

Haymarket DuPage LLC

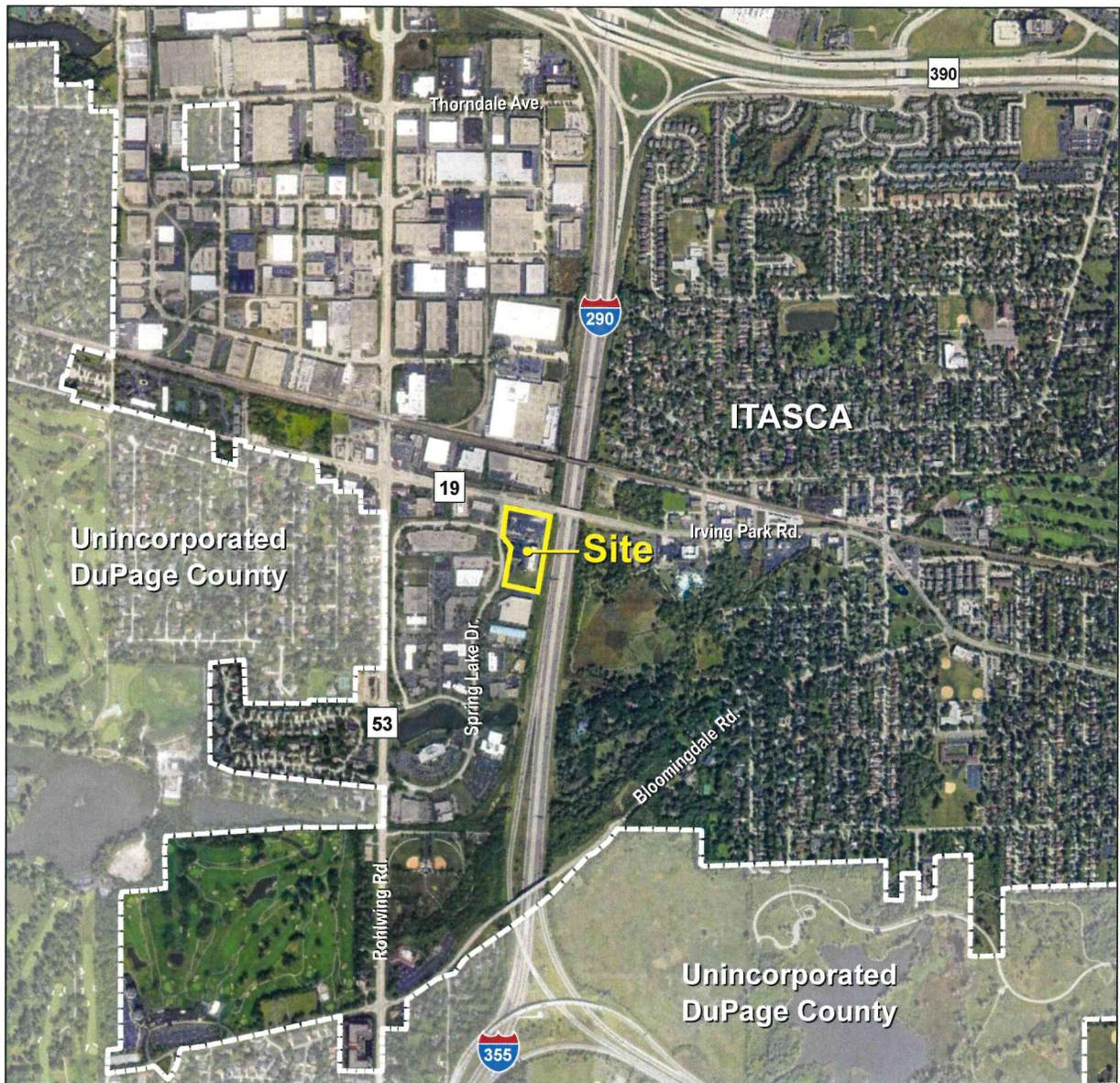
860 West Irving Park Road, Itasca, IL

Evaluation of an application for a Special Use to allow the establishment of a not-for-profit healthcare facility, in a B-2 Community Business District

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President, Okrent Kiesel Associates, Inc.



Date: August 2020



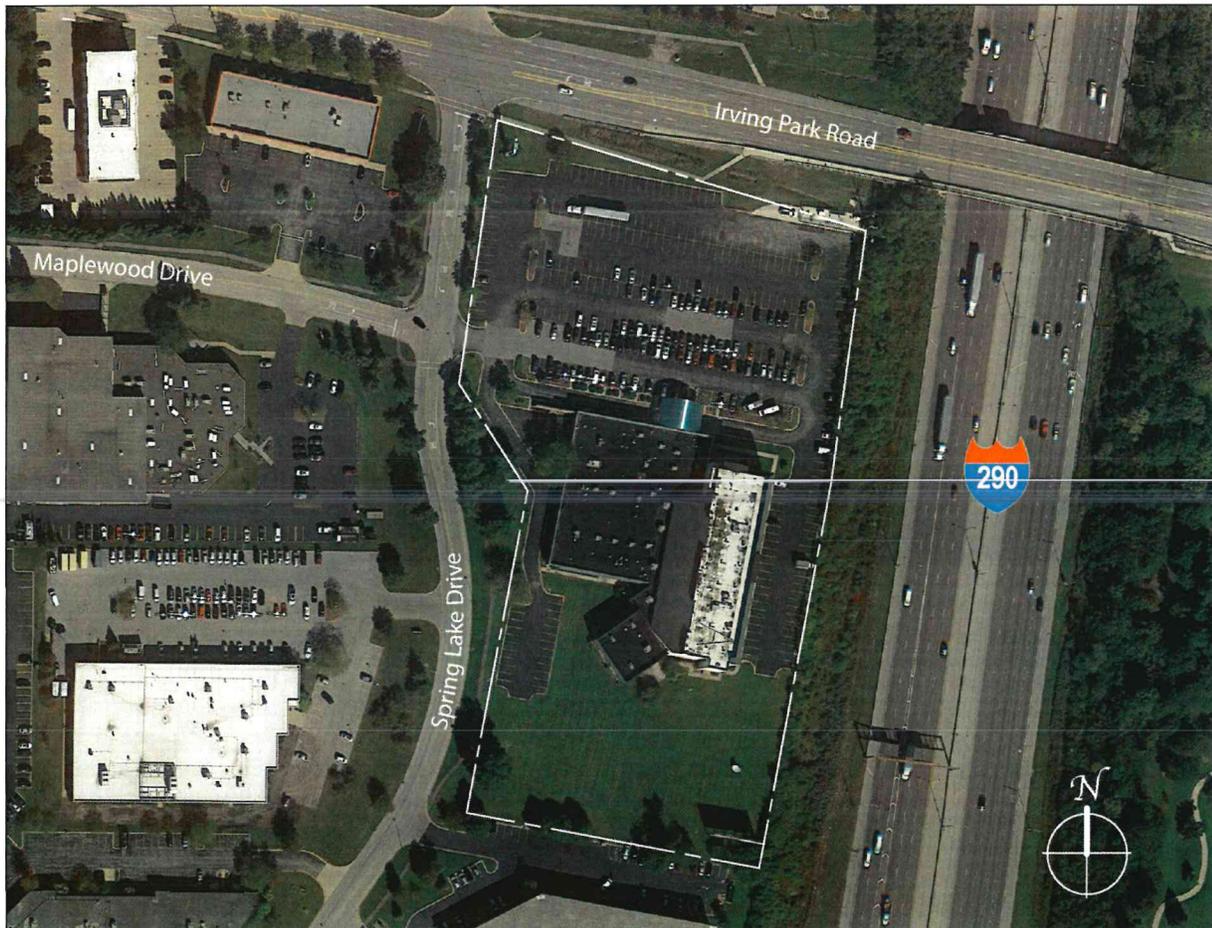
Subject Property Location

I. Existing Conditions

The applicant, Haymarket DuPage LLC, is seeking a special use for a planned development with exceptions (see Attachment D attached in Appendix I) to allow the establishment of not-for-profit healthcare facility at 860 West Irving Park Road, in the Village of Itasca, Illinois. The subject property is located at the southeast corner of Irving Park Road and Spring Lake Drive, immediately west of Interstate 290. The subject property is zoned B-2 Community Business District.

The subject property is $\pm 304,942$ square feet (7 acres) in area and irregular in shape. It has ± 454 feet of frontage along Irving Park Road to the north, ± 840 feet of length along a thin parcel of land adjacent to Spring Lake Drive to the west, and ± 751 feet of frontage along Interstate 290 to the west. The southern property boundary is ± 350 feet in length.

The subject property is currently improved with a $\pm 109,000$ square foot, five-story vacant commercial structure, formerly the Holiday Inn Chicago West, built about 1973. The western portion of the building is a single story in height, while the eastern portion is five stories. The existing building has a synthetic stucco facade with stone cladding at the base.



Aerial View of Subject Property

The primary building entrance is located on Irving Park Road, near the center of the northern elevation. Service and loading is located along Spring Lake Drive, near the northwest corner of the building.

The existing structure is set back ± 36.7 feet from the west, ± 282.84 feet from Irving Park Road on the north, ± 78.1 feet from I-290 on the east, and ± 180 feet on the south. The building is ± 51.8 feet in height.

The main parking area, located on the north of the existing structure, contains approximately 303 standard parking stalls and 11 ADA compliant parking stalls. Additional paved parking areas to the east and southwest of the building contain 46 and 24 parking stalls, respectively for a total of 384 park-

ing stalls. Three bicycle racks with 7 bicycle spaces each (21 bicycle spaces) are provided near the building entrance. A drop-off lane and porte-cochere are located along the north side of the building. The subject property is accessed via a single curb cut on Spring Lake Drive, near its intersection with Maplewood Drive.

A pylon sign is located at the northwest corner of the property. Landscaping on the subject property is generally well-maintained, with mature landscaping throughout, including trees at the end of parking rows and planting along the perimeter of the building. Additional landscaping is present at key areas, such as the base of the monument sign, parking lot entrance, and along the drop-off lane.



View of Existing Building



Rendering: Building Entrance

Numerous mature street trees and landscaping beds are present along Spring Lake Drive. No street trees are present along Irving Park Road, though plantings of native vegetation are present within the right-of-way. All non-paved surfaces are planted with sod or covered with landscaping material. A pedestrian path winds along the western property boundary, crossing onto the property before turning west to cross Spring Lake Drive. A sidewalk in the public right-of-way runs along the northern property boundary. Adequate lighting is supplied to the subject property by pole lights located throughout the parking field and building-mounted lights throughout the property.



Rendering: North Elevation

II. Proposed Conditions

The applicant, Haymarket DuPage LLC, proposes to establish a not-for-profit healthcare facility in the existing building on the subject property. Haymarket has been providing similar services to those with substance use and behavioral health disorders throughout the Chicago region since 1975. The applicant is a fully accredited, not-for-profit organization, and is licensed by the Illinois Department of Human Services. The proposed use would provide a full range of healthcare services to adults aged 18 and older, including diagnosis, treatment, and recovery support for persons disabled by substance use and behavioral health disorders, who voluntarily seek care.

Treatment provided would include inpatient, outpatient and recovery programs. Additional services accessory to the primary use are to include parenting education, GED preparation and job readiness services, and health education and coordination. Inpatient treatment ranges from 14 days to 90 days, with a typical stay lasting about 28 days. Recovery home treatment ranges from 1 month to 12 months, with a typical stay lasting about 3 months. It is anticipated that the facility will treat approximately 4,750 patients a year in both inpatient and outpatient facilities.

The proposed facility will be fully licensed by the state of Illinois according to *Title 77: Public Health, Chapter X: Department of Human Services Subchapter D: Licensure Part 2060 Ch. X Sec. 2060 Subchapter D: Alcoholism and Substance Abuse Treatment and Intervention Licenses*. The State of Illinois distinguishes between licenses for levels of treatment and intervention. Licensed levels of treatment follow the American Society of Addiction Medicine (ASAM) Levels of Care¹ as shown on the following page.

¹ https://asamcontinuum.org/wp-content/uploads/2015/05/P105_ASAM-Continuum-of-Care_700pxwide.jpg Accessed 6/23/20

The applicant will be licensed for the following levels of care², under the direction of a licensed physician who serves as Medical Director:

Level 1: Adult 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;

Level 2: Adult 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;

Add 3.2 Adult Clinically Managed Residential Withdrawal Management

- Stays vary based on individually assessed needs-typical stay 1 to 5 days
- The patient is experiencing signs and symptoms of withdrawal, or there is evidence that withdrawal is imminent.
- The patient is assessed as not being at risk of severe withdrawal syndrome, and moderate withdrawal is safely manageable at this level of service
- The patient is assessed as not requiring medication, but requires this level of service to complete withdrawal management and enter into continued treatment or self-help recovery because of inadequate home supervision or support structure

Level 3-5: Adult 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 Coun-

selors 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.

Level 3-7 Adult 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.

In addition to treatment, the applicant will be licensed for Intervention services including:

Recovery Home Care

- 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

² 77 Ill. Adm. Code 2060.401

The proposed development is an adaptive reuse of a vacant commercial structure (formerly the Holiday Inn Chicago-West). The applicant intends to operate the proposed use on the existing property with no major changes to the site or building exterior except for enhanced landscaping.

Based on floor plans prepared by GMA Architects, the single-story portion of the existing building will be largely converted to use for

outpatient treatment and administrative space, with a kitchen, dining room and small assembly space. The existing swimming pool will be filled and converted to assembly space, with an adjacent exercise area. The first floor level of the five-story portion of the building will be converted for inpatient use, with 32 beds in two-bedroom detox rooms. Additional administrative and assembly space is proposed in this portion of the building.



Ground Floor Plan

Upper floors will typically consist of 52 beds per floor in two-bedroom units. A total of 240 beds are proposed. The second floor will be reserved for women's inpatient and recovery, while floors three through five will be utilized for men's inpatient and recovery.

The breakdown of levels of care by floor are as follows:

Recovery Home:

36 Beds per floor 2-5 total of 144.

Level 3.2-Clinically Managed Residential Withdrawal Management

16 beds 1st floor.

Level 3.5-High Intensity Residential Treatment:

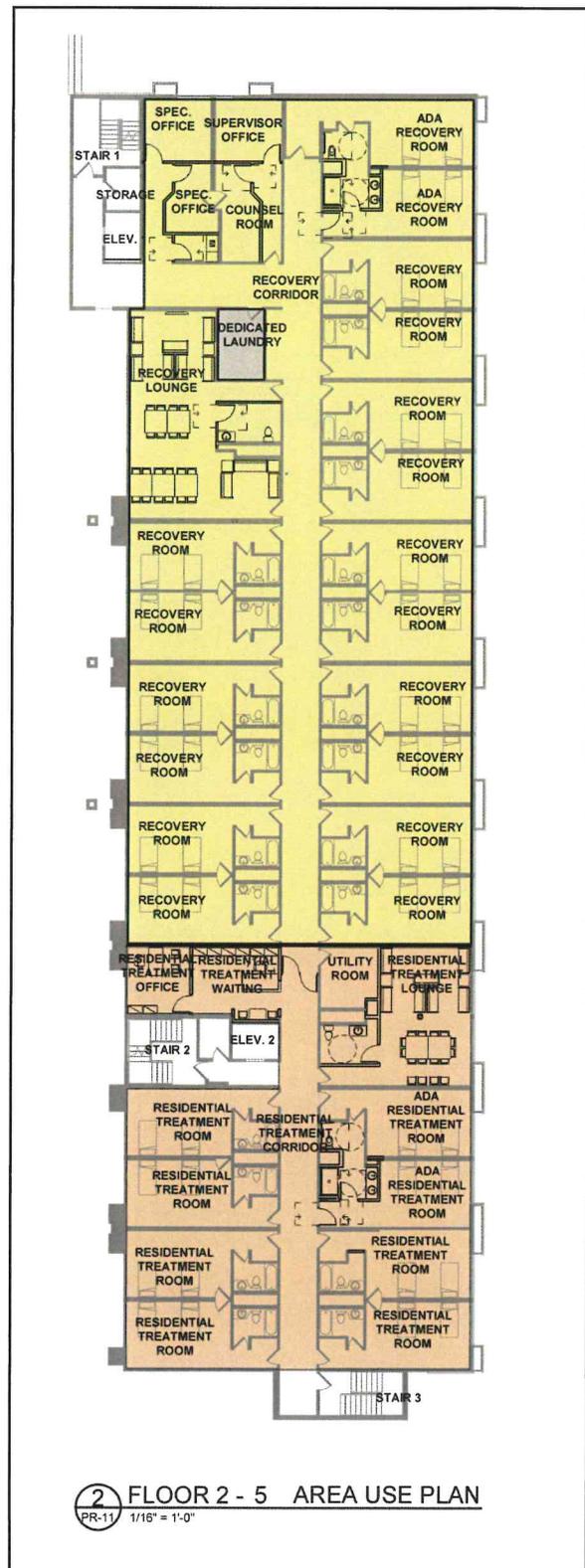
16 Beds per floor 2-5 total of 64 .

Level 3.7-Medically Monitored Withdrawal Management

16 beds 1st floor.

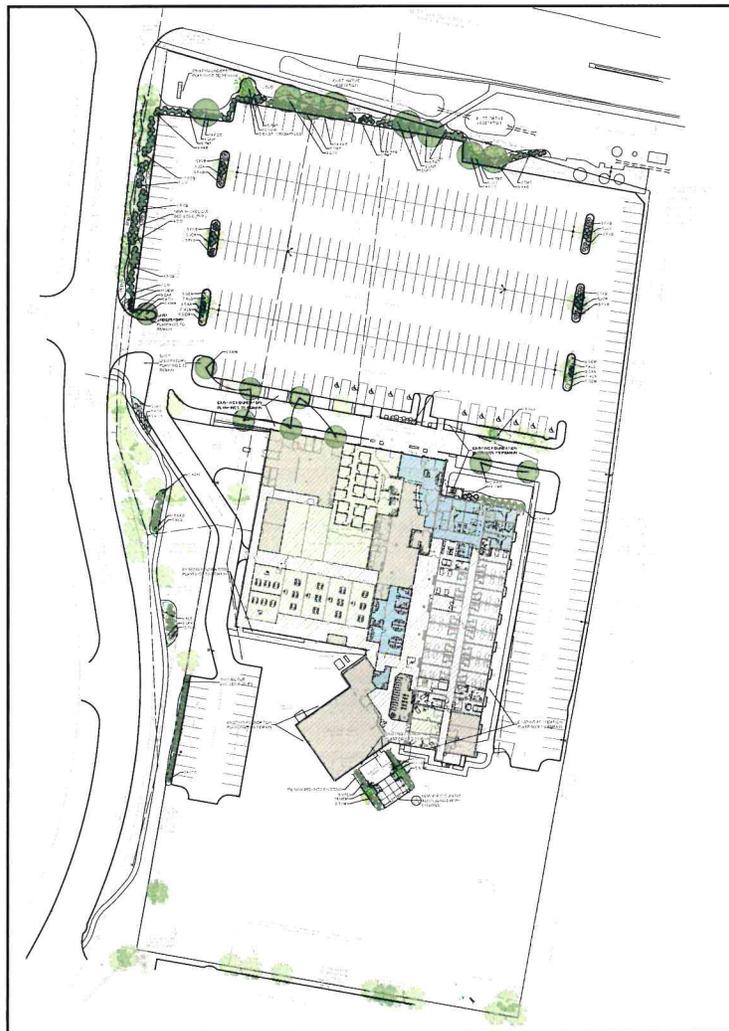
Of the 240 total beds, 144 are for Recovery Home use and 96 are for treatment

Additionally, each floor includes administrative, assembly and amenity space. It should be noted that the updated plans for the facility do not include any Recovery Home beds on the ground floor. The 32 ground floor beds are dedicated exclusively to short-term detox facilities. As in the case with the entirety of the rooms, no kitchen facilities are provided thus no dwelling units as defined in the Itasca Zoning Ordinance are included on the ground floor nor anywhere else in the proposed facility.



2 FLOOR 2 - 5 AREA USE PLAN
PR-11 1/16" = 1'-0"

Typical Floor Plan



Site Landscape Plan

The supplemental landscape plan prepared by LG Landscape Architects indicates that additional landscape buffers are proposed along both Irving Park Road and Spring Lake Drive, and that four new street trees are proposed along West Irving Park Road, on the subject property itself. Existing landscaping and ground cover is to remain in place. Existing exterior lighting will also remain in place, as illustrated in the photometric plan prepared by Nova Consulting Group. At no point on the subject property does lighting exceed 4.1 foot-candles, and no portion of the parking lot has a measured light level lower than 1.2 foot-candles.

A traffic study undertaken by KLOA concluded that the development would have low impact on traffic on the surrounding roadway network, and that the existing full access drive and nearby intersections would continue to operate at acceptable levels. Additionally, the study concluded that existing parking was adequate to accommodate the peak parking demand of the proposed use. Parking will consist primarily of employees, as most patients will be restricted from having vehicles on-site.

The applicant anticipates approximately 163 employees and 9 contract workers over three shifts at the facility. Peak number of employees and contractors on site at any time will be 61. Haymarket will directly employ trained unarmed security on-site at all times, in addition to using interior and exterior monitoring by camera. Security will be trained in non-violent crisis intervention. Haymarket has contracted with a private ambulance service to provide EMS support

for BLS (Basic Life Support) calls, and will work with the Itasca Fire Protection District and the Village to ensure a mutually acceptable plan is in place for the provision of emergency services.

Haymarket's Service Handbook provides rules and regulations for patients/clientele while under care at their facilities. Upon discharge from treatment, arrangements will be made by Haymarket to transport all patients from the facility to their home or other safe location.

