



STATE OF ILLINOIS HEALTH FACILITIES AND SERVICES REVIEW BOARD

525 WEST JEFFERSON ST. • SPRINGFIELD, ILLINOIS 62761 • (217) 782-3516 • FAX: 217) 785-4111

BOARD MEETING: July 21, 2026	PROJECT NO: 26-022	PROJECT COST: Original: \$175,203,169
FACILITY NAME: Northwest Community Hospital Cancer and Neurosciences Center	CITY: Arlington Heights	
TYPE OF PROJECT: Non-Substantive		HSA: VII

PROJECT DESCRIPTION: The Applicants (Northwest Community Hospital, Endeavor Health, Swedish Covenant Health d/b/a Swedish Hospital) propose the establishment of a Medical Office Building (MOB) comprising 104,064 square feet of newly constructed space, located on the campus of Northwest Community Hospital at 800 Central Road, Arlington Heights, Illinois. The cost of the project is \$175,203,169, and the anticipated completion date is December 31, 2029.

EXECUTIVE SUMMARY

PROJECT DESCRIPTION:

- The Applicants (Northwest Community Hospital, Endeavor Health, Swedish Covenant Health d/b/a Swedish Hospital) propose to establish a three-story MOB, in 104,064 GSF of newly constructed space, located on the campus of Northwest Community Hospital, Arlington Heights. The cost of the project is \$175,203,169, and the anticipated completion date is December 31, 2029.
- The proposed MOB will consist of three stories. Level 1 will contain Radiology and Neurosciences programs. Level 2 will house Medical Oncology services and will be occupied by the Cancer Institute of Swedish Hospital and Endeavor Health (Co-Applicants). Level 3 will be built out as shell space and will be used for future expansion of other campus services.

WHY THE PROJECT IS BEFORE THE STATE BOARD:

- The project is before the State Board because the project exceeds the FY 2026 Capital Expenditure Minimum of \$17,787,538.

PURPOSE OF THE PROJECT:

- *“The purpose of this project is to enhance access to high-quality, specialized outpatient care by consolidating Oncology, Neurosciences, and select specialty services into a cohesive, patient-centered facility at Northwest Community Hospital (NCH). This new building will serve as the hub for medical radiation oncology, neurosciences physicians’ offices and treatment areas, and other advanced subspecialty services. It will also include shelled space reserved for future professional use, providing flexibility for evolving community health needs.”*

PUBLIC HEARING/COMMENT:

- A public hearing was offered but was not requested. In addition, no letters of support or opposition were submitted regarding this project.

SUMMARY:

- The Applicants addressed a total of 11 criteria and are compliant with all criteria.

STATE BOARD STAFF REPORT
Project #26-022
Northwest Community Hospital Cancer and Neurosciences Center

APPLICATION/SUMMARY CHRONOLOGY	
Applicant(s)	Northwest Community Hospital, Endeavor Health, Swedish Covenant Health d/b/a Swedish Hospital
Facility Name	Northwest Community Hospital Cancer and Neurosciences Center
Location	800 Central Road, Arlington Heights, Illinois
Permit Holder	Endeavor Health
Operating Entity/Licensee	Northwest Community Hospital
Owner of Site	Northwest Community Hospital
Application Received	April 23, 2026
Application Deemed Complete	May 4, 2026
Anticipated Completion Date	December 31, 2029
Review Period Ends	July 3, 2026
Review Period Extended by the State Board Staff?	No
Can the Applicant(s) request a deferral?	Yes

I. Project Description

The Applicants (Northwest Community Hospital, Endeavor Health, Swedish Covenant Health d/b/a Swedish Hospital) propose establishing the Northwest Community Hospital Cancer and Neurosciences Center, a three-story MOB located on the campus of Northwest Community Hospital at 800 Central Road, Arlington Heights. This building will have 104,064 GSF of newly constructed space (8,833 GSF clinical/95,231 GSF non-clinical) and include one level (3rd floor) of shell space to be developed at a later time. The cost of the project is \$175,203,169, and the anticipated completion date is December 31, 2029.

II. Summary of Findings

- A. State Board Staff finds the proposed project is in conformance with all relevant provisions of Part 1110 (77 Ill. Adm. Code 1110).
- B. State Board Staff finds the proposed project is in conformance with all relevant provisions of Part 1120 (77 Ill. Adm. Code 1120).

III. General Information

Endeavor Health, an Illinois domestic corporation, is licensed as a general not-for-profit corporation in this State. Table One lists the 12 other Illinois healthcare facilities under their ownership umbrella. This is a non-substantive project subject to review under Part 1110 and Part 1120. Financial commitment will occur after permit issuance.

TABLE ONE		
Illinois Health Care Facilities Owned by Endeavor Health		
Facility Type	Name	Location
Hospital	NorthShore Evanston Hospital	Evanston
Hospital	NorthShore Glenbrook Hospital	Glenbrook
Hospital	NorthShore Highland Park Hospital	Highland Park
Hospital	NorthShore Skokie Hospital	Skokie
Hospital	Swedish Covenant Health d/b/a Swedish Hospital	Chicago
Hospital	Northwest Community Hospital	Arlington Heights
Hospital	Edward Hospital	Naperville
Hospital	Elmhurst Memorial Hospital	Elmhurst
AMI Hospital	Naperville Psychiatric Ventures d/b/a Linden Oaks Hospital	Naperville
Freestanding E/D	Edward Plainfield Emergency Center	Plainfield
ASTC	Northwest Community Day Surgery Center II	Arlington Heights
ASTC/Endoscopy	Northwest Endoscopy Center	Arlington Heights

IV. Project Details

The Applicants propose to establish a three-story MOB on the Northwest Community Hospital campus in space located north of the main hospital building and south of West Kirchoff Road. The building will consist of 104,064 GSF of newly constructed space (8,833 GSF clinical/95,231 GSF non-clinical). The MOB will be connected to the main hospital building via an elevated walkway to provide inpatient radiation therapy patients with a protected/covered wayfinding route between the two buildings. The Applicants note that no new categories of services will be in the MOB. The building/project will follow the spatial allotments listed below.

Level One (42,463 GSF): Radiation Oncology and Neurosciences programs.

Level Two (32,806 GSF): Medical Oncology services are provided through the Cancer Institute of Swedish Hospital and in part through Endeavor Health (co-Applicants).

Level Three (28,795 GSF): Shelled Space to accommodate future expansion, as described further in this application.

The property on which the proposed MOB will be constructed is currently owned by Northwest Community Hospital, and the signed certification pages contained in the application attest to the Applicant's ownership in the land subject to this application.

