



STATE OF ILLINOIS HEALTH FACILITIES AND SERVICES REVIEW BOARD

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

DOCKET NO: H-12	BOARD MEETING: March 12, 2024	PROJECT NO: 24-003	PROJECT COST: Original: \$0
FACILITY NAME: Dialysis Care Center Oak Lawn		CITY: Oak Lawn	
TYPE OF PROJECT: Substantive			HSA: VII

PROJECT DESCRIPTION: The Applicants (Dialysis Care Center Oak Lawn, LLC, Dialysis Care Center Holdings, LLC and Meridian Investment Partners LLC) are proposing the discontinuation of a 14-station ESRD Facility located at 9115 S. Cicero, Suite 300 in Oak Lawn, Illinois. There is no cost to this project and the expected completion date is December 31, 2024.

Information on this Application for Permit can be found at this link:

<https://hfsrb.illinois.gov/projects/project.24-003-dialysis-care-center-oak-lawn.html>

EXECUTIVE SUMMARY

PROJECT DESCRIPTION

- The Applicants (Dialysis Care Center Oak Lawn, LLC, Dialysis Care Center Holdings, LLC. and Meridian Investment Partners LLC) are proposing the discontinuation of a 14-station ESRD Facility located at 9115 S. Cicero, Suite 300 in Oak Lawn, Illinois. There is no cost to this project and the expected completion date is December 31, 2024.

SUMMARY

- The Applicants have met the State Board's requirements for the discontinuation of this 14-station ESRD facility.



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STATE BOARD STAFF REPORT

Project #24-003

Dialysis Care Center Oak Lawn

APPLICATION/CHRONOLOGY/SUMMARY	
Applicants	Dialysis Care Center Oak Lawn, LLC, Dialysis Care Center Holdings, LLC, Meridian Investment Partners LLC
Facility Name	Dialysis Care Center Oak Lawn
Location	9115 S. Cicero Avenue, Suite 300, Oak Lawn, Illinois
Permit Holder	Dialysis Care Center Oak Lawn, LLC, Dialysis Care Center Holdings, LLC, Meridian Investment Partners LLC
Operating Entity	Dialysis Care Center Oak Lawn, LLC
Owner of Site	Ali Kotum as Trustee of Trust #16701

I. Project Description

The Applicants (Dialysis Care Center Oak Lawn, LLC, Dialysis Care Center Holdings, LLC and Meridian Investment Partners LLC) are proposing the discontinuation of a 14-station ESRD Facility located at 9115 S. Cicero, Suite 300 in Oak Lawn, Illinois. There is no cost to this project and the expected completion date is December 31, 2024.

II. Summary of Findings

- A. State Board Staff finds the proposed project is in conformance with the provisions of 77 ILAC 1110 (Part 1110).
- B. 77 ILAC 1120 (Part 1120) is not applicable to this project because there is no cost.

III. General Information

The Applicants are Dialysis Care Center Oak Lawn, LLC., Dialysis Care Center Holdings, LLC and Meridian Investment Partners, LLC. Dialysis Care Center Holdings, LLC, Dialysis Care Center Oak Lawn, LLC, and Meridian Investment Partners, LLC are owned equally by Morufu Alausa M.D. (50%) and Sameer M. Shafi M.D (50%). There is no cost to this project and financial commitment will occur at the time of permit approval.

There was no public hearing requested and the State Board did not receive any support or opposition letters.

IV. Background of the Applicants

The Applicants own in addition to Dialysis Care Center Oak Lawn, other in-patient hemodialysis centers, including:

- Dialysis Care Center Beverly - Chicago
- Dialysis Care Center Elgin
- Dialysis Care Center Evergreen Park
- Dialysis Care Center Hazel Crest
- Dialysis Care Center McHenry
- Dialysis Care Center Olympia Fields
- Dialysis Care Center Vollmer – Chicago Heights

The Applicants attest that there have been no adverse actions taken against any facility owned and/or operated by the Applicants during the three years prior to filing of this application. The Applicants also attest that there have been no individuals cited, arrested, taken into custody, charged with, indicted, convicted, or tried for, or pled guilty to the commission of any felony or misdemeanor or violation of the law, except for minor parking violations; or the subject of any juvenile delinquency or youthful offender proceeding. The Applicants attest that no person has been charged with fraudulent conduct or any act involving moral turpitude. The Applicants certify that they are in default in the performance or discharge of any duty or obligation imposed by a judgment, decree, order or directive of any court or governmental agency.

The Applicants have granted the HFSRB and DPH access to any documents necessary to verify the information submitted, including, but not limited to official records of DPH or other State agencies; the licensing or certification records of other states, when applicable; and the records of nationally recognized accreditation organizations.

