

DOCUMENTS ATTACHED

1. Village Exhibit A – Questions and Additional Information Summary
2. Zoning Petition Binder- Special Use for Planned Development
 - a. Cover letter from Ice Miller dated July 3, 2019
 - b. Legal Description
 - c. Statement of applicant ownership
 - d. Alta Survey dated April 26, 2019
 - e. Plat of Survey signed June 3, 2019
 - f. Existing Structure Elevations revised January 26, 2019
 - g. KLOA Traffic and Parking Study Executive Summary dated July 1, 2019
 - h. Photometric Plan dated June 5, 2019
 - i. Statement of Bulk Deviations undated
 - j. Floor plans
3. Supplemental Filing Received August 2, 2019
 - a. Cover letter from Ice Miller dated August 2, 2019
 - b. Photographs of existing site
 - c. Economic Impact Study by Teska Associates, Inc., dated August 1, 2019
 - d. Landscape Plans prepared by LG Workshp LLC, dated July 18, 2019
4. Community Development Staff Letters to Petitioner
 - a. May 9, 2019 regarding use categorization
 - b. June 25, 2019 summarizing filing standards (in petition)
 - c. July 24, 2019 finding application deficient
 - d. July 31, 2019 check returned for incorrect applications
5. Mayor's Letter Requesting Additional Information, dated July 22, 2019
6. Haymarket and Ice Miller Letters to Village
 - a. July 18, 2019 regarding rejection of Health Care Facility
 - b. August 30, 2019 regarding a request for additional Plan Commission meetings
 - c. September 5, 2019 regarding a response to the Mayor's questions
 - d. September 6, 2019 regarding signage
7. Village Administrator's email response to sign ordinance inquiry dated September 12, 2019
8. Code Enforcement letters dated September 12, 2019 regarding Bank of America and Holiday Inn
9. Community Development Director's email request for follow up on EMS and Police data dated September 12, 2019
10. Public Correspondence
11. Engineering Review Memo from Robinson Engineering
12. KRG Report – Tax and Resource Impact Analysis



Village of Itasca Community Development Department

550 W. IRVING PARK RD. ITASCA, IL 60143
PHONE: 630/773-5568 FAX: 630/773-0852
e-mail: comdev@itasca.com
www.itasca.com

May 9, 2019

Donald Musil, Executive Vice President
Haymarket Center
932 W. Washington Blvd.
Chicago, IL 60607

Re: Haymarket's zoning application for 860 W. Irving Park Rd., Itasca, IL 60143

Dear Mr. Musil

This letter is to inform you of the Village staff's position concerning Haymarket Center's proposed change in use at the site of the Holiday Inn at 860 W. Irving Park Road in Itasca. During our meeting on April 30, 2019, it was indicated that Haymarket envisions converting the 168-room hotel currently on the site into a non-profit facility for substance abuse and mental health care. It was described as a providing 3 levels of care: detox, residential treatment, and recovery homes. Importantly, the recovery homes portion of the facility will consist of a minimum of 120-130 beds (60-65 double occupancy rooms), will house clients for long-term (up to a year) stays, will consist of one bathroom per room, and no kitchens.

It is the Village staff's position that this proposed use (as described during our meeting on April 30, 2019) is a mixed use of residential and medical, which would require a special use under Section 8.04(2) of the Itasca Zoning Code. It is recommended that Haymarket proceed under Section 8.04(2)(u), for a Planned Development, given the expected number of variances needed to accommodate this mixed use. Further information about the Planned Development process and submittals can be found in Section 14.12 of the Zoning Code. Please note that a Planned Development is a type of special use and therefore must meet the standards and findings for a special use under Section 14.11, as well as those criteria for a Planned Development under Section 14.12(7).

Feel free to contact me with any additional questions or concerns. We look forward to receiving Haymarket's full petition by July 17, 2019, for placement on the August 21, 2019 Plan Commission agenda.

Sincerely,

Shannon Malik Jarmusz, AICP
Director of Community Development



Village of Itasca Community Development Department

550 W. IRVING PARK RD. ITASCA, IL 60143
PHONE: 630/773-5568 FAX: 630/773-0852
e-mail: comdev@itasca.com
www.itasca.com

July 24, 2019

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

Dear Mr. Roth:

The Village is in receipt of your letter dated July 18, 2019, disagreeing with Ms. Yordana Wysocki's July 16th correspondence. Although I can appreciate your concerns about the timing of the Plan Commission hearings, I have been open and upfront with you about the type of petition Haymarket should submit given the mix of healthcare and residential uses. The Village staff's position on this is unchanged: Haymarket must proceed with a planned development by special use application. Haymarket's due process rights are protected in the Village's appeals process. Your appeal of my decision may be heard at the next Plan Commission meeting on August 21, 2019. Please submit your appeal in writing at least 7 days before the meeting so the Plan Commission has sufficient time to prepare.

As previously noted, Haymarket's application for a planned development by special use is deficient. The Village is awaiting your economic impact statement and landscape plan. Once these documents are received, you will be scheduled for a hearing before the Plan Commission. The deadline for the September Plan Commission meeting is August 2, 2019.

Finally, we will not proceed with both the healthcare special use and planned development special use petitions at the same time. We have never allowed an applicant to do so, and it would require staff and the Plan Commission to prepare for two separate hearings on the same property, increasing the chances of confusion and error.

