

TOWNSHIP OF ORLAND

16-001



Paul A. O'Grady
Supervisor

Cindy M. Murray
Clerk

Patrick Feldner
Maria Sanfilippo
Antonio Rubino
John Lynch
Trustees

Rich E. Kelly
Assessor

Brian H. Younker
Highway Commissioner

Office Locations

Administrative Office
Assessor's Office
Youth & Family
Counseling Services
14807 S. Ravinia Avenue
Orland Park • IL 60462

Main Fax Number
(708) 403-4260

Administrative Office &
Assessor's Office
Telephone Number
(708) 403-4222

Youth & Family Counseling
Services Office
Telephone Number
(708) 403-4001

Highway Department Office
16125 S. Wolf Road
Orland Park • IL 60467

Telephone Number
(708) 403-5148

Fax Number
(708) 403-5165

www.orlandtownship.org

March 1, 2016

Ms. Courtney R. Avery
Administrator
525 West Jefferson Street, 2nd Floor
Springfield, Illinois 62761

RECEIVED

MAR 08 2016

HEALTH FACILITIES &
SERVICES REVIEW BOARD

Sent by Certified Mail Return Receipt Requested
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Dear Ms. Avery:

It's no accident that Palos Community Hospital neglected in its application for an office expansion project to share its planned demolition of the Palos Health and Fitness Center, a critical healthcare resource for the local community, let alone articulate how it might preserve the center's services as part of its plan.

The fitness center is wildly popular with area seniors and other residents precisely because there is no other local facility offering water therapy programs, cardiac fitness classes and the comprehensive range of other high-caliber services that these individuals rely on to support their health, wellness and longevity. Men and women with multiple sclerosis and other chronic and debilitating conditions utilize the center to stay active and help manage their symptoms.

In its 107-page application to build a \$133 million expansion, the hospital fails to illuminate its plan to raze the fitness center if the request is approved. This application represents a fundamentally dishonest portrayal of the proposal and should be denied.

Palos Community Hospital, both in its efforts to first build the fitness center and in its subsequent filings with the Office of the Illinois Attorney General and the Internal Revenue Service, has consistently championed its commitment to providing comprehensive wellness services in order to demonstrate its community benefit and justify its tax-exempt status. Closure of the fitness center, located at 15430 West Ave. in Orland Park, would directly contradict the hospital's stated mission and be detrimental to the public interest it claims to serve.

In 1998, when the hospital sought approval to construct the fitness center, a spokeswoman described the hospital/fitness center relationship as a marriage: "We believe this is essential for the health of the community. The marriage of fitness and medicine is essential to keeping people well. This is the future of health care."

Given the population growth in the southwest suburbs, and in particular the booming senior population, those words ring even truer today. In its Illinois Charitable Organization Annual Report filed with the Attorney General for 2010 (the latest report available online), the hospital again promoted the community benefit of its holistic approach: "The health of the communities that PCH serves

is a very important piece of the PCH's mission statement. To date, our focus has been on providing the care needed within our community at [a] high level of quality. As such we have implemented and/or maintained programs that we feel help to improve the wellness of the people we serve."

To this day, the Palos Health and Fitness Center trumpets in its promotional material the "integrated" nature of the hospital's medical services: "As the only medically-integrated fitness center in Orland Park and the surrounding area, Palos Health & Fitness Center offers our members a dynamic alternative to fitness and health maintenance. ... With a team of degreed health professionals who partners with Palos Community Hospital, you receive all the education, support and encouragement you'll need to make a commitment and stick with it." Just last spring, the center announced its recognition as a Certified Medical Fitness Facility by the Medical Fitness Association.

There is no meaningful distinction between the operation of the hospital and that of the fitness center; any division exists only for purposes of corporate form. As the Illinois Health Facilities and Services Review Board is aware, the hospital previously restructured itself—creating a new parent corporation and a new subsidiary of that parent to operate the fitness center—specifically to skirt this Board's authority over the original construction of the fitness center. As a matter of management and healthcare delivery to the local community, the hospital and its fitness center are intrinsically linked; the fitness center is a creature of the hospital.

Public opposition to the proposed closure is widespread and intense because, despite the claims of Palos Community Hospital officials, there are not equivalent alternative options available in the southwest suburbs. It's no wonder the vast majority of individuals offering comment on the hospital's application before the Board expressed strong and unambiguous opposition.

