

## Bernie F. Gandras

509 E. Center St., Itasca, IL 60143

November 3, 2020

### Village of Itasca:

Village Planner Mo Khan

Re: Haymarket DuPage, LLC (Petitioner), 860 W. Irving Park Road, PIN: 03-07-202-002.

Not having followed Haymarket DuPage, LLC petitions from the onset, I have gone back to look at documents including transcripts and videos posted on the Itasca “Haymarket Meetings & Forms” website to better understand some of the history and concerns related to the proposed project at the above mentioned address. The intent then of this document is to provide the Plan Commission with references from the Village of Itasca Zoning Ordinance that I feel are relevant and may help in rendering a decision.

I will offer my comments based on having practiced architecture for over 40 years, rather than as a resident of Itasca, although they go hand-in-hand. Setting aside how one got to the current Petitioner’s two amended applications, dated August 7, 2020; (1) for approval of a special use for a Health Center, and (2) for approval of a special use for a planned development for a Health Center, I believe the following accurately reflects the Village of Itasca Zoning Ordinance, much of which may seem obvious and/or redundant in view of what has already transpired during Plan Commission Hearings.

1. Currently the zoning district for the above address is zoned ***B-2 Community Business District***. (Village of Itasca, Illinois 2018 Official Zoning Map)

2. The B-2 Community Business District was established ***“to promote a harmonious, efficient, and convenient retail shopping environment”***. The B-2 district encourages ***“the protection of the surrounding residential values; and the promotion of the general welfare of the surrounding residential area”*** (Reference Village of Itasca Zoning Ordinance 8.04).

3. The B-2 Community Business District may allow “Special Uses” by ***“Special Use Permit in accordance with the provisions of the Administrative Section 14.00”***. (Reference Village of Itasca Zoning Ordinance 8.04.2)

4. ***“Health centers, including clinics and hospitals”*** are among the uses that may be allowed by “Special Use Permit” (Reference Village of Itasca Zoning Ordinance 8.04.2.m), which is the basis for the Petitioner’s first amended application for approval. For convenience a “Healthcare Facilities (Health Centers)” definition is as follows:

***Village of Itasca Zoning Ordinance: Section 3.02 Definitions, Healthcare Facilities (Health Centers):***

***A clinic is a building containing an association or group of physicians, dentists, clinical psychologists, and similar professional healthcare practitioners, including allied professional assistants who are assembled for the purpose of carrying on their professions. The healthcare facility may include apothecary, dental and medical laboratories, and/or x-ray facilities, but shall not include in-patient care and/or operating rooms for major surgery:***

***A hospital is any institution, place, building, or agency, public or private, whether organized for profit, or not, devoted primarily to the maintenance and operation of facilities for the diagnosis and treatment or care of two (2) or more unrelated persons admitted for overnight stay or longer in order to obtain medical care, including obstetric, psychiatric, and nursing or care of illness, disease, injury, infirmity, or deformity.***

***The term “hospital”, without regard to length of stay, shall also include:***

***1. Any facility which is devoted primarily to providing psychiatric and related services and programs for the diagnosis and treatment or care of two (2) or more unrelated persons suffering from emotional or nervous disease; and***

***2. All places where pregnant women are received, cared for, or treated during delivery irrespective of the number of patients received.***

***The term “hospital” includes general and specialized hospitals, tuberculosis sanitarium, mental or physical hospitals and sanitarium, and includes maternity homes, lying-in-homes, and homes for unwed mothers in which aid is given during delivery.***

**5. “Planned developments”** are listed among the uses that may be allowed by “Special Use Permit” (Reference Village of Itasca Zoning Ordinance 8.04.2.u), and is the Petitioner’s second amended application for approval. The intent of a “Planned Development” applies to the development of a parcel of land. For convenience a “Planned Development” definition is as follows:

**Village of Itasca Zoning Ordinance: Section 3.02 Definitions, Planned Development:**

***Planned development means a parcel of land or contiguous parcels of land of a size sufficient to create its own character, controlled by a single landowner or by a group of landowners in common agreement as to control, to be developed as a single entity, the character of which is compatible with adjacent parcels, and the intent of the zoning district or districts in which it is located; the developer or developers may be granted relief from specific land-use regulations and design standards and may be awarded certain premiums in return for assurances of an overall quality of development, including any specific feature which will be of exceptional benefit to the Village as a whole and which would not otherwise be required by the Zoning Ordinance. The area of a planned development shall remain under one (1) ownership or unified control unless safeguards are provided that, in the opinion of the Plan Commission (See Section 4.04.5) and Board of Trustees of the Village of Itasca, will provide for the continuation of the original planned development concept.***

During the dialogue and testimony in the hearings, terms such as “residential” and “mixed-use” were mentioned. While there may be confusion as to whether or not the proposed health center contains a “residential” component or is “mixed-use”, neither are defined in the Itasca Zoning Ordinance perhaps adding to the confusion as to whether a planned development is applicable.

