

Haymarket Center

Increasing Access to Life-Saving Treatment

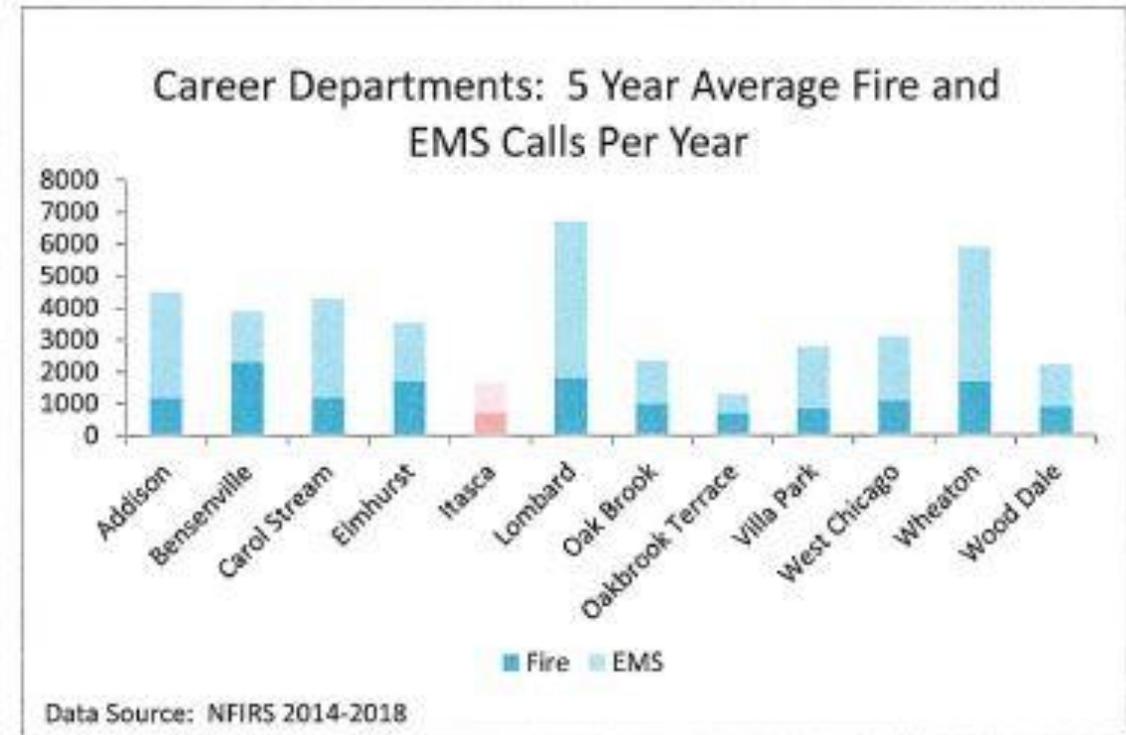


IMPACT ON EMS SERVICES – HAYMARKET HEARD CONCERNS

Retained Polaris Public Safety Solutions, LLC

CAPACITY EXISTS

- 2.55 Calls per Day
- One of Lowest Call Volumes - MABAS 12



OFFICE OF STATE FIRE MARSHALL

48% to 60% More Mutual Aid Given Than Received
(Included in Low Call Volume)

