

## Haymarket Center Overview

- Founded as a non-profit organization in 1975
- One of the region's largest and most comprehensive providers of treatment for substance use disorders and mental health conditions
- Serving ~ 12,000 patients/year
- State Licensed
- Accredited by the Commission on Accreditation of Rehabilitation Facilities
- Current Locations:
  - *Main Campus: West Loop ~ 400 beds*
  - *Chicago Uptown*
  - *O'Hare Airport*
  - *Waukegan (Lake County)*
- Open 24 Hours a Day – 365 Days a Year

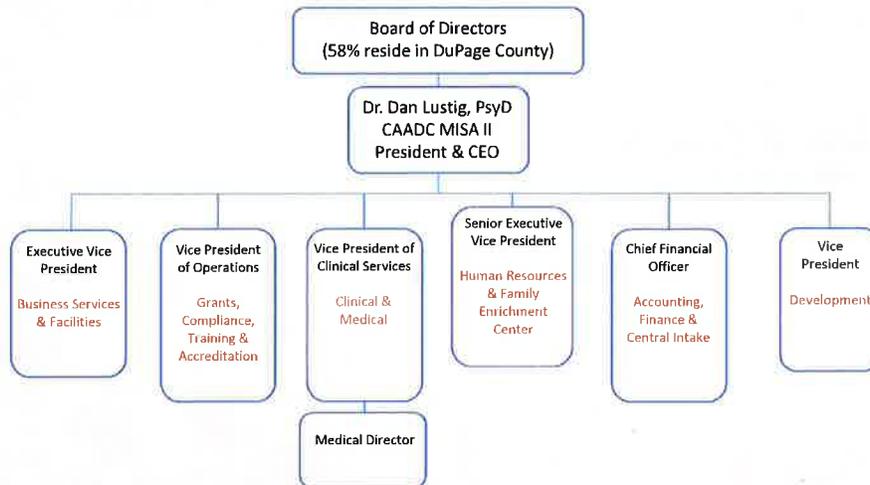
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IFPD Exhibit

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## HAYMARKET CENTER EXECUTIVE ORGANIZATIONAL CHART

Haymarket Center  
HERE STARTS HERE



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## Access to Treatment

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

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

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

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

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## Haymarket DuPage Proposal

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

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

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## Haymarket DuPage is One Primary Use

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

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

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

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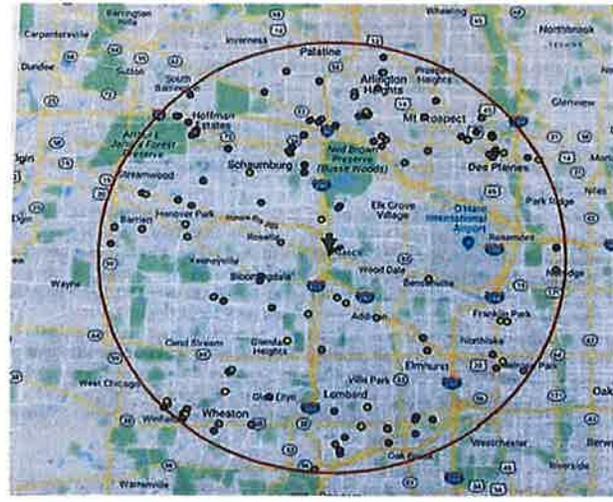
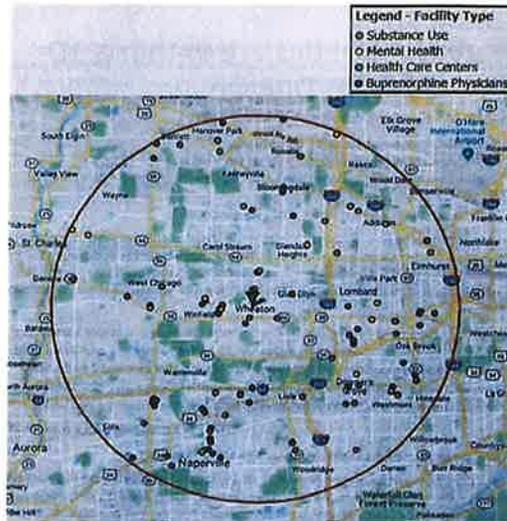
## Recovery Home Care Is Not a Residential use

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

## Family Centered Treatment

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

## Demonstrated Need for Haymarket DuPage



## Existing Treatment Facilities in DuPage

DuPage Health Coalition reports:

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

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

## Existing Treatment Facilities in DuPage

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

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

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

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

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

## Existing Treatment Facilities in Neighboring Counties

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

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

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

## Haymarket's Continuum of Care

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

### **This Is Not True**

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

## Haymarket Stands Alone in Providing Treatment

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

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

## Continuum of Care – Levels of Treatment

### Assessment/Diagnosis

#### Clinically Managed Residential Withdrawal Management

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

#### Medically Monitored Withdrawal Management

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

#### Clinically Managed High-Intensity Residential Substance Use Disorders Treatment

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

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## Continuum of Care – Levels of Treatment

