

From: [Collin Anderson \(Polsinelli Solutions\)](#)
To: [Constantino, Mike](#)
Cc: [Kara Friedman](#)
Subject: [External] RE: MOB-Palos
Date: Wednesday, October 23, 2019 8:56:50 AM
Attachments: [Mokena Rendering-c.pdf](#)

Mike,

Below is the additional information you requested regarding the Palos Health Mokena MOB project (Project 19-048).

Please see attached the current iteration of the rendering of the proposed building. Note that the final rendering may vary somewhat from the attached but the gsf and number of floors are not expected to change. As currently planned, the building will have three levels and will include primary and specialty physician and other professional offices and at least 50 exam rooms. Not all of the tenants have been identified but the goal will be to make key primary care services (e.g., internal medicine, GI, pediatrics, ob/gyn, dermatology, psychotherapy, dentistry) available immediately in the community. There is also an expectation that there may be orthopedic, ENT, oncology and other more specialized services as well as retail imaging services. As you know, Palos will not provide hospital services in the building and any imaging services will be billed as physician services or other non-hospital ambulatory care such as an IDTF. Note that the goal is to locate more primary care which may include convenient care and imaging services in the lower portion of the building with more specialty care and other sorts of tenants whose services complement physician services in the second and third floors.

Regarding the problem to be addressed, the Project will improve access in Mokena and surrounding areas to primary and specialty physician care, evaluation and treatment. Demand for physician services in the United States and in Illinois has grown substantially over the past two decades due to the nation's expanding and aging population and improving insurance coverage and an emphasis on screening and preventative health care services as an alternative to hospitalization. These dynamics have led Palos to strengthen its physician alliances over the past several years. This project will address existing community demand and plan for anticipated growth among the services that will occupy the proposed building.

Further, although Mokena and surrounding areas are in Palos Health's service area, Palos Health does not have any physical presence in Mokena. Instead, Palos Health patients from the Mokena area are currently traveling to Orland Park to obtain care. By constructing the proposed MOB, Palos Health will allow patients to obtain outpatient care in their immediate community.

Please let me know if you require anything further and whether you are able to accommodate this application on the December agenda.

Thanks.

Collin Anderson | Consultant | PHS Healthcare Solutions | 309-826-1437

From: Kara Friedman
Sent: Wednesday, October 09, 2019 2:54 PM
To: Collin Anderson (Polsinelli Solutions)
Subject: Fwd: MOB-Palos

-Kara
312/873-3639
Enviado desde mi celu

Begin forwarded message:

From: "Constantino, Mike" <Mike.Constantino@Illinois.gov>
Date: October 9, 2019 at 2:41:09 PM CDT
To: Kara Friedman <KFriedman@Polsinelli.com>
Subject: MOB-Palos

EXTERNAL EMAIL mike.constantino@illinois.gov

Kara I am looking at the MOB I need some type of narrative for the number of levels for the building what is going to be located on each level, the number of offices and exam rooms at the MOB, and what problem or need the MOB is addressing.

No imaging, lab, rehab, going to be located in Mokena?

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