**6.** With regard to “Special Uses” it should be noted that in its purpose ***“the development and execution of the Zoning Ordinance is based upon the division of the Village into districts, within any one (1) of which the use of land and buildings and structures, as related to the land, are essentially uniform. It is***

*recognized, however, that there are Special Uses which, because of their unique character, cannot be properly classified in any particular district or districts without consideration, in each case, of the impact of those uses upon neighboring lands and upon the public need for the particular use at the particular locations* (Reference Village of Itasca Zoning Ordinance 14.11.1). Therefore, by the purpose statement alone, it would be impossible to consider a repurposing or change in use without having a full understanding of the impact on neighboring lands and public services including economic and social impacts. The application of a “Special Use” does not set aside the authority of the Director of Community Development requiring the Petitioner to submit support documentation and/or studies relevant to a request in a “Special Use” application.

7. The original “Use” of the referenced site was a hotel allowed at the time under a “Special Use Permit”. Haymarket DuPage LLC intends to repurpose or change the use of an existing building and/or land. As such the “application for approval of a special use for a planned development for a Health Center” more appropriately falls under the Zoning Ordinance definition for “Variation”. Notwithstanding, the requirement of **Administrative Section 14.00** still apply given that a “health center” may only be allowed by “Special Use Permit”. For convenience a “Variation” definition is as follows:

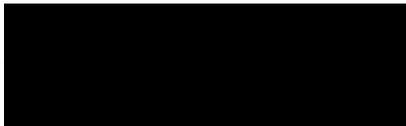
**Village of Itasca Zoning Ordinance: Section 3.02 Definitions, Variation:**

***A variation is a relaxation of the terms of the Zoning Ordinance where such variations will be in harmony with the general purpose and intent and not contrary to the public interest, and where, due to conditions, peculiar to the property and not the direct result of the actions of the owner, a literal enforcement of the Ordinance would result in practical difficulties or unnecessary hardship. Variation may be granted in the use, construction, or alteration of a building or structure, or in the use of land.***

The existing 5 story (previous Holiday Inn), most likely was approved as hotel by “Special Use”, with the belief that it was within the scope and intent envisioned for the B-2 Community Business District at that site. Regardless of whether a planned development or variation is followed, it would be appropriate to evaluate any repurposing and/or change in use of the existing facility/site on the same premise of being within the scope and intent envisioned for the B-2 Community Business District at that site.

There is no question that substance abuse, including alcohol abuse and various behavioral issues have grown in this country, and need to be addressed. The question before the Plan Commission is not whether a facility that attempts to address the above issues should exist in Itasca, but whether the repurpose and/or change in use of the above referenced facility/site is within the scope and intent envisioned by the Village of Itasca for the B-2 Community Business District at this site.

Respectfully,



Bernie F. Gandras  
Licensed Architect State of Illinois



**RECEIVED**  
11-19-2020

Lisa M. Danna-Brennan  
108 E. Jefferson Ave.  
Wheaton, Illinois 60187  
[REDACTED]

November 17, 2020

Itasca Plan Commission and Village Board  
Itasca Village Hall  
550 W. Irving Drive Road  
Itasca, Illinois 60143-17

RE: Haymarket Center of DuPage

Dear Planning Commission and Board:

I write in support of Haymarket Center of DuPage and in doing so, share with you my relevant perspective as a woman bereft of her parents as the consequence of Heroin addiction. If you were to search the Elk Grove Public Library's archives for its annual writing contest, you would find a prize-winning essay on the topic of "Elk Grove: the Peony Village" written by a child in the mid-1980's about the hidden crisis of Heroin addiction in the suburbs. I wrote that essay 37 years ago and yet, I am still writing in the hopes to convince a municipal body to treat opioid addiction seriously.

My parents were not scary people, they were tragic people. They were loving and funny and brilliant—yes, intellectually brilliant. They were also drug addicts. Heroin was their master. They begged me to never try drugs and I never have because I lived the consequences of their addiction. Our mother was arrested for drugs and incarcerated for 6 months when my sister and I were only 7 years old. We never had our own home. We had no health insurance. My sister and I attended 7 different schools before we graduated, bounced back and forth between agonizing grandparents. We sat in the homes of drug dealers; we played with their children. Teachers nurtured us. Emergencies happened. We called ambulances. We called police. But our parents could not get proper treatment. It wasn't available.

