

Axel & Associates, Inc.

MANAGEMENT CONSULTANTS

By E-Mail and FedEx

March 13, 2019

Mr. Mike Constantino
c/o Illinois Health Facilities and
Services Review Board
525 West Jefferson
Springfield, IL 62761

RE: Project 19-001
OAK Ambulatory Surgery Center

Dear Mike:

Please accept this letter in response to your recent inquiry relating to the above-referenced project.

1. Attached is a spreadsheet, identifying the historical caseloads and projected referrals to the proposed ASTC, by individual physician member of OAK Orthopedics.
2. The addition of a third operating room to OAK Surgical Institute was not considered as a reasonable alternative for a variety of reasons, including the age of the building, the size of existing ORs, and the building's system/utilities limitations.
3. The proposed medical office building, as currently planned, will consist of two stories and approximately 54,300 square feet. As currently configured, space will be allocated in the following fashion:

	<u>Function</u>	<u>SF</u>
1 st Floor		
	ASTC	12,250
	Imaging/MRI	3,063
	PT/OT	2,978
	Physicians' Offices	4,211
	Support & Public	4,655
2 nd Floor		
	Physicians' Offices	25,994
	Support & Public	1,164
		54,315

4. The table below identifies the number of patients receiving outpatient surgery from the members of OAK Orthopedics during the 12-month period ending 9/30/18 from each ZIP Code area accounting for a minimum of 1.0% of the group's caseload.

ZIP Code	Community	# of Pts.
60914	Bourbonnais	1,097
60901	Kankakee	1,077
60950	Manteno	484
60915	Bradley	367
60964	Saint Anne	367
60423	Frankfort	211
60481	Wilmington	211
60954	Momence	201
60970	Watseka	199
60468	Peotone	143
60940	Grant Park	122
60451	New Lenox	105
60927	Clifton	103
60401	Beecher	99
60922	Chebanse	99
60448	Mokena	79
60913	Bonfield	79
60449	Monee	75
60408	Braidwood	71
60941	Herscher	69
	other, <1.0%	1,425
		6,681

5. The table below identifies the 2018 population of each ZIP Code included in the Geographic Service Area (GSA), extending seventeen miles from project's site. The ZIP Codes were identified through SearchBug, and the population estimates were developed by ESRI.

GSA POPULATION

ZIP Code	Community	2018 Population
60401	Beecher	8,097
60442	Manhattan	10,806
60449	Monee	9,248
60468	Peotone	6,319
60481	Wilmington	11,864
60901	Kankakee	35,784

60910	Aroma Park	510
60913	Bonfield	1,587
60914	Bourbonnais	29,268
60915	Bradley	10,156
60922	Chebanse	2,119
60935	Essex	1,310
60940	Grant Park	3,353
60941	Herscher	2,051
60944	Hopkins Park	1
60950	Manteno	11,981
60954	Momence	6,424
60954	Papineau	173
60964	Saint Anne	4,870
60969	Union Hill	<u>46</u>
		155,967

Source: ESRI

6. Attached are an additional "page 1" of the application, naming Orthopedic Associates of Kankakee, S. C. as an additional applicant, as well as that entity's Certificate of Good Standing and application Certification page.
7. The owners of Oak Real Estate Ventures, LLC are:
 - Tomasz Antkowiak, MD
 - Wesley E. Choy, MD
 - Michael J. Corcoran, MD
 - Eddie Jones, Jr., MD
 - Alexander E. Michalow, MD
 - Kermit Muhammad, MD
 - Rajeev D. Puri, MD
 - Milton Smit, MD
8. A copy of the deed for the site is attached.
9. A bank letter is being secured and will be provided under separate cover, once received.

Please don't hesitate to contact me if any additional information is needed.

Sincerely,


 Jacob M. Axel
 President

cc P. Cripe

OAK ASC, LLC
Proposed Referral Data by Physician

Physician		Proposed Referrals to new facility	2017			2018		
			OSI	St. Mary	Riverside	OSI	St. Mary	Riverside
Choy	Orthopedic	42	40	5	32	39	12	18
Corcoran	Orthopedic	360	304	51	111	403	83	58
Jones	Orthopedic	50	40	11	54	48	20	27
Muhammad	Orthopedic	437	357	28	207	427	73	194
Michalow	Orthopedic	105	58	23	38	66	37	64
Puri	Orthopedic	84	23	41	60	20	65	72
Sullivan	Orthopedic	12	1		1	1	9	9
Antkowiak	Orthopedic	210	241	3	53	242	29	49
	Subtotal	1300	1064	162	556	1246	328	491
Friedrich	Podiatric	150	69	25	44	110	37	50
	Subtotal	150	69	25	44	110	37	50
Hasan	Pain	885	6	46	1197	1	11	1292
Santiago	Pain	2115	2239	326	328	2444	375	296
	Subtotal	3000	2245	372	1525	2445	386	1588
Grand Total		4450	3378	559	2125	3801	751	2129

