

**ILLINOIS HEALTH FACILITIES and SERVICES REVIEW BOARD (HFSRB)
PROJECT HEARING REPORT**

Applicant: Presence St. Joseph Hospital Chicago, Illinois

Project Number: 13-011

Hearing Date: Friday, April 12, 2013

Location: John Merlo Library Branch 644 West Belmont, Chicago, Illinois

Time: 1:00 PM - 4:00 PM

Hearing Officer: Alexis Kendrick

Staff Support: Courtney Avery, Administrator

HFSRB Representative: Philip Bradley, Board Member

Hearing Requested by: Presence St Joseph Hospital Chicago, Illinois

The following summarizes the attendance figures:

Oral/Written Presentations:

Support: 15

Oppose: 1

Registered Attendance Only

Support: 0

Oppose: 0

Neutral: 0

Total individuals registered: 16



STATE OF ILLINOIS
HEALTH FACILITIES AND SERVICES REVIEW BOARD

Public Hearing Testimony Registration Form

OPPOSITION

Facility Name: Presence St. Joseph Hospital - Chicago

Project Number: 13-011

I. IDENTIFICATION

Name (Please Print) MARGERIE AL-HALABI

Address 330 WEST DIVERSEY PARKWAY, APT 1401

City CHICAGO State ILLINOIS Zip 60657

Signature Margerie Al-Halabi

II. REPRESENTATION (This section is to be filled if the witness is appearing on behalf of any group, organization or other entity.)

Entity, Organization, etc. represented in this appearance (i.e., ABC Concerned Citizens for Health Care)

READING STATEMENT BY THE PRESIDENT
OF THE COMMONWEALTH PLAZA
CONDOMINIUM ASSOCIATION.

III. Testimony (please circle)

Oral
~~Written~~
 PORTIONS

Written
 STATEMENT



STATE OF ILLINOIS
HEALTH FACILITIES AND SERVICES REVIEW BOARD

Public Hearing Testimony Registration Form

SUPPORT

Facility Name: Presence St. Joseph Hospital - Chicago

Project Number: 13-011

I. IDENTIFICATION

Name (Please Print) Beau Bancroft

Address 2960 N. Lakeshore

City Chicago State IL Zip 60657

Signature *Beau Bancroft*

II. REPRESENTATION (This section is to be filled if the witness is appearing on behalf of any group, organization or other entity.)

Entity, Organization, etc. represented in this appearance (i.e., ABC Concerned Citizens for Health Care)

III. Testimony (please circle)

Oral

Written



STATE OF ILLINOIS
HEALTH FACILITIES AND SERVICES REVIEW BOARD

Public Hearing Testimony Registration Form

SUPPORT

Facility Name: Presence St. Joseph Hospital - Chicago

Project Number: 13-011

I. IDENTIFICATION

Name (Please Print) Christine^{W.} Brown

Address 2960 N. Lakeshore

City Chicago State IL Zip 60657

Signature Christine W. Brown

II. REPRESENTATION (This section is to be filled if the witness is appearing on behalf of any group, organization or other entity.)

Entity, Organization, etc. represented in this appearance (i.e., ABC Concerned Citizens for Health Care)

III. Testimony (please circle)

Oral

Written

04/12/13



STATE OF ILLINOIS
HEALTH FACILITIES AND SERVICES REVIEW BOARD

Public Hearing Testimony Registration Form

SUPPORT

Facility Name: Presence St. Joseph Hospital - Chicago

Project Number: 13-011

I. IDENTIFICATION

Name (Please Print) Ruth Buntman

Address 2960 N. Lakeshore Drive, Apt. 1701

City Chicago State Illinois Zip 60657

Signature Ruth Buntman

II. REPRESENTATION (This section is to be filled if the witness is appearing on behalf of any group, organization or other entity.)

Entity, Organization, etc. represented in this appearance (i.e., ABC Concerned Citizens for Health Care)

III. Testimony (please circle)

Oral

Written



STATE OF ILLINOIS
HEALTH FACILITIES AND SERVICES REVIEW BOARD

Public Hearing Testimony Registration Form

SUPPORT

Facility Name: Presence St. Joseph Hospital - Chicago

Project Number: 13-011

I. IDENTIFICATION

Name (Please Print) Tom Coffey

Address 500 N. Dearborn

City Chicago State IL Zip 60654

Signature [Handwritten Signature]

II. REPRESENTATION (This section is to be filled if the witness is appearing on behalf of any group, organization or other entity.)

Entity, Organization, etc. represented in this appearance (i.e., ABC Concerned Citizens for Health Care)

III. Testimony (please circle)

Oral

Written



STATE OF ILLINOIS
HEALTH FACILITIES AND SERVICES REVIEW BOARD

Public Hearing Testimony Registration Form

SUPPORT

Facility Name: Presence St. Joseph Hospital - Chicago

Project Number: 13-011

I. IDENTIFICATION

Name (Please Print) David Collins

Address 3138 N. Broadway

City Chicago State IL Zip 60657

Signature *David Collins*

II. REPRESENTATION (This section is to be filled if the witness is appearing on behalf of any group, organization or other entity.)

Entity, Organization, etc. represented in this appearance (i.e., ABC Concerned Citizens for Health Care)

Lakeview East Chamber of Commerce

III. Testimony (please circle)

Oral

Written

(reading letter of support)

04/12/13



STATE OF ILLINOIS
HEALTH FACILITIES AND SERVICES REVIEW BOARD

Public Hearing Testimony Registration Form

SUPPORT

Facility Name: Presence St. Joseph Hospital - Chicago

Project Number: 13-011

I. IDENTIFICATION

Name (Please Print) Merle Diamond

Address # 825 Edgewood Lane

City Glenview State Illinois Zip 60025

Signature Merle Diamond

II. REPRESENTATION (This section is to be filled if the witness is appearing on behalf of any group, organization or other entity.)

Entity, Organization, etc. represented in this appearance (i.e., ABC Concerned Citizens for Health Care)

St Joseph Hospital

2900 N Lake Shore Dr

Chicago Il

60657

III. Testimony (please circle)

Oral

Written



STATE OF ILLINOIS

HEALTH FACILITIES AND SERVICES REVIEW BOARD

Public Hearing Testimony Registration Form

SUPPORT

Facility Name: Presence St. Joseph Hospital - Chicago

Project Number: 13-011

I. IDENTIFICATION

Name (Please Print) Mike Duggan

Address 6966 Hamilton Unit D

City Chicago State IL Zip 60648

Signature [Handwritten Signature]

II. REPRESENTATION (This section is to be filled if the witness is appearing on behalf of any group, organization or other entity.)

Entity, Organization, etc. represented in this appearance (i.e., ABC Concerned Citizens for Health Care)

Patient

III. Testimony (please circle)

Oral

Written

Both



STATE OF ILLINOIS
HEALTH FACILITIES AND SERVICES REVIEW BOARD

Public Hearing Testimony Registration Form

SUPPORT

Facility Name: Presence St. Joseph Hospital - Chicago

Project Number: 13-011

I. IDENTIFICATION

Name (Please Print) Sister Clara Francis

Address 2900 N. Lake Shore Drive

City Chicago State IL Zip 60607

Signature Clara F. Francis

II. REPRESENTATION (This section is to be filled if the witness is appearing on behalf of any group, organization or other entity.)

Entity, Organization, etc. represented in this appearance (i.e., ABC Concerned Citizens for Health Care)

III. Testimony (please circle)

Oral

Written



STATE OF ILLINOIS
HEALTH FACILITIES AND SERVICES REVIEW BOARD

Public Hearing Testimony Registration Form

SUPPORT

Facility Name: Presence St. Joseph Hospital - Chicago

Project Number: 13-011

I. IDENTIFICATION

Name (Please Print) Dennis Galinsky M.D.

Address 55 East Erie #1905

City Chicago State IL Zip 60611

Signature Dennis Galinsky M.D.

II. REPRESENTATION (This section is to be filled if the witness is appearing on behalf of any group, organization or other entity.)

Entity, Organization, etc. represented in this appearance (i.e., ABC Concerned Citizens for Health Care)

III. Testimony (please circle)

Oral

Written



STATE OF ILLINOIS
HEALTH FACILITIES AND SERVICES REVIEW BOARD

Public Hearing Testimony Registration Form

SUPPORT

Facility Name: Presence St. Joseph Hospital - Chicago

Project Number: 13-011

I. IDENTIFICATION

Name (Please Print) ~~David Guzman~~ DAVID GUZMAN

Address 1157 W. Drummond St

City CHICAGO State IL Zip 60614

Signature [Handwritten Signature]

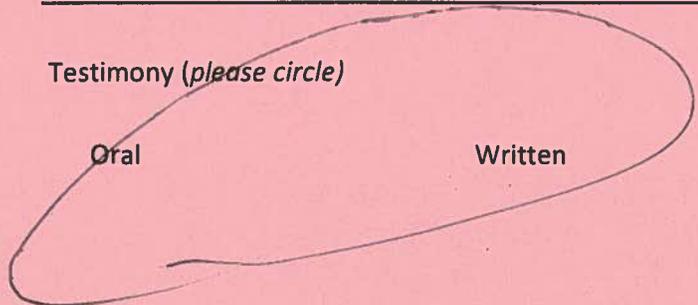
II. REPRESENTATION (This section is to be filled if the witness is appearing on behalf of any group, organization or other entity.)

