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March 13, 2018

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Via Federal Express

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**HEALTH FACILITIES &
SERVICES REVIEW BOARD**

Ms. Kathryn Olson
Chair
Illinois Health Facilities and Services Review
Board
525 West Jefferson Street, 2nd Floor
Springfield, Illinois 62761

**Re: Transitional Care of Fox Valley (Proj. No. 16-002) – Request to
Extend the Financial Commitment Period**

Dear Ms. Olson:

This office represents IH Fox Valley Owner, LLC; IH Fox Valley OpCo, LLC; Innovative Health, LLC and OnPointe Health Development, LLC (collectively, "Permit Holders"). As you are aware, on May 10, 2016, the Illinois Health Facilities and Services Review Board (the "State Board") approved the Permit Holders' application to establish a 68 bed general long-term care facility to be located at 4020-4090, East New York Street, Aurora, Illinois (the "Project"). Due to zoning and site issues, the permit holders have not obligated the Project. Accordingly, we respectfully request the State Board grant the Permit Holders a one year extension to obligate the Project and establish May 10, 2019 as the new project obligation date to ensure compliance with the Project Permit.

Requested Obligation Date

The Permit Holders request the State Board grant a one year extension of the project obligation period and establish May 10, 2019 as the new project obligation date.

Status Report

The Permit Holders purchased the land where the Project will be located. The Aurora Planning and Development Division recently approved zoning for the Project. The delay in zoning approval was attributed to the need to sub-divide the property. The Project was to be located on a six acre site; however, the City of Aurora did not want the long-term care facility to occupy the entire six acre site. It required the Permit Holders to sub-divide the site to allow two acres of the site to be used for commercial development. Not only did the requirement to sub-divide the site delay zoning approval, but it delayed submission of the architectural plans to the



Illinois Department of Public Health ("IDPH") as the architect must revise the plans to conform to the four acre site. Finally, the prior developer stored a significant amount of soil on the property. As a result, the site will require significant preparation before construction can commence. Once IDPH approves the architectural drawings and site preparation is completed, the Permit Holders will obligate the Project.

Based on the above information, which is provided to the State Board in compliance with Section 1130.730 of the Illinois Administrative Code, the Permit Holders formally request a one year extension of the obligation period for Project No. 16-002.

Sincerely,

A handwritten signature in cursive script that reads "Anne M. Cooper".

Anne M. Cooper

Enclosure