V. Project Uses and Sources of Funds

The Applicant is funding this project with Bond Issues totaling \$169,937,429 and the net book value of transferred equipment totaling \$5,265,740 (see Table Two).

TABLE TWO Uses and Sources of Funds				
USES OF FUNDS	CLINICAL	NON-CLINICAL	TOTAL	% of Total
Preplanning Costs	\$270,869	\$3,372,427	\$3,643,305	2.0%
Site Survey/Soil Investigation	\$116,864	\$0.00	\$116,864	0.1%
Site Preparation	\$249,065	\$5,147,618	\$5,396,683	3.2%
New Construction Contracts	\$6,835,734	\$70,463,543	\$77,299,277	44.1%
Contingencies	\$683,285	\$6,936,509	\$7,619,794	4.3%
Architectural/Engineering Fees	\$498,785	\$4,863,822	\$5,362,607	3.1%
Consulting and Other Fees	\$557,217	\$6,007,511	\$6,564,728	3.8%
Movable or Other Equipment (not in construction contracts)	\$9,796,582	\$7,742,250	\$17,538,832	10.0%
Bond Issuance Expense	\$551,297	\$2,623,774	\$3,175,071	1.8%
Net Interest Expense During Construction	\$1,653,889	\$7,871,321	\$9,525,210	5.4%
Other Costs to Be Capitalized	\$14,125,305	\$24,835,493	\$38,960,798	22.2%
TOTAL USES OF FUNDS	\$35,338,891	\$139,864,278	\$175,203,169	100.00%
SOURCE OF FUNDS	CLINICAL	NON-CLINICAL	TOTAL	% of Total
Bond Issues	\$30,073,151	\$139,864,278	\$169,937,429	97.0%
Net Book Value of Transferred Equipment	\$5,265,740	\$0	\$5,265,740	3.0%
TOTAL SOURCES OF FUNDS	\$35,338,891	\$139,864,278	\$175,203,169	100.00%

VI. Background of the Applicant, Purpose of Project, Safety Net Impact Statement, and Alternatives – Information Requirements

- A. 77 Ill. Adm. Code 1110.110 (a) – Background of the Applicants
- B. 77 Ill. Adm. Code 1110.110 (b) – Purpose of the Project
- C. 77 Ill. Adm. Code 1110.110 (c) – Safety Net Impact Statement
- D. 77 Ill. Adm. Code 1110.110 (d) – Alternatives to the Project

A) Background of Applicant

1) An applicant must demonstrate that it is fit, willing, and able, and has the qualifications, background, *and character to adequately provide a proper standard of health care service for the community*. [20 ILCS 3960/6] In evaluating the qualifications, background and character of the applicant, HFSRB shall consider whether adverse action has been taken against the applicant, including corporate officers or directors, LLC members, partners, and owners of at least 5% of the proposed health care facility, or against any health care facility owned or operated by the applicant, directly or indirectly, within 3 years preceding the filing of the application. A health care facility is considered "owned or operated" by every person or entity that directly or indirectly owns an ownership interest. If any person or entity owns an option to acquire stock, the stock shall be considered owned by that person or entity (see 77 Ill. Adm. Code 1100 and 1130 for definitions of terms such as "adverse action", "ownership interest", and "principal shareholder").

Northwest Community Hospital has a four-star overall quality rating on the Medicare Compare website. The Applicants attest that no adverse action was taken against the Applicants' facility during the three years before the filing of this application. The Applicants authorize HFSRB and IDPH to access any documents necessary to verify the information submitted, including, but not limited to, official records of IDPH or other State agencies, licensing or certification records of other states, when applicable, and records of nationally recognized accreditation organizations (application p. 45). The Applicants have demonstrated that they are fit, willing, and able and possess the necessary qualifications, background, and character to provide proper healthcare services to the community.

B) Purpose of the Project – Information Requirements

The applicant shall document that the project will provide health services that improve the health care or well-being of the population of the market area to be served. The applicant shall define the planning area, market area, or other area as the applicant deems appropriate.

According to the Applicants, the proposed project is designed to enhance access to high-quality patient care by consolidating select specialty services on the campus of Northwest Community Hospital. The Applicant, Northwest Community Hospital, is prioritizing its initiative to focus its services on Cancer and Neurosciences and notes that the incidence of cancer diagnoses in the region has risen by 12% from 2023 to 2028, with outpatient treatments expected to increase by 6% between 2024 and 2029. The Arlington Heights/North Chicago region has an older demographic profile, with a median age in the 40–45-year-old range and approximately one in five residents 65 years of age or older. This demographic is expected to grow exponentially in the coming decade. The Applicants are proactively planning for this demographic growth in the coming decade. They are reserving space on the third floor of the proposed MOB (shell space) to house other specialty service needs realized by this population.

C) Safety Net Impact Statement – Information Requirements

All health care facilities, except for skilled and intermediate long-term care facilities licensed under the Nursing Home Care Act, must provide a safety net impact statement, which should be filed with an application for a substantive project (see Section 1110.40). Safety net services are offered by health care providers or organizations that serve individuals facing barriers to mainstream health care due to lack of insurance, inability to pay, special needs, ethnic or cultural traits, or geographic isolation. [20 ILCS 3960/5.4]

This is a non-substantive project; a Safety Net Impact Statement is not required. Table Three contains Charity Care data from the Applicants for the years 2022, 2023, and 2024.

TABLE THREE Charity Care Northwest Community Hospital			
	2022	2023	2024
Nat Patient Revenue	\$546,980,596	\$603,228,885	\$593,780,818
Amount of Charity Care (charges)	\$16,240,679	\$25,950,777	\$40,041,183
Cost of Charity Care	\$4,108,592	\$6,657,983	\$9,925,872
% of Net Revenue	.7%	1.1%	1.6%

D) Alternatives to the Proposed Project – Information Requirements

The applicant shall document that the proposed project is the most effective or least costly alternative for meeting the health care needs of the population to be served.

The Applicants considered three alternatives to the proposed project, including:

Alternative #1: Maintain the Status Quo.

Alternative #2: Construct another MOB at another location.

Alternative #3: Construct a smaller MOB at the same location

1) Maintain Status Quo

The Applicants considered continuing operations in the existing space. Still, they realized that the planned relocation of the Cancer center would greatly reduce the space available for these services and would prevent the clinicians from practicing alongside one another. This option was rejected due to these limitations, and no project costs were identified for this alternative.