Summary By Incident Type

Report Period: From 01/01/2014 to 12/31/2014

Fire Department Name: ITASCA FPD
Fire Department ID: DD293

Calls By Incident Type

| | Frequency | Percent Of Total Calls | Mutual Aid None | Mutual Aid Given | Mutual Aid Received | Other Aid Given | Invalid Aid Flag | Exposures | Total Incidents |
|--|--------------|------------------------|-----------------|------------------|---------------------|-----------------|------------------|-----------|-----------------|
| FIRES | | | | | | | | | |
| Structure Fires (110-118, 120-123) | 5 | 0.40 % | 1 | 38 | 4 | 0 | 0 | 0 | 43 |
| Vehicle Fires (130-138) | 11 | 0.87 % | 5 | 2 | 6 | 0 | 0 | 0 | 13 |
| Other Fires (100, 140-173) | 5 | 0.40 % | 3 | 4 | 2 | 0 | 0 | 0 | 9 |
| Total Fires | 21 | 1.66 % | 9 | 44 | 12 | 0 | 0 | 0 | 65 |
| Pressure Ruptures, Explosion, Overheat (200-251) | 0 | 0.00 % | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| RESCUE CALLS | | | | | | | | | |
| Emergency Medical Treatment (300-323) | 796 | 62.92 % | 695 | 145 | 101 | 0 | 0 | 0 | 941 |
| All Others (331-381) | 29 | 2.29 % | 25 | 5 | 4 | 0 | 0 | 0 | 34 |
| Total Rescue Calls | 825 | 65.22 % | 720 | 150 | 105 | 0 | 0 | 0 | 975 |
| Hazardous Condition Calls (400-482) | 48 | 3.79 % | 37 | 15 | 11 | 0 | 0 | 0 | 53 |
| Service Calls (500-571) | 121 | 9.57 % | 113 | 4 | 6 | 2 | 0 | 0 | 125 |
| Good Intent Calls (600-671) | 75 | 5.93 % | 54 | 197 | 20 | 1 | 0 | 0 | 272 |
| Severe Weather or Natural Disaster Calls (800-815) | 4 | 0.32 % | 4 | 0 | 0 | 0 | 0 | 0 | 4 |
| Special Incident Calls (900-911) | 0 | 0.00 % | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Unknown Incident Type (UUU) | 0 | 0.00 % | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| FALSE CALLS | | | | | | | | | |
| Malicious Calls (710-715, 751) | 6 | 0.47 % | 3 | 1 | 3 | 0 | 0 | 0 | 7 |
| Other False Calls (700, 721-746) | 165 | 13.04 % | 109 | 26 | 56 | 0 | 0 | 0 | 191 |
| Total False Calls | 171 | 13.52 % | 112 | 27 | 59 | 0 | 0 | 0 | 198 |
| TOTAL CALLS | 1,265 | 100.00 % | 1,049 | 437 | 213 | 3 | 0 | 0 | 1,702 |

| | | | |
|-------------------------------------|---|------------------------|---------------|
| Total Incidents With Exposure Fires | 0 | Total Fire Dollar Loss | \$ 206,950.00 |
| Total Exposure Fires | 0 | Total Dollar Loss | \$ 207,200.00 |

| Casualty Summary | Civilian | Fire Service |
|-----------------------|----------|--------------|
| Fire Related Injuries | 0 | 0 |
| Non-Fire Injuries | 0 | 2 |
| Fire Related Deaths | 0 | 0 |
| Non-Fire Deaths | 0 | 0 |

CHIEF BURKE TESTIMONY – APRIL 14, 2021

“Mutual aid is designed to be just that, mutual. The calls, the responses back in and out of each agency should be fairly even. When one agency starts putting more demand on another agency or other agencies in general, that becomes a problem.”

