

Proposal on the Danish Old People's Home, 5656 N Newcastle

My name is Denise LeSeur-Waechter. My husband Joseph M Waechter Jr and I own the house at 5647 N Newcastle. We have owned this house and lived in it for nearly 40 years. We have been following this proposal very closely because our property is directly across the street from the Danish Home and more specifically, our driveway is directly across from the public alley that runs south of the Danish Home.

Our primary concern, and one we raised with the Alderman's office back in January 2019, when this proposal was first made, is for the impact additional buildings and now additional parking places will have on the current flooding problems on Newcastle.

Currently, Newcastle floods whenever there is a mildly significant rain. The alley is considerably higher than the street and there are only three drains at the Newcastle end to take the water. The drains in the alley, itself are at the top of the hill and do not appear to be effective. Directing more water toward the alley and eliminating grassy areas will make the problem worse. Even with diligence on our part and that of our neighbors on Hobart to keep the drains free of leaves and other debris before rain starts, we often need to go out during the rain to rake off the newly settled debris to allow the street to drain. In addition to making it impossible for us to access our own garage and driveway, cars continue to drive down the flooded street, often times at a significant speed. After these flood situations, we have found a car bumper and a license plate. It should also be noted that we have never seen anyone from the Danish Home attempting any of this street maintenance.

We do see that the revised plans for this project contain a storm water storage area near the alley, we are not confident that this will be sufficient to deal with the loss of green space and additional run-off from the new buildings/roofs and additional paved parking places

We are not happy with the size of the proposed expansion but we sincerely hope that the Planning Commission is aware of this flooding issue and ensures that any plan approved does not allow the formation of "Lake Newcastle" to continue. We are reaching the stage in life where we have to consider our ability to sell our property. Limited access to our driveway and garage is an issue for us and should be a safety issue for the 41st Ward.

Sincerely,
Denise LeSeur-Waechter
Joseph M Waechter Jr
5647 N Newcastle Ave

Statement of Michael Simi

I live at 6842 W. Hobart St., Chicago, IL. I am a retired Chicago Police Officer and have lived in my house with my wife and three children for over 30 years. This proposal will be directly behind my house and will result in an almost 40 foot high wall directly on the Danish Home's lot line behind my house. This will have a detrimental effect on the light and ventilation that goes to the rear of my house and my backyard. It will be an absolute eyesore, but the biggest detriment will be the noise coming from the Kennedy expressway, which is approximately 200 feet from my home. My neighbors to the east, who already have the three-story addition behind their homes, experience noise pollution generated when the expressway and CTA "L" noise bounces off the three-story wall and back at their homes. This effect cannot be understated, the noise is very loud, along with airplane traffic and this proposal will make this situation much worse for the remainder of the property owners on Hobart Street. This proposal to put an almost 40-foot-high, over 35,000 sq foot commercial building on the rear lot line, with no setback at all. There is flooding in the area now and this is going to increase flooding and drainage issues and decrease all the Hobart property owner's home values.

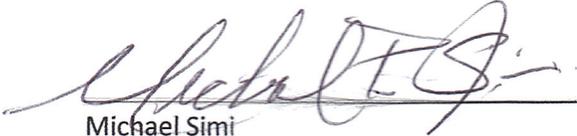
The community input process in this matter was a farce. No community group vote was ever taken, or survey asked of neighbors opinions. When allowed to speak, we were limited to 3 minutes. No person spoke in favor of the project, other than the Danish Home's attorney and executive Director, and the neighbors were unanimous in their opposition to the proposal. The alderman has based his support on the vote of his zoning advisory committee. With eight members, 4 voted in favor, three against and one abstained. This is basically a draw and not one of the members of this committee lives in this neighborhood. One of the committee members stated as she voted in favor that she put it to a vote of her community organization in Oriole Park and they thought it was a neat idea. Are you kidding me, the neighbors in Oriole Park, which is on the other side of the Kennedy expressway and in no way affected by this proposal, they could vote on this proposal but the neighbors directly affected could not? The Alderman made it very clear that he did not care either way whether this proposal passed or not. The Alderman stated that he had nothing to lose either way, and when informed he may lose some votes, he replied "I don't care, I will go back to being a Fireman". This truly was an offensive process. I have polled the neighbors and attached you will find a petition signed by over 40 registered voters who live directly adjacent to the proposal.