2) Construct a Medical Office Building Off-Campus

The Applicants initially considered building an outpatient care center in the neighboring village of Schaumburg and were in discussions with the municipality about building an MOB. However, these discussions with Village leadership revealed that the planned construction would have to be larger and significantly more expensive than first planned. The Applicants also realized that an off-site location would not provide inpatient access to the planned cancer care and neurological services, creating challenges and inefficiencies in caring for this demographic. There were no project costs identified with this alternative.

3) Renovation of Space in Existing Buildings

The Applicants researched the use of existing space on the NCH campus to address the needs of the proposed Cancer/Neurosciences program. However, the vacant space was inadequate to meet the spatial needs of these growing programs and their projected demands for service and operational space. Further, the use of existing vacant space would not provide the comprehensive services envisioned, leading to inefficient workflows and disjointed patient services, and would not promote a positive patient experience. No costs were identified for this alternative.

4) Build a New Outpatient Care Center on the NCH Campus (Option Chosen)

After careful consideration of all options, the Applicants decided that constructing a new MOB would be the most feasible way to provide the needed services in a space proximal to the main campus and accessible for both inpatient and outpatient use. This alternative will also result in operational efficiencies not possible with the other alternatives and will promote collaboration among staff and providers when delivering patient care—cost of this alternative: \$175,203,169.

VII. Project Scope and Size, Utilization, and Unfinished/Shell Space – Review Criteria

- A) Ill. Adm. Code 1110.120 – Size of the Project
- B) Ill. Adm. Code 1110.120 – Projected Services Utilization

a) Size of Project – Review Criteria

1) The applicant shall document that the physical space proposed for the project is necessary and appropriate. The proposed square footage cannot deviate from the square footage range indicated in Appendix B or exceed the square footage standard in Appendix B if the standard is a single number, unless square footage can be justified by documenting, as described in subsection (a)(2).

The proposed MOB totals 104,064 gross square feet (“GSF”). From this total, 8,833 GSF is designated for clinical space, while 95,231 GSF is allocated to non-clinical administrative and support areas. The Applicants plan to include three Radiation Oncology Linear Accelerators and one Radiation Oncology Simulator (see Table Four). The Applicants have successfully addressed the State Board Size Standards of this criterion.

TABLE FOUR					
Size of Clinical Components of Project					
Dept./Service	Proposed Units	Proposed DGsf	State Standard	Difference	Met Standard?
Radiation Oncology-Linear Accelerators	3	1,265 dgsf/unit	2,400 dgsf/unit	(1,135 dgsf)	Yes
Radiation Oncology-Simulator	1	980 dgsf/unit	1,800 dgsf/unit	(820 dgsf)	Yes

b) Project Services Utilization – Review Criterion

The applicant shall document that, by the end of the second year of operation, the annual utilization of the clinical service areas or equipment shall meet or exceed the utilization standards specified in Appendix B. The number of years projected shall not exceed the number of historical years documented. If the applicant does not meet the utilization standards in Appendix B, or if service areas do not have utilization standards in 77 Ill. Adm. Code 1100, the applicant shall justify its own utilization standard by providing published data or studies, as applicable and available from a recognized source.

The proposed MOB is designed primarily to increase access to high-quality patient care for residents in the planning area where it will be located. The facility will house three Radiation Oncology Linear Accelerators (2 radiation oncology linear accelerators and 1 radiation oncology simulator) and is projected to provide the operational volume illustrated in Table Five. Based on the data presented in Table Five, it appears the Applicants have met the requirements of this criterion.

TABLE FIVE					
Projected Utilization of Services					
Dept./Service	Proposed Units	Projected Volume	State Standard per Unit	Difference	Met Standard?
Radiation Oncology-Linear Accelerator	3 (2 linear accelerators, 1 simulator)	17,222	7,500 per unit	+2,222	Yes

d) Unfinished or Shell Space

The Applicants propose to build out the third floor of the proposed MOB as shell space for future use. The total shell space is 28,975 GSF. The Applicants plan to use the shell space as physician office space for Orthopedics, Spine, and Pain Management specialties, with general Radiology and general X-Ray services. The Applicants acknowledge that a Certificate of Need application will need to be filed to build out the shell space and anticipate doing so within 12 to 18 months following project completion.

VIII. Clinical Service Areas Other Than Categories of Service

77 Ill. Adm. 1110.270 (c) – Service Modernization

c) Need Determination – Service Modernization

The Applicants state that the proposed project will expand services at Northwest Community Hospital and increase the overall patient care experience. Through the relocation and co-location of radiation Oncology and Cancer Care services, the Applicants will increase patient encounters through updated space supports, improved operational workflows, reduced service fragmentation, and increased efficiencies in patient care and clinician involvement. The Applicants note that this project will provide a more seamless, coordinated care experience for the patient while enhancing collaboration among multidisciplinary teams.

The Applicants provided historical/projected utilization that appears to meet the applicable State standard for Radiation Oncology (see Table Five) and attests that existing Radiation Oncology services housed in the main hospital building will be relocated to the proposed MOB, thereby freeing up more critical inpatient space for expanded surgical/other inpatient services. The Applicants note there are no State standards applicable to physician medical offices or exam rooms.

IX. Financial Viability and Economic Feasibility

- A) Criterion 1120.110 – Availability of Funds
- B) Criterion 1120.120 – Financial Viability
- C) Criterion 1120.140 (a) – Reasonableness of Financing Arrangements
- D) Criterion 1120.140 (b) – Conditions of Debt Service
- E) Criterion 1120.140 (c) – Reasonableness of Project Costs
- F) Criterion 1120.140 (d) – Projected Operating Costs
- G) Criterion 1120.140 (e) – Effect of the Project on Capital Costs

A) Availability of Funds

Applicants shall document that financial resources will be available and equal to or exceed the estimated total project cost, plus any related project costs, by providing evidence of sufficient financial resources.

The total estimated project cost for the proposed MOB is \$175,203,169. The Applicants will finance the project with Bond Issues totaling \$169,937,429, and the Net Book Value (NBV) of equipment to be transferred totaling \$5,265,740. The Applicants have met the requirements of this criterion.

TABLE SIX Endeavor Health December 31st (in thousands)		
	2025	2024
Cash	\$446,598	\$410,937
Current Assets	\$1,452,635	\$1,537,852
Total Assets	\$10,143,194	\$9,705,835
Current Liabilities	\$947,874	\$1,230,475
Total Liabilities	\$2,508,916	\$2,517,882
Net Assets	\$6,686,404	\$5,957,478
Patient Revenue	\$5,669,768	\$5,390,117
Total Revenue	\$6,416,236	\$5,949,217
Total Expenses	\$6,387,783	\$5,986,351
Operating Income	\$28,453	(\$37,134)
Non-Operating Income	\$701,663	\$200,476
Revenues over Expenses	<u>\$663,325</u>	<u>(\$296,255)</u>

B) Financial Viability

The applicant is NOT required to submit financial viability ratios if:

1) all project capital expenditures, including capital expended through a lease, are completely funded through internal resources (cash, securities, or received pledges); or
HFSRB NOTE: Documentation of internal resources availability shall be available as of the date the application is deemed complete.

