

PETITION FOR SPECIAL USE

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

Date Submitted: _____

ALL ITEMS MUST BE COMPLETE TO PROCESS APPLICATION

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

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

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

Existing Use: hotel Zoning: B-2

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

No negative effect. See response to #4 above.

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

Owner's Name(s): Pearl Hospitality LLC, an Illinois limited liability company
Address: 1375 Remington Rd., Suite E Phone: (647) 772-8859
Schaumburg, IL 60173
Email: _____

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

| SIGNATURE |
Signature: _____

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

Site Planner or Engineer (if applicable)
Name: _____
Firm: _____
Address: _____
Phone: _____
Email: _____

Please attach the following:

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

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

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

Signature:  _____

SUBSCRIBED AND SWORN TO

BEFORE ME THIS 1st DAY OF July, 2019

NOTARY PUBLIC


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

Attachment A

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

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

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

The continuum of services will include the following:

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

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

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

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

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

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

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

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

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

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

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

Attachment B

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

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

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

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

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

² Scholl L, et. al, 2018

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

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

⁵ Kane-Willis et. al., 2015

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

⁷ Substance Abuse and Mental Health Services Administration.

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

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

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

SUBSTANCE USE DISORDERS ACCESS TO CARE

Haymarket Center
HOPE STARTS HERE

19.6 MILLION AMERICANS

had a Substance Use Disorder (SUD) in 2017¹

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

74%

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

38%

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

46%

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

8.7 MILLION CHILDREN

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

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

In America only 19% with SUD received treatment.⁴

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

¹ 2017 NSDUH Annual National Report

² Pew Research Center, 2017 Study

³ American Academy of Pediatrics, Opioid Fact Sheet

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

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

⁵ SAMHSA, Behavioral Health Barometer: Illinois, 2015

OPIOID CRISIS ESCALATING

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

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



1 in 103

Chances of losing their life on the road



1 in 96⁸

Chances of losing their life during an opioid overdose

Opioid deaths in Illinois, 2013-2017⁹



DuPage County¹⁰

20+
overdose reversals
every month

81
overdose deaths
in 2018

WE NEED TO TAKE ACTION. HOPE STARTS HERE.

⁶ National Safety Council, 2019 Study

⁷ U.S. Center for Disease Control

⁸ Injury Facts, 2017 Study

⁹ National Safety Council, 2019 Study

¹⁰ DuPage County Coroner

EXPANDING ACCESS TO LIFE-SAVING CARE

Haymarket Center
HOPE STARTS HERE

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

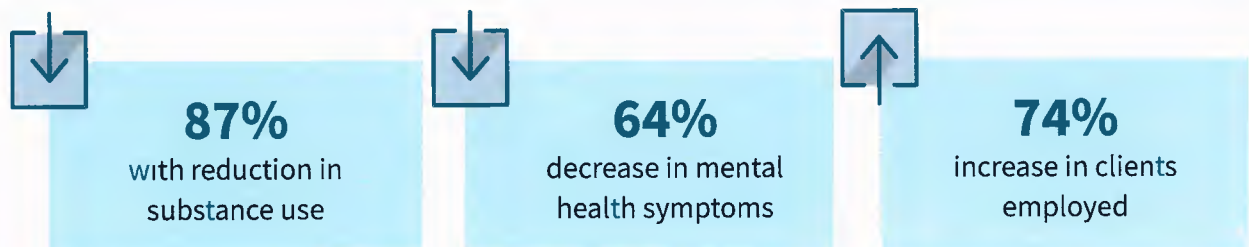
Our individualized care ranges from outreach through recovery, adapted to suit each patient and their unique needs.

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

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

Treatment that Works

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



Haymarket DuPage

What is proposed for Haymarket DuPage?

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

How was DuPage County selected?

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

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

Why this location?

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

A Community Partner in DuPage County



150+ New Jobs
for Medical and
Counseling Staff



Primary Care Clinic
on site



Day Care on site for
Children of Patients



Reduce Burden and Costs
for Area Hospitals through
Haymarket comprehensive
services



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



Expansion of
Partnership with
DuPage Health
Department and HOPE
Task Force

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

Attachment C

Holiday Inn Itasca Location Benefits

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

Attachment D To Petition for Special Use for Planned Development

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

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

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

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

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

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

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

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

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

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