Entity, Organization, etc. represented in this appearance (i.e., ABC Concerned Citizens for Health Care)

III. Testimony (please circle)

Oral

Written





STATE OF ILLINOIS
HEALTH FACILITIES AND SERVICES REVIEW BOARD

Public Hearing Testimony Registration Form

SUPPORT

Facility Name: Presence St. Joseph Hospital - Chicago

*to be
behalf*

Project Number: 13-011

I. IDENTIFICATION

Name (Please Print) Elizabeth Kosar

Address 3724 N. Sheffield Ave, Apt. 2N

City Chicago State IL Zip 60613

Signature Elizabeth Kosar

II. REPRESENTATION (This section is to be filled if the witness is appearing on behalf of any group, organization or other entity.)

Entity, Organization, etc. represented in this appearance (i.e., ABC Concerned Citizens for Health Care)

III. Testimony (please circle)

Oral

Written



STATE OF ILLINOIS
HEALTH FACILITIES AND SERVICES REVIEW BOARD

Public Hearing Testimony Registration Form

SUPPORT

Facility Name: Presence St. Joseph Hospital - Chicago *behalf*

Project Number: 13-011

I. IDENTIFICATION

Name (Please Print) Bennett Lawson

Address 1057 W. Belmont Ave

City Chicago State IL Zip 60657

Signature *[Handwritten Signature]*

II. REPRESENTATION (This section is to be filled if the witness is appearing on behalf of any group, organization or other entity.)

Entity, Organization, etc. represented in this appearance (i.e., ABC Concerned Citizens for Health Care)

44th Ward Alderman Tom Tunney

III. Testimony (please circle)

Oral

Written



STATE OF ILLINOIS
HEALTH FACILITIES AND SERVICES REVIEW BOARD

Public Hearing Testimony Registration Form

SUPPORT

Facility Name: Presence St. Joseph Hospital - Chicago

Project Number: 13-011

I. IDENTIFICATION

Name (Please Print) Roberta Luskin-Hawk

Address 17 Portshire Drive

City Lincolnshire State IL Zip 60069

Signature [Handwritten Signature]

II. REPRESENTATION (This section is to be filled if the witness is appearing on behalf of any group, organization or other entity.)

Entity, Organization, etc. represented in this appearance (i.e., ABC Concerned Citizens for Health Care)

Presence Saint Joseph Hospital - Chicago

III. Testimony (please circle)

Oral

Written



STATE OF ILLINOIS
HEALTH FACILITIES AND SERVICES REVIEW BOARD

Public Hearing Testimony Registration Form

SUPPORT

Facility Name: Presence St. Joseph Hospital - Chicago

Project Number: 13-011

I. IDENTIFICATION

Name (Please Print) Claretta Meier

Address 2912 N. Halsted St.

City Chicago State IL Zip 60657

Signature Claretta Meier

II. REPRESENTATION (This section is to be filled if the witness is appearing on behalf of any group, organization or other entity.)

Entity, Organization, etc. represented in this appearance (i.e., ABC Concerned Citizens for Health Care)

III. Testimony (please circle)

Oral

Written



STATE OF ILLINOIS
HEALTH FACILITIES AND SERVICES REVIEW BOARD

Public Hearing Testimony Registration Form

SUPPORT

Facility Name: Presence St. Joseph Hospital - Chicago

Project Number: 13-011

I. IDENTIFICATION

Name (Please Print)

Beverly Millison

Address

9919 S. CLAREMONT AVE

City

CHGO

State

IL

Zip

60643

Signature

[Handwritten Signature]

II. REPRESENTATION (This section is to be filled if the witness is appearing on behalf of any group, organization or other entity.)

Entity, Organization, etc. represented in this appearance (i.e., ABC Concerned Citizens for Health Care)

SAINT JOSEPH HOSPITAL

III. Testimony (please circle)

Oral

Written

04/12/13

CON PUBLIC HEARING TESTIMONY

Dr. David R. Guelich

April 12, 2013

IHFSRB Project #12-100

Saint Joseph Hospital

Good Afternoon, my name is Dr. David Guelich and I serve as Director of Orthopaedic Sports Medicine in the Department of Surgery at Presence Saint Joseph Hospital-Chicago. I received my medical degree from the Medical College of Wisconsin and completed my residency in orthopaedic surgery at Northwestern University School of Medicine. I also trained at the Baylor Sports Medicine Clinic where I completed a fellowship in orthopaedic Sports Medicine working with the University of Houston, Houston Texans, and Houston Astros.

In addition, I'm one of only several surgeons in the Chicagoland area who is Board Certified in the field of Orthopaedic Sports Medicine. I have served as a consultant and treating physician for numerous athletes from the National Football League (NFL), Major League Baseball (MLB), regional universities and local high schools.

As a physician I'm very excited about this new facility. The construction of this facility will give us the ability to offer our patients the highest level of coordinated care. One of the key factors regarding the coordinated care model is the setting in which care is delivered. A new facility will allow us to better manage our patient's health. The optimization of outpatient care is a critical part of the transformation occurring in health care today. In fact, ambulatory care facilities will become the number one diagnosis and treatment location for our patients in the future.

The new facility will be the home of the musculoskeletal institute. Patients receiving treatment for musculoskeletal related diseases or orthopaedic injuries will benefit from having surgery, imaging and physical therapy in one location. This will help our patients to recover as quickly as possible in the most comfortable setting.

This new facility will offer our patients access to the best technology and services Saint Joseph Hospital has to offer in a much needed state-of-the-art facility. It will allow us to improve our

technology to guarantee we are using the most cutting edge medical devices in the industry.

One of my goals for the new center is to enhance the educational environment for physicians, physical therapists and other members of the health care team. Our ability to train new physicians is directly tied to the infrastructure in which we train them in, and our ability to keep up with the changing times and technological advances in medicine, the changing landscape of health care and health reform, as well as the needs of our patients who are presented with multiple options in which to seek the care they need. Healthcare is undergoing a tremendous amount of change. In addition, there is a projected shortage of physicians in the years to come. I currently serve as the director of the Orthopedic Sports Medicine fellowship program at the hospital, a program sponsored by the University of Illinois. This setting will provide a model of coordinated, patient –centered care that will result in high value and excellent outcomes. The institute will also provide an opportunity for education of resident physicians in a number of

specialties. At the moment, SJH trains about over 140 post-graduate physicians in the specialties of Internal Medicine, General Surgery, Family Medicine, Podiatry and Obstetrics and Gynecology. Our community will be well-served by physicians trained in this model of care.

In concluding, I strongly urge you to approve this project today. Thank you for your time and consideration.

Respectfully Submitted,

A handwritten signature in black ink, appearing to read 'D. Guelich', with a long, sweeping horizontal line extending to the right.

Dr. David R. Guelich
Director of Orthopaedic Sports Medicine, Department of Surgery
Presence Saint Joseph Hospital - Chicago

CON PUBLIC HEARING TESTIMONY

Dr. Roberta Luskin-Hawk

April 12, 2013

IHFSRB Project #12-100

Saint Joseph Hospital

Good afternoon, my name is Dr. Roberta Luskin-Hawk. I am the President and Chief Executive Officer of Presence Saint Joseph Hospital-Chicago. I have had the privilege of working with Presence Saint Joseph Hospital since 1985, when I joined the hospital as a physician leader, educator and practicing physician and I have served as CEO since 2009.

I'm excited for the opportunity to discuss this project with you today. This project involves both the construction of a new building adjacent and connected by a bridge to Saint Joseph Hospital, and the renovation of selected areas within the existing hospital structure. The project does not propose either the addition or discontinuation of any beds or IDPH-designated categories of service.

The new building will include a hospital ambulatory care center, parking and medical office space. The first floor will include oncology services, retail space and public space.

The second through fourth floors will provide parking. The fifth and sixth floors will provide a variety of hospital-operated services including outpatient surgery, an endoscopy suite, imaging, pre-admission testing and a musculoskeletal institute

The renovated space in the hospital will include a variety of clinical and non-clinical areas, including surgery/recovery, imaging, inpatient physical therapy and the hospital's stroke program, on-call rooms and administrative areas.

The proposed project is essential for Presence Saint Joseph Hospital to continue its mission and service to the community, while enhancing the outpatient services in order to meet the current challenges in health care. The hospital is located in Chicago's Lakeview Community and has a long-standing commitment to this city since 1868 when it was founded by the Daughters of Charity in response to a cholera epidemic. During the years that followed, the hospital, sponsors, physicians and staff have created innovative programs that have responded to the most vulnerable patients and to community needs. Saint Joseph Hospital

opened the first tuberculosis unit in the city and, in 1871, opened the first psychiatric unit. The commitment to responding to health care challenges continues to current times. In the late 1980's I had the privilege of participating in the development of state of the art HIV/AIDS treatment and clinical research programs at Saint Joseph Hospital, including the foundation of one of Chicago's first inpatient HIV units. These programs have served thousands of patients from Chicago and its suburbs. This work was recognized by the Howard Brown Health Center and the AIDS Alternative Health Project.

Saint Joseph Hospital is also home to inpatient and outpatient addiction treatment programs that serve patients from a wide geography. Dr. Dan Angres, the Director of the Professionals Program for the treatment of substance abuse in people in high risk professions has been repeatedly recognized as one of Chicago Top Doctors.