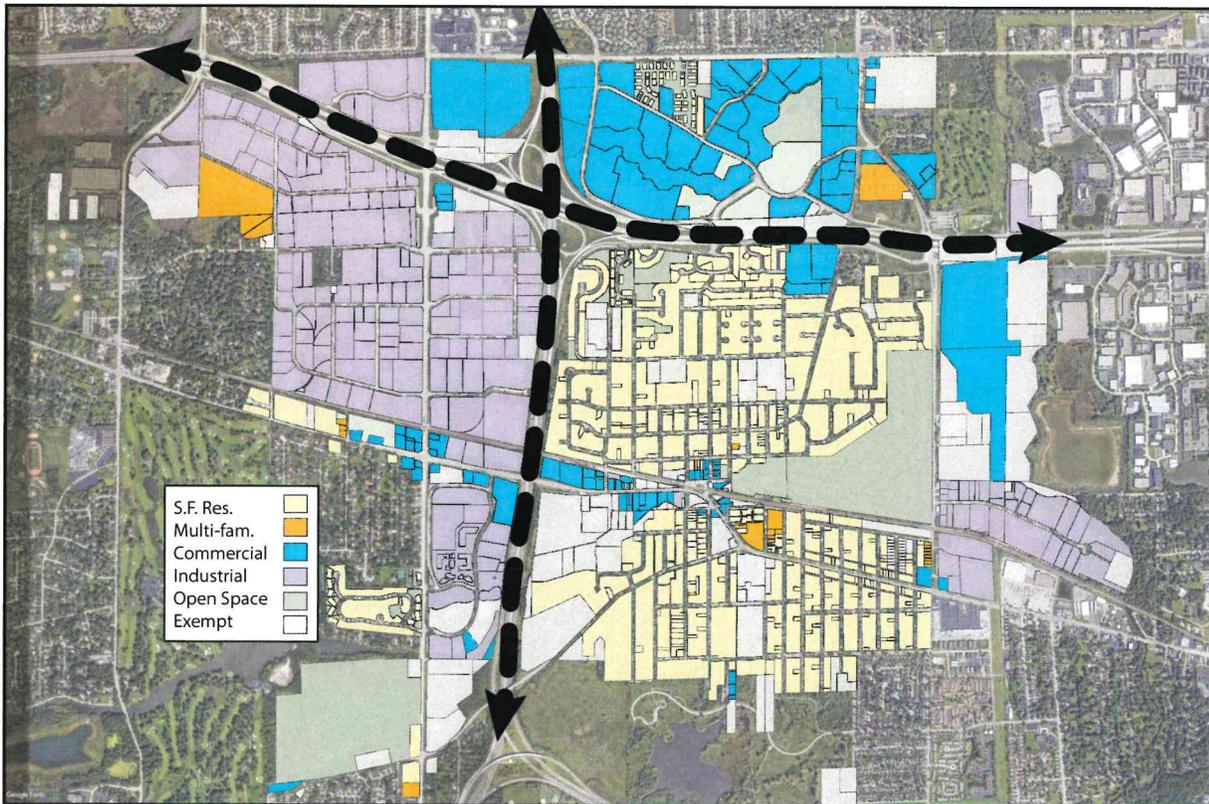
III. Land Use Context

OVERVIEW:

Itasca is located approximately 23 miles west-northwest of downtown Chicago. It was first settled in 1841 and incorporated in 1890. The village grew around the rail station located near the intersection of Irving Park Rd. and Maple Ave. After WWII the mostly rural village experienced a period of rapid growth with its population growing from ±750 to ±3,500 from 1940 to 1960 then doubling again from 1960 to 1980 to a population of over 7,000. This period of development saw a transformation of the village with the construction of the I-290 expressway with an interchange at Thorndale Avenue accompanied by significant industrial development west of the expressway and north of Thorndale Ave. Since then the village has experienced more steady growth to a current estimated population of ±9,800 residents. (U.S. Census 2019 est.)

The construction of the I-290 expressway and more recently, the Elgin-O’Hare expressway (I-390) along the right of way of Thorndale Avenue has divided Itasca, fairly neatly into four land use quadrants with the southeast quadrant dominated by residential land uses (split into a “north” and “south” side by Irving Park Road, the historic main street of the village); the west and northwest quadrants dominated by light industrial uses and the northeast quadrant dominated by Hamilton Lakes Business Park with high rise offices and a recent multi-family residential development. Itasca’s land use distribution is dominated by non-residential uses with only 28% of its taxable acreage dedicated to single family residential use with nearly 60% dedicated to industrial, commercial or multi-family uses.³

³ DuPage County Assessors database and parcel mapping; *ParcelsRealEstate.shp.zip*, <https://gisdata-dupage.opendata.arcgis.com/datasets/parcelsrealestate/data>, accessed May 8, 2020 at 2:47 PM.



Village of Itasca Land Use: 2018 DuPage County Assessor Data

The subject property is located at the southeast corner of Irving Park Road and Spring Lake Drive, approximately 1,200 feet east of its interaction with Rohlwing Road (Route 53), and immediately west of Interstate 290. No interchange is present at Irving Park Road's intersection with Interstate 290.

The subject property, developed about 1973 as Holiday Inn Chicago West, is at the north end and outside of what would later become Spring Lake Business Park. Development of the business park started about 1987, and the park was fully developed by the late 1990s. It should be noted that Okrent Associates, Inc. (predecessor firm to Okrent Kiesel Associates, Inc.) were the planners of the business park.



Local Land Use

122 SOUTH MICHIGAN AVENUE • SUITE 1200
CHICAGO, ILLINOIS 60603 • 312 • 427 • 3000
WWW.OKRENTKISIEL.COM



Glass Solutions



Gift of Hope Organ & Tissue



Knowles Corporation

Users in the adjacent business park include: Glass Solutions, D&M Holdings, Lab Corp., Stephen Gould Corporation, Axalta Coating Systems, TransTech IT Staffing, Mercedes-Benz Technical Training Facility, Engineered Packaging Solutions, Precision Freight, Damco, Punch Industry USA, Knowles Corporation, Arrow Electronics, Titan Electric, and two prominent not-for profit organizations, National Safety Council and Gift of Hope Organ & Tissue. All uses within the business park are accessed from Spring Lake Drive or Maplewood Drive.



National Safety Council

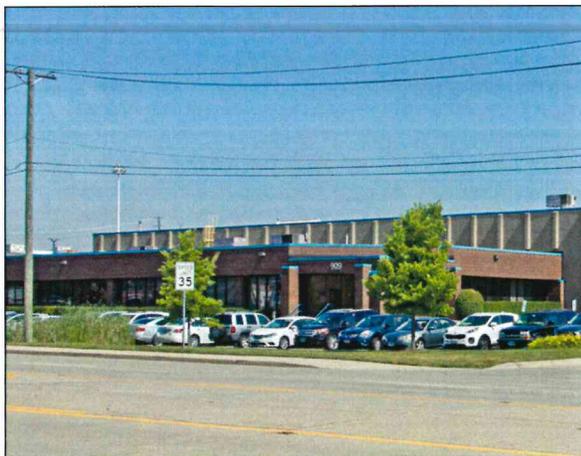


Irving Park Road Land Uses

The north side of Irving Park Road, in the vicinity of the subject property, developed in the 1980s and consists of one- and two-story commercial/light industrial buildings. Users include Mr. David's Flooring, Gym Stars, Music & Arts, and Hankyu Hashin Express (shipping and logistics).



America's Best Train & Hobby



Hankyu Hashin Express

Two smaller commercial buildings on the south side of Irving Park Road house America's Best Hobby Shop and Premier Design + Build Group. Immediately west of the commercial uses is the Itasca Post Office.



NW corner IL 53-Rohlwing Rd. /Riving Park Rd.



BP Gas (NE corner IL 53-Rohlwing Rd./Irving Park Rd.)



SW corner IL 53-Rohlwing Rd. /Riving Park Rd.



Itasca Park Place Shopping Center



Mobil Gas (SE corner IL 53-Rohlwing Rd./Irving Park Rd.)

The intersection of Irving Park Road and Rohlwing Road consists of auto-oriented uses, including two gas stations, a former gas station operated as an auto-repair facility, and a multi-user commercial building (Subway, Frontier Liquors, hair studio, pet grooming).

At the northeast corner of Rohlwing Road and Irving Park Road is the Itasca Park Place Shopping Center which wraps around a BP gas station and convenience store. Tenants in the Shopping Center include Naxos A Greek Island Restaurant, A Touch of Spice Indian Restaurant, Bobby's Video Poker and Slots, and Ju Ju B's Hair and Nails, along with other independent fast food and service uses.

North of Irving Park Road, along Rohlwing Road and Interstate 290, uses are almost exclusively warehouse/light industrial in nature. The Itasca Softball Complex is located approximately 3,500 feet south of Irving Park Road, near Rohlwing Road's intersection with Bloomingdale Road.



Itasca Town Center

Approximately 1,500 feet to the east of the subject property, across Interstate 290, is the Itasca town center, which includes uses such as the village hall, police department, fire department, public library, water park, and historical depot. The Itasca train station on the Metra Milwaukee District West Line is located approximately one-half mile east of the subject property, on Irving Park Road. The #616 Pace Bus Route connects Spring Lake Business Park with Rosemont Transportation Center, via Irving Park Road and Arlington Heights Road, with stops near the subject property and at the Itasca train station.

West of Spring Lake Business Park is an unincorporated residential subdivision located \pm 1,250 feet west of the subject property. Itasca's single-family residential neighborhoods are primarily located east of I-290, separated from the subject property by the interstate right-of-way and Springbrook Nature Center.

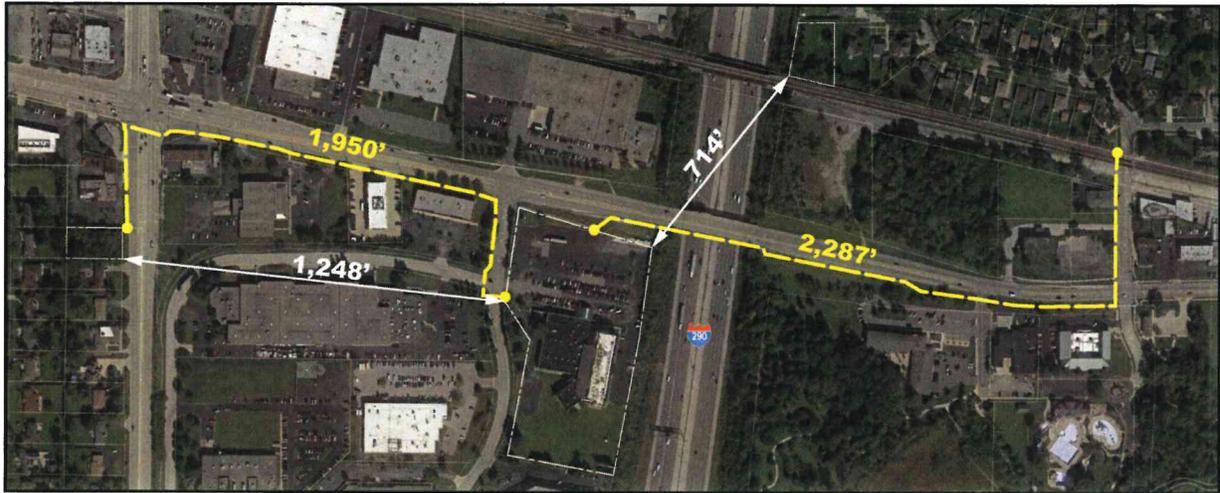


Historic Itasca Depot

IV. Land Use Impacts

The proposed use is for a not-for-profit healthcare facility. It will provide services to adults with addictions to alcohol and controlled substances seeking treatment for a recognized disability. The facility will be owned and operated by Haymarket - an experienced not-for-profit operator of these types of facilities with their West Loop 339 bed flagship facility located on the city's near west side in one of the most vibrant and desirable mixed use residential and commercial areas of the City of Chicago. Haymarket opened its doors in the near west side in 1975 when the neighborhood was dominated by warehouses and social service organizations. Since then, the neighborhood that has grown up around Haymarket boasts corporate giants such as McDonalds and Google, high end restaurants and hotels, millions of square feet of new office space, a Montessori school, and thousands of new high-end dwelling units. Needless to say, Haymarket's presence has not deterred economic development and has not negatively affected land values in Chicago's near west side.

The proposed use is an adaptive reuse of a former Holiday Inn Hotel that has existed on this site since the early 1970s and preceded most of the surrounding commercial uses in the area. No exterior alterations or expansion of the existing building is proposed except for enhanced landscaping and a fenced patio. The proposed facility sits in a decidedly commercial area and is sufficiently remote from residential uses so as to have no impact on those more sensitive uses.



Distances to nearest residential uses

The proposed site is well removed from any residential development with a 10-lane, grade separated expressway (I-290) with a 350 foot right-of-way and a 90 foot railroad right-of way, all of which provides separation from the nearest residential parcel to the northeast. In addition a ±10 foot tall buffer wall lines the eastern boundary of the expressway right-of-way adjacent to the nearest residential properties. While the measured distance – “as the crow flies” – to the nearest residential parcel to the east is 714 feet, the nearest residential parcel is more than 2,287 feet away by travel distance.

The nearest residential property to the west is separated from the subject property by the entire depth of Spring Lake Business Park. The measured dis-



View of Buffer Wall

tance – “as the crow flies” – to the nearest residential parcel to the west is 1,248 feet. Travel distance to that parcel measures in excess of 1,950 feet. It should be noted that no sidewalks are present on either side of Rohlwing Road south of the commercial properties at the southwest corner of Rohlwing Road and Irving Park Road.

In terms of local physical impacts on the surrounding commercial uses, the land use characteristics of the proposal are similar to the prior use in terms of hours of operation, traffic generation, parking demand and noise. Given that there is no planned expansion of the existing structure, the impact of the site population and capacity will be similar to that of the prior hotel use. While the population of the proposed use will be different than the typical business traveller, the employee population, anticipated to be nearly twice that of prior hotel use, may be more likely to patronize the surrounding restaurants and businesses. As mentioned earlier, the traffic and parking capacity analysis prepared by KLOA indicates no negative impacts on traffic or congestion in the area. The site will be used in generally the same fashion with a 24 hour managed, secure operation and similar peak traffic activity period during the morning rush hour.

V. Economic Impacts

OVERVIEW:

In evaluating the economic impacts of the proposal it is important to recognize that it is an adaptive reuse and not new construction on vacant land. The evaluation should take into account the impacts of the prior use and evaluate the incremental change. Typical economic impacts on a municipality include any incremental difference in need and cost for public services including, police, fire and schools, along with any incremental change in the amount of revenues generated such as property taxes, food and beverage sales taxes and hotel tax.

Total impacts anticipated for the proposed change in use are detailed in a report prepared by Gruen + Gruen & Associates. The results of that report list and the anticipated impacts are summarized at the end of this section

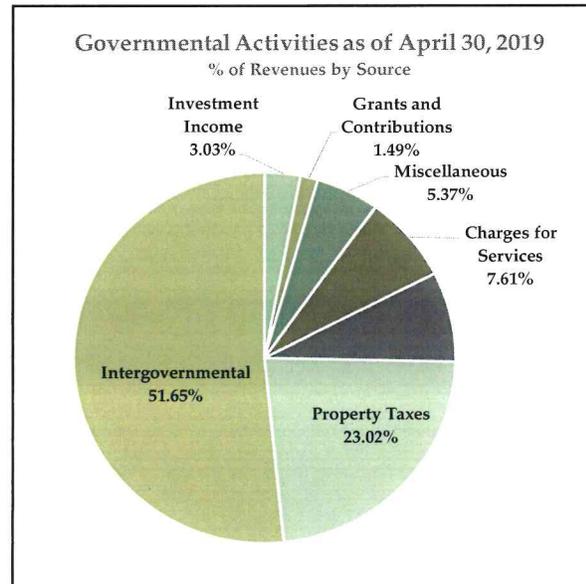
PROPERTY TAX IMPACT:

Itasca has a strong property tax base with nearly 60% of the taxable land area dedicated to commercial, multi family, or industrial uses. As mentioned earlier, only 28% of Itasca's taxable land area is dedicated to single-family residential uses⁴ and, as a result, Itasca has one of the lowest population densities in DuPage County. This combination of attributes translates to one of the lowest property tax rates in DuPage County. To quote the Village of Itasca Fact Sheet from 2017:

Offering one of the lowest tax rates in DuPage County, superior municipal services, and on-going business support, Itasca prides itself on being among the most business friendly communities in the region.

The subject property generated \$178,780 in prop-

⁴ DuPage County Assessors database and parcel mapping; *ParcelsRealEstate.shp.zip*, <https://gisdata-dupage.opendata.arcgis.com/datasets/parcelsrealstate/data>, accessed May 8, 2020 at 2:47 PM.



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erty taxes in 2018.⁵ As a not-for-profit entity, Haymarket's use of the property is proposed to remove this amount from the property tax rolls. This amount represents less than 0.3% of the total property taxes collected from Itasca properties. Similarly, it represents less than 1% of the budget/revenues of each taxing body including school, fire protection, park district, library and others. The impact of this removal of the property from the tax rolls is negligible.

While the Village of Itasca is a mature suburb with few opportunities for expansion of its boundaries, the Village is not fully built out. There remain key development opportunities presented by the long-awaited major expressway project-the Elgin-O'Hare Expressway Western Bypass. Upon completion (projected to be 2025) the roadway project will provide additional expressway frontage at the southern boundary of Hamilton Lakes Business Park, 4-way interchanges at Arlington Heights Road and Prospect Avenue and a partial exchange at Park Boulevard. A full four-way expressway interchange has been constructed at

⁵ Ibid.

Rohlwing Road (Illinois 53) and I-390. This has created new expressway frontage and direct access to a 48 acre parcel in the northeast quadrant of that intersection providing a significant development opportunity known as Bridge Point.

With the relocation of a former television transmission tower on the site, a new business park is now under construction with nearly 400,000 s.f. of warehouse/distribution space on 36 acres and an additional 7.26 acres of commercial development. The Bridge Point will add significantly to the property tax base. The ±48 acre site currently pays \$357,700 in property tax (2018) or just about \$7,500 per acre for the transmission tower use. Typical industrial development, similar to what is under construction, generates an average of ±\$21,800 per acre.⁶ Given the ±36 acres of industrial that would be approximately \$784,800 in property tax. For the 7.26 acres of commercial, at the average property tax generation rate (2018) of \$23,300⁷, that parcel would generate \$169,100 of property tax for a total of \$953,900 or an annual increase of \$596,200.

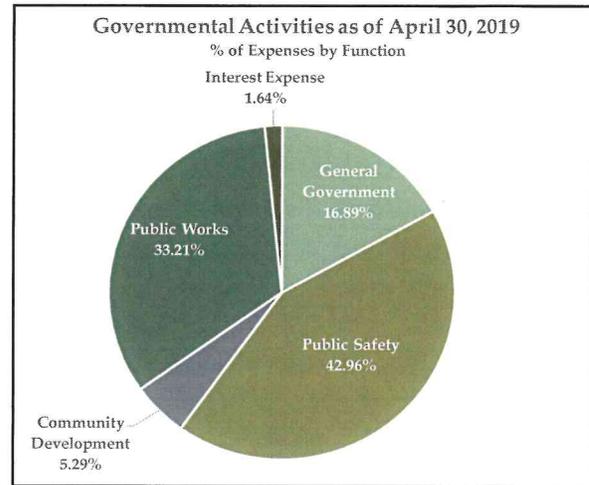
The expressway project is also projected to spur development of the remaining vacant land at the south end of Hamilton Lakes Business Park. The remaining ±34 acres at the south end of the business park is currently assessed as farmland and generates ±\$12,000 per year in property tax revenue (±\$350 per acre).

The Village's Comprehensive Plan states:

Itasca was identified as one of the municipalities best positioned to take advantage of the O'Hare Modernization Program (OMP) and related roadway improvements. The Hamilton Lakes area in particular was highlighted for its availability of land, extension of infrastructure, and

⁶ Calculated from DuPage County Assessor's database 2018

⁷ Ibid.



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proximity to the highway.*

In the sub-area plan for Hamilton Lakes the Comprehensive Plan goes on to state:

Professional office uses occupy the majority of the Hamilton Lakes campus and should continue to do so. Some existing areas may transition to other appropriate uses, or could redevelop and intensify, based on changes to the access or visibility associated with the future Elgin O'Hare Tollway. In addition, there are areas that remain undeveloped that could accommodate complementary office development, or potentially Mixed Use.

Given that commercial property generates an average of ±\$23,300 per acre, these undeveloped areas have the potential to generate over \$792,200 in property tax revenue or additional \$780,000 in revenue for taxing bodies. When taken together, the development of these underutilized parcels could account for \$1,388,000 in additional property tax revenue. In addition, the Itasca County Club Golf Course was sold and development as a Data Resource Center is being contemplated.

The conversion of the subject property to a not-for-profit use accounts for a large portion of the total financial impact of the proposed use. Property tax

revenue, however, comprises less than a quarter of the Villages revenues for governmental activities. The modest reduction in property tax revenues of ±\$178,000 (2018) due to the acquisition of the property by a not-for-profit owner is more than offset nearly tenfold by the development potential of vacant or under-utilized properties within Itasca – some currently under construction.

Finally it is questionable as to whether the loss in any property tax revenues generated by the prior hotel use should be considered as an impact as the applicant has purchased the property, and as a not-for profit entity, would not pay property taxes whether they pursued the proposed development or not. The same can be said for any loss in sales taxes, food and beverage taxes, video gaming taxes, and hotel taxes discussed below.

FOOD AND BEVERAGE, VIDEO GAMING, AND SALES TAX IMPACT:

With less than 25% of governmental activities funded by property taxes, Itasca leans more heavily on sales tax and other governmental sources of revenue to fund services. As a hotel use, the property generated limited sales taxes. As the hotel's occupancy rate had been in decline, so had revenues generated from these taxes.

Food and beverage taxes and video gaming taxes make up a miniscule amount of the Village's revenue stream for governmental activities. To put this in context, according to the 2019 -2020 Village of Itasca Detailed Budget Report⁸ the Village of Itasca received a total of \$ 321,796 in food and beverage taxes and \$ 59,020 in video gaming taxes in 2019. Loss of revenue from the former Holiday Inn represents a 2.7% decrease in food and beverage taxes and an 8.6% reduction in video gaming

taxes. Taken together the loss at peak amounts to less than 9 hundredths of a percent (.087%) of the revenues generated for governmental activities.