I look forward to receiving the outstanding items for Haymarket's application for a planned development by special use and hope that we can place it on the September Plan Commission agenda.

Sincerely,

Shannon Malik Jarmusz, AICP
Director of Community Development



Village of Itasca

Community Development Department

550 W. IRVING PARK RD. ITASCA, IL 60143
PHONE: 630/773-5568 FAX: 630/773-0852
e-mail: comdev@itasca.com
www.itasca.com

July 31, 2019

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

Dear Mr. Roth:

Pursuant to my July 24, 2019 letter rejecting Haymarket's petition for special use for a healthcare facility, enclosed you will find original check, #18986 from McDermott Center (DBA Haymarket Center) in the amount of \$300. I have also included check #18984 to refund variance filing fees. As indicated in the July 24th letter, Haymarket must proceed with a planned development by special use application. As such, any variances will be incorporated into the planned development petition as exceptions, so the variance filing fee is not necessary.

We look forward to receiving the outstanding economic impact statement and landscape plan in order to proceed with scheduling the special use for planned development for public hearing on September 18, 2019. As a reminder, the filing deadline for this meeting is this Friday, August 2, 2019.

Sincerely,

Shannon Malik Jarmusz, AICP
Director of Community Development



550 W. Irving Park Road • Itasca, Illinois 60143-2018
630.773.0835 • Fax 630.773.2505 • www.itasca.com

July 22, 2019

VIA U.S. MAIL AND ELECTRONIC MAIL

Michael Roth
Ice Miller LLP
2300 Cabot Drive
Suite 455
Lisle, IL 60532-4613

Re: Haymarket's proposal in Itasca

Dear Mr. Roth:

As you are aware, the potential for a new Haymarket facility at the Holiday Inn-Itasca has generated many questions and concerns from the people of Itasca. At a recent board meeting, a number of community members expressed their concerns openly and candidly. Subsequently, both at a separate meeting and a recent community event, several residents have stopped me to ask various questions about Haymarket and the proposed facility. I find myself unable to answer them as fully or completely as I would like. It is important as we move through this process that I can address the concerns of my community as completely and transparently as possible.

To that end, I am enclosing a list of questions, that will best equip me to provide information to my community. While not an exhaustive list, answers to the attached questions will provide much-needed answers to the concerns of many people in Itasca. I respectfully request that you or your client review these questions and provide answers as soon as possible.

Sincerely,

Jeff Pruyñ
Village President

Encl.

Questions for Haymarket

1. How many people do you expect to treat in the new facility?
 - 1a. How many do you treat downtown?
 - 1b. How many do you treat in Uptown?
 - 1c. How many do you treat in Lake County?
 - 1d. Describe the nature of each treatment facility.
2. What amount of time does a resident spend with the facility?
 - 2a. Do you offer outpatient programs?
 - 2b. Describe the amount of daily traffic (vehicle/foot) at your facilities?
3. How do you accept those that need treatment?
 - 3a. Where do patients come from?
 - 3b. Are DuPage residents going to have priority?
 - 3c. Will you take overflow from your other locations?
 - 3d. How many of your residents are in court ordered programs?
 - 3e. Do you accept early diversion treatment residents?
4. Who pays for that treatment?
5. Where does your funding come from?
6. How is your funding structured?
 - 6a. How long do you project Haymarket to have a stable funding source?
7. You only have a 2017 Annual Report on your website.
 - 7a. Where is your 2018 Annual Report?
 - 7b. When can we expect to see a 2019 Annual Report?
 - 7c. From the 2017 Annual Report, 11% denotes Supporting Services. What are those?
8. What does your security plan look like (internally and externally)?
 - 8a. Who developed the plan?
 - 8b. How often is it reviewed?
 - 8c. Have you had to activate a security response at any of your facilities?
 - 8c1. If so, did it work as planned?
 - 8c2. Please describe the incident and response.
9. How would this building be secured?

- 9a. Will emergency services be able to easily access the building 24/7?
- 9b. Have emergency services ever had an issue with ease of access in the past?

10. Who is your security advisor?

- 10a. May we meet with the company?
- 10b. Do you employ private security guards?
 - 10b1. Are they armed?
- 10c. How do you determine the amount of private security staff?
- 10d. Do you use exterior camera surveillance?
 - 10d1. If yes, how long is the footage retained?
 - 10d2. Does staff at the location have immediate, on-site retrieval access of any surveillance footage?
- 10e. Are you asking to put a fence around the property? If so, what kind of fence?

11. What does your EMS plan entail?

- 11a. Do you have a contract with a private ambulance service?
- 11b. Will you be retaining private contract ambulance services for Itasca?
- 11c. Can you give us a five-year lookback on emergency or EMS calls on your facilities?

12. Are people using your facility allowed to leave?

- 12a. Do you expect law enforcement to assist in recovering an AWOL resident?
- 12b. Has this happened in the past, if so, how many times in the last 5 years?
- 12c. What type of support services do you provide for a patient who wishes to leave early?

13. How do you work with local municipalities for emergency services?

14. What type of internal medical staffing to you intend to have?

- 14a. What types of medical emergencies can be treated at the facility?
- 14b. If there is a medical emergency for a patient or staff member, what resources do you expect Itasca to provide?

