

March 2, 2017

Ms. Bonnie Hill and Mr. Mike Constantino:
Illinois Health Facilities & Services Review Board
525 W. Jefferson Street, Second Floor
Springfield, IL 62761

RECEIVED

MAR 03 2017

**HEALTH FACILITIES &
SERVICES REVIEW BOARD**

RE: Project 16-054

Dear Ms. Hill and Mr. Constantino:

This letter is an appeal in response to the IHSFRB staff report stating in conclusion: "The applicants have successfully addressed all of the requirements of the State Board."

The staff apparently paid no attention to the issues raised in my letter and did not exercise due diligence in their research before reaching this conclusion. I refer you to my letter of February 20, 2017, calling for an answer to the question: How much are they (Northwestern Medicine-KishHealth/Hospital) contributing now to the Kishwaukee Valley Family YMCA, a nonprofit? This is vital to reveal how much they contribute now compared to the expected negative impact (5 pct. loss in membership costing \$290,000) to the YMCA caused by the new facility.

Further, the staff made no attempt to investigate the claim by KishHealth CEO Kevin Poorten that the YMCA alone withdrew from talks about partnering with the hospital corporation. This would require copies of the records of the meetings of the joint committee looking into partnering and then Minutes of both the YMCA board and the KishHealth board showing the actions of all three entities regarding the partnership. This is also critical to the case if the YMCA was excluded from the final plans to go ahead with the complex immediately adjacent to the YMCA building and property on Bethany Road. Also pertinent is a copy of the outside consultant's report in 2013 predicting the YMCA's estimated loss in memberships with the opening of the Northwestern-KishHealth facility in 2019. This can be obtained by contacting the YMCA executive director Mr. Mark Spiegelhoff. I believe these documents will show how serious the damage will be to the future of the YMCA and an impact fee (sliding scale based on membership

losses) should be paid to the YMCA for a period of five years from the 2019 opening of the new facility.

So I would request that this information be obtained and shared with all parties before the IHFSRB takes any action on the Project16-054 application. This **is most relevant** since it impacts the entire area and many people in our community, in addition to the fitness clubs and therapy centers that have been in business here for years.

I am attaching three exhibits: (1) the Daily Chronicle article published Jan. 3, 2017 reporting that studies showed a 5 percent loss to the YMCA; (2) the Northwestern Medical-Kishwaukee Hospital application to the DeKalb County Planning, Zoning and Building Department wherein two statements on Page 3 of that application are false. The variation WILL BE DETRIMENTAL to the public welfare (see Exhibit 3) and injurious to other property or improvements in the neighborhood, and there WILL BE adverse affects on the general welfare of the public; (3) a copy of a recently acquired flier from the YMCA for 2016 showing the many charitable services and offerings for low income and under-served families and youth in the vicinity. These would be severely impacted or eliminated by the loss of \$290,000 (or a greater amount) from the YMCA's budget.

For the latter reason alone the YMCA should be compensated so that they may continue to offer these badly-needed programs and services to those less fortunate than you or me.

Sincerely,



Barry Schrader
511 Roberts Lane
DeKalb, IL 60115

Attachments:

1. Daily Chronicle reprint from Jan. 3, 2017
2. Application for a zoning variance
3. YMCA 2016 updated services/programs

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Daily Chronicle Exhibit 1

Kishwaukee Family YMCA CEO: Hospital health center plan not a threat

Published: Tuesday, Jan. 3, 2017 10:39 p.m. CST

DeKALB – The leader of Kishwaukee Family YMCA says he wasn’t taken by surprise by a Northwestern Medicine Kishwaukee Hospital’s bid to build a \$46.4 million fitness center next door and doesn’t expect it to be crippling.

Officials at the YMCA have known about the hospital’s plans for a medically-affiliated community fitness center for years, CEO Mark Spiegelhoff said. They have studied how it might affect their organization, which includes a fitness center at 2500 Bethany Road in DeKalb.

X Previous studies indicated the facilities would offer some overlapping services, and also showed about 5 percent of YMCA members could migrate to the proposed Northwestern Medicine Kishwaukee Health and Fitness Center.

“We’ve known about this for some time,” Spiegelhoff said. “We have a long-standing partnership with the hospital, which has been a tremendous supporter. We’ll be looking for ways to expand that partnership.” *More likely a divorce...*

Spiegelhoff said the two agencies had at one point discussed a joint facility, but it wasn’t pursued. He said those talks happened before he joined the YMCA in 2015. He also said that the Y’s focus would remain on serving families and that it would continue to offer scholarships.

Northwestern Medicine officials want to build a 111,105-square-foot health and fitness center on vacant land on Bethany Road. Northwestern’s proposal calls for a two-story building at 626 E. Bethany on the hospital campus.

If approved by state regulators, the Northwestern building would be erected near the north hospital entrance on Bethany, just north of the old hospital, which was torn down in 2010.