CHART 7: COMPARABLE TREATMENT AND RECOVERY HOMES.¹⁹

| Name | Location | Years of Full Operation | Recovery Beds | Treatment Beds | Total Beds |
|---------------------------|---|-------------------------|---------------|----------------|------------|
| Serenity House Naperville | 1045 Alder Lane, Naperville | 5 | 8 | 0 | 8 |
| Serenity House Addison | 871 S. Addison, Addison | 3 | 12 | 0 | 12 |
| Way Back Inn | 141 N. 12th, Melrose Park | 3 | 10 | 0 | 10 |
| Rosecrance Recovery Home | 874 Pleasant St.; 876 Pleasant St.; 894 Pleasant St.; 896 Pleasant St., Woodstock | 3 | 16 | 0 | 16 |
| Hope for Tomorrow #1 | 469 N. Lake St., Aurora | 3 | 8 | 0 | 8 |
| Hope for Tomorrow #2 | 537 Hartford Ave, Aurora | 3 | 8 | 0 | 8 |
| Hope for Tomorrow #3 | 652 Hartford Ave., Aurora | 3 | 7 | 0 | 7 |
| Amita Health | 801 Gloucester, Elk Grove | 1 | 0 | 48 | 48 |
| Gateway Aurora | 400 Mercy, Aurora | 3 | 0 | 44 | 44 |
| Heartland Banyan | 1237 E. 1600 North, Gilman | 2 | 0 | 36 | 36 |
| Leyden Family Services | 1776 Moon Lake, Hoffman Estates | 5 | 0 | 40 | 40 |
| | | Total Bed Count | 69 | 168 | 237 |

Polaris did not count partial years when a facility opened mid-year.

CONCURRENT CALLS WILL NOT BE AN ISSUE

- ALS Equipped Ambulance and Engine
- Intergovernmental Agreement with Wood Dale and Roselle
- Participation in MABAS
- Elite Ambulance – BLS Calls
- Haymarket Trained Medical Personnel

ELITE AMBULANCE

- Second largest ambulance company in the State of Illinois, with 130 ambulances
- Licensed by State of Illinois
- Sophisticated GPS Tracking System to Ensure Timely Responses
- Worked with Polaris and Haymarket to Develop Protocols to Handle BLS Calls

EXPERTS FITCH AND POLARIS AGREE

- **Fitch Report – January 2021**

... it is FITCH's assessment that currently the Itasca Fire Protection District has sufficient capacity to absorb the increased demand from the proposed Haymarket DuPage project.

- **Polaris Public Safety Impact Report – July, 2020**

...Even with the minimal increases in proposed calls, Itasca's public safety agencies will continue to have sufficient capacity to handle these calls without the need for additional personnel or equipment.



ITASCA FIRE PROTECTION DISTRICT NO. 1
520 W. IRVING PARK ROAD, ITASCA, IL 60143

James F. Burke, Jr.
Fire Chief
John G. Radzinski
Deputy Chief
Administration: 630-773-1223
Fire Prev. Bur: 630-773-1240
Fax: 630-773-3381



June 11, 2018

To: Shannon Malik

From: Michael Lisek

Director of Fire Prevention

The following are comments based on my review of the proposed plan submitted by Bridge Development Partners:

1. Construction type of proposed hotel.
2. Access road to handle 80,000 GVM.
3. Turning radius needs, see attached Fire Department documentation.
4. Traffic lights/Automatic gates would require Opticom type system. Manual gates would require a lock that is operable with our KNOX BOX key.
5. Fire Protection/ fire pump(s) needs for buildings 1/2/3

MEMORANDUM FROM ITASCA FIRE PROTECTION DISTRICT

UNIT HOUR UTILIZATION

- National Standard used by Fitch and Int'l Assoc. of Firefighters - .3
- Current Utilization for Fire Protection District - .1
- Unit Hour Utilization for Haymarket DuPage using Chicago Haymarket as a Comparison - .15
- Can **Triple** Calls Before Additional Staff & Equipment Become an Issue (J. Dominik August 4, 2021)

POLARIS DUE DILIGENCE

| IMPACT | POLARIS | FITCH |
|---|----------------|--------------|
| Fire District Call Volumes | ✓ | |
| Concurrent Calls | ✓ | |
| Mutual Aid Usage | ✓ | |
| Unit Hour Utilization | ✓ | |
| Response Times | ✓ | |
| Historic Growth Patterns For The Fire District | ✓ | |
| Anticipated Number of Calls Based on studying 11 comparable sites that offer the same services to the same population | ✓ | |
| Historic CAD Data From HM Chicago | ✓ | ✓ |
| EMS call volumes generated by HM Chicago in 2018 (based on an extensive review of internal records by HM based on patient records and incident reports) | ✓ | |
| Ability of Haymarket medical staff to handle emergent calls | ✓ | |
| Elite Ambulance | ✓ | |

