



Northwest Community Healthcare
Administration
800 W. Central Road
Arlington Heights, IL 60005

April 8, 2020

VIA FEDERAL EXPRESS

Ms. Courtney Avery
Administrator
Illinois Health Facilities and Services Review Board
525 West Jefferson Street, 2nd Floor
Springfield, IL 62761

Re: Notice of Project Financial Commitment
Project 19-011
NCH Buffalo Grove Outpatient Care Center
Northwest Community Hospital, Northwest Community Healthcare, MPG NCH Buffalo Grove JV, LLC

Dear Ms. Avery:

On June 4, 2019, the Health Facilities and Services Review Board approved the application of the NCH Buffalo Grove Outpatient Care Center. The total approved project cost is \$57,288,255.

Northwest Community Hospital has signed a master lease with a subsidiary of MPG NCH Buffalo Grove JV, LLC to occupy all of the space in the building to be constructed at 15 S. McHenry Road in Buffalo Grove. Base rent for the initial 15 year term is consistent with the amount of \$30,659,363 listed as the Fair Market Value for leased space, as shown in the permit application's table Project Cost and Sources of Funds. This amount also qualifies as sufficient to constitute financial commitment of the approved project, as stipulated in the requirements of Administrative Code 1130.720.

Project scope, size and cost are consistent with the permit approved on June 4, 2019.

Please contact me at 847-618-5060 or Ralph Weber, our CON consultant at 847-791-0830 if you have any questions on this project.

Sincerely,

Rich Casey
Vice President, Hospital Operations
Northwest Community Healthcare

Cc: Michael Constantino, Illinois Health Facilities and Services Review Board
Daniel Ahlering, Vice President, MedProperties Group
Allen C. Jensen, Executive Director, Facilities Management Department, Northwest Community Healthcare
Ralph Weber, CON consultant