STATE OF ILLINOIS
HEALTH FACILITIES AND SERVICES REVIEW BOARD

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

December 12, 2019 **AMENDED**

Anne Cooper
POLSINELLI
150 N. Riverside Suite 3000
Chicago, IL 60006

Re: Project Number: #17-014
Facility Name: Rutgers Park Dialysis
Facility Address: 8604 Woodward Avenue, Woodridge, Illinois 60517
Applicants: DaVita, Inc., DuPage Medical Group, Ltd and Perryton Dialysis, LLC
Permit Holder(s): DaVita, Inc., DuPage Medical Group, Ltd and Perryton Dialysis, LLC
Licensee/Operating: Perryton Dialysis, LLC
Owner(s) of Site: National Shopping Plazas, Inc.
Project Description: Establish a 12 station ESRD facility in 6,858 GSF.
Permit Amount: $492,376
Permit Conditions: None
Project Required Commitment Date: June 5, 2019
Project Completion Date: June 30, 2019
Annual Progress Report Due Date: June 30, 2019

Dear Ms. Cooper:

On June 5, 2018, the Illinois Health Facilities and Services Review Board approved the application for permit for the above referenced project. This approval was based upon the substantial conformance with the applicable standards and criteria in the Illinois Health Facilities Planning Act (20 ILCS 3960) and 77 Illinois Administrative Codes 1110 and 1120.

*In arriving at a decision, the **State** Board adopted the **State Board staff's report and findings**, and when applicable, considered the application materials, public hearing testimony, public comments and documents, testimony presented before the Board and any additional materials requested by State Board staff.*

This permit is valid only for the defined construction or modification, site, amount and the named permit holder and **is not transferable or assignable.** In accordance with the Planning Act, the permit is valid until such time as the project has been completed, provided that all post permit requirements have been fulfilled, pursuant to the requirements of 77 Illinois Administrative Code 1130 and may result in an invalidation of the permit, sanctions, fines and/or State Board action to revoke the permit.

The permit holder is responsible for complying with the following requirements in order to maintain a valid permit. Failure to comply with the requirements may result in expiration of the permit or in State Board action to revoke the permit.

1. FINANCIAL COMMITMENT 20 ILCS 3960/5

   For projects to be completed in 12 months or less, the permit holder shall report financial commitment in the final completion and cost report. For projects to be completed between 12 to 24 months, the permit holder shall report financial commitment in the first annual report. For projects to be completed in more than 24 months, the permit holder shall report financial commitment in the second annual progress report.

2. ANNUAL PROGRESS REPORT-PART 1130.760

   An annual progress report must be submitted to HFSRB every 12th month from the permit issuance date until such time as the project is completed.

3. PROJECT COMPLETION REQUIREMENTS-PART 1130.770

   The requirements for a compliant Final Realized Costs Report are defined in the State Board's regulations under 77 Ill. Adm. Code 1130.770.

This permit does not exempt the project or permit holder from licensing and certification requirements, including approval of applicable architectural plans and specifications prior to construction.

Please note that the Illinois Department of Public Health will not license the proposed facility until such time as all of the permit requirements have been satisfied.

Should you have any questions regarding the permit requirements, please contact Mike Constantino at mike.constantino@illinois.gov or 217-782-3516.

Sincerely,

Kathy J. Olson, Chairwoman
Illinois Health Facilities and Services Review Board

cc: Courtney Avery, Administrator

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September 20, 2018 **Amended**

Bryan Niehaus, Sr. Consultant
Murer Consultants, Inc.
19065 Hickory Creek Drive, Ste 115
Mokena, IL 60448

