



STATE OF ILLINOIS  
HEALTH FACILITIES AND SERVICES REVIEW BOARD

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

<b>DOCKET NO</b> NA	<b>BOARD MEETING</b> NA	<b>PROJECT NO:</b> 16-006
<b>PERMIT HOLDERS</b> (Alden Bartlett, LLC (Owner), Alden Estates of Bartlett, Inc. (Operator/Licensee), Bartlett Investments I, LLC, and The Alden Group, Ltd.)		
<b>FACILITY NAME:</b> Alden Estates of Bartlett		<b>CITY:</b> Bartlett

**STATE BOARD STAFF REPORT  
EXTENSION OF FINANCIAL COMMITMENT PERIOD**

In May of 2016 the Permit Holders (Alden Bartlett, LLC (Owner), Alden Estates of Bartlett, Inc. (Operator/Licensee), Bartlett Investments I, LLC, and The Alden Group, Ltd.) were approved to establish a 68 bed long term care facility in Bartlett, Illinois at a cost of approximately \$19,026,652.

The project is not obligated and the required completion date is **December 31, 2019**. In accordance with the Planning Act, the permit is valid provided that financial commitment of the project occurs prior to May 10, 2018. On April 30, 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 May 10, 2018 to May 10, 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 has been received. At that time the Permit Holders stated the following:

Construction of an assisted living memory care facility in the Planned Unit Development has caused the Applicants to revise their engineering, landscape, photometric, and architectural elevation to modify the previously approved Planned Unit Development documentation causing the Applicants to resubmit the documentation for approval by the City of Bartlett. Approximately \$386,000 or 2% of the total permit amount has been spent to date. *A planned unit development is defined as a type of community zoning classification that is planned and developed within a city, municipality and/or state that contains both residential and non-residential buildings.*

**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:

As stated above only 2% of the project costs have been spent to date and the project will not be financially committed within the 2-year timeframe mandated by the State Board.

**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**