One additional matter that has never been discussed is how the construction of this almost 40,000 square foot commercial building, 16 feet from our rear property lines, is going to affect our peace and enjoyment of our quiet single-family homes. This is one of the many reasons that commercial uses are separated from residential uses by the Chicago Zoning Ordinance. Construction of this size of a commercial structure is going to be a nightmare for us, it will result in blocking the alley to construct the largest portion of this addition (again, directly up to the lot line). It is simply not fair to ask us to live through this. This site is surrounded on all four sides by single family homes, and this proposal is just not compatible with the quiet residential nature of this area. I would hope that as City officials, your primary goal is to protect the property tax payer's rights of individual citizens and not to promote a commercial enterprise such as this. We pay property taxes and support the city via all taxes that this commercial enterprise does not.

If the proposal was allowed to have input from the neighbors, we would have suggested some setbacks, with the third floor set back even further to minimize the effect on the adjacent properties, increased

parking near the new entrance (not at a point farthest from the new entrance as is now proposed) and a substantially smaller footprint for the additions, but the neighbors were simply ignored in this process. We asked as neighbors to sit down and change the dynamics of this project and we were rebutted with no from the director of the home. No changes were ever made from the first meeting to the last. This proposal does not have any support from the citizen tax payers who will be directly affected by it, it is going to have a negative effect on our property values, our quality of life and I strongly encourage you to vote against this project as currently proposed.

Respectfully submitted,

A handwritten signature in black ink, appearing to read "Michael Simi", written over a horizontal line.

Michael Simi
6842 W Hobart Ave

Chicago. Il. 60631

312-613-2599

michaelsimi@yahoo.com

PETITION TO THE

City of Chicago

Plan Commission and Department of Zoning

IN RE: 5656 N. Newcastle Avenue, (Norwood Park, 41st Ward)

A proposed amendment to planned development #276, submitted by The Society for the Danish Old People's Home, for the property generally located at 5656 North Newcastle Avenue. The applicant is proposing to rezone the property from Institutional Planned Development #276 to RT-4 (Residential Two-Flat, Townhouse and Multi-Unit District) and then to Institutional Planned Development #276, as amended. The applicant proposes to construct two three-story resulting lateral additions to the existing building – one on the west side and one on the east side. The resulting expansion would not increase the allowed number of beds within the facility (this would remain at 87 per the original approved planned development). The proposal would include 13 accessory vehicular parking spaces on site and an additional (30) off street accessory vehicular parking spaces established via grant of privilege along Hurlbut Street

I OBJECT TO THE PROPOSAL:

1. Name: Charles J. Kremer Signature: Charles J. Kremer
Address: 6852 W. Hobart Ave. Chicago, IL 60631
2. Name: Nancy Kremer Signature: Nancy Kremer
Address: 6852 W. Hobart Ave. Chicago, IL 60631
3. Name: Andrew Kremer Signature: Andrew Kremer
Address: 6852 W. Hobart Ave Chicago, IL, 60631
4. Name: Andrew Zervas Signature: [Signature]
Address: 6860 W. HOBART 60631
5. Name: Eileen Kelly Signature: Eileen Kelly
Address: 6846 W. Hobart Chgo. IL 60631