15. How did you come up with the Itasca location?

16. How many jobs do you expect to provide?

- 16a. What types of jobs will be available?
- 16b. How do you hire?
- 16c. Will you be moving people from other facilities to this proposed site?

17. How do you run as a treatment facility?

- 17a. What is your management structure?
- 17b. How many of your staff have medical degrees?
 - 17b1. What degrees?

18. You are interested in moving into Itasca, how is Haymarket going to become a part of our community?

18a. Do you have community outreach programs in place at other facilities?

18b. What does your corporate social responsibly plan offer for Itasca?

19. Who do you think is going to help Itasca fund for public safety services needed by Haymarket?

Response Ruid
9/5/19
to Mayor Pruyn's
letter 7/22/19

**HAYMARKET DUPAGE RESPONSE TO VILLAGE OF ITASCA
QUESTIONS FOR HAYMARKET**

Haymarket DuPage ("Haymarket") has applied for zoning approval to permit a health care center at 860 W. Irving Park Road, Itasca. As is well known by now, Haymarket Center is one of the region's largest and most comprehensive providers of treatment for substance use disorders and mental health conditions. Haymarket was founded in 1975 by Monsignor Ignatius McDermott and Dr. James West, and is a fully accredited, nonprofit organization, licensed by the Illinois Department of Human Services. Haymarket plans to provide a full continuum of health care services to adults aged 18 and older at the Itasca location. Services will include diagnosis, treatment and recovery support for persons disabled by substance use and mental health disorders, who voluntarily seek care. Treatment provided is planned to include inpatient, outpatient and recovery programs.

Haymarket intends to be a good neighbor in the Itasca community, and while much of the information requested has no bearing on the Village's zoning standards, Haymarket provides the following answers to the Village's questions.

1. How many people do you expect to treat in the new facility?

Haymarket is expecting to provide substance use and mental health treatment to approximately 4,750 patients a year through all of its treatment and recovery programs, including outpatient programs. Nearly 2,000 men and women from DuPage and the collar counties were patients at Haymarket clinics in 2017-2018.

a) How many do you treat downtown?

The Haymarket West Loop facility provided treatment to 12,000 patients in 2018.

b) How many do you treat in Uptown?

The Haymarket Uptown Facility provided treatment to 151 patients in 2018.

c) How many do you treat in Lake County?

The Haymarket Lake County facility provided treatment to 111 patients in 2018.

d) Describe the nature of each treatment facility.

Haymarket's West Loop facility provides:

- Evidence-based comprehensive interventions
- Medication Assisted Treatment (MAT)
- Psychiatry & Counseling

- Recovery Stay
- Child Care
- Parenting Classes
- Partnerships that assure care coordination
- GED Courses & Job Placement

Haymarket Uptown and O'Hare are outreach programs, in which Haymarket personnel work within the community to identify individuals in need of substance use and/or mental health care, and assist them in locating services to meet their individual needs.

Haymarket's Lake County facility provides outpatient treatment designed to provide individuals treatment services to help each client achieve permanent changes in their substance use and mental health behaviors.

2. What amount of time does a resident spend with the facility?

The amount of time each patient/client is provided health care services at each facility is dependent on individual needs through a medical assessment that meets the criteria of the American Society of Addiction Medicine.

- In-patient treatment may range from 14 days to 90 days, based on individual need, with a typical stay around 23 days.
- Recovery stays may range from one month to 12 months, with a typical stay of around 90 days.
- Patients will most often begin the recovery stay phase of their continuum of care with participation in intensive outpatient, which typically lasts six weeks, and/or standard outpatient, which typically lasts four weeks.

a) Do you offer outpatient programs?

Yes. Haymarket will offer outpatient programs in Itasca, similar to those provided at the West Loop Facility.

b) Describe the amount of daily traffic (vehicle/foot) at your facilities?

Haymarket has provided a traffic study as part of its application for zoning. Please refer to that study.

Traffic with outpatient patients: we expect to treat about 150 patients per month on an outpatient basis. Approximately two-thirds (or 100) of these patients will be staying in recovery programming, and therefore will bring no traffic to or from the facility. About one-third (or 50) may come to the facility.

Traffic due to recovery home patients: the majority of the recovery home patients are restricted from having a car on site. Some exceptions are made

based on patient need and administrative approval. Most often these patients begin their stay involved in intensive outpatient or standard outpatient programming and will have little traffic to or from the facility. Once they complete outpatient programming, they may be leaving during the day to interview for jobs or attend job training programs. This will involve one or two trips to and from the facility.

Traffic due to visitors: Typically, around 30% of recovery patients may have a weekly visit from a family member.

3. How do you accept those that need treatment?

Upon a patient's arrival, Haymarket follows its central intake procedure, which includes the conduct of a comprehensive medical and global appraisal of individual needs (G.A.I.N.). Intake also includes a background check on each patient to ensure that we do not admit any individual with a violence charge or a sexual offense in their background.

a) Where do patients come from?

Haymarket patients will be residents of DuPage and nearby communities who are adults, age 18 and older. They may be your neighbors, friends, co-workers and even someone you love. They come in seeking treatment, or are brought to treatment by friends and family and others concerned with their health and wanting to ensure provision of health care services to meet their individual needs.