**ILLINOIS HEALTH FACILITIES AND SERVICES REVIEW BOARD
APPLICATION FOR PERMIT**

SECTION I. IDENTIFICATION, GENERAL INFORMATION, AND CERTIFICATION

This Section must be completed for all projects.

Facility/Project Identification

Facility Name:	OAK Ambulatory Surgery Center				
Street Address:	legal description provided (approx. 6700 S. La Grange Rd. Bourbonnais, IL 60914)				
City and Zip Code:	Bourbonnais, IL 60914				
County:	Kankakee	Health Service Area:	IX	Health Planning Area:	NA

Applicant(s) [Provide for each applicant (refer to Part 1130.220)]

Exact Legal Name:	Orthopedic Associates of Kankakee, S.C.
Street Address:	400 South Kennedy Drive
City and Zip Code:	Bradley, IL 60915
Name of Registered Agent:	Michael John Corcoran, MD
Registered Agent Street Address:	400 South Kennedy Drive
Registered Agent City and Zip Code:	Bradley, IL 60915
Name of Chief Executive Officer:	Paige Cripe, CPA
CEO Street Address:	400 South Kennedy Drive, Suite 100
CEO City and Zip Code:	Bradley, IL 60915
CEO Telephone Number:	815/928-8050

Type of Ownership of Applicants

☐ Non-profit Corporation	☐ Partnership
☐ For-profit Corporation	☐ Governmental
☐ Limited Liability Company	☐ Sole Proprietorship
X S.C.	
○ Corporations and limited liability companies must provide an Illinois certificate of good standing. ○ Partnerships must provide the name of the state in which they are organized and the name and address of each partner specifying whether each is a general or limited partner.	

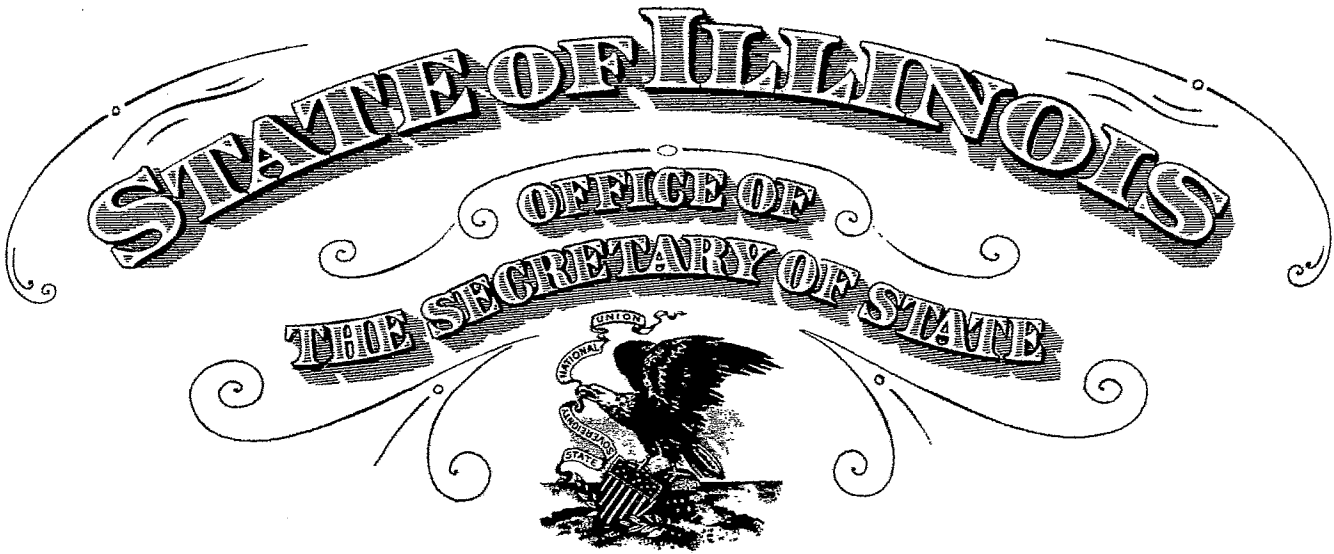
APPEND DOCUMENTATION AS ATTACHMENT 1 IN NUMERIC SEQUENTIAL ORDER AFTER THE LAST PAGE OF THE APPLICATION FORM.