6. Name: Brenna Kelly Signature: Brenna Kelly
Address: 6846 W. Hobart Chicago, IL, 60631
7. Name: Heleen McCann Signature: Heleen McCann
Address: 6836 W. Hobart Chicago IL 60631
8. Name: Frank Hoffman Signature: Frank Hoffman
Address: 6836 W. HOBART Chicago IL 60631
9. Name: James R Hoffman Signature: James R Hoffman
Address: 6832 W Hobart Ave Chicago
10. Name: Michelle Hoffman Signature: Michelle Hoffman
Address: 6832 W Hobart Chicago 60631
11. Name: DAN BURNS Signature: Dan Burns
Address: 6826 W. HOBART CHICAGO, IL. 60631
12. Name: Bridget Burns Signature: Bridget Burns
Address: 6826 W. Hobart Chicago IL 60631
13. Name: Carol Burns Signature: Carol Burns
Address: 6826 W Hobart Chicago IL 60631
14. Name: Georgina P. D'Ag Signature: Georgina P. D'Ag
Address: 6822 W. HOBART Chicago IL 60631

15. Name: David W Jackson Signature: David W Jackson
Address: 6815 W Hobart Chicago, IL

16. Name: Beatriz Feller Signature: Beatriz Feller
Address: 6808 W Hobart Ave Chicago 60631

17. Name: Charles Feller Signature: Charles Feller
Address: 6808 W. HOBART AVE CHICAGO 60631

18. Name: Eric Bender Signature: Eric Bender
Address: 6804 W. Hobart Chicago 60631

19. Name: Michelle Bender Signature: Michelle Bender
Address: 6804 W. Hobart Chicago 60631

20. Name: Joe Fealy Signature: Joe Fealy
Address: 5627 N NEWCASTLE

21. Name: Denise LoSera Librecht Signature: Denise LoSera Librecht
Address: 5647 N Newcastle, Chicago, IL 60631

22. Name: Joseph M Waechter Jr Signature: Joseph M Waechter Jr
Address: 5647 N Newcastle, Chicago, IL 60631

23. Name: Joseph Jackson Signature: Joseph Jackson
Address: 6810 W Hobart

24. Name: ADRIANA I. WEBER Signature: [Signature]
Address: 6843 W Hobart

25. Name: MICHAEL SIMI Signature: [Signature]
Address: 6842 W HOBART

26. Name: TERRI SIMI Signature: [Signature]
Address: 6842 W Hobart, Chicago, IL 60631

27. Name: ELISA SIMI Signature: [Signature]
Address: 6842 W Hobart, Chicago, IL 60631

28. Name: CHRISTINA SIMI Signature: [Signature]
Address: 6842 W Hobart, Chicago, IL 60631

29. Name: KEVIN CHAVEZ Signature: [Signature]
Address: 6807 W. HOBART CHgo IL 60631

30. Name: CHRIS CHAVEZ Signature: [Signature]
Address: 6807 W. HOBART CHgo ILLINOIS

31. Name: DANIEL SUCINATO Signature: [Signature]
Address: 5655 N. NEWCASTLE Chicago IL 60631

32. Name: Susan Bragg Signature: [Signature]
Address: 5655 N Newcastle 60631

33. Name: NANCY SOPRYCH Signature: Nancy Soprych
Address: 6800 W HOBART

34. Name: ROBERT SOPRYCH Signature: Robert Soprych
Address: 6800 W. HOBART

35. Name: MARISANE STRUNK Signature: Marisane Strunk
Address: 5637 N. NEWCASTLE

36. Name: ANGILO GALLEGOS Signature: Angilo Gallegos
Address: 5623 N. NEWCASTLE AVE

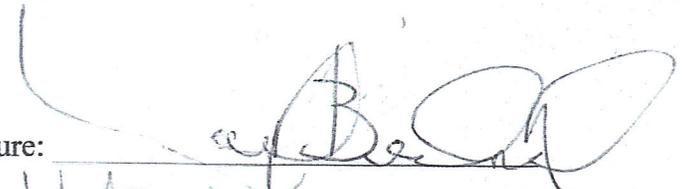
37. Name: Yvette Gallegos Signature: Yvette Gallegos
Address: 5623 N. Newcastle Ave