HOTEL TAX IMPACT:

Prior to the purchase of the Holiday Inn by Haymarket, Itasca was home to five hotels. Of the four others, two are located in Hamilton Lakes Business Park (Westin Chicago Northwest, and Hyatt Place Chicago/Itasca) with an Extended Stay America at the intersection of Rohlwing Rd. and I-390 and the Eaglewood Resort and Spa at Eaglewood Golf Club at the southwest reaches of Itasca. Total Hotel tax revenue in 2019 totaled \$1,243,870. Hotel tax revenues are not part of the government activities fund, but rather are a part of a separate fund that is used to fund civic events and celebrations. In 2019, the former Holiday Inn generated \$46,220 in hotel tax revenues. At its peak it generated \$161,518 (2017)⁹.

It is not known whether any projected loss in hotel tax revenue would be realized because the demand for hotel rooms satisfied by the Holiday Inn could be absorbed by the remaining four hotels. It should be noted that any loss in hotel tax identified will be more than offset by the construction of the new planned Holiday Inn Express at Rohwing Rd. and Devon Ave. The new 93 room hotel, part of the Bridge Point development referenced earlier, is anticipated to generate more than \$2.8 million in revenues according to documents submitted to the Village of Itasca by the applicant for the development.

SCHOOLS, POLICE, FIRE AND EMS COSTS:

Along with the possible impact of conversion to not-for-profit-status, other economic impacts can include the cost of services such as schools, police, fire protection and emergency medical services.

⁸ Village of Itasca FY-19-20 Budget, 2019_2020%20Budget_201905291547003139.pdf, <http://itasca.com/DocumentCenter/View/8446/Budget-FY-19-20>, accessed 4/8/20 3:05PM.

⁹ Ibid.

Schools:

Since the proposed not-for-profit healthcare facility will serve only adults, and no dwelling units are proposed for the site, there will be no school-aged children enrolling in school. Like the prior hotel use, no cost or burden is anticipated on the local school systems. As such any additional costs over those generated by the prior hotel use would be in those for police, fire and emergency medical services.

Police Service:

Police services are paid for out of the municipal government activities fund. These services account for a significant portion of municipal expenditures. Public safety, which includes police services comprises almost 43% of expenditures for governmental activities.

The study prepared by Polaris Public Safety Solutions, LLC (Polaris), evaluated the incremental demand and cost for police, fire and EMS services for the proposed facility over that of the prior hotel use. Results for police demand and cost indicated the proposed not-for-profit healthcare facility would generate an estimated an annual police call load of 55 to 73 calls compared to the annual police call load of 42 calls for the prior hotel use. According to the Gruen + Gruen Report¹⁰, the estimated cost of Haymarket's projected call load would be \$22,898 - \$30,392. The additional 13 to 31 police calls generated by Haymarket over the 42 calls for the prior hotel use, would cost between \$5,412 and \$12,906 (\$416.33 per call). With an annual budget of ±\$6 million¹¹ that incremental cost is between 0.09% and 0.21% of the total police budget.

Fire Protection and EMS

Fire protection and EMS services are provided by a separate taxing body that is out of the municipal jurisdiction. The Itasca Fire Protection District provide fire protection and EMS services and covers an area that includes most of Itasca, portions of Addison, Wood Dale and portions of unincorporated DuPage County. The Itasca Fire Protection District employs a Chief, a Deputy Fire Chief, 3 Fire Lieutenants, 21 firefighters and paramedics, plus administrative staff. It has a fleet of 1 Engine, 1 Aerial Truck and 1 Ambulance which handles both ALS (advanced life support) and BLS (basic life support) calls.

The Polaris Report indicates an estimated increase in fire and EMS calls for the proposed not-for-profit healthcare use. The prior hotel use generated 6 fire calls and 6 ambulance calls annually. The EMS study estimates a total of 7 fire calls and 11-19 ALS ambulance calls and 39 BLS ambulance calls. It should be noted that the BLS ambulance calls will be handled by a private ambulance service contracted by the applicant. The Gruen+Gruen Report estimates the cost of fire and EMS service for Haymarket to be \$38,859 - \$54,198. The estimated cost for the additional 1 fire call and 5 – 13 EMS (ALS ambulance) calls over the call load for the prior hotel use would cost between \$12,123 and \$27,459 annually [\$2,538 per fire call and \$1,917 per EMS (ALS Ambulance) call] . With an annual budget of ±\$4.6 million¹² these numbers represent a 0.26% to 0.59% of the Itasca Fire Protection District annual budget.

10 The Fiscal And Economic Impact of the Proposed Haymarket Dupage, Gruen Gruen + Associates, August 2020

11 Ibid.

12 Ibid

SUMMARY:

Recent Village budget documents indicate that the Village general fund balance is above targeted reserves. All in all the Village is in a sound fiscal position¹³ with opportunities to increase the property tax base significantly in years to come. The cost for providing municipal, police, fire, and EMS services to the Haymarket DuPage facility are negligible and do not cause any undue burden to the Village of Itasca or the Itasca Fire Prevention District.

NEITHER THE REDUCTION IN REVENUES DUE TO THE CLOSING OF THE HOTEL USE NOR THE ADDITIONAL COST IN SERVICE DEMAND FOR THE PROPOSED HEALTH CARE USE ARE OF SUCH A MAGNITUDE AS TO JUSTIFY DISCRIMINATION AGAINST A PROTECTED CLASS OF DISABLED CITIZENS.

On an annual cost per capita basis of only the Village residents and not the broader District, this range equates to approximately \$3.36 to \$4.72 per Itasca resident.

The proposed not-for-profit healthcare facility provides a much needed service that is not considered on a municipal scale. Healthcare service provision is considered at a county and statewide level in terms of planning for facilities. The benefits provided by the proposed facility at least

partially, if not totally, offset these minor local costs particularly when weighed against saving lives.

The Gruen+Gruen Report summarizes the net costs:

- *Haymarket DuPage is estimated to generate over \$17,700 per year in tax revenues to the General Fund of Itasca.*
- *Haymarket DuPage is estimated to induce approximately \$27,716 to \$35,210 per year in municipal service costs.*
- *The net annual fiscal impact to the Village of Itasca General Fund is estimated at approximately (\$9,971) to (\$17,465). This equates to less than 1/10th to less than 2/10ths of one percent of the total General Fund budget.*
- *Given estimated average service fee charges of \$5,922 to \$7,896, and \$38,859 to \$54,198 of expenditures, the net fiscal impact estimated to be allocated to providing fire protection service to Haymarket DuPage is estimated at (\$32,937) to (\$46,302). This equates to 0.72 percent to 1.01 percent of the total Itasca Fire Protection District expenditure budget.*

Finally, these costs are minimal in the context of the overall budgets for the taxing bodies that provide services to the local population and the proposed facility. Neither the potential reduction in revenues due to not-for-profit ownership of the property nor the additional cost in service demand for the proposed use are of such a magnitude as to justify discrimination against a protected class of disabled citizens.

¹³ Village of Itasca Annual Financial Report FYE 2019, Sikich LLP, <https://www.itsasca.com/DocumentCenter/View/8678/Annual-Financial-Report-FY-18-19>, Accessed June 9, 2020 9:16AM

V. Need

STATE OF ILLINOIS NEED:

The proposed use is for a not-for-profit healthcare facility providing treatment for Substance Use Disorders that are administered by licensed professionals including inpatient and outpatient treatment for detox, withdrawal management, and counseling as well as Recovery Home facilities during their treatment which may last anywhere from a few days to several months to a year.

Substance Use Disorders (SUD) represent a serious nation-wide public health problem. The US Department of Health and Human Services Substance Abuse and Mental Health Services Administration (SAMHSA) latest report – the 2018 National Survey on Drug Use and Health (NSDUH) – estimates that 8.2% of the population 18 and older are in need of treatment for SUD.¹⁴ In the State of Illinois that translates to over 744,000 adults¹⁵ and over 59,000 adults in DuPage County.¹⁶ In addition, The DuPage Health Coalition estimates that 57,000 individuals went without treatment in DuPage County.

According to the results from the 2018 (NSDUH) only 13.4% of those in need of substance use disorder treatment actually seek treatment^{17 18}. In Illinois and DuPage County that amounts to a total of over 105,000 and approximately 7,800 adults respectively, seeking treatment for SUD.

Statistics indicate that outcomes are better when inpatient or residential treatment is sought.¹⁹ Accord-

14 SAMHSA, Center for Behavioral Health Statistics and Quality, National Survey on Drug Use and Health, 2017 and 2018, Table 5.38B.

(See Appendix II)

15 U.S. Census Bureau Quick Facts /Illinois, <https://www.census.gov/quickfacts/IL>, Accessed 6/10/2020 11:25AM

16 U.S. Census Bureau Quick Facts /DuPage, <https://www.census.gov/quickfacts/IL>, Accessed 6/10/2020 11:25AM

17 Ibid. SAMSHA: Table 5.38B

18 Ibid. SAMSHA, Table 5.39B (See Calculation Note in Appendix II)

19 The Continuing Care Model of Substance Use Treatment: What

ACCORDING TO THE
2018 NSDUH
AND AN INVENTORY OF
FACILITIES THERE IS A
PROFOUND SHORTAGE OF
SUBSTANCE USE DISORDER
INPATIENT TREATMENT
BEDS IN BOTH
ILLINOIS & DUPAGE CO.

ing to the NSDUH, 75.2²⁰ percent of those who need and seek treatment, seek inpatient or residential treatment. That translates to nearly 80,000 Illinois adults seeking treatment in an inpatient/residential setting. The total inventory of state licensed SUD beds in the State of Illinois is ± 3,150 beds in 98 reporting facilities through-

out the State.²¹ With an average stay of ±28 days in inpatient/residential facilities for SUD (based on Haymarket's experience), a single bed, under ideal circumstances, can service 12 people per year. That means that the 80,000 Illinois adults seeking inpatient/residential treatment would require over 6,600 beds, overwhelming the State's total inventory of approximately 3,150 beds by more than 210%. This indicates a significant need for additional facilities on a statewide level.

DUPAGE AND LOCAL NEED:

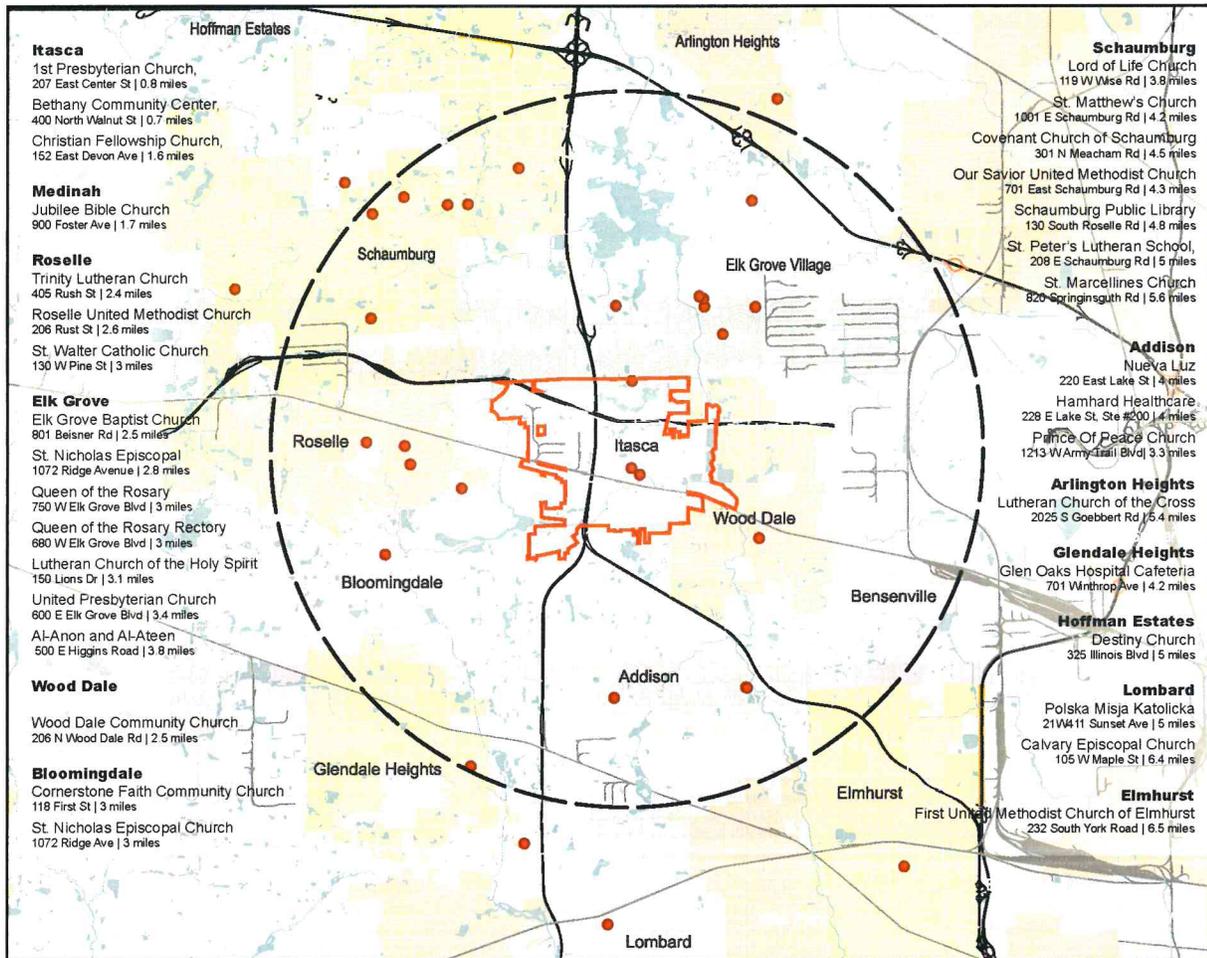
For the ±7,800 DuPage County adults seeking treatment approximately 5,800 would be seeking inpatient/residential treatment. A total of over 480 beds would be required to serve this population in DuPage County. In the entirety of DuPage County there are two facilities offering licensed inpatient/residential SUD treatment with an estimated²² total inventory of 94 beds – Serenity House in Addison, IL with 55 treatment beds and Cornell Abraxis Interventions in Woodridge, IL with 39 treatment beds. In DuPage County, the demand for inpatient/residential SUD treatment beds overwhelms supply by more than 560%.

Works, and When Is "Enough," "Enough?" Steven L. Proctor and Philip L. Herschman, *Psychiatry Journal* Volume 2014, Article ID 692423, 16 pages, <http://dx.doi.org/10.1155/2014/692423>

20 Ibid, SAMSHA, Table 5.27B (See Appendix II)

21 2017 State Profile — Illinois National Survey of Substance Abuse Treatment Services (N-SSATS) 2017 State Profile — Illinois National Survey of Substance Abuse Treatment Services (N-SSATS) (See Appendix II)

22 See Appendix III



AA/NA Meetings within 5 mile radius of Itasca

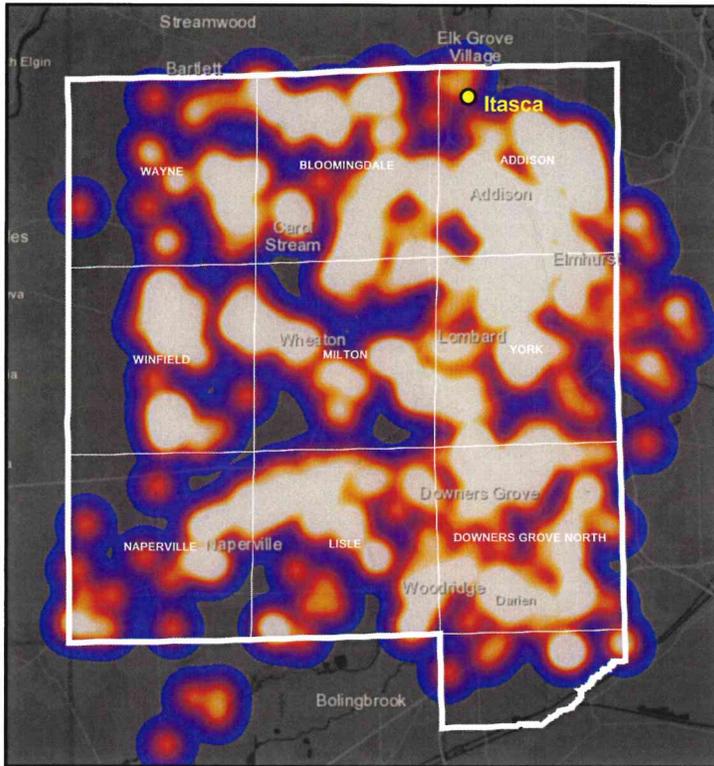
Itasca and its neighboring communities (Addison, Wood Dale, Bensenville, Elk Grove Village, Schaumburg, Roselle and Bloomingdale) have a combined population over the age of 18 of approximately 180,000. According to NSDUH that translates to a population of about 14,600 in need of treatment for SUD. A further indicator of local demand for SUD treatment facilities locally is the presence and number of Alcoholics Anonymous (AA) and Narcotics Anonymous (NA) meetings. Within a 5 mile radius of Itasca there were 25 AA meetings sites and 1 NA site with an additional 3 AA meeting sites and 3 NA sites just outside of 5 miles.

The Opioid Overdose Epidemic has claimed over 450,000 lives in the United States since 2000. From 2015 to 2019 Illinois has lost over 9,795 lives to opioid overdoses²³. DuPage County has not escaped the effects of this behavioral health crisis. Between 2015 and 2019, DuPage County has seen 435 opioid related deaths²⁴. Between 2015 and 2016, DuPage County saw a nearly 86% increase in opioid related deaths.²⁵ The heat map on the following page illustrates the location and concentration of opioid-related deaths in DuPage County since 2009.

23 IDPH Opioid Dashboard, <http://www.dph.illinois.gov/opioids/idphdata>

24 Ibid.

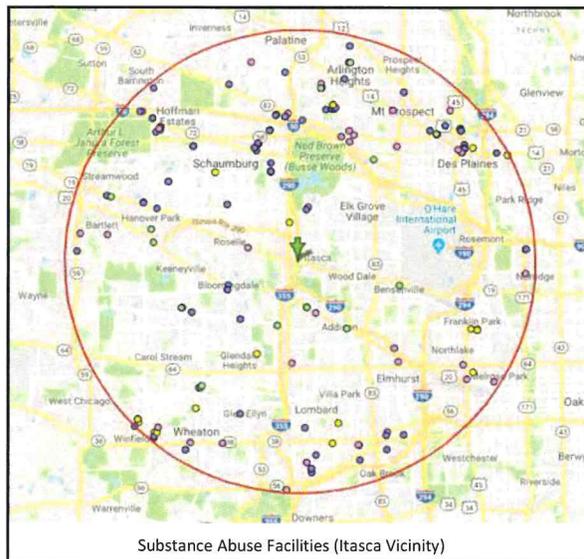
25 DuPage Coroner, https://www.dupageco.org/Coroner/Coroner_News/2020/62335/



Heatmap of DuPage Co. Opioid-related deaths 2009-2019 (ESRI)

ANALYSIS OF VILLAGE OF ITASCA STAFF REPORT

Village of Itasca staff report provided an analysis of two 10-mile radius service areas, with one service area centered on Wheaton, IL, the approximate center of DuPage County, and one centered on Itasca.



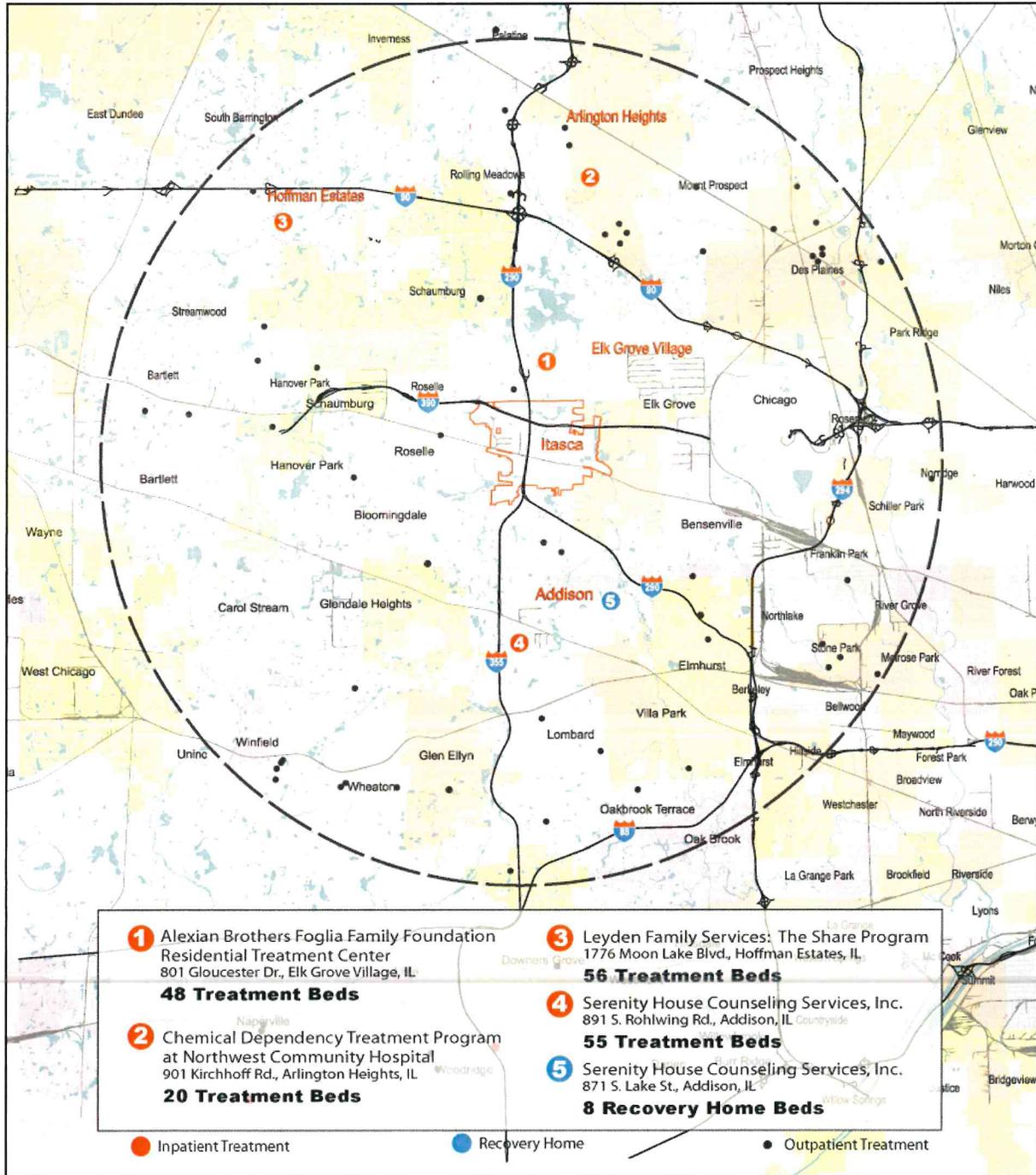
Substance Abuse Facilities Map: (Village of Itasca Staff Report)

Staff indicated both analyses show that there are approximately 40 substance abuse facilities in both service areas. The source of these maps are SAMSHA Behavioral Health Treatment Services Locator. The maps produced by staff depict mental health facilities, physicians licensed to provide buprenorphine, general healthcare facilities, as well as substance abuse treatment facilities. The inclusion of these maps in the staff report carries the implication that there are adequate facilities for treatment of SUDs in the area and that additional facilities are not needed in the proposed location. This is misleading because almost all of the substance use treatment facilities identified in the staff report maps do not provide inpatient services, let alone the extensive levels of service provided by Haymarket. The vast majority of these facilities only provide outpatient or DUI counseling services and do not provide the needed inpatient treatment services.