V. Discontinuation

According to the Applicants the reasons for discontinuation are the provision of service at the current location is not practicable nor economically feasible. The Applicants state that the facility has reached and exceeded capacity, and in order to meet the existing need, based on patient volumes, additional hemodialysis stations will be required. The current location of the facility has physical space limitations, and future expansion of hemodialysis stations requires relocation. According to the Applicants continued operation of the facility at the present location would fail to meet patient demand.

The facility is approved for twelve hemodialysis stations that will be discontinued. The expected discontinuation date is December 31, 2024. The anticipated use of the physical plant has not been determined as the applicants do not own the structure. Certain usable medical equipment will be transferred to the relocated Dialysis Care Center Oak Lawn if the new project is approved. The medical records will be maintained by Dialysis Care Center Oak Lawn for a period of 10 years.

A copy of the Notice provided to the local media has been provided and copies of the notices that were sent to the municipality in which the facility is located, the State

Representative and State Senator of the district the health care facility is located, the Director of Public Health, and the Director of Healthcare and Family Services has been provided with the Application for Permit.

According to the Applicants the discontinuation will not have an adverse effect upon access of care for residents of the facility's market area. The Applicants have also submitted an application to relocate the facility; if approved DCC Oak Lawn will relocate the facility less than one mile away from the current location, thus limiting any potential for discontinuation of service. It is intended that the existing facility will continue to operate while the new facility is constructed in an effort to limit any disruption in patient care.

VI. Safety Net Services

According to the Applicants, this proposed discontinuation will have little, if any, impact on the essential safety net services in the community.

TABLE ONE				
Safety Net Impact Statement				
	2020	2021	2022	
Medicaid (# of Patients)				
Outpatient	12	18	12	
Total	12	18	12	
Medicaid (Revenue)				
Outpatient	\$240,398	\$381,756	\$335,947	
Total	\$240,398	\$381,756	\$335,947	

TABLE TWO
Dialysis Facilities in the HSA VII ESRD Planning Area

ESRD Facility	Ownership	City	Stations	Utilization	Star Rating
ARA-South Barrington Dialysis	ARA	S. Barrington	14	35.71%	4
Neomedica Dialysis Ctrs - Evanston	DaVita	Evanston	20	73.33%	3
RCG-South Holland	DaVita	South Holland	24	67.36%	3
Olympia Fields Dialysis Center	DaVita	Matteson	24	34.03%	2
Country Hills Diaylsis	DaVita	Country Club Hills	24	36.81%	2
Hazel Crest Dialysis	DaVita	Hazel Crest	20	48.33%	3
Arlington Heights Diakysis	DaVita	Arlington Heights	18	35.19%	2
Chicago Heights Dialysis	DaVita	Chicago Heights	16	34.38%	3
Buffalo Grove Dialysis	DaVita	Buffalo Grove	16	59.38%	3
Schaumburg Dialysis	DaVita	Schaumburg	22	34.85%	4
Stony Creek Dialysis	DaVita	Oak Lawn	14	58.33%	3
Harvey Dialysis	DaVita	Harvey	18	38.89%	1
Big Oaks Dialysis	DaVita	Niles	12	56.94%	5
Palos Park Dialysis	DaVita	Orland Park	12	55.56%	2
Davita Chicago Ridge	DaVita	Worth	16	41.67%	1
Davita Tinley Park	DaVita	Tinley Park	12	69.44%	3
Calumet City Dialysis	DaVita	Calumet City	16	80.21%	3
DaVita Salt Creek Dialysis	DaVita	Villa Park	12	37.50%	2
Davita Geneva Crossing Dialysis	DaVita	Carol Stream	14	63.10%	3
Davita Oak Meadows Dialysis	DaVita	Oak Lawn	12	33.33%	4
DaVita Melrose Village	DaVita	Melrose Village	12	40.28%	1
DaVita Rutgers Park Dialysis	DaVita	Woodridge	12	37.50%	1
DaVita Cicero Dialysis	DaVita	Cicero	12	43.06%	4
DaVita Glenview Dialysis	DaVita	Glenview	16	63.54%	4
Dialysis Care Center of Oak Lawn	DCC	Oak Lawn	14	77.38%	2
Dialysis Care Center of Olympia Fields	DCC	Olympia Fields	24	47.22%	2
Dialysis Care Center Hazel Crest	DCC	Hazel Crest	12	91.67%	1
Dialysis Care Center Evergreen Park	DCC	Evergreen Park	16	55.21%	1
Dialysis Care Center Vollmer	DCC	Chicago Heights	16	69.79%	1
Downers Grove Dialysis Center	Fresenius	Downers Grove	16	42.71%	3
Oak Park Dialysis Center	Fresenius	Oak Park	12	90.28%	4
Elk Grove Dialysis Center	Fresenius	Elk Grove Village	28	54.17%	3
Central Dupage Dialysis Center	Fresenius	West Chicago	16	56.25%	2
Fresenius Medical Care South Suburban	Fresenius	Olympia Fields	27	51.23%	3
Fresenius Medical Care Westchester	Fresenius	Westchester	22	42.42%	4
Fresenius Medical Care Northwest	Fresenius	Norridge	16	66.67%	3
Neomedica Dialysis Ctrs - Rolling Meadows	Fresenius	Rolling Meadows	24	59.72%	3
West Suburban Hosp. Dialysis Unit	Fresenius	Oak Park	46	59.78%	4
FMC Berwyn	Fresenius	Berwyn	30	51.67%	3
Dialysis Center of America - Crestwood	Fresenius	Crestwood	24	43.75%	2
Blue Island Dialysis Ctr	Fresenius	Blue Island	28	48.21%	2
Fresenius Medical Care South Holland	Fresenius	South Holland	24	85.42%	2
Fresenius Medical Care Evergreen Park	Fresenius	Evergreen Park	30	42.78%	2