Patients are also referred by hospitals, educational institutions, first responders, company and EAP programs.

b) Are DuPage residents going to have priority?

Haymarket DuPage will be a facility for residents of DuPage County and surrounding communities. However, as a well-recognized treatment provider, Haymarket adheres to federal and state regulations providing for preference in admission. For example, substance users who are pregnant and in need of treatment are required to be provided preference in admission. Haymarket currently provides immediate access to care for those who seek it. There is no wait list, and no need to prioritize one individual over another.

c) Will you take overflow from your other locations?

No. The need in DuPage County and surrounding communities is such that the health center facility is not planned to serve as an overflow facility.

d) How many of your residents are in court ordered programs?

Less than 1% of Haymarket's patients are required by court order to participate in substance use disorder treatments. Haymarket Center is a

voluntary facility for over 99% of its patients. Haymarket Center in the West Loop has a DUI program that contains 21 patients who are court ordered for treatment.

e) Do you accept early diversion treatment residents?

Yes, Haymarket Center works with many problem-solving courts which have a variety of eligibility criteria for participation in Cook, Lake, and DuPage Counties. In common are drug-related charges and/or other non-violent charges in which the person is screened to have a substance use disorder. All problem-solving courts maintain supervision over their participants and maintain close communication with Haymarket staff about treatment progress.

No patients with violent backgrounds or sexual offenses are allowed in Haymarket Center programs.

4. Who pays for that treatment?

Haymarket is a nonprofit organization, whose mission is to provide health care services to all patients, regardless of ability to pay. Haymarket accepts all forms of commercial insurance and Medicaid is accepted.

5. Where does your funding come from?

Haymarket Center is a non-profit that has maintained financial stability for 45 years and is compliant with all non-profit federal and state rules and regulations. Funding comes from federal, state, other governmental entities, foundation, private insurance and private donation sources.

6. How is your funding structured?

Funding is provided through patient care revenue, contracts, contributions and philanthropy.

a) How long do you project Haymarket to have a stable funding source?
Indefinitely.

7. You only have a 2017 Annual Report on your website.

a) Where is your 2018 Annual Report?
The 2018/2019 annual report is in process.

b) When can we expect to see a 2019 Annual Report?

The 2018/2019 annual report is expected to be completed by the end of the current calendar year.

- c) **From the 2017 Annual Report, 11% denotes Supporting Services. What are those?**
- Case management
 - Recovery coaching
 - Addressing the social determinates of health

8. What does your security plan look like (internally and externally)?

Haymarket Center does have a security plan, which was developed in-house and through security consultants and is overseen by the Administration. A security plan is inherently to protect those in the health facility and to maintain security of the building's exterior. A security plan is in place and executed procedurally but not shared with the public which would in fact reduce its effectiveness.

9. How would this building be secured?

Similar to hospitals and other health care facilities, the building will be secured 24/7 and Haymarket will have trained security at all times. Security staff is not armed, but they—and all other staff—are trained in non-violent crisis intervention mental health first aide. Haymarket also intends to have video surveillance of the interior and exterior of the health center facility, which is monitored by our security staff in real time and footage is maintained for one- to three-week periods.

a) **Will emergency services be able to easily access the building 24/7?**

Yes.

b) **Have emergency services ever had an issue with ease of access in the past?**

No. Haymarket does not contemplate any issues with ease of access to the Itasca facility.

10. Who is your security advisor?

Security at each Haymarket facility is managed by both our Director of Facilities and our Vice President.

a) **May we meet with the company?**

Haymarket representatives are available to meet with the Village to discuss security relative to the Itasca facility.

b) **Do you employ private security guards?**

Haymarket will employ trained security staff. Haymarket does not contract for private outside security service.

b1) Are they armed?

Security staff is not armed.

c) How do you determine the amount of private security staff?

We do not employ private security staff.

d) Do you use exterior camera surveillance?

Yes.

d1) If yes, how long is the footage retained?

See answer #9.

d2) Does staff at the location have immediate, on-site retrieval access of any surveillance footage?

Yes.

e) Are you asking to put a fence around the property? If so, what kind of fence?

No.

11. What does your EMS plan entail?

Haymarket's EMS plan will be tailored to the needs of the Itasca facility, predicated on best management practices.

a) Do you have a contract with a private ambulance service?

Haymarket intends to contract with a private ambulance service for the Itasca health center facility.

b) Will you be retaining private contract ambulance services for Itasca?

Yes.

c) Can you give us a five-year lookback on emergency or EMS calls on your facilities?

Yes. This information is being analyzed and will be made it available on the Village of Itasca and Haymarket DuPage web sites.

Each health care facility is different in terms of size, location and demographic population served. As such, any information relative to emergency calls at any other facility would not be relevant to the proposed Itasca health center facility, and is not relevant to the zoning application pending. Notwithstanding, Haymarket is committed to a high level of patient/client care and will secure an emergency response at any of its facilities when such care is deemed required

for the safety and well-being of any patient, client, staff member or private visitor on site.

12. Are people using your facility allowed to leave?

Yes. The Itasca health center facility is proposed to provide both in-patient and outpatient treatment programs, therefore, certain patients will not remain on premises at all times.