My sister and I were schlepped along to the closest methadone clinic to our home, which was all the way in Chicago. It was too far. It didn't last. At 19, I stood in the emergency room of Alexian Brothers Medical Center, begging for my then-hallucinating mother to be admitted to their hospital, just long enough for her to detox so that she could get treatment while sober. She had no insurance. After I left, they released her and she walked home, in the cold, with no coat, still hallucinating, across Arlington Heights Road. My dad was in jail for drugs, so he couldn't pick her up. I was told that the hospital had no choice but to release her because she had no insurance, so she couldn't be in the addiction unit. The highest level practitioner she could see was a licensed social worker--no psychiatrist, no doctor.

Neither of my parents lived to see 50. My dad was 43 years old when he died of an overdose in my grandma's arms at her home. She was there for his first and last moments. My mother was 49 when she died at Alexian Brothers of a liver infection, the consequence of hepatitis from Heroin needles.

Opioid addiction is a family disease—one that can be cured. If there had been treatment for my parents, my sister and I may not have had to raise ourselves. I cannot describe the emotional trauma that we have

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learned to live with. My grandmothers would not have had to spend years in fear of their children's fate, only to watch their children die. My children would have grandparents and I would have them to call on for their wisdom or support. The social services of our communities: schools, village services, police, food, and income support would not have to be expended in an attempt to stabilize and unstable family.

What is the issue? Drug addicts are not dangerous when they are showing up to receive treatment and certainly not when they are in-patients. They are dangerous when they are seeking drugs and the means to pay for them. When you vote to stop drug treatment in a safe facility such as Haymarket proposes, your vote makes the community unsafe. Yes, your constituents are afraid of a bunch of drug addicts receiving treatment in one building, but their fears are not supported by logic or evidence.

My fears are lived realities. The reality is drug seeking is dangerous. The reality is that raising children in a home with drugs is dangerous. The reality is loved ones trying on their own to stop their child, spouse, friend, parent, is dangerous. The reality is failure to treat opioid addiction has been proved to be dangerous in the statistics of our dead children, dead parents, dead friends, dead neighbors, dead opioid addicts in DuPage County.

You have not only an opportunity, but an obligation to protect the members of our community from this horrible disease. Work with facts, not fears. I implore you from the bottom of my broken heart to do right by other children, the children of the addicts and the children who become addicts, to allow Haymarket to offer hope in treatment. Approve the permit.

Sincerely,



Lisa M. Danna-Brennan

December 4, 2020

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

**RE: Haymarket public hearings**

Dear Mr. Pruyn,

My name is Rudy Presta and I reside at 325 N. Cherry St Itasca, IL 60143.

I have actively involved in attending, participating, and now watching the Plan Commission Public Hearings for Haymarket DuPage LLC.

I understand that the Village of Itasca is obligated to follow the guidelines and protocols set by the Governor Pritzker for the State of Illinois. The latest public hearings for Haymarket on December 2, 2020 were done via Zoom. As a resident the remote hearing was not the same the public meetings held in person.

As a resident of Itasca please accept this letter as my formal objection to holding the public hearings for Haymarket via Zoom or remotely. This is too big of a project with too big of an impact on Itasca to hold the public hearings remotely.

The remote hearing is not conducive to public comments and not fair for the residents that want to participate and ask questions of witnesses presented by the petitioner. Holding the hearings remotely does not allow all of the residents of the Village of Itasca, including myself, to properly view each witness and hear the witness testimony regarding the project.

The Plan Commission Public Hearing Protocols published by Itasca provides that the members of the public can provide written comments and questions in advance of the public hearing in lieu of live comments and questions. The problem with this is it is almost impossible to determine questions that need to be asked prior to hearing the witnesses' testimony. In addition, the agendas provided to date have not provided any information regarding who the Petitioner will be calling as a witness and the topics for which the witness will provide testimony.

It is simply not fair that an elderly resident, or any Itasca resident who might not have access to the internet or necessary computer skills to view participate in a remote hearing. The Planning Commission should hear from all of the Itasca residents that want to participate in the public hearing.

The public hearing has to be a fair process for both the petitioner and the residents and stakeholders. The Village of Itasca has made reasonable accommodations for Haymarket throughout this process. Those same reasonable accommodations should be made to the residents of Itasca.

Accordingly, I am requesting that the Village of Itasca and the Plan Commission reconsider its hosting of the zoning meetings via remote and delay the hearings to be reconvened in person when they can be done safely in accordance with the State of Illinois guidelines and protocols.



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Rudy Presta