Re: Project Number: #17-016
Facility Name: Salt Creek Dialysis
Facility Address: 196 West North Avenue, Villa Park, Illinois
Applicants: DaVita, Inc., DuPage Medical Group, Ltd and Avertrail Dialysis, LLC
Permit Holder(s): Avertrail Dialysis, LLC
Licensee/Operating: Avertrail Dialysis, LLC
Owner(s) of Site: National Shopping Plazas, Inc.
Project Description: Establish a 12 station ESRD facility in 6,250 GSF.
Permit Amount: $3,834,316
Permit Conditions: None
Project Required Commitment Date: June 5, 2019
Project Completion Date: June 30, 2019
Annual Progress Report Due Date: June 30, 2019

Dear Mr. Niehaus:

On June 5, 2018, the Illinois Health Facilities and Services Review Board approved the application for permit for the above referenced project. This approval was based upon the substantial conformance with the applicable standards and criteria in the Illinois Health Facilities Planning Act (20 ILCS 3960) and 77 Illinois Administrative Codes 1110 and 1120.

*In arriving at a decision, the **State** Board adopted the **State Board staff's report and findings**, and when applicable, considered the application materials, public hearing testimony, public comments and documents, testimony presented before the Board and any additional materials requested by State Board staff.*

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The permit holder is responsible for complying with the following requirements in order to maintain a valid permit. Failure to comply with the requirements may result in expiration of the permit or in State Board action to revoke the permit.

1. FINANCIAL COMMITMENT 20 ILCS 3960/5

   For projects to be completed in 12 months or less, the permit holder shall report financial commitment in the final completion and cost report. For projects to be completed between 12 to 24 months, the permit holder shall report financial commitment in the first annual report. For projects to be completed in more than 24 months, the permit holder shall report financial commitment in the second annual progress report.

2. ANNUAL PROGRESS REPORT-PART 1130.760

   An annual progress report must be submitted to HFSRB every 12th month from the permit issuance date until such time as the project is completed.

3. PROJECT COMPLETION REQUIREMENTS-PART 1130.770

   The requirements for a compliant Final Realized Costs Report are defined in the State Board's regulations under 77 Ill. Adm. Code 1130.770.

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Please note that the Illinois Department of Public Health will not license the proposed facility until such time as all of the permit requirements have been satisfied.

Should you have any questions regarding the permit requirements, please contact Mike Constantino at mike.constantino@illinois.gov or 217-782-3516.

Sincerely,

Kathy J. Olson, Chairwoman
Illinois Health Facilities and Services Review Board

cc: Courtney Avery, Administrator

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September 20, 2018 **Amended**

Keith Knepp, M.D., President
Proctor Community Hospital
5409 N. Knoxville Avenue
Peoria, IL 61614

Re: Project Number: #17-045
Facility Name: Proctor Community Hospital
Facility Address: 5409 N. Knoxville Avenue, Ste 104, Peoria, Illinois
Applicants: Proctor Community Hospital and Iowa Health System
Permit Holder(s): Proctor Community Hospital and Iowa Health System
Licensee/Operating: Proctor Community Hospital
Owner(s) of Site: Methodist Services, Inc.
Project Description: Establish a 14 station ESRD facility in 5,831 GSF.
Permit Amount: $4,285,823
Permit Conditions: None
Project Required Commitment Date: December 5, 2019
Project Completion Date: December 31, 2019
Annual Progress Report Due Date: July 5, 2019

Dear Dr. Knepp:

On June 5, 2018, the Illinois Health Facilities and Services Review Board approved the application for permit for the above referenced project. This approval was based upon the substantial conformance with the applicable standards and criteria in the Illinois Health Facilities Planning Act (20 ILCS 3960) and 77 Illinois Administrative Codes 1110 and 1120.

*In arriving at a decision, the **State** Board adopted the **State Board staff's report and findings**, and when applicable, considered the application materials, public hearing testimony, public comments and documents, testimony presented before the Board and any additional materials requested by State Board staff.*

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1. FINANCIAL COMMITMENT 20 ILCS 3960/5

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2. ANNUAL PROGRESS REPORT-PART 1130.760

   An annual progress report must be submitted to HFSRB every 12th month from the permit issuance date until such time as the project is completed.

