



STATE OF ILLINOIS HEALTH FACILITIES AND SERVICES REVIEW BOARD

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DOCKET ITEM: A-06	BOARD MEETING: December 10, 2019	PROJECT NUMBER: 16-006
PERMIT HOLDERS(S): The Alden Group, Ltd. Bartlett Investments I, LLC Alden Estates of Bartlett, Inc. Alden Bartlett, LLC		
FACILITY NAME and LOCATION: Alden Estates of Bartlett, Bartlett		

STATE AGENCY REPORT **PERMIT RENEWAL REQUEST**

I. Background

On May 10, 2016, the State Board approved Project #16-006. The permit authorized the establishment of a 68-bed Long Term Care (LTC) facility, in Bartlett, Illinois. The State Agency notes the project is not obligated, and the current project completion date is December 31, 2019. Project cost: \$19,026,652.

State Board Staff notes the submittal was **not** in accordance with 77 IAC 1130.740(d), which states that the State Board must receive renewal requests at least 45 days prior to the permit expiration date. A \$500.00 permit renewal fee, and a \$500.00 late fee accompanied the renewal request.

II. Findings

State Board Staff notes this is the first renewal request for this project and the permit holders have submitted all of the information required in Section 1130.740 for a permit renewal. Board Staff also notes the permit holders requested an extension of the financial commitment on April 30, 2018. This one-year extension was approved on May 3, 2018.

III. The Permit Renewal Request

- A. Requested Completion Date: The permit holders request a project completion date of December 31, 2021. This would extend the project's completion date by twenty-four months, from December 31, 2019 to December 31, 2021.
- B. Status of the Project and Components Yet to be Finished: The permit holders state the project is approximately 5% complete, and is considered to be in the planning phase. The following components remain:
- Building Core and Shell
 - Interior Build-Out/Furnishing
 - IDPH inspection/licensure
- C. Reason(s) Why the Project Has Not Been Completed: The permit holders' state the project is in the planning phase with the Village of Bartlett, and is currently in the process of modifying its Planned Unit Development (PUD). The permit holders note the working drawings for the project cannot be completed and submitted to IDPH for review/approval until the PUD is updated and approved by the Village
- D. Evidence of Financial Commitment to Fund the Project: The permit holders indicate approximately \$957,482 (5% of the total project cost), has been expended to date and can attest to the existence of sufficient financial resources to complete the project.
- E. Anticipated Final Cost of the Project: The permit holders estimate the project will not deviate from the approved permit amount of \$19,026,652.

IV. Project Description & Other Background Information

The permit authorized the establishment of a 68-bed Long Term Care (LTC) facility in Bartlett, Illinois. Project cost: \$19,026,652.

Permit Issuance Date: May 10, 2016

Project Obligation Date: May 1, 2019

Original Project Completion Date: December 31, 2019

Proposed Project Completion Date: December 31, 2021
(24-month renewal request)

V. Applicable Rules for Permit Renewal Requests

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

77 IAC 1130.230(h)(5) states that failure to complete a project or to renew a permit within the prescribed timeframes will subject the permit holders to the sanctions and penalties provided in the Act and this Subpart.

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

77 IAC 1130.740(c) states that the State Board must be in receipt of a permit renewal request at least 45 days prior to 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 and 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 holders' authorized representative that the project's costs and scope are in compliance with what the State Board approved and that sufficient financial resources are available to complete the project.

77 IAC 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 IAC 1130.140). Denial of a permit renewal request constitutes HFSRB's Notice of Intent to revoke a permit and the permit holders 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.