

300 South Wacker Drive, Suite 2200  
Chicago, Illinois 60606  
312.258.1600 ph 312.258.1955 fx

DASPIN AUMENT  
LLP

527 Encinitas Boulevard, Suite 204  
Encinitas, California 92024  
760.635.1465 ph 760.635.1475 fx  
www.daspinaument.com

**Bridget M. O'Keefe**  
312.258.3795  
bokeefe@daspinaument.com

August 7, 2020

**VIA MESSENGER**

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

**Re: Updated Zoning Applications and Supplemental Reports – 860 W. Irving Park Road**

Dear Ms. Malik Jarmusz:

Our firm currently represents Haymarket DuPage LLC, the owner of the property located at 860 W. Irving Park Road in Itasca, Illinois. As a result of Haymarket DuPage's purchase of the property in April, 2020, it is necessary to amend the previously filed applications to reflect the correct ownership. In addition, a number of other revisions have been made to the applications previously filed on July 3, 2019 as outlined below:

1. The following applications are being submitted by Haymarket DuPage: (a) for approval of a B-2 special use for a Health Center; and (b) for approval of a B-2 special use for a planned development as a Health Center with outlined exceptions. Haymarket DuPage is filing the request for B-2 special use to maintain its position that it is the proper zoning approval to seek under the Village Zoning Ordinance for its proposed Health Center. We do not expect the Village to change the position espoused on this issue in 2019. Haymarket DuPage continues to recognize that a Class I Site Plan is required in order to receive a special use for a Health Center at this location and is also requesting approval of same.
2. The application for a variation filed as part of the application in 2019 is being withdrawn for two reasons. First, it is Haymarket DuPage's position that the existing height and yards are legal non-conforming uses given that they have been in existence since the property was developed in the early 1970s. However, given the Village's desire to convert these legal non-conforming uses to legally conforming, the application for a planned development includes these in its list of requested exceptions. Second, the application filed with the Village in 2019 was for a front yard and height variation. While reviewing the survey as part of preparation of the updated applications, our team noted that there is an intervening parcel of privately-owned land between the subject property and Spring Lake Drive, which would result in Irving Park

Road becoming the front yard and Spring Lake Drive being a side yard (not adjacent to a road.) Thus, the requested exception will be for approval of a 36.7' side yard (west) along Spring Lake Drive. Should you disagree with this analysis, please let me know so that the exception sought will comport with your analysis of the Village Zoning Ordinance.

3. Despite Haymarket DuPage's desire to provide a full range of service to female clients who will seek treatment, in the interest of addressing concerns raised by School District No. 10 relative to the fiscal impact associated with the possibility of having to meet the educational needs of homeless children who may accompany their mothers to the facility, Haymarket DuPage has decided to not allow young children to accompany their mothers who will be in treatment on site. This should eliminate any perceived impact Haymarket DuPage may have on School District No. 10.
4. Haymarket DuPage has retained the services of additional experts to assist with this project. Teska is no longer be involved with this project. Thus, it withdraws the previously submitted Economic Impact Statement prepared by Teska, dated August 1, 2019. The Fiscal and Economic Impact Statement by Gruen, Gruen & Associates is being submitted in lieu thereof, and in response to the requirement that said be filed in support of the application for special use for a planned development.
5. Please be aware that James Baldwin has left the employment of Haymarket Center. Thus, any questions directed to Haymarket DuPage on testimony previously provided by Mr. Baldwin will be answered by either Dr. Dan Lustig or James Dominik from Polaris Safety Solutions, LLC, who prepared the report referenced below which addresses the potential impact Haymarket DuPage may have on police, fire and EMS services. Mr. Dominick, a retired Wilmette Fire Chief and current Chief Administrator for the Illinois Chief Fire Officer Program, welcomes an opportunity to discuss his findings with Fire Chief Burke and Police Director O'Connor and would make himself available for a meeting if so desired.
6. Last, please note that the Landscape Plan has been amended to include enhanced landscaping and a fenced and landscaped patio for client use. The amended Landscape Plan addresses all comments outlined in the Village Staff Report dated September 13, 2019, as well as including.

On behalf of Haymarket DuPage, we are submitting 18 binders containing the supporting materials as outlined below<sup>1</sup>:

1. Amended Application for a Special Use Permit as a Health Center;
2. Amended Application for a Special Use Permit as a Planned Development for a Health Center;
3. Updated Interior Floor Plans with area/use square footage tabulations and bed counts prepared by ARCO Murray Construction Company and GMA Architects, dated July 20, 2020;
4. Revised Landscape Plan prepared by LC Workshop, Inc. dated July 25, 2020;

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<sup>1</sup> An electronic version of the application packages will be submitted under separate cover.

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5. Updated Photometric Plan with lighting standards details prepared by Nova Consulting Group, dated June 5, 2019;
6. Haymarket DuPage Public Safety Impact Report prepared by Polaris Public Safety Solutions, LLC dated August 5, 2020;
7. The Fiscal and Economic Impact of the Proposed Haymarket DuPage prepared by Gruen, Gruen & Associates dated August, 2020;
8. Evaluation Report prepared by Orient Kisiel Associates Inc. dated August 7, 2020;
9. Traffic and Parking Impact Study prepared by KLOA dated August, 2020; and
10. Impact Study prepared by Polach Appraisal dated August 7, 2020.

Haymarket DuPage looks forward to proceeding with its presentation in support of its application for a special use for a planned development for a Health Center at the Plan Commission meeting scheduled for September 16, 2020. At your convenience we should discuss the need for written public notice to those who were previously provided public notice to inform them of the revised process that will be utilized at the public hearing which has been discussed among counsel for the Village and the various represented parties.

We look forward to working together to expeditiously consider this project. Thank you in advance for your assistance.

Very truly yours,



Bridget M. O'Keefe

BMO:jks

Attachments

cc: Dr. Lustig  
Karen Kissel  
Mary Dickson  
Charles Hervas  
Yordana Wysocki