



## STATE OF ILLINOIS HEALTH FACILITIES AND SERVICES REVIEW BOARD

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

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| <b>DOCKET NO:</b><br>H-01                           | <b>BOARD MEETING:</b><br>August 12, 2025 | <b>PROJECT NO:</b><br>25-004 | <b>PROJECT COST:</b><br><br>Original: \$0 |
| <b>FACILITY NAME:</b><br>Maple Avenue Kidney Center |  | <b>CITY:</b><br>Oak Park     |   |
| <b>TYPE OF PROJECT:</b> Substantive                 |  |                              | <b>HSA:</b> VII                           |

**PROJECT DESCRIPTION:** The Applicant (Oak Park Kidney Center, LLC d/b/a Maple Avenue Kidney Center, LLC) is proposing the discontinuation of an 18-station ESRD Facility located at 610 South Maple Avenue, Suite 4100, Oak Park, Illinois. There is no cost to this project, and the expected completion date is December 31, 2025.

## **EXECUTIVE SUMMARY**

### **PROJECT DESCRIPTION**

- The Applicant (Oak Park Kidney Center, LLC d/b/a Maple Avenue Kidney Center, LLC) is proposing to discontinue its 18-station ESRD Facility in Oak Park, Illinois, to reestablish these 18 End Stage Renal Dialysis (ESRD) stations in a new facility located approximately 3 miles away. There is no cost to this discontinuation project, and the expected completion date is December 31, 2025.

### **SUMMARY**

- The Applicant has met the State Board's requirements for the discontinuation of this 18-station ESRD facility.



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## STATE BOARD STAFF REPORT Project #25-004 Maple Avenue Kidney Center, Oak Park

| APPLICATION/CHRONOLOGY/SUMMARY |   |
|--------------------------------|---|
| Applicants                     | Oak Park Kidney Center, LLC d/b/a Maple Avenue Kidney Center, LLC |
| Facility Name                  | Maple Avenue Kidney Center, LLC                                   |
| Location                       | 610 South Maple Avenue, Suite 4100, Oak Park, Illinois            |
| Permit Holder                  | Oak Park Kidney Center, LLC d/b/a Maple Avenue Kidney Center, LLC |
| Operating Entity               | Oak Park Kidney Center, LLC d/b/a Maple Avenue Kidney Center, LLC |
| Owner of Site                  | Healthcare Realty Services, LLC                                   |

### I. Project Description

The Applicant (Oak Park Kidney Center, LLC d/b/a Maple Avenue Kidney Center, LLC) is proposing the discontinuation of an 18-station ESRD Facility located at 610 South Maple Avenue, Suite 4100, Oak Park, Illinois. There is no cost associated with this project, and the expected completion date is December 31, 2025.

### II. Summary of Findings

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

### III. General Information

The Applicant is Oak Park Kidney Center, LLC d/b/a Maple Avenue Kidney Center, LLC. The Applicant currently owns/operates the 18-station ESRD facility and proposes to discontinue/relocate this facility from its current location to 1111 Superior Street, Suite 204, Melrose Park, Illinois (3.1 miles/12minutes away, in HSA VII). This relocation/establishment project is being addressed via application #25-006 (Maple Avenue Kidney Center). There is no cost to this project, and financial commitment will occur at the time of permit approval. The project completion is expected to occur immediately after the replacement facility achieves licensure, but no later than December 31, 2025.

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

#### **IV. Background of the Applicants**

The Applicant is Oak Park Kidney Center, LLC d/b/a Maple Avenue Kidney Center, LLC. Oak Park Kidney Center, LLC is a domestic limited-liability company organized in the State of Illinois in November 2001, having assumed the name of Maple Avenue Kidney Center, LLC, in October 2022. Oak Park Kidney Center, LLC is jointly owned by Dr. Hamid Humayan, M.D. (66.7%) and Dr Vaseem Qureshi, M.D. (33.3%). The applicant attests that no adverse actions have been taken against this facility during the three years preceding the filing of this application. The Applicant also attests 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 Applicant attests that no person has been charged with fraudulent conduct or any act involving moral turpitude. The Applicant certifies that they are not 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, and 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 different states, when applicable; and the records of nationally recognized accreditation organizations.

#### **V. Discontinuation**

According to the Applicant, the reason for discontinuation of the existing facility is based on the need to modernize the services currently provided and to accommodate future expansion of dialysis services within the 10-mile service area. The current Maple Avenue location is no longer feasible for continued occupation, and further operations are infeasible due to the building's condition, its location, and the inability to reach terms for a new long-term lease. The Applicant states that the facility has been operating at 49.7%, which is below the State operational standard (80%), but notes that the service area contains a large population of CKD Level 4 and 5 patients who are expected to require ESRD services in the future. The Applicant supplied copies of the letter of intent to discontinue operations to the Chicago Tribune, the Directors' Offices of the Illinois Department of Public Health, the Illinois Department of Human Services, and the Mayor of the Village of Oak Park. Illinois Senate President Don Harmon and Illinois State Representative Camille Lilly received intent letters, and copies were also sent to the eleven ESRD facilities located within a 10-mile radius of the Applicant facility (application, p. 36).

All medical records will be transferred to the new facility upon project completion, and it is anticipated that all existing patients will also transfer to the replacement facility. The Applicant will return custody of the building to the owner/landlord upon discontinuation, and any usable medical equipment will be transferred to the Superior Street facility.

**VI. Safety Net Services**

According to the Applicants, this proposed discontinuation will have little to no impact on the essential safety net services in the community.

| <b>TABLE ONE</b>   |          |           |           |
|--|----------|-----------|-----------|
| <b>Safety Net Impact Statement, Maple Avenue Kidney Center</b> |          |           |           |
| <b>Charity Care</b>  |          |           |           |
|  | 2020     | 2021      | 2022      |
| <b>Charity Care (# of Patients)</b>                            |          |           |           |
| Outpatient   | 1        | 0         | 0         |
| <b>Cost of Charity Care</b>                                    |          |           |           |
| Outpatient   | \$0      | \$31,800  | \$37,200  |
| <b>Medicaid</b>  |          |           |           |
|  | 2020     | 2021      | 2022      |
| <b>Medicaid (# of Patients)</b>                                |          |           |           |
| Outpatients  | 5        | 10        | 9         |
| <b>Medicaid Revenue</b>  |          |           |           |
| Outpatients  | \$63,239 | \$184,568 | \$166,112 |

## 25-004 Maple Avenue Kidney Center - Oak Park