Primary Contact [Person to receive ALL correspondence or inquiries]

Name:	Jacob M. Axel
Title:	President
Company Name:	Axel & Associates, Inc.
Address:	675 North Court Suite 210 Palatine, IL 60067
Telephone Number:	847/776-7101
E-mail Address:	jacobmaxel@msn.com
Fax Number:	847/776-7004

Additional Contact [Person who is also authorized to discuss the application for permit]

Name:	none
Title:	
Company Name:	
Address:	
Telephone Number:	
E-mail Address:	
Fax Number:	



To all to whom these Presents Shall Come, Greeting:

I, Jesse White, Secretary of State of the State of Illinois, do hereby certify that I am the keeper of the records of the Department of Business Services. I certify that

ORTHOPEDIC ASSOCIATES OF KANKAKEE, S.C., A DOMESTIC CORPORATION, INCORPORATED UNDER THE LAWS OF THIS STATE ON OCTOBER 22, 1973, APPEARS TO HAVE COMPLIED WITH ALL THE PROVISIONS OF THE BUSINESS CORPORATION ACT OF THIS STATE RELATING TO THE PAYMENT OF FRANCHISE TAXES, AND AS OF THIS DATE, IS IN GOOD STANDING AS A DOMESTIC CORPORATION IN THE STATE OF ILLINOIS.



*In Testimony Whereof, I hereto set
my hand and cause to be affixed the Great Seal of
the State of Illinois, this 8TH
day of MARCH A.D. 2019 .*

Jesse White

SECRETARY OF STATE

CERTIFICATION

The Application must be signed by the authorized representatives of the applicant entity. Authorized representatives are:

- in the case of a corporation, any two of its officers or members of its Board of Directors;
- in the case of a limited liability company, any two of its managers or members (or the sole manager or member when two or more managers or members do not exist);
- in the case of a partnership, two of its general partners (or the sole general partner, when two or more general partners do not exist);
- in the case of estates and trusts, two of its beneficiaries (or the sole beneficiary when two or more beneficiaries do not exist); and
- in the case of a sole proprietor, the individual that is the proprietor.

This Application is filed on the behalf of **ORTHOPEDIC ASSOCIATES OF KANKAKEE, S.C.** *in accordance with the requirements and procedures of the Illinois Health Facilities Planning Act. The undersigned certifies that he or she has the authority to execute and file this Application on behalf of the applicant entity. The undersigned further certifies that the data and information provided herein, and appended hereto, are complete and correct to the best of his or her knowledge and belief. The undersigned also certifies that the fee required for this application is sent herewith or will be paid upon request.

Michael J. Corcoran MD
SIGNATURE

Michael J. Corcoran MD
PRINTED NAME

President
PRINTED TITLE

Kermit Muhammad, MD
SIGNATURE

Kermit Muhammad, MD
PRINTED NAME

Vice President
PRINTED TITLE

Notarization:

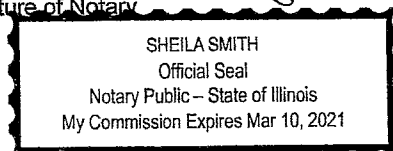
Subscribed and sworn to before me
this 13th day of March, 2019

Notarization:

Subscribed and sworn to before me
this 13th day of March, 2019

Sheila Smith
Signature of Notary

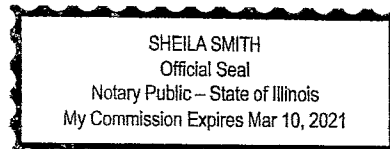
Seal



*Insert the EXACT legal name of the applicant

Sheila Smith
Signature of Notary

Seal



3
HMST
FILE# 16-0830

State of Illinois
Kankakee, County
Rec'd for Record

10-17-06 15:57:07

WARRANTY DEED

200626200

Mail Tax Statements To:
Oak Real Estate Ventures, LLC
400 S. Kennedy Drive
Suite 100
Kankakee, Illinois 60901