2) the applicant's current debt financing or projected debt financing is insured or anticipated to be insured by Municipal Bond Insurance Association Inc. (MBIA) or its equivalent; or
HFSRB NOTE: MBIA Inc is a holding company whose subsidiaries provide financial guarantee insurance for municipal bonds and structured financial projects. MBIA coverage is used to promote credit enhancement, as MBIA would pay the debt (both principal and interest) in case of the bond issuer's default.

3) The applicant provides a third-party surety bond or performance bond letter of credit from an A-rated guarantor (insurance company, bank, or investing firm) guaranteeing project completion within the approved financial and project criteria.

Endeavor Health has an “A” or higher bond rating from Moody’s Investors Service. With the “A” or better bond rating, the Applicants have qualified for the financial waiver and reasonableness of debt financing.

Agency	Rating	Outlook	Last Updated
Moody’s	Aa3	Stable	May 29, 2025

C) Conditions of Debt Financing – Review Criterion

Applicants with projects involving debt financing shall document that the conditions of debt financing are reasonable by submitting a notarized statement signed by an authorized representative that attests to the following, as applicable:

- 1) That the selected form of debt financing for the project will be at the lowest net cost available.
- 2) That the selected form of debt financing will not be at the lowest net cost available but is more advantageous due to such terms as prepayment privileges, no required mortgage, access to additional indebtedness, term (years), financing costs, and other factors.
- 3) That the project involves (in total or in part) the leasing of equipment or facilities and that the expenses incurred with leasing a facility or equipment are less costly than constructing a new facility or purchasing new equipment.

The Applicants note that through the signatures on the certifications page, they attest that the selected form of debt financing will be at the lowest net cost available. The Applicants are funding the proposed project with Bond Issues (\$169,937,429) and the Net Book Value (NBV) of equipment to be transferred (\$5,265,169).

D) Reasonableness of Project and Related Costs – Review Criterion

Only clinical costs are reviewed for this criterion. The applicant must demonstrate that the estimated project costs are reasonable and must also document compliance with the following:

Preplanning Costs are \$270,869, which is 1.5% of the construction, contingencies, and equipment costs totaling \$17,315,601. This meets the State Board standard of 1.8% of these costs.

Site Survey/Soil Investigation/Site Preparation Costs are \$365,929, or 4.7% of the construction/contingency costs of \$7,519,019. This meets the State Board standard of 5%.

New Construction Costs are \$6,835,734, or \$773.89 per GSF. This meets the State Board Standard of \$905.53 per GSF.

Contingency Costs are \$683,285, which is 9.9% of construction costs. This appears reasonable compared to the State Board Standard of 10%.

Architectural/Engineering Fees are \$498,785, or 6.6% of construction and contingency costs (\$7,519,019). This appears reasonable compared to the State Board Standard of 5.94-8.92%.

The State Board does not have a standard for the costs listed below.

Consulting and Other Fees Consulting and other professional fees total \$557,217.

Movable and Other Equipment Costs that are not included in construction contracts total \$9,796,582. These costs account for the clinical equipment listed below:

Linear Accelerator, 2 ea.	\$7,035,000
CT Simulator, 1 ea.	\$1,800,000
Dosimetry Equipment	\$50,000
Mould Room Equipment	\$50,000
Equipment General	\$369,026
Furniture	\$173,905
Security Access/Cameras	\$44,165
IT/Telecom	\$196,289
Signs/Wayfinding	\$53,225
<u>Artwork</u>	<u>\$24,973</u>
TOTAL	\$9,796,582

Bond Issuance Expense: \$551,297.

Net Interest Expense During Construction: \$1,653,889.

Other Costs to be Capitalized amount to \$14,125,305, and account for the following:

Vaults	\$8,859,565
<u>Net Book Value of Transferred Equipment</u>	<u>\$5,265,740</u>
TOTAL	\$14,125,305

E) Projected Operating Costs

These costs amount to \$35.95 per unit of service. The State Board does not have a standard for these costs.

F) Total Effect of the Project on Capital Costs

These costs total \$23.00 in capital costs per unit of patient service. The State Board does not have a standard for these costs.



