

Polach Appraisal Group

Scope of Review

- Provide an opinion as to whether the proposed use will diminish or impair the value of property within the vicinity of the subject property.
- Analyze the impact on other uses, including residential within the area.
- Analyze any impact on economic development potential within the area
- Analyze the impact on marketing of other properties within the area
- Consider whether the proposed use is planned to be operated in a manner that public health, safety, and welfare will be protected.

Proposed Health Center 860 W. Irving Park Road Itasca, Illinois

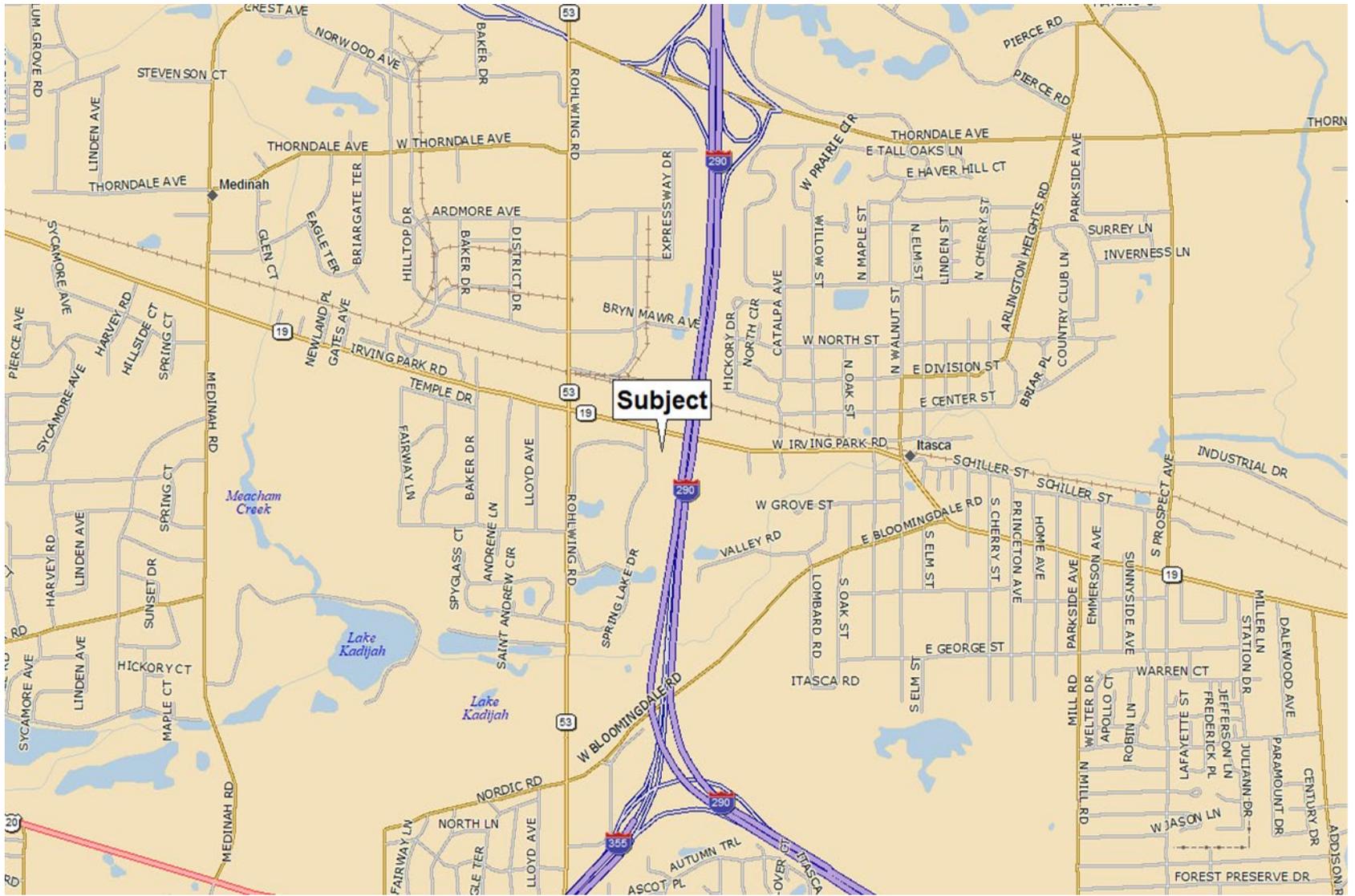
A Special Use approval is being sought by the applicant, Haymarket DuPage LLC, to operate a health center.