Today we offer a full continuum of care from primary to specialty care. We have on staff about 600 physicians in 62 specialties to meet the needs of our patients. Our physicians are leaders in their fields who

provide extraordinary patient care each and every day. Our doctors are compassionate and dedicated —teaching a new generation of healthcare providers about clinical excellence. Our healthcare team focuses on delivering outstanding patient-and family-centered care.

The hospital has been involved in education of physicians, medical students, nurses and other health care professionals for decades and currently sponsors 6 independent residency programs committed to the education of 143 physicians each year. This project is critical to our ability to continue teaching a new generation of healthcare providers about clinical excellence and the delivery of outstanding patient-and family-centered care.

Our planning for this project was built on our assessment of community needs and input from community members, experts, medical staff and employees. To learn about community health needs, we have regular meetings with community leaders, elected officials, patients, physicians and employees.

This project is designed to offer a health care delivery system that will provide high quality, high value, and efficient care. The design,

implementation of technology and culture will foster collaboration among teams of care providers and the patients themselves. We conducted various studies to ensure our plans were based on sound projections of the number of patients needing our care and the types of services most needed by our community.

Presence Saint Joseph Hospital has played a vital role as a healthcare “safety net” for Chicago’s senior citizens, persons with long-term disabilities, and the underprivileged. In 2011, we provided \$31.8 million in total community benefits to address our community’s health needs. Saint Joseph Hospital is also designated as a Disproportionate Share Hospital (DSH) for Medicare and we have a Medicare and Medicaid utilization rate of nearly 64%. In 2011, we also provided \$3.2 million in free care, the cost of services for which the hospital received no payment.

The Presence Saint Joseph Hospital campus is also home to the Labouré Clinic, a community health center dedicated to delivering comprehensive medical and social support for vulnerable patients in a

respectful, high-quality environment. The charity care policy provides access to high quality medical care for patients without health insurance as well as others who are medically underserved.

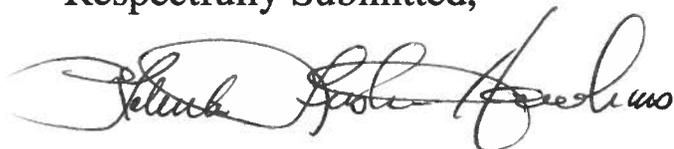
Presence Saint Joseph Hospital is part of Presence Health.

Presence Health is the largest Catholic health system based in Illinois, created in November, 2011 through the merger of Provena Health and Resurrection Health Care. Presence Health is committed to improving the health and well-being of our community.

In summary, this project will improve the services and facilities provided to residents of the City of Chicago and others who travel for our services. The facility will help us attract the best physicians which is critical to our mission of providing our patients with the highest quality of care. The addition of the new facility will keep our institution strong and ensure that this community can continue to rely on Saint Joseph Hospital for care.

Thank you for this opportunity to discuss our project with you.

Respectfully Submitted,

A handwritten signature in black ink, appearing to read "Roberta Luskin-Hawk". The signature is fluid and cursive, with a large initial "R" and "L".

Dr. Roberta Luskin-Hawk
Chief Executive Officer
Presence Saint Joseph Hospital-Chicago



**JAMES CAPPLEMAN
ALDERMAN, 46TH WARD**

COMMITTEE MEMBERSHIPS

BUDGET AND GOVERNMENT OPERATIONS

COMMITTEE, RULES AND ETHICS

HEALTH AND ENVIRONMENTAL PROTECTION

HOUSING AND REAL ESTATE

LICENSE AND CONSUMER PROTECTION

PEDESTRIAN AND TRAFFIC SAFETY

ZONING, LANDMARKS AND BUILDING STANDARDS

April 11, 2013

Ms. Courtney Avery
Administrator
Illinois Health Facilities and Services Review Board
525 W. Jefferson Street
Springfield, IL 62761

Re: Project #12-100

Dear Ms. Avery:

As Alderman of Chicago's 46th Ward, I urge the Illinois Health Facilities and Services Review Board to support the construction of a new outpatient facility on the Presence Saint Joseph Hospital Campus.

This project is important to the community I serve, many of whom rely on this institution for care. Prior to serving as an Alderman I worked as a clinical social worker at Saint Joseph Hospital. In addition, I worked in the healthcare field to improve communication among doctors, patients, and families. I have also had training in research that focused on improving the delivery of healthcare.

Consolidation of services will provide a one-stop-shop for patients while allowing the space for future updating of clinical areas inside the hospital and the creation of more private rooms. Additionally, all of these services will be provided to the community in time to respond to the needs of patients who will be newly insured under health care reform.

Our community will also be positively impacted by the new jobs created by this project. An estimated 250 full-time positions will be created for an 18 month period during the building's construction and up to \$120 million will be pumped into the economy.

Presence Saint Joseph Hospital has a significant impact on the health of the community. The hospital introduced one of the first HIV/AIDS units in Chicago. Its Labouré Outpatient Center receives more than 50,000 visits a year from uninsured and underinsured patients who come to the hospital to receive discounted healthcare services.

I strongly urge you to support this project.

Sincerely,

James Cappleman
Alderman, 46th Ward

CON PUBLIC HEARING TESTIMONY
Beverly Millison
April 12, 2013
IHF SRB Project # 12-100
Presence Saint Joseph Hospital

My name is Beverly Millison and I'm Director of Community Health at Presence Saint Joseph Hospital-Chicago. I wanted to share with you today the names of the many people who are submitting letters of support in favor of this project.

1. Congressman Mike Quigley, 5th District
2. State Representative Sara Feigenholtz, 12th District
3. 43rd Ward Alderman Michelle Smith
4. 46th Ward Alderman James Cappleman
5. Kim Schilf, President, Lincoln Park Chamber of Commerce
6. Jesse Dudley, Provider Relation Liaison, Rainbow Hospice
7. Gus Isacson, Executive Director, Central Lakeview Merchants Association
8. Jennifer Avila, Executive Director, The Kenwood Lake View
9. Maureen Martino, Executive Director, Lakeview East Chamber of Commerce

10. Jennifer Kelly, Avondale Neighbors
11. Arelys Villeda, Lakeview Resident
12. Erica Kelly, Lakeview Resident
13. Kittrick Smith, Lakeview Resident
14. Sean Kelly, Lakeview Resident

As Director of Community Health at Saint Joseph Hospital, I also urge you to support this project as I believe it will be a tremendous asset to this community and to the patients that rely on Saint Joseph Hospital for care.

Respectfully Submitted,

A handwritten signature in black ink, appearing to read "Beverly Millison". The signature is fluid and cursive, with a large initial "B" and "M".

Beverly Millison
Director of Community Health
Presence Saint Joseph Hospital

1124 LONGWORTH HOUSE OFFICE BUILDING
WASHINGTON, DC 20515
202-225-4061
202-225-5603 (FAX)
3742 WEST IRVING PARK ROAD
CHICAGO, IL 60618
773-267-5926
773-267-6583 (FAX)
1057 WEST BELMONT AVENUE
CHICAGO, IL 60657



MIKE QUIGLEY
CONGRESS OF THE UNITED STATES
5TH DISTRICT, ILLINOIS

COMMITTEE ON OVERSIGHT AND GOVERNMENT REFORM
SUBCOMMITTEES:
RANKING MEMBER
TARP, FINANCIAL SERVICES AND BAILOUTS
NATIONAL SECURITY, HOMELAND DEFENSE
AND FOREIGN OPERATIONS

COMMITTEE ON THE JUDICIARY
SUBCOMMITTEES:
COURTS, COMMERCIAL AND ADMINISTRATIVE LAW
CRIME, TERRORISM, AND HOMELAND SECURITY
THE CONSTITUTION

April 9, 2013

Dr. Roberta Luskin-Hawk
Chief Executive Officer
Presence Saint Joseph Hospital
2900 N. Lake Shore Drive
Chicago IL, 60657

Dear Dr. Luskin-Hawk:

I am writing to thank you for the many services that Presence St. Joseph Hospital provides to residents of the 5th Congressional District.

I believe that many of my constituents rely on your facility for their care. I understand the hospital's Labouré Outpatient Center receives more than 50,000 visits a year from uninsured and underinsured patients who come to the hospital to receive discounted healthcare services.

Presence Saint Joseph Hospital has played a vital role as a healthcare "safety net" for Chicago's senior citizens, persons with long-term disabilities, and the underprivileged. In 2011, the facility provided \$31.8 million in total benefits to address the community's health needs. In 2011, St. Joseph's provided \$3.2 million in free care--which the hospital received no payment-- and \$9.8 million of unreimbursed care provided to Medicaid patients.

I also understand that St. Joseph has been involved in the education of physicians, medical students, nurses and other health care professionals for decades and currently sponsors 6 independent residency programs committed to the education of 143 physicians each year.

I understand that St. Joseph is planning a new outpatient facility, which will create 250 full-time positions during the building's construction and add \$120 million into the economy.

I also understand the new facility will enhance St. Joseph's ability to teach a new generation of healthcare providers about clinical excellence and outstanding patient-and family-centered care.

I wish you well with all your future endeavors and thank you for the important services you provide to residents of the 5th Congressional District.