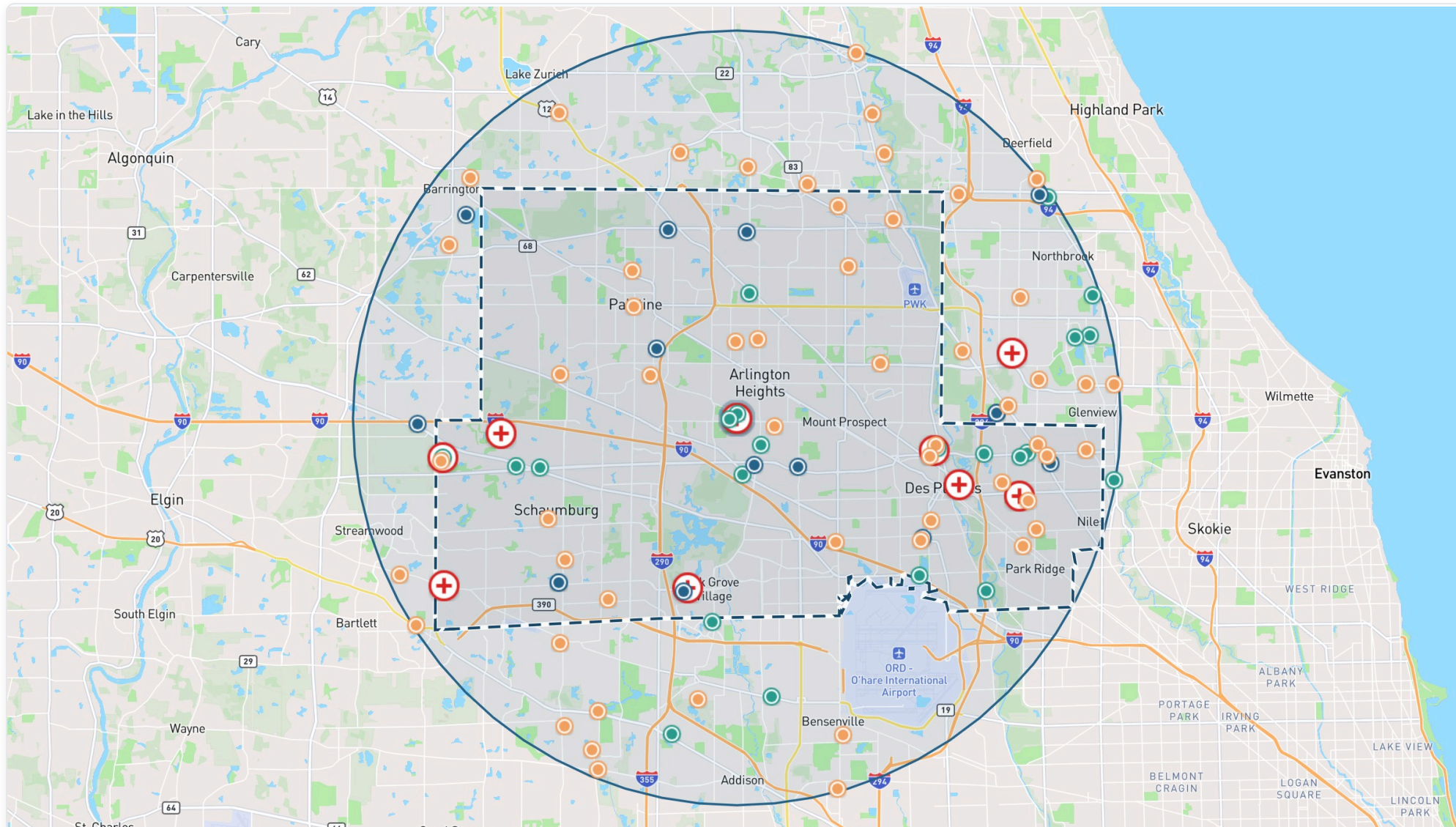
CON Radius & HPA Analysis Report

Geographic inventory of hospital, ASTC, ESRD, long-term care facilities — statutory radius and Health Planning Area shown together

Northwest Community Hospital

Cancer Center & Neurological Center

CENTER POINT	COUNTY	CLASSIFICATION	STATUTORY RADIUS	HPA	HSA
42.0678°N, 87.9919°W	Cook	Chicago Metropolitan (10-mile radius)	10 miles	A-07	7 - Suburban Cook/DuPage





Supply Comparison — Radius vs HPA

Cook County · Northwest Suburban Cook

HSA 7 · Suburban Cook/DuPage | HPA A-07 | RADIUS 10 miles | DATA YEAR 2024

HOSPITALS

	RADIUS	HPA
Facilities	9	8
Total beds	3,300	3,162
M-S	1,578	1,447
ICU	257	250
OB / GYN	189	189
Pediatric	98	98
NICU	110	110
AMI	717	717
Rehab	222	222

ASTCS

	RADIUS	HPA
Facilities	22	14
Class C cases	47,183	31,352
Submissions on file	16	10

ESRD

	RADIUS	HPA
Facilities	15	9
Authorized stations	275	191
CMS-certified	275	191
In-center treatments	95,938	76,187
Year-end patients	821	588

LONG-TERM CARE

	RADIUS	HPA
Facilities	54	27
Licensed beds	5,445	1,616
Beds set-up	3,961	1,337
Beds occupied	3,846	1,286
Occupancy	97.1%	96.2%

Radius: totals from facilities within the 10-mile statutory radius around the center point. **HPA:** totals from every active facility whose Health Planning Area is A-07, regardless of distance. **Source:** 2024 HFSRB annual surveys.

Demographic Profile — Radius · HPA · Illinois · USA

Cook County · Northwest Suburban Cook · ACS 2020–2024 5-year estimates

HSA 7 · Suburban Cook/DuPage

HPA A-07

RADIUS 10 miles

SOURCE ACS 5-year

STATUTORY RADIUS (10 MI)
Area-weighted tract interpolation

980,695 ± 9,088
Population **HIGH RELIABILITY**

HEALTH PLANNING AREA A-07
Area-weighted (sub-county polygons)

622,321 ± 7,545
Population **HIGH RELIABILITY**

Benchmarks — Illinois: 12,694,798 · United States: 334,922,499 (official published ACS statewide / national aggregates, same vintage)

POPULATION & AGE				
	RADIUS	HPA	ILLINOIS	USA
Total population	980,695	622,321	12,694,798	334,922,499
Median age†	42.2	41.9	39.0	38.9
Under 18	22.4%	22.1%	21.8%	22.0%
Age 65+	18.7%	18.7%	17.0%	17.2%
Age 75+	8.1%	8.0%	7.0%	7.0%
Female	50.9%	50.8%	50.6%	50.5%

RACE & ETHNICITY				
	RADIUS	HPA	ILLINOIS	USA
White alone	62.1%	61.9%	61.0%	61.0%
Black alone	3.3%	3.5%	13.6%	12.2%
Asian alone	15.8%	15.9%	6.0%	6.0%
AIAN / NHPI / Other	7.7%	7.9%	8.6%	8.2%
Two or more races	11.1%	10.7%	10.9%	12.6%
Hispanic / Latino	18.1%	17.7%	18.8%	19.3%

INCOME & POVERTY				
	RADIUS	HPA	ILLINOIS	USA
Median household income†	\$110,887	\$104,498	\$83,390	\$80,734
Per-capita income	\$54,093	\$51,001	\$46,406	\$44,673
Below poverty	7.1%	7.0%	11.8%	12.5%
Age 65+ below poverty	9.4%	9.7%	11.3%	11.9%

HEALTH COVERAGE				
	RADIUS	HPA	ILLINOIS	USA
Uninsured (all ages)	7.6%	8.2%	6.9%	8.4%
Uninsured under 19	3.4%	3.7%	3.3%	5.5%
Uninsured 65+	1.2%	1.4%	0.9%	0.8%

DISABILITY & ACCESS				
	RADIUS	HPA	ILLINOIS	USA
With a disability	9.3%	9.6%	12.1%	13.3%
Disability, age 65+	27.5%	28.6%	31.5%	32.9%
Households w/o vehicle	5.5%	5.6%	11.0%	8.4%
Limited-English households	9.1%	9.3%	4.4%	4.3%

HOUSEHOLDS & EDUCATION				
	RADIUS	HPA	ILLINOIS	USA
Households	377,818	244,799	5,036,449	129,227,496
Avg. household size	2.57	2.52	2.46	2.53
Renter-occupied	27.9%	29.1%	32.9%	34.8%
Median home value†	\$400,195	\$367,626	\$263,300	\$332,700
High school grad+	91.5%	91.8%	90.5%	89.6%
Bachelor's+	49.0%	48.4%	37.8%	35.7%

Radius / HPA = ACS 2020–2024 5-year, area-weighted census-tract interpolation; **Illinois / USA** = exact published ACS aggregates. † Radius/HPA medians are weighted approximations (tract medians can't be re-summed); IL/USA medians are exact. Percentages recomputed from aggregated counts; scope reliability = combined population MOE (90% CI).