Dennis B. Coy
Kankakee County Recorder of Deeds



THE GRANTOR, **JOSEPH FRANCO**, of the County of Kankakee, State of Illinois, for and in consideration of the sum of TEN DOLLARS and other valuable consideration in hand paid, CONVEY and WARRANT to **OAK REAL ESTATE VENTURES, LLC**, an Illinois Limited Liability Company, of the County of Kankakee, State of Illinois, the following described real estate situated in the County of Kankakee in the State of Illinois, to-wit:

A part of the Northwest Quarter of Section 32, Township 32 North, Range 12 East of the Third Principal Meridian, Kankakee County, Illinois, described as follows: Commencing at the Southwest corner of said Northwest Quarter; thence North 89 degrees 58 minutes 02 seconds East along the South line of said Northwest Quarter a distance of 45.84 feet to a point on the West right-of-way line of U.S. Route 45 and 52 as described in Document Number 65-8877; thence North 00 degrees 44 minutes 00 seconds West along said right-of-way line a distance of 132.22 feet to a point; thence North 00 degrees 21 minutes 18 seconds West along said right-of-way line a distance of 587.88 feet to a point, said point to be known as the point of beginning; thence North 00 degrees 21 minutes 18 seconds West along said right-of-way line a distance of 708.01 feet to a point; thence North 89 degrees 58 minutes 02 seconds East a distance of 1,382.50 feet to a point; thence South 00 degrees 01 minutes 58 seconds East a distance of 738.52 feet to a point; thence North 89 degrees 58 minutes 02 seconds East a distance of 1,165.91 feet to a point on the West right-of-way line of Interstate 57; thence South 01 degrees 22 minutes 49 seconds East along said right-of-way line a distance of 683.41 feet to a point; thence South 00 degrees 51 minutes 42 seconds West along said right-of-way line a distance of 6.34 feet to a point on the South line of said Northwest Quarter; thence South 89 degrees 58 minutes 02 seconds West along said South line a distance of 1,725.40 feet to a point; thence North 00 degrees 01 minutes 58 seconds West a distance of 720.08 feet to a point; thence South 89 degrees 58 minutes 02 seconds West a distance of 835.00 feet to the point of beginning, containing 50.00 acres, more or less.

PIN: 03-02-32-100-005 (out of)

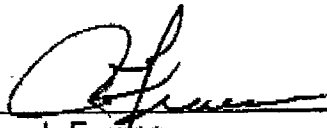
200626200

10/3

Subject, however, to the Permitted Exceptions contained in Exhibit "A" attached hereto;

hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois. TO HAVE AND TO HOLD said premises forever.

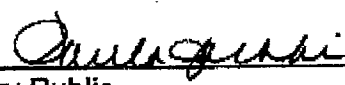
DATED this 16 day of OCTOBER, 2006.

 (SEAL)
Joseph Franco

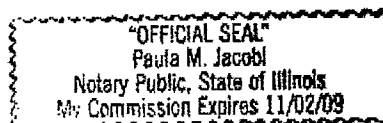
STATE OF ILLINOIS)
)SS
COUNTY OF KANKAKEE)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that JOSEPH FRANCO, personally known to me to be the same persons whose names are subscribed to the foregoing instrument appeared before me this day in person and acknowledged that they signed, sealed and delivered the said instrument as their free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of the right of homestead.

Given under my hand and notarial seal, this 16 day of OCTOBER, 2006.


Notary Public

PREPARED BY: RETURN TO:
PAULA M. JACOBI
BARMANN, BOHLEN & WOODRUFF, P.C.
200 East Court Street - Suite 602
P.O. Box 1787
Kankakee, IL 60901
(815) 939-1133



STATE TAX 	STATE OF ILLINOIS	# 0000013257	REAL ESTATE TRANSFER TAX
	OCT. 17.06 LJL		02500.00
	REAL ESTATE TRANSFER TAX DEPARTMENT OF REVENUE		FP326685



2063

Exhibit "A"
Permitted Exceptions

200626200

1. All assessments and taxes for the year 2006, and all subsequent years.
2. Order of Freeway restricting access recorded January 3, 1958 in Book 772 Page 181 as Document Number 504370.
3. Agreement concerning land for sight distance to the State of Illinois recorded December 16, 1965 as Document Number 65-8878.
4. Rights of the United States of America, State of Illinois, the municipality and the public, in and to that part of the premises in question falling in the bed of Rock Creek; also rights of the property owners in and to the free and unobstructed flow of the waters of said Creek.
5. Ordinance Annexation to the Village of Bourbonnais recorded April 24, 2003 as Document Number 2003-10505.
6. Terms, conditions and stipulations contained in Pre-Annexation Agreement by the Village of Bourbonnais recorded July 3, 2003 as Document Number 2003-17305.
7. Terms, conditions and stipulations contained in ordinance authorizing the execution of a Pre-Annexation Agreement by the Village of Bourbonnais recorded April 4, 2004 as Document Number 2004-7317.
8. Terms, conditions and provisions contained in Ordinance dated December 5, 2005 and recorded August 3, 2006 as Document No. 2006-19690 providing for the collection of recapture fees for the construction and completion of the Davis Creek Interceptor sewer system project in the Village of Bourbonnais. (See record for particulars.)

