

HM Exhibits Distributed
@ 10/28/19 PC

Shannon Malik Jarmusz

From: Jeff Pruyn
Sent: Sunday, August 25, 2019 9:05 PM
To: Joyce
Cc: Carie Anne Ergo; Shannon Malik Jarmusz
Subject: Re: Haymarket

Joyce:

Thank you for reaching out regarding Haymarket Center's plan to purchase the Holiday Inn-Itasca and convert it to a not-for-profit drug treatment facility.

Your thoughts are important to me. And while making your thoughts known via e-mail is a good first step, the Plan Commission cannot consider your comments unless you submit your thoughts directly to the Plan Commission at its official public hearing for Haymarket's application.

According to Illinois law, the petitioner (Haymarket) has a right to have its proposal considered by Itasca's Plan Commission and the Village Board. Haymarket's application is scheduled to be considered at the September 18th Plan Commission meeting.

During the public hearing portion of the Plan Commission meeting, members of the public will be given an opportunity to learn about and provide comment on the proposal. I encourage each and every interested resident to attend the Plan Commission meeting, so that their comments become part of the public record. The Plan Commission may only consider comments documented during the official public hearing when it makes a recommendation to the Village Board.

The Village has established a dedicated page online to update interested residents and businesses as Haymarket Center moves through the review, public hearing and zoning approval process. If you would like to be notified when new information is available, please visit the Village's web site (www.itasca.com) and click on the Haymarket page to sign up for updates.

Mayor Jeff Pruyn
Village of Itasca

Sent from my iPad

> On Aug 25, 2019, at 3:34 PM, Joyce <[REDACTED]> wrote:



- >
- >
- > I oppose Haymarket mental health facilities I frequent the springbrook
- > nature path with and without my grandchildren If the village oks this
- > I will not be using it and frankly this will negatively impact my
- > enjoyment of walking in this town PADS often has individuals hanging
- > around the church and I have found individuals lying on the sidewalk Is this what are village
- look like in the future?
- > Are these individuals monitored with their comings and goings?
- > I do not live here to have children exposed to Abnormal behavior if so
- > I would have stayed in Chicago There's enough crime and fear in a
- > metropolitan area DO WE NEED to ADD to IT in our small town??
- > Thank you for reading
- > Joyce Keane
- > What are the benefits the town would gain?
- > Sent from my iPhone

comments documented during the official public hearing when it makes a recommendation to the Village Board.

The Village has established a dedicated page online to update interested residents and businesses as Haymarket Center moves through the review, public hearing and zoning approval process. If you would like to be notified when new information is available, please visit the Village's web site (www.itasca.com) and click on the Haymarket page to sign up for updates.

Mayor Jeff Pruyn
Village of Itasca

Sent from my iPad

> On Aug 3, 2019, at 3:07 PM, Al Webb <[REDACTED]> wrote:

>

> Greetings,

> As a parent, soon to be grandparent, and proud citizen of Itasca I want to express my concern for the proposed Haymarket facility. I put two boys through Itasca schools as well as Lake Park and know firsthand the drug problems and crime that consumes teens in Dupage county. To deny the fact that the drug problems start at Peacock as well as all primary schools in Dupage and carry on through adulthood is naive. We don't need anymore negative influences on our children as well as vagrants and panhandlers every time we want to go to the post office or take Metra to work. We spend enough money keeping Dupage emergency workers supplied with Narcan. I will be there on September 18th to voice my opinion and the people of Itasca expect you to back us up. Please do everything you can to stop this facility from being built.

> Thank you,

> Respectfully,

> Al Webb

>

> On Aug 30, 2019, at 4:08 PM, Evelyn [REDACTED] > wrote:

>

> Good afternoon Mayor Pruyne. I'm sure you're a busy man so I'll get right to the point. I'm a resident of Itasca and I'm concerned about the proposed Haymarket purchase of the Holiday Inn and the conversion into a substance abuse and mental health facility. I'm sure you've heard from many of Itasca's residents who oppose this and probably some who don't.

> I want to go on record as disagreeing with this venture in Itasca for the following reasons:

> The town is too small to support and sustain such a large undertaking of a facility of this size and nature.

> We don't have enough resources to sustain the needs of such facilities and also take care of the taxpayers needs at the same time.

> Real Estate taxes would have to increase to even come close to sustaining this facility. Our taxes are already too high.

> Our first responders would be sorely taxed trying to keep up with the demands a facility of this size and nature would generate. Our residents who would be paying for all those 911 calls, would be receiving the short end of the stick when First responders are attending to Haymarket. Based on the numbers of 911 calls reported and many others that are not, at the smaller facility situated in Chicago, Itasca's facility would be so much bigger that it's unimaginable how those calls would increase for Itasca.

> This facility would be located extremely close to child centric, public sections of Itasca. The nature of the facility is such that it attracts the criminal element into the community. Anyone saying differently has not researched the data that's out there or met someone who has first hand experience with these elements.

> Itasca's best interest is not being considered and neither is the best interest of Haymarket patients.

> If they want a central location then Itasca is not centered in DuPage but I think they know this.

> I fear that what is being done is gearing up to transfer some or all of the patients to the Itasca location from Chicago and that Itasca would be considered not just for DuPage but the hub for most counties around DuPage, Cook, Will, Kane, etc.

> They have to know that a small town like Itasca will be destroyed if this happens and they just don't care enough. Haymarket can and should keep looking for a town that can sustain and afford all the economic and social, negative impacts that facilities like this one generate. They need to be situated somewhere far away from neighborhoods, somewhere like industrial areas.

> I hope the Itasca Board of Trustees sees the dangers in allowing Haymarket to settle in Itasca and votes No to their proposal.

>

> Thank you,

> Evelyn Murphy

DEAR MAYOR PRUYN

08.06.2019

THE WALKING DISTANCE FROM OUR TRAIN STATION

TO THE HOLIDAY INN IS ONLY $3/4$ OF A MILE.

FOR MOST PEOPLE THIS WOULD BE A NICE 20-MINUTE

WALK ON A CONCRETE SIDEWALK, YEAR-ROUND.

WHAT THAT MEANS IS THAT A LARGE "VARIETY"

OF PEOPLE IN CHICAGO COULD BOARD A TRAIN

TO ITASCA; AND THEN, TAKE A LEISURELY

20-MINUTE WALK TO THE HOLIDAY INN.

I HOPE OUR HOLIDAY INN DOES NOT BECOME

A HAYMARKET CENTER LOCATION. THANK YOU.

