



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: November 18, 2025	PROJECT NUMBER: 22-045
PERMIT HOLDERS(S): Surgery Center of Illinois, LLC		
FACILITY NAME and LOCATION: Surgery Center of Illinois, Oak Lawn, Illinois		

STATE BOARD STAFF REPORT **PERMIT RENEWAL REQUEST**

I. Background

On March 21, 2023, the State Board approved Project #22-045. The permit authorized the establishment of an Ambulatory Surgical Treatment Center to provide orthopedic, pain management, and podiatry services. The State Board Staff notes that the project has achieved financial commitment and that the current project completion date is December 31, 2025. Project cost: \$6,413,247.

State Board Staff notes that the permit holder submitted the permit renewal request on October 6, 2025. This submittal was made in accordance with 77 IAC 1130.740(d), which requires the State Board to receive renewal requests at least 45 days before the permit expiration date. A \$1,000.00 permit renewal fee accompanied the renewal request.

II. Findings

State Board Staff notes that this is the second renewal request for this project, and the permit holder has submitted all the required information in Section 1130.740 for a permit renewal.

May 2, 2024: Board Chairwoman approves first permit renewal, extending the project completion date 12 months, from July 01, 2024, to December 31, 2025.

III. The Permit Renewal Request

- A. Requested Completion Date: The permit holder requests a project completion date of December 31, 2026. This would extend the project's completion date by twelve months, from December 31, 2025, to December 31, 2026.
- B. Status of the Project and Components Yet to be Finished: The permit holder has spent \$3,066,757.31 (48% of the overall project cost) to date.
- C. Reason(s) Why the Project Has Not Been Completed: The permit holders state that specific utility and equipment-related issues have delayed completion. Specifically, COMED has experienced significant delays in the delivery and installation of the required electrical infrastructure, including a new transformer, which is not expected to be delivered until the new year. Additionally, the project involves the installation of a

generator, which is currently underway. These utility and equipment delays have impacted the project

- D. Evidence of Financial Commitment to Fund the Project: The project remains in compliance with the scope and cost approved by the Illinois Health Facilities and Services Review Board, and sufficient financial resources are available to complete all the remaining work.

IV. **Project Description & Other Background Information**

The permit authorized the establishment of an Ambulatory Surgical Treatment Center. Project cost: \$6,413,247.

Permit Issuance Date: March 31, 2023

Financial Commitment Date: March 31, 2024

Original Project Completion Date: July 1, 2024

Proposed Project Completion Date: December 31, 2025
(12-month renewal request, 1st request)

Proposed Project Completion Date: December 31, 2026
(12-month renewal request, 2nd request)

V. **Applicable Rules for Permit Renewal Requests**

77 Ill. Adm. Code 1130.230(h)(5) states that a permit holder shall be assessed a \$500 application processing fee. Permit renewal requests not received at least 45 days before the permit's expiration date will be subject to an additional \$500 late application processing fee. Any permit renewal request received by the State Board after the stated completion date is subject to the fines provided in the Health Facilities Planning Act.

77 Ill. Adm. Code 1130.740 specifies that a permit holder may request a change in the approved project completion date by applying for a permit renewal.

77 Ill. Adm. Code 1130.740(b) states that a permit renewal will commence on the expiration date of the original or renewed completion period.

77 Ill. Adm. Code 1130.740(c) (1-4) states that the State Board must be in receipt of a permit renewal request at least 45 days before the expiration date of the completion period, and include the following:

- 1) the requested completion date.
- 2) a status report on the project detailing what percent has been completed, a summary of project components yet to be finished, and the amount of funds expended on the project to date.

- 3) a statement as to the reasons why the project has not been completed; and
- 4) confirmatory evidence by the permit holder's authorized representative that the project's costs and scope comply with what the State Board approved and that sufficient financial resources are available to complete the project.

77 Ill. Adm. Code 1130.740(d) states the State Board staff will review the request and prepare a report of its findings. If the findings are that the request is in conformance with all HFSRB criteria, and if this is the first request for this project, then the request, staff's findings, and all related documentation shall be sent to the Chairman. The Chairman, acting on behalf of HFSRB, will approve, deny, or refer the request to the HFSRB for action. If staff finds that all criteria are not positive or, if this is not the first request for this project, or if the Chairman refers this to HFSRB for action, then HFSRB will evaluate the information submitted to determine if the project has proceeded with due diligence (as defined in 77 Ill. Adm. Code 1130.140). Denial of a permit renewal request constitutes HFSRB's Notice of Intent to revoke a permit, and the permit holder will be afforded an opportunity for an administrative hearing.