“We believe the addition of the proposed Northwestern Medicine Kishwaukee Health and Fitness Center will provide patients, residents and our employees with access to enhanced programming focused on improving the health, wellness and fitness of residents in DeKalb County,” Kevin Poorten, president of Northwestern Medicine Kishwaukee Hospital, said in a statement.

“In addition to the new health and fitness center, we will be enhancing the hospital campus that will feature new green space, a walking path and sensory garden, all with the goal of improving the



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wellness of our residents.”

Plans for the fitness center include an aquatic center with two pools, locker rooms and child care services. Application materials submitted to the state review board show the hospital has final working architectural drawings for the project, but renderings of the proposed facility weren't immediately available Tuesday.

“The fitness components of the proposed project are provided to help bridge the gap between health care and fitness by introducing post-therapeutic programs for individuals transitioning into daily activities and exercise,” according to the application. “The spaces include an indoor walk/jog track, a gymnasium, group cycling room, stretching and abdominal exercise spaces, free weights, circuit weights, mind/body exercise and a group exercise studio,” according to the application. “There will also be a fully accessible exercise pool, warm water therapy pool and hydrotherapy pools.”

The lobby would include a small retail space selling food and other items, according to the application.

It's too early in the process to determine how many jobs could be created by the project, or how much memberships would cost, Northwestern spokesman Christopher King said. The Y offers adult memberships for \$43.25 a month.

While a new hospital fitness center with similar amenities could siphon members from the YMCA, hospital officials don't see their project as a direct competitor to the YMCA, according to the hospital's application to the state.

wrong

“Because a medically affiliated fitness center incorporates medically-trained personnel into the staff, a safe environment is created for people with mobility challenges or those who have not typically exercised,” the application said. “Studies show that 40 to 60 percent of members of medically based fitness centers have never been a member of another fitness center.”

Before construction can begin, the hospital will need to get a permit from the Illinois Health Facilities and Services Review Board and approval from the city of DeKalb.

“In the coming weeks, we look forward to working with the Illinois Health Facilities and Services Review Board during the application process,” Poorten said in a statement.

By law, anyone can submit a written request a public hearing on the hospital's proposal. There had been no such request as of Tuesday afternoon, senior reviewer Mike Constantino said. Written requests for public hearing must be received by the review board no later than Jan 13. No emails or faxes will be accepted.

The review board is tentatively scheduled to consider the hospital's application at its March 14 meeting at the Bolingbrook Golf Club. A staff report on the project is expected to be posted online Feb. 28, according to the review board's website.

If approved, construction could start in April and the project could be completed by March 2019, records show.

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Exhibit 2

APPLICATION FOR ZONING ACTIONS

MAP AMENDMENTS
SPECIAL USES
VARIATIONS

DK-17-2
FILE NUMBER
08-01-300-019 / 08-12-126-003
PARCEL NUMBER

Name of Applicant: Northwestern Medicine Kishwaukee Hospital

Address: 1 Kish Hospital Drive City: DeKalb

State, Zip: IL 60115 Phone: 815 756-1521

Attorney: Jodi Henninger

Address: 2300 Cabot Drive, Suite 500 City: Lisle

State, Zip: IL, 60532 Phone: 630 871-3639

Owner of Property: Kishwaukee Community Hospital (DBA Northwestern Medicine Kishwaukee Hospital)

Address: 1 Kish Hospital Drive City: DeKalb

State, Zip: IL, 60115 Phone: 815 756-1521

Address and Legal description of property: (May be attached) _____

626 E. Bethany Road, DeKalb, IL 60115

County Clerks Sub - Pt of Lot 119 SW 1/4

Assessors Lots Sec 12-Pt Lots 4 & 5

MAP AMENDMENTS OR SPECIAL USES

Existing Zoning District: Business Conservation District

Existing Use: Vacant Lots

Proposed Map Amendment: _____

OR

Proposed Special Use: N/A

2

VARIATION REQUESTS

Please provide responses to the following statements:

1. The property in question cannot yield a reasonable return if permitted to be used only under the conditions allowed by the regulations in the district in which it is located.

The property is part of the Kishwaukee Hospital campus which consists of many large institutional buildings. The highest and best use for this site is a health care facility that exceeds 20,000 sf.

2. The plight of the owner is due to unique circumstances.

The Kishwaukee Hospital Campus is unique in the community, providing health care access to DeKalb County.

3. The Variation, if granted, will not alter the essential character of the locality.

The character of the Kish Hospital campus is many well designed, large institutional buildings. The Health & Fitness Center will compliment the other buildings on campus in size and aesthetics.

4. There are practical difficulties or particular hardships associated with complying with the regulations of the Zoning District. For the purpose of determining the above, please respond to the following:

a. If the strict letter of the regulations were carried out, would the particular physical surroundings, shape or topography of this property involved result in a particular hardship upon the owner?

Yes. The physical surroundings are a Health Care Campus. It is not feasible for this building to be sized under 20,000 sf.