Sincerely,

Mike Quigley
Member of Congress

DISTRICT OFFICE:
1051 W. BELMONT AVE.
CHICAGO, ILLINOIS 60657
773/296-4141
773/296-0993 FAX
E-MAIL: SARA@STATEREPSARA.COM

SPRINGFIELD OFFICE:
245 - E. STRATTON BUILDING
SPRINGFIELD, ILLINOIS 62706
217/782-8062
217/557-7203 FAX



COMMITTEES:
CHAIRMAN:
APPROPRIATION - HUMAN SERVICES
ADOPTION REFORM
VICE CHAIR:
TOURISM & CONVENTION
MEMBER:
ENVIRONMENT & ENERGY
INSURANCE
MASS TRANSIT

SARA FEIGENHOLTZ
STATE REPRESENTATIVE • 12TH DISTRICT

April 5, 2013

Ms. Courtney Avery
Administrator
Illinois Health Facilities and Services Review Board
525 W. Jefferson Street
Springfield, IL 62761
Re: Project #12-100

Dear Ms. Avery:

As State Representative of the 12th District, I urge the Illinois Health Facilities and Services Review Board to support the construction of a new outpatient facility on the Presence Saint Joseph Hospital Campus.

Presence Saint Joseph Hospital is located in my district so I know first-hand that this project is important to the community I serve who rely on this institution for care.

This new medical building will greatly benefit our community by offering a modern, accessible medical center that offers top quality care and a wide range of vital outpatient services including a new ambulatory surgery and GI center, comprehensive cancer center, radiology and cardiology imaging services, lab draw station, sports medicine and rehabilitation services, education resource, and conference center.

Our community will also be positively impacted by the new jobs created by this project. An estimated 250 full-time positions will be created for an 18 month period during the building's construction and up to \$120 million will be pumped into the economy.

Its Labouré Outpatient Center receives more than 50,000 visits a year from uninsured and underinsured patients who come to the hospital to receive discounted healthcare services.

Should you have any questions, please feel free to contact me at (773) 296-4141 or sara@staterepsara.com.

Sincerely,

A handwritten signature in cursive script that reads "Sara Feigenholtz".

Sara Feigenholtz
State Representative
12th District



MICHELE SMITH
ALDERMAN — 43RD WARD

CITY COUNCIL
CITY OF CHICAGO

43RD WARD OFFICE

2523 North Halsted
CHICAGO, ILLINOIS 60614
TELEPHONE (773) 348-9500 • FAX (773) 348-9594

WWW.WARD43.ORG • EMAIL: YOURVOICE@WARD43.ORG

COMMITTEE MEMBERSHIPS

COMMITTEES, RULES AND ETHICS

ECONOMIC, CAPITAL AND TECHNOLOGY DEVELOPMENT

HUMAN RELATIONS

SPECIAL EVENTS, CULTURAL AFFAIRS AND RECREATION

TRANSPORTATION AND PUBLIC WAY

WORKFORCE DEVELOPMENT AND AUDIT

April 1, 2013

Ms. Courtney Avery
Administrator
Illinois Health Facilities and Services Review Board
525 W. Jefferson Street
Springfield, IL 62761

Re: Project #12-100

Dear Ms. Avery:

As Alderman of Chicago's 43rd Ward I urge the Illinois Health Facilities and Services Review Board to support the construction of a new outpatient facility on the Presence Saint Joseph Hospital Campus.

Many of my constituents rely on Presence Saint Joseph Hospital for their care. This new medical building will greatly benefit our community by offering a modern, accessible medical center that offers top quality care and a wide range of vital outpatient services.

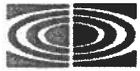
Our community will also be positively impacted by the new jobs created by this project. An estimated 250 full-time positions will be created for an 18 month period during the building's construction and up to \$120 million will be pumped into the economy.

This institution is extremely valuable to our community, especially in its care for our most vulnerable populations. Its Labouré Outpatient Center alone receives more than 50,000 visits a year from uninsured and underinsured patients who come to the hospital to receive discounted healthcare services.

I strongly urge you to support this project. New health care facilities are critical for the health of our community.

Sincerely,

Michele Smith
43rd Ward Alderman



Lincoln Park Chamber of Commerce

the cornerstone of your success

1925 North Clybourn, Suite 301
Chicago, IL 60614
TEL 773.880.5200
FAX 773.880.0266
www.lincolnparkchamber.com

March 27, 2013

Ms. Courtney Avery
Administrator
Illinois Health Facilities and Services Review Board
525 W. Jefferson Street
Springfield, IL 62761

RE: Project #12-100

Dear Ms. Avery:

I am writing you on behalf of the Lincoln Park Chamber of Commerce (LPCC) encouraging your support for the new outpatient pavilion planned for the Presence Saint Joseph Hospital Campus in Lincoln Park. Presence Saint Joseph Hospital is a leading facility that employs more than 1,600 individuals and has an economic impact in the hundreds of millions of dollars.

Not only is Presence Saint Joseph Hospital a leading facility in the region for health care and innovative programs and initiatives for Chicago's uninsured, underinsured and underserved individuals and families, they are also a leader in the City's business community. Serving as active members of the LPCC, regular event attendees, chamber sponsors and a vocal leader in the neighborhood, Presence Saint Joseph Hospital is a dedicated chamber member who recognizes the importance of community relations.

In the past, the LPCC was proud to stand in support of emergency room facility upgrades at Presence Saint Joseph Hospital, a project that was quickly approved by City officials. Further, the LPCC regularly joins Presence Saint Joseph's team at the table to discuss key neighborhood issues in support of businesses and residents alike. The LPCC also notes that:

- The project will create an estimated 250 full-time jobs over an 18 month period; and
- Up-to-date health care solutions are a valuable marketing tool for residents looking to move to – or age-in-place in – Chicago's neighborhoods; and
- Presence Saint Joseph Hospital's colleagues at other hospitals have undergone similar structural enhancements over the past 15 years, making it vital to their sustainability that matching improvements can be made; and
- The consolidation and simplification that will follow these upgrades will improve the health care experience for Lincoln Park's residents and families.

Without significant investments to expand physician office space and provide modern ambulatory facilities, the hospital will be unable to maintain its capacity to provide the highest quality of care to Chicago patients. The LPCC supports Presence Saint Joseph Hospital's efforts to remain a leader in the health care field and a key asset to residents and businesses in the Lincoln Park community.

Please feel free to contact me directly at (773) 880-5200 for discussion as you deem necessary. Thank you for your consideration of this matter.

Sincerely,

Kim Schilf, IOM, ACE
President and CEO

CC: Alderman Michele Smith (43rd)

Alderman Tom Tunney (44th)



April, 2013

Ms. Courtney Avery
Administrator
Illinois Health Facilities and Services Review Board
515 W. Jefferson Street
Springfield, IL 62761

Re: Project #12-100

Dear Ms. Avery:

As the Provider Relations Liaison for Rainbow Hospice, I fully support Presence Saint Joseph Hospital in their effort to construct a new outpatient facility on their campus. I believe the proposed outpatient building will give Presence Saint Joseph Hospital the opportunity to deliver the highest quality healthcare to our community.

Rainbow Hospice and Palliative Care provides comfort and dignity for individuals at the end of their lives. We are proud to be among the oldest and largest of the non-profit organizations serving Chicago and. Our organization extends that comfort to support bereaved loved ones of Rainbow Hospice patients and others in the greater. We have had the opportunity to work with Presence Saint Joseph Hospital for many years and understand first-hand the importance of this hospital to those we serve.

Our community needs this institution to remain strong. Presence Saint Joseph Hospital's investment into this state of the art medical facility will ensure that they remain competitive and continue their service to our community for years to come.

I encourage the Illinois Health Facilities and Services Review Board to approve this project. This facility will help Presence Saint Joseph Hospital continue its mission of providing advanced, compassionate and quality care for my community and all of Chicago.

Sincerely,

A handwritten signature in cursive script that reads "Jesse Dudley".

Jesse Dudley
Provider Relations Liaison
Rainbow Hospice

March 27, 2013

Ms. Courtney Avery
Administrator
Illinois Health Facilities and Services Review Board
525 W. Jefferson Street
Springfield, IL 62761

RE: Project #12-100

Dear Ms. Avery:

On behalf of the Central Lakeview Merchants Association (CLMA), I urge you to support the new outpatient pavilion planned for the Presence Saint Joseph Hospital Campus. Presence Saint Joseph Hospital is a leading facility that employs more than 1,600 individuals and has an economic impact in the hundreds of millions of dollars.

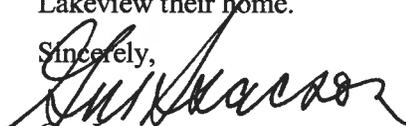
Not only is Presence Saint Joseph Hospital a leading facility in the region for health care and innovative programs and initiatives for Chicago's uninsured, underinsured and underserved individuals and families, they are also a leader in the City's business community. Serving as active members of the CLMA, regular event attendees, chamber sponsors and a vocal leader in the neighborhood, Presence Saint Joseph Hospital is a dedicated chamber member who recognizes the importance of community relations.

The project will create an estimated 250 full-time jobs over an 18 month period that will benefit the many local businesses near this campus.

Without significant investments to expand physician office space and provide modern ambulatory facilities, the hospital will be unable to maintain its capacity to provide the highest quality of care to Chicago patients. The CLMA supports Presence Saint Joseph Hospital's efforts to remain a leader in the health care field and a key asset to residents and businesses in the Central Lakeview community.