3013

DENNIS COY
KANKAKEE COUNTY RECORDER
AFFIDAVIT OF METES AND BOUNDS

STATE OF ILLINOIS)
)SS
COUNTY OF KANKAKEE)

200626200

Paula M. Jacobi, being duly sworn on oath, states that affiant resides at 200 E. Court Street, Suite 602, Kankakee, IL 60901. That the attached deed is not in violation of Section 1 of the Plat Act [765 ILCS 205/1] for one of the following reasons:

1. The division or subdivision of land into parcels or tracts of 5.0 acres or more in size which does not involve any new streets or easements of access.
2. The division of lots or blocks of less than one (1) acre in any recorded subdivision which does not involve any new streets or easements of access.
3. The sale or exchange of parcels of land between owners of adjoining and contiguous land.
4. The conveyance of parcels of land or interests therein for use as right of way for railroads or other public utility facilities and other pipe lines which does not involve any new streets or easements of access.
5. The conveyance of land owned by a railroad or other public utility which does not involve any new streets or easements of access.
6. The conveyance of land for highway or other public purposes or grants or conveyances relating to the dedication of land for public use or instruments relating to the vacation of land impressed with a public use.
7. Conveyances made to correct descriptions in prior conveyances.
8. The sale or exchange of parcels or tracts of land following the division into no more than two (2) parts of a particular parcel or tract of land existing on July 17, 1959 and not involving any new streets or easements of access.
9. The sale of a single lot of less than 5.0 acres from a larger tract when a survey is made by an Illinois Registered Land Surveyor; provided, that this exemption shall not apply to the sale of any subsequent lots from the same larger tract of land, as determined by the dimensions and configuration of the larger tract on October 1, 1973, and provided also that this exemption does not invalidate any local requirements applicable to the subdivision of land.
10. This conveyance is of land described in the same manner as title was taken by grantor(s).

CIRCLE NUMBER ABOVE WHICH IS APPLICABLE TO ATTACHED DEED.

AFFIANT further states that affiant makes this affidavit for the purpose of inducing the Recorder of Deeds of Will County, Illinois, to accept the attached deed for recording.

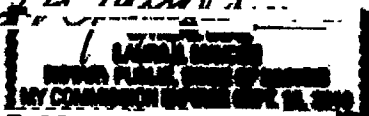
SUBSCRIBED AND SWORN TO BEFORE ME

This 16th day of October, 2006.

Paula M. Jacobi

Notary Public

Paula M. Jacobi
AFFIANT



DENNIS COY
KANKAKEE COUNTY RECORDER
AFFIDAVIT OF METES AND BOUNDS

STATE OF ILLINOIS)
)SS
COUNTY OF KANKAKEE)

200626200

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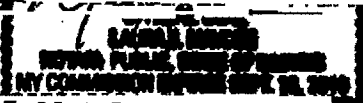
1. The division or subdivision of land into parcels or tracts of 5.0 acres or more in size which does not involve any new streets or easements of access.
2. The division of lots or blocks of less than one (1) acre in any recorded subdivision which does not involve any new streets or easements of access.
3. The sale or exchange of parcels of land between owners of adjoining and contiguous land.
4. The conveyance of parcels of land or interests therein for use as right of way for railroads or other public utility facilities and other pipe lines which does not involve any new streets or easements of access.
5. The conveyance of land owned by a railroad or other public utility which does not involve any new streets or easements of access.
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CIRCLE NUMBER ABOVE WHICH IS APPLICABLE TO ATTACHED DEED

AFFIANT further states that affiant makes this affidavit for the purpose of inducing the Recorder of Deeds of Will County, Illinois, to accept the attached deed for recording.

SUBSCRIBED AND SWORN TO BEFORE ME

This 10th day of October, 2006.

Paula M. Jacobi
Notary Public


Paula M. Jacobi
AFFIANT