NORM JAHNKE

(OVER)

EXISTING FACILITIES:

CHURCHES IN ITASCA AND AREA

ALEX BROS MED CTR

MEDINAH / SHRINE'S PROPERTIES

Shannon Malik Jarmusz

From: John Public <[REDACTED]>
Sent: Thursday, June 20, 2019 10:58 AM
To: Shannon Malik Jarmusz; Tom Edwards; Salvatore Gaeta; Jeff Pruyn; Jeff Aiani; Kathy Linsner; Ellen Leahy; Mike Latoria; Frank Madaras; Dino Gavanis; clerk@itasca.com
Subject: Haymarket Center

Do you really want Chicago's drug addicts in your city? Wheaton didn't want it.

Did you know they'll have over 300 beds? How did they get so many licenses? Doesn't medicare only grant 1 license per address normally?

There employee turnover is very high - ask what the length of stay for nurses is, 2 weeks? How will they staff this location? Maybe do research on all the EEOC complaints Haymarket has received and are ongoing.

Hasn't their CEO been sick and out of the office for more than 2 months? What's going on? Why does SVP sleep in her office and then disappear all day?

What's going on with all the recent deaths there?

Do you know about all the complaints from their neighbors? That a local business set up a security camera to try to combat all the problems. The Local 7-11 gets robbed almost every week by people in the program.

Despite specific language forbidding employment of convicted felons in all insurance contracts, Haymarket employs convicted felons.



[Redacted text]

Just thought

[Redacted text]

[Redacted text]



1

7 Comments

Like

Comment



[Redacted text]

Like · Reply · 1w

1



[Redacted text]

Like · Reply · 1w

3

Write a reply...    



[Redacted text]

[Redacted text]

[Redacted text]

7



Jackie Belluomini I don't want it in my neighborhood not with schools, pools, and a lot of other places where kids hang out. I have a two year old I don't want this crap take it some where else

Like · Reply · 1w

   4



Gina Molinaro

34 mins

At the end of the day no one will commit to a comment because "they can't" but I can. Find another town in DuPage County we aren't it. I don't care if they are offering us monetary compensation for our police and fire department, keep your damn money and drug addicts which by the way bring drug dealers. It does not belong in Itasca so stop trying to jam a size 10 foot into a size 5 shoe. There is nothing you can say that justifies this crack house being brought to Itasca nothing and thats what it is a CRACK HOUSE!!!!!!!!!!!!!!!!!!!!!!!!!!!!!! This is a small family oriented community that will be destroyed. There is nothing you can say. Our homes, business, families and schools all suffers. The political end is irrelevant and as a community we don't care. Has any one that is in favor of this nightmare lost or witnessed someone that has been addicted to drug???????????????????? I have more than once and they are Mount Carmel Cemetary. Its an ugly disease that brings destruction blg destruction along with it. Drugs addicts will steal, lie and all costs to get what they want and this is what you want to bring into our town with our children. Safety will no longer be an option with these unstable individuals and their drug dealers walking around our town. How about this put this CRACK HOUSE in your town by your wife and children justify that crap. DO NOT TO THIS TO ITASCA, IF YOU DO CONSIDER IT FIRST DEGREE MURDER OF A COMMUNITY.



Patricia Bukowski It's not just Itasca, this whole area will become a ghetto- is this what we want for our kids - really ? We're all crazy about being environment friendly and going green, but we should be ok with turning our towns and schools into ghettos ? You people better wake up !!!!!

Like · Reply · 2d



[REDACTED]

Like · Reply · 18h



Type here to search



2:56 PM
10/25/2019



Haymarket
passed out 10/28/16

April 26, 2019

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

Dear Mayor Pruyn,

I am reaching out to let you know that I have recently entered into a purchase agreement to sell the Holiday Inn Itasca to Haymarket Center. I want to express my thanks for Itasca's partnership for the past six years.

Due to increased hotel competition in the area, which included five new hotels in Schaumburg, the age of the asset has been magnified, resulting in diminishing demand for this hotel. In order for us to secure a long-term extension of the Holiday Inn license agreement, a significant investment would be required to retain the Holiday Inn flag and the ROI is not there to justify this infusion of capital.

I believe that the next proposed tenant, Haymarket Center, is the highest and best use of this real estate going forward. Not only will they provide 162 jobs to the community and be a valuable resource to the DuPage educational system and local community partners, they will deliver much needed access to life-saving care. I believe Haymarket will be an active and valued member of the Itasca community.

Throughout the sales process, I've had extensive conversations with the Haymarket team and respect their commitment to helping people with alcohol and substance abuse disorders. Anyone who reads the papers or watches the news knows that there is an epidemic facing Illinois and a need for these services is critical. It is exciting to think that Itasca could be on the cutting edge of a solution that is proven to work for patients and their families.

As an experienced business owner who owns several other hotels throughout metro Chicago, the challenges facing this asset as identified above, could lead to additional decreases in hotel revenues and tax revenue for the city. The fact that Haymarket can make such good use of the facility while simultaneously helping the community seems ideal.

I am hopeful you will support this project and firmly believe there is no better future use for this site than the proposed Haymarket project.

Please do not hesitate to call (847-361-7362) or email (rzaid@prohosp.com) with any questions.

Sincerely,

[Redacted Signature]

Rehan Zaid & Bimal Doshi
Owners, Holiday Inn Itasca

Emergency Services – 911 Calls

Haymarket Center
Hope Starts Here

Description	(Correction / Adjustment)	Projected Running Total
Total emergency responses as reported by "No Itasca Haymarket" for Haymarket West Loop		863
Adjust for the wrong FOIA being used - the entire 900 block of Washington Blvd. was used instead of just 932 W. Washington Blvd.	(83)	780
Adjust for a wrong address being coded to Haymarket	(6)	774
Remove duplicates as typically one call can generate multiple service codes	(348)	426
Remove codes that emergency services did not respond to	(45)	381
Remove traffic violations that are not associated with Haymarket	(43)	338
Itasca Facility Size Reduction Estimate (fewer beds, less clients, smaller medical detox program)	(107)	231
Itasca Programming Reduction Estimate (no co-occurring serious mental illness programming)	(89)	142
Adjust for use of private ambulance service (90% of all EMS calls)	(109)	33
Projected number of annual calls (13 Fire/EMS, 20 Police)		33
Current number of annual calls for the Holiday Inn Itasca (17* Fire/EMS, 32 Police)		49

* - Figure may be higher, because there is missing Fire Department data in 2018 per the Addison Consolidated Dispatch Center 2018 Annual Report.

EX. 19



HAYMARKET CENTER EMERGENCY SERVICES IMPACT ANALYSIS

Executive Summary

The Village of Itasca has asked Haymarket Center to analyze the impact our proposed Itasca facility will have on local emergency services. A report has been widely circulated and cited that claims that Haymarket made 863 calls for emergency services at our main facility in Chicago in the past year. This report is inaccurate and significantly mischaracterizes Haymarket's calls for emergency services. Haymarket has obtained the correct report from the City of Chicago on September 30, 2019. This data was used to make a reasonable estimate of the number of 911 calls that will originate from Haymarket's proposed Itasca facility. Haymarket estimates that it will make 33 calls for emergency services. This is a decrease in emergency services utilization compared to the current Itasca Holiday Inn, and may even further decrease from the current utilization once all emergency services records have been released.