I hope you will support this project as it will be a tremendous asset to the hundreds of business that call Lakeview their home.

Sincerely,


Gus Isacson

Executive Director

Central Lakeview Merchants Association



March 27, 2013

Ms. Courtney Avery
Administrator
Illinois Health Facilities and Services Review Board
525 W. Jefferson Street
Springfield, IL 62761

Re: Project #12-100

Dear Ms. Avery:

As Executive Director of The Kenwood Lake View, I fully support Presence Saint Joseph Hospital in their effort to construct a new outpatient facility on their campus. I believe the proposed outpatient building will give Presence Saint Joseph Hospital the opportunity to deliver the highest quality healthcare to our community.

The Kenwood Lake View is a housing facility for seniors seeking independent living and assisted living and is located only two blocks from Presence Saint Joseph Hospital. Our seniors rely on this Presence Saint Joseph Hospital for their care. The new proposed facility will enhance the services already being provided by this hospital. Seniors, in particular, face unique challenges in navigating the health care system and accessing needed medical services Presence Saint Joseph Hospital is an invaluable asset in our neighborhood and this project is critical to enabling the hospital to continue to provide top quality care.

Our community needs this institution to remain strong. Presence Saint Joseph Hospital's investment into this state of the art medical facility will ensure that they remain competitive and continue their service to our community for years to come.

I encourage the Illinois Health Facilities and Services Review Board to approve this project. This facility will help Presence Saint Joseph Hospital continue its mission of providing advanced, compassionate and quality care for our community and all of Chicago.

Sincerely,



Jennifer Avila
Executive Director
The Kenwood Lake View



2013 Officers

Bill Shepard
North Community Bank

Jennifer Avila
The Kenwood of Lakeview

Marc Engel
CRAM

GeorgeAnn Bruscenelli
Renaldi's Pizza

Anya Keogh
MB Financial

Burak Dilbay
Tech Shield

Jerry LoProto
Best Western Hawthorne Terrace

Nancie King Mertz
Art De Triumph & Artful Framers Studios

Kinley Preston
Vanité Salon

Kristan Raymond
Rocks Lakeview

Maria Rodriguez
El Nuevo Mexicano

Stephanie Keller
Inkling

Staff

Maureen T. Martino
Executive Director

Brook Bishop
Membership/Mktg. Coordinator

Barbara Craig
Staff Accountant

David Collins
Community Development Manager

Carlie Miller
Office Manager

March 27, 2013

Ms. Courtney Avery
Administrator
Illinois Health Facilities and Services Review Board
525 W. Jefferson Street
Springfield, IL 62761

RE: Project #12-100

Dear Ms. Avery:

On behalf of the Lakeview East Chamber of Commerce (LVECC), I urge you to support the new outpatient pavilion planned for the Presence Saint Joseph Hospital Campus. Presence Saint Joseph Hospital is a leading facility that employs more than 1,600 individuals and has an economic impact in the hundreds of millions of dollars.

Not only is Presence Saint Joseph Hospital a leading facility in the region for health care and innovative programs and initiatives for Chicago's uninsured, underinsured and underserved individuals and families, they are also a leader in the City's business community. Serving as active members of the LVECC, regular event attendees, chamber sponsors and a vocal leader in the neighborhood, Presence Saint Joseph Hospital is a dedicated chamber member who recognizes the importance of community relations.

The project will create an estimated 250 full-time jobs over an 18 month period that will benefit the many local businesses near this campus.

Without significant investments to expand physician office space and provide modern ambulatory facilities, the hospital will be unable to maintain its capacity to provide the highest quality of care to Chicago patients. The LVECC supports Presence Saint Joseph Hospital's efforts to remain a leader in the health care field and a key asset to residents and businesses in the Lakeview East community.

I hope you will support this project as it will be a tremendous asset to the hundreds of business that call Lakeview their home.

Sincerely,



Maureen Martino

Executive Director
Lakeview East Chamber of Commerce

March 27, 2013

Ms. Courtney Avery
Administrator
Illinois Health Facilities and Services Review Board
525 W. Jefferson Street
Springfield, IL 62761

Re: Project #12-100

Dear Ms. Avery:

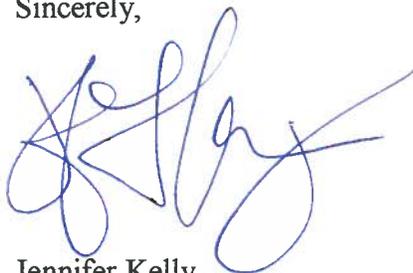
As an involved member in the Avondale community, I support Presence Saint Joseph Hospital in their effort to construct a new outpatient facility on their campus. Over the past few months, I have worked with hospital staff and liaisons as they strive to better reach our community in areas of health. I believe the proposed outpatient building will give Presence Saint Joseph Hospital the opportunity to deliver more quality healthcare for our community.

Many of Avondale's residents, including myself, use Presence Saint Joseph Hospital for care. And many of our residents do not have access to health insurance, and Saint Joseph Hospital's Labouré Outpatient Center helps to meet their family's health care needs.

Our community needs increased medical access. My hope is that Presence Saint Joseph Hospital's investment into this medical facility will continue their service to our community for years to come.

I encourage the Illinois Health Facilities and Services Review Board to approve this project. This facility will help Presence Saint Joseph Hospital continue its mission of providing advanced, compassionate and quality care for our community and all of Chicago.

Sincerely,



Jennifer Kelly
Avondale Resident and community leader

March 27, 2013

Ms. Courtney Avery
Administrator
Illinois Health Facilities and Services Review Board
525 W. Jefferson Street
Springfield, IL 62761

Re: Project #12-100

Dear Ms. Avery:

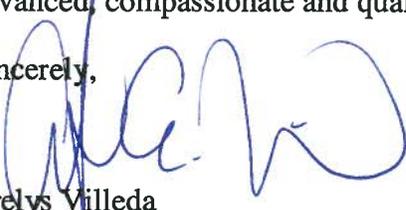
I am a neighbor of Presence Saint Joseph Hospital, currently residing at 3724 N. Sheffield Avenue.

I fully support Presence Saint Joseph Hospital in this effort. I believe the proposed outpatient building will give Presence Saint Joseph Hospital the opportunity to deliver the highest quality healthcare to our community.

Over the past few years we have lost several healthcare institutions, many that had been serving the community for nearly a century. Presence Saint Joseph Hospital's investment into this state of the art medical facility will ensure that they remain competitive and continue their service to our community for years to come.

I encourage the Illinois Health Facilities and Services Review Board to approve this project. This facility will help Presence Saint Joseph Hospital continue its mission of providing advanced, compassionate and quality care for my community and all of Chicago.

Sincerely,



Arelys Villeda
3724 N. Sheffield Ave, Apt. 2N

March 27, 2013

Ms. Courtney Avery
Administrator
Illinois Health Facilities and Services Review Board
525 W. Jefferson Street
Springfield, IL 62761

Re: Project #12-100

Dear Ms. Avery:

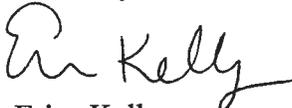
I am a neighbor of Presence Saint Joseph Hospital, currently residing at 2840 N Racine Avenue.

I fully support Presence Saint Joseph Hospital in this effort. I believe the proposed outpatient building will give Presence Saint Joseph Hospital the opportunity to deliver the highest quality healthcare to our community.

Over the past few years we have lost several healthcare institutions, many that had been serving the community for nearly a century. Presence Saint Joseph Hospital's investment into this state of the art medical facility will ensure that they remain competitive and continue their service to our community for years to come.

I encourage the Illinois Health Facilities and Services Review Board to approve this project. This facility will help Presence Saint Joseph Hospital continue its mission of providing advanced, compassionate and quality care for my community and all of Chicago.

Sincerely,



Erica Kelly
2840 N. Racine Avenue

March 27, 2013

Ms. Courtney Avery
Administrator
Illinois Health Facilities and Services Review Board
525 W. Jefferson Street
Springfield, IL 62761

Re: Project #12-100

Dear Ms. Avery:

I am a neighbor of Presence Saint Joseph Hospital, currently residing at 3724 N. Sheffield Avenue.

I fully support Presence Saint Joseph Hospital in this effort. I believe the proposed outpatient building will give Presence Saint Joseph Hospital the opportunity to deliver the highest quality healthcare to our community.

Over the past few years we have lost several healthcare institutions, many that had been serving the community for nearly a century. Presence Saint Joseph Hospital's investment into this state of the art medical facility will ensure that they remain competitive and continue their service to our community for years to come.

I encourage the Illinois Health Facilities and Services Review Board to approve this project. This facility will help Presence Saint Joseph Hospital continue its mission of providing advanced, compassionate and quality care for my community and all of Chicago.

Sincerely,



Kittrick K. Smith
3724 N. Sheffield Ave, Apt. 2N

April 5, 2013

Ms. Courtney Avery
Administrator
Illinois Health Facilities and Services Review Board
525 W. Jefferson Street
Springfield, IL 62761

Re: Project #12-100

Dear Ms. Avery:

I am a neighbor of Presence Saint Joseph Hospital, currently residing at 2840 N Racine Avenue.

I fully support Presence Saint Joseph Hospital in this effort. I believe the proposed outpatient building will give Presence Saint Joseph Hospital the opportunity to deliver the highest quality healthcare to our community.

