



AT THE FOREFRONT

**UChicago
Medicine**

The University of Chicago Medical Center

August 10, 2023

Ms. Debra Savage, Chairperson
Illinois Health Facilities and Services Review Board
525 West Jefferson Street, 2nd Floor
Springfield, IL 62761

Re: The University of Chicago Medical Center
Ambulatory Care Medical Office Building
Permit #21-033
Request to Relinquish

Dear Chairperson Savage:

The University of Chicago Medical Center ("UCMC") requests approval to relinquish Permit #21-033.

On July 27, 2023, the Review Board approved Permit #23-027 with a vote of 8-0 to build out the rest of the shelled space in its Orland Park Medical Office Building (the "Project"). The scope of the Project is largely the same as Permit #21-033, which was previously approved on December 14, 2021, and involves the development of ambulatory care space on the 4th floor and expanded Diagnostic Imaging on the 2nd floor. Permit #21-033 approved a project cost of \$18,530,768 with an anticipated completion date of May 31, 2023.

As discussed at the July meeting, UCMC couldn't alter Permit #21-033 because the Review Board rules limited an increase in the total permit dollar amount to 7% and an increase in total gross square footage to 5%. UCMC exceeded both of these requirements – cost by 12.5% or \$2,323,562 and GSF by 6.57% or 1,518 GSF – for a variety of reasons, including, without limitation, the effects of hyperinflation and the cost of raw materials. Permit #23-027 approved a new project cost of \$20,854,329 with an anticipated completion date of April 30, 2024.

Enclosed is the check for the required processing fee. We appreciate the Review Board's and staff's consideration of our request.

Respectfully,

Carla E. Gazes
Senior Associate General Counsel
The University of Chicago Medical Center

Enclosure