History and Purpose

Haymarket Center was asked by Jeff Pruyn, Village of Itasca mayor, to provide further information of Haymarket's expected utilization of emergency services. Specifically, Haymarket has been asked to provide the Village with a five-year log of emergency services data for our main facility in Chicago and to analyze the impact our proposed facility in Itasca will have on the taxing bodies' emergency services.¹

To comply with this request, several Freedom of Information Act Requests (FOIA) were submitted by Haymarket. The first was submitted to the City of Chicago and requested a detailed report of all 911 calls made by Haymarket at our main facility over the past five years. The second was submitted to the Village of Itasca and requested the report obtained through its FOIA submitted to the City of Chicago, of the 911 calls made by Haymarket over the past year. Another FOIA request was submitted to the Itasca Fire Protection District, and other FOIA requests were submitted to other nearby dispatch and taxing bodies that provide EMS services.

Incorrect Report Obtained by the Village

Haymarket received its FOIA responses from the Village first and began analyzing the data. The contents of this FOIA have been widely circulated and cited, and has been used to claim that Haymarket made 863 emergency calls in the past year. However, review of the report obtained by the Village reveals that it omits important information, contains inaccurate information, and

¹ Village of Itasca, "Exhibit A: Questions and Additional Information Summary," <https://www.itasca.com/DocumentCenter/View/8622/Village-Staff-Exhibit-A---List-of-Additional-Questions>.

significantly mischaracterizes calls made for emergency services to the Haymarket Center in Chicago.

The report is inaccurate, first, because it did not use the correct address for the Haymarket Center. Haymarket is located at 932 West Washington Boulevard, but the report uses FOIA parameters for the entire 900 block of West Washington Boulevard. As a result, it includes information for all of the buildings and construction sites on the block, not just Haymarket's address.

The report also mischaracterizes the calls to Haymarket, because while the report does contain 863 lines, each line in the report does not represent an individual 911 incident. A cursory glance of the report reveals that there are multiple entries for a single event. Most commonly there are two entries that are seconds apart for almost all medical emergencies. One dispatches the ambulance and another informs the police of the ambulance dispatch. However, a review of the disposition code and unit numbers reveals that this dispatch is usually informational for the police, and they rarely respond in these instances. It is also not uncommon for these instances to include three or four lines, as emergency services update the event type and disposition of the event as more information is obtained. This results in the number of events being cut in at least half. The Village's economic impact analysis prepared by the Kenrich Group acknowledges this, stating that "Haymarket's Central Location had over 400 emergency calls," not the 863 which has been widely cited by other sources.²

Because the data in the Village of Itasca's FOIA response included incorrect information, Haymarket had to wait until the City of Chicago responded to Haymarket's follow-up FOIA request for the correct data. This data was received at 4:46 PM on Monday, September 30, 2019, and Haymarket immediately began analyzing the data in order to respond to the Village's request. The City of Chicago provided Haymarket with a Standard Location Report for our main facility over the past years. The City did not include detailed information for each call, because it considered the request burdensome. Therefore, it was impossible to determine which line item is a call by Haymarket and which is a dispatch by emergency services updating a call's disposition or event type.

Analysis Process

In order to determine the impact that the proposed facility will have on the emergency services in Itasca, Haymarket isolated all of the data from Fiscal Year 2019 (July 1, 2018 to June 30, 2019). This was used to make a reasonable estimate of the number of 911 calls the proposed facility will generate annually. This data contained 780 lines and was analyzed by identifying unique events assigning each a unique event number and then categorizing the events to aide in understanding the information. This yielded 426 unique events ranging from parking tickets to medical emergencies.

² The Kenrich Group, "Village of Itasca – Holiday Inn and Haymarket Matter," page 8, <https://www.itasca.com/DocumentCenter/View/8620/September-13-2019---Village-Economic-Impact-Report>.

In order to determine the number of 911 calls that will be made in Itasca, several adjustments were made to the existing data. Each adjustment is explained in detail below.

Wrong Address

While the report received from the City of Chicago did use the correct address for Haymarket's main facility, it still included 6 lines where the Location of Service is not Haymarket's facility. This brought the number of lines down from 780 to 774.

Unique Events

Unique events were identified by analyzing the data and time of the events in conjunction with the disposition codes and unit numbers. As mentioned above, most medical emergencies had multiple lines for one event. Most duplicate events happened within seconds of each other. However, there are some occasions where it occurs several minutes afterwards, as the emergency services update the event type and police are informed of the amended event type. These occasions could be identified by the lack of disposition code or unit number, or just a change in event type. Where there was doubt about whether two line items comprised the same event, Haymarket always defaulted to separating the events, rather than combining them. This brought the number of lines down from 774 to 426.

As noted previously, the Village's economic impact analysis prepared by the Kenrich Group similarly reduces the number of 911 calls in its analysis, and it also makes the same adjustment when analyzing the 911 calls that currently occur at the Itasca Holiday Inn.³ However, the Village's report incorrectly states the number of 911 calls for fire department services, because that report only includes the 911 calls for police services.⁴ This discrepancy was confirmed by the Itasca Deputy Chief of Police, John Matuga, who responded to our FOIA request for emergency services calls at the Itasca Holiday Inn. Haymarket submitted a FOIA for the number of Itasca Fire Protection District emergency services calls at the Itasca Holiday Inn, and has included the data provided in the analysis. However, the actual number may be higher, because there is missing 2018 data for Fire Protection District calls in Itasca.⁵

³ The Kenrich Group, "Village of Itasca – Holiday Inn and Haymarket Matter," page 8, <https://www.itasca.com/DocumentCenter/View/8620/September-13-2019---Village-Economic-Impact-Report>.

⁴ The Kenrich Group, "Village of Itasca – Holiday Inn and Haymarket Matter, Attachments" page 121-159, <https://www.itasca.com/DocumentCenter/View/8621/September-13-2019---Village-Economic-Impact-Report-Attachments>.

⁵ Addison Consolidated Dispatch Center, 2018 Annual Report, page 14, http://www.addisonpoliceillinois.org/document_center/Annual%20Report/2018%20Annual%20Report/2018%20ACDC.pdf.

No Emergency Services Response to Event

Among the remaining 426 lines, there are 45 events when no police or fire department unit responded. These may be errors by the City of Chicago in coding, or they may be delayed status codes from events that happened earlier in the day where there was insufficient information to classify them as part of another event. Nevertheless, Chicago requires emergency services to respond to all 911 calls, even if the response is delayed. In fact, the spreadsheet shows several instances of the police responding over an hour after the first time an event is recorded. Since there is no evidence of emergency services responding, this brings the number of lines from 426 to 381.