Over the past few years we have lost several healthcare institutions, many that had been serving the community for nearly a century. Presence Saint Joseph Hospital's investment into this state of the art medical facility will ensure that they remain competitive and continue their service to our community for years to come.

I encourage the Illinois Health Facilities and Services Review Board to approve this project. This facility will help Presence Saint Joseph Hospital continue its mission of providing advanced, compassionate and quality care for my community and all of Chicago.

Sincerely,

A handwritten signature in black ink, appearing to read 'SK', written over the word 'Sincerely,'.

Sean Kelly
2840 N. Racine Avenue

**Saint Joseph Hospital
Center for Advanced Care
Tom Coffey CON Testimony
April 12, 2013
Project Number #12-100**

Good afternoon. My name is Tom Coffey, CEO of the Haymarket Group, I have been working with Saint Joseph Hospital on community relations for nearly 20 years. The hospital has consistently worked to be a good neighbor and a contributing partner in the community. In planning the Presence Center for Advanced Care, the hospital has strived diligently to be a good neighbor.

We have had the privilege of working with Alderman Tunney to review the Presence Center with the Lakeview community. The Alderman has provided us with a great deal of guidance and has been a fantastic partner in working to make this project beneficial to both the hospital and the community.

When the City and Plan Commission approved the Institutional Planned Development for the Saint Joseph Campus in 2006, we

participated in more than 30 Community Meetings to discuss future of the Presence Center.

Before the proposed Presence Center was approved by the Chicago Plan Commission by an overwhelming majority in April of 2011, we participated in 9 community meetings with Alderman Tunney throughout the 44th Ward. We have had strong support for the Center. Our neighbors and elected officials testified for the hospital at the Plan Commission hearing.

Significant changes to the Presence Center plans were made to accommodate our neighbors' concerns.

1. The southern side of the Presence Center nearest to our neighbors will be setback 74 feet from 340 W. Diversey and 157 feet from 330 W. Diversey.
2. We have agreed to provide a long term lease of our property adjacent to our southern neighbors that can be used to expand our neighbors green space.

3. We have expanded the green roof in the area closest to our neighbors to the south.
4. We have created a Community Parking Program that will enable neighbors to park in our parking facilities.
5. We are working to ensure that we have off-street parking available for the construction workers who will be working on the Presence Center.
6. In 2011 we developed a Traffic, Transportation and Construction Management Review Committee with Alderman Tunney to help us to refine our plans and manage our construction operations.

We look forward to continuing to work with our neighbors in the future.

Respectfully submitted,


Thomas P. Coffey
CEO, The Haymarket Group

CON PUBLIC HEARING TESTIMONY

Beau Bancroft

April 12, 2013

IHFSRB Project #12-100

Saint Joseph Hospital

Good afternoon, my name is Beau Bancroft. I am privileged to be standing here today to voice my support for Saint Joseph Hospital's Center for Advanced Care.

After I had a stroke, I was paralyzed and was unable to move. I went to a therapy group at Saint Joseph Hospital and they worked with me for 3 months to get me where I could be mobile again. I couldn't have done it if it weren't for them.

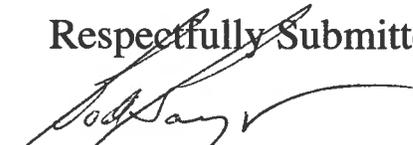
It makes me feel better knowing that Saint Joseph Hospital is right across the street. When you have a stroke, the key to recovery is the speed in which you are treated. I was able to get to the hospital quickly and receive treatment immediately. I wasn't even aware of all the treatment they gave me in my first two days there.

The nurses that I had couldn't have been more attentive and helpful in every aspect of what I really needed. The therapists were determined to get me back on my feet and get me walking. They were just absolutely magnificent.

I fully support Saint Joseph Hospital and their investment in bettering the health of our community. Our community needs this facility to remain strong.

I urge you to approve this project.

Respectfully Submitted,



Beau Bancroft

March 27, 2013

Ms. Courtney Avery
Administrator
Illinois Health Facilities and Services Review Board
525 W. Jefferson Street
Springfield, IL 62761

Re: Project #12-100

Dear Ms. Avery:

I fully support Presence Saint Joseph Hospital in their effort to construct a new outpatient facility on their campus and urge the Illinois Health Facilities and Services Review Board to support this project as well. I believe the proposed outpatient building will give Presence Saint Joseph Hospital the opportunity to deliver the highest quality healthcare to our community.

For many years I worked in laboratory management at Presence Saint Joseph Hospital and had the opportunity to see the great care given by doctors and nurses to the patients they cared for. As a former employee I also understand how important it is to continue to bring new services and facilities to a hospital campus to continue to provide quality care to those patients that rely on these facilities for their care. In addition, as a resident of this neighborhood I know first-hand how important this hospital is to our community.

Our community needs this institution to remain strong. Presence Saint Joseph Hospital's investment into this state of the art medical facility will ensure that they remain competitive and continue their service to our community for years to come.

I encourage the Illinois Health Facilities and Services Review Board to approve this project. This facility will help Presence Saint Joseph Hospital continue its mission of providing advanced, compassionate and quality care for my community and all of Chicago.

Sincerely,



Claretta Meier
2912 N. Halsted
Chicago, IL 60657

CON PUBLIC HEARING TESTIMONY

Michael Duggan

April 12, 2013

IHFSRB Project #12-100

Saint Joseph Hospital

1. Good afternoon, my name is Michael Duggan. I am privileged to be standing here today to voice my support for Saint Joseph Hospital's Center for Advanced Care.
2. I live in Rogers Park, but I choose to receive my care at Saint Joseph Hospital.
3. When I was diagnosed with cancer, my primary care physician at Saint Joseph Hospital referred me to an oncologist at this facility.
4. I have had great experiences receiving care at Saint Joseph Hospital. This time was no different.
5. The treatment I received at Saint Joseph Hospital was excellent. The doctors, nurses and staff made things very comfortable for me under difficult circumstances. They

provided me with the highest quality of care. I will be forever grateful to all of them.

6. However, it would have been nice to have everything in one place. When you are sick it can be difficult to navigate all the places you need to go to receive treatment. This new location will allow patients to receive their care in one location.
7. I urge you to support this project.

Respect

DRAFT



March 27, 2013

Ms. Courtney Avery
Administrator
Illinois Health Facilities and Services Review Board
525 W. Jefferson Street
Springfield, IL 62761

Re: Project #12-100

Dear Ms. Avery:

I am a neighbor of Presence Saint Joseph Hospital, currently residing in The Hallmark Senior Residence at 2960 N. Lake Shore Drive. I live approximately 1 block north of the proposed medical building site at Surf Street and Sheridan Road.

I fully support Presence Saint Joseph Hospital in this effort. I believe the proposed outpatient building will give Presence Saint Joseph Hospital the opportunity to deliver the highest quality healthcare to our community.

Over the past few years we have lost several healthcare institutions, many that had been serving the community for nearly a century. Presence Saint Joseph Hospital's investment into this state of the art medical facility will ensure that they remain competitive and continue their service to our community for years to come.

I encourage the Illinois Health Facilities and Services Review Board to approve this project. This facility will help Presence Saint Joseph Hospital continue its mission of providing advanced, compassionate and quality care for my community and all of Chicago.

Sincerely,



Mrs. Ruth Buntman
2960 N. Lake Shore Drive

CON PUBLIC HEARING TESTIMONY

Christine Brown

April 12, 2013

IHFSRB Project # 12-100

Presence Saint Joseph Hospital

My name is Christine Brown and I encourage the Illinois Health Facilities and Services Review Board to approve this project which will improve access to medical services for the community. This is particularly important to the many seniors in my neighborhood who are cared for by Presence Saint Joseph Hospital and its physicians.

I live immediately north of Presence Saint Joseph Hospital in The Hallmark building and I am an active resident of the Lakeview neighborhood. I serve as Chairperson of Alderman Tom Tunney's Senior Services Advisory Committee and run a local chapter of the Red Hat Society which works to improve the lifestyle of seniors in the Lakeview area. I have advocated for many improvements to our community. This project certainly qualifies as a vital improvement that will have broad benefits for Lakeview and the patients throughout Chicagoland.

Presence Saint Joseph Hospital is an invaluable asset in our neighborhood and this project is critical to enabling the hospital to continue to provide top quality care. While the hospital's physicians and staff are among the best in the nation, they are in need of facilities that will allow them to provide their care in a manner that is more convenient for the community and more comfortable for patients and families.

Seniors, in particular, face unique challenges in navigating the health care system and accessing needed medical services. Nothing is more comforting to a senior than knowing that you have a trusted physician, ready access to medical services, and can access those services in an easy-to-navigate environment. This project will provide all of those benefits.

We rely on Presence Saint Joseph Hospital as a valued neighbor and a critical care provider for our community. Please support this hospital's efforts to continue to deliver the highest quality, patient centered care.

Respectfully Submitted,

Ms. Christine W. Brown
Senior Advisory Committee, 44th Ward
2960 N. Lake Shore Drive,
Chicago, IL 60657

Christine W. Brown

CON PUBLIC HEARING TESTIMONY

Dr. Dennis L. Galinsky

April 12, 2013

IHFSRB Project #12-100

Saint Joseph Hospital

Good Afternoon, my name is Dr. Dennis Galinsky, I serve as Medical Director of Radiation Oncology at Presence Saint Joseph Hospital-Chicago. In addition to serving as Medical Director of Radiation Oncology at Saint Joseph, I also serve as a board member of the American College of Radiation Oncology. Previously in my career, I served as Program Director of the Radiation Oncology residency program at Rush University Medical Center and Chief of Service of the Department of Radiation Oncology at the University of Illinois.