38. Name: FRANCIS J. LEHMAN Signature: Francis J. Lehman
Address: 6832 W. HURLBUT

39. Name: Robt. Lombardo Signature: Robert M Lombardo
Address: 6828 W. Hurlbut Chgo.

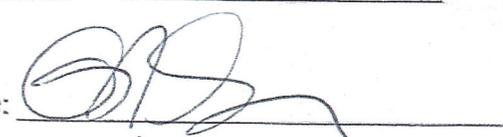
40. Name: LYNDA Lombardo Signature: Lynnda Lombardo
Address: 6828 W. Hurlbut St Chgo

41. Name: Lawrence W. Lusk Signature: Lawrence W Lusk
Address: 6822 W. Hurlbut Ave., Chicago Ill

Name: Mark Bednarek Signature: 
Address: 6847 W. Hobart Ave

Name: Virginia Bednarek Signature: Virginia Bednarek
Address: 6847 W. Hobart

Name: Sean Heffernan Signature: Sean Heffernan
Address: 6804 W. Hurlbut St.

Name: Geri Lusk Signature: 
Address: 6872 W. Hurlbut Ave., Chicago IL

Name: _____ Signature: _____
Address: _____

MEMORANDUM

TO: The Chicago Plan Commission

FROM: Lawrence Lusk

DATE: November 18, 2020

RE: Redevelopment / Expansion of Danish Home, bordered by Newcastle St. and Hurlbut Ave, Chicago, IL. Common Address 6809 W. Hurlbut, Chicago, IL PIN 13-06-315-009-0000, also known as 5656 N. Newcastle, Chicago, IL 60631.

BACKGROUND: The original building, which consists of the portion with its' front façade facing Hurlbut Street, was designed by the architecture firm of Winslow Associates in the classical style and was built in the early 20th century. The building is rated Orange in the Chicago Historical resource data base as it "possesses potentially significant architectural or historical features". In the 1960's there was an expansion of the facility. This expansion was on the Newcastle St. side and further expanded along the alley directly behind the facility. This expansion roughly doubled the size of the facility. The current proposal seeks to again almost double the size of the facility. The Danish home is currently not in compliance with the previous Planned Development in that they never installed the 27 off street parking spaces required therein.

SPECIAL DISTRICT #1 ZONING CLASSIFICATION: The current zoning classification for this part of Norwood Park is RS-1, subject to further restrictions of Special District #1 ("SD-1"). There are very few special districts in the zoning code and this area's designation as Special District #1 should be noted as significant as it requires 3 times the land area of the most common zoning classification in the City of Chicago, RS-3. The SD-1 zoning classification requires 7,500 sp. ft. of land for each dwelling unit, a maximum floor area ratio of .5 and a minimum of 50 feet of lot frontage for each house.

The Danish Home is located on a zoning lot of record with a land area of 89,555 sq. ft. per the PD documents from 1981 (this number contradicts the stated land area in this proposal). Therefore, a straight application of the existing zoning regulations in the area would permit 11 residential units under the minimum lot per unit criteria, but due to lot frontage rules, that number would likely be reduced to 10 residential units, with 8 houses facing Hurlbut and 2 houses facing Newcastle. The plans submitted pursuant to this application indicate a residential unit count of 59, plus either three or four staff apartments (three units have "staff residence" and one unit just indicates "staff"), for a total residential unit count of 62 or 63, more than 50 units over what is allowed under the SD-1 Zoning classification. The new units are one and two bedrooms and appear to be all independent or assisted living units.

The existing zoning code in this area does not permit Nursing Home facilities, as they are not deemed compatible with residential single-family home districts. None of the single-family

home districts (RS-1, RS-2, RS-3 or RT-3.5) permit Nursing Homes, and even the multi-unit residential zoning classifications require a special use application and a hearing in front of the Zoning Board of Appeals in order to establish this type of use. Additionally, it appears that per information obtained from the “PD” ordinance from 1981, the Danish Home already has a FAR of .55 which also exceeds the surrounding area’s zoning restrictions and is a nonconformity. And in all RS districts, off street parking is prohibited within 20 feet of the front property line. Yet in the current configuration, which this proposal requests to expand upon, the off-street parking is on the City of Chicago parkway, which should be green space and planted with trees like the rest of this neighborhood. Therefore, the Danish Home and its PD should be considered an existing non-conforming use and any expansion of an existing non-conforming use should be prohibited, or at least reviewed carefully as it violates several of the stated purposes of the Chicago Zoning Ordinance.