Events Not Associated with Haymarket

The report includes 43 traffic violations and accidents that occurred outside of Haymarket's main facility, but these events were not associated with Haymarket. The total should therefore be adjusted from 381 to 338. The Village's economic impact analysis similarly reduces the number of 911 calls when analyzing the calls that currently occur at the Itasca Holiday Inn. However, the Kenrich Group failed to make a similar adjustment when analyzing Haymarket's emergency services data.⁶

Itasca Facility Size Reduction

The proposed Haymarket Itasca facility will be significantly smaller than Haymarket's main facility in Chicago. Haymarket's main facility has 627 treatment slots (339 beds and 288 outpatient slots), and the proposed Itasca facility will have 432 treatment slots (240 beds and 192 outpatient slots). To adjust for the smaller size of the facility, Haymarket used an adjustment rate of 31.1% for the remaining calls. This reduces the total from 338 to 231.

Itasca Programming Reduction

Adjusting for programming distinctions is the only instance where Haymarket data was used to supplement the data from the FOIA report. The programs at the proposed Haymarket Itasca facility will be more traditional in nature, and the Itasca facility will not have certain programs that serve patients with complex psychosocial needs, as are provided at Haymarket's main facility in Chicago. For example, Haymarket has three inpatient integrated treatment programs which serve patients with complex co-occurring serious mental illnesses (SMI) which utilize emergency services at a notably higher rate than a traditional 28-day residential treatment program.

⁶ The Kenrich Group, "Village of Itasca – Holiday Inn and Haymarket Matter," page 8, <https://www.itasca.com/DocumentCenter/View/8620/September-13-2019---Village-Economic-Impact-Report>.

To adjust for the nature of the programs, Haymarket identified the emergency service utilization rate for each program, and adjusted for those programs that will actually be included in the services provided at the Itasca healthcare facility. This yielded an adjustment of 38% to the remaining calls, and reduced the total from 231 to 142.

The total of 142 calls is comprised of 20 police calls and 122 fire/EMS calls. This breakdown between police and fire is based upon the actual counts from the raw data, taking into consideration the above adjustments.

Private Ambulance Reduction Estimate

Haymarket has contracted with a private ambulance service to handle most of its emergency service needs at the proposed facility in Itasca. Ambulance services are classified as either Basic Life Support (BLS) or Advanced Life Support (ALS) with the latter being broken down into ALS1 and ALS2 (ALS2 being the more severe). The private ambulance service is able to respond to any of these calls. However, it will defer on ALS2 calls to the local fire protection district if the local fire protection district would be able to respond before the private provider.

Therefore, the Itasca Fire Protection District would only be called to respond for some ALS2 calls, and for ALS1 calls that are initially identified as ALS2 calls. The Itasca Fire Protection District's emergency resources will only be utilized in the event of an extreme emergency, where the private service cannot respond to the call sooner than the Itasca Fire Protection District, and where the Itasca Fire Protection District is readily available. For any instance in which the Itasca Fire Protection District is not available to respond, the private ambulance service or one of the Itasca Protection District's mutual aid partners will respond, even if the incident is classified as an ALS2 call.

The private ambulance service has reviewed Haymarket's emergency services data and programs, and is confident it is able to respond to any of these incidences. They conservatively estimate that they will be able to respond to at least 90% of Haymarket's calls for emergency medical services. This reduces the total from 122 to 13.

The Village's economic impact analysis neglected to account for the utilization of a private ambulance service when analyzing Haymarket's emergency services data. In fact, it states that Haymarket "does not appear to consider the impact to the Police Department and Fire Protection District in its analysis."⁷ However, Haymarket's economic impact study prepared by Teska Associates, Inc. does state: "Haymarket DuPage plans to use a private ambulance service to handle the majority of its emergency service needs."⁸

⁷ The Kenrich Group, "Village of Itasca – Holiday Inn and Haymarket Matter," page 8, <https://www.itasca.com/DocumentCenter/View/8620/September-13-2019---Village-Economic-Impact-Report>.

⁸ Teska Associates, Inc., "Proposed Haymarket Center DuPage – Economic Impact Study," page 5.

Itasca Holiday Inn Utilization of Emergency Services

In order to analyze the impact the proposed facility in Itasca will have on the taxing bodies' emergency services, it must be compared to the current utilization of emergency services at the Itasca Holiday Inn. To accomplish this, Haymarket submitted a FOIA requesting the number of 911 calls for police and fire services at the Itasca Holiday Inn over the past five years. Haymarket received reports from the police department and the Itasca Fire Protection District. However, the actual number of fire protection district calls at the Holiday Inn may be higher than reported for two reasons. First, there is missing 2018 data for EMS service calls in Itasca.⁹ Second, there is no indication that this data includes incidences that were responded to by the Itasca Fire Protection District's mutual aid partners. Haymarket submitted a FOIA to the Addison Consolidated Dispatch Center, but it declined to respond to the request.

As noted earlier, the Village's economic impact analysis does attempt to report the number of 911 calls for police and EMS services, but the information provided is incorrect since it only includes the 911 calls for police services.¹⁰ This discrepancy was confirmed by the Itasca Deputy Chief of Police, John Matuga, who responded to our FOIA request for police department emergency services calls at the Itasca Holiday Inn.

Furthermore, the Village's economic impact analysis is overly generous in adjusting downward the number of 911 calls for police department services. The FOIA records utilized by the Kenrich Group indicated that there were 51 calls for service in 2018, but it reduced the number to 14 calls by eliminating any call for service that was not for criminal ambulance or fire-related incidences. The Kenrich Group neglected to make a similar adjustment in its analysis of Haymarket's emergency services data¹¹, even though these calls were still made and required the police department to respond to the location.

If the Itasca Holiday Inn's available emergency services data was reduced in the same fashion that the emergency services data for Haymarket's main location was (i.e. eliminate duplicate entries, eliminate traffic-related incidences, etc.), there are still at least 49 calls for emergency services to the Holiday Inn Itasca during the applicable period.

Itasca Village-Wide Police and Fire Data

In order to help put the estimated number of calls by a proposed Itasca facility in perspective, Haymarket submitted a FOIA and requested that the Village of Itasca provide five years of

⁹ Addison Consolidated Dispatch Center, 2018 Annual Report, page 14, http://www.addisonpoliceillinois.org/document_center/Annual%20Report/2018%20Annual%20Report/2018%20ACDC.pdf.

¹⁰ The Kenrich Group, "Village of Itasca – Holiday Inn and Haymarket Matter, Attachments" page 121-159, <https://www.itasca.com/DocumentCenter/View/8621/September-13-2019---Village-Economic-Impact-Report-Attachments>.