I'm thrilled to be here with you today to show my support for the Presence Center for Advanced Care, especially since the new facility will host our new Center for Cancer Care. This new center will give us the ability to provide the highest level of coordinated care, utilizing the most state-of-the-art technology available for cancer treatment. This project is critical in that it will provide an opportunity for the hospital to

continue to incorporate evolving technology that will improve the impact and precision of our radiation therapy. Also, the Center for Cancer Care will offer private rooms for chemotherapy treatment. These rooms were designed so that family members or visitors can be present during treatment. Patients will also have the benefit of having dietitians, social workers, nurse navigators, palliative care specialists, clinical research staff and integrative medicine specialists in the center.

The center has been designed for collaboration between physicians from multiple specialties including medical oncology, radiation oncology, surgical oncology, gynecologic oncology, reconstructive plastic surgery, palliative care, interventional radiology, in addition to other members of the care team. It will allow all those involved with a patient's treatment the ability to meet regularly to monitor a patient's progress and make decisions as quickly as possible as to what the right course of treatment should be. This high level of coordinated care is critical to our patient's recovery, and will be much improved compared to today's environment in which the Center for Cancer Care operates as a virtual center with functional areas located in five different parts of the

campus. This fragmented system is not consistent with the patient-centered care goals of our hospital or Presence Health.

Saint Joseph Hospital's Cancer Program has a long history of providing excellent, personalized and compassionate care. It is accredited by the American College of Surgeons Commission on Cancer with commendation. We were also the first breast center in Chicago to achieve accreditation from the National Accreditation Program for Breast Centers. This new center will help us provide the highest quality cancer care delivered by a team who will partner with patients and their families to achieve the best outcomes. It will also give us the ability to serve more patients in the best setting possible; creating a healing environment for both the patient and their family. I hope you will support this project.

Respectfully Submitted,

Dr. Dennis L. Galinsky
Medical Director of Radiation Oncology
Presence Saint Joseph Hospital – Chicago



2013 Officers

- Bill Shepard
North Community Bank
- Jennifer Avila
The Kenwood of Lakeview
- Marc Engel
CRAM
- GeorgeAnn Bruscenelli
Renaldi's Pizza
- Anya Keogh
MB Financial
- Burak Dilbay
Tech Shield
- Jerry LoProto
Best Western Hawthorne Terrace
- Nancie King Mertz
Art De Triumph & Artful Framers Studios
- Kinley Preston
Vanité Salon
- Kristan Raymond
Rocks Lakeview
- Maria Rodriguez
El Nuevo Mexicano
- Stephanie Keller
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- Staff**
- Maureen T. Martino
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- Barbara Craig
Staff Accountant
- David Collins
Community Development Manager
- Carlie Miller
Office Manager

March 27, 2013

Ms. Courtney Avery
Administrator
Illinois Health Facilities and Services Review Board
525 W. Jefferson Street
Springfield, IL 62761

RE: Project #12-100

Dear Ms. Avery:

On behalf of the Lakeview East Chamber of Commerce (LVECC), I urge you to support the new outpatient pavilion planned for the Presence Saint Joseph Hospital Campus. Presence Saint Joseph Hospital is a leading facility that employs more than 1,600 individuals and has an economic impact in the hundreds of millions of dollars.

Not only is Presence Saint Joseph Hospital a leading facility in the region for health care and innovative programs and initiatives for Chicago's uninsured, underinsured and underserved individuals and families, they are also a leader in the City's business community. Serving as active members of the LVECC, regular event attendees, chamber sponsors and a vocal leader in the neighborhood, Presence Saint Joseph Hospital is a dedicated chamber member who recognizes the importance of community relations.

The project will create an estimated 250 full-time jobs over an 18 month period that will benefit the many local businesses near this campus.

Without significant investments to expand physician office space and provide modern ambulatory facilities, the hospital will be unable to maintain its capacity to provide the highest quality of care to Chicago patients. The LVECC supports Presence Saint Joseph Hospital's efforts to remain a leader in the health care field and a key asset to residents and businesses in the Lakeview East community.

I hope you will support this project as it will be a tremendous asset to the hundreds of business that call Lakeview their home.

Sincerely,

David Collins
Community Development Manager
Lakeview East Chamber of Commerce

FOOD FOR TODAY
HOPE FOR TOMORROW



lakeview pantry

community • purpose • health • stability

3831 NORTH BROADWAY CHICAGO, ILLINOIS 60613
PHONE 773.525.1777 INFO@LAKEVIEWPANTRY.ORG
WWW.LAKEVIEWPANTRY.ORG

April 1, 2013

Ms. Courtney Avery
Administrator
Illinois Health Facilities and Services Review Board
525 W. Jefferson Street
Springfield, IL 62761

Re: Project #12-100

Dear Ms. Avery:

As Executive Director of Lakeview Pantry, I fully support Presence Saint Joseph Hospital in their effort to construct a new outpatient facility on their campus. I believe the proposed outpatient building will give Presence Saint Joseph Hospital the opportunity to deliver the highest quality healthcare to our community.

Lakeview Pantry's mission is to provide food to people living below the poverty level. Today we not only distribute groceries, but also help clients address the issues that often lead to food insecurity, such as unemployment and housing instability. One of the biggest concerns of those we work with is adequate access to affordable healthcare. Presence Saint Joseph Hospital has been one of our strongest partners in helping those we serve gain access to care.

Our community needs this institution to remain strong. Presence Saint Joseph Hospital's investment into this state of the art medical facility will ensure that they remain competitive and continue their service to our community for years to come.

I encourage the Illinois Health Facilities and Services Review Board to approve this project. This facility will help Presence Saint Joseph Hospital continue its mission of providing advanced, compassionate and quality care for my community and all of Chicago.

Sincerely,

Gary Garland
Executive Director
Lakeview Pantry

CON PUBLIC HEARING TESTIMONY

Dr. Merle Diamond

April 12, 2013

IHFSRB Project #12-100

Saint Joseph Hospital

Good Afternoon, my name is Dr. Merle Diamond. I'm the Medical Director of the Diamond Headache Clinic. Diamond Headache Clinic is the oldest and largest private headache center dedicated solely to the diagnosis and management of headache pain. Our clinic operates a 37-bed unit at Saint Joseph Hospital and is a treatment destination for acute headache sufferers. The unit is adjacent to a secure pediatric area, where young patients and their families can experience the benefits of early intervention while interacting one-on-one with our team of headache doctors.

Diamond Headache Clinic and the Diamond Headache Inpatient Unit at Saint Joseph Hospital have a national and international reputation for treating patients with severe, disabling chronic headaches.

The Diamond Headache Clinic was located on the campus of Columbus Hospital. With the closure of Columbus Hospital, our clinic

has been waiting for space on the Saint Joseph campus. There is an advantage for our patients to be treated in an outpatient setting that also provides access to imaging services, a place for pain procedures and direct access to the hospital. It will also increase physician efficiency which will allow us more time to care for patients.

In addition, Saint Joseph Hospital needs this new facility to accommodate the growing need for outpatient procedures. The need for outpatient services continues to increase while the need for inpatient services continues to decrease. Minimally invasive procedures will continue to replace more complex procedures which will only make this trend to outpatient procedures move more quickly.

The project will not only create a facility that better meets the needs of our City's residents, but incorporates best practices from the hospitality industry, creates a healing and family-centered focus, and acknowledges the changing nature of the health care delivery system under health care reform. Further, and not insignificantly, the project will provide a more convenient and cost-effective setting for physician

practices, aiding in the retention and continued recruitment of world-class physicians to Saint Joseph Hospital.

My colleagues have spoken before you have described in great detail what this facility will mean to the neighborhood in terms of the vital services it will enhance or provide, and the fact that through this, we are able to attract top-notch physicians who may choose otherwise to practice elsewhere. More so, the economic impact cannot be overstated, with creation of additional jobs and access to state-of-the-art technology, right here in our neighborhood. I urge you to support this project.

Thank you for the opportunity to speak today.

Respectfully Submitted,

A handwritten signature in black ink, appearing to read "Merle Diamond". The signature is fluid and cursive, with a large, stylized "M" and "D".

Dr. Merle Diamond
Diamond Headache Clinic

CON PUBLIC HEARING TESTIMONY
Sister Clara Frances
April 12, 2013
IHF SRB Project # 12-100
Presence Saint Joseph Hospital

Good Afternoon, my name is Sister Clara Frances. I'm here today to express my support for the proposed new medical building at Presence Saint Joseph Hospital-Chicago. I'm here representing Presence Health's five sponsoring religious congregations. This project is of vital importance to the future of Presence Saint Joseph Hospital, and we believe that the proposed building exemplifies Presence Health's commitment to its sacred health care mission.

In the tradition of our five sponsoring congregations, we call on Presence Health entities, like Saint Joseph Hospital, to recreate our healing ministries. Through this collaborative effort, we continue the healing mission that Jesus entrusted to the Church. We commit ourselves, the System and its components to promote health and wholeness and to sustain our mission through effective stewardship of resources.