Facility Inventory

Hospitals and ambulatory surgical treatment centers within 10 miles of Cook County — 9 Hospitals, 22 ASTCs

COUNTY **Cook** | HSA **7 • Suburban Cook/DuPage** | HPA **A-07** | RADIUS **10 miles** | DATA YEAR **2024**

#	TYPE	FACILITY NAME	CITY	DIST	M-S	ICU	OB	PED	NICU	AMI	REH	TOTAL
1	HOSP	Northwest Community Hospital	Arlington Heights	0.0	296	60	44	16	8	52	33	509
2	ASTC	Northwest Community Day Surgery Center	Arlington Heights	0.1	—	—	—	—	—	—	—	—
3	ASTC	Arlington Heights Surgery Center, LLC	Arlington Heights	0.2	—	—	—	—	—	—	—	—
4	ASTC	Northwest Endo Center LLC	Arlington Heights	0.9	—	—	—	—	—	—	—	—
5	ASTC	Illinois Hand & Upper Extremity Center	Arlington Heights	1.5	—	—	—	—	—	—	—	—
6	ASTC	Associated Surgical Center, LLC	Arlington Heights	3.3	—	—	—	—	—	—	—	—
7	HOSP	Alexian Brothers Medical Center	Elk Grove Village	4.6	260	36	28	—	—	141	72	537
8	HOSP	Holy Family Medical Center-Des Plaines, LLC - DBA Holy Family Medical Center	Des Plaines	5.2	49	8	—	—	—	—	—	186
9	ASTC	Specialty Surgicare LTD	Schaumburg	5.3	—	—	—	—	—	—	—	—
10	ASTC	Presence Lakeshore Gastroenterology, LLC - DBA Des Plaines Endoscopy Center	Des Plaines	5.3	—	—	—	—	—	—	—	—
11	ASTC	Ophthalmology Surgery Center of Illinois	Itasca	5.3	—	—	—	—	—	—	—	—
12	ASTC	Schaumburg Surgery Center, LLC	Schaumburg	5.9	—	—	—	—	—	—	—	—
13	HOSP	Chicago Behavioral Hospital	Des Plaines	6.1	—	—	—	—	—	150	—	150
14	HOSP	Ascension Alexian Brothers Behavioral Health Hospital	Hoffman Estates	6.2	212	35	38	17	16	141	—	459
15	ASTC	Greater Chicago Center for Advanced Surgery LLC	Des Plaines	6.3	—	—	—	—	—	—	—	—
16	ASTC	North Suburban Pain and Spine Center	Des Plaines	6.5	—	—	—	—	—	—	—	—
17	ASTC	Innovia Surgery Center, LLC	Wood Dale	7.3	—	—	—	—	—	—	—	—
18	HOSP	Endeavor Health Clinical Operations - DBA Glenbrook Hospital	Glenview	7.4	131	7	—	—	—	—	—	138
19	ASTC	LGH-A/Golf ASTC, LLC - DBA Golf Surgical Center	Des Plaines	7.5	—	—	—	—	—	—	—	—
20	ASTC	Retina Surgery Center, LLC	Niles	7.6	—	—	—	—	—	—	—	—
21	HOSP	Lutheran General Hospital - Advocate	Park Ridge	7.6	370	75	51	48	54	55	45	698
22	HOSP	St Alexius Medical Center	Hoffman Estates	7.7	260	36	28	17	32	—	72	445
23	ASTC	Hoffman Estates Surgery Center, LLC	Hoffman Estates	7.7	—	—	—	—	—	—	—	—
24	ASTC	Uropartners Surgery Center, LLC	Des Plaines	7.9	—	—	—	—	—	—	—	—
25	ASTC	Aiden Center for Day Surgery, LLC	Addison	8.4	—	—	—	—	—	—	—	—
26	HOSP	BHC Streamwood Hospital, Inc. - DBA Streamwood Hospital	Streamwood	8.8	—	—	—	—	—	178	—	178
27	ASTC	The Glen Endoscopy Center, LLC	Glenview	9.1	—	—	—	—	—	—	—	—
28	ASTC	Ravine Way Surgery Center, LLC - DBA Ravine Way Surgery Center	Glenview	9.5	—	—	—	—	—	—	—	—
29	ASTC	Lurie Children's Surgery Center In Northbrook	Northbrook	9.8	—	—	—	—	—	—	—	—
Total — 9 Hospitals, 22 ASTCs					1578	257	189	98	110	717	222	3,300

#	TYPE	FACILITY NAME	CITY	DIST	M-S	ICU	OB	PED	NICU	AMI	REH	TOTAL
30	ASTC	The Lake Bluff IL Endoscopy ASC, LLC - DBA Northshore Endoscopy Center	Lake Bluff	9.9	—	—	—	—	—	—	—	—
31	ASTC	Illinois Sports Medicine & Orthopedic Surgery Center, LLC	Morton Grove	10.0	—	—	—	—	—	—	—	—
Total — 9 Hospitals, 22 ASTCs					1578	257	189	98	110	717	222	3,300

Bed Utilization Analysis

Authorized capacity compared to State Health Plan need formulas for the Health Planning Area and Health Service Area.

COUNTY **Cook**

HSA **7 · Suburban Cook/DuPage**

HPA **A-07**

RADIUS **10 miles**

DATA YEAR **2024**

HEALTH PLANNING AREA · HPA A-07

Northwest Suburban Cook

BED CATEGORY	AUTHORIZED	NEED	GAP	% OF NEED
Med-Surg/Pediatric	1,741	801	+940	217.4%
Obstetrics	212	76	+136	278.9%
Intensive Care Unit	289	236	+53	122.5%
Acute Mental Illness	717	502	+215	142.8%
Total	2,959	1,615	+1,344	183.2%

HEALTH SERVICE AREA · HSA 7

Suburban Cook/DuPage

BED CATEGORY	AUTHORIZED	NEED	GAP	% OF NEED
Rehabilitation	498	395	+103	126.1%
Total	498	395	+103	126.1%

Statutory radius: Per 77 Ill. Adm. Code 1100, radius follows county classification — 10 miles (Cook, DuPage, Kane, Lake, Will), 17 miles (mid-size), 21 miles (rural). **Gap analysis:** Positive values indicate surplus; parentheses indicate shortage. Need calculated per State Health Plan formulas. **Source:** 2024 Annual Hospital Survey responses submitted to HFSRB.