¹¹ The Kenrich Group, "Village of Itasca – Holiday Inn and Haymarket Matter," page 8, <https://www.itasca.com/DocumentCenter/View/8620/September-13-2019---Village-Economic-Impact-Report>.

police and fire calls. The Itasca Deputy Chief of Police, John Matuga, stated that it would be impossible to generate this information, because it was not available.

It has been a burdensome and time-consuming process for Haymarket to obtain and analyze five-years of 911 records. Nevertheless, Haymarket analyzed and produced an estimate promptly once the data from the FOIA was received.

Other Factors Not Considered

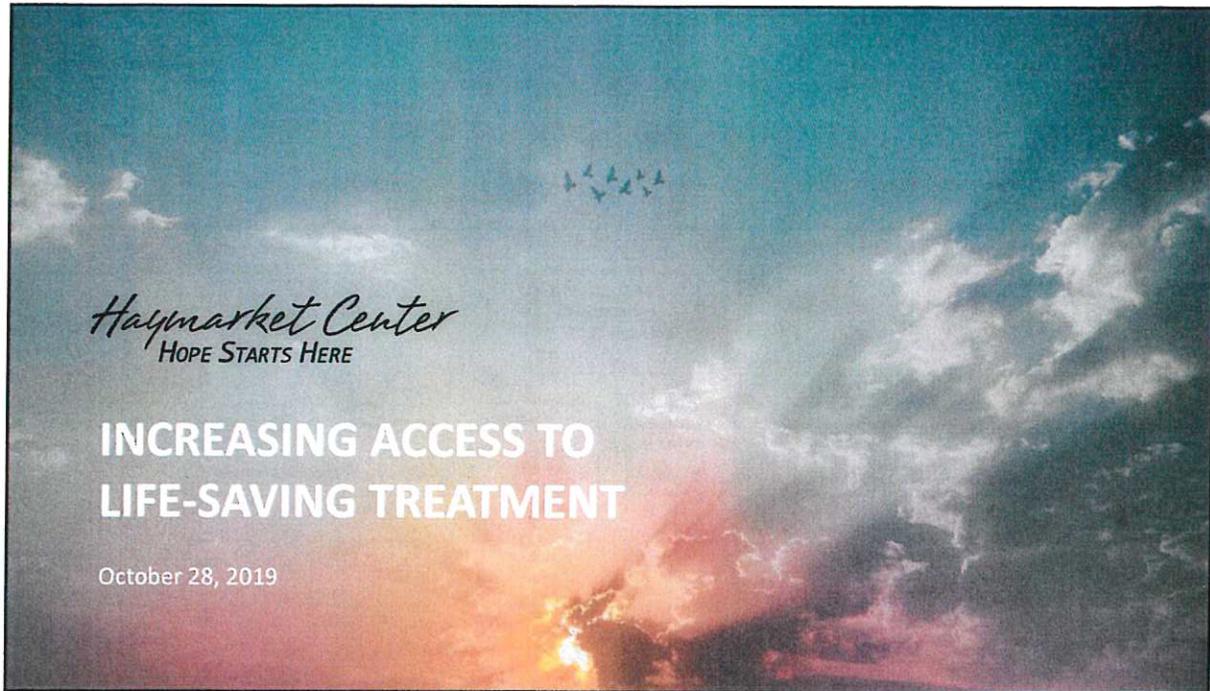
This analysis rests primarily on information that is publically available or through FOIA, and can be replicated. However, it does not include patient-level information that will not be associated with the patient population in Itasca, and which could then support lower numbers or factors for Itasca. For example, the west side of Chicago has a higher crime rate than Itasca, and Cook County has a higher rate of homelessness than DuPage County. Homeless individuals utilize ambulance services at a much higher rate than the average population.

Conclusion

Haymarket expects that it will make 33 calls for emergency services annually at the proposed facility in Itasca. The current Itasca Holiday Inn made at least 49 calls for emergency services as demonstrated by the Village's FOIA response, and it may be even higher due to missing data. Furthermore, if only police department calls are compared, Haymarket is anticipating making 20 calls for police services which would yield a 37% decrease when compared to the current number of 32 calls for police services at the Itasca Holiday Inn. If only fire protection district calls are compared, Haymarket anticipates making 13 calls for service which would yield a 23% decrease when compared with the current number of 17 calls for service at the Itasca Holiday Inn.

The economic impact study prepared by the Village of Itasca consultant states that the "Village of Itasca would likely experience an increase in emergency protective services (e.g., police and fire) costs" and then speculates that it might necessitate hiring additional personnel and purchasing additional equipment.¹² However, based on our more detailed and accurate analysis, we expect that there will be no increase in utilization of public emergency services, and that there will actually be a decrease.

¹² The Kenrich Group, "Village of Itasca – Holiday Inn and Haymarket Matter," page 9, <https://www.itasca.com/DocumentCenter/View/8620/September-13-2019---Village-Economic-Impact-Report>.



Haymarket Center
HOPE STARTS HERE

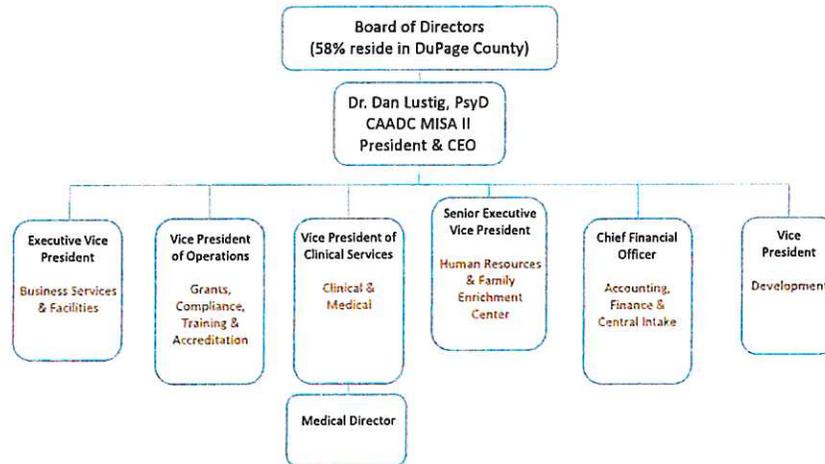
Haymarket Center Overview

- 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 mental health conditions
- Serving ~ 12,000 patients/year
- State Licensed
- Accredited by the Commission on Accreditation of Rehabilitation Facilities
- Current Locations:
 - *Main Campus: West Loop ~ 400 beds*
 - *Chicago Uptown*
 - *O'Hare Airport*
 - *Waukegan (Lake County)*
- Open 24 Hours a Day – 365 Days a Year

2

HAYMARKET CENTER EXECUTIVE ORGANIZATIONAL CHART

Haymarket Center
HOPE STARTS HERE



3

Access to Treatment

Haymarket Center
HOPE STARTS HERE

With substantial numbers of opioid-related overdoses and deaths, access to treatment in DuPage County is very limited for residential treatment.

