before we start outlining what's
7 happening in the coming weeks?

8 MS. O'KEEFE: Mr. Chairman, I have a comment
9 on the process that's coming.

10 CHAIRMAN DALY: Okay. 08:34

11 MS. O'KEEFE: So perhaps I can hold off on it
12 until you explain it, and then I can explain our
13 objection.

14 CHAIRMAN DALY: Okay. So next week there will
15 be no meeting at all with the Plan Commission. 08:34

16 September 8th, we will begin closing arguments for
17 this entire hearing process. The following week is
18 the regularly planned Plan Commission meeting to deal
19 with standard Village business not related to
20 Haymarket. The following week, September 22nd, 08:35
21 Wednesday, would be the -- possibly the final
22 meeting. It's my understanding that we will begin
23 rebuttal testimony as we go through closing arguments
24 on the 8th. So this is where we're going to start

1 discussing your objection to this process. After the
2 22nd, if we have not concluded rebuttal testimony --
3 or, excuse me, your rebuttal to closing arguments,
4 then the meetings would continue on.

5 There's also going to be a point 08:35
6 where we have our findings of fact. The Plan
7 Commission is going to discuss the findings of fact,
8 and then the Plan Commission will deliberate. So
9 just so everyone is clear, the next meeting related
10 to Haymarket is September 8th. The following 08:35
11 Haymarket meeting for this public hearing will be
12 September 22nd.

13 It is also the Plan Commission's
14 understanding that all the attorneys will have the
15 opportunity to make closing arguments, after which 08:36
16 time you will be able to rebut the closing
17 testimony -- or the closing arguments of the other
18 attorneys who have been presenting witnesses during
19 this process and everybody who has had an opportunity
20 to testify. So go ahead and make your objection. 08:36

21 MS. O'KEEFE: Mr. Chairman, I think you've
22 identified my objection. This is a zoning case.
23 Traditionally in a zoning case, the applicant makes
24 the closing statement. I have been doing this for 30

1 years, and it's never been my experience that
2 opposing counsel are given the opportunity to do a
3 closing statement. It's not allowed by the large
4 hearing process, it's not allowed by the zoning
5 ordinance, and with all due respect to my esteemed 08:36
6 counsel across the room, this is not traditional.
7 It's not accepted practice, and we don't understand
8 why we should have to be on rebuttal. It's our job
9 to make the case that we've met the standards of
10 proof, and it's the Plan Commission's job to 08:37
11 determine whether or not we have.

12 And so we object to the decision
13 made to give opposing counsel the right to interject
14 in the closing statement process when this is
15 something that's not traditionally done in a zoning 08:37
16 case.

17 CHAIRMAN DALY: Okay. At this time, I'm going
18 to turn that response over to Village counsel,
19 Mr. Chuck Hervas.

20 MS. O'KEEFE: Okay. Thank you. 08:37

21 MR. HERVAS: I think if any of the other
22 attorneys want to weigh in with respect to the
23 objection for the record, you should do so now, and
24 then we can talk about it.

1 MR. ELLENBECKER: Yeah, the response --
2 formally the response to the objection is on a few
3 points, actually. We have as counsel, along with
4 Village counsel, discussed the procedure for this
5 hearing process over the years that have included 08:38
6 closing comments by all counsel. As recently as a
7 week ago, Ms. O'Keefe made us all aware that she was
8 requesting -- or we all learned that she was
9 requesting tonight one night for all of us to give
10 closing and another night, a following night, to give 08:38
11 rebuttal.

12 It's always been discussed among the
13 parties that all counsel up here as well as over
14 there was going to get an opportunity to make closing
15 statements. We have already expended resources on 08:38
16 closing statements, and in terms of -- if this truly
17 is an unusual circumstance so is a three-year public
18 hearing process. And I think it's incumbent upon all
19 of us to be able to summarize three years of public
20 hearings as succinctly as we possibly can, and I 08:38
21 think it would benefit the Plan Commission for us to
22 do so.

23 MR. HERVAS: Does anybody else want to make
24 a -- yeah.

1 MS. SMITH: Yes, I just wanted to follow up on
2 the point about the unusual circumstances and the
3 amount of time. Our goal with closing statements
4 would be to summarize and to assist the Commission in
5 our relative roles. And we think that, in a concise 08:39
6 amount of time that does not burden -- especially in
7 light of the scope of this full process, it would be
8 a modest amount of time that could substantially
9 assist in your analysis in each of our respective
10 areas given the complexity, the amount of time 08:39
11 between testimony, the various expertise. We have
12 always anticipated that opportunity.

13 As they've said, we have worked with
14 agreements among counsel, this was anticipated, and
15 so we continue to maintain the request for that 08:39
16 opportunity.

17 MR. DI NOLFO: Mr. Hervas, the only thing I
18 would add is that in my years, this is not the first
19 time I've seen interested parties or objectors have
20 the right to at least summarize to the Commission 08:40
21 their take of the evidence. And I tend to -- I think
22 we all would agree that this has been a rather long
23 process, and I think allowing interested parties,
24 like myself as well as the other individuals, a brief

1 opportunity to address the Commission would only
2 sound in fairness to all who have been involved. So
3 that's my response to Ms. O'Keefe's objection.

4 MR. HERVAS: Any reply for the record?

5 MS. O'KEEFE: We stand on our previous 08:40
6 comments. This isn't traditional in a zoning case,
7 and it should not be permitted in this case.