Throughout its application, Palos Community Hospital carefully dodged any explanation of its plan as it pertains directly to the fate of the fitness center. The hospital is required to "document that the project will provide health services that improve the health care or well-being of the market area population to be served." In fact, the hospital's proposal will be detrimental to the healthcare and well being of the population served, yet the hospital failed to make note of this negative consequence.

It's also required to identify "alternatives to the proposed project." But it did not propose any alternative that would continue the fitness center services unabated, nor did it begin to explain how any benefit of its proposed expansion might outweigh the tremendous loss that will result from elimination of the fitness center.

As to whether there is need for additional ambulatory care settings—even putting aside the devastating implications of the hospital's plan to shutter the fitness center—this Board's staff reported in 2014, as part of the University of Chicago Medical Center's application to construct an ambulatory care medical office building at 143rd Street and LaGrange Road in Orland Park, that "there are underutilized services in the A-04 planning area" and that the University of Chicago development apparently "will have an impact" on providers already operating in the region.

Appreciating that the Board ultimately approved that project, I would reiterate the concern expressed by the staff. Indeed, with the local University of Chicago facility expected to be completed later this year, any concern about regional underutilization would seem to be all the more acute.

Local elected officials have noted the Palos Health and Fitness Center is a state of the art facility in superb condition, fulfilling an important need in this community, not a building in deteriorating condition requiring a major investment. We understand the hospital is planning "redevelopment and expansion" of its Orland Park campus, but we have urged the hospital to work creatively with its architect and contractor on a revised design to preserve the fitness center—perhaps by building around or above it.

We also have noted that the hospital, as a non-profit corporation operating in accordance with the Ethical and Religious Directives for Catholic Healthcare Facilities, has a higher obligation to work cooperatively with the

local community. Those directives require: "Catholic health care ministry exercises responsible stewardship of available health care resources. A just health care system will be concerned both with promoting equity of care—to assure that the right of each person to basic health care is respected—and with promoting the good health of all in the community. The responsible stewardship of health care resources can be accomplished best in dialogue with people from all levels of society, in accordance with the principle of subsidiarity and with respect for the moral principles that guide institutions and persons."

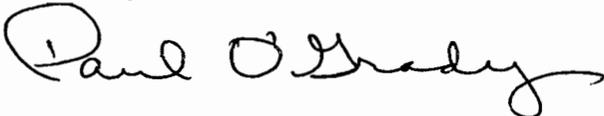
Palos Community Hospital officials are not persuaded by the importance of this fitness center to all of the people who depend on it. They have refused to work with local residents and officials on an alternative plan that would continue to serve the public need and honor the hospital's commitment to maintain this community benefit.

The Illinois Health Facilities Planning Act is intended to "to establish an orderly and comprehensive health care delivery system that will guarantee the availability of quality health care to the general public; to maintain and improve the provision of essential health care services and increase the accessibility of those services to the medically underserved and indigent; to assure that the reduction and closure of health care services or facilities is performed in an orderly and timely manner, and that these actions are deemed to be in the best interests of the public; and to assess the financial burden to patients caused by unnecessary health care construction and modification."

The abrupt demolition of the fitness center—particularly without any attempt by the hospital to promote honest dialogue as part of its application—is anything but orderly and it actually will diminish, not improve, the availability of integrated healthcare and wellness options in Orland Park and surrounding communities.

Respectfully, the public interest requires the rejection of Palos Community Hospital's plan to demolish the Palos Health and Fitness Center and deprive local residents, especially seniors, of a critical healthcare resource. If I may answer any questions, please contact me at (708) 403-4222. Thank you for your consideration of these points.

Sincerely,

A handwritten signature in cursive script that reads "Paul O'Grady". The signature is written in black ink and is positioned below the word "Sincerely,".

Paul O'Grady
Township Supervisor

RECEIVED

MAR 08 2016

HEALTH FACILITIES &
SERVICES REVIEW BOARD

March 6, 2016

Ms. Courtney Avery, Administrator
Illinois Department of Public Health
525 West Jefferson 2nd Floor
Springfield, Illinois 62761

RE: "Opposed to Palos Hospital South Campus Expansion" Permit #16-001

Dear Ms. Avery and HFSRB Members,

With due respect to the Reviews Board's weighing a difficult decision and the flux of future economic benefits and medical concerns for the southwest region of Chicago, I, unfortunately, must oppose the medical systems of the Palos Community Hospital (PCH) and its affiliate Loyola University Medical Systems (LUMS) from proceeding with campus expansion and causing of the "unnecessary razing" of The Palos Health and Fitness Center, when the region has duplicate medical offices and health services in Orland Park area and the excellent support of surrounding hospitals.