UNIT SIZE, TENANT DEMOGRAPHICS AND PARKING: This proposal requests an additional 22 units, but the actual increase in floor area is much more as a percentage of the current facility as there is more communal space, larger units and therefore this proposal almost doubles the size of the existing building. Although it is difficult to determine from the plans submitted with the applicants presentation, previous plans presented at a community group meeting indicated that the 22 new units would be a combination of one and two bedroom apartments and a mix of independent and assisted living units. They will be larger than the predominant size of existing units in the Danish Home and likely occupied by younger residents, with a more active lifestyle and more guests. Independent living tenants will have their own cars and therefore those units should be treated as individual residential units requiring at least one to one parking. These new residences will also require additional staff and have more guests. It also appears from this proposal that the plan includes combining existing units to create larger units in the existing building. After the project and with the larger facilities, the Danish Home could also go back to the State of Illinois to increase their total capacity beyond the 87 tenants they are now licensed to house. That is because licensing criteria are based partly on the size of the facility, so it is logical that an increase in licensing could occur. And this plan only allocates 11 truly off-street parking spaces that would be available to the tenants, their guests, staff, administration employees, visiting physicians and nurses, etc..

The facility currently has no off-street parking located on the same zoning lot as the building and all the parking utilized by the Danish Home is located on City property. Contrary to assertions made at the community group meeting, and after talking to several longtime residents, I have learned that the parking on the parkway was not installed by the Danish Home. After their last expansion, they were required to install 27 off-street parking spaces. They ignored this requirement and during the 1980’s parking in the neighborhood got so bad that a petition was started and responding to the requests of the residents the Alderman agreed to have the City install parkway parking on Hurlbut Ave. This parking was not intended to be considered off street parking for the Danish Home. What is happening now is a very dangerous precedent,

which basically encourages developers to ignore their planned development requirements and if they get away with it for long enough, the City will solve the problem by giving away City land for their private use. It should be noted that The Danish Home has sufficient land to create off street parking lots on both the east and west side of the facility.

17-10-0601 RS Districts. *The following standards apply in all RS districts.*

📖 **17-10-0601-A** *Off-street parking is prohibited in side setbacks and within 20 feet of the front property line. Off-street parking is permitted in a required side setback when accessed by a permitted driveway from the front property line.*

📖 **17-10-0601-B** *Required off-street parking spaces for residential uses must be located on the same zoning lot as the dwelling units served.*

📖 **17-10-0601-C** *Required off-street parking and non-required accessory parking serving nonresidential uses in RS districts (e.g., religious assembly) must be located on the same zoning lot as the use served, except that such parking may be located off site if approved as a special use. In such cases, the distance between the nearest parking space and the entrance to the use served by such parking may not exceed 600 feet. (See the special use procedures of Sec. [17-13-0900](#))*

In relation to parking requirements, this proposal violates the zoning code in almost all respects. Also, of note is that the Danish Home currently has insufficient parking for 59 residents, and it is only that they are operating at between 20 and 39 residents in the last five years that this parking deficiency has not been evident. I believe they currently have 31 residents and only one resident has a car. This is because most of the units in the current configuration are nursing care type units, very small rooms, more like the size of hospital rooms, and the resident makeup reflects this reality. Yet on the day of this writing, Tuesday, November 17, 2020, at 11:30 AM I took the attached picture of the parking along Hurlbut Avenue. It shows only three available parking spaces, plus one handicap space, that are not in use. This is during a pandemic with visiting of residents restricted and a tenant count in the low 30's.

