February 20, 2017

Ms. Bonnie Hill & Ms. Courtney Avery
Illinois Health Facilities & Services Review Board
525 W. Jefferson Street, Second Floor
Springfield, IL 62761

RECEIVED
FEB 21 2017
HEALTH FACILITIES &
SERVICES REVIEW BOARD

RE: Project 16-054

Dear Ms. Hill and Ms. Avery:

There are several concerns that still need answering by Northwestern Memorial Healthcare-KishHealth System-Kishwaukee Community Hospital officials regarding the impact on the local area businesses and a non-profit, some of which provide identical services to what is being proposed by the applicant. During the hearing conducted by the DeKalb County Zoning Department hearing officer Dale Clark some questions went unanswered by the hospital officials present. They were asked (1) what the range of membership fees would be for the health and fitness center and (2) what properties in DeKalb County does Northwestern Memorial pay taxes on and which are exempt.

Other questions that need answering (1) How much are they now contributing to the Kishwaukee Valley YMCA each year for various partnerships and sponsorships, including the annual awards dinner, and (2) when will there be a town meeting at the YMCA to answer questions from members and staff about the impact on the YMCA once the new fitness center opens.

I would also ask that the HFSRB staff request copies of the meeting minutes from the YMCA and KishHealth System boards and committees leading up to and including the decision that was made not to partner on this new health and fitness center project. This is a critical piece of information needed to assess damages if in fact the YMCA did not alone vote to back out of the proposed partnership.

As shown in the evidence presented at the February ~~10~~ 9th public hearing (see attached chart) there will be a negative impact and substantial loss in income for the YMCA (located at 2500 Bethany Road, DeKalb) due to duplication of services and facilities on property immediately adjoining the YMCA's location now. The loss in revenue will severely curtail or entirely

eliminate the charitable work and programs now provided by the YMCA for low income, underserved and minority residents, children and families, in the area. There should be a requirement in the HFSRB approval that the Northwestern-KishHealth corporation reimburse the YMCA or pay an impact fee for lost members over the first five years of their new center opening, until the YMCA can recover from this major financial setback and reorganize to serve the needs of those members and the underserved population they still retain. If this agreement is not contained in a legally binding document then the approval should be withheld until such time as the paperwork is completed and signed by both parties.

Thank you for your attention to this matter which will have long-ranging and serious negative impact on a non-profit organization that has been a part of the DeKalb County community for 59 years. The new owner of the hospital complex, Northwestern, has only been in the community for less than two years.

Sincerely,

Barry Schrader
A member of the Kishwaukee Valley Family YMCA
P.O. Box 851
DeKalb, IL 60115

Attachment A

*Negative impact on YMCA in $$**

Attachment A

$292,000 loss if 5 pct. of members leave for NW-Kish

$584,000 loss if 10 pct. join NW-Kish

$1,168,000 lost if 20 pct. are recruited away by Northwestern-KishHealth Health and Fitness Center

*These figures based on outside consultant's report from 2013 study
Document should be available from YMCA office