Residential: These patients are not permitted to leave facility except when it is medically necessary. These patients will be accompanied by a staff member.

Recovery Stay Patients: Those participating in in-patient recovery home programs are permitted to leave for specific reasons as approved by staff, for example, work, medical treatments and educational programs. Leave of this nature is prescribed, detailed and monitored by case workers and/or other treatment staff. All patients are required to provide random urine samples 2 times per week and following any external appointments.

a) Do you expect law enforcement to assist in recovering an AWOL resident?

No. Haymarket has never used law enforcement to assist with patients who leave against staff advice. Haymarket will transport patients from the health care facility in the event a patient chooses to leave the facility.

b) Has this happened in the past, if so, how many times in the last 5 years?

No. This has never happened.

c) What type of support services do you provide for a patient who wishes to leave early?

- Recovery coaching
- Clinical intervention
- Transportation
- Case management

13. How do you work with local municipalities for emergency services?

Haymarket Center's treatment programs are located in Chicago's West Loop and in Waukegan. In Waukegan, our office is in the Lake County Probation Department. Haymarket is in constant communication with the Lake County Probation Department and follows all regulations and protocols for their facility. In Chicago, Haymarket's utilization of emergency services has never been called into question. If a call for emergency services has been placed, Haymarket security staff meet the emergency services team outside the building and provide clear directions and escort EMTs to where they are needed.

In Itasca, Haymarket Center will be contracting with a private ambulance service to answer any emergency calls prior to contacting the Village's first responders. In addition, Haymarket Center proposes to meet with the Village and first responders to have direct input in developing a mutually acceptable plan.

14. What type of internal medical staffing do you intend to have?

Haymarket will hire medical professionals typical of a health center facility of its nature: a clinical director, counselor, nurses, nurse practitioners, licensed practical nurses, case workers, recovery workers, and social workers.

a) What types of medical emergencies can be treated at the facility?

With a full time medical staff, Haymarket staff is trained to respond to a full range of medical emergencies such as asthma attacks, seizures, spikes in blood pressure. However, should the need arise, Haymarket will refer cases involving life-threatening conditions such as heart attacks to our contracted ambulance services.

b) If there is a medical emergency for a patient or staff member, what resources do you expect Itasca to provide?

Those similar to what Itasca provides to any other resident or business facing a medical emergency, other than as can be responded to by private ambulance care.

15. How did you come up with the Itasca location?

The demand for our services continues to rise due to an increase in opioid fatalities and overdose reversals in DuPage County. In 2017-2018, nearly 2,000 men and women from DuPage and the collar counties were patients at Haymarket clinics. There is a need for Haymarket's services in this area. The Holiday Inn was identified as a location that might be available. The existing hotel is easily converted to a health center use, common to other older hotel/hospital conversions in other states. Haymarket learned that it had previously been for sale as a hotel and received no offers. The owner plans to discontinue it as a Holiday Inn. Haymarket learned that the site is zoned B-2 where healthcare facilities are allowed by the Village of Itasca as special uses. It is not adjacent to any residential neighborhood and is immediately south of an industrially zoned area. The site is located in a business park with ample parking, surrounded by major highways. Its surrounding green space is consistent with a health center facility.

16. How many jobs do you expect to provide?

The Haymarket health center facility will triple the number of full-time jobs at that location, to more than 160.

a) What types of jobs will be available?

Haymarket Center expects the following types of jobs to be available: a Clinical Director, Medical Director, Psychiatrists, Facility Director, Facility Supervisor, Licensed Clinical Professional Counselors, Licensed Practical Nurses, Nurse Practitioners, an Information Technology Specialist, a Human Resource Specialist, Case Managers, Case Aides, Counselors, Admissions Specialists, Maintenance Personnel, Housekeeping Personnel, Security Personnel and a site Executive Administrator.

b) How do you hire?

Haymarket posts its open positions on-line, and accepts walk in applications as do other employers. Haymarket also partners with other agencies for qualified applicants.

c) Will you be moving people from other facilities to this proposed site?

No. However, if existing staff is interested in working at the Itasca health center facility and it is in the best interest of the employee and management, consideration will be given to granting such relocation request.

17. How do you run as a treatment facility?

Haymarket Center brings hope to individuals and families who are suffering personally or through a loved one, friend or community member, with substance use issues or mental health problems. Through a range of specialized in-patient, out-patient and other programs, Haymarket provides exceptional care. The Itasca health center facility will provide a range of medical and clinical services, and will be licensed by the Illinois Department of Human Services to provide:

- 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 in-patient substance use disorders treatment, with separate programs for men and women. This program will have usual lengths of stay, depending on the specialized program, of up to 7, 14, 28 or 90 days. In-patient substance use disorder 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.
- Recovery stay program with separate programs for men and women. Recovery home stays will usually be 90 days but may be up to 365 days. Recovery Homes, are defined by Title 77 Illinois Administrative Code Rule 2060, as “alcohol and drug free housing components whose rules, peer-led groups, staff activities and/or other structured operations are directed toward maintenance of sobriety recovery living environments or who recently have completed substance abuse treatment services or who may be receiving such treatment services at another license facility.” Rule 2060 requires Recovery Homes to have certified staff and structure including at least five group sessions per week. Certified staff will be on the unit 24 hours per day, seven days per week, 365 days per year. Recovery patients will provide weekly schedules and inform staff of all movement external to the health center facility and sign in and out when they enter or leave the Recovery Home.

a) What is your management structure?