PLANNED DEVELOPMENT:

17-8-0900 Standards and guidelines.

📖 **17-8-0901 Uses, Bulk, Density and Intensity.** *Planned developments are subject to strict compliance with the floor area ratio standards of the zoning district applicable to the subject property immediately before approval of the planned development. Planned developments must be in substantial compliance with density, use, setback, building height, and open space and other (non-FAR-related) development standards of the zoning district applicable to the subject property immediately before approval of the planned development.*

The underlying zoning classification is SD-1 and this proposal seeks approval for 62 units, 40 units higher than the bulk regulation. The proposal seeks an FAR of .75, 1.5 times that which is permitted in the underlying zoning classification. The proposal also seeks zero setbacks in the rear of the property. All of these bulk regulation infractions violate the intent of Section 17-8-0901 governing the approval of Planned Developments.

17-8-0902 Other Regulations. *Except as otherwise expressly stated, planned developments must comply with any special regulations that apply to the subject property, including but not limited to, the Chicago Landmark Ordinance, the Lake Michigan and Chicago Lakefront Protection Ordinance, the Chicago River Urban Design Guidelines – Downtown Corridor, and the Department of Planning and Development's sustainable development policy.*

This property is located in Special District #1 and yet this proposal completely ignores the bulk regulations of this Special District.

17-8-0904-C Parking.

1. *Large fields of surface parking should be avoided. Large parking lots should be broken up into smaller “cells” or “pods” that are defined by buildings, landscaping and pedestrian paths.*

2. *Parking should be located behind buildings or to the side of buildings. Large parking areas between buildings and the adjacent street/sidewalk should be avoided.*

3. *Shared parking should be provided whenever possible. Parking lots should be constructed to allow easy access to one or more buildings and multiple storefronts/uses.*

Clearly this proposal ignores subsection 2 above by allowing the Danish Home to count towards their off-street requirements the existing neighborhood parking located on the City parkway. One additional note as illustration of this ill-conceived parking plan. Use of the proposed 9 parking spaces located on the west end of the property will require visitors to park, then walk to the corner of the alley and Hurlbut Street, then almost 400 feet to the front of the property and another 40-50 feet to the new entrance. This is almost 500 feet to get to the new entrance, and human nature will dictate that visitors to the facility will find it much easier to just park on the street in front of the residences located on New Castle and Hurlbut. Even now, when there are parking spaces 50 feet away and open on Hurlbut, visitors park in front of my house, which is directly across the street from the current entrance.

CONSTRUCTION: The proposed construction of this large commercial structure will have a devastating effect on the neighborhood. One of the reasons that commercial development is not permitted in residential neighborhoods reflects this reality. The Danish Home is proposing more than 30,000 square feet of new construction. And this is not basic construction but nursing home construction, which is more complicated than your average big box commercial building. It will require hundreds of trucks to access the small side streets of New Hampshire, Hurlbut and New Castle. Taft High School is less than two City blocks away and all students coming from South and West of the City via the Kennedy Expressway come down New Hampshire and then turn down Hurlbut towards the High School. As many as 100 cars go down that street during the 7 AM to 8:30 AM hours during school days due to Byrn Mawr Avenue being a one-way street going west. In the afternoon the problem does not exist but in the morning the combination of construction traffic and student traffic will create major traffic problems for this quiet neighborhood. And during construction there will be dozens of construction workers, with their own trucks and cars, where are they going to park?

FLOODING ISSUES: I believe that the committee will be receiving statements regarding the flooding problems from neighbors on New Castle and Hobart so I will only briefly address this issue. The Danish Home has pumps that regularly discharge water on the front lawn area abutting Hurlbut. I hear and see these pumps in action, pumping out water even after light rain events. The facility is raised higher than the adjacent properties and therefore runoff of rain naturally flows towards the New Castle and Hobart properties. This expansion will necessarily increase this problem. The additional of a small water retention facility will not alleviate this problem because once that is filled, the additional runoff from this large expansion will put additional pressure on the already insufficient sewer system.