10 MILE RADIUS DEMAND ANALYSIS

In an effort to more fully understand the number of residential treatment facilities located within a 10 mile radius centered on the site of the proposed development in Itasca, Okrent Kiesel Associates conducted a more detailed analysis of the subject area located in DuPage, northern suburban Cook county and a small portion of the City of Chicago.

In examining the 10 mile radius surrounding the subject property a total population of 1,165,927 was counted. As the proposed facility will provide treatment for adults only, the relevant population group for analysis is the population 18 years of age and older. Of the 1,165,927 counted, 902,890 were adults 18 years of age and older.



Licensed SUD Treatment Facilities & Recovery Home Map: 10 Mile Radius (Source: IDHS/Division of Substance Use Prevention & Recovery (SUPR))

Within the 10 mile radius, 64 licensed substance use disorder treatment sites were found with only 5 sites providing residential/inpatient care and/or recovery home facilities.

The total number of beds available were 179 residential/inpatient treatment beds and 8 recovery home beds which were located in DuPage and northwest suburban Cook counties.

INPATIENT TREATMENT BED DEMAND:

10 Mile Radius from Haymarket DuPage Site

Based on the 2018 National Survey on Drug Use and Health (NSDUH) referenced earlier, of the 902,890 adults within a 10 mile radius of the proposed Haymarket DuPage site, 8.2% have a need for SUD treatment. That translates to 74,037 (902,890 x .082) adults needing treatment for SUDs. Of that population with need, 13.4% seek treatment. That results a total of 9,739 (74,037 x .134) adults in need of, and seeking treatment within a 10 mile radius of the proposed facility. With 75.4% of those 9,739 adults seeking inpatient treatment, that results in 7,343 adults within a 10 mile radius of the proposed Haymarket DuPage facility seeking inpatient treatment facilities. That translates to to a demand for 612 beds (7,343 ÷ 12) for the adult population within a 10 mile radius of the proposed facility site. Given the total inventory of 179 licensed treatment beds within the study area, there is a shortage of 433 within a 10 mile radius of the proposed Haymarket DuPage facility site.

BASED ON THE NSDUH AND
AN INVENTORY OF DUPAGE CO. AND
SUBURBAN COOK CO.
SUPR LICENSED FACILITIES,
WITHIN A
10 MILE RADIUS
OF THE PROPOSED
HAYMARKET DUPAGE SITE
THERE IS A
SHORTAGE
OF
433 TREATMENT BEDS
AND
1,828 RECOVERY HOME BEDS

RECOVERY HOME BED DEMAND:

10 Mile Radius from Haymarket DuPage Site

It is assumed that the same population that seeks inpatient treatment for SUDs will also seek Recovery Home facilities. According to Haymarket's experience, Recovery Home stays last an average of 90 days indicating that a single recovery home bed can service a total of only 4 adults annually. Since the stay is significantly longer than the treatment bed stay – 28 days vs. 90 days – more Recovery Home beds are needed to accommodate demand. As a result, the 7,343 adults in the 10 mile study area in need of SUD treatment will seek Recovery Home facilities, a total of 1,836 Recovery Home beds would be required. Given the inventory of only 8 recovery beds within the 10 mile radius study area there is a shortage of 1,828 Recovery Home beds.

The results of this analysis indicate a shortage of beds for both inpatient treatment and recovery homes. The greatest need for additional facilities is in the Recovery Home segment. This is not surprising as this category of services faces the greatest number of barriers to approval. As a 2018 study prepared for SAMSHA indicates when referring to the serious shortage of recovery home facilities:

“Barriers to establishing new licensed recovery homes amplify this problem including prohibitively expensive zoning laws and community resistance to recovery homes (“Not in my backyard”).²⁶

26 Recovery Housing in Illinois: Brief Report from An Environmental Scan, Candeo Consulting, Inc. 2/13/2018 <http://www.dhs.state.il.us/OneNetLibrary/27896/documents/RecoveryHousingEnvironmentalScan.pdf>

VI. Planning Context

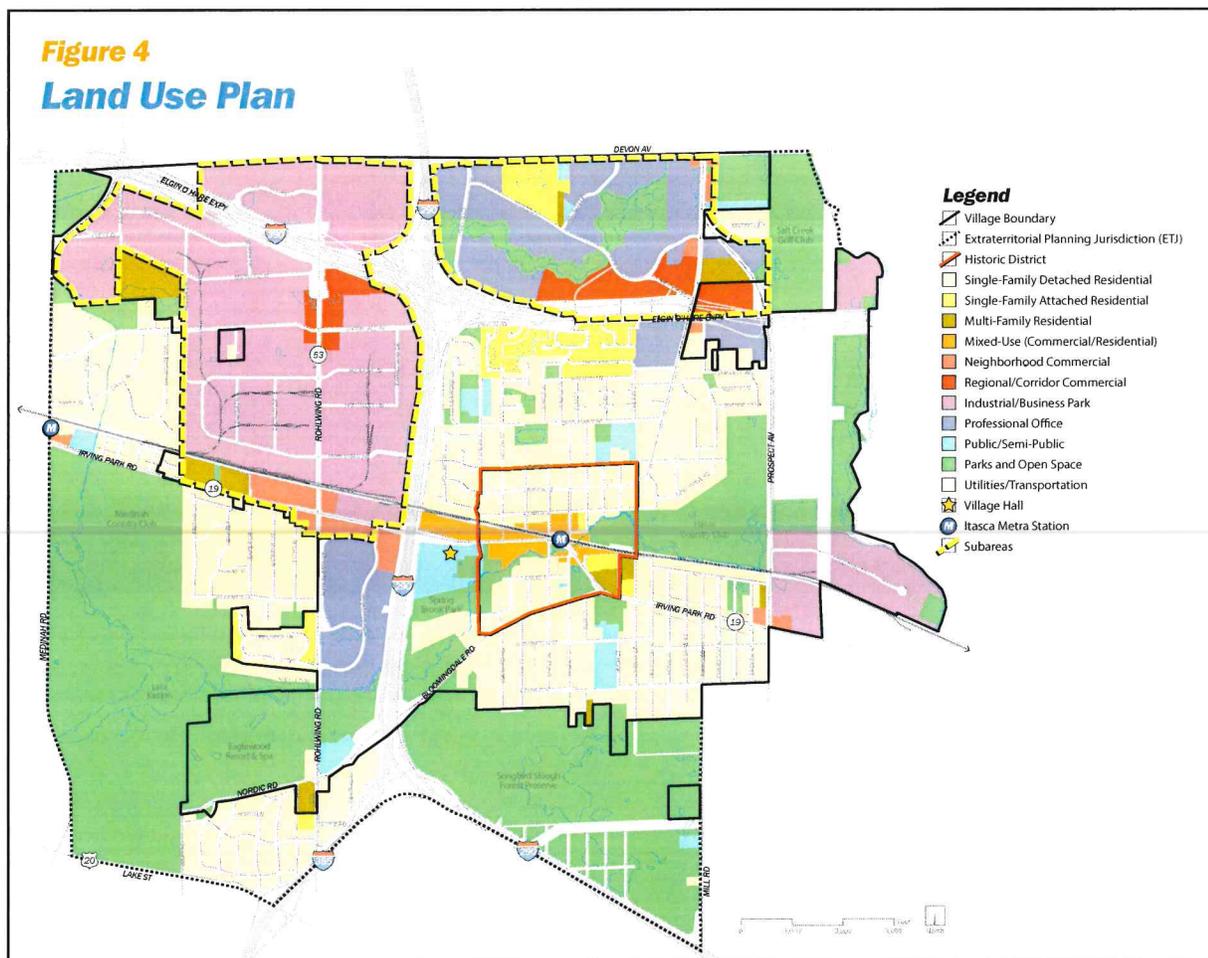
The Village of Itasca was incorporated in 1891 and drafted its first comprehensive plan in the post-war era. Since the 1940s, the Village has updated its comprehensive plan regularly with the most current update approved by the Village Board in 2015. Land use plans of long established communities like Itasca tend to codify existing patterns and conditions. As the text of the introduction to the comprehensive plan's land use section states:

As a mature community, the Land Use Plan is heavily influenced by the existing development pattern and well established land uses in the Village.

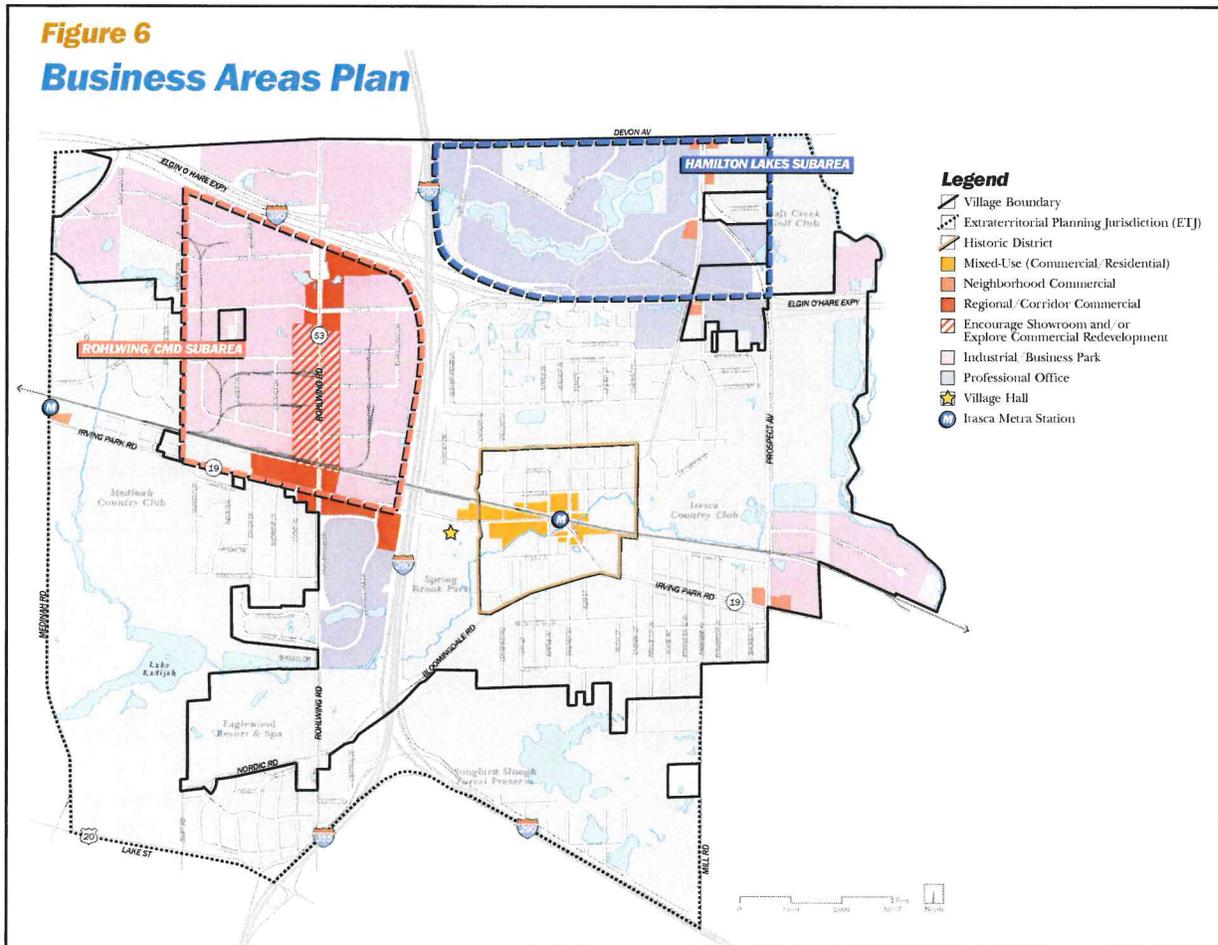
With respect to the subject property, the plan's general Future Land Use map (below) shows a designation of "neighborhood commercial". Neighborhood commercial is described as:

Neighborhood Commercial areas are the least intense type of commercial land use. They are intended to conveniently provide daily goods and services to local residential neighborhoods. They should be of smaller scale and intensity, and be comprised of a mix of uses that does not typically attract shoppers from the larger region.

The Business Area Plan (next page) identifies the subject property as Regional/Corridor Commercial. This land use is described as:



2015 Village of Itasca Comprehensive Plan: Land Use Plan

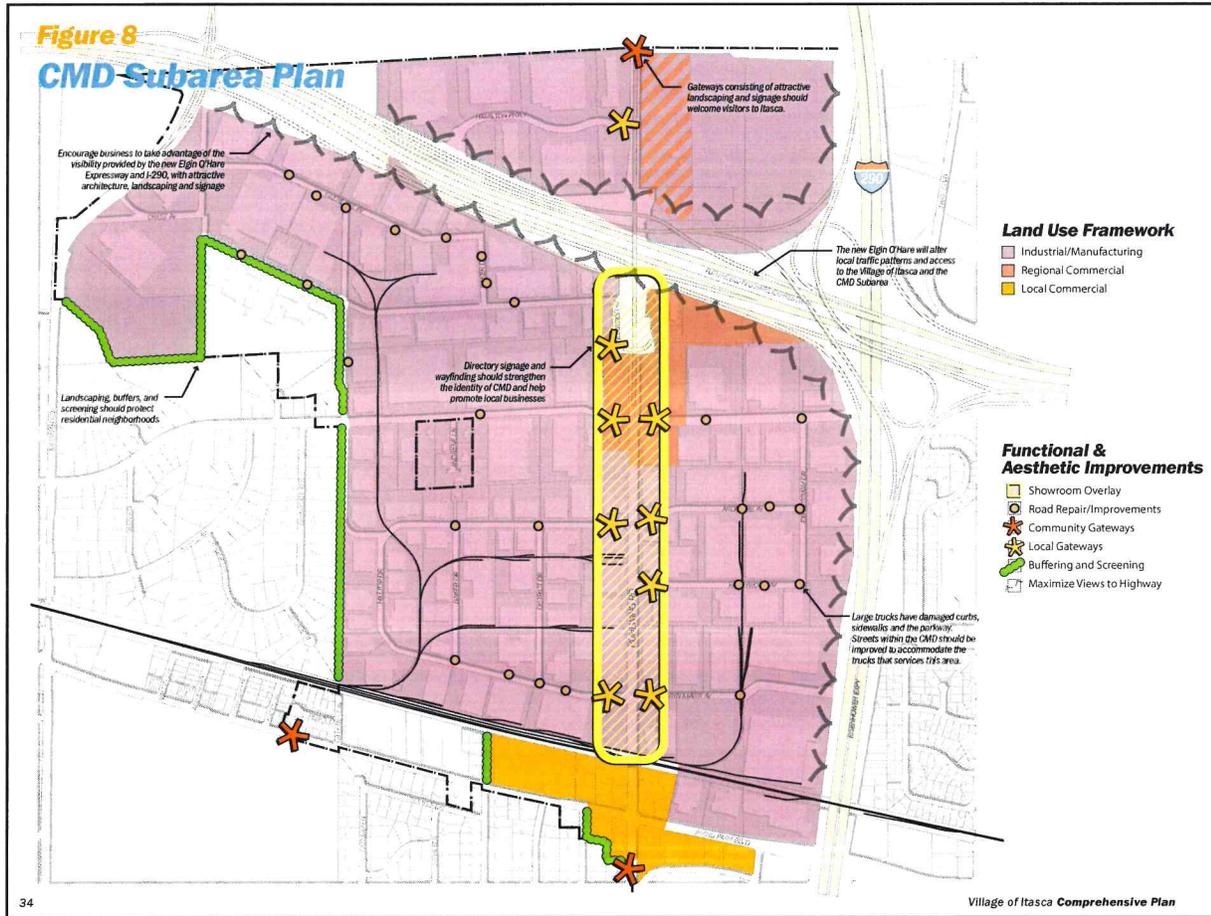


2015 Village of Itasca Comprehensive Plan: Business Areas Plan

The Regional/Corridor Commercial designation is an intense commercial land use consisting of larger commercial properties along primary streets within the Village. These areas are intended to contain businesses or shopping centers that cater to the automobile, such as big box retailers, wholesale commercial, car sales, general commercial, and other similar businesses. Given the mix and intensity of uses, these areas should draw from the larger region, servicing the entire Village and beyond.

While the Village's Comprehensive plan is consistent in the concept that the subject property and environs should be commercial in nature, it is inconsistent on the particular character or target market, that those commercial uses should cater to.

This comes as no surprise as the existing uses are a mix of smaller local and larger regional businesses with the more local convenience-oriented retail businesses clustered around the intersection of Rohlwing Road and Irving Park Road (Subway, Frontier Liquors, Naxos Restaurant, Ju Ju-B's Hair & Nails) and the more regional businesses located along Irving Park Road to the east (Mr. David's Flooring, Premier Design & Build Group and Hankyu Hashin Express). It should be noted that these more regional businesses are more service oriented than retail oriented and do not really qualify as "...shopping centers that cater to the automobile such as big box retailers..." as found in the description of the land use category.



2015 Village of Itasca Comprehensive Plan: CMD Subarea Plan

Village staff identifies the future land use of the subject property as Regional/Corridor Commercial in their evaluation report of the proposed development:

As provided in the Village's Comprehensive Plan, the subject site is planned for Regional/Corridor Commercial developments intended to preserve areas of the Village for intensive commercial land uses (business or shopping centers)

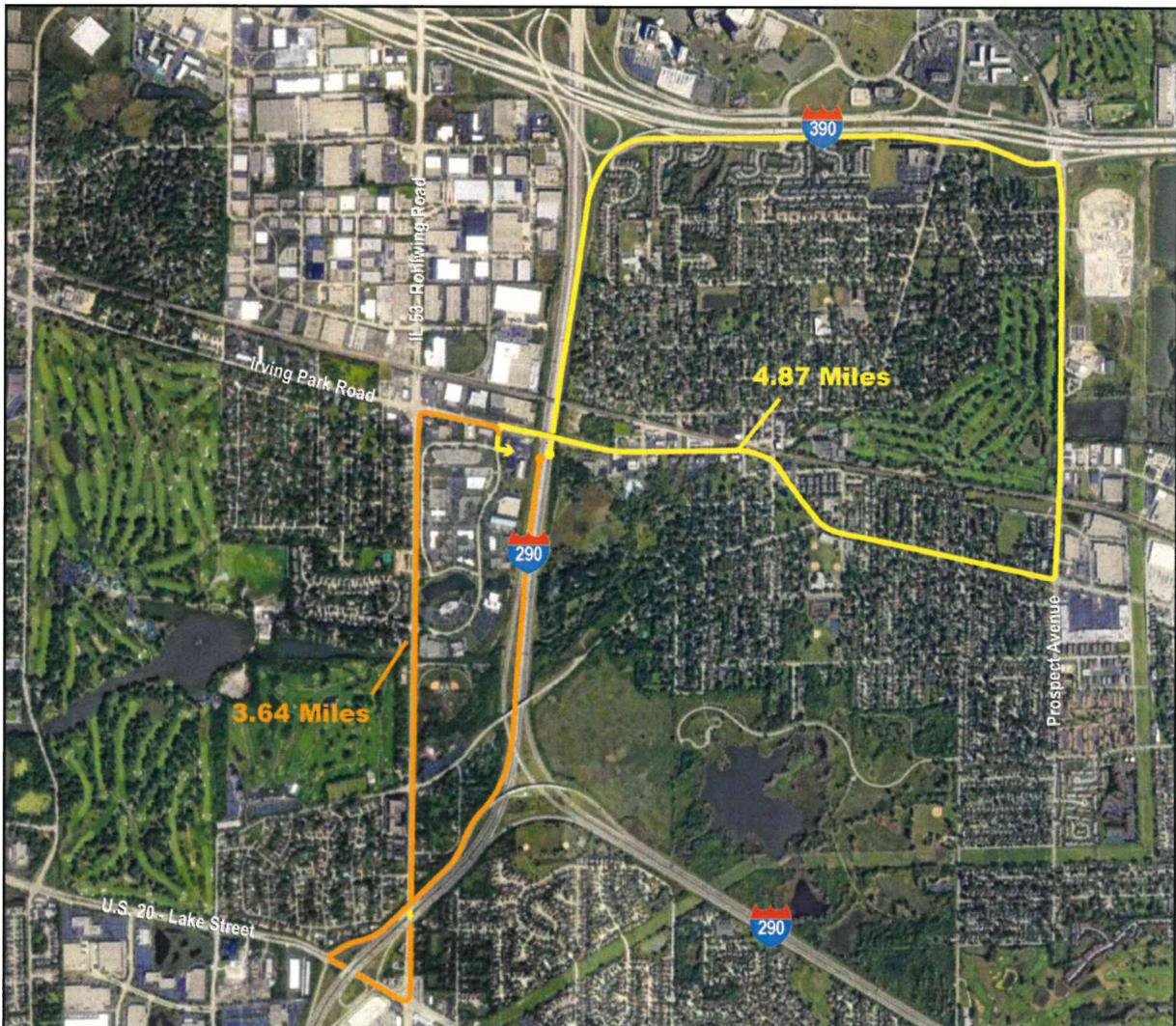
The more detailed Rohlwing Road/CDM Plan illustration shown above, however, does not identify a future use for the subject property and does not consider it a part of the local commercial cluster around the intersection of Rohlwing road and Irving Park Road.