3. PROJECT COMPLETION REQUIREMENTS-PART 1130.770

   The requirements for a compliant Final Realized Costs Report are defined in the State Board's regulations under 77 Ill. Adm. Code 1130.770.

This permit does not exempt the project or permit holder from licensing and certification requirements, including approval of applicable architectural plans and specifications prior to construction.

Please note that the Illinois Department of Public Health will not license the proposed facility until such time as all of the permit requirements have been satisfied.

Should you have any questions regarding the permit requirements, please contact Mike Constantino at mike.constantino@illinois.gov or 217-782-3516.

Sincerely,

Kathy J. Olson, Chairwoman
Illinois Health Facilities and Services Review Board

cc: Courtney Avery, Administrator

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September 20, 2018 **Amended**

Asim Shazzad, Administrator
Dialysis Care Center
15786 S. Bell Road
Homer Glen, IL 60491

Re: Project Number: #17-061
Facility Name: Dialysis Care Center Elgin
Facility Address: 995 N. Randall Road, Elgin, Illinois
Applicants: Dialysis Care Center Elgin, LLC and Dialysis Care Holdings, LLC
Permit Holder(s): Dialysis Care Center Elgin, LLC and Dialysis Care Holdings, LLC
Licensee/Operating: Dialysis Care Center Elgin, LLC
Owner(s) of Site: DYN Commercial Holdings, LLC
Project Description: Establish a 14 station ESRD facility in 6500 GSF.
Permit Amount: $1,459,570
Permit Conditions: None
Project Required Commitment Date: October 5, 2019
Project Completion Date: October 30, 2019
Annual Progress Report Due Date: July 5, 2019

Dear Mr. Shazzad:

On June 5, 2018, the Illinois Health Facilities and Services Review Board approved the application for permit for the above referenced project. This approval was based upon the substantial conformance with the applicable standards and criteria in the Illinois Health Facilities Planning Act (20 ILCS 3960) and 77 Illinois Administrative Codes 1110 and 1120.

*In arriving at a decision, the **State** Board adopted the **State Board staff's report and findings**, and when applicable, considered the application materials, public hearing testimony, public comments and documents, testimony presented before the Board and any additional materials requested by State Board staff.*

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1. FINANCIAL COMMITMENT 20 ILCS 3960/5

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2. ANNUAL PROGRESS REPORT-PART 1130.760

   An annual progress report must be submitted to HFSRB every 12th month from the permit issuance date until such time as the project is completed.

3. PROJECT COMPLETION REQUIREMENTS-PART 1130.770

   The requirements for a compliant Final Realized Costs Report are defined in the State Board's regulations under 77 Ill. Adm. Code 1130.770.

This permit does not exempt the project or permit holder from licensing and certification requirements, including approval of applicable architectural plans and specifications prior to construction.

Please note that the Illinois Department of Public Health will not license the proposed facility until such time as all of the permit requirements have been satisfied.

Should you have any questions regarding the permit requirements, please contact Mike Constantino at mike.constantino@illinois.gov or 217-782-3516.

Sincerely,

Kathy J. Olson, Chairwoman
Illinois Health Facilities and Services Review Board

cc: Courtney Avery, Administrator

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September 20, 2018 **Amended**

Kara Friedman, Attorney
Polsinelli, PC
150 North Riverside Plaza, Ste 3000
Chicago, IL 60606

Re: Project Number: #18-001
Facility Name: Garfield Kidney Center
Facility Address: 408-418 North Homan Avenue, Chicago, Illinois
Applicants: DaVita, Inc. and Total Renal Care, Inc.
Permit Holder(s): DaVita, Inc. and Total Renal Care, Inc.
Licensee/Operating: Total Renal Care, Inc.
Owner(s) of Site: Clark Street Real Estate, LLC
Project Description: Discontinue an existing 16 station ESRD facility located at 3250 West Franklin Boulevard, Chicago and establish a 24 station ESRD facility in 10,450 GSF.
Permit Amount: $ 6,209,342
Permit Conditions: None
Project Required Commitment Date: June 5, 2020
Project Completion Date: June 30, 2020
Annual Progress Report Due Date: July 5, 2019