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Dialysis Facilities in the HSA VII ESRD Planning Area

ESRD Facility	Ownership	City	Stations	Utilization	Star Rating
Fresenius Medical Care Hoffman Estates	Fresenius	Hoffman Estates	20	56.67%	3
Fresenius Medical Care Orland Park	Fresenius	Orland Park	18	45.37%	4
Glenview Dialysis Center	Fresenius	Glenview	20	45.83%	4
Fresenius Medical Care Melrose Park	Fresenius	Melrose Park	18	62.04%	5
Lutheran General - Neomedica	Fresenius	Niles	32	38.02%	4
North Avenue Dialysis Center	Fresenius	Melrose Park	24	56.94%	4
Fresenius Medical Care Hazel Crest	Fresenius	Hazel Crest	16	59.38%	2
Fresenius Medical Care Elmhurst	Fresenius	Elmhurst	28	71.43%	4
Fresenius Medical Care Glendale Heights	Fresenius	Glendale Heights	29	56.32%	3
RCG Skokie	Fresenius	Skokie	14	77.38%	3
RCG - Mid America Evanston	Fresenius	Evanston	14	63.10%	2
Alsip Dialysis Center	Fresenius	Alsip	20	49.17%	3
FMC Dialysis Services of Willowbrook	Fresenius	Willowbrook	20	43.33%	4
FMC Dialysis Services - Burbank	Fresenius	Burbank	26	48.08%	3
FMC Lincolnwood	Fresenius	Lincolnwood	16	30.21%	4
Fresenius Medical Care Merrionette Park	Fresenius	Merrionette Park	24	81.94%	3
Fresenius Medical Care of Naperville North	Fresenius	Naperville	21	44.44%	4
Fresenius Medical Care of West Chicago	Fresenius	West Chicago	12	65.28%	5
Fresenius Medical Care of Deerfield	Fresenius	Deerfield	12	36.11%	3
Fresenius Medical Care -Lombard	Fresenius	Lombard	12	59.72%	2
Fresenius Medical Care Palatine	Fresenius	Palatine	17	88.24%	5
Fresenius Medical Care Steger	Fresenius	Steger	18	38.89%	3
Fresenius Medical Care River Forest	Fresenius	River Forest	24	56.94%	4
Fresenius Medical Care Cicero	Fresenius	Cicero	20	88.33%	3
Fresenius Medical Care Oak Forest	Fresenius	Oak Forest	12	93.06%	3
Fresenius Medical Care Des Plaines	Fresenius	Des Plaines	16	65.63%	3
NxStage Oak Brook	Fresenius	Oak Brook	8	25.00%	2
Fresenius Medical Care Lemont	Fresenius	Lemont	12	40.28%	1
Fresenius Medical Care Summit	Fresenius	Summit	14	71.43%	2
Fresenius Medical Care Chicago Heights	Fresenius	Chicago Heights	12	38.89%	2
Fresenius Medical Care Schaumburg	Fresenius	Schaumburg	16	54.17%	5
Fresenius Kidney Care Mount Prospect	Fresenius	Mount Prospect	16	76.04%	4
Fresenius Medical Care Woodridge	Fresenius	Woodridge	12	36.11%	4
Loyola Dialysis Center	Loyola	Maywood	30	61.11%	3
USRC Streamwood Dialysis	USRC	Streamwood	13	38.46%	4
USRC Oak Brook	USRC	Downers Grove	13	55.13%	3
US Renal Care Hickory Hills	USRC	Hickory Hills	13	57.69%	4
US Renal Care Villa Park	USRC	Villa Park	13	67.95%	3
Maple Avenue Kidney Center		Oak Park	18	54.63%	1
Nocturnal Dialysis		Villa Park	12	15.28%	NA
			1,516	54.57%	2.96

24-003 Dialysis Care Center Discontinuation - Oak Lawn