Plans for this medical building demonstrate fidelity to our guiding principles by expanding the hospital's state-of-the-art services in a convenient and cost-effective setting for both physicians and patients. The project will build on the Hospital's history of professional excellence and create an environment of compassion, hospitality and respect for every person involved in the caring and healing process.

This project will also help Saint Joseph Hospital continue in its mission to serve Chicago's most vulnerable populations. This hospital has a long tradition of providing care to many of Chicago's most disadvantaged communities.

Without significant investments to expand physician office space and provide modern ambulatory facilities, the hospital will be unable to maintain its capacity to provide the highest quality of care to Chicago patients. This need is highlighted by the projects undertaken by Presence Saint Joseph Hospital's nearby healthcare competitors, all of whom have made significant investments to modernize their ambulatory & medical office space within the last 15 years.

Please support this award winning, nationally-ranked medical center in its efforts to advance compassionate, quality care for all Chicagoans.

Respectfully Submitted,

Sister Clara Frances Kusek, C.R.
Sponsorship Board, Presence Health

A handwritten signature in cursive script that reads "Sister Clara Frances Kusek, C.R." The signature is written in dark ink and is positioned below the typed name.

Mike Constantino, Supervisor, Project Review Section
Illinois Health Facilities and Services Review Board (the "Board")
525 West Jefferson Street (2nd Floor)
Springfield, Illinois 62761

Re: Project 13-011 – Statement submitted at
Public Hearing held April 12, 2013 at 1:30 with duplicate copy sent
by mail

Dear Mr. Constantino:

The Board of Commonwealth Plaza Condominium Association (the "Association") authorized the preparation and submission of written comments at this hearing to insure that the concerns of its residents about the Project were presented to the Board in connection with its public hearing on the Project. Residents may also take it upon themselves to come to the public hearing and give their own presentations.

The Association's two 28 story residential buildings are located at Sheridan and Diversey. The Project is to be constructed on land located immediately to the north of the Association's property. Since this Project was announced, members of the Association have met from time to time with representatives of Presence's predecessors and others and have attended a number of meetings to express their opposition to the Project. Opposition to the Project still continues since concerns not relevant to the issues before the Board have never been resolved.

Today we are asking that the Board not take action to approve the Project until additional and information relevant to the Board making a decision is submitted.

The Association and its residents expected that the filing made on February 27, 2013 to obtain the Board's approval for the Project would have finally and definitively let them know what and when Presence is planning to undertake construction on its land.

While the filing with the Board is lengthy – 306+ pages - due to the inclusion of financial statements of the Presence Entities that submitted the Application (the "Applicant "or" Presence"), the filing as will be noted in greater detail below raises questions and does not provide answers to these ultimate questions:

- A. What are the qualifications and financial strength of Hammes Company Healthcare Real Estate Services, LLC (the "Developer") which Presence

describes as the entity that it expects will be: the developer, owner, landlord and operator of the Project and the entity responsible for obtaining financing for the Project? [No financial statements or other data showing Developer's qualifications were included in the filing.]

- B. What is the likelihood that financing for the Project can be obtained?
- C. What is the likelihood that construction will begin without 100% of the monies in place and then stop leaving a partially completed but unoccupied structure?
- D. What is the outside date for commencement of construction?
- E. What is the likelihood that the proposed transactions between Developer and Presence will ever become effective?

These questions arose because the economic heart of Presence's filing with the Board was a Letter of Intent (the "LOI") between Presence and Developer dated February 25, 2013 – an instrument signed just two days before Presence made its filing. The LOI is just that and as it states is "not binding upon either party unless and until embodied in final and legally binding mutually acceptable agreement(s) signed by both Parties." Further, the LOI is according the provision establishing its Term: "This LOI may be terminated by either Party upon ten (10) days written notice, with or without cause."

The LOI contemplates the negotiation and execution of a number of instruments which will shape, create and govern the Project. If one of those instruments cannot be finalized, it is likely that Project as described in the LOI and the Project which has been submitted to this Board for Approval will not be able to go forward. The yet to be completed instruments include:

- A. ground lease between Presence and a special purpose entity to be formed by Developer to be the ground lessee under the ground lease and as such will develop, lease finance, manage and own the Project; [The yet to be signed ground lease will provide an outside date for substantial completion of the Project which is not specified in the LOI.]
- B. ten year triple net leases with qualified physicians to lease the 87,000 rentable square feet of medical office space in the Project; [Are there any qualified physicians who are prepared to lease space on the terms set forth in the LOI? This is a serious question because typically

filings for Medical Office Buildings include letter of intent from potential tenants. No such documentation has been submitted.]

- C. a 20 lease of 114,000 rentable square feet of ambulatory care space in the Project to Presence;
- D. a twenty year lease of the garage portion of the Project (approximately 350 stalls) to Presence; and
- E. such other instruments such as Use Restrictions mentioned in the LOI.

The LOI contains no outside date for having all of the foregoing "Definitive Agreements" finalized and executed. Since the LOI may be terminated by either party by the giving of notice, there is no assurance that the Project will ever be in a position to go forward.

This filing with the Board is a classic example of Presence moving forward to obtain Board approval for the Project, before either Presence or the Board knows:

A. that the Definitive Agreements have been executed on terms consistent with the LOI;

B. that the ground lease and other Definitive Agreements contain terms that will enable Developer to obtain financing since Presence is not obligated to provide financing; and

C. that qualified physicians are prepared to enter into leases for the 87,000 rentable square feet of medical office space in the Project on the terms set forth in the LOI so that such space will not sit vacant and unoccupied because there is no demand or need for such space.

Based on the uncertainty inherent in the economic arrangement contemplated by the LOI and the lack of information before the Board about the Developer, the Association is requesting that the Board delay action on the Application for the Approval on the Project until the Applicant has:

1. executed and filed the Definitive Agreements with the Board; and
2. provided the Board with information as the Developer's qualifications and financial condition.

Once those submissions have been made, it will be possible for the Board to make a determination about the Project. In short, filings made by Presence on February 27,

2013 with respect to the Project were prematurely made and should not be recommended for approval by the Board at this time.

Respectfully Submitted this 12th Day of April, 2013

Commonwealth Plaza Condominium Association

By: Virginia M. Harding

Virginia M. Harding, It Board President



CITY COUNCIL

CITY OF CHICAGO

COUNCIL CHAMBER
CITY HALL—THIRD FLOOR
121 NORTH LA SALLE STREET
CHICAGO, ILLINOIS 60602
TELEPHONE: 312-744-3073
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COMMITTEE MEMBERSHIPS

ECONOMIC, CAPITAL AND TECHNOLOGY DEVELOPMENT
(CHAIRMAN)

BUDGET AND GOVERNMENT OPERATIONS

COMMITTEES, RULES AND ETHICS

FINANCE

HEALTH AND ENVIRONMENTAL PROTECTION

LICENSE AND CONSUMER PROTECTION

WORKFORCE DEVELOPMENT AND AUDIT

ZONING, LANDMARKS AND BUILDING STANDARDS

THOMAS M. TUNNEY

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March 28, 2013

Ms. Courtney Avery
Administrator
Illinois Health Facilities and Services Review Board
525 W. Jefferson Street
Springfield, IL 62761

Re: Project #12-100

Dear Ms. Avery:

As Alderman of the 44th Ward, I urge the Illinois Health Facilities and Services Review Board to support the construction of a new outpatient facility on the Presence Saint Joseph Hospital Campus.

This project will be located in my ward and will greatly benefit our community by offering a modern, accessible medical center that offers top quality care and a wide range of vital outpatient services including a new ambulatory surgery and GI center, comprehensive cancer center, radiology and cardiology imaging services, lab draw station, sports medicine and rehabilitation services, education resource and conference center.

We have held many meetings with the community over the years regarding this project and there has been significant support for the construction of this new facility on this campus.

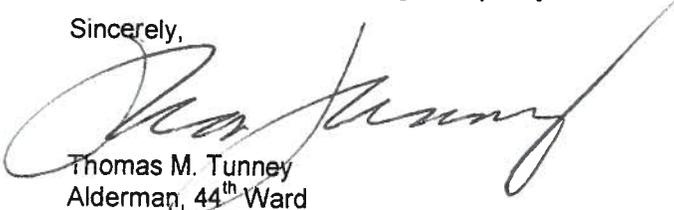
Equally as important is the lasting economic impact of the project. An estimated 250 full-time positions will be created for an 18 month period during the building's construction and up to \$120 million will be pumped into the economy.

Presence Saint Joseph Hospital is a nationally-ranked, award winning teaching hospital that has been an integral part of the Lakeview community for more than 140 years. The hospital is a significant economic driver in the local area employing more than 1,600 workers and providing more than \$100 million a year in annual compensation.

In addition to providing the highest quality of care, Saint Joseph Hospital has a significant impact on the health of the community. The hospital introduced one of the first HIV/AIDS units in Chicago. Its Labouré Outpatient Center receives more than 50,000 visits a year from uninsured and underinsured patients who come to the hospital to receive discounted healthcare services.

Lastly, this new building is critical to Presence Saint Joseph Hospital's future. Without significant investments to expand physician office space and provide modern ambulatory facilities, the hospital will be unable to maintain its capacity to provide the highest quality of care to Chicago patients.

Sincerely,


Thomas M. Tunney
Alderman, 44th Ward