

Constantino, Mike

From: Sandra Bivens [alexisbivensltd@yahoo.com]
Sent: Monday, June 20, 2011 8:52 AM
To: Constantino, Mike
Subject: Woodlawn Dialysis Center - 10-093
Attachments: Letter To Review Board.docx

Mr. Constantino.

I am Sandra Bivens, Executive Director of the 51st Street Business Association. This letter represents the concerns of several community organizations, in the Bronzeville community area. We are responding to the Woodlawn Dialysis Center proposed new location at 5050-5038 South Martin Luther King Drive in Chicago, Illinois. Please review and contact me regarding this project:

Sandra Bivens
51st Street Business Association
124 1/2 E. 51 Street
Chicago, Illinois 60615
(773) 285-3401
the51streetbusinessassociation@yahoo.com

Thank you.

31ST BUSINESS ASSOCIATION

1241/2 E. 51st Street
Chicago, Illinois 60615

(773) 285-3401 PH
(773) 285-3407 FAX

June, 19, 2011

State of Illinois
Health Facilities and Services Review Board
525 W. Jefferson Street
Springfield, Illinois 62761

RE: Woodlawn Dialysis Center – 10-093
Review Board Members:

This is a community response to the Illinois Department of Public Health findings on the Woodlawn Dialysis Center in Chicago, Illinois and their move to their proposed location at 5038 South Martin Luther King Drive in Chicago, Illinois. At a Saturday, June 18, 2011 meeting, leaders of the Bronzeville community unanimously rejected the proposed plan for being inconsistent with the plans for redevelopment of this historic community.

Alderman Pat Dowell informed the community residents on June 8, 2011 that the Davita Dialysis Center planned to relocate at 5050-5038 South Martin Luther King Dr, Although Davita Dialysis made application for relocation on January 4, 2011, this was the first notification that the community received that this plan was in process. We were not notified of the public hearing nor did we receive any information from Davita or the developer on this project. We understand that Alderman Dowell also did not receive notification by the relevant parties until the process was well underway.

The new location that has been proposed by the Davita Dialysis Center is at a key "gateway" to the Bronzeville community. This location is part of a historic district and retail area in a community redevelopment plan designed by the residents and businesses of the Bronzeville neighborhood.

Alderman Pat Dowell convened a meeting on Saturday, June 18, 2011 with the Dialysis Center, the Developer and community leadership. The attendees at this meeting were:

1. Alderman Pat Dowell, 3rd Ward
2. Davita Dialysis Center
3. The Concerned Citizens of Bronzeville

4. 51st Street Business Association
5. Bronzeville Alliance
6. QUAD Community Development Corporation
7. Urban Junction Inc.
8. Bronzeville Chamber of Commerce
9. Bronzeville Information Center
10. Daniel Abdo, Developer

The Dialysis Center and Dan Abdo, the developer gave a presentation on this project's service, designed and land use. Following the presentation the community resident voted on this specific plan. The results were as follows:

1. The Bronzeville community leadership voted unanimously to reject the proposed plan. The location, of the proposed dialysis center, is the gateway of the Bronzeville historic district. It is to be a major retail corridor for the Bronzeville and 51st Street community area. The Davita Dialysis Center would not fit, as proposed into the scope of retail development that is being considered in this location and would be a detriment to the character of the King Drive residential boulevard.
2. The community leaders agreed to consider this location for the Davita Dialysis Center if the following conditions are met:
 - a. The Davita Dialysis Center is built in a hide and wrap design with retail store space basically surrounding the facility.
 - b. There is a second floor elevation for office space above the retail stores for professional service offices
 - c. Adequate parking space is placed behind the retail spaces
 - d. The building is designed to accommodate the existing architecture and built with materials to complement the historic district, in which it will be located
 - e. The retail space is designed to accommodate local community residents that have cottage businesses or in start- up stages

- f. Davita and Daniel Abdo will assist and participate in the beautification project for the 51st Street Business area
- g. Security is budgeted in the cost of operation

We note that State Agency Report #10-093 indicates that this Applicant is allowed to request another deferral. In addition, with over half of the dialysis facilities within 30 minutes of the proposed facility being below the 80% target utilization (Table 4), there is more than enough capacity to address the expected December 31, 2011 closure of the dialysis center at 1164 E. 55th Street.

A subset of community representatives will be meeting again with Alderman Pat Dowell and Daniel Abdo, the developer on Monday, June 20, 2011. At that time the plans and our objections will be further negotiated. Until such time as these issues of development are resolved the residents of the Bronzeville community cannot support this project.

Sincerely,

Sandra Bivens
Executive Director
51st Street Business Association

Cc: Alderman Pat Dowell
Penny Davis, Davita Dialysis Center
Daniel Abdo, Developer
Damaris Walker, The Concerned Citizens of Bronzeville
Bernita Johnson-Gabriel, QUAD Community Development Corporation
Leana Flowers, Bronzeville Alliance
Bernard Loyd, Urban Juncture, Inc.
Johnny Blair, Bronzeville Chamber of Commerce
Hrold Lucas, Bronzeville Visitor Information Center
Oreal James, State Senator Kwame Raoul