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HEALTH FACILITIES &
SERVICES REVIEW BOARD

July 5, 2012

Mr. Dale Galassie, Chairman
Illinois Health Facilities and Services Review Board
525 W. Jefferson St., 2nd Floor
Springfield, Illinois 62761

Dear Mr. Galassie,

I am writing with regard to the proposed facilities expansion by the Lutheran Home, located at 800 West Oakton in Arlington Heights, Illinois. This project is currently under consideration by the Illinois Health Facilities and Services Review Board as application number 12-025 for Lutheran Home for the Aged, Inc.

We understand that the Lutheran Home's proposal includes renovating existing facilities, constructing a new building, and reconfiguring parking lots. Due to the Lutheran Home's close proximity to our neighborhood – we share a street as a common border – any changes to the Lutheran Home's facilities or business activities have the potential to impact our residents' quality of life, particularly those who live adjacent to the Lutheran Home property.

With this letter, we formally notify the IHFSRB of our opposition to the Lutheran Home project as it is currently proposed. This position is based on the legitimate and as-yet unresolved concerns raised by Sherwood residents:

- **Aesthetics and zoning.** The size and location of the proposed new building will be inconsistent with the density, look, and feel of the surrounding residential neighborhoods. There is a high likelihood of the further deterioration of the views for our homeowners whose homes border the Lutheran Home property, which would impact their quality of life at best, and at worst result in reduced home values.
- **Traffic and parking.** The daily operation of the Lutheran Home currently incurs substantial car and truck traffic and noise. Additionally, the facility's parking has been inadequate for years, forcing employees and guests to park on residential streets. Any expansion will result in increased traffic and demand for parking, making conditions worse than they are today.
- **Water management.** Flooding due to storm water is a known problem within the Sherwood neighborhood, Lutheran Home area, and Arlington Heights in general. The proposed new building is placed on the footprint of an existing detention pond. Clearly the addition of more parking and buildings, combined with the elimination of existing water detention areas, raises major concerns about storm water management.

We do not object to the Lutheran Home's mission in principle, but we cannot abide by a proposal that achieves expansion and modernization at the expense of the surrounding community.

Thank you for your consideration. We look forward to collaborating with the IHFSRB, the Village of Arlington Heights, and the Lutheran Home on the proposed project to ensure a mutually beneficial outcome for all parties involved. If at any time you have additional questions or comments regarding this letter and its contents, please do not hesitate to contact me.

Sincerely,

Joseph Stanhope
President, Sherwood Improvement Association
847-788-9325
joestanhope@gmail.com

Cc: Board of Directors, Sherwood Improvement Association

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