Dear Ms. Friedman:

On June 5, 2018, the Illinois Health Facilities and Services Review Board approved the application for permit for the above referenced project. This approval was based upon the substantial conformance with the applicable standards and criteria in the Illinois Health Facilities Planning Act (20 ILCS 3960) and 77 Illinois Administrative Codes 1110 and 1120.

*In arriving at a decision, the **State** Board adopted the **State Board staff's report and findings**, and when applicable, considered the application materials, public hearing testimony, public comments and documents, testimony presented before the Board and any additional materials requested by State Board staff.*

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1. FINANCIAL COMMITMENT 20 ILCS 3960/5

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in more than 24 months, the permit holder shall report financial commitment in the second annual progress report.

2. ANNUAL PROGRESS REPORT-PART 1130.760

   An annual progress report must be submitted to HFSRB every 12th month from the permit issuance date until such time as the project is completed.

3. PROJECT COMPLETION REQUIREMENTS-PART 1130.770

   The requirements for a compliant Final Realized Costs Report are defined in the State Board's regulations under 77 Ill. Adm. Code 1130.770.

This permit does not exempt the project or permit holder from licensing and certification requirements, including approval of applicable architectural plans and specifications prior to construction.

Please note that the Illinois Department of Public Health will not license the proposed facility until such time as all of the permit requirements have been satisfied.

Should you have any questions regarding the permit requirements, please contact Mike Constantino at mike.constantino@illinois.gov or 217-782-3516.

Sincerely,

Kathy J. Olson, Chairwoman
Illinois Health Facilities and Services Review Board

cc: Courtney Avery, Administrator

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HEALTH FACILITIES AND SERVICES REVIEW BOARD

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September 20, 2018 **Amended**

Lori Wright, Sr. CON Specialist
Fresenius Kidney Care
3500 Lacey Road, Suite 900
Downers Grove, IL 60515

Re: Project Number: #18-004
Facility Name: Fresenius Medical Care Elgin
Facility Address: 2130 Point Blvd, Ste 800, Elgin, Illinois
Applicants: Fresenius Medical Care Elgin, LLC d/b/a Fresenius Medical Care Elgin and Fresenius Medical Care Holdings, Inc.
Permit Holder(s): Fresenius Medical Care Elgin, LLC d/b/a Fresenius Medical Care Elgin and Fresenius Medical Care Holdings, Inc.
Licensee/Operating: Fresenius Medical Care Elgin, LLC d/b/a Fresenius Medical Care Elgin
Owner(s) of Site: RP 2 Limited Partnership
Project Description: Add 5 stations to an existing 20 station ESRD facility in 10,900 GSF total.
Permit Amount: $195,950
Permit Conditions: None
Project Required Commitment Date: December 5, 2018
Project Completion Date: December 31, 2018
Annual Progress Report Due Date: December 31, 2018

Dear Ms. Wright:

On June 5, 2018, the Illinois Health Facilities and Services Review Board approved the application for permit for the above referenced project. This approval was based upon the substantial conformance with the applicable standards and criteria in the Illinois Health Facilities Planning Act (20 ILCS 3960) and 77 Illinois Administrative Codes 1110 and 1120.

*In arriving at a decision, the **State** Board adopted the **State Board staff's report and findings**, and when applicable, considered the application materials, public hearing testimony, public comments and documents, testimony presented before the Board and any additional materials requested by State Board staff.*

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1. FINANCIAL COMMITMENT 20 ILCS 3960/5

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in more than 24 months, the permit holder shall report financial commitment in the second annual progress report.