Surgical Volume Analysis

Combined hospital and ASTC operating-room volume within 10 miles of Cook County.

COUNTY **Cook** | HSA **7 • Suburban Cook/DuPage** | HPA **A-07** | RADIUS **10 miles** | DATA YEAR **2024**

102,941
TOTAL SURGICAL CASES

6
HOSPITALS

16
ASTCS

55,758
HOSPITAL CASES

47,183
ASTC CASES

VOLUME BY SURGICAL SPECIALTY			
Within 10-mile radius of Cook County			
SURGICAL SPECIALTY	HOSPITALS	ASTCS	TOTAL CASES
Ophthalmology	9,649	12,562	22,211
Orthopedic	9,075	11,924	20,999
General	14,389	3,807	18,196
Urology	4,158	5,921	10,079
OB/GYN	6,341	1,062	7,403
Otolaryngology	2,510	4,198	6,708
Podiatry	1,625	1,760	3,385
Pain Management	0	3,126	3,126
Cardiovascular	2,653	0	2,653
Gastroenterology	876	1,711	2,587
Neurosurgery	2,040	0	2,040
Plastic Surgery	1,266	598	1,864
Thoracic	782	0	782
Oral/Maxillofacial	394	332	726
Neurological	0	146	146
Dermatology	0	36	36
Total	55,758	47,183	102,941

TOP FACILITIES BY VOLUME			
Ranked by total surgical cases (2024)			
#	FACILITY	TYPE	CASES
1	Lutheran General Hospital - Advocate	HOSP	19,568
2	Northwest Community Hospital	HOSP	9,908
3	Endeavor Health Clinical Operations - DBA Glenbrook Hospital	HOSP	9,545
4	St Alexius Medical Center	HOSP	9,156
5	Northwest Community Day Surgery Center	ASTC	8,310
6	Alexian Brothers Medical Center	HOSP	6,327
7	Hoffman Estates Surgery Center, LLC	ASTC	5,163
8	Uropartners Surgery Center, LLC	ASTC	5,006
9	Ophthalmology Surgery Center of Illinois	ASTC	4,607
10	LGH-A/Golf ASTC, LLC - DBA Golf Surgical Center	ASTC	4,471
11	Illinois Sports Medicine & Orthopedic Surgery Center, LLC	ASTC	3,985
12	Lurie Children's Surgery Center In Northbrook	ASTC	3,573
13	Ravine Way Surgery Center, LLC - DBA Ravine Way Surgery Center	ASTC	3,290
14	Associated Surgical Center, LLC	ASTC	2,959
15	Schaumburg Surgery Center, LLC	ASTC	2,214

Hospital cases: combined inpatient and outpatient surgical cases from the 2024 Hospital Annual Survey. **ASTC cases:** Class C operating-room cases (general/regional anesthesia) from the 2024 ASTC Annual Survey.
Specialties: 14 standard surgical specialty categories tracked by HFSRB for both facility types.

ESRD Facility Inventory

Dialysis facilities within 10 miles of Cook County — 15 facilities.

COUNTY **Cook** | HSA **7 • Suburban Cook/DuPage** | HPA **A-07** | RADIUS **10 miles** | DATA YEAR **2024**

15
ESRD FACILITIES

275
AUTHORIZED STATIONS

275
CMS-CERTIFIED

95,938
IN-CENTER TREATMENTS

821
YEAR-END PATIENTS

#	FACILITY NAME	CITY	DIST	AUTH STNS	CMS CERT	IN-CTR TX	EOY PTS
1	Arlington Heights Dialysis	ARLINGTON HEIGHTS	1.3	20	20	285	37
2	Fresenius Kidney Care Mount Prospect	Mount Prospect	2.0	16	16	10,385	75
3	Neomedica Dialysis Ctrs - Rolling Meadows	ROLLING MEADOWS	2.8	24	24	11,826	80
4	Elk Grove Dialysis Center	ELK GROVE VILLAGE	4.7	28	28	12,889	87
5	Buffalo Grove Dialysis	Buffalo Grove	4.8	16	16	240	54
6	Fresenius Medical Care Palatine	PALATINE	5.2	17	17	11,932	73
7	Fresenius Medical Care Des Plaines	DES PLAINES	5.8	16	16	8,940	60
8	Schaumburg Dialysis	SCHAUMBURG	6.3	22	22	210	46
9	Fresenius Medical Care Schaumburg	SCHAUMBURG	6.3	16	16	8,648	61
10	Glenview Dialysis Center	GLENVIEW	6.8	16	16	210	73
11	DaVita Glenview Dialysis	GLENVIEW	6.8	20	20	6,747	40
12	Fresenius Kidney Care Niles	Niles	8.3	32	32	11,072	69
13	Fresenius Medical Care Hoffman Estates	HOFFMAN ESTATES	8.3	20	20	9,856	66
14	ARA-South Barrington Dialysis	S. Barrington	8.8	—	—	—	—
15	Fresenius Kidney Care Deerfield	Deerfield	9.8	12	12	2,698	0
Total — 15 facilities				275	275	95,938	821

Stations: authorized and CMS-certified counts are taken from the most recent measurement in the survey year (end-of-year preferred). **Treatments:** in-center treatments are the annual total; year-end patients is the 12/31 census. **Source:** 2024 ESRD Facility Annual Survey. **Suppressed columns:** set-up & staffed stations, isolation stations, nocturnal shift — no values reported across this result set.



Long-Term Care Facility Inventory

Nursing and long-term care facilities within 10 miles of Cook County — 54 facilities.