GRUEN FINDS NO ADVERSE FISCAL IMPACT ON VILLAGE AND FIRE DISTRICT

- Estimated Cost of Haymarket Facility on IFPD = \$8.74/Itasca Resident (Source: 2018 Chicago Haymarket Data – 303 Calls)
- Combined Potential Impact on Itasca General Fund and Fire Protection District = \$10.51/Resident

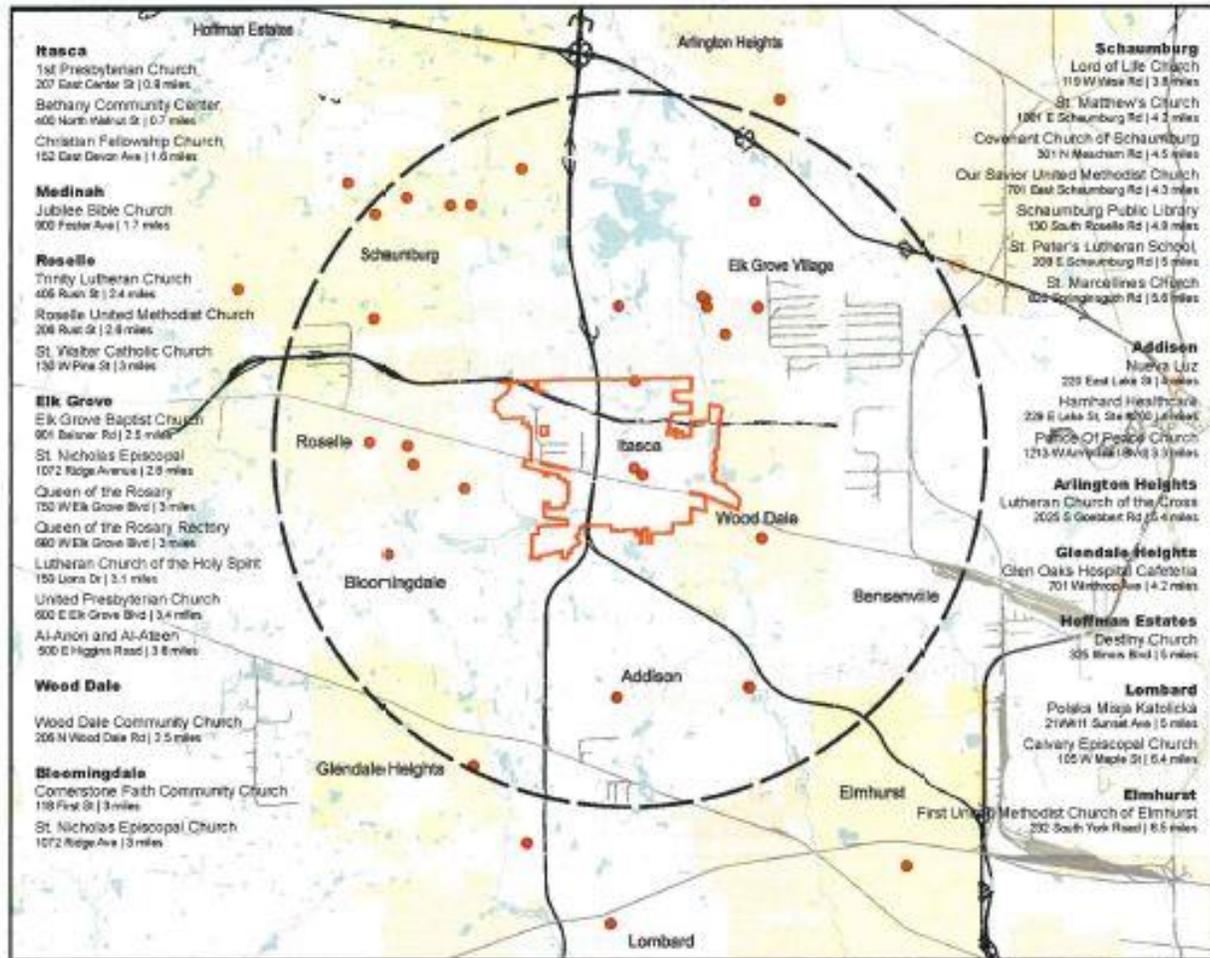
SERVICE FEE ANALYSIS USED BY GRUEN, GRUEN & ASSOCIATES