2. ANNUAL PROGRESS REPORT-PART 1130.760

   An annual progress report must be submitted to HFSRB every 12th month from the permit issuance date until such time as the project is completed.

3. PROJECT COMPLETION REQUIREMENTS-PART 1130.770

   The requirements for a compliant Final Realized Costs Report are defined in the State Board's regulations under 77 Ill. Adm. Code 1130.770.

This permit does not exempt the project or permit holder from licensing and certification requirements, including approval of applicable architectural plans and specifications prior to construction.

Please note that the Illinois Department of Public Health will not license the proposed facility until such time as all of the permit requirements have been satisfied.

Should you have any questions regarding the permit requirements, please contact Mike Constantino at mike.constantino@illinois.gov or 217-782-3516.

Sincerely,

Kathy J. Olson, Chairwoman
Illinois Health Facilities and Services Review Board

cc: Courtney Avery, Administrator

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HEALTH FACILITIES AND SERVICES REVIEW BOARD

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September 20, 2018 **Amended**

Bart Becker, Administrator
DeKalb County Rehab & Nursing Center
2600 N. Annie Glidden Road
DeKalb, IL 60115

Re: Project Number: #18-005
Facility Name: DeKalb County Rehab and Nursing Center
Facility Address: 2600 N. Annie Glidden Road, DeKalb, Illinois
Applicants: County of DeKalb
Permit Holder(s): County of DeKalb
Licensee/Operating: DeKalb County Rehab and Nursing Center
Owner(s) of Site: DeKalb County Public Building Commission
Project Description: Construct a new 18 bed general long term care unit. Modernize existing patient care units, clinical and non clinical areas in 108,743 GSF.
Permit Amount: $16,834,948
Permit Conditions: None
Project Required Commitment Date: March 5, 2020
Project Completion Date: March 31, 2020
Annual Progress Report Due Date: July 5, 2019

Dear Mr. Becker:

On June 5, 2018, the Illinois Health Facilities and Services Review Board approved the application for permit for the above referenced project. This approval was based upon the substantial conformance with the applicable standards and criteria in the Illinois Health Facilities Planning Act (20 ILCS 3960) and 77 Illinois Administrative Codes 1110 and 1120.

*In arriving at a decision, the **State** Board adopted the **State Board staff's report and findings**, and when applicable, considered the application materials, public hearing testimony, public comments and documents, testimony presented before the Board and any additional materials requested by State Board staff.*

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in more than 24 months, the permit holder shall report financial commitment in the second annual progress report.

2. ANNUAL PROGRESS REPORT-PART 1130.760

   An annual progress report must be submitted to HFSRB every 12th month from the permit issuance date until such time as the project is completed.

3. PROJECT COMPLETION REQUIREMENTS-PART 1130.770

   The requirements for a compliant Final Realized Costs Report are defined in the State Board's regulations under 77 Ill. Adm. Code 1130.770.

This permit does not exempt the project or permit holder from licensing and certification requirements, including approval of applicable architectural plans and specifications prior to construction.

Please note that the Illinois Department of Public Health will not license the proposed beds until such time as all of the permit requirements have been satisfied.

Should you have any questions regarding the permit requirements, please contact Mike Constantino at mike.constantino@illinois.gov or 217-782-3516.

Sincerely,

Kathy J. Olson, Chairwoman
Illinois Health Facilities and Services Review Board

cc: Courtney Avery, Administrator

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September 20, 2018 **Amended**

Joseph R. Schullo, Project Manager
Alden Realty Service, Inc.
4200 West Peterson Avenue
Chicago, IL 60646