The detailed plan clearly identifies a local and neighborhood-based commercial cluster at the Irving/Rohlwing intersection with the more regional commercial uses clustered (logically) at the new expressway interchange of I-390 and Rohlwing Road (including the new Holiday Inn Express Hotel and commercial uses recently approved at the west end of the Bridge Point development referenced earlier). This makes good planning sense as it leverages the combination of high visibility and traffic volumes and excellent access which provides the most critical physical characteristics necessary for successful regional commercial/retail land uses as referenced in the definition of the Regional/Commercial Corridor land use category.

Similarly, the less intense and more neighborhood oriented commercial uses are planned for the intersection of Rohlwing Road and Irving Park Road as there is far less traffic and visibility in this location. The Village staff report identifies the subject property as:

...a prime commercial property as it is located at the intersection of two of the most important roadways in the Village, offering excellent access to both local and regional markets, and visibility to over 100,000 vehicles/day on I-290. The subject site is a significant commercial property consisting of 7 acres.

It should be noted that the subject property is located at the crossing –not the intersection–of Irving Park Road and I-290. There is no interchange. While the site has good visibility from the expressway it has very poor access from the expressway. Travellers passing the site and seeking access would have an extremely difficult time. After passing the site northbound on I-290 a motorist would have to travel a minimum of 4.87 miles in a circuitous route to reach the site. Southbound, passing the site, a trip of 3.64 miles of similarly serpentine character is necessary to reach the site.



Travel Distance from I-290 to site

Prime commercial properties have excellent access and visibility characteristics. Retailers look for sites that have high traffic counts with opportunities for direct access and multiple curb cuts. Average Daily Traffic volumes for retail site selection are generally set at a *minimum* of 20,000 vehicles per day. For context, a Starbucks requires a minimum of 25,000 vehicles per day. The subject property has none of these characteristics. As mentioned earlier, while the site has expressway frontage, access from the expressway is tortuous. While Irving Park Road is an arterial roadway under IDOT jurisdiction it carries significantly less traffic than that needed to support retail /commercial development. As stated in the traffic report prepared by KLOA:

Irving Park Road (IL 19) is under the jurisdiction of the Illinois Department of Transportation (IDOT) and is not designated as a Strategic Regional Arterial (SRA) in the vicinity of the site (IL 19 is designated as a SRA from IL 83 to the west to US 41- Lake Shore Drive to the east). According to IDOT's website, the annual average daily traffic volume (AADT) is 16,000 vehicles.

The subject property has no direct access to Irving Park Road. Any potential for a curb cut along this arterial roadway is foreclosed by the slope caused by the rise in the roadway approaching the expressway overpass, the guard rail that protects this slope, and the wetland and newly re-constructed lift station that exists between the subject property and the roadway. The only vehicular access to the subject property is from Spring Lake Drive some 250 feet south of its non-signalized intersection with Irving Park Road. This situation is far from ideal for a retail/commercial property.

While the subject property is 7 acres in size which is certainly large enough to support a significant retail development and its required parking, the configuration and orientation of the site is less than optimal. The subject property is irregularly shaped with a width of about 425 feet adjacent to Irving Park Road, narrowing to 350 feet at its southern extremity. The preferred orientation of a retail/commercial site presents its longest dimension to the most trafficked roadway. In this case that would be, notwithstanding its deficiency in terms of traffic volume and access potential, Irving Park Road. The subject property has a longer dimension along Spring Lake Drive, (± 750 feet) with only ± 425 feet of frontage on Irving Park Road.

The 2015 Village of Itasca Comprehensive Plan envisions some sort of retail/commercial use on the subject property. That designation, as admitted by the plan document itself, is largely driven by the use that existed at the time the plan was drafted and the existing land use patterns that surround it. It is important to note that the hotel was constructed in 1973 prior to the development of Spring Lake Business Park and the industrial area north of Irving Park Road. It was one of the first commercial developments of any kind in the area. It is clear that when the specific attributes of the site are analyzed in the current context that it does not possess the attributes that would make it attractive to a developer of retail/commercial properties either from a Regional/Corridor Commercial perspective or a Neighborhood Commercial perspective. Given the lack of appropriate traffic volumes on Irving Park road, limited access opportunities adjacent to the site, irregular shape and disadvantageous orientation, the commercial viability of the subject property is severely limited.

The prior hotel use on the site certainly served a more regional base providing primarily business lodging, thus the prior use of the subject property was more in line with the Regional/Corridor Commercial than the Neighborhood Commercial designation. While a hotel use is not entirely consistent with the Neighborhood Commercial designation in the general Future Land Use map, its presence attracted additional population to patronize nearby local, community oriented businesses, to the extent that any of those establishments would attract business travellers, and did not operate to the detriment of those more locally oriented businesses.

The proposed use is an adaptive reuse of the hotel structure. Like the hotel, the use as a not-for-profit healthcare facility – a decidedly institutional use – is not entirely consistent with the general future land use designation of Neighborhood Commercial. The character of the proposed use is however, more in line with the concept of drawing from the larger region “servicing the entire Village and beyond” and perhaps fits in better within the Regional/Corridor Commercial designation.

The services provided by the proposed not-for-profit healthcare facility fulfill a significant need for the regional population as well as local residents. The proposed facility will draw a significantly larger employee population to the site which can be expected to patronize and support nearby community oriented businesses similar to the prior use. Even though a not-for-profit healthcare use is not a Neighborhood Commercial use, like the prior hotel use, it will not be detrimental to the goals of maintaining a Neighborhood Commercial district near the intersection of Rohlwing Road and Irving Park Road as outlined in the plan nor will it be inconsistent with the broader reach of the Regional/Corridor Commercial designation.

The uses listed in this land use category description do not mention institutional uses but it does identify general commercial, and other similar businesses. In general, municipal comprehensive plans do not consider regional needs for healthcare facilities. These considerations are dealt with on a more regional basis with county and state government health departments conducting planning for these facilities. As a result is rare for any municipal comprehensive plan to include consideration of a healthcare land use such as the facility proposed by Haymarket. Given the limited commercial viability of the subject property, the absence of any negative land use impacts by the proposed use, and the benefit that the additional employee population provides to the nearby Neighborhood Commercial uses, the proposed use is consistent with the intent of the Village’s Comprehensive Plan.

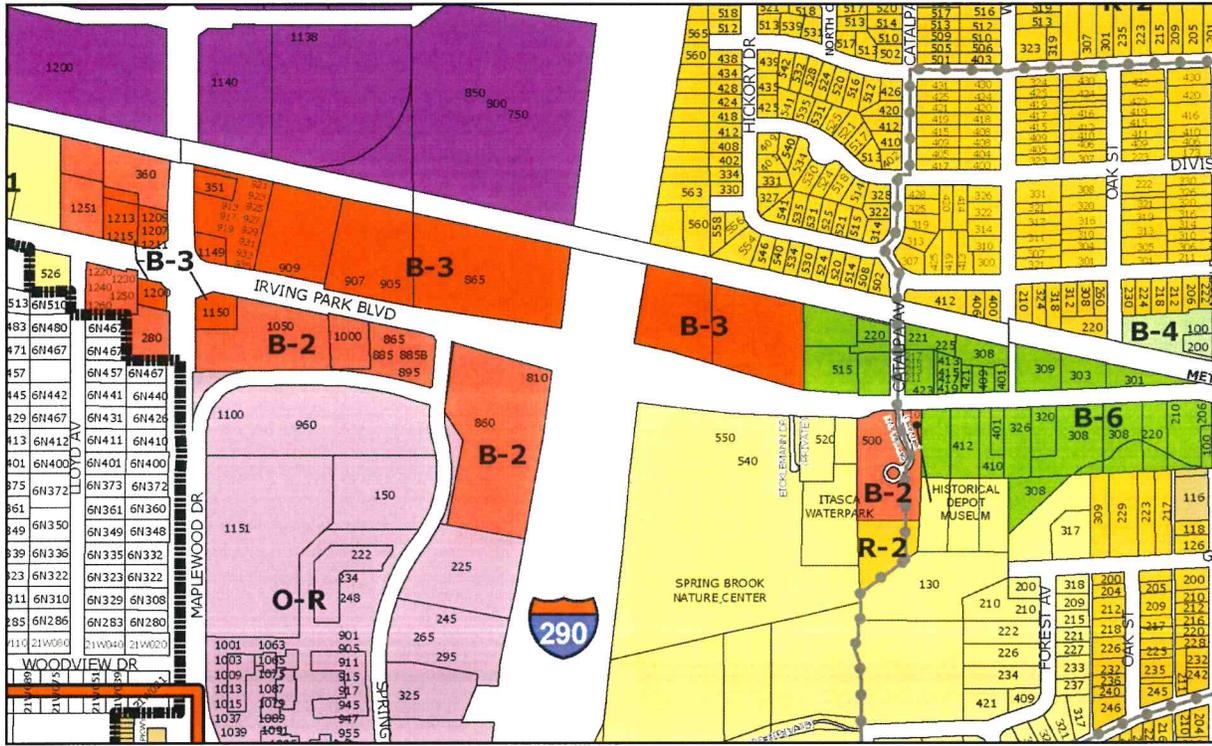
VII. Zoning Context

The subject property is located in B-2 Community Business District. Section 8.04 of the Itasca Zoning Ordinance identifies healthcare centers as allowed special uses in the district. Per §8.04 of the ordinance, the B-2 zoning district is

“...established to promote a harmonious, efficient, and convenient retail shopping environment.”

The B-2 district is intended to encourage

“...traffic safety through provision for proper traffic routing and auto parking; freedom from traffic congestion on the public streets through provision for adequate off-street parking, off-street loading, and off-street circulation; the protection of the surrounding residential values; and the promotion of the general welfare of the surrounding residential area.”



Village of Itasca Zoning Map

The subject property and the areas immediately to its west on the south side of Irving Park Road are zoned B-2, while properties to the north along Irving Park Road are zoned B-3 Service Business District. The B-3 Service Business District :

... is designed to provide for automotive, service, and freestanding commercial activities which require limited comparison shopping. Customers usually arrive by automobile, making a separate stop for each errand. Uses permitted in this district usually require larger sites and buildings and often provide services which are not compatible with other commercial or residential districts. These commercial areas are usually located along major arterials or adjacent to limited access highway interchanges.

Areas farther north are zoned M (limited manufacturing). Properties that make up Spring Lake Business Park, to the south of the subject property, are zoned O-R Office Research. According

to the Itasca Zoning Ordinance:

The O-R Office Research District is intended to provide and maintain a park-like setting for uses on large lots. The Office Research District shall be restricted to offices, accessory uses, limited business services and industrial non-manufacturing type uses.

Residential areas to the east of the subject property, across Interstate 290, are zoned R-2. In general, residential districts are intended to:

The Residence Districts provide for the development of various types of dwelling units within the framework of the Amendatory Comprehensive Plan adopted on February 28, 1995 or as amended, designed to:

1. Provide housing of various types and price levels which will serve different age and income groups and appropriately located in the Village to accommodate current and future Itasca residents.

2. *Provide areas well suited as to location and topography.*
3. *Maintain existing residential densities in established residential areas.*
4. *Provide for new residential land uses only in areas where such a land use is compatible, does not disrupt established neighborhoods, and where the necessary community facilities and services exist or can be easily provided.*
5. *Use higher density housing which has some flexibility in site design as a buffer-transitional use between lower density residential uses and other more intensive land uses.*
6. *Encourage modern trends in residential planning such as the planned development concept as a means to the conservation of land, the reduction of development and housing costs, the reduction of the cost of providing public services and facilities and as a means of providing higher density usage without serious intrusion or disruption of existing or future single family dwelling unit or neighborhood character.*
7. *Provide higher density residential opportunities in or near the central business area in order to create housing opportunities for the elderly and handicapped as well as provide a walk-in market to further the Town Center concept.*
8. *Consider redevelopment and/or conversion of housing units situated on land areas better suited to other types of land uses.*

East of the expressway, on the north side of Irving Park Road, un-developed land is zoned B-3 while the south side is zoned R-1 and is developed with the Itasca Town Center and Itasca Fire Protection District Facility. Immediately adjacent to the east is B-2 zoning occupied by the Itasca Library with R-2 zoning immediately south occupied by the Historic Depot and the Itasca Water Park. East of this set of primarily institutional uses is zoned B-6 Irving Park Road

District. The B-6 Irving Park Road District is described in the Itasca Zoning Ordinance as follows:

The B-6 Irving Park Corridor District is designed to accommodate high traffic, automobile-oriented commercial uses along Irving Park Road, west of the traditional downtown area. Uses permitted in this district usually require larger sites and buildings and often provide services which are not compatible with other commercial or residential districts. Within the B-6 Irving Park Road Business District, the Downtown Design Guidelines shall apply.

Similar to the Village's Comprehensive Plan, its zoning ordinance and zoning map are heavily influenced by the existing pattern of development and existing land uses. However, given the character of development along Irving Park Road west of the I-290 overpass and the character of development at its intersection with IL 53-Rohlwing Road, the B-2 zoning classification (based on its definition) seems out of place. Here the B-3 would seem to be more appropriate given that the area is remote from Itasca's residential core and separated by a ten-lane grade separated expressway.

With respect to the subject property, determination was made by Zoning Administrator and affirmed by the Plan Commission and the Village Board that the proposed use would be considered a mixed use development including primary uses of health-care center and residential, requiring approval as a planned development. The fact of the matter is that the proposed use is an adaptive reuse of an existing structure for a not-for-profit healthcare facility. It is simply not a mixed use development as determined by the Zoning Administrator any more than a hospital is a mixed use development for having a number of patients stay there for extended periods of time for medical reasons. The primary use is that

of not-for-profit healthcare facility. To the degree that those seeking treatment at this facility stay there for extended periods of time (up to a year) this use should be considered as accessory to the primary use of healthcare, not a separate use. No dwelling units, as defined in the Itasca Zoning Ordinance, are contemplated on this site. The applicant is not in the landlord business. It is in the substance use and behavioral health treatment business. No one will stay in this facility without receiving treatment under the care of a medical director, nurses and case workers. The facility provides a continuum of care for Substance Use Disorders which includes a sometimes extended stay in the facility while preparing for re-entry into society. In the applicant's experience a *typical* stay in recovery is 90 days.

Requiring the processing of a proposal for an adaptive reuse of an existing structure as a planned development runs contrary to the concept in general of planned developments. Planned development proceedings are customarily applied to new developments of a particular minimum size or intensity of use such that their impacts require heightened scrutiny from administrative and legislative bodies. The Planned Development section of the Itasca Zoning Ordinance provides:

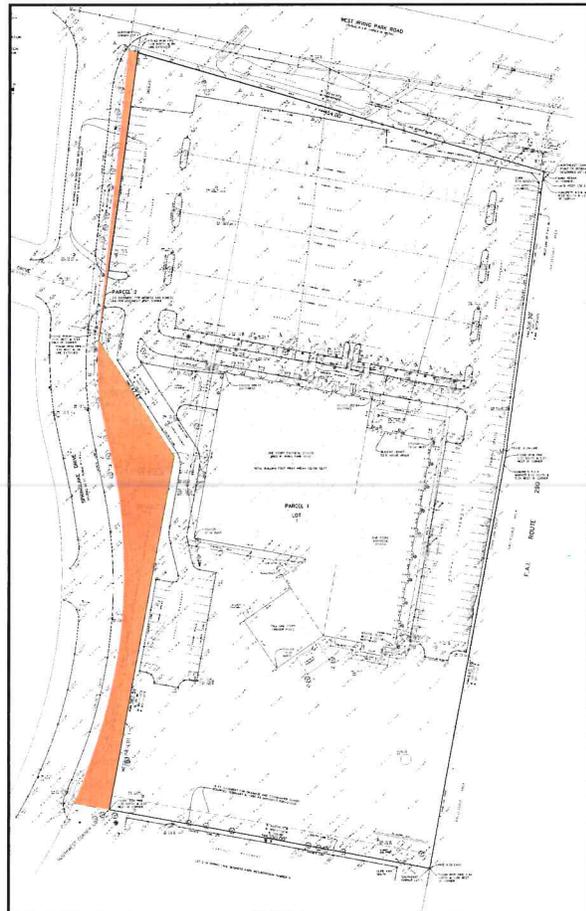
Provisions. The basic provisions and requirements concerning planned development are as follows: the subdivision, development and use of land containing three (3) or more acres as an integral unit, combining one (1) or more primary land uses, and which may provide for, but are not limited to single-family residential, multiple-family residential, education, business, commercial, industrial, recreational, park and public use areas may be described as a Planned Development

No subdivision of land nor new construction are proposed, therefore application of the standards for planned developments is inappropriate and

overly burdensome on the applicant. Similarly, the application of Site Plan review standards is inappropriate and burdensome as no changes or expansions to the building or site are contemplated except for enhanced landscaping.

Staff determination indicates required exceptions to reduce the required minimum front yard building setback from 68.6 feet to 36.7 feet and to increase the required maximum building height from 2 stories or 30 feet to 51.8 feet for the existing structure. As there is an intervening parcel between the subject property and Spring Lake Drive, the exception should be to reduce the side yard building setback from 48.6 feet to 36.7 feet.

Once again, the proposed development is an



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adaptive reuse of an existing structure with no expansions or changes to the structure contemplated. The existing hotel building is an existing non-conforming structure built in conformity with the standards applicable in the early 1970s pursuant to a special use permit. The proposal is simply an adaptive reuse of an existing non-conforming structure. In support of this concept, the zoning ordinance states the following regarding its bulk requirements:

4.05 USE AND BULK REGULATIONS

2. Control Over Bulk: All NEW buildings and structures shall conform to the building regulations established herein for the district in which each building shall be located, except that chimneys, cooling towers, elevator bulkheads, fire towers, stacks and necessary mechanical appurtenances shall be permitted to exceed the maximum height provisions when erected in accordance with the applicable provisions of this Ordinance and all other ordinances of the Village of Itasca.

The emphasis placed on “new” indicates that bulk requirements are not retroactively applied to existing buildings. For reference, the definition of Bulk Requirements is provided below:

3.02 DEFINITIONS: BULK

Bulk is the term used to determine the size and placement of buildings or structures; and the location of same with respect to one another, and includes the following:

- a. Size and height of buildings;*
- b. Location of exterior walls at all levels in relation to lot lines, streets, or to other buildings;*
- c. Gross floor area of buildings in relation to lot area (floor area ratio);*
- d. All open spaces allocated to buildings;*
- e. Amount of lot area and lot width provided per dwelling*

This concept is further clarified by the section regarding the scope of regulations:

4.04 SCOPE OF REGULATIONS

2. Non-Conforming Buildings, Structures and Uses: Any lawful building, structure, or use existing at the time of the enactment of the Zoning Ordinance may be continued, even though such building, structure, or use does not conform to the provisions herein for the district in which it is located, and whenever a district shall be changed hereafter, the then existing lawful use may be continued, subject to the provisions in Section 5.00.

Finally, with respect to non-conforming buildings, the zoning ordinance states the following:

5.02 AUTHORITY TO CONTINUE NON-CONFORMING BUILDINGS, STRUCTURES AND USES

Any non-conforming building, structure or use which existed lawfully at the time of the adoption of this Ordinance and which remains non-conforming, and any such building, structure or use which shall become non-conforming upon the adoption of this Ordinance or any subsequent amendment thereto, may be continued – some indefinitely, others for specified and respective periods of time – subject to the regulations which follow.

5.03 EXEMPTED BUILDINGS, STRUCTURES, AND USES

No building, structure or use lawfully established on the effective date of this Ordinance shall be subject to the amortization provision of this Section solely by reason of being non-conforming with respect to the standards prescribed in this Ordinance for any of the following:

- 1. Floor area ratio*
- 2. Yards – front, side, rear or transitional*
- 3. Lot area per dwelling unit*
- 4. Lot width*
- 5. Ground floor area per dwelling*
- 6. Gross floor area*
- 7. Building height*

8. *Off-street parking or off-street loading spaces*

Finally staff has determined a parking requirement of 385 cars based on the following combination of uses:

- *Lodging, Rooming and Boarding Houses – 1 space/lodging room, plus 1 space for the owner or manager.*
- *Medical or Dental Offices and Clinics – 6 spaces per 1,000 sq. ft. of gross floor area.*
- *Health Centers – 6 spaces for staff and visiting doctor, plus 1 per employee.*

Requiring 1 parking space for each of the 240 beds in the facility is excessive given the results of the parking study conducted by KLOA. A more reasonable requirement based on the experience of the applicant and the general prohibition of private vehicles for in-patient clientele would be the 1 parking space per 4 beds required in §12.05-5-e under Miscellaneous Uses :

e. Sanitariums, Convalescent Homes or Institutions for the Aged or for Children.

One (1) parking space shall be provided for each four (4) beds, plus one (1) parking space for each two (2) employees (other than staff doctors), plus one (1) parking space for each doctor assigned to the staff.

The application of this standard would result in a more reasonable parking requirement from a zoning ordinance perspective. Nonetheless, the existing facility has a total of 384 parking spaces (including 11 accessible spaces) as indicated earlier. Three bicycle racks with 7 bicycles spaces each (21 bicycle spaces) are being provided at the building's entrance. Under §12.09(3) of the Itasca Zoning Ordinance, the provision of 21 bicycle spaces reduces the required parking by 10 spaces from 385 to 375 spaces. Existing parking and the addition of the 3 bike racks complies with the ordinance standard.

VIII. Standards Evaluation

Notwithstanding the issues with requiring Planned Development review with exceptions and site plan review for an adaptive reuse project, the following is an analysis of the proposed development with respect to those applicable standards and criteria in addition to the standards for special uses under which the adaptive reuse of an existing structure for a not-for-profit healthcare facility is legitimately subject to.