- \$329 Received Per EMS Call (Based on 2018 \$2,100 Fee Charged)
- \$5,390 Fee Charged by Fire Protection District – Approved April, 2021

Gruen Estimate Very Conservative

ALL AGREE NEED EXISTS

HAYMARKET IS NECESSARY FOR THE PUBLIC CONVENIENCE IN ITASCA



AA/NA Meetings within 5 mile radius of Itasca

- 8-10 Overdoses Per Year – Per Director O'Connor
- 25 AA locations and 1 NA location located within 5 miles of Itasca
- Another 3 AA sites and 3 NA sites located just outside the 5-mile boundary.
- **3 sites are located within the boundaries of Itasca.**

HAYMARKET DUPAGE, LLC - BACKGROUND

- Founded as a non-profit organization in 1975
- One of the region's largest and most comprehensive providers of treatment for substance use disorders and behavioral health conditions
- Serves estimated 12,000 patients/year at Haymarket Center
- Will be Licensed by State of Illinois
- Project Supported by Illinois Department of Human Service's Division of Substance Use Prevention and Recovery
- Accredited by the Commission on Accreditation of Rehabilitation Facilities (CARF)

HAYMARKET ITASCA HAS STRONG SUPPORT

Health Care Providers & Organizations

Edward-Elmhurst Health

Dr. Dan Sullivan,
Chief Medical Officer, Edward-Elmhurst Health

Dr. Aaron Weiner,
ABPP

Dr. Terrence Swade,
Advocate Medical Group

Northwestern Medicine at Central DuPage Hospital

Rush University Health System,
Sharon Gates, Senior Director of Student Diversity and
Community Engagement

Loyola Medicine

Heartland Alliance Health,
Ed Stellon, Executive Director

Erie Family Health Center,
Lee Francis, MD, MPH, President & CEO

Dr. Juleigh Nowinski Konchak,
MAT Collaborative Lead, Cook County Health

Dr. Mark Loafman,
Chair of Family and Community Medicine, Cook County Health

Access Living

DuPage County Medical Society

Dr. Lanny Wilson, M.D.,
Vice President, DuPage County Board of Health and Co-Chair of
HOPE Task Force

NAMI DuPage

Kara R. Murphy,
President, DuPage Health Coalition

MADO Healthcare

Illinois Partners for Human Service

Illinois Association for Behavioral Health

Gerald (Jud) DeLoss, JD,
Chief Executive Officer & Chief Legal Officer, Illinois Association
for Behavioral Health

Illinois Primary Health Care Association

Jordan Powell,
President & CEO, Illinois Primary Health Care Association

Dr. Diana Uchiyama, JD, PsyD,
Executive Director, Illinois Lawyers' Assistance Program

The Kennedy Forum,
Cheryl Potts, Executive Director - Illinois

Jessica Hayes,
CEO, Illinois Certification Board

Rosecrance Health Network,
Dave Gommel, President and CEO

New Directions Addiction Recovery Services

Chris Reed,
Executive Director, Northern Illinois Recovery Center

Mark Ishaug,
Chief Executive Officer, Thresholds

Mark Buschbacher,
Executive Director, Serenity House

Anita Pindiur, MS, LCPC, CAD
Executive Director, Wayback Inn

Metropolitan Family Services,
Theresa Nihill, COO

Gateway Foundation,
Thomas P. Britton, DrPH, President & CEO

National Council for Behavioral Health

Patrick Sorrentino MHA, ACHE,
President & Co-Founder, Trilab Health

- The DuPage County Board of Health
- DuPage County HOPE Taskforce
- Kenneth Young Center
- League of Women Voters of Roselle-Bloomington, Elmhurst, Arlington Heights-Mt. Prospect, Buffalo Grove-Wheeling-Prospect Heights-Elk Grove Village, Naperville and countless other non-profits in the substance abuse and behavioral health field.