Re: Project Number: #18-009
Facility Name: Alden Estates-Courts of New Lenox
Facility Address: Cedar Crossing Drive, New Lenox, Illinois
Applicants: Alden New Lenox, LLC, Alden Estates-Courts of New Lenox, Inc., New Lenox Investments I, LLC and The Alden Group, Ltd.
Permit Holder(s): Alden New Lenox, LLC, Alden Estates-Courts of New Lenox, Inc., New Lenox Investments I, LLC and The Alden Group, Ltd.
Licensee/Operating: Alden Estates-Courts of New Lenox, Inc.
Owner(s) of Site: Alden New Lenox, LLC
Project Description: Construct and estatblish 166 Bed Nursing Facility in 109, 400 GSF. 52 beds will be dedicated to skilled memory care facility.
Permit Amount: $39,615,616
Permit Conditions: None
Project Required Commitment Date: March 5, 2020
Project Completion Date: March 31, 2021
Annual Progress Report Due Date: July 5, 2019

Dear Mr. Schullo:

On June 5, 2018, the Illinois Health Facilities and Services Review Board approved the application for permit for the above referenced project. This approval was based upon the substantial conformance with the applicable standards and criteria in the Illinois Health Facilities Planning Act (20 ILCS 3960) and 77 Illinois Administrative Codes 1110 and 1120.

*In arriving at a decision, the **State** Board adopted the **State Board staff's report and findings**, and when applicable, considered the application materials, public hearing testimony, public comments and documents, testimony presented before the Board and any additional materials requested by State Board staff.*

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1. FINANCIAL COMMITMENT 20 ILCS 3960/5

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2. ANNUAL PROGRESS REPORT-PART 1130.760

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3. PROJECT COMPLETION REQUIREMENTS-PART 1130.770

   The requirements for a compliant Final Realized Costs Report are defined in the State Board's regulations under 77 Ill. Adm. Code 1130.770.

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Please note that the Illinois Department of Public Health will not license the proposed beds until such time as all of the permit requirements have been satisfied.

Should you have any questions regarding the permit requirements, please contact Mike Constantino at mike.constantino@illinois.gov or 217-782-3516.

Sincerely,

Kathy J. Olson, Chairwoman
Illinois Health Facilities and Services Review Board

cc: Courtney Avery, Administrator

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September 20, 2018 **Amended**

Betty J. Kasparie, V.P. Corporate Compliance
Blessing Hospital
1005 Broadway
Quincy, IL 62305

Re: Project Number: #18-010
Facility Name: Blessing Hospital Medical Office Building
Facility Address:48th and Maine street, Quincy, Illinois
Applicants: Blessing Hospital
Permit Holder(s): Blessing Hospital
Licensee/Operating: Blessing Hospital
Owner(s) of Site: Blessing Hospital
Project Description: Construct a medical office building in 80,524 GSF.
Permit Amount: $39,653,422
Permit Conditions: None
Project Required Commitment Date: June 5, 2020
Project Completion Date: December 31, 2020
Annual Progress Report Due Date: June 5, 2019

Dear Ms. Kasparie:

On June 5, 2018, the Illinois Health Facilities and Services Review Board approved the application for permit for the above referenced project. This approval was based upon the substantial conformance with the applicable standards and criteria in the Illinois Health Facilities Planning Act (20 ILCS 3960) and 77 Illinois Administrative Codes 1110 and 1120.

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   An annual progress report must be submitted to HFSRB every 12th month from the permit issuance date until such time as the project is completed.

3. PROJECT COMPLETION REQUIREMENTS-PART 1130.770

   The requirements for a compliant Final Realized Costs Report are defined in the State Board's regulations under 77 Ill. Adm. Code 1130.770.

This permit does not exempt the project or permit holder from licensing and certification requirements, including approval of applicable architectural plans and specifications prior to construction.

Please note that the Illinois Department of Public Health will not license the proposed facility until such time as all of the permit requirements have been satisfied.

Should you have any questions regarding the permit requirements, please contact Mike Constantino at mike.constantino@illinois.gov or 217-782-3516.

Sincerely,

Kathy J. Olson, Chairwoman
Illinois Health Facilities and Services Review Board

cc: Courtney Avery, Administrator