8 MR. HERVAS: Thank you. As the chairman has
9 outlined, the anticipation is that Haymarket would be
10 able to present their closing to the Commission to 08:40
11 summarize their case. The objectors would be given
12 an opportunity to summarize their case. They did
13 present evidence to the Plan Commission. And then,
14 out of fairness, Haymarket, since it has the burden,
15 would have the opportunity for rebuttal. 08:41

16 If you don't want to use the
17 rebuttal, that's up to you, but that's how the case
18 proceeded with respect to the evidence, and it only
19 makes sense to allow that for purposes of fairness to
20 all the parties concerned. 08:41

21 So your objection is noted for the
22 record, but as the Plan Commission chairman outlined,
23 that will be the procedure that we are going to
24 follow.

1 MS. O'KEEFE: Mr. Chairman, for the record,
2 then, we request that the opposing counsel go first
3 and we will go last, because the applicant should
4 always have the last word.

5 CHAIRMAN DALY: I think as Mr. Hervas said -- 08:41

6 MS. O'KEEFE: We don't necessarily want a
7 rebuttal. We want to end this with the statement at
8 the end.

9 CHAIRMAN DALY: Okay. Ms. O'Keefe, I agree
10 with your approach. We will have opposing counsel 08:42
11 begin closing statements, and you may conclude.

12 MR. DI NOLFO: Just so I'm clear, we will
13 proceed first and Haymarket will have the last bite
14 of the apple? That's fine. I have no problem with
15 that. 08:42

16 CHAIRMAN DALY: Right. Just to be clear,
17 there would then be no need for any sort of rebuttal
18 by Haymarket. Okay. So now we're past that. That's
19 in the record. Anything else?

20 MR. DI NOLFO: Can I just question timing? We 08:42
21 think we are going to be -- I know you said
22 one-and-a-half, roughly. I don't anticipate more
23 than 20 minutes, 30 minutes max. So perhaps we get
24 it done in one night. I don't know. That may be

1 overly optimistic given the pace we have been
2 hitting, but we can always hope.

3 CHAIRMAN DALY: So as far as that goes,
4 Mr. DiNolfo, if opposing counsel takes 20 minutes to
5 30 minutes, Haymarket's closing could be one, 08:43
6 one-and-a-half hours. Then the Plan Commission is
7 still going to have the findings of fact discussion
8 on the different points of findings of fact that
9 we're going to deliberate. So I guarantee, for the
10 record, we will not be done on the 8th and we will 08:43
11 all be back here on the 22nd.

12 MR. DI NOLFO: I meant for argument, not for
13 the process. That I knew.

14 CHAIRMAN DALY: Okay. So then it seems to me
15 that that would be reasonable? 08:43

16 MS. O'KEEFE: Uh-huh.

17 CHAIRMAN DALY: Okay. Is there any other
18 point of order we need to cover before we get a
19 motion to continue? Anybody on the Commission?

20 No, okay. At this time, I would 08:44
21 like to entertain a motion to continue this public
22 hearing until September 8th, Wednesday, back here at
23 Village hall.

24 COMMISSIONER HOLMES: So moved, Chairman.

1 COMMISSIONER RAY: Second. Ray.

2 CHAIRMAN DALY: Mo, would you please call the
3 vote.

4 MR. KHAN: Commissioner Carello.

5 COMMISSIONER CARELLO: For.

6 MR. KHAN: Commissioner Holmes.

7 COMMISSIONER HOLMES: For.

8 MR. KHAN: Commissioner Ray.

9 COMMISSIONER RAY: For.

10 MR. KHAN: Commissioner Russo.

11 COMMISSIONER RUSSO: For.

12 MR. KHAN: Chairman Daly.

13 CHAIRMAN DALY: For. Can I please get a
14 motion to adjourn.

15 COMMISSIONER HOLMES: So moved.

16 COMMISSIONER RAY: Second. Ray.

17 MR. KHAN: Commissioner Carello.

18 COMMISSIONER CARELLO: For.

19 MR. KHAN: Commissioner Holmes.

20 COMMISSIONER HOLMES: For.

21 MR. KHAN: Commissioner Ray.

22 COMMISSIONER RAY: For.

23 MR. KHAN: Commissioner Russo.

24 COMMISSIONER RUSSO: For.

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MR. KHAN: Chairman Daly.

CHAIRMAN DALY: For.

This motion carries. This meeting
is closed. Good evening, everybody.

* * * * *

1 STATE OF ILLINOIS)
) SS.
2 COUNTY OF DU PAGE)

3 I, Lynette J. Neal, CSR. No. 84-004363, RPR,
4 do hereby certify that I reported in shorthand the
5 proceedings had at the hearing of the above-entitled
6 cause and that the foregoing Report of Proceedings,
7 Pages 1 through 85, inclusive, is a true, correct,
8 and complete transcript of my shorthand notes taken
9 at the time and place aforesaid.

10 I further certify that I am not counsel for
11 nor in any way related to any of the parties to this
12 suit, nor am I in any way, directly or indirectly
13 interested in the outcome thereof.

14 This certification applies only to those
15 transcripts, original and copies, produced under my
16 direction and control; and I assume no responsibility
17 for the accuracy of any copies which are not so
18 produced.

19 IN WITNESS WHEREOF I have hereunto set my hand
20 this 13th day of September, 2021.

21 
22
23 Certified Shorthand Reporter
24

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