VI. Other Information

Appended to this report are the following: the permit holders' documents for a permit renewal.



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September 12, 2025

VIA EMAIL

Mr. John P. Kniery
Administrator
Illinois Health Facilities and Services Review Board
525 W. Jefferson Street, Second Floor
Springfield, Illinois 62761

Re: Permit Renewal Request – Project #22-045 | Surgery Center of Illinois

Dear Mr. Kniery:

We represent Surgery Center of Illinois, LLC (the “Permit Holder”) in connection with Project #22-045 (the “Permit Holder”) in connection with Project #23-039, which was approved by the Illinois Health Facilities and Services Review Board (“HFSRB”) to establish a new multi-specialty ambulatory surgical treatment center with one operating room, offering orthopedic, pain management, and podiatry services located at 6701 W. 95th Street, Oak Lawn, Illinois. The approved project cost is \$6,413,247.

The current project completion date is December 31, 2025, and the Permit Holder is submitting this request for a permit renewal pursuant to 77 Ill. Admin. Code Section 1130.740, requesting an extension of the project completion date to December 31, 2026. Enclosed with this request is the required permit renewal fee. This is the second permit renewal request.

Project Status

Construction has progressed significantly, and the Permit Holder continues to abide by the conditions of the approved scope and cost of the project. To date, the Permit Holder has expended approximately \$3,066,757.31. As you know the project was financially committed through the selection of the general contractor, American Medical Buildings for the project and payment of associated construction costs.

Despite this progress, certain utility and equipment-related issues have delayed completion. Specifically, ComEd has experienced significant delays with respect to the delivery and installation of required electrical infrastructure, including panels and a new transformer, which are not expected to be delivered until the new year. In addition, the project requires installation of a generator, which remains in process. These utility and equipment delays have impacted the project timeline despite the Permit Holder’s diligence.

Mr. John P. Kniery
September 12, 2025
Page 2

Request for Extension

Given the above, additional time is necessary to finalize construction, finalize electrical and generator installation, and complete all required operational and regulatory filings and surveys to bring the updated facility into service. Out of an abundance of caution, the Permit Holder requests an extension through December 31, 2026, to ensure full compliance with all requirements.

Confirmatory Evidence of Compliance

Enclosed is a verified statement from Dr. Daniel Troy, Chief Executive Officer of Surgery Center of Illinois, LLC, confirming that the Permit Holder remains in compliance with the approved scope, cost, and conditions of the project, and that sufficient financial resources remain available to complete the project.

If you have any questions or require additional information regarding this renewal request, please feel free to contact me at 312-212-4967 or via email at JMorado@beneschlaw.com.

Very truly yours,

BENESCH, FRIEDLANDER,
COPLAN & ARONOFF LLP



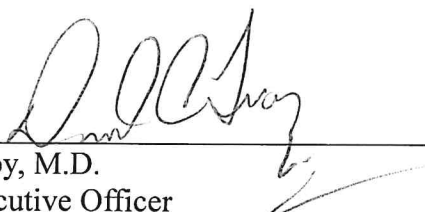
Juan Morado, Jr.

JMJ:
Enclosure

VERIFIED STATEMENT

I, Daniel Troy, M.D., being first duly sworn on oath, depose and state as follows:

1. I serve as Chief Executive Officer of Surgery Center of Illinois, LLC, and am authorized to make this statement on behalf of the Permit Holder for Project #22-045.
2. This project involves the establishment of a new multi-specialty ambulatory surgical treatment center (ASTC) with one operating room, offering orthopedic, pain management, and podiatry services located at 6701 W. 95th Street, Oak Lawn, Illinois.
3. Construction is ongoing. To date, we have expended approximately \$3,066,757.31 in project costs and continue to invest in the successful completion of the project. The project has been financially committed through agreements in accordance with applicable HFSRB requirements.
4. Utility delays, including ComEd's provision of electrical panels and a transformer, as well as installation of a generator, have necessitated an extension of the completion date.
5. The project remains in compliance with the scope and cost approved by the Illinois Health Facilities and Services Review Board, and sufficient financial resources are available to complete all the remaining work.



Daniel Troy, M.D.
Chief Executive Officer
Surgery Center of Illinois, LLC