Joel Nickson, Owner of Wishbone Restaurant:

“I operated my restaurant, Wishbone, directly across the street from Haymarket Center in Chicago’s West Loop neighborhood from 1991 to 2018...I urge the board to reconsider this opportunity to help your community. The need is great. Haymarket Center is devoted to this cause, they do an excellent job, serve an essential purpose in the community and I cannot speak highly enough of them as neighbors.”

Mark Ishaug, Thresholds CEO

“Haymarket is the gold standard” and “I simply cannot think of any better organization than Haymarket in all of the state of Illinois to meet this challenge and to meet this moment.”

MANY MODES OF TRANSPORTATION EXIST

- Family
- Friends
- Ubers
- Haymarket Vans
- Public Transportation

PRIMARY SECURITY SYSTEMS:

On Site In-House Security:

- Access Control Policy
- Visitor Control

24/7 Access Control

- Lockable entry doors – card reader access/security personnel access
- Entry will be restricted to the Main Entry. Exception will be deliveries.

24/7 Video Surveillance Monitoring/Recording – Internal And External

- Exterior Egresses
- Main Entry
- Common Areas
- Outside Perimeter

Emergency Call Buttons

HAYMARKET ECONOMIC IMPACT

- 163 New Jobs w/Benefits - \$9.6M Payroll
- Supports 191 Total Jobs (Direct and Indirect)
- \$10.6M Annual Output Earnings (Direct and Indirect)
- \$27.7M Annual Output Impact on DuPage County

Taxing Bodies Will Not Lose Property Tax Revenues

DE-MINIMIS IMPACT ON TAXING DISTRICTS

Slide 2: Current Share of Property Tax Extensions

| DISTRICT | 2020 TAX EXTENSION | PIN 03-07-202-002 | |
|-------------------------------|--------------------|-------------------|---------|
| | | 2020 TAX BILL | SHARE % |
| High School District 108 | \$52,230,871.40 | \$66,582.65 | 0.13% |
| Grade School District 10 | \$12,884,769.50 | \$65,289.84 | 0.51% |
| Itasca Fire District | \$6,510,119.09 | \$29,209.79 | 0.45% |
| Itasca Special Service Area 3 | \$142,784.51 | \$17,927.35 | 12.56% |
| Itasca Park District | \$2,776,813.81 | \$14,496.66 | 0.52% |
| Village of Itasca | \$2,330,692.71 | \$9,927.35 | 0.43% |
| Village of Itasca Library | \$1,618,536.61 | \$6,893.99 | 0.43% |
| College of DuPage | \$88,063,925.24 | \$6,268.47 | 0.01% |
| County of DuPage | \$69,270,948.75 | \$4,770.92 | 0.01% |
| Forest Preserve District | \$51,877,870.25 | \$3,573.01 | 0.01% |
| Addison Township - Road | \$3,677,856.00 | \$2,742.77 | 0.07% |
| Addison Township | \$2,461,181.46 | \$1,835.42 | 0.07% |
| DuPage Airport Authority | \$6,054,075.91 | \$438.84 | 0.01% |

Sources: DuPage County Clerk; DuPage County Supervisor of Assessments; Gruen Gruen + Associates.