### Intensive Outpatient Substance Use Disorder Treatment

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

### Outpatient Substance Use Disorder Treatment

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

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## Continuum of Care – Levels of Treatment

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

- Average stay 90 days, but may be up to 365 days
- Staffed 24 hours/day, 7 days/week, 365 days/year with Illinois Board-Certified Counselors
- Continued medical monitoring for individuals on medications
- Separate programs for men and women
- Peer-led groups, staff activities, and/or other structured operations are directed toward maintenance of sobriety for persons who exhibit treatment resistance, relapse potential and/or lack of suitable recovery living environments or who have recently completed substance use treatment services or who may be receiving such treatment services at this or another facility

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## Haymarket's Enhanced Services

- Childcare for children to age 5 where necessary to facilitate treatment of mothers
- Parenting education
- Fatherhood programming
- GED preparation classes
- Job readiness training and job placement services
- Health education
- Links to care and care coordination for individuals with chronic health conditions

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## Haymarket's Medical Services

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

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

## Emergency Services – 911 Calls

Haymarket has conducted an evaluation of emergency services calls to the West Loop facility.

Information regarding the analysis will be presented by James Baldwin, Haymarket Center's Chief Financial Officer.

## Haymarket DuPage Emergency Services

Haymarket has contracted with a private ambulance service to handle almost all of Haymarket's emergency service needs in Itasca.

- Types of calls handled: Advanced Life Services (ALS) and Basic Life Services (BLS)
- Itasca Fire Protection District or its mutual aid agreement partners' emergency resources will only be used in the event of an extreme emergency where their ambulance is available and able to respond faster than the private ambulance.

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## About the Private Ambulance Service

- Second largest ambulance company in the State of Illinois, with 140 ambulances
- Staging of ambulances at 355/Thorndale; 355 / Army Trail, 355 / Butterfield
- Response time less than 20 minutes; most 10 minutes
- Company currently serves Clients in:
  - Itasca – Forestview Nursing and Rehab
  - Glendale Heights - Glen Oaks Hospital
  - Roselle - Streamwood Behavioral, Abbington House
  - Bloomingdale - Alden Valley Ridge, Alden Village, Alden Gardens, West Suburban Care Center, Sunrise
  - Carol Stream - Belmont Village, Windsor Park
  - Elk Grove Village - Manor Care, Alexian Village
  - Hanover Park - Symphony

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## Proposed Location

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



## Location Aerial View



## Why Here?

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

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## Why Not Somewhere Else?

Detailed evaluation of the DuPage County real estate market established that the Holiday Inn property best suits the needs of Haymarket and the population it seeks to treat.

### Why Not Wheaton?

The former medical facility in Wheaton which Haymarket hoped to secure zoning for to provide a 16-bed facility is too small for the current proposed facility. However, the Wheaton site was a premier location for the 16-bed facility for many of the exact reasons the Holiday Inn is a premier location for the current proposal.

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## No Increase in Traffic or Parking

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

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## Stigma Associated With Our Patients

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

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

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

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

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

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## Real Comments About This Project

"I do not live here to have children exposed to **Abnormal behavior** if so I would have stayed in Chicago. There's enough crime and fear in a metropolitan area DO WE NEED TO ADD to IT in our small town?"

\*\*\*

"To deny the fact that drug problems start at Peacock as well as all primary schools in Dupage and carry on through adulthood is naïve. We don't need anymore negative influences on our children as well as **vagrants and panhandlers** every time we want to go to the post office or take Metra to work."

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## Real Comments About This Project

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

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## Real Comments About This Project

“THE WALKING DISTANCE FROM OUR TRAIN STATION TO THE HOLIDAY INN IS ONLY  $\frac{3}{4}$  OF A MILE. FOR MOST PEOPLE THIS WOULD BE A NICE 20-MINUTE WALK ON A CONCRETE SIDEWALK, YEAR-ROUND. WHAT THAT MEANS IS THAT A **LARGE “VARIETY” OF PEOPLE IN CHICAGO** COULD BOARD A TRAIN TO ITASCA; AND THEN, TAKE A LEISURELY 20-MINUTE WALK TO THE HOLIDAY INN.”

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## Real Comments About This Project

“Do you really want Chicago’s **drug addicts** in your city?”

\*\*\*

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

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## Real Comments About This Project

“There is nothing you can say that justifies this crack house being brought to Itasca nothing and thats what it is a **CRACK HOUSE!!!!** ...Safety will no longer be an option with these **unstable individuals** and their drug dealers walking around our town.”

\*\*\*

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

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## Why Here?