SPECIAL USE STANDARDS ANALYSIS:

14.11 Special Uses (See Section 4.04.5)

14.11.4. Standards.

No Special Use shall be granted by the President and Board of Trustees unless the Special Use:

a. is deemed necessary for the public convenience at the location;

Response:

Substance Use Disorders (SUD) represent a significant threat to the health, safety and welfare of the population. It is clear that, in general, the number of adults in both the State of Illinois and DuPage County in need of treatment for substance use disorders overwhelms the available facilities.

Over the last 5 years, DuPage County has seen 435 opioid related deaths. Between 2015 and 2016, DuPage County saw a nearly 86% increase in the number of opioid related deaths. Local need is also evidenced by the number of AA and NA meetings within a 5 mile radius of Itasca.

A conservative analysis of demand for inpatient treatment for SUD reveals a significant shortage of facilities for the population estimated to be seeking treatment within 10 miles of the subject property. As indicated earlier, there is an estimated shortage 430 inpatient treatment beds and an overwhelming shortage of over 1,800 Recovery Home beds in the area studied.

In summary, there is indeed a significant public need as well as a need in the proposed location for the proposed not-for-profit healthcare center for the treatment of SUD.

Given the foregoing, it is clear that the proposed use is necessary for the public convenience at its proposed location.

b. is so designed, located and proposed to be operated such that the public health, safety and welfare will be protected;

Response:

The proposed special use – a not-for-profit healthcare facility – is an adaptive reuse of a vacant commercial structure in a commercially zoned and developed location that is remote and separated from any uses that could be seen as incompatible. It is an institutional use that in general is compatible with commercial development.

The nearest single family residential use is more than 700 feet away in a direct line ($\pm 2,287$ feet by travel distance) and is separated from the subject property by a ten-lane, grade separated expressway in a 350 foot wide right of way with a sound barrier wall more than 10 feet in height.

It will not generate excessive noise, smoke, odor or vibration nor does it present any risk of fire, contamination, or explosion such that it would affect nearby development. According to the study produced by KLOA, the proposed use will not create traffic congestion or any roadway safety issues and adequate parking facilities exist on site so as to cause no off-site impacts.

While the proposed use will require police, fire and EMS services, the demand estimated in the Polaris Report, will not require additional manpower or equipment and will have negligible impact on overall service capacity for the community at large.

Haymarket's Service Handbook outlines what is expected from patients/ clients. According to facility rules, clients/patients are required to adhere to a structured treatment environment with restrictions on controlled substances and other contraband. Inpatient occupants are generally required to stay on-site and private automobiles or vehicles are not allowed except by $\pm 10\%$ of Recovery Home patients who are at the end of their treatment. Trips to and from the facility are limited to those necessary for any off-site authorized appointments, and visitors are restricted.

The applicant – Haymarket – is an experienced operator of SUD treatment facilities with locations in Waukegan, O'Hare Airport, and its flagship facility at 932 W. Washington St. in the West Loop, one of Chicago's most vibrant and desirable (and currently booming) mixed-use neighborhoods just west of downtown Chicago. All of their facilities are licensed by the State of Illinois. Haymarket has a proven track record and is regarded as an asset to the communities in which it is located.

The existing hotel structure's layout and configuration is easily converted to the proposed use. Limited modifications to the interior are necessary and no changes are proposed to the exterior of the building other than enhanced landscaping that will comply with the Village standards. The renovated facility will comply with all building, fire, and life-safety codes as required by state licensure.

Given the foregoing the proposed facility is designed, located and proposed to be operated such that the public health, safety, and welfare are protected.

c. will not cause substantial injury to the value of other property in the neighborhood in which it is located;

Response:

From a land use perspective there is nothing about the proposed not-for-profit healthcare facility that would have a negative effect on the value of property in the neighborhood in which it is proposed to be located.

As mentioned earlier the site is located in a decidedly non-residential area with a mix of commercial, light industrial and smaller retail uses. The proposed not-for-profit healthcare facility is an institutional use and does not conflict with neighboring uses. The site is remote and separated from residential and more sensitive uses by distance and a grade separated ten-lane expressway in a 350' right of way. Activity levels for the proposed use will be similar to those of the prior hotel use and will have no negative effects on the surrounding uses. The facility will be managed and occupied on a 24-hour basis with on-site medical and security personnel present at all times. The applicant, Haymarket, is an experienced operator of these types of facilities with a proven track record.

The proposed use does not involve any dangerous materials that present a risk of fire, explosion or contamination and traffic or roadway safety is not affected according to the study prepared by KLOA.

A study prepared by Polach Appraisal Group, Inc. finds that there will be no negative impact on property values in the surrounding neighborhood.

Given the foregoing, the proposed use will not cause substantial injury to the value of other property in the neighborhood in which it is located.

...and has been recommended by the Plan Commission and approved by the President and the Board of Trustees, and conforms, except in the

case of a planned development, to the applicable regulations of the district in which it is located.

Response:

References to Plan Commission recommendation and approval by the President and Board of Trustees is simply a restatement of the administrative requirements for approval of special uses.

Except in the case of planned developments, (where exceptions to underlying zoning provisions are allowed) special uses are required to conform to the applicable regulations of the district in which they are located. In this case, the subject property is located in the B-2 district.

Notwithstanding the fact that the proposal is an adaptive reuse of an existing structure with no expansion or exterior alterations (other than enhanced landscaping) and that any deviation from the bulk standards of the B-2 district are "grandfathered" under §4.04, §5.02 and §5.03 of the Zoning Ordinance regarding existing non-conforming structures, the following is an analysis of the existing structure according to the provisions of the B-2 zoning district.

FLOOR AREA RATIO:

The B-2 district has a floor area ratio limit of 0.6. With site net area of 304,942 square feet maximum gross floor area of 182,965 square feet is permitted on the site. The existing structure contains approximately 109,202 gross square feet and is well within the floor area ratio requirement of the B-2 District.

MINIMUM LOT AREA:

The B-2 district requires 1,750 square feet of site area per dwelling unit (1,250 for efficiencies), and 800 square feet of site are per lodging room. No dwelling units are proposed for the site. Staff indicates that the 240 treatment and recovery

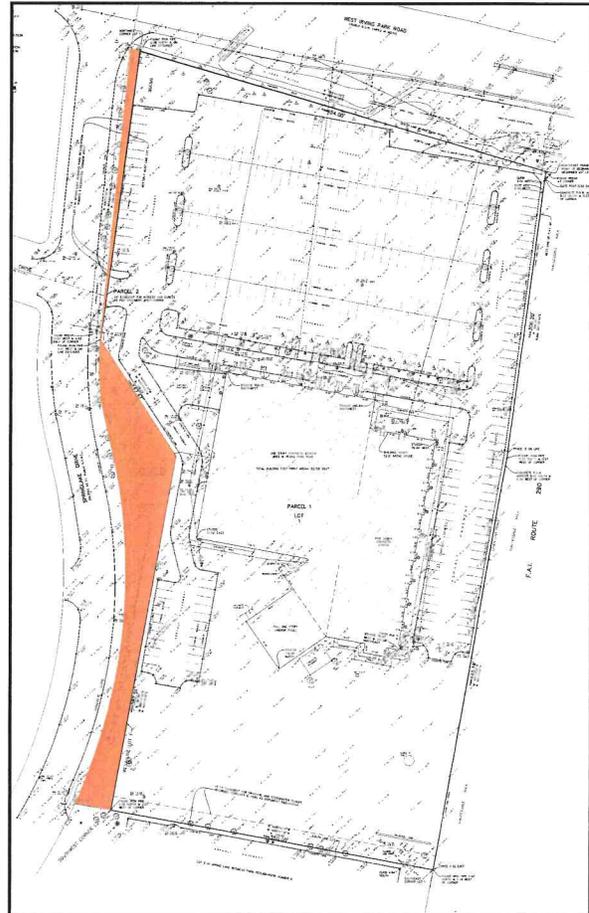
home rooms are similar to lodging rooms. With a site area of 304,942 square feet, a total of 381 lodging rooms are allowed on the site. The combined 240 treatment and recovery home rooms are less than 2/3 (63%) of the maximum allowed and complies with this standard according to staff interpretation.

YARD REQUIREMENTS:

Yard requirements in the B-2 district are 25'-0" for the front yard, 5'-0" for side yards (unless adjacent to a street, then the requirement is increased to 25'-0") and 20'-0" for the rear yard. As the building is ± 51.8 feet in height all yards are increased by 2 feet for every foot of height in excess of 30'-0". This provision adds 43.6 feet to all yard requirements for the subject property. The property survey indicates an intervening parcel of land between the subject property and Spring Lake Drive. That makes Irving Park Road the front yard and Spring Lake Drive a side yard *not* adjacent to a road. For the subject property the front yard requirement is 68.6 feet; the side yard requirement along Spring Lake Drive is 48.6 feet; the side yard requirement to the east along I-290 is 68.6 feet; and the rear yard requirement to the south is 63.6 feet.

The existing structure is set back ± 36.7 feet from the west property line near Spring Lake Drive (interior side - 48.6 feet required), ± 282.84 feet from the north property line along Irving Park Road (front - 68.6 feet required), ± 180 feet from the south property line (rear - 63.6 feet required) and ± 78.1 feet from the east property line along I-290 (side adjacent to road - 68.6 feet required).

Based on this analysis the existing structure complies with all yard requirements in the B-2 district except the pre-existing side yard along Spring Lake Drive.



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BUILDING HEIGHT:

The maximum building height allowed in the B-2 district is 30 feet. The existing building exceeds this standard by 21.3 feet with a height of 51.8 feet.

PARKING AND LOADING:

Staff analysis indicates a minimum of 385 parking stalls. The State of Illinois requires 8 accessible spaces for totals between 301 to 400 spaces. The main parking area, located on the northern portion of the property, contains approximately 303 standard parking stalls and 11 ADA compliant parking stalls. Additional paved parking areas to the east and southwest of the building contain 46 and 24 parking stalls, respectively for a total of

384 parking stalls. Three bicycle racks with 7 bicycles spaces each (21 bicycle spaces) are being provided at the building's entrance. Under §12.09(3) of the Itasca Zoning Ordinance, the provision of 21 bicycle spaces as required, reduces the required automobile parking by 10 spaces from 385 to 375 spaces. In addition, loading facilities exist at the west of the single story portion of the existing structure that comply with zoning ordinance standards.

Based on this analysis, the existing structure and site plan conforms to the B-2 district requirements for parking and loading.

SUMMARY:

Given the forgoing the existing structure deviates from the standards of the B-2 district only in the side yard requirement and building height requirement. As an existing, lawfully constructed building the structure is exempt from the bulk standards of the B-2 district under §4.04, §5.02 and §5.03 concerning existing non-conforming structures. Ignoring those sections relating to existing non-conforming structures, the two deviations from the B-2 standards would be allowed as exceptions in a planned development.

SPECIAL USE STANDARDS ANALYSIS: CONCLUSIONS

Based on the foregoing analysis, the proposed adaptive reuse of an existing structure for a not-for-profit healthcare facility for the treatment of substance use disorders is necessary for the public convenience in the State of Illinois, DuPage County and the specific site location.

It is located in a non-residential area and will have no negative impacts on surrounding commercial, retail and light industrial uses. Is remote and separated by a land use barrier from residential and more sensitive uses and will have no negative impacts on traffic or roadway safety.

Haymarket is an experienced operator with an established track record of successfully managing and operating these facilities in diverse environments and has policies and regulations in place to insure that there will be no negative impacts on nearby uses.

The facility will be designed to comply with current building, fire and life safety codes as required by the State of Illinois for licensed SUD facilities.

The facility is designed, located and proposed to be operated such that the public health, safety and welfare will be protected.

There will be no negative impacts on the surrounding neighborhood from a planning perspective and the appraisal consultant indicates no negative impact on property values.

While the proposed use will require police, fire and EMS services, the demand estimated in the Polaris Report, will not require additional manpower or equipment and will have negligible impact on overall service capacity for the community at large.

The existing structure complies with all provisions of the B-2 zoning district classification except for those building height and side yard setback requirements that existing, legally constructed buildings are exempt from under §4.04, §5.02 and §5.03 of the Itasca Zoning Ordinance.

Given the foregoing, the proposed adaptive reuse of the vacant commercial structure for a not-for-profit healthcare facility for substance use disorders meets the standards required for approval of special uses under the Itasca Zoning Ordinance.

PLANNED DEVELOPMENT STANDARDS ANALYSIS:

14.12 Planned Development

14.12.7. Standards:

No planned development shall be authorized unless the Plan Commission shall find and recommend, in addition to those standards established herein for Special Uses, that the following standards shall be met:

A. General:

(1) The uses permitted by such exceptions as may be requested or recommended are necessary or desirable and appropriate to the purpose of the development.

Response:

In this case, the exceptions requested include relief from a side yard setback and building height for an existing building rather than a new development. It should be noted that these exceptions are only necessary if sections of the Itasca Zoning Ordinance pertaining to non-conforming structures are ignored.

The existing structure in its current non-conforming state provides an opportunity for adaptive reuse of a vacant commercial structure into a not-for-profit substance use treatment center in order to fulfill its core purpose of providing services for a segment of the population suffering disabilities from substance abuse and addiction. The existing structure is easily adaptable to the proposed use and provides significant efficiencies in terms of time and cost compared to constructing a new facility on vacant land. Without the granting of these exceptions the applicant would have to demolish significant portions of the structure at considerable expense, eliminating any efficiencies or cost savings and rendering the existing structure far less desirable in terms of capacity and arrangement.

Given the foregoing, the exceptions requested will eliminate a need to demolish significant parts of the existing structure and are absolutely necessary to the purpose of the proposed development.

(2) The uses permitted in such development are not of such nature or so located as to exercise an undue detrimental influence or effect upon the surrounding neighborhood.

Response:

As stated earlier, the proposed special use – a not-for-profit healthcare facility – is an adaptive reuse of a vacant commercial structure in a commercially zoned and developed location. This location is remote and separated from any uses that could be seen as incompatible. It is an institutional use that in general is compatible with commercial development.

It will not generate excessive noise, smoke, odor or vibration nor does it present any risk of fire, contamination, or explosion such that it would affect nearby development. According to the study produced by KLOA, the proposed use will not create traffic congestion or any roadway safety issues and adequate parking facilities exist on site so as to cause no off-site impacts.

Given the foregoing, neither the nature of the proposed use nor its location will exercise any undue detrimental influence or effect on the surrounding neighborhood.

(3) That any industrial park areas established in the planned development conform to all requirements therefore, as set forth elsewhere in this Ordinance.

Response:

This standard is inapplicable as no industrial park areas are contemplated in the proposed adaptive reuse of an existing structure.

(4) That all minimum requirements pertaining to commercial, residential, institutional, or other uses established in the planned development shall be subject to the requirements for each individual classification as established elsewhere in this Ordinance, except as may be specifically varied in the Ordinance granting and establishing a planned development use.

Response:

This standard pertains to mixed use developments. The proposed development is an adaptive reuse of a single existing structure for a not-for-profit healthcare facility. Because the proposed development complies with zoning ordinance standards, this particular standard is inapplicable.

(5) When private streets and common driveways are made a part of the planned development or private common open space recreational facilities are provided, the applicant shall submit, as part of the application, the method and arrangement whereby these private facilities shall be operated and maintained. Such arrangements for operating and maintaining private facilities shall be subject to the approval of the Village Board.

Response:

This standard is inapplicable as no private streets, common driveways or private common open space recreational facilities are planned in the adaptive reuse of an existing structure.

(6) That any bulk exceptions shall be solely for the purpose of promoting an integrated site plan

more beneficial to the residents or occupants of such development as well as neighboring property, that would be obtained under the bulk regulations of this Ordinance for building developed on separate zoning lots.

Response:

This standard evaluates the attributes of multi-building developments where an integrated site plan could provide benefits to both the project and neighboring properties over the same program on separate zoning lots. As the proposed development is an adaptive reuse of an existing structure on a single lot this standard is inapplicable.

(7) Architectural Consistency. The architectural style and features established for an approved planned development shall be maintained throughout the entire project unless otherwise recommended by the Plan Commission and approved by the Village Board.

Response:

This standard, again, pertains to multi-building developments where a consistency of architectural style from building to building and throughout the project is desired. The proposed development is an adaptive reuse of a single existing building and as such this standard is inapplicable.

B. Residential:

Response:

The proposed development is an adaptive reuse of a single existing vacant commercial structure for a not-for-profit healthcare facility. It is an institutional use. No dwelling units are planned for the site, therefore this set of standards is inapplicable. Nonetheless, as requested by the Village, standards B(1) – (4) are addressed below.

(1) Residential density for a planned development shall not be greater than the recommended density as shown in the Zoning Ordinance for the Village, nor shall any lot to be used for residential purposed be less in area or dimension than that required by the district regulations applicable to the district in which the planned development is located except that the Plan Commission may recommend and the Village Board may grant a reduction in such lot area and dimension, but not more than a fifteen (15) percent of the gross area of the planned development.

Response:

Staff indicates that the 240 treatment and recovery home rooms are similar to lodging rooms. With a site area of 304,942 square feet, a total of 381 lodging rooms are allowed on the site. The combined 240 treatment and recovery home rooms are less than 2/3 (63%) of the maximum allowed and complies with this standard according to staff interpretation. In addition, the total gross floor area of the site according to the architectural plans submitted show 109,202 square feet on the 304,942 square foot site for an Floor Area Ratio (F.A.R.) of 0.36 which is less than the maximum 0.6 allowed in the B-2 District.

(2) Business uses may be included as part of a planned residential development when the Plan Commission finds that such business uses are beneficial to the overall planned development and will not be injurious to adjacent or neighboring properties.

Response:

This standard is inapplicable as the proposed not-for-profit healthcare facility is an institutional use and not a business use. Regardless, the proposed use will be beneficial and not injurious to neighboring properties.

(3) The open areas provided in the part of the planned development containing only residential buildings shall be preserved over the life of

the planned development for use only by the residents of the planned development or dedicated to a local government.

Response:

This standard pertains to situations where open space is dedicated for the benefit of residential portions of multi-building planned developments. The proposed development is an adaptive reuse of a single existing vacant commercial structure therefore this standard is inapplicable.

(4) For that part of a planned development devoted to residential uses, the Plan Commission may recommend and the Village Board of Trustees may approve, access to a dwelling by a driveway or pedestrian walk easement, and spacing between buildings of lesser width or depth than required by district regulations for the district in which the planned development is located, provided:

(a) that adequate provisions are made which perpetuate during the period of the special use, access easements and off-street parking spaces for use by the residents of the dwelling served;

(b) the spacing between buildings shall be approved by the Plan Commission and shall be consistent with the application of recognized site planning principles for securing a unified development, and due consideration is given to the openness normally afforded by intervening streets and alleys;

(c) the yards for principal buildings along the periphery of the development shall be not less in width or depth than required for permitted uses in the district regulations applicable to the districts in which the planned development is located; and the plan is developed to afford adequate protection to neighboring properties as recommended by the Plan Commission and approved by the Village Board of Trustees.

Response:

This standard pertains to multi-building residential developments where the spacing between building, driveway widths or pedestrian

easements may be less than what is required by ordinance. As the proposed development is an adaptive reuse of a single existing vacant commercial structure, standards 4(a), 4(b), and 4(c) are inapplicable.

C. Cluster Subdivision:

Response:

The proposed development is an adaptive reuse of a single existing vacant commercial structure for a not-for-profit healthcare facility and not a cluster subdivision, therefore this standard is inapplicable.

D. Business:

Response:

The proposed development is an adaptive reuse of a single existing vacant commercial structure for a not-for-profit healthcare facility. It is an institutional use. No business uses are planned for the site, therefore this set of standards is inapplicable. Nonetheless, as requested by the Village, standards D(1) – (6) are addressed below.

(1) All buildings shall be set back not less than fifty (50) feet from all street rights-of-way lines bounding the site; and set back forty (40) feet from any residentially zoned land.

Response:

Given that there is an intervening parcel between the subject property and Spring Lake Drive, the subject property is bounded by only the Irving Park Road right-of-way and the I-290 right-of-way. There is no residentially zoned land in the immediate vicinity of the subject property. The existing structure is set back ±76.5 feet from the dedicated right-of-way of Spring Lake Drive, ±282.84 feet from Irving Park Road and ±78.1 feet on the east adjacent to I-290. Based on these dimensions the existing structure complies with this standard.

(2) Required off-street parking spaces shall be provided in accordance with Section 12.00 of this Ordinance and set back not less than twenty-five (25) feet from any residentially zoned land.

Response:

Staff analysis indicates a minimum of 385 parking stalls required. The State of Illinois requires 8 accessible spaces for totals between 301 to 400 spaces. The main parking area, located on the northern portion of the property, contains approximately 303 standard parking stalls and 11 ADA compliant parking stalls. Additional paved parking areas to the east and southwest of the building contain 46 and 24 parking stalls, respectively for a total of 384 parking stalls. Three bicycle racks with 7 bicycles spaces each (21 bicycle spaces) are being provided at the building's entrance. Under §12.09(3) of the Itasca Zoning Ordinance, the provision of 21 bicycle spaces as required, reduces the required automobile parking by 10 spaces from 385 to 375 spaces. In addition, loading facilities exist at the west of the single story portion of the existing structure that comply with zoning ordinance standards. There is no residentially zoned land in the immediate vicinity of the subject property therefore the 25' parking setback is in-applicable.

Based on this analysis, the existing structure and site plan conforms to the B-2 district requirements for parking and loading.

(3) All walks within the planned development shall be paved with a hard surfaced material meeting the specification of the Village.

Response:

All existing walks within the subject property are paved and comply with Village specification. No changes are proposed for the walkways on the property, therefore this standard is met.

(4) Any part of the planned development not used for buildings, loading and access ways, shall be attractively landscaped with grass, trees, shrubs, or pedestrian walkways, according to a landscape plan, as approved by the Plan Commission;

Response:

All areas of the existing site not covered by buildings, loading, and access ways are landscaped as shown in the landscape plans submitted. Additional plantings enhance and improve the existing condition and meet current Ordinance standards. Given the foregoing, this standard is met.

(5) The overall floor area ratio for the Planned Development shall not exceed by more than twenty (20) percent the maximum floor area ratio which would be determined on the basis of the amount required for the individual uses in such Planned Development as stipulated in each district.