Repeatedly, all residents in the region continue to resonate that the region hasn't a duplicate (no twin or near equivalency) of The Palos Health and Fitness Center.

Additionally, the Village of Orland Park has approved and welcomed, the University of Chicago Medical Center. The facility is a mere two (2) miles away from the South campus expansion of Palos Community Hospital which would mean competing with the University of Chicago Medical Center. With the anxiously anticipated completion of the University of Chicago Medical Center at the end of 2016 or in early 2017 numbers and numbers of residents of the surrounding communities consider that the University of Chicago Medical's renown and prestigious services, which are to be offered, will be by and far sufficient future medical care services for the region.

The questions of duplicity and **immediate access care** which means a **loss of critical daily care** to residents of the region is a deep, distressing concern. Suggestions for alternate facilities have been proposed by Palos Community Hospital (PCH) and its affiliate Loyola University Medical Systems (LUMS); however, once examined by the majority of individuals, who will suffer the **most grievous loss of accessibility to quality care**, all concluded that the other local facilities do not meet the standards and the diversity of The Palos Health and Fitness Center.

Please reexamine from the presentations from the Public Hearing meeting on Feb. 18, 2016. And, kindly see this video posted, Sunday March 6, 2016.

<https://www.youtube.com/watch?v=9t5icGqfMrk&feature=youtu.be>

People are hurting and will suffer far more and be far more worse off when these hospitals systems close a wellness center in the name of progress. It is not “for the greater good of people living difficult lives now.

Local medical professionals are *planning for the front end of care* to prep for the increase numbers of people aging, but all those potential patients are going to need some type of wellness center too as part of the *critical back end of care*. Why aren't there plans for the same size and services of The Palos Health and Fitness Center in the CON application? Why wasn't The Palos Health and Fitness Center a more intrical part of the CON application?

It can not be stressed enough what the **negative impact that the discontinuation and removal of services**, which were previously accessible and promoted by PCH, will have on a majority of individuals and the lives of their family and friends, who offer extended assistance and who have come to rely on the Palos Health and Fitness Center, as well. The numerous current responses and comments from our political leaders' constituents and the future of our regional communities directs all concerned to emphasis that we are incurring a fundamental loss beyond measure that can not be replaced in time for use nor financially due to the prohibitive costs to replace a comparable structure of 78,00 sq ft and the equivalent amenities. What would \$14.5 million be in today's millions of dollars?

Would current leaders be amiss of their responsibilities if after witnessing and hearing many of the members and residents of the region, who reached out to “plea” at the Feb. 18, 2016 meeting, if those leaders did not agree that it is an **obvious denial of access to care**? This includes young and older and special care individuals whose daily fitness and essential therapy requires each one to maintain health and specialized health needs and be proactively in control of their own preventive care. The **access to care is essential** and care is supported by rehabilitation, physical therapy and warm water therapy that exists nowhere in the vicinity for our regional residents. All the loss of immediate care and extended services that PCM and LUMS would impose would be detrimental and possibly harmful.

“The collaborations we are enabling through these new programs align with the work of a *people-centered health system* and will be very meaningful to the people and communities we serve,” said Bechara Choucair, M.D., senior vice president for Safety Net and Community Health. **“After all, health doesn't begin in a doctor's office; health begins in our homes, schools and neighborhoods. Through these programs and our community partners, we will meet people in these settings first — so we can keep them out of the hospital in the future.”**

<http://www.trinity-health.org/body.cfm?id=196&action=detail&ref=80> 11/19/2015
Trinity Health to Invest in Partnerships that Address Root Causes of Poor Health

Demolishment of Palos Health and Fitness Center Building would be a sinful error and the senseless loss of established access to care programs and services for our

people in this region. We have in place a successful model that already promotes and sets an example of wellness and good health and aids in preventing our people from illness and offers help to deter serious disabilities. Communities elsewhere would be envious and desirous of what is being wastefully removed to accommodate parking. The land consists of 36 acres and 33 acres indicate usage with 10 acres being allotted for future development. There are certainly other reasonable solutions. (Preliminary Site Plan Site, Submitted February 15, 2016 to the Village of Orland Park).

