



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 NA	BOARD MEETING NA	PROJECT NO: 15-051
APPLICANTS: Alden New Lenox, LLC -Alden Estates-Courts of New Lenox, Inc. - New Lenox Investments I, LLC - The Alden Group, Ltd.		
FACILITY NAME: Alden Estates-Courts of New Lenox		CITY: New Lenox

STATE BOARD STAFF REPORT
EXTENSION OF FINANCIAL COMMITMENT PERIOD

On March 28, 2016, the Health Facilities and Services Review Board approved Project #15-051, to construct and establish a 140 bed general long term care facility in approximately 107,000 GSF of space at a cost of \$ 32,083,309.

The project is not obligated and the required completion date is March 28, 2019. In accordance with the Planning Act, the permit is valid provided that financial commitment of the project occurs prior to March 28, 2018. On March 28, 2018, the permit holders submitted a request to extend the financial commitment period. The State Board Staff notes the permit holders are requesting a 12-month extension to the current financial commitment period, from March 28, 2018 to March 28, 2019. The State Board Staff also notes the financial commitment extension request was received less than 45 days prior to the permit expiration date requiring a fee of \$1,000.

I. The Obligation Extension Request

A. Status of the Project and Components Yet to be Finished:

The second annual progress report has not been received. The permit holders submitted the first annual progress report as required. At that time the Permit Holders stated the following:

Currently, all necessary zoning, site plan, engineering, environmental and soils studies have been completed. Our HUD financing has proceeded and is in the final process for this Project. Once final working drawings have been complete, we will forward to HUD as part of their final review process. Design drawings have been completed and final working drawings on this Project are currently underway. Although actual construction on the Project is zero percent complete and consequently all construction components remain to be finished. Project costs incurred through March 31, 2017 are \$450,187.

B. Reason Why the Project Has Not Been Financially Committed:

The Applicants in their request for an extension of the financial commitment period stated the following:

*“We are requesting an extension of the financial review period because we have recently filed a new permit application relating to this Project. On February 20, 2018, we filed an application for **Project Number 18-09** to establish a slightly larger facility on the same site. When a new state bed inventory showed an increased need in this planning area we determined that it would be a good time to address part of this additional need by expanding slightly our proposed facility before construction began. This new project would increase the number of general skilled beds from 100 to 114 and then number of memory care beds from 40 to 52, for a total increase of 26 beds. This increase in beds is not an allowable permit alteration and required that we submit a replacement CON application. As we stated in the new application, if the Board approved the larger facility, we would withdraw our permit for Project No. 15-051. We understand that Project No. 18-09 will likely be scheduled for the June Review Board meeting.”*

C. Anticipated Final Cost of the Project:

As of the date of this report the approved cost of the project will remain unchanged.

STATE BOARD STAFF NOTES IT APPEARS THAT THE PERMIT HOLDERS HAVE SUBMITTED ALL OF THE REQUIRED INFORMATION SPECIFIED IN 77 ILAC 1130.730 EXTENSION OF FINANCIAL COMMITMENT PERIOD

II. Other Information

Appended to this report are the permit holders' materials for an obligation extension request.