THE APPLICATIONS: Several problems exist with the applications and the presentation. The applicant's presentation indicates that the existing building is 34,566 sq. ft. and the proposed addition is 30,561 sq. ft., for a total of 65,149 sq. ft. But the application submitted to the Zoning Department indicates proposed floor area as 70,251.75 sq. ft. The previous PD indicated a net site area of 89,555 sq. ft. and this proposal indicates net site area of 93,669 sq. ft. It should be noted that the Danish Home used to own the property located next to the current facility and with an address of 5697 N. New Hampshire, and this property appears to be approximately 4000 sq. ft., but they sold that property several years ago. This may explain the discrepancy. The plan submitted with the applicant's presentation shows 62 residential units (59 residents and at least 3 staff apartments) but the application submitted to the zoning department indicates only 59 residential units.

CONCLUSION: Special Districts are supposed to promote "development patterns that are compatible with the character of existing neighborhoods" and yet this proposal seeks to take this non-conforming use further out of compliance with the special district that it is located in. The Norwood Park Special District 1 was created due to the exceptional pattern of development within the core area of Norwood Park's Norwood Park Circle and adjacent streets, and to preserve this low-density area. This proposal unnecessarily increases density in an area purposefully intended to be of the lowest density permitted under the Chicago Zoning Ordinance.

To suggest that the Danish Home is not seeking to increase density and will maintain the current tenant count is inaccurate. The demographics of the tenants will change substantially, and a review of the Danish Homes 2017 report on their website indicates that they are not operating close to capacity and even now sometimes all the parking is filled and vehicles are required to park on the street across from the facility. With this new addition and change in the demographics of the tenants, full occupancy of 87 tenants (from the current count of low 30s), plus the staff residences, daily parking requirements of nonresident staff and increased visitors to this new demographic of tenants, this will create traffic congestion and parking problems, especially during morning and afternoon when Taft H.S. is in session. The parking problems will extend beyond Hurlbut Avenue and will move down adjacent blocks of Newcastle and New Hampshire. In addition, many homes in the area suffer from occasional flooding and the Danish Home already has pumps that expel water from outlets in the front of the facility on a regular

basis. The increase in this commercial use of the property will only increase flooding in the area by requiring more rain water to be handled by the overburdened sewer system. Refuse removal, food delivery trucks, emergency services, which often are required to visit the facility, will also increase. Increases in all the above will in turn lower all our property values and interfere with our peaceful enjoyment of this beautiful and historically significant neighborhood.

Although I would prefer to live across the street from single family homes such as mine, when I bought my home the Danish Home already was located across the street and we have learned to live with this inconvenience. But I believe that this major expansion of the facility will have a detrimental effect on the surrounding property owners. I don't need an appraiser to tell me that when I go to sell my home, if the prospective purchasers have to park a block away, this is going to have a major effect on the home's value. If this proposal was for a new nursing home to be located in this landmark special district, it would be rejected without any consideration. So, the logic seems to be that because the nursing home already exists, it should be allowed to double in size. This logic defies the many provisions previously cited in this memorandum. It is already a nonconformity and therefore any expansion should be reviewed carefully and reflect considerations regarding the impact on the surrounding property owners. This proposal does not do that. Any assertion that there was a meaningful dialogue with the neighbors is also incorrect. Since the first proposal was submitted this project has only grown, with addition of an additional garage building (which height also violates the current zoning restrictions). Therefore, I am not in favor of this proposal and due to the parking, flooding and noise problems presented above, I do not believe that anyone who owns property within two blocks of this proposal should support this either. In addition, all residents of the Norwood Park Special District 1 should be concerned that such a major infringement of this special zoning district is being considered. I strongly encourage the Chicago Plan Commission to deny this specific application for Planned Development approval and send the applicant back to the community to engage in a meaningful dialogue regarding mitigation of the adverse effects of this large expansion. Thank you.