The Review Board has a vested interest in our region's total well being too. It's would be a set back to have to deny the Palos Community Hospital (PCH) and its affiliate Loyola University Medical Systems (LUMS) the opportunity to expand because the building that nurtures wellness is to be destroyed.

However, perhaps, the opposition might be dispelled if a contingency agreement encouraged by the Review Board were to be drawn to reverse the travesty of this narrowly conceived choice. If both hospital organizations would redesign the property site plan that allows the building to remain standing and continue to offer vital access to care services to our residents and dear ones, then, a majority of residents' hearts, souls and loyalty could be realigned to support doctors and business of the hospital systems in the future. **Current access to daily services can not be disbanded or interrupted.** Action must be taken to end the possible closing and the demolishing of this valued business and prized building.

"Dr. Terrence Moisan, president and CEO of Palos Heights-based Palos Community Hospital. "Our goal is not to get bigger - it's to get better. We're placing collaboration above ego by taking the best of what Palos offers and the best of what Loyola offers, creating an innovative network serving patients in the southwest suburbs."

Palos Community Hospital and Loyola University Medical Center Combine Strengths to Form Innovative Affiliation, MAYWOOD, IL, April 2, 2015 /PRNewswire-USNewswire

<http://www.prnewswire.com/news-releases/palos-community-hospital-and-loyola-university-medical-center-combine-strengths-to-form-innovative-affiliation-300060565.html>

Why not consider and allow the center to thrive and bring healing to all parties involved and find a way to ask Palos Community Hospital (PCH) and its affiliate Loyola University Medical Systems (LUMS) to reconsider their site plan design decisions and come to a shared collaborative vision? Undoubtedly, both hospital organizations want to be in harmony and partnership with the regional communities and potentially service the people living here as patients and earning income for the hospital systems. We definitely want to continue to see a genuine respect and deeper trust of health care a part of our region. At the moment this is waning and no one person or group/s wants to be seen as nemesis among peers or in communities.

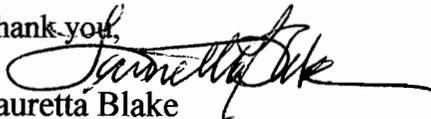
Larry Goldberg, president and CEO of Maywood-based Loyola University Health System. "This will create a network of care that provides the right service for the patient at the right location at the right time."

Palos Community Hospital and Loyola University Medical Center Combine Strengths to Form Innovative Affiliation MAYWOOD, IL, April 2, 2015 /PRNewswire-USNewswire

<http://www.prnewswire.com/news-releases/palos-community-hospital-and-loyola-university-medical-center-combine-strengths-to-form-innovative-affiliation-300060565.html>

It's the right time and the right direction to draft a redesign of the site plan and arrive at an agreement (in writing) of good faith going forward that the building is to remain. It is certainly achievable. However, if not, people of this region will act on their on behalf to create their "greater good". We will continue the need to oppose if an agreed upon understanding fails to include The Palos Health and Fitness Center building in the south campus expansion.

Thank you,



Laretta Blake

14806 Founders Circle

Homer Glen, IL 60491

Retired and Member of the Palos Health and Fitness Center

Facebook enter #Save PHFC

www.SavePHFC.org

Kindly review Attachments

Medical Fitness Centers Feb. 10, 2015

Hospitals Muscle Up on 'Medical Fitness' with Owned Centers

<http://www.hhnmag.com/articles/3687-hospitals-muscle-up-on-medical-fitness-with-owned-centers>

The movement to accountable care and population health management is prompting hospitals to look beyond the “sick care” model.

- When wellness and prevention first entered the health field’s vocabulary, many hospitals bought existing fitness centers and rebranded them.
- So-called medical fitness facilities go beyond that idea, bringing together fitness and medical services.
- Proponents say the concept can protect and even increase a hospital’s market share.
- Research is underway to determine the true value of the medical fitness concept.
- Certified and licensed staff with the qualifications to address the health-related concerns of the membership. For example, a minimum qualification of a four-year degree in exercise physiology.
- Clinical integration so that physicians, physical therapists and exercise physiologists share common space.
- Disease management and prevention programs.
- Health-risk reduction and therapeutic-lifestyle programs.



Palos Health & Fitness Center Earns Medical Fitness Facility Certification

<http://www.palosfitness.com/palos-health-fitness-center-earns-medical-fitness-facility-certification/>

Posted: Monday, February 9th, 2015

Palos Health & Fitness Center Earns Medical Fitness Facility Certification
Orland Park – 2/2/15. Palos Health & Fitness Center announced today that it has become a Certified Medical Fitness Facility by the Medical Fitness Association, the country's leading organization dedicated solely to medically integrated wellness and fitness facilities. This certification is a significant step forward in providing for the health of the entire community and to the individuals taking responsibility for their personal healthcare.