COUNTY **Cook** | HSA **7 • Suburban Cook/DuPage** | HPA **A-07** | RADIUS **10 miles** | DATA YEAR **2024**

54

LTC FACILITIES

5,445

LICENSED BEDS

3,961

BEDS SET UP

3,846

BEDS OCCUPIED

97.1%

OCCUPANCY

4,057

RESIDENTS (12/31)

#	FACILITY NAME	CITY	DIST	LIC.	SET UP	OCC.	%	GEN. NURSING	RESID.
1	MOORINGS OF ARLINGTON HEIGHTS	ARLINGTON HTS	1.0	—	—	—	—	—	—
2	LUTHERAN HOME FOR THE AGED	ARLINGTON HTS	2.0	—	—	—	—	—	—
3	New Summit Rehabilitation and Healthcare	ARLINGTON HTS	2.1	—	—	—	—	—	—
4	PEARL OF ROLLING MEADOWS,THE	ROLLING MEADOWS	2.5	155	155	126	81.3%	155	130
5	Aliya of Palatine	PALATINE	3.9	—	—	—	—	—	—
6	EDEN VISTA PROSPECT HEIGHTS	PROSPECT HEIGHTS	4.0	—	—	—	—	—	—
7	ASBURY COURT NURSING & REHAB	DES PLAINES	4.1	79	79	69	87.3%	79	69
8	LITTLE SISTERS OF PALATINE	PALATINE	4.7	51	—	32	62.7%	51	32
9	INVERNESS REHAB	INVERNESS	4.7	142	142	122	85.9%	142	122
10	BELLA TERRA WHEELING	WHEELING	4.9	215	205	177	86.3%	215	177
11	ALDEN DES PLAINES REHAB & HC	DES PLAINES	5.1	—	—	—	—	—	—
12	ASCENSION NAZARETHVILLE PLACE	DES PLAINES	5.2	—	—	—	—	—	—
13	ENCORE VILLAGE	SCHAUMBURG	5.6	—	—	—	—	—	—
14	LEE MANOR	DES PLAINES	5.7	—	—	—	—	—	—
15	GENERATIONS OAKTON PAVILLION	DES PLAINES	5.8	200	200	112	56.0%	200	112
16	PEARL OF ELK GROVE,THE	ELK GROVE VILLAG	5.8	—	—	—	—	—	—
17	BELLA TERRA SCHAUMBURG	SCHAUMBURG	5.8	—	—	—	—	—	—
18	ADDOLORATA VILLA	WHEELING	6.1	98	98	73	74.5%	98	85
19	CITADEL OF NORTHBROOK,THE	NORTHBROOK	6.1	158	158	136	86.1%	158	136
20	WARREN BARR BUFFALO GROVE	BUFFALO GROVE	6.3	200	200	146	73.0%	200	146
21	AVANTARA LONG GROVE	LONG GROVE	6.5	195	195	162	83.1%	195	162
22	GREEK AMERICAN REHAB & CARE CT	WHEELING	6.6	—	—	—	—	—	—
23	ALDEN LONG GROVE REHAB & HCC	LONG GROVE	7.0	248	—	162	65.3%	248	162
24	ELEVATE CARE ABINGTON	GLENVIEW	7.1	192	160	125	78.1%	192	125
25	Rivaya Care of Des Plaines	DES PLAINES	7.1	—	—	—	—	—	—
26	FOREST VIEW REHAB & NRSG CTR	ITASCA	7.4	—	—	—	—	—	—
Total — 54 facilities				5,445	3,961	3,846	97.1%	5445	4,057

#	FACILITY NAME	CITY	DIST	LIC.	SET UP	OCC.	%	GEN. NURSING	RESID.
27	ABBINGTON VLGE NRSG & RHB CTR	ROSELLE	7.4	82	82	50	61.0%	82	64
28	ALDEN POPLAR CREEK REHAB & HCC	HOFFMAN ESTATES	7.8	218	—	151	69.3%	218	151
29	ELEVATE CARE RIVERWOODS	RIVERWOODS	7.9	240	175	145	82.9%	240	145
30	NILES NRSG & REHAB CENTER	NILES	7.9	304	304	284	93.4%	304	284
31	AVANTARA PARK RIDGE	PARK RIDGE	7.9	154	154	140	90.9%	154	140
32	GLENVIEW TERRACE	GLENVIEW	7.9	314	283	236	83.4%	314	236
33	BRANDEL HEALTH AND REHAB	NORTHBROOK	8.0	102	83	72	86.7%	102	72
34	ELEVATE CARE NILES	NILES	8.2	—	—	—	—	—	—
35	PARK RIDGE HEATLHCARE CENTER	PARK RIDGE	8.2	—	—	—	—	—	—
36	NORTHBROOK HEALTH AND REHAB	NORTHBROOK	8.2	147	129	120	93.0%	147	120
37	Resurrection Place	PARK RIDGE	8.3	—	—	—	—	—	—
38	ALDEN VILLAGE HEALTH FACILITY	BLOOMINGDALE	8.4	—	—	—	—	—	—
39	RADFORD GREEN	LINCOLNSHIRE	8.6	—	—	—	—	—	—
40	BRIDGEWAY SENIOR LIVING	BENSENVILLE	8.7	226	203	156	76.8%	226	156
41	ALDEN ESTATES OF BARRINGTON	BARRINGTON	8.7	—	—	—	—	—	—
42	BELMONT VILLAGE GLENVIEW	GLENVIEW	9.2	—	—	—	—	—	—
43	VI AT THE GLEN	GLENVIEW	9.2	47	47	45	95.7%	47	45
44	AVANTARA LAKE ZURICH	LAKE ZURICH	9.2	203	50	153	306.0%	203	153
45	BELLA TERRA BLOOMINGDALE	BLOOMINGDALE	9.2	166	103	103	100.0%	166	103
46	PRAIRIEVIEW AT THE GARLANDS	BARRINGTON	9.3	20	20	15	75.0%	20	15
47	WEST SUBURBAN NSG & REHAB CTR	BLOOMINGDALE	9.4	259	—	—	0.0%	259	181
48	BELLA TERRA STREAMWOOD	STREAMWOOD	9.7	214	214	136	63.6%	214	136
49	ALDEN VALLEY RIDGE REHAB & HCC	BLOOMINGDALE	9.8	207	—	156	75.4%	207	156
50	CITADEL OF GLENVIEW, THE	GLENVIEW	9.9	135	128	122	95.3%	135	122
51	IGNITE MEDICAL HANOVER PARK	HANOVER PARK	9.9	150	110	95	86.4%	150	95
52	Serenity Estates of Lincolnshire	LINCOLNSHIRE	10.0	144	144	86	59.7%	144	86
53	GROVE OF ELMHURST,THE	ELMHURST	10.0	180	140	139	99.3%	180	139
54	WHITEHALL OF DEERFIELD	DEERFIELD	10.0	—	—	—	—	—	—
Total — 54 facilities				5,445	3,961	3,846	97.1%	5445	4,057

Bed counts: licensed, set-up, and occupied beds are summed across all reported levels of care. Occupancy uses set-up beds as the denominator when available, otherwise licensed beds. **Source:** 2024 LTC Annual Survey. Em-dash indicates no submission on file. **Suppressed columns:** facility type, nursing-sheltered beds, skilled beds for residents under 22 — no values reported across this result set.