Outside of hospitals, there are no medically monitored withdrawal management (detoxification programs), and only limited availability of residential substance use care – especially for residents whose personal or family resources have been exhausted.

DuPage residents needing these levels of care often must leave the County to secure care.

In 2017 and 2018 Haymarket's West Loop facility provide treatment to more than 2,000 residents from DuPage, Will, Lake and Kane Counties.

4

Haymarket DuPage Proposal

Haymarket has applied for zoning approval for a not-for-profit health care facility at the site of the current Holiday Inn.

Haymarket is a private, not-for-profit health care facility, devoted primarily to the diagnosis, treatment, and recovery support for unrelated persons disabled by substance use and mental health disorders who voluntarily seek care. Services will include inpatient, outpatient and recovery programming. Patients will be admitted for overnight stay or longer in order to obtain needed medical care.

5

Haymarket DuPage is One Primary Use

Haymarket is a health care facility; it is not a “residential use” as defined by Staff.

The word “residential” has a different definition in the treatment setting as defined by State licensure, as opposed to the definition in most zoning ordinances, including Itasca’s.

- “Residential” in the treatment context means patients are provided health care treatment onsite in a clinical or hospital-like environment for a variable length of stay.
- A “residential” treatment program consists of a comprehensive array of elements that treat both the body and the mind, for example, counseling, group therapy, and psychoeducational sessions.

6

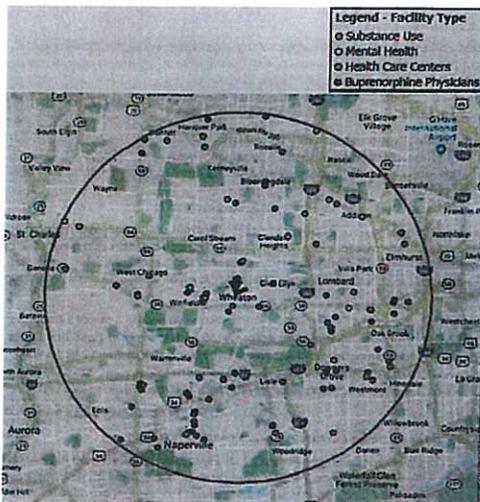
Recovery Home Care Is Not a Residential use

- Recovery Home Care provides uninterrupted clinical support to patients
- Recovery Home Care is only available to patients diagnosed with substance use disorders
- Recovery Home Care rooms are not dwelling units (no kitchens)

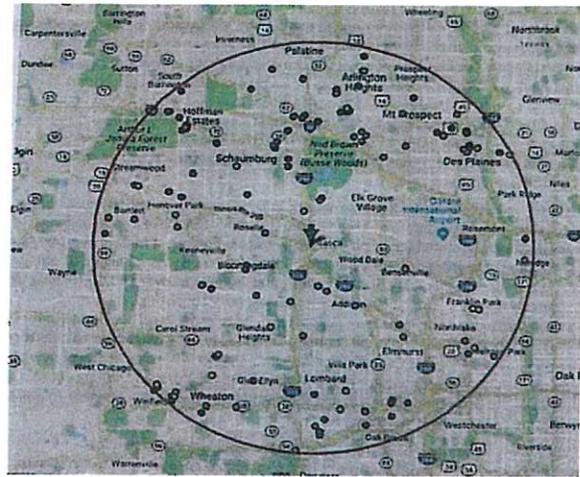
Family Centered Treatment

Services for Women	Services for Children ≤ 5 years	Services for Families
<ul style="list-style-type: none">• Comprehensive Assessment• Prenatal/Postpartum Medical Care• Trauma-Informed Treatment• Family Reunification• Evidence-Based Parenting Curriculum• Recovery Coaching	<ul style="list-style-type: none">• Developmental Assessments• Referral to Developmentally Appropriate Services• Pediatric Healthcare• Evidence-Based Child Care• FASD Screening	<ul style="list-style-type: none">• Quality of Life Assessments• Family Therapy• Fatherhood Programming• Family Recovery Coaching• Linkage to Services• Smoking Cessation Classes

Demonstrated Need for Haymarket DuPage



Substance Abuse Facilities (DuPage County)



Substance Abuse Facilities (Itasca Vicinity)

Existing Treatment Facilities in DuPage

DuPage Health Coalition reports:

“DuPage County is second only to Cook County in the number of residents who needed alcohol or substance abuse treatment last year and didn’t get it; more than 57,000 residents went without the recovery services they needed (DHS).”

Source: IDHS Directory and SAMHSA Treatment Locator, <https://findtreatment.sahhsa.gov/locator>

Existing Treatment Facilities in DuPage

Staff states approximately 40 substance abuse facilities are within a 10-mile service area to combat the need for Haymarket DuPage.

Most provide DUI services or outpatient programs. Only two Inpatient (Residential) Substance Use Disorder facilities are located in DuPage County:

1. Cornell Interventions, Woodridge
2. Serenity House Counseling Services, Inc., Addison

These provide a total of 39 Medicaid beds, which have restrictions.

Source: IDHS Directory and SAMHSA Treatment Locator, <https://findtreatment.samhsa.gov/locator>

11

Existing Treatment Facilities in Neighboring Counties

Inpatient substance use disorder treatment providers that accept Medicaid in neighboring Counties:

- Kane County – 1
- Will County – 2
- Kendall County – 0
- McHenry County – 3
- Lake County – 5

Source: SAMHSA Treatment Locator: <https://findtreatment.samhsa.gov/locator>

12

Haymarket's Continuum of Care

Village Staff's review of the continuum of care improperly concludes that Haymarket's proposal consists of more than one primary "use."

This Is Not True

The continuum of care is one primary use under the zoning designation "health care facility" which is permitted as a special use in the B-2 zoning district.

13

Haymarket Stands Alone in Providing Treatment

Haymarket DuPage will provide the following services which correspond to levels of care licensed by the Division of Substance Use Prevention and accreditation by the Commission on Accreditation of Rehabilitation Facilities, all of which would be listed in an updated directory of State-licensed treatment centers.

- Level 1 Adult
- Level 2 Adult
- Level 3.2 Withdrawal Management
- Level 3.5 Adult
- Level 3.7 Withdrawal Management Adult
- Recovery Home Care

14

Continuum of Care – Levels of Treatment

Assessment/Diagnosis

Clinically Managed Residential Withdrawal Management

- Stays of 3-5 days
- Staffed with Illinois Certification Board-Certified Counselors, 24 hours per day, 7 days per week, 365 days per year.

