



STATE OF ILLINOIS
HEALTH FACILITIES AND SERVICES REVIEW BOARD

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

ELECTRONICALLY TRANSFERRED

May 20, 2022

Shivani Bautista, General Counsel
NorthShore University HealthSystem
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Kfriedman@polsinelli.org

RE: CERTIFICATE OF NEED PERMIT: #22-010 – NCH Schaumburg Outpatient Care Center

Dear Mr. Bautista and Ms. Friedman:

On May 20, 2022, the Chairman of the Illinois Health Facilities and Service Review Board (“State Board”) acting on behalf of the State Board approved the application for permit for the referenced project based upon the project’s substantial conformance with the applicable standards and criteria of the Processing, Classification Policies and Review Criteria (77 Ill. Adm. Code 1110) and the Health Facilities Planning Financial and Economic Feasibility Review (77 Ill. Adm. Code 1120). In arriving at a decision, the State Board considered the findings contained in the State Agency Report, the application material, and any testimony made before the State Board and received through public comment processes.

- **PERMIT ISSUANCE DATE:** May 20, 2022
- **PROJECT: #22-010** – NCH Schaumburg Outpatient Care Center, 519 South Roselle Road, Schaumburg, Illinois.
- **PERMIT SCOPE:** The Permit Holders are approved for a 3-story Medical Office Building to provide physician evaluation and management services for primary care and specialty care, imaging services (MRI, CT scanning, x-ray, ultrasound, bone densitometry, breast imaging services (mammography, ABUS), cardiac diagnostics services, (echocardiography, stress testing, EKG/monitor), physical therapy and a lab draw. An immediate care center with 8 exam rooms will be in the Medical Office Building. The total gross square feet of the medical office building is 61,409 GSF.
- **PERMIT HOLDERS:** NS-EE Holdings d/b/a NorthShore - Edward-Elmhurst Health, Northwest Community Hospital.

- **PERMIT AMOUNT:** \$44,990,225.
- **PROJECT FINANCIAL COMMITMENT DATE:** March 31, 2024.
- **PROJECT COMPLETION DATE:** March 31, 2024.

This permit is valid only for the defined construction or modification, site, amount, and the named permit holder(s). This permit is neither transferable nor assignable.

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 the Health Facilities Planning Procedural Rules (77 Ill. Adm. Code 1130) (“Code”) and the Illinois Health Facilities Planning Act (20 ILCS 3960/1 et seq.) (“Act”). Failure to comply with the requirements may result in any one or a combination of the following: expiration of the permit; State Board action to revoke the permit; or any additional sanction, fine, or penalty provided by the Act, the Code, or both.

The permit holder is responsible for compliance with requirements of maintaining a valid permit. These requirements include but are not limited to the following:

1. PROJECT FINANCIAL COMMITMENT

The project must be FINANCIALLY COMMITTED **prior to the Project Financial Commitment Date unless** the permit holder obtains an “Extension of the Financial Commitment Period” as provided in 77 Ill. Adm. Code 1130.730. Failure to timely obligate the project will invalidate your permit. Verification of financial commitment must be received by the State Board within thirty (30) days after the Project Financial Commitment Date, or for such a period as the Board may adopt by amending the Board’s rule.

2. ANNUAL PROGRESS REPORTS

An annual progress report must be submitted to the State Board beginning twelve (12) months from the initial permit issuance date and continuing annually thereafter until the project is completed. The annual reports are due between thirty (30) days prior to and thirty (30) days from the anniversary date of permit issuance. The annual reports must conform to the requirements specified in 77 Ill. Adm. Code 1130.760. The permit holder must assure that the required Annual Progress Reports are submitted to the State Board on a continuing, timely fashion.

3. PROJECT COMPLETION REQUIREMENTS

The permit holder must submit a written notice of project completion as defined in Section 1130.140. Each permit holder shall notify the State Board within 30 days following the project completion date and provide supporting documentation within 90 days following the completion date and must contain

the information required by Section 1130.770. The permit holder must assure that the required Final Realized Cost Report is submitted to State Board in a timely fashion.

This permit letter serves as HFPB's formal written request for post permit information cited above, including verification of project Financial Commitment; Annual Progress Reports; and Project Completion notification and Final Realized Cost Report. Failure to timely submit any required information may subject you to penalties, fines, or other sanctions provided by the Act, the Code, or both. Failure to comply with the above requirements may result in expiration of the permit or in State Board action to revoke the permit.

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.

If you should have any questions please contact Mike Constantino or George Roate of my staff at 217.782.3516 or Mike.Constantino@illinois.gov or George.Roate@illinois.gov

Sincerely,



Debra Savage
Illinois Health Facilities and Services Review Board