Specific Special Uses being requested for approval:

- A health center under Section 8.04.2.m of the Itasca Zoning Ordinance
- A planned development under Section 14.12 of the Itasca Zoning Ordinance to permit a health center under Section 8.04.2.(m) and (u) of the Itasca Zoning Ordinance.

Subject Property

- Former Holiday Inn Hotel
- 860 W. Irving Park Road
- 7.0 acres or 304,942 square feet
- Zoning – B-2, Community Business District- Itasca
- Corner Parcel
- Access – Spring Hill Drive & frontage on Irving Park Blvd
- Improved with 5 Story Building (109,202 square feet) with 384 parking spaces built in 1973



Itasca Zoning Map

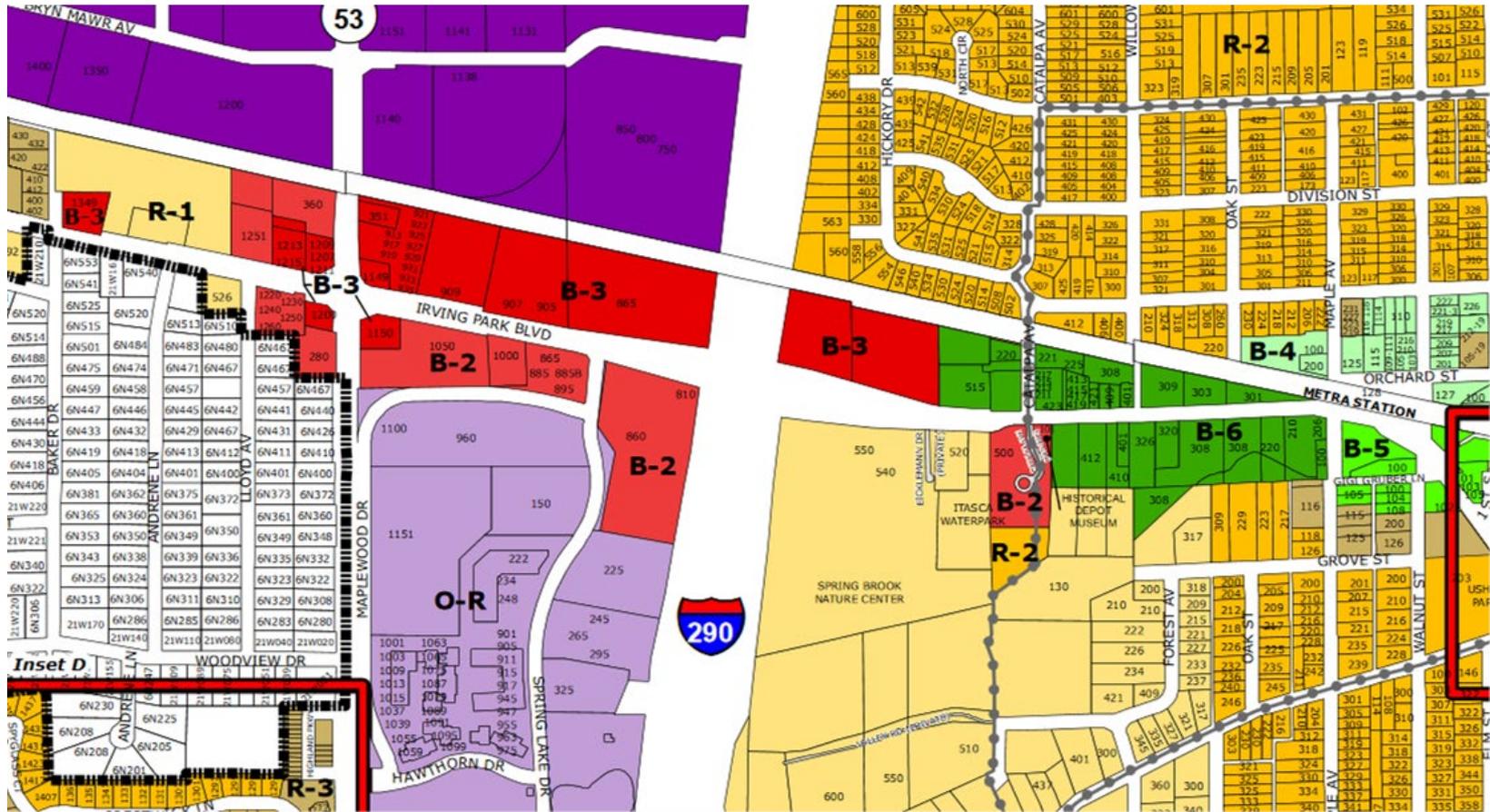
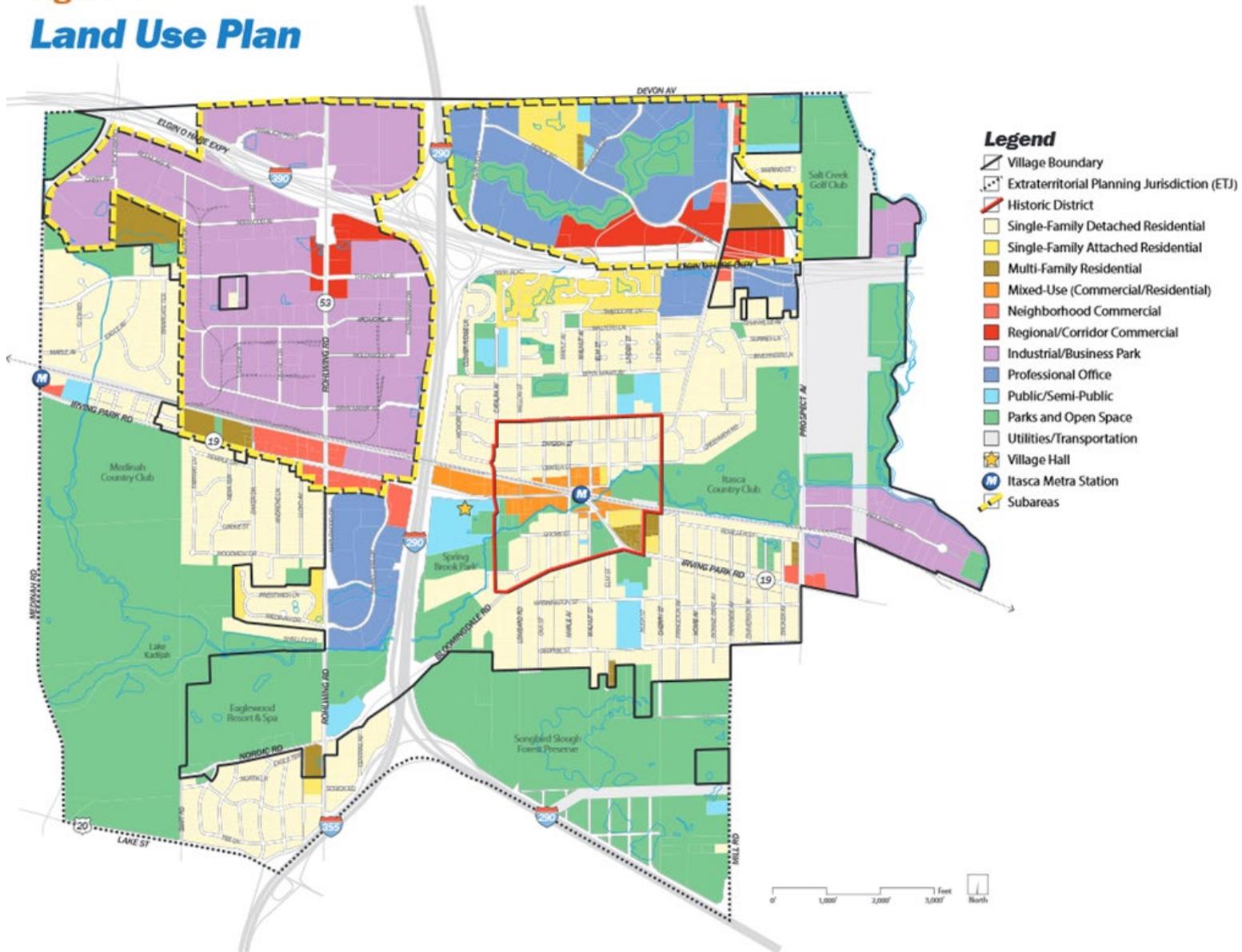
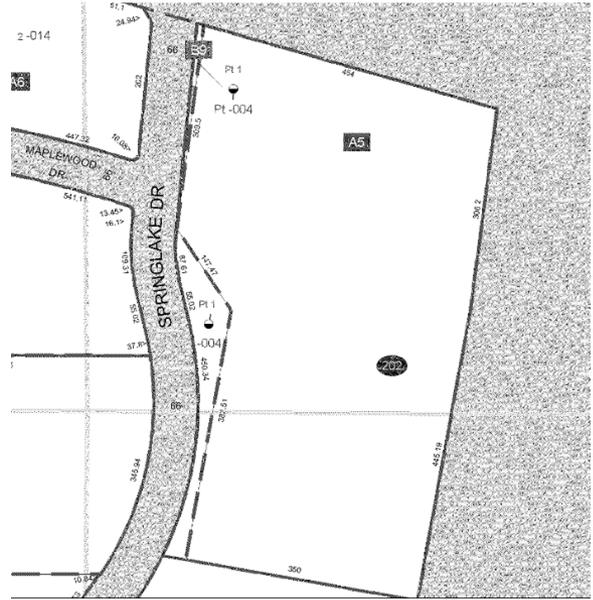