Medically Monitored Withdrawal Management

- Stays of 3-5 days
- Staffed with nurse practitioners or physician assistants, registered nurses and/or licensed practical nurses 24 hours per day, 7 days per week, 365 days per year. Additional staff includes Illinois Certification Board-Certified Counselors.

Clinically Managed High-Intensity Residential Substance Use Disorders Treatment

- Stays vary depending on individually assessed need - 7, 14, 28 or 90 days
- Staffed with registered nurses or licensed practical nurses and Illinois Certification Board-Certified Counselors or Licensed Counselors at least 40 hours per week and with additional program staff 24 hours per day, 7 days per week, 365 days a year.

15

Continuum of Care – Levels of Treatment

Intensive Outpatient Substance Use Disorder Treatment

- Minimum 9 hours/week of structured treatment
- Staffed with Illinois Certification Board-Certified Counselors or Licensed Counselors and with case managers

Outpatient Substance Use Disorder Treatment

- Less than 9 hours/week of structured treatment
- Staffed with Illinois Certification Board-Certified Counselors or Licensed Counselors and with case managers

16

Continuum of Care – Levels of Treatment

Recovery Home Care (77 Ill.Adm.Code Rule 20.60)

- Average stay 90 days, but may be up to 365 days
- Staffed 24 hours/day, 7 days/week, 365 days/year with Illinois Board-Certified Counselors
- Continued medical monitoring for individuals on medications
- Separate programs for men and women
- 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 have recently completed substance use treatment services or who may be receiving such treatment services at this or another facility

17

Haymarket's Medical Services

- On site primary care medical clinic available to all in treatment at Haymarket DuPage
- Psychiatry and psychological services (both clinical groups and individual counseling) available throughout the Facility for patients with co-occurring mental disorders. Services will also include telepsychiatry.

Patients whose medical needs exceed the capacity of the medical clinic, or who have their own physicians, will be transported by Haymarket staff to other medical care.

18

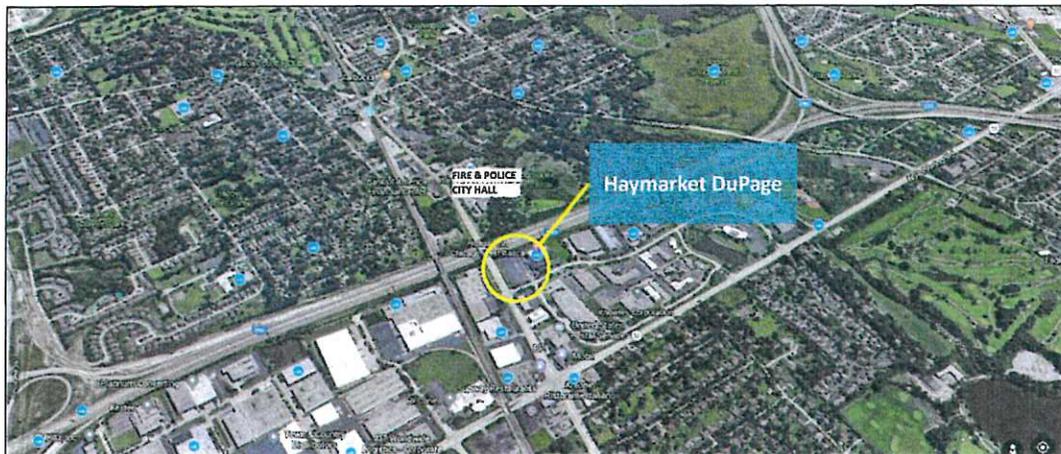
Proposed Location

- Holiday Inn in Itasca on the west side of Interstate 290 at Irving Park Road
- Industrial/business park location
- Ample parking
- Surrounding green space



19

Location Aerial View



20

Why Here?

- Village Zoning allows a health care facility
- Located in a business (non-residential) zoned area
- Location appropriate for the target service area
- Proximity to hospitals (ex. AMITA Health)
- Building layout and design supports comprehensive programming
- Accessibility to public transportation
- Property and Improvements are:
 - Available at acceptable price
 - Building is virtually turn-key

21

No Increase in Traffic or Parking

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

22

Why Here?

Location:

The Holiday Inn Is Not In The Backyard Of Any Residential Property

The Holiday Inn is Surrounded by Multiple Highways

28

Stigma Associated With Our Patients

U.S. Surgeon General Vice Admiral Jerome M. Adams:

Stigma is the #1 killer of people suffering from substance use disorders.

“Addiction is a chronic disease, not a moral failing. We have evidence-based treatment that works...We have to let all of America know that recovery is possible.”

“[S]tigma keeps people in the shadow and prevents them from getting help.”

<https://nursing.gwu.edu/stigma-nation%E2%80%99s-1-killer-says-surgeon-general>

29

Haymarket DuPage and Local Property Values

Market analysis of the effect on property values of locating Haymarket DuPage in Itasca has been conducted and information will be provided by Haymarket's consultant at a future meeting.

25

Importance of Turn-Key Opportunity

Haymarket is a not-for-profit with a focus on patient treatment. As such, it actively works to conserve its funds for treatment.

Hotel Acquisition – Perfect for Medical Facility

- Saves approximately \$1 million on beds and bedding
- Eliminates the requirement of building a commercial kitchen
- Eliminates the need for costly internal conversion

26

Interior Changes

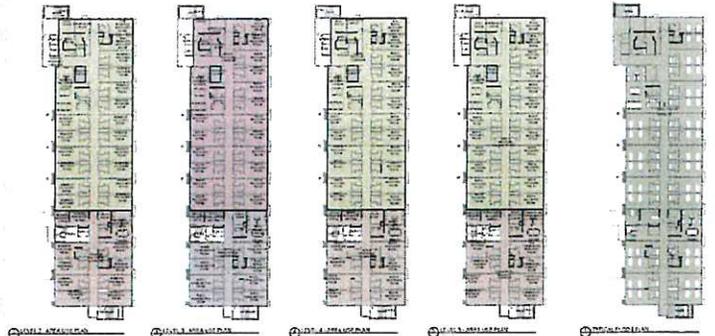


LEVEL 1 - EXISTING
LEVEL 1 - GROSS BLDG. AREA
GROSS BUILDING AREA
1:1/8" = 1'-0"

LEVEL 1 - EXISTING	
[Symbol]	EXISTING CORRIDOR
[Symbol]	EXISTING OFFICE
[Symbol]	EXISTING RECEPTION
[Symbol]	EXISTING CONFERENCE
[Symbol]	EXISTING MEETING
[Symbol]	EXISTING STORAGE
[Symbol]	EXISTING RESTROOM
[Symbol]	EXISTING BREAK ROOM
[Symbol]	EXISTING ELEVATOR
[Symbol]	EXISTING STAIR
[Symbol]	EXISTING MECHANICAL
[Symbol]	EXISTING STRUCTURE

