



Institute for
Human
Reproduction

Theresa Vella, General Counsel
680 Lake Shore Drive, #117 – Chicago, IL 60611
TVella@PinnacleFertility.com

October 9, 2025

Via Federal Express – 7791-3302-0087

Mr. Michael Constantino
Chief, Project Review
Illinois Health Facilities and Services Review Board
525 W. Jefferson Street – 2nd floor
Springfield, IL 62761

Re: Project 22-025
Request for Permit Renewal
Surgical Center for Human Reproduction
680 N. Lake Shore Drive
Chicago, IL 60611

Dear Mr. Constantino,

Pursuant to Illinois Administrative Code Section 1130.740, this letter requests an extension of the completion date for Project 22-025. The project was approved on January 31, 2023 by the Illinois Health Facilities and Services Review Board with a completion date of December 1, 2024. The request is to extend the project completion date by 10 months, to October 1, 2025. Attached is a check in the amount of \$500.00 for the permit renewal fee.

A separate letter submitted to the HFSRB this week documents financial commitment. The project is currently under construction. Demolition has been completed; overhead structures and systems are being installed and walls are being built.

The project is behind schedule due to several factors:

- a) Lease negotiations for the prime first floor space extended beyond the anticipated time originally allotted. Based on a significant amount of vacant commercial space in the area, Pinnacle Fertility held out for a reduced cost rental arrangement. This positioning resulted in extended months before the building agent and Pinnacle Fertility reached agreement. The final accepted terms were significantly more favorable than the original offers.
- b) The Landlord was behind schedule in completing work required under the Lease, causing delays in our commencement of the project.
- c) Several months after State approval in January, 2023, there was senior management turnover at Pinnacle Fertility. Persons involved with the initial planning and regulatory approvals for the project left the organization, resulting in a gap in progress until new people were assigned to the project.
- d) The original planning was done under an agreement with a design/build firm. Progress was not as anticipated, and the firm was dismissed, resulting in a loss of several months. After a search for contractors, Pinnacle Fertility selected and signed an agreement with Mortenson as the general contractor.



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- e) Procurement of required building equipment required more time than anticipated. This is especially the case for HVAC equipment, requiring 24 weeks.

These factors collectively result in a delay of about 1 year beyond the original project schedule. The request is to extend the project completion date to October 1, 2025.

If you have any questions, please contact Taylor Koblenz at 602-854-7818 or Ralph Weber, CON consultant, at 847-791-0830.

Sincerely,

Theresa Vella
General Counsel
Pinnacle Fertility

C: Taylor Koblenz, Director of Facilities and Construction, Pinnacle Fertility
John Kniery, Administrator, Illinois Health Facilities and Services Review Board
Ralph Weber, CON Consultant

INSTITUTE FOR HUMAN REPRODUCTION (IHR) S.C.
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PARADISE VALLEY, AZ 85253

CAPITAL ONE
CAPITAL ONE, N.A.

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10/7/2024

PAY TO THE
ORDER OF

Illinois Department of Public Health

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DOLLARS

525 W. Jefferson Street
Second Floor
Springfield IL 62761
United States

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VOID.

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AUTHORIZED SIGNATURE

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Illinois Department of Public Health

10/7/2024

Date	Invoice	Description	Orig. Amt.	Amt. Due	Discount	Amount
10/4/2024	Project 22-025		\$500.00	\$500.00		\$500.00