Figure 4
Land Use Plan





Steps Taken in Analysis

- Inspection of Subject Property & Surrounding Area
- Review
 - Zoning
 - Various plats, plans, and maps
 - Special Use/Planned Development Application
 - Proposed Facility Plans
 - Traffic Impact Study – KLOA
 - Initial Village Staff Report
 - Landscape Plan - LG Workshop, LLC
 - Arco Murray Updated Interior Floor Plans
 - Public Safety Impact Report prepared by Polaris Public Safety Solutions, LLC
 - Evaluation Report Okrent Kisiel Associates
 - The Fiscal and Economic Impact of the Proposed Haymarket DuPage prepared by Gruen Gruen + Associates
- Research of market data
- Analysis of data
- Arrive at an Opinion
- Prepared a consulting report

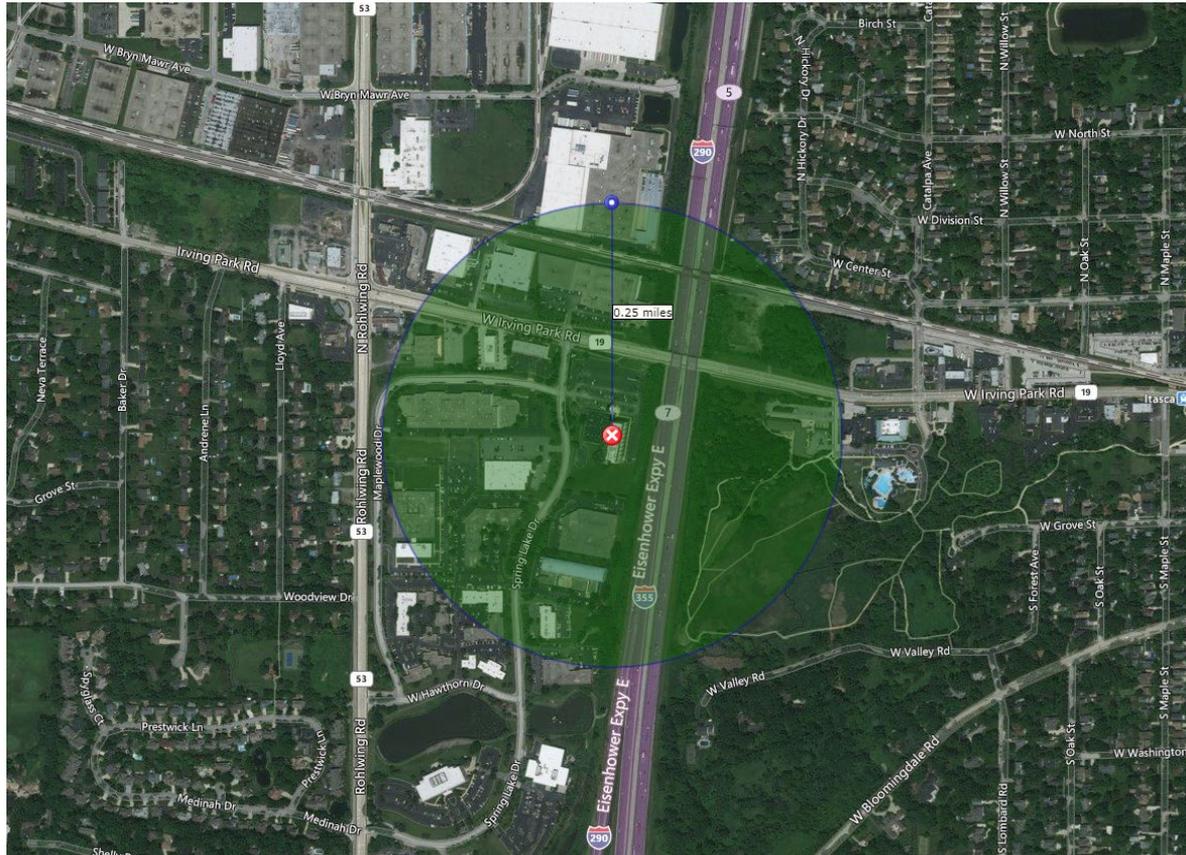
Factors Considered

- Proposed use as a health center
- Located along major roadways (Irving Park Blvd & I-290)
- Access from a secondary road and highway network
- The existing property and the proposed use
- Present zoning of the subject property
- Prior use of the subject property
- Existing landscaping which will be maintained and enhanced
- Traffic generation of the existing and proposed use
- Health center activity will be limited to within the interior of the improvement
- The health center will be staffed, including security, 24 hours a day 7 days a week
- Patient transportation will be primarily provided by the Applicant
- If the health center closes the property could be used for commercial purposes allowed by zoning

Considered Adjoining Uses

- North - Industrial Building
- Northwest – Industrial/Commercial Building - Gym Stars ETC & Music and Arts
- South - Industrial Building - Stephen Gould Corporation
- East -
 - Interstate 355/Interstate 290
 - Springbrook Nature Center
 - Village of Itasca Village Hall and Police Department
- West -
 - Multi-Tenant Building -SWC Irving Park & Spring Hill Drive
 - (America's Best Train, Toy & Hobby Shop)
 - Industrial Building - Glass Solutions, Inc.
 - (SWC of Spring Hill Drive & Maplewood Drive)

Nearest Residential



Greater than 0.25 Miles Northwest

Intervening Major Roadways, Railroad, Commercial & Industrial Uses buffer from Proposed Use

Researched Similar Type Facilities

- Woodridge Interventions - 2221 64th St – Woodridge
 - 0.25 miles - (9 sales) - Avg Sale Price - \$312,933
 - 0.50 miles - (65 sales) - Avg Sale Price - \$297,187
- Lutheran Social Services Illinois -675 Varsity Drive – Elgin
 - 0.25 miles - (9 sales) - Avg Sale Price - \$201,622
 - 0.50 miles - (23 sales) - Avg Sale Price - \$195,052
- Gateway Aurora - 400 Mercy Lane - Aurora
 - 0.50 miles - (17 sales) - Avg Sale Price - \$181,738
 - 1.00 miles - (150 sales) - Avg Sale Price - \$172,754
- Facilities coexist with industrial, commercial, and residential uses within the areas where they are located.

Other Considerations

- Surrounding properties - industrial / commercial in nature
- Area is well developed.
- The proposed use will not impact potential development.