“Having this certification shows the community that we hold ourselves to a higher standard when it comes to hiring quality fitness professionals, safety and programming. Our Next Steps program allows people with health conditions or limitations a safe, supervised environment to continue their road to recovery.”
Erik Carpenter – Center Director

This program is the first and only certification offered specifically to facilities in the medical fitness industry—an industry that serves over 4 million members worldwide. Based on the Medical Fitness Association's internationally recognized Standards and Guidelines for Medical Fitness Facilities, the certification process involves an in-depth, on-site review of a facility's adherence to the prescribed standards and guidelines. The certification process

is an integral part of ensuring that facilities provide a high level of quality and safety in the programs and services they deliver in order for them to become fully integrated into the local continuum of health care. The Medical Fitness Association Facility Certification is recognized as a mark of excellence in the health and wellness industry.

“With the implementation of the Accountable Care Act and its impact on healthcare systems beginning to be realized, the industry is looking for ways to better manage and coordinate care for the communities they serve. As the incidence of chronic disease continues to rise, the need for more medically supervised, outcomes and accountability based exercise as medicine programs have never been more relevant in our industry than today. It is clear that the task to produce and deliver this revolution in the provision of healthcare with all its necessary components and guidelines is a herculean task. Palos Health & Fitness Center has taken an important step towards filling a gap in the current care delivery model. The Time is Now to implement these accountable models of health that reduce the severity of chronic disease and improve the quality of life for those who participate!” – Robert D Boone, FACHE, FMFA, President and CEO, Medical Fitness Association.

About Palos Health & Fitness Center As the only medically-integrated fitness center in Orland Park and the surrounding area, Palos Health & Fitness Center offers our members a dynamic alternative to fitness and health maintenance. Your journey starts with a personal fitness assessment to best understand your wellness needs. Our 78,000 sq. ft. facility features state-of-the-art equipment, an aquatic area including a lap pool and therapy pool, indoor track, spa, cafe, and endless group exercise classes. With a team of degreed health professionals who partners with Palos Community Hospital, you receive all the education, support and encouragement you'll need to make a commitment and stick with it. For more information, call Palos Health & Fitness Center at (708) 226-0555.

Mission Statement The Medical Fitness Association is a not for profit member organization, whose purpose is to lead in the development and operational success of medically integrated fitness centers impacting the “global health continuum of care” by providing research, industry standards, operational guidelines, educational programming, benchmarking, outcome measurements, professional development, and networking opportunities accomplished through

its webinar series, regional meetings, Medical Fitness Institute, Annual Conference and publications.

Example of PHFC Building's use by PCH and on PCH website May 1, 2013
<https://www.paloscommunityhospital.org/classes-events/event-search-results-detail/?eventId=4283d45b-049e-e211-82c0-2c768a4e1b84>

Home » Classes & Events » Event Search Results Detail
Registration Closed

Girls' Night Out: Women's Health Issues & Questions You're Afraid to Ask

May 16
Thu
May 16, 2013
Thursday
6:30 PM - 7:30 PM

Palos Health & Fitness Center
Orland Park, IL

Get the answers you seek to your anonymous questions regarding those embarrassing women's health issues from Obstetrician/Gynecologist Megan DeJong, M.D.

Registration Details

Registration is closed.
Reigster on-line or call (708) 226-2300.

Fees & Payment

There is no charge for this program.



Dr. DeJong is part of Palos Medical Group. Her office is located in the Palos Primary Care Center, 15300 West Ave., Suite 225, Orland Park. The office number is (708) 590-5304.

When it comes to women's health concerns, there are quite a few topics we would rather not discuss, not even with our doctor. Sometimes if it is a big concern we might bring it up to a sister or a best girlfriend, but even then the topic may be too embarrassing.

From the lack of bladder control or painful cramping, get the expert answers you deserve. In this program, led by Obstetrician/Gynecologist Megan DeJong, M.D., learn about common women's health issues and treatment options available including minimally invasive surgery with the daVinci Robotic Surgical System. Participants will have the opportunity to submit questions anonymously. Light refreshments will be served. A raffle for The Spa at Palos Health & Fitness Center will be held at the conclusion of the program.