3

b. Would this request for a Variation be applicable to other property within the same zoning classification? _____

No. The Kishwaukee Hospital Campus is unique in the community.

c. Is this request based exclusively upon a desire to make money? _____

No. This request is based on best serving the health care needs of the DeKalb County community.

d. Has this hardship been created by the owner of property? _____

No.

e. Will the granting of the Variation be detrimental to the public welfare or injurious to other property or improvements in the neighborhood? _____

No. Granting this request will be beneficial to the community by providing increased access to health care.

Wrong

f. Will the granting of the Variation impair an adequate supply of light and air to adjacent property, increase traffic congestion, fire danger, or endanger the public safety or diminish or impair property values within the neighborhood? Will there be adverse affect on the health, morals or general welfare of the public? _____

No. The building is set back from adjacent properties, construction is non-combustible and the extg roadways are adequate for the campus. This Health & Wellness Center will improve the health & general welfare of the public.

Wrong

VARIATIONS

Zoning District: N/A
Existing Use: _____
Requested Use: _____

OR

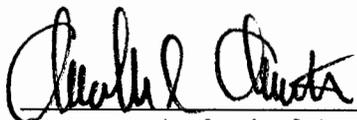
Required Setback: N/A
Requested Setback: _____

OR

Existing Requirements (Please Specify): The total gross floor area devoted to any one business, firm, or service shall not exceed 20,000 square feet.

Requested Requirements (Please Specify): The total gross floor area devoted to any one business, firm, or service shall not exceed 115,000 square feet

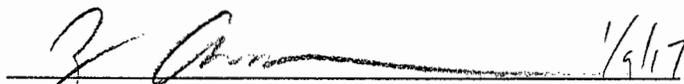
The undersigned grants the DeKalb County Planning Director or his/her designee and the Hearing Officer permission to enter upon the property described on this application for the purpose of inspection.



Owner or Authorized Agent

1/5/17

Date



Received By

5

DISCLOSURE OF INTEREST

Pursuant to the requirements of State Statutes (55 ILCS 5/5-12009), please provide the names and addresses of all owners of the property for which the zoning action is requested. If ownership is by a corporation, provide the names and addresses of all officers and directors, and all stockholders owning any interest in excess of 20% of all outstanding stock of such corporation. If the petitioner for zoning action is a business or entity doing business under an assumed name, or if a partnership, joint venture, syndicate or an unincorporated voluntary association, provide the names and addresses of all true and actual owners of the business or entity, the partners, joint ventures, syndicate members or members of the unincorporated voluntary association.

William P. Flesch, Chair

Kishwaukee Hospital
1 Kish Hospital Drive
DeKalb, IL 60115

Dean M. Harrison, CEO

Northwestern Memorial Hospital
251 E. Huron 3-708E
Chicago, IL 60611

Kevin P. Poorten, President

Kishwaukee Hospital
1 Kish Hospital Drive
DeKalb, IL 60115

John A. Orsini, Treasurer

Northwestern Memorial Hospital
251 E. Huron 3-710H
Chicago, IL 60611

Maureen A. Taus, Assistant Treasurer

Finance
Northwestern Memorial HealthCare
4525 Weaver Parkway, Suite 300
Warrenville, IL 60555

James C. Dechene, Secretary

Office of General Counsel
Northwestern Memorial HealthCare
211 East Ontario Street, Suite 1800
Chicago, Illinois 60611

Emily J. Kozak, Assistant Secretary

Northwestern Memorial Hospital
251 E. Huron 3-708C
Chicago, IL 60611

2016 UPDATE



FOR YOUTH DEVELOPMENT
FOR HEALTHY LIVING
FOR SOCIAL RESPONSIBILITY

YOUTH DEVELOPMENT

Nurturing the potential of every child and teen

HEALTHY LIVING

Improving our community's health and well-being

SOCIAL RESPONSIBILITY

Giving back and providing support for our neighbors

KISHWAUKEE FAMILY YMCA

325 WEEKS

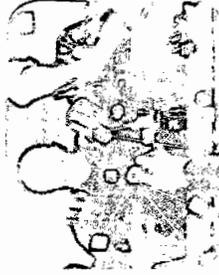
This year we provided 325 subsidized weeks of summer camp, ensuring at risk children had access to safe, fun & developmental programs.

3 NEW SITES

We've added 3 new afterschool sites including Huntley Middle School, Clinton Rosette and Hiawatha. There are now a total of 11 afterschool sites.

BEFORE SCHOOL

This year we added 8 before school locations in all District #428 Elementary Schools.



200 CHILDREN

Through YMCA swim lesson scholarships 200 children were able to learn to swim.



105 CANCER SURVIVORS

empowered their life in LIVESTRONG at the YMCA.

12,539 MEALS

This summer we served 12,539 meals & 10,801 snacks to ensure all children have access to healthy meals over the summer months.

1,152 BOXES

Number of school supply boxes distributed in August to YMCA campers, scholarship families and community members in need.

OVER 1,000

seniors have access to Y facilities and more than 12 senior focus programs to keep them healthy longer.

OUTREACH SITE

Liberty Park was added as an open food and programming site in 2016. This is in addition to Camp Power and the Y.



815.756.9577

www.kishymca.org