HAYMARKET EAV $\frac{4}{10}$ of 1% OF VILLAGE AND FIRE DISTRICT TAX BASE

HAYMARKET PAYS \$65,200 OF \$13,000,000 SCHOOL DISTRICT BUDGET

DE-MINIMIS IMPACT ON PROPERTY TAXES

SLIDE 1: Former Holiday Inn Contributions to Districtwide Assessed Value

GROWTH OF VILLAGE AND FIRE DISTRICT EAV BETWEEN 2016-2020 EQUAL TO THE EAV OF OVER 36 FORMER HOLIDAY INN PROPERTIES

| | 2016 Tax Year | 2018 Tax Year | 2020 Tax Year |
|--|---------------|---------------|---------------|
| Subject Property EAV (PIN: 03-07-202-002) | \$2,119,790 | \$2,303,470 | \$2,965,160 |
| Village of Itasca EAV | \$589,409,434 | \$646,603,721 | \$696,144,778 |
| Former Holiday Inn Property % of Village EAV | 0.360% | 0.356% | 0.426% |
| Itasca Fire District EAV | \$551,914,354 | \$609,240,404 | \$660,858,705 |
| Former Holiday Inn Property % of District EAV | 0.384% | 0.378% | 0.449% |

Sources: DuPage County Clerk; DuPage County Supervisor of Assessments; Gruen Gruen + Associates.

VILLAGE & DISTRICT TAX BASE INCREASED BY \$110M ('16 TO '20) = 36 HAYMARKETS

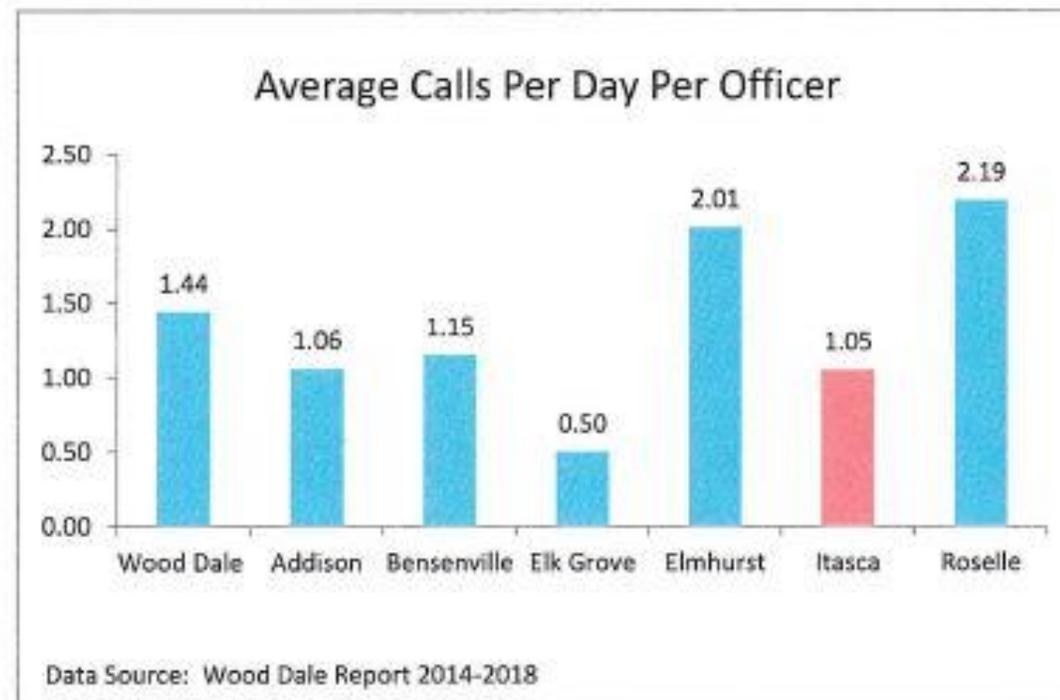
Itasca Zoning Code Provides for Non-Profit Uses in B-2 District.