Response:

The total gross floor area of the site according to the architectural plans submitted show 109,202 square feet on the 304,942 square foot site for an Floor Area Ratio (F.A.R.) of 0.36 which is less than the maximum 0.6 allowed in the B-2 District.

(6) The buildings in the planned development shall be planned and designed as a unified and single project.

Response:

The proposed development is an adaptive reuse of a single vacant commercial structure for a not-for-profit healthcare facility. By definition it is a unified single project, therefore, this standard is met.

E. Variations of Minimum Requirements:

(1) Wherever the applicant proposes to provide and set out, by platting, deeding, dedication, restriction, or covenant, any land or space separate from single-family or multi-family residential districts to be used for parks, playgrounds, commons, gre-

enways or open areas, the Plan Commission may consider and recommend to the Village Board, and the Village Board may vary the applicable minimum requirements of the subdivision regulations and the zoning ordinance which may include but not necessarily be limited to the following:

- (a) Front Yard*
- (b) Rear Yard*
- (c) Side Yard*
- (d) Lot Area*
- (e) Bulk*
- (f) Intensity of Use*
- (g) Street Width*
- (h) Sidewalks*
- (i) Public Utilities*
- (j) Off-Street Parking*

Response:

The proposed development is an adaptive reuse of a single existing vacant commercial structure for a not-for-profit healthcare facility. As there will be no platting, deeding, dedication, restriction, or covenant, of any land or space separate from single-family or multi-family residential districts to be used for parks, playgrounds, commons, greenways or open areas, this standard is inapplicable. Nonetheless, the existing structure complies with all provisions of the B-2 zoning district classification except for those building height (e), and side yard setback requirements (c) that existing, legally constructed buildings are exempt from under §4.04, §5.02 and §5.03 of the Itasca Zoning Ordinance.

(2) Business

- (a) Business uses shall be as prescribed by the Plan Commission.*
- (b) All business shall be conducted and material shall be stored within a completed enclosed building.*
- (c) Not more than twenty-five (25) percent of the lot area shall be covered by buildings or structures.*
- (d) Not less than fifteen (15) percent of the lot shall be provided or landscaping and open space purposes.*
- (e) No building shall be more than sixty-five (65)*

feet in height.

(f) No dwelling shall be permitted on the ground floor in a planned business development.

(g) Off-street parking and loading shall be provided and maintained on the same lot in accordance with Section 12.00 of this Ordinance unless the Plan Commission recommends and the Village Board requires additional off-street parking and loading space.

(h) Service and loading and unloading facilities shall be provided as recommended and approved by the Plan Commission;

(i) No building shall be located nearer than fifty (50) feet to any right-of-way line or forty (40) feet to any residentially zoned land.

(j) Business developments shall be adequately screened by fencing or landscaping or both along the boundaries of adjacent residential, public open spaces, schools, churches, or other similar uses. The screen planting shall be prepared by a landscape architect and shall meet the approval of the Plan Commission.

(k) Outside lighting shall be so designed and placed so as not to be disturbing to adjacent residential areas.

(l) Signs shall comply with the regulations in Section 13.00 and Ordinance No. 165-61.

Response:

The proposed development is an adaptive reuse of a single existing vacant commercial structure for a not-for-profit healthcare facility. It is an institutional use. No business uses are planned for the site, therefore this set of standards is inapplicable. Nonetheless, the proposed use will be conducted within the existing building (b), the existing structure occupies less than 25% of the lot area (c), more than 15% of the lot area is landscaped (d), the existing structure is less than 65 feet tall (e), no dwellings will be located on the ground floor (or anywhere else in the proposed development) (f), parking and loading facilities comply with zoning ordinance standards (g), (h), the existing structure is set back more than 50 feet from all rights-of-way (i), there are no adjacent residential uses, public open spaces, schools, churches, or other similar uses that would require screening from the proposed use (j), and there are

no residential uses adjacent to or near the subject property such that lighting would be an issue (*k*). Signs will be designed to comply with Village ordinances (*l*).

(3) *Industrial:*

Response:

The proposed development is an adaptive reuse of a single existing vacant commercial structure for a not-for-profit healthcare facility. It is an institutional use, not an industrial use, therefore this standard is inapplicable.

PLANNED DEVELOPMENT STANDARDS ANALYSIS:

CONCLUSIONS

As mentioned earlier, requiring the processing of a proposal for an adaptive reuse of an existing structure as a planned development runs contrary to the concept in general of planned developments. Planned development proceedings are customarily applied to new developments of a particular minimum size or intensity of use such that their impacts require heightened scrutiny from administrative and legislative bodies. No subdivision of land nor new construction are proposed, as referenced in the general provisions for planned developments, therefore application of the standards for planned developments is inappropriate and overly burdensome on the applicant.

Nonetheless, as the foregoing analysis shows, the only exceptions requested from the underlying B-2 zoning district standards are relief from a side yard setback and building height for an existing building rather than a new development. It should be noted that these exceptions are only necessary if sections of the Itasca Zoning Ordinance pertaining to non-conforming structures are ignored. Refusing these exceptions would result in the demolition of significant portions of the existing structure at great expense, both functional and financial, so as to render the proposal infeasible.

As evidenced in the analysis of the special use standards earlier in this evaluation, the proposed location for the not-for-profit healthcare facility is remote and separated from any uses that could be seen as incompatible. It is an institutional use that in general is compatible with commercial development.

It will not generate excessive noise, smoke, odor or vibration nor will it present any risk of fire, contamination, or explosion such that it would affect nearby development. The proposed use will not create traffic congestion or any roadway safety issues and adequate parking facilities exist on site so as to cause no off-site impacts.

Even though the proposed adaptive reuse of an existing vacant commercial structure or a not-for-profit healthcare facility does not qualify as a Business Planned Development (any more than a hospital or a continuing care retirement community would), the existing structure occupies less than 25% of its lot area and more than 15% of its lot area is landscaped. The existing structure is less than 65 feet tall and no dwellings will be located on the ground floor (or anywhere else in the proposed development). Parking and loading facilities comply with Zoning Ordinance standards and there are no adjacent residential, public open spaces, schools, churches, or other similar uses to require screening of the proposed development. No residential uses are adjacent or near the subject property such that lighting would be an issue and signs will be designed to comply with Village ordinances.

Given the foregoing the proposed adaptive reuse of the vacant commercial structure for a not-for-profit healthcare facility for substance use disorders meets the standards required for approval of planned developments under the Itasca Zoning Ordinance.

SITE PLAN REVIEW STANDARDS ANALYSIS:

14.13 Site Plan Review

7. Standards for Class I Site Plan Review: In reviewing and evaluating Class I site plans, the Plan Commission, Village Board, and Zoning Administrator shall consider those factors listed below which it determines to be applicable to a given plan. These standards are guidelines to enable new development, redevelopment and major alterations to further the Village's long term goals. Variations from these standards may be allowed by the Village Board.

A. The application shall comply with the provisions of this ordinance and other ordinances of the Village and of any other applicable laws.

Response:

The proposed adaptive reuse of a vacant commercial structure complies with the standards for special uses contained in §14.11 as well as the applicable standards for planned developments contained in §14.12. The existing structure complies with the provisions of the Itasca Zoning Ordinance and will comply with all other Village ordinances and applicable laws.

B. The plan shall be in a reasonable conformity with the Comprehensive Plan.

Response:

As more fully discussed earlier in this evaluation, the services provided by the proposed not-for-profit healthcare facility fulfill a significant need for the regional population as well as local residents. The proposed facility will draw a significantly larger employee population to the site which can be expected to patronize and support nearby community oriented businesses similar to the prior use.

Even though a not-for-profit healthcare use is not listed as a Neighborhood Commercial use, like the prior hotel use, it will not be detrimental to the goals of maintaining a Neighborhood Commercial district near the intersection of Rohlwing Road and Irving Park Road as outlined in the plan nor

will it be inconsistent with the broader reach of the Regional/ Corridor Commercial designation.

In general, municipal comprehensive plans do not consider regional needs for healthcare facilities. These considerations are dealt with on a broader basis with county and state government health departments conducting planning for these facilities. As a result is rare for any municipal comprehensive plan to include consideration of a healthcare land use such as the facility proposed by Haymarket.

Given the limited commercial viability of the subject property, the absence of any negative land use impacts by the proposed use, and the benefit that the additional employee population provides to the nearby Neighborhood Commercial uses, the proposed use is consistent with the intent of the Village's Comprehensive Plan.

C. Site and Building Design: Adequate provision shall be made to ensure that the proposed development shall be integrated with and enhance the character of the streetscape, the surrounding context and the neighborhood in terms of scale, massing, site layout and site and building design, including:

(1) Relationships of Buildings to Site:

(a) The site should be planned to achieve a desirable transition to the street, with buildings and landscaping fronting on and reinforcing the streetscape to the greatest extent practicable, and encouraging safe pedestrian movement.

(b) Parking, loading, storage and service areas, utility structures and machinery should not be visible from public ways and surrounding areas. Shared parking lot access shall be promoted where practical. Substantial and immediately effective perimeter screening and interior lot landscaping should be provided to break up large expanses of asphalt with plant and other landscape materials.

(c) Without restricting the permissible limits of the applicable zoning district, the height, mass-

ing and scale of each building should be integrated with its site, the existing terrain, surrounding landscape and existing (or anticipated) adjoining buildings.

(2) Building Design:

(a) Proposed buildings and structures should be encouraged to generally enhance or relate to the surrounding buildings and local context, or in any case, not have an adverse impact on these. The scale, proportions, massing, articulation and design features of structures should enhance the continuity of the streetscape, emphasize the human scale and integrate with the surrounding landscape.

(b) Entrances should be articulated. Long, uninterrupted wall or roof planes should be avoided and signs, lighting, utilities and services should be integrated with the building design.

(c) Building materials should be of durable quality, suitable for the building type and design and related to surrounding buildings and the local context.

(3) Signs: *All signage shall be in strict accordance with the Village of Itasca Municipal Code and shall conform with the following:*

(a) Every sign should be designed as an integral architectural element of the building and site to which it principally relates.

(b) The colors, material and illumination of every sign should be compatible and harmonious with the building and site to which it principally relates.

(c) Each sign should be compatible with signs on adjoining premises and should not compete for attention.

(d) Signs and other site graphics should be minimized in size and number to promote their effectiveness. Such signs and site graphics should be integrated with architectural and landscape features.

(4) Lighting:

(a) Exterior lighting should be part of the architectural concept. Fixtures, standards and exposed accessories should be integrated with the building design.

(b) Adequate provision should be made to avoid glare of vehicular and stationary lights that

would affect the established character of the neighborhood, and to the extent such lights will be visible across any property line, the performance standards for illumination shall be met.

Response:

The proposal involves the adaptive reuse of an existing vacant commercial structure with no exterior modification to the structure or site modifications other than enhanced landscaping. It does not qualify as a new development, redevelopment and major alteration, therefore the foregoing set of standards is inapplicable.

Nonetheless, with respect to building/site relationship, the enhanced landscaping provides a better transition to street than the prior condition and will soften the site perimeter consistent with enhancing the pedestrian environment 1(a), and screening parking areas 1(b) and the scale of the existing structure is appropriate given its site's location on expressway frontage and taller multi-story office structures nearby 1(c). With respect to building design, the existing structure's entrances are well articulated and its massing is broken down by the use of pilasters and fenestration along its east and north elevations 2(b) with appropriate and durable building materials for its local context 2(c). Signage and lighting will comply with Village regulations (3), (4).

D. Open Space and Landscaping:

(1) Maximize retention of open space and preserve scenic views from publicly accessible locations.

(2) Configure open space to be usable, functional and appropriate to the development proposed. Address the functional aspects of landscaping such as drainage control, erosion prevention, screening, provision of shade and reduction of glare, energy conservation, windbreaks, as well as the enhancement of architectural and site features.

(3) Minimize tree, vegetation and soil removal. Existing mature trees of five (5) inches or more in diameter,

measured on the trunk three (3) feet from grade and shrubs shall be maintained to the greatest extent practicable; if evidence supports removal of these, indicate the specific procedure, types and sizes for replacement.

(4) Landscape design should provide an aesthetically pleasing design, create a logical transition to adjoining development, screen incompatible uses, screen unsightly activities from public view and break up large expanses of asphalt with plant materials. Plant materials shall be selected so as to withstand Itasca's climatic conditions and the specific constraints imposed by adjacent functions.

Response:

The proposal involves the adaptive reuse of an existing vacant commercial structure with no exterior modification to the structure or site modifications other than enhanced landscaping. As it does not qualify as a new development, redevelopment and major alteration, therefore the foregoing set of standards is inapplicable. Nonetheless, the enhanced landscaping as indicated in the submitted plans prepared by LG Landscape Architects retain existing open space and scenic views (1), addresses the functional aspects listed and enhances the architectural and site features and encloses an existing patio with fencing for use by patients/clients (2), minimizes tree removal (3) and provides enhanced landscaping and adequate screening (4).

E. Access and Circulation:

(1) Streets, sidewalks and bike paths should, insofar as reasonably practicable, provide access and good traffic circulation to and from adjacent lands, existing streets and sidewalks.

(2) Adequate access roads or entrance or exit drives should be provided and should be designed and improved so as to prevent traffic hazards or problems, to minimize traffic congestion in public streets and to encourage pedestrian access.

(3) Design should ensure that the vehicular circulation elements of the proposed development will not

create hazards to the safety of vehicular or pedestrian traffic on and off the site, disjointed vehicular or pedestrian circulation paths on or off the site, or undue interference and inconvenience to vehicular and pedestrian travel.

(4) Any building or structure should be reasonably accessible to fire, police, emergency and service vehicles. When deemed necessary for access, emergency vehicle easements shall be provided. The access for fire, police and emergency vehicles shall be unobstructed at all times.

Response:

Once again, the proposal involves the adaptive reuse of an existing vacant commercial structure with no exterior modification to the structure or site modifications other than enhanced landscaping. It does not qualify as a new development, redevelopment and major alteration, therefore the foregoing set of standards is inapplicable. Nonetheless, the existing configuration of driveways and sidewalks provides good vehicular and pedestrian access (1) with no traffic hazards or problems identified by KLOA (traffic consultants) (2), (3) and unobstructed and adequate access for police, fire and emergency service vehicles

F. Public Services and Utilities: Provision shall be made to ensure that development will be served by essential public facilities and services such as highways, streets, parking spaces, police and fire protection, schools, drainage, structures, refuse disposal, water, sewer, and electricity. Impact on these services should be as minimal as practicable.

Response:

Once again, the proposal involves the adaptive reuse of an existing vacant commercial structure with no exterior modification to the structure or site modifications other than enhanced landscaping. It does not qualify as a new development, redevelopment and major alteration, therefore this standard is inapplicable. Nonetheless, the existing structure is well served by public and private utili-

ties and does not represent a burden on these facilities. It is also well served by the regional and local roadway system and provides adequate on-site parking. As demonstrated in the Polaris Report, the change in use will have negligible impact on police, fire and EMS services.

G. Environmental Considerations:

(1) Adequate provision should be made to minimize the impact on existing or developing wetlands, steep slopes, flood plains and hilltops.

(2) The obstruction of natural watercourses shall be discouraged.

(3) The development should incorporate measures that are adequate to prevent pollution of surface or groundwater, to minimize erosion and sedimentation, and to prevent changes in groundwater levels, increased rates of runoff, and minimize potential for flooding.

(4) Drainage should be designed so that groundwater recharge is maximized, and at the project boundaries the rate of runoff shall not be increased.

(5) Adequate provision shall be made for the collection and disposition of all on and off-site storm water and natural water, including but not limited to, on-site drainage retention facilities.

(6) Adequate provision shall be made to control the slippage, shifting, erosion, accretion and subsidence of soil, as well as the slipping and shifting of buildings and structures.

(7) Adequate provision shall be made to clean, control and otherwise alleviate contamination or environmental hazards on land when the site is in an area found by the Zoning Administrator to be contaminated by a toxic substance or otherwise to contain environmental hazards which are detrimental to the public health, safety and welfare.

Response:

Once again, the proposal involves the adaptive reuse of an existing vacant commercial structure with no exterior modification to the structure or site modifications other than enhanced landscaping. It does not qualify as a new development, redevelopment and major alteration, therefore this standard is inapplicable. There are no wetlands, flood plains, steep slopes, hilltops (1) or water courses (2). The existing site plan, retention and drainage facilities manage storm water runoff and minimize potential for flooding (3), (4), (5), and there are no known environmental hazards on site.

H. Preservation: Adequate provision should be made to preserve unique architectural, cultural, environmental and historical resources. Development designs and treatments that respect such desirable resources on adjacent properties are also encouraged.

Response:

There are no unique architectural, cultural, environmental or historical resources on site and the proposed adaptive reuse of an existing vacant commercial structure does not qualify as a new development, redevelopment and major alteration, therefore this standard is inapplicable.

I. Downtown Design Guidelines: All developments located in the Traditional Downtown area (B-4, B-5 and B-6 zoning districts) shall be compatible with the Downtown Design Guidelines, as defined in Section 3.02 Definitions. Site plans should also be forwarded to the Downtown Itasca Advisory Committee (DIAC) and the Historic Preservation Commission for review and comment prior to Plan Commission recommendation.

Response:

The site is not located in the Downtown District and the proposed adaptive reuse of an existing vacant commercial structure does not qualify as a new development, redevelopment and major alteration, therefore this standard is inapplicable.

SITE PLAN REVIEW STANDARDS ANALYSIS:

The proposed adaptive reuse of a vacant commercial structure complies with the standards for special uses contained in §14.11 as well as the applicable standards for planned developments contained in §14.12. The existing structure complies with the provisions of the Itasca Zoning Ordinance and will comply with all other Village ordinance and applicable laws.

Even though a not-for-profit healthcare use is not listed as a Neighborhood Commercial use, like the prior hotel use, it will not be detrimental to the goals of maintaining a Neighborhood Commercial district near the intersection of Rohlwing Road and Irving Park Road as outlined in the Comprehensive Plan nor will it be inconsistent with the broader reach of the Regional/ Corridor Commercial designation.

With respect to building/site relationship, the enhanced landscaping provides a better transition to street than the prior condition and adequately screens parking areas. The scale of the existing structure is appropriate given its site's location on expressway frontage and taller multi-story office structures nearby. With respect to building design, the existing structure's entrances are well articulated and its massing is broken down by the use of pilasters and fenestration along its east and north elevations with appropriate and durable building materials for its local context. Signage and lighting will comply with Village regulations.

The enhanced landscaping as indicated in the submitted plans prepared by LG Landscape Architects retains existing open space and scenic views, addresses functional aspects such as drainage control, erosion prevention, screening, provision of shade and reduction of glare, and enhances the architectural and site features, minimizes tree removal and provides adequate screening.

The existing structure is well served by public and private utilities and does not represent a burden on these facilities. It is also well served by the regional and local roadway system and provides adequate on-site parking. As demonstrated in the Polaris Report, the change in use will have negligible impact on police, fire and EMS services.

There are no wetlands, flood plains, steep slopes, hilltops or water courses on site. The existing site plan, retention and drainage facilities manage storm water runoff and minimize potential for flooding and there are no known environmental hazards on site.

Given the foregoing the proposed adaptive reuse of the vacant commercial structure for a not-for-profit healthcare facility for substance use disorders meets the standards that would be applicable for site plan review under the Itasca Zoning Ordinance.

IX: Conclusions:

The proposed adaptive reuse of the vacant commercial structure for a not-for-profit healthcare facility for substance use disorders meets the standards for Special Uses contained in §14.11, the standards that would be applicable for Planned Developments contained in §14.12, and the standards that would be applicable for Site Plan Review under §14.13 the Itasca Zoning Ordinance.

Any impacts caused by the proposed change in use are negligible and not of such a magnitude so as to justify discrimination against a protected class of citizens.

Attachment D to Petition for Special Use for Planned Development

Attachment D summarizes the exceptions being sought from Section 14.12(7) and Section 14.13 of the Itasca Zoning Code. Pursuant to a letter from the Itasca Director of Community Development dated June 25, 2019, the Village informed the applicant that certain planned development standards were not applicable to this project and agreed to a waiver of these requirements. This letter was attached to the original application for a special use as a planned development filed with the Village on July 3, 2019. The purpose of Attachment D is to list the exceptions that are still sought to be considered as part of the application for a planned development.

Per prior agreement with the Village, it was determined that a previously filed application for two bulk variations is not required due to the fact that they are legal, non-conforming conditions that have been in place since the building was originally built pursuant to a previously issued special use approval from the early 1970s. These are being included on this list of exceptions per the request of the Village.

The following exception approvals are requested from Section 14.12 of the Itasca Zoning Code governing Planned Developments:

- An exception for Section 14.12(7)(a)(6) of the Itasca Zoning Ordinance (Standards – Bulk Exceptions) is requested to allow the continuation of each existing bulk deviation for the Property. Applicant proposes no redevelopment of the site (other than landscaping improvements requested by the Village which are depicted on the revised Landscape Plan attached hereto) or the existing building. The Property was formerly a hotel, which is a special use under the Village of Itasca B-2 zoning classification. As such, any existing deviations from bulk standards have been previously permitted by the Village. The known existing deviations from standards are: (i) the existing 5-story (51.8') building; and (ii) the existing 36.7' side yard (west) building setback.

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

- Exception for Section 14.12(7)(b)(1) of the Itasca Zoning Ordinance (Standards-Residential Density)
- Exceptions from Section 14.12(7)(b)(2) of the Itasca Zoning Ordinance (Standards-Residential and Business uses) There will be no business uses provided within the facility. Only health care uses will be provided on-site.
- Exception from Section 14.12(7)(b)(3) of the Itasca Zoning Ordinance (Standards-Residential Open Areas) Regardless of the requested exception, there be a fenced patio provided which will be directly accessible from the building. The patio will be landscaped and available for use only by clients and staff. The fenced patio is depicted on the revised Landscape Plan attached hereto.