Haymarket Center is a non-for profit organization with a volunteer unpaid Board of Directors. The Board directs the work of the leadership team which is headed by President and Chief Executive Officer Dan Lustig, PsyD, CAADC, MISA II. He and the leadership team members direct the work of all other Haymarket employees.

b) How many of your staff have medical degrees?

Pertinent to the Itasca health center facility, Haymarket will engage the required number of medical degreed, licensed and/or State certificated employees to satisfy State licensing requirements and best management practices.

b1) What degrees?

Medical Doctors, Nurse Practitioners, Registered Nurses, Licensed Practical Nurses, and Certified Nursing Assistants.

18. You are interested in moving into Itasca, how is Haymarket going to become a part of our community?

Haymarket is committed to being a good neighbor in Itasca and a strong community partner. Haymarket pledges to support community events in Itasca, offer educational and training programs, partner with first responders and identify grant opportunities that bring additional financial support to the community.

a) **Do you have community outreach programs in place at other facilities?**
Yes.

b) **What does your corporate social responsibility plan offer for Itasca?**
In all of our existing locations where possible Haymarket Center employs environmentally sustainable products and practices in our operations. In addition, we support philanthropic giving, volunteering training and educational programs and outreach. We will employ those same concepts in Itasca.

19. Who do you think is going to help Itasca fund for public safety services needed by Haymarket?

While Haymarket is cognizant of the fact that funding for public safety is derived from property taxes, which Haymarket will not pay as a non-profit property owner, Haymarket currently intends to contract with a private ambulance service to offset any burden on Itasca, and it is open to continuing to discuss the Village's financial concerns. More importantly, Haymarket is firmly committed to bringing to Itasca a much-needed health center facility, which will support the treatment needs of residents in DuPage County and neighboring communities. Haymarket Center intends to bring a positive economic benefit to the Village by partnering on grant opportunities, employing more than double the existing employee population at the planned site and purchasing (when available) local goods and services.

Via U.S. Mail and Electronic Mail to:

Shannon Malik Jarmusz

and

Yordana Wysocki

July 18, 2019

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

Yordana Wysocki
Hervas, Condon & Bersani, P.C.
333 Pierce Rd., Suite 195
Itasca, Illinois 60143-3156

RE: 860 W. Irving Park Road Zoning Proposal

Dear Ms. Malik Jarmusz and Ms. Wysocki:

We are in receipt of Yordana's email message in response to my July 12th email, stating that Shannon has decided to reject Haymarket DuPage's application for a healthcare facility (health_center) special use and return it with the filing fee to Haymarket. You advise that if Haymarket wishes to dispute this decision, it can file an appeal under Section 14.08 of the Itasca Zoning Code. Yesterday, I called Yordana to discuss this, and was told that if an appeal is filed, and it is determined that this special use application should properly proceed, it will not proceed until October 16, 2019.

Your email message, which is in line with that publicly posted by Mayor Pruyn, shows a misunderstanding of the applications Haymarket has submitted. First, the application for special use for a healthcare facility and the application for planned development approval are not filed as alternatives. They are separate applications, and while Haymarket objects to having to petition for a planned development, they should both be processed and decided by the Plan Commission and Village Board. Second, the variance application is filed in conjunction with the application for a healthcare facility special use – not in relation to the planned development

special use application. The application for planned development approval contains its own requests for waiver and exemption approvals.

The application for a healthcare facility special use, and the related variance application, are complete, were timely filed, and were accompanied by the required filing fee. As such, these applications should properly be scheduled and presented to the Plan Commission at its August 21, 2019 meeting. The Village's published procedures for special use and variance applications identify the steps established by the Village in petitioning for a special use and variances, and state:

Applicant completes and submits thirty (30) bound and collated copies of the Petition for Special Use/Variance to the Community Development with all the required attachments and the application fee. Petitioners may attach other items such as related documents, photographs, etc. to their Petition as applicable. The Petition for Special Use/Variance must be complete in order for your hearing to be schedule (sic) and for action to be taken by the Village. Incomplete Petitions for Special Use/Variance will be rejected by the Village and your hearing will not be scheduled until the Petition for Special Use/Variance is completely filled out.

Haymarket completed and submitted the required number of collated copies of the Petition for Special Use and the Petition for Variation to the Community Development Department with all the required attachments and payment of the applicable fees. This has never been disputed by the Village. Therefore, Haymarket is entitled to a hearing on these Petitions. By rejecting the healthcare facility special use application and refusing to present it to the Plan Commission, and by forcing Haymarket to pursue a drawn out appeal, the Village is denying Haymarket its zoning and due process rights.