NO ADVERSE IMPACT ON SCHOOL DISTRICT

- No Loss of Property Tax Revenue
- In 46 Years, Haymarket Has Not Needed to Seek Public School Service for Patients' Children
- Haymarket Has Voluntarily Removed Women & Children's Program from Haymarket DuPage
- Non-Resident Children Will Be Unable to Establish Residency Through Haymarket Patients
- Homeless Children Have a Right to Education Without Discrimination Based on Housing Status

SUFFICIENT CAPACITY FOR POLICE NO NEED FOR ADDITIONAL EQUIPMENT OR STAFF

CHART 6: THIS CHART SHOWS THE AVERAGE CALLS PER OFFICER PER DAY.¹⁶



Societal Impact of Costs of Substance Use Disorders

**COMPATIBLE WITH
SURROUNDING USES AND
NO ADVERSE IMPACT
ON PATH OF
DEVELOPMENT**



Distances to nearest residential uses.

WHY HERE?

- The Holiday Inn **Is Not** In The Backyard of Any Residential Property
- Use Compatible with Surrounding Properties
- Ideal Building for Adaptive Re-Use
- Serves Need in Itasca and DuPage and Collar Counties

NO INCREASE IN TRAFFIC OR PARKING

Professional traffic analysis has been conducted that establishes that Haymarket DuPage will not have an impact on existing traffic in the area, and that available parking is ample to meet Facility needs.

NO ADVERSE IMPACT ON PROPERTY VALUES

- Setback from Adjacent Uses
- Existing Improvements Suitable for Proposed Use
- Compatible with Underlying Zoning and Uses
- No Impact on Residential Uses
- Study of Comparable Sites Shows No Adverse Impact on Property Values
- No Impact Due to Non-Profit Status
- Will Not Impede Orderly Path of Development

CONSISTENT WITH UNDERLYING B-2 ZONING

- Exceptions Sought for Setback and Height of Existing Building – Grandfathered
- 63% of Allowed Density
- FAR of .36 vs. .60 Allowed
- 50' Setbacks Required from Street ROW - $\pm 282.84'$ and 78.1' Setbacks Provided
- Complies with Parking and Loading Requirements

ITASCA IS NOT A SMALL TOWN

- Itasca and Fire Protection District EAV Exceeds \$650,000,000
- Regional Employment Center – Triples Population Every Work Day
- Regional Development
 - Hamilton Lakes
 - Bridge Development
 - Five Hotels
- Strong Residential Community Will Not Be Changed by Haymarket

PROPOSED CONDITIONS

- 1.** Haymarket will agree to enter into a contract with a private ambulance company to handle basic life support calls generated by Haymarket DuPage as a condition of opening and operating its facility.
- 2.** Haymarket will agree to enter into a contract with an additional private ambulance company if needed to provide additional capacity to handle basic life support calls that may arise.
- 3.** Haymarket will agree to meet immediately or at any time prior to the opening of the facility with the Itasca Fire Protection District to review protocols that will govern Haymarket's relationship with the secondary private ambulance company or companies. Haymarket will agree to consider any reasonable recommendations suggested by the Fire Protection District to ensure collaboration and the provision of efficient emergency services to Itasca residents and businesses.

PROPOSED CONDITIONS CONTINUED...

- 4.** Haymarket will agree to meet as needed upon the request of the Fire Protection District and/or the Itasca Police Department to review call volumes generated by Haymarket DuPage and will commit to work collaboratively to further the provision of efficient emergency services to Itasca residents and businesses.

- 5.** Haymarket commits to continue to pay the assessments owed for Special Service Area No. 3.

CONDITIONS ON SPECIAL USE PERMIT ARE AUTHORIZED BY STATE STATUTE

Sec. 11-13-1.1.

*A special use shall be permitted only upon evidence that such use meets standards established for such classification in the ordinances, and **the granting of permission therefor may be subject to conditions reasonably necessary to meet such standards.***

Fair Housing Act, Americans with Disabilities Act and Rehabilitation Act

REQUEST APPROVAL OF PLANNED DEVELOPMENT AND SITE PLAN REVIEW APPLICATIONS