- Exception from Section 14.12(7)(b)(4) of the Itasca Zoning Ordinance (Standards-Residential Access to Dwellings) The building and the existing means of ingress and egress for vehicular and pedestrian traffic will remain unchanged.
- Exception from Section 14.12(7)(e)(1) of the Itasca Zoning Ordinance (Standards-Minimum Requirements for separate spaces) This is not applicable because the applicant does not proposed to provide and set-out, by platting, deeding, dedication, restriction or covenant any land or space to be used for parks, playgrounds, commons, greenways or open areas. The entire property will be used as a health care center.
- Exception from Section 14.12(7)(e)(2) of the Itasca Zoning Ordinance (Standards-Minimum Requirements) There will be no business uses on site; the entire property will be used as a health care center. Sections 14.12(7)(e)(2)(b)-(e) and (g)-(k) are not applicable because the building will remain unchanged as will the site except for the provision of enhanced landscaping per the revised Landscape Plan attached hereto. While the applicant disagrees with the Village's interpretation that the health care center will feature dwelling units, as to such, there will be no dwelling units on the first floor where only detox units. which are health care in nature, will be located on the first floor.

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

- Exception from Section 14.12(7)(a)(7) of the Itasca Zoning Ordinance (Standards-Architectural Consistency). The exterior design of the building will remain unchanged by the adaptive reuse of the building.
- Exception from Section 14.12(7)(d) of the Itasca Zoning Ordinance (Standards-Business) There will be no business uses provided within the health care center. Only health care uses will be provided on-site. In addition, there will be no change to the site except that enhanced landscaping will be provided as depicted on the revised Landscape Plan attached hereto.

The following exception approvals are requested from Section 14.13 of the Itasca Zoning Code governing Site Plan Regulations:

- Exception from Section 14.13(7)(c) of the Itasca Zoning Ordinance (Standards for Class 1 Site Plan-Open Space and Landscaping) because there will be no development or exterior remodeling of the building and there will be no change to the site except that enhanced landscaping will be provided as depicted on the revised Landscape Plan attached hereto. Signage will be processed pursuant to a separate permit at a future date. Lighting will be provided as depicted on the attached Photometric Plan attached hereto.
- Exception from Section 14.13(7)(d) of the Itasca Zoning Ordinance (Standards for Class 1 Site Plan-Open Space and Landscaping) because there will be no development or exterior remodeling of the building and there will be no change to the site except that enhanced

landscaping will be provided as depicted on the revised Landscape Plan attached hereto.

- Exception from Section 14.13(7)(e) of the Itasca Zoning Ordinance (Standards for Class 1 Site Plan-Access and Circulation) because there will be no development or exterior remodeling of the building and there will be no change to the site except that enhanced landscaping will be provided as depicted on the revised Landscape Plan attached hereto.
- Exceptions from Section 14.13(7)(f)–(i) of the Itasca Zoning Ordinance (Standards for Class 1 Site Plan-Public Service and Utilities, Environmental Considerations, Preservation and Downtown Design Guidelines) because there will be no development or exterior remodeling of the building and there will be no change to the site which will involve changes to existing public services or utilities and environmental conditions. The existing building is neither historic in nature nor located in the Itasca downtown area.
- Exception from Section 14.13(3)(j) of the Itasca Zoning Ordinance to allow filing of sign elevation at a future date.

Note for footnotes 17 & 18: The 13.4% number is calculated by adding the percentage of adults 18 or older who received treatment (it is assumed that they also sought treatment) in Table 5.38B (see highlighted 11.2%)+ the percentage of adults 18 or older who did not receive treatment but perceived a need and sought treatment in Table 5.39B (see highlighted 2.2%)

Table 5.38B Classified as Needing Substance Use Treatment and Receipt of Substance Use Treatment at a Specialty Facility in Past Year among Persons Aged 12 or Older, by Demographic Characteristics: Percentages, 2017 and 2018

Demographic Characteristic	Classified as Needing Treatment (Tx) (2017)	Classified as Needing Treatment (Tx) (2018)	Classified as Needing Tx and Received Tx at a Specialty Facility (2017)	Classified as Needing Tx and Received Tx at a Specialty Facility (2018)	Classified as Needing Tx but Did Not Receive Tx at a Specialty Facility (2017)	Classified as Needing Tx but Did Not Receive Tx at a Specialty Facility (2018)	% Who Received Tx at a Specialty Facility among Persons Classified as Needing Tx (2017)	% Who Received Tx at a Specialty Facility among Persons Classified as Needing Tx (2018)	% Who Did Not Receive Tx at a Specialty Facility among Persons Classified as Needing Tx (2017)	% Who Did Not Receive Tx at a Specialty Facility among Persons Classified as Needing Tx (2018)
TOTAL	7.6	7.8	0.9	0.9	6.7	6.9	12.2	11.1	87.8	88.9
AGE GROUP										
12-17	4.1	3.8	0.4	0.3	3.8	3.5	8.8	8.8	91.2	91.2
18 or Older	8.0	8.2	1.0	0.9	7.0	7.2	12.4	11.2	87.6	88.8
18-25	15.1	15.3	1.3 ^a	1.0	13.8	14.4	8.5 ^a	6.3	91.5 ^a	93.7
26 or Older	6.8	7.0	0.9	0.9	5.9	6.1	13.8	12.9	86.2	87.1
GENDER										
Male	9.8	10.0	1.2	1.1	8.7	8.9	11.7	10.9	88.3	89.1
Female	5.5	5.7	0.7	0.6	4.8	5.0	13.1	11.4	86.9	88.6
HISPANIC ORIGIN AND RACE										
Not Hispanic or Latino	7.8	7.9	1.0	0.9	6.8	6.9	12.7	11.6	87.3	88.4
White	8.1	8.2	1.0	1.0	7.1	7.2	12.5	12.3	87.5	87.7
Black or African American	7.4	7.1	1.1	0.7	6.3	6.4	14.8	9.7	85.2	90.3
AIAN	14.1	13.0	3.6	3.5	10.4	9.4	*	*	*	*
NHOPI	4.8	9.5	0.9	0.9	3.9	8.6	*	*	*	*
Asian	3.8	4.9	0.1	0.2	3.7	4.8	2.6	3.3	97.4	96.7
Two or More Races	10.0	9.2	1.5	0.9	8.5	8.3	14.5	9.5	85.5	90.5
Hispanic or Latino	6.8	7.3	0.6	0.6	6.2	6.7	9.3	8.3	90.7	91.7

* = low precision; -- = not available; da = does not apply; nc = not comparable due to methodological changes; nr = not reported due to measurement issues.
 NOTE: Respondents were classified as needing substance use treatment if they met the DSM-IV criteria for an illicit drug or alcohol use disorder or received treatment for illicit drug or alcohol use at a specialty facility (i.e., drug and alcohol rehabilitation facility [inpatient or outpatient], hospital [inpatient only], or mental health center).

^a The difference between this estimate and the 2018 estimate is statistically significant at the .05 level. Rounding may make the estimates appear identical.

Definitions: Measures and terms are defined in Appendix A.

Source: SAMHSA, Center for Behavioral Health Statistics and Quality, National Survey on Drug Use and Health, 2017 and 2018.

Table 5.39B Perceived Need for Substance Use Treatment and Whether Made an Effort to Get Treatment in Past Year among Persons Aged 12 or Older Classified as Needing But Not Receiving Substance Use Treatment at a Specialty Facility, by Demographic Characteristics: Percentages, 2017 and 2018

Demographic Characteristic	Classified as Needing Treatment (Tx) but Did Not Receive Tx at a Specialty Facility (2017)	Classified as Needing Treatment (Tx) but Did Not Receive Tx at a Specialty Facility (2018)	Perceived Need for Tx ¹ (2017)	Perceived Need for Tx ¹ (2018)	Perceived Need and Made Effort to Get Tx ¹ (2017)	Perceived Need and Made Effort to Get Tx ¹ (2018)	Perceived Need and Made No Effort to Get Tx ¹ (2017)	Perceived Need and Made No Effort to Get Tx ¹ (2018)	Did Not Perceive Need for Tx ¹ (2017)	Did Not Perceive Need for Tx ¹ (2018)
TOTAL	100.0	100.0	5.7	5.1	2.7	2.1	3.0	3.0	94.3	94.9
AGE GROUP										
12-17	100.0	100.0	1.9	1.8	0.8	0.3	1.1	1.5	98.1	98.2
18 or Older	100.0	100.0	5.9	5.3	2.8	2.2	3.1	3.1	94.1	94.7
18-25	100.0	100.0	3.8	3.5	1.5	1.3	2.4	2.1	96.2	96.5
26 or Older	100.0	100.0	6.7	5.9	3.3	2.5	3.3	3.5	93.3	94.1
GENDER										
Male	100.0	100.0	5.2	5.2	2.2	2.0	3.0	3.2	94.8	94.8
Female	100.0	100.0	6.6	5.0	3.6	2.2	2.9	2.8	93.4	95.0

* = low precision; -- = not available; da = does not apply; nc = not comparable due to methodological changes; nr = not reported due to measurement issues.
 NOTE: Respondents were classified as needing substance use treatment if they met the DSM-IV criteria for an illicit drug or alcohol use disorder or received treatment for illicit drug or alcohol use at a specialty facility (i.e., drug and alcohol rehabilitation facility [inpatient or outpatient], hospital [inpatient only], or mental health center).

^a The difference between this estimate and the 2018 estimate is statistically significant at the .05 level. Rounding may make the estimates appear identical.

¹ Perceived Need for Substance Use Treatment includes persons who did not receive but felt they needed illicit drug or alcohol use treatment, as well as persons who received treatment at a location other than a specialty facility but felt they needed additional treatment.

Definitions: Measures and terms are defined in Appendix A.

Source: SAMHSA, Center for Behavioral Health Statistics and Quality, National Survey on Drug Use and Health, 2017 and 2018.

Table 5.27B Locations Received Substance Use Treatment in Past Year among Persons Aged 12 or Older Who Received Substance Use Treatment at a Specialty Facility in Past Year, by Age Group: Percentages, 2017 and 2018

Location of Treatment ¹	Aged 12+ (2017)	Aged 12+ (2018)	Aged 12-17 (2017)	Aged 12-17 (2018)	Aged 18+ (2017)	Aged 18+ (2018)	Aged 18-25 (2017)	Aged 18-25 (2018)	Aged 26+ (2017)	Aged 26+ (2018)
TOTAL POPULATION	100.0	100.0	*	*	100.0	100.0	100.0	100.0	100.0	100.0
Hospital - Inpatient	33.3	35.3	*	*	33.1	34.7	30.8	37.3	33.6	34.2
Rehabilitation Facility - Inpatient	36.0	40.8	*	*	35.9	40.5	38.8	40.5	35.3	40.5
Rehabilitation Facility - Outpatient	65.0	69.1	*	*	65.4	69.6	66.6	61.1	65.2	71.1
Mental Health Center - Outpatient	45.7	49.7	*	*	45.3	49.5	49.1	52.8	44.5	48.9
Emergency Room ²	21.0	21.2	*	*	20.4	21.0	23.9	29.0	19.6	19.6
Private Doctor's Office ²	26.3	24.5	*	*	26.4	24.2	26.6	25.0	26.3	24.0
Self-Help Group ²	54.9	56.1	*	*	55.8	56.4	56.5	44.7	55.7	58.4
Prison/Jail ²	11.1	9.7	*	*	11.2	9.8	12.5	10.3	11.0	9.7

* = low precision; -- = not available; da = does not apply; nc = not comparable due to methodological changes; nr = not reported due to measurement issues.

NOTE: Specialty treatment facilities include hospitals (inpatient only), rehabilitation facilities (inpatient or outpatient), or mental health centers.

^a The difference between this estimate and the 2018 estimate is statistically significant at the .05 level. Rounding may make the estimates appear identical.

¹ Respondents could indicate multiple locations of treatment; thus, these response categories are not mutually exclusive.

² Emergency Room, Private Doctor's Office, Self-Help Group, and Prison/Jail are not considered specialty facilities.

Definitions: Measures and terms are defined in Appendix A.

Source: SAMHSA, Center for Behavioral Health Statistics and Quality, National Survey on Drug Use and Health, 2017 and 2018.

2017 State Profile — Illinois National Survey of Substance Abuse Treatment Services (N-SSATS)

Facility capacity and utilization rate ¹	Hospital	
	Residential	inpatient
Number of facilities	81	17
Number of clients ²	2,779	189
Number of designated beds	2,785	356
Utilization rate ³	99.8	53.1
Average number of designated beds per facility	34	21

¹ Excludes facilities not reporting both client counts and number of beds; facilities whose client counts were reported by another facility; facilities that included client counts from other facilities; and facilities that did not respond to this question.

² Number of clients on March 31, 2017.

³ Because substance abuse treatment clients may also occupy non-designated beds, utilization rates may be more than 100 percent.

N-SSATS Profile — Illinois 2017

A database of state licensed facilities substance use disorder treatment facilities was compiled for all of DuPage County, IL and northern suburban Cook County, IL from the listings available from Illinois Department of Human Services/Division of Substance Use Prevention and Recovery (SUPR). Additional research compiled the number of inpatient beds for adults for each site providing residential/inpatient treatment and recovery home facilities. A total of two facilities in DuPage County were found to provide inpatient treatment:

Serenity House Counseling Services, Inc.,

891 S. Rohlwing Rd., Addison IL 60101

55 Beds Total: Source: https://web.archive.org/web/20120221091513/http://www.serenityhouse.com/?page_id=281; <https://web.archive.org/web/20040607064158/http://www.serenityhouse.com/inside/history.htm>; <https://web.archive.org/web/20150216025637/https://www.serenityhouse.com/history>

Cornell Abraxas Interventions Woodridge,

2221 W. 64th St.. Woodridge IL 60517

89 Beds Total: Source: <https://www.rehab.com/abraxas-woodridge-interventions/6996363-r>

Estimated Split: 39 Treatment/50 Recovery

Three additional inpatient treatment facilities were found in north suburban Cook County within a 10 mile radius of the subject property.

Leyden Family Services The Share Program

1776 Moon Lake Blvd., Hoffman Estates, IL 60169

56 Beds Total:

Source: <https://www.chicagotribune.com/suburbs/franklin-park/ct-fhj-leyden-share-tl-0207-story.html>

Alexian Brothers / Foglia Family Foundation Residential Treatment Center

801 Gloucester Dr. Elk Grove Village, IL 60

48 Beds Total:

Source: <https://healthcaresnapshots.com/projects/4381/amita-health-foglia-family-foundation-residential-treatment-center/>

Chemical Dependency Treatment Program at Northwest Community Hospital

901 Kirchhoff Rd., Arlington Heights, IL

48 Beds Total:

Source: <https://www.nch.org/conditions/behavioral-health/adult-behavioral-health-services/>

In addition, a single recovery home facility was found within a 10 mile radius of the subject property

Serenity House Counseling Services, Inc.,

871 S. Addison Rd., Addison IL 60101

8 Beds Total: <https://web.archive.org/web/20040607064158/http://www.serenityhouse.com/inside/history.htm>;

This database was then geocoded and mapped using Geographic Information System (GIS) software. Other base map data was imported including streets, municipal boundaries and DuPage county tax parcel information. The 2014–2018 U.S. Census American Community Survey block group level data on population were also added to the mapping. A 10 mile radius from the subject property was queried and the results were output for analysis.

GEORGE V. KISIEL, AIA, AICP

PROFESSIONAL EXPERIENCE

Okrent Kisiel Associates, Inc.
President 2015—Present

Okrent Associates, Inc. 1982—2015 Director of Planning/Vice President, 1987—2015
Project Planner, 1982—1987

PROFESSIONAL LICENSES/CERTIFICATIONS

Licensed Architect, State of Illinois #001-014612
Certified Planner, #013708

ASSOCIATIONS/ORGANIZATIONS

American Institute of Certified Planners
American Institute of Architects
American Planning Association

EDUCATION

University of Illinois, Chicago, Master of Urban Planning and Policy 2009
University of Illinois, Chicago, Bachelor of Architecture, 1989

SELECTED PROJECT EXPERIENCE

Urban Planning And Consulting

Lake Meadows Master Plan

Chicago, IL
Master Plan
70 Acres

Cabrini Green Hope VI Redevelopment (pending)

Chicago, IL
Master Plan
10 Acres

SELECTED PROJECT EXPERIENCE

Urban Planning And Consulting (continued)

Prince Abdulaziz Bin Mousaed Economic City

Ha'il, Saudi Arabia

Master Plan Consulting and Development Control Regulations

New City for 100,000 residents

South Of Shamkha

Abu Dhabi, UAE

Master Plan Consulting and Development Guidelines

New City for 130,000 residents

City of Chicago Retail Study

Chicago, IL

Analysis of Existing Retail Development

Abu Dhabi Capital City District

Abu Dhabi, UAE

Master Plan Consulting, Retail Demand Analysis, Development Guidelines for Emirati Neighborhood

New neighborhood for ±25,000 residents

Emerald Gateway

Abu Dhabi, UAE

Development Guidelines and Development Manual

88 Highrise Building Sites

Rockwell Gardens Hope VI Redevelopment

Chicago, IL

Master Plan

17 Acres

Louis Armstrong New Orleans International Airport

Kenner LA

Highest and Best Use Study: Master Plan for Redevelopment

1700 Acres

SELECTED PROJECT EXPERIENCE

Urban Planning And Consulting (continued)

Mohammed Bin Zayed City

Abu Dhabi, UAE

Development Guidelines Income Equalization Modeling and Development Manual

298 Highrise Building Sites

Windham Lakes Business Park Master Plan Studies

Romeoville, IL

Master Plan Studies

500 Acres

Northern Illinois Gas Co. Headquarters Master Plan

Naperville, IL

Corporate Campus Master Plan

105 Acres

West Loop Gate Master Plan

Chicago, IL

Urban area master plan

450 Acres

Illinois Medical District GIS Support/Master Plan

Chicago, IL

Urban Medical District Master Plan and GIS

560 Acres

Lake Calumet Airport

Chicago, IL

Planning & Policy Studies: 3rd Airport

2000+ Acres

O'hare International Airport

Chicago, IL

Planning Studies for Collateral Development

3000+ Acres

SELECTED PROJECT EXPERIENCE

Expert testimony: Administrative Review

Acreage Holdings

Special Use Proceeding: Adult Use Cannabis Dispensary
810 W. Randolph St.
Chicago, IL

MedMen LLC

Special Use Proceeding: Adult Use Cannabis Dispensary
1001 W North Ave.
Chicago, IL

MOCA LLC

Special Use Proceeding: Adult Use Cannabis Dispensary
216 W Ohio St.
Chicago, IL

61 East Banks (1320 N. Lake Shore Drive)

Planned Development Proceeding: Mid-rise Residential
LAke Shore Drive at Banks St.
Winnetka, IL

One Winnetka

Planned Development Proceeding: Mixed Use T.O.D.
Lincoln Ave. at Elm St.
Winnetka, IL

Union Medical

Special Use Proceeding: Medical Cannabis Dispensary
Milwaukee Ave. at Devon Ave.
Chicago IL

Roascrans Lakeview

Special Use Proceeding: Group Home/Medical Offices
Ashland Ave. at Waveland Ave.
Chicago IL

SELECTED PROJECT EXPERIENCE

Expert testimony: Administrative Review (continued)

Wolf Point

Special Use Proceeding: High-rise Mixed Use Office/Residential
Intersection of N. and W. Branch Chicago River
Chicago IL

Mather Lifeways

Planned Development/Historic Preservation Process: CCRC
Hinman Ave. at Davis St.
Evanston, IL

Church St. Plaza

Planned Development Process: Mixed Use
Church St. at Maple Ave
Evanston, IL

658 W. Melrose St.

Yard and height Variations
Melrose St. between Halsted St. and Broadway Ave.
Chicago, IL

Columbus Hospital Redevelopment

Planned Development Process: High-rise Residential
Lakeview Ave. at Deming Pl.
Chicago, IL

Latin School Of Chicago

Planned Development Process: School Addition
North Ave. at Clark St.
Chicago, IL

840 N. Lake Shore Drive

Planned Development Process: High-rise Residential
Lake Shore Dr. at Chicago Ave.
Chicago, IL

SELECTED PROJECT EXPERIENCE

Expert testimony: Litigation

City of Chicago vs. Eychaner

Condemnation Trial: Highest & Best Use/Reasonable Probability of Re-zoning (pending)

Grand Ave. at Jefferson St.

Chicago, IL

City of Chicago v. American National Bank et al

Condemnation Trial: Highest & Best Use

Fullerton Ave. at Elston Ave.

Chicago, IL

IDOT vs. Benderson

Condemnation Trial: Highest & Best Use (pending)

IL Route 59

Naperville, IL

IDOT vs. CTLT Trust (Anderson)

Condemnation Trial: Highest & Best Use (pending)

IL Route 59

Naperville, IL

IDOT vs. GreatBanc Trust (Petey's II)

Condemnation Trial: Highest & Best Use (pending)

159th St. at LaGrange Rd.

Orland Park, IL

Hanna vs. City of Chicago

Arlington Demming/East Village Historic District Challenge (pending)

N. Winchester Ave., N. Wolcott Ave., N. Honore St., and N. Hermitage Ave.

Chicago, IL

United States ex rel Albert C. Hanna vs. City of Chicago

Qui Tam Trial: Affordable Housing (pending)

Chicago, IL

SELECTED PROJECT EXPERIENCE

Expert testimony: Litigation (continued)

DWG v. LCDOT Saddlebrook Farms

Condemnation Trial: Highest & Best Use
Il Route 60 at Peterson Rd.
Lake Co., IL

LCDOT v. Chicago Title & Trust/Krilitch et al

Condemnation Trial: Highest & Best Use
Quentin Rd. near Rand Rd.
Lake Co., IL

City Of Chicago vs 2600 Sacramento Corporation

Condemnation Trial: Highest & Best Use
26th St at California Ave.
Chicago, IL

Village Of Woodridge vs Board Of Education, High School District 99

Condemnation Trial: Highest and Best Use
75th St. at Woodridge Dr.
Woodridge, IL

1350 Lake Shore Associates vs City Of Chicago

Zoning Trial
Lake Shore Drive at Scott St.
Chicago, IL

Hanna vs City of Chicago

Zoning Trial (SD19)
N. Lincoln Ave.; W. North Ave.; N. Halsted st.; and W. Fullerton Ave.
Chicago, IL

Hanna vs City of Chicago

Zoning Trial (Deming)
W. Fullerton Ave; N Orchard St.; W. Deming Pl.; and N. Clark St.
Chicago, IL