Location:

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

The Holiday Inn is Surrounded by Multiple Highways

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## Haymarket DuPage Will Not Have a Negative Effect on Property Values

*Haymarket Center*  
HOPE STARTS HERE

Market analysis of locating Haymarket DuPage in Itasca concludes:

- Detailed studies of similar uses indicates 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 Haymarket site and are separated by major roadways or commercial uses.
- Review of similar uses in the area and market data research indicates no significant impact on property values would result from the proposed use of the subject.
- The loss of tax revenue, which revenue is never guaranteed, would have little impact on individual properties in the vicinity of the Haymarket site and may be offset by benefits from the presence of the health center and grants.

More on this will be presented by a Haymarket consultant.

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## Importance of Turn-Key Opportunity

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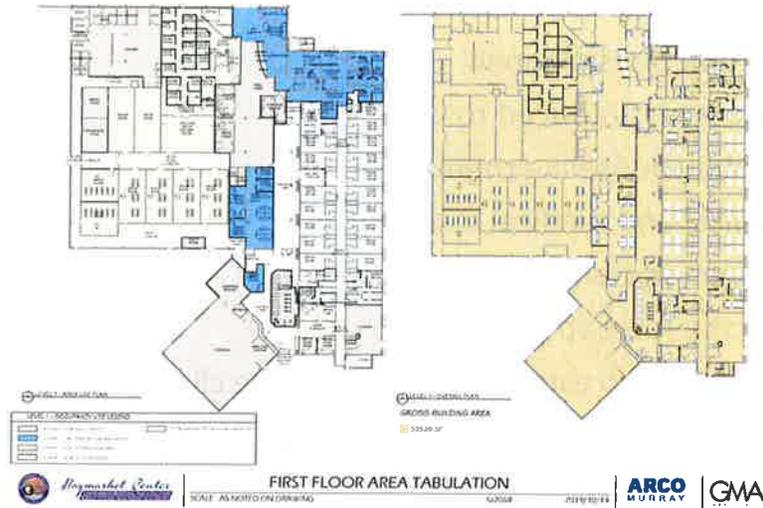
Haymarket is a not-for-profit with a focus on patient treatment. As such, it actively works to conserve its funds for treatment.

Hotel Acquisition – Perfect for Medical Facility

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

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# INTERIOR CHANGES



# INTERIOR CHANGES



## Planned Interior Renovations

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

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## Patient Treatment Rooms

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

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## About Our Patients

Haymarket patients want treatment. They come from:

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

**Haymarket DuPage patients will primarily come from DuPage and collar counties**

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## About our Patients

### Patient Identity

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

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## About our Patients

### Abstinence

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

### Search/Screening

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

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## About our Patients

### Possession Screening

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

### Recovery Home

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

### Out-Patient Units

- All out-patients shall be subject to a search

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## Inpatient Treatment General Rules

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

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## About Our Staff

- Medical
- Clinical
- Program Support
- Administrative
- Security
- Housekeeping
- Janitorial
- Food Preparation/service

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## Staff Requirements On Site

- Required to have ID badges displayed at all times when on premises
- Identification badges are part of required personal attire
- Trained in First Aid and Mental Health First Aid
- Trained in Non-Violent Crisis Intervention

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## About Out Visitors

### Visitor Pass

- Visitor passes are required to be visually worn/displayed at all times.

### Visitor Hours

- Visitor hours vary based on program and services. However, no visitor will be in the facility after 5 pm.

### Visitor Access to Internal Facility

- Visitor access to facility will be restricted to designated areas.
- All visits are supervised, no items can be brought into the facility.

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## Items Restricted From Haymarket

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

Examples of restricted items:

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

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## Items Restricted From Haymarket

Additional restricted items for in-patient areas:

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

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## Haymarket Emergency Management Plan

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

- Natural Hazards
- Medical Emergency
- Fire
- Power Outage

And all other emergencies as they arise.

## Haymarket DuPage Security

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

### Internal Individual

- Suspicious behavior
- Restricted objects
- Reporting incidents

### External Individual

- Suspicious behavior
- Restricted objects
- Reporting incidents

## Primary Security Systems:

### On site in-house security:

- Access Control Policy
- Visitor Control

### 24/7 Access Control

- Lockable entry doors – card reader access/security personnel access
- Entry will be restricted to the main entrance. Exception will be deliveries.

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

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

### Emergency Call Buttons

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## Access to Haymarket DuPage

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

### At this Security Staff Point:

- 1<sup>st</sup> Shift – 4 Security Officers
- 2<sup>nd</sup> Shift – 3 Security Officers
- 3<sup>rd</sup> Shift – 2 Security Officers

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

### Door with Controlled Access

- Inpatient treatment
- 2<sup>nd</sup> Shift – 3 Security Officers
- 3<sup>rd</sup> Shift – 2 Security Officers

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## Community Benefits

### #1 Convenience to Life Saving Services

**Grant partnerships**

**163 professional jobs**

**Educational resource to  
the community**

**Narcan training**

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

**Facility may be used  
for community  
meetings/purposes**