



STATE OF ILLINOIS
HEALTH FACILITIES AND SERVICES REVIEW BOARD

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

June 6, 2022

TRANSMITTED ELECTRONICALLY

Bridget Orth
Director, Regulatory Planning
Northwestern Memorial HealthCare
211 East Ontario Street Suite 1750
Chicago, Illinois 60611
borth@nm.org

Re: Project Number: #22-011
Facility Name: Northwestern Medicine Oak Brook Medical Office Building
Facility Address: 1001 Commerce Drive, Oak Brook, Illinois
Applicants: Northwestern Memorial Healthcare
Permit Holder(s): Northwestern Memorial Healthcare
Licensee/Operating Entity: Northwestern Memorial Healthcare
Project Description: Construct a 7-story medical office building that will include physicians' offices for the Northwestern Medicine Regional Medical Group and non-hospital based ambulatory care, infusion services, diagnostic imaging, physical therapy, and well-patient laboratory.
Permit GSF: 67,624 GSF
Permit Amount: \$83,342,001
Permit Conditions: None
Project Financial Commitment Date: June 30, 2024
Project Completion Date: June 30, 2024
Annual Progress Report Due Date: June 3, 2023

Dear Ms. Orth:

On June 3, 2022, the Chairwoman of the Illinois Health Facilities and Services Review Board acting on behalf of the State 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 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 -PART 1130.720

The project must be financially committed **by the Project Financial Commitment Date**, unless the permit holder obtains an “Extension of the Financial Commitment Period” as provided in 77 Illinois Administrative Code 1130.730. Financial Commitment is to be reported as part of the first annual progress report for permits requiring Financial Commitment within 12 months after issuance. For major construction projects which require Financial Commitment within 18 months after permit issuance, Financial Commitment must be reported as part of the second annual progress report. If project completion is required prior to the respective annual progress report referenced above, Financial Commitment must be reported as part of the notice of project completion. The reporting of Financial Commitment must reference a date certain when at least 33% of total funds assigned to project cost were expended or committed to be expended by signed contracts or other legal means.

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. **Effective June 1, 2013, substantive changes to the 77 Ill. Adm. Code 1130 rules went into effect. Please be advised that permit holders should follow the direction in Section 5 of the Act regarding deadlines for submitting post-permit reporting requirements and disregard the deadline language in 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 the permit requirements have been satisfied

Should you have any questions regarding the permit requirements, please contact Mike Constantino of George Roate of my staff at mike.constantino@illinois.gov, george.roate@illinois.gov or 217-782-3516.

Sincerely,



Debra Savage, Chairwoman
Illinois Health Facilities and Services Review Board