Very truly yours,

ICE MILLER LLP

Michael M. Roth

WRITER'S DIRECT NUMBER: (630) 955-6594
DIRECT FAX: (630) 955-4273
INTERNET: MICHAEL.ROTH@ICEMILLER.CO

Via U.S. Mail and Electronic Mail to:

Shannon Malik Jarmusz

and

Yordana Wysocki

August 30, 2019

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

Yordana Wysocki
Hervas, Condon & Bersani, P.C.
333 Pierce Rd., Suite 195
Itasca, Illinois 60143-3156

RE: 860 W. Irving Park Road Zoning Proposal

Dear Ms. Malik Jarmusz and Ms. Wysocki:

We anticipate that the public hearing on the Haymarket application will not be concluded on September 18th and will likely carry over to multiple evenings. As I have previously mentioned to you, this is a time-sensitive matter. We are requesting that the plan commission make an accommodation by scheduling successive meetings at least weekly until the public hearing is concluded. Please advise. Thank you.

Very truly yours,

ICE MILLER LLP

/s/ Michael M. Roth

Michael M. Roth

WRITER'S DIRECT NUMBER: (630) 955-6594
DIRECT FAX: (630) 955-4273
INTERNET: MICHAEL.ROTH@ICEMILLER.CO

September 6, 2019

Via email to:

Shannon Malik Jarmusz

Ms. Carie Anne Ergo
Village Administrator

Ms. Shannon Malik Jarmusz, AICP
Director of Community Development and Building Commissioner

Village of Itasca
550 W. Irving Park Road
Itasca, IL 60143

RE: Sign Ordinance Enforcement

Dear Ms. Ergo and Ms. Malik Jarmusz:

As you know, we represent Haymarket DuPage, LLC. As you also most certainly know, there are "No Haymarket" signs, or similar signs posted throughout the Village of Itasca. Many, perhaps all of these signs are posted illegally, and are even in the public rights of way. This is extremely prejudicial to my client. We request that the Village immediately enforce its sign regulations to the letter of the law.

Very truly yours,

ICE MILLER LLP

/s/ Michael M. Roth

Michael M. Roth

Shannon Malik Jarmusz

From: Carie Anne Ergo
Sent: Thursday, September 12, 2019 8:27 PM
To: Michael.Roth Shannon Malik Jarmusz
Cc: Yordana Wysocki
Subject: RE: CHICAGO-#1379322-v2-
Haymarket_filing_letter_supplementing_planned_development.docx

Dear Mr. Roth,

Please be advised that the Village of Itasca has limited resources to devote to Community Development related activities. As such, the Village responds to potential Community Development related code enforcement violations on a complaint basis.

It is the Village's practice to notify property owners through U.S. Mail of code enforcement complaints and request voluntary compliance prior to taking enforcement action. In order to follow up on a complaint, we request that complainants identify a location (street address preferred) along with the concern. It is my understanding that you have verbally notified the Village that you object to one or more "No Haymarket" signs located on or near the Holiday Inn – Itasca, 860 Irving Park Road, which you advised are located within the parkway. Community Development will be sending a letter to the property address, notifying management that political signs must be displayed on private property or removed. Furthermore, we will notify the property address that that failure to comply may result in a fine and removal of the sign.

In addition, I will provide a link from the Village's Haymarket Information page to encourage other property owners to review sign regulations prior to posting political signs.

Sincerely,
Carie Anne Ergo

Carie Anne Ergo
Village Administrator | Village of Itasca
550 W Irving Park Road | Itasca, IL 60143

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**Village of Itasca
Code Enforcement Department**

550 W. Irving Park Road. Itasca, IL 60143
Phone: 630/773-5568 Fax: 630/773-0852
e-mail ; tedwards@itasca.com
www.itasca.com

VIA US MAIL

September 12, 2019

REPORT 19- IT- 3359

Bank of America
NC1-001-03-81
101 N. Tryon St.
Charlotte NC 28255

The Village of Itasca performed an exterior maintenance inspection of the property at 515 W. Irving Pk. Rd. Itasca IL. 60143 The inspection showed violations of the Itasca Zoning Ordinance as follows.

The following observed conditions are listed to provide you with a summary of the items which must be addressed before this matter will be resolved:

TEMPORARY SIGNS: The temporary signs presently displayed on the Village parkway either must be removed from property or placed on private property.

Should you have any questions regarding this notice or corrective actions you may contact Tom Edwards, Code Enforcement Officer by Phone or by E-Mail

. Your anticipated cooperation in remediating the violation would be appreciated.

**Thomas Edwards
Code Enforcement Officer.**



**Village of Itasca
Code Enforcement Department**

550 W. Irving Park Road. Itasca, IL 60143
Phone: 630/773-5568 Fax: 630/773-0852
e-mail ; tedwards@itasca.com
www.itasca.com

VIA US MAIL

September 12, 2019

REPORT 19- IT- 3360

Holiday Inn Chicago West
860 W. Irving Pk. Rd.
Itasca IL. 60143

The Village of Itasca performed an exterior maintenance inspection of the property at 860 W. Irving Pk. Rd. The inspection showed violations of the Itasca Zoning Ordinance as follows.

The following observed conditions are listed to provide you with a summary of the items which must be addressed before this matter will be resolved:

TEMPORARY SIGNS: The temporary signs presently displayed on the Village parkway either must be removed from property or placed on private property.

Should you have any questions regarding this notice or corrective actions you may contact Tom Edwards, Code Enforcement Officer by Phone _____ or by E-Mail _____ . Your anticipated cooperation in remediating the violation would be appreciated.