FIRST FLOOR AREA TABULATION
 SCALE: AS NOTED ON DRAWINGS
 1/20/14
ARCO **GMA**
 M U N I C I P A L

Interior Changes



LEVEL 1 - EXISTING
LEVEL 1 - GROSS BLDG. AREA
LEVEL 2 - EXISTING
LEVEL 2 - GROSS BLDG. AREA
LEVEL 3 - EXISTING
LEVEL 3 - GROSS BLDG. AREA
LEVEL 4 - EXISTING
LEVEL 4 - GROSS BLDG. AREA
LEVEL 5 - EXISTING
LEVEL 5 - GROSS BLDG. AREA
GROSS BUILDING AREA
1:1/8" = 1'-0"

LEVEL 1 - EXISTING	
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[Symbol]	EXISTING ELEVATOR
[Symbol]	EXISTING STAIR
[Symbol]	EXISTING MECHANICAL
[Symbol]	EXISTING STRUCTURE

TOWER FLOOR AREA TABULATION
 SCALE: AS NOTED ON DRAWINGS
 1/20/14
ARCO **GMA**
 M U N I C I P A L

Treatment Plan

- Recovery Homes 36 Beds per floor 2-5 total of 144.
- High intensity residential treatment 16 Beds 2nd floor
- High intensity residential treatment 16 Beds 3rd floor
- High intensity residential treatment 16 Beds 4th floor
- High intensity residential treatment 16 Beds 5th floor
- Withdrawal management social setting detox 16 beds 1st floor.
- Withdrawal management medical detox 16 beds 1st floor.
- Grand total 240 beds.

29

Planned Interior Renovations

- 240 patient beds planned
- Room numbers reduced to create:
 - Group counseling rooms
 - Clinical and medical staff offices
 - Nurses stations
- Expand the recreation center
- Fill in the pool to establish a primary care clinic

30

Patient Treatment Rooms

- No changes to any existing Holiday Inn guest rooms
- No kitchen facilities in any patient rooms
- Patients, all unrelated to one another, will be double-occupancy
- Required number of rooms will be ADA compliant

11

About Our Patients

Haymarket patients want treatment. They come from:

- Individual and family search for treatment
- Family and Friend referral
- Church referral
- Social Service Provider referral
- Hospital referral
- Police referral

Haymarket DuPage patients will primarily come from DuPage and collar counties

12

About Our Patients

Patient Identity

- Purely voluntary
- No violent offenders
- No patients with sex offenses or charges
- Will be dropped off at Facility by friends, family members, police, first responders, and by self transport (walk, bike, mass transit)

33

About Our Patients

Abstinence

- All patients are expected to remain abstinent from alcohol/illicit drugs at all times. If a patient is discovered with alcohol/illicit drugs on premises, they may be immediately safely discharged

Search/Screening

- All patients are subject to search as a condition of admission and upon return from any outside appointments. Material searches may be conducted throughout the facility, by methods which may include inspection of personal effects or property by means of visual, canine or metal detection.
- All patients are subject to a minimum of two random toxicology screens per week. All patients in residential treatment or withdrawal management programs submit to instant urine testing following their return to Haymarket DuPage after any time away. Failure to pass a screening may lead to immediate safe discharge, with Haymarket staff transporting them from Haymarket DuPage.

34

About Our Patients

Possession Screening

- Upon entry a patient's personal property will be searched by security
- Packages/envelopes/personal belongings will be subject to search
- While in primary inpatient treatment, no bags, including purses, shopping bags, backpacks and/or messenger bags are allowed in other than patient rooms

Recovery Home

- Staff accepts, opens and inspects all items not previously searched by security, including mail, postal or other delivery services prior to giving items to patients

Out-Patient Units

- All out-patients shall be subject to a search

15

Inpatient Treatment General Rules

- No new or additional items will be accepted to the Facility after admission
- Visits are restricted to approved times and areas
- Date/time monitored passes to leave the Facility are allowed for necessary medical appointments. Verifiable documentation of the appointment is required upon return.
- No cell phones, cameras, radios, or televisions are allowed in primary inpatient treatment programs
- In the event anyone wishes to leave the Facility before treatment concludes, staff will attempt a clinical intervention to persuade the patient to remain in treatment. If the patient continues to desire to leave treatment he/she will be driven home or to a referred location.

16

Items Restricted From Haymarket

All contraband will be confiscated. Illegal items will be logged, photographed, and destroyed, or, if necessary turned over to the Itasca Police Department.

Examples of restricted items:

- Weapons – no weapons of any kind are allowed on Haymarket center premises
- Illegal drugs
- Electrical or battery operated equipment/appliances (unless inventoried and logged as personal property per individual program rules)
- Over the counter medications must be approved by the Medical Director
- Prescription medications, unless approved by the Medical Director
- Pornographic/sexually explicit or distasteful material including clothing

37

Items Restricted From Haymarket

Additional restricted items for in-patient areas:

- Products containing alcohol, including cologne, perfume, nail polish, nail polish remover, etc.
- Aerosol products (spray and pump)
- Reading material not oriented to treatment
- Products that may alter drug testing results
- Personal grooming products are subject to staff approval

38

Haymarket Emergency Management Plan

Haymarket will have an Emergency Management Plan specific to the Itasca property and as required by our accrediting bodies and will be ready to respond to, for example:

- Natural Hazards
- Medical Emergency
- Fire
- Power Outage

And all other emergencies as they arise.

Haymarket DuPage Security

Haymarket staff is trained to respond to all security issues on site as required by our accreditation bodies and the State of Illinois:

Internal Individual

- Suspicious behavior
- Restricted objects
- Reporting incidents

External Individual

- Suspicious behavior
- Restricted objects
- Reporting incidents

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 entrance. Exception will be deliveries.

24/7 Video surveillance monitoring/recording – internal and external

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

Emergency Call Buttons

41

Access to Haymarket DuPage

General access will be through dual sliding glass doors opening to a Security-staffed Lobby.

At this Security Staff Point:

- 1st Shift – 4 Security Officers
- 2nd Shift – 3 Security Officers
- 3rd Shift – 2 Security Officers

Access to other areas of the Facility will be key card controlled.

Door with Controlled Access

- Inpatient treatment
- 2nd Shift – 3 Security Officers
- 3rd Shift – 2 Security Officers

42

Community Benefits

#1 Convenience to Life Saving Services

Grant partnerships

163 professional jobs

Educational resource to
the community

Narcan training

Partnerships with emergency
responders, churches, health
care organizations, schools

Facility may be used
for community
meetings/purposes