- Designed, located, and will be operated so that the public health, safety, and welfare will be protected.
- Enhanced landscaping included in design

We have conducted a study to determine whether in our opinion the proposed Haymarket DuPage health center use will cause substantial injury to the value of other property in the neighborhood in which it is located or be injurious to property values or improvements in the vicinity of the Subject Property. We have also considered whether or not there would be any impact on development potential within the area.

- The physical characteristics including separation from most adjoining properties by the major roadways of I-290 and Irving Park Road.
- The building is set back significantly from these roadways & set back from improvements on adjoining properties.
- Existing improvements are suitable for the proposed use with primarily interior alterations planned.
- Zoning is commercial & adjoining zoning is commercial and office-research which is compatible.
- The surrounding improvements are of a type and use, commercial and light industrial, which can coexist with the proposed use as shown by the uses which are seen surrounding similar uses.
- Detailed studies of similar uses indicated that the proposed use of the Subject Property would have no impact on the existing residential uses which are located a substantial distance from the Subject Property and are separated by major roadways and/or commercial uses.
- A review of similar uses in the area and market data research indicated no significant impact on property values would result from the proposed use of the Subject Property.
- The loss of tax revenue, which revenue is never guaranteed, would have little impact on individual properties in the vicinity of the subject property and may be offset by benefits from the presence of the health care center and grants.
- Our experience in performing impact studies also indicates no impact on property values as a result of the proposed use of the Subject Property.

Conclusions

- Based upon our analysis of the proposed use and our experience, it is our opinion that the proposed use will not prevent the use of the adjoining property. The commercial and industrial properties can continue to be used for their current and potential uses just as before establishment of the proposed use. As is evidenced by the existing uses within the subject area we have concluded that the proposed use will not impede the normal and orderly development and improvement of surrounding property for permitted uses.
- Based upon our analysis of the proposed special uses being sought by the Petitioner, our analysis of the existing uses within the subject area, and our experience in real estate appraisal, it is our conclusion that the proposed use will not cause substantial injury to the value of other property in the neighborhood in which it is located and will not be injurious to property values or improvements in the vicinity of the Subject Property.