**Thomas Edwards
Code Enforcement Officer.**

Shannon Malik Jarmusz

From: Shannon Malik Jarmusz
Sent: Thursday, September 12, 2019 2:59 PM
To: Michael.Roth
Subject: Village of Itasca- Request for EMS and Police Calls

Good afternoon, Mike-

Please provide Community Development with the number of EMS and police calls for Haymarket's other facilities in Cook and Lake County. We have raised this issue multiple times in multiple meetings with you and other Haymarket representatives, as Village staff has concerns about the proposed facility's impact on our resources. We would like to include the information in our staff report for the Plan Commission's review.

Thank you in advance-
Shannon

Shannon Malik Jarmusz, AICP
Director of Community Development

Village of Itasca

**PUBLIC
COMMENTS
ARE IN THE
PROCESS OF
BEING
REDACTED**

TO: Shannon Malik Jarmusz, AICP, Community Development Director
Kon Savoy, AICP, Senior Planning Consultant

FROM: Mark Wesolowski, PE, Consulting Engineer

DATE: September 13, 2019

RE: Haymarket Center – Plan Commission Submittal
Plan Commission Review #1
REL # 19-R0854

We have received the following items:

- Economic Impact Study, Prepared by Teska Associates, Inc., Dated August 1, 2019
- Site Photos – Undated
- Landscape Plan, prepared by LG Workshop, LLC, issued for review dated 07/25/19
- Village of Itasca Zoning Board of Appeals Appeal of Zoning Administrator’s Decisions, prepared by Ice Miller LLP, dated 8/13/19
- Haymarket DuPage LLC Zoning application including, but not limited to:
 - Traffic and Parking Impact Study, prepared by KLOA, Inc., dated July 1, 2019
 - Alta Survey, prepared by Commercial Due Diligence Services, dated 5/3/19
 - Plat of topographic survey, prepared by Gremley & Biedermann, Inc., dated June 3, 2019
 - Photometric Plan, prepared by Nova Consulting Group, dated June 5, 2019

Based on the information provided by the applicant and the available records, we offer the following comments and recommendations related to the civil engineering items.

1. Traffic and Parking Impact Study

- 1.1. On Page 1 of the report, it indicates that no client vehicles are allowed, which is appropriate for this site. Note that the trip generations and parking requirements prepared elsewhere in the report include trips and parking for visitors and client delivery vehicles.
- 1.2. It is our understanding from discussions with the Village, that there may be various types of uses of the facility, and therefore review of the required parking cannot be completed until additional information is provided; which I understand has been requested by Village Staff.
- 1.3. The study makes no mention of the existing substandard tapers for left turns along Spring Lake Drive. The study should be revised to reflect the analysis of the substandard tapers with the proposed traffic.
- 1.4. Table 2 and 3 on page 13 of the study should be reviewed. There appears to be a discrepancy in the vehicle trip rates relative to the peak hour movements and numbers of beds. If corrections are required, they should be reflected throughout the report, as necessary.
- 1.5. The PM peak traffic volumes for westbound traffic at Irving Park Road and Spring lake Drive is shown as 839 on Figure 4; however, it is shown as 246 on the Total Projected

Traffic Volumes Figure 8. This should be reviewed and corrected as needed throughout the report.

- 1.6. The projected intersection capacity analyses referenced for the Proposed evening peak hour (PM) are not in the report and need to be provided to confirm the conclusions and recommendations of the study.
- 1.7. Table 4 on page 4 is missing Level of Service for the Projected (Year 2026).
- 1.8. A table showing proposed queue (storage) lengths should be added to the report in order to verify if the substandard turn lanes remain acceptable.
- 1.9. The text on Page 22 under Irving park Road (IL 19) and Spring Lake Drive should be corrected to indicate a left-turn and through/right-turn lane on the outbound lanes based on existing conditions.

2. Photometric Plan

- 2.1. It is unclear if the lighting analyzed in the photometric exhibit are existing based on existing or proposed lighting fixtures. The catalogue cuts provided indicate LED fixtures. Please clarify.
- 2.2. The photometric calculations (including summary table) should extend to the property lines. There should be no light spillover to adjoining properties.

3. Landscape Plan

- 3.1. All proposed and existing utility lines and structures (sanitary manholes, fire hydrants, valve vaults, etc.) must be shown and properly labeled or included in a legend. All large landscaping must be located a minimum of 10 feet from all utility structures and 5 feet from underground utility mains and services.
- 3.2. Landscaping should not limit sight distance.

This review is only for general conformance with the design criteria established by the Village and is subject to both the completeness of the information submitted by the developer's professional staff, and also the actual ability of the plan to perform in accordance with its intent. Actual field conditions may vary and additional items may arise which are not readily apparent based on this submittal. The developer's design professionals are responsible for performing and checking all design computations, dimensions, and details relating to design, construction, compliance with all applicable codes and regulations, and obtaining all permits. Additionally, other bodies of government may have jurisdiction over various aspects of this development. The developer should be advised that additional measures may be required based on actual field conditions and formal approvals of the other agencies.

Please note that this review does not include Architectural, Building or all site & landscaping issues per the Zoning Ordinance such as building setbacks, lot coverage, parking dimensions, etc. and the applicant shall refer to the Community Development Department for a complete review of such issues.

An itemized response to these comments must be included with the next submittal. Should you have any questions or concerns, please do not hesitate to contact me at _____ or _____