



STATE OF ILLINOIS

HEALTH FACILITIES AND SERVICES REVIEW BOARD

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

TRANSMITTED ELECTRONICALLY

August 24, 2023

Cheryl Eck, Vice President
Strategy, Planning & Business Planning
NS-EEH
4201 Winfield Road
Warrenville, Illinois 60555
Cheryl.eck@eehealth.org

Re: **PERMIT APPROVAL**

PROJECT NUMBER: 23-029

FACILITY NAME: Cardiovascular Institute Outpatient Center

ADDRESS: 10 Martin Avenue, Naperville, Illinois

APPLICANTS: NS-EE Holding Holdings d/b/a NorthShore-Edward-Elmhurst Health, Edward-Elmhurst Healthcare, Edward Hospital, Edward Health Ventures.

PERMIT HOLDERS: NS-EE Holding Holdings d/b/a NorthShore-Edward-Elmhurst Health, Edward-Elmhurst Healthcare, Edward Hospital, Edward Health Ventures.

DESCRIPTION: Approved to establish a 3-story 70,500 GSF Medical Office Building housing physician offices and exam rooms.

SITE OWNER: Ryan Companies US, Inc.

PERMIT AMOUNT: \$66,656, 255

PERMIT CONDITIONS: None

FINANCIAL COMMITMENT: August 24, 2025

ANNUAL PROGRESS REPORT DUE: August 24, 2024

PROJECT COMPLETION DATE: March 31, 2025

Dear Ms. Eck:

On August 24, 2023, the Chairwoman of the Illinois Health Facilities and Services 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 77 Ill Adm. Code 1110 and 1120. In arriving at a decision, the State Board considered the findings contained in the State Board Staff Report, the application material, public hearing testimony and documents, any testimony made before the State Board, and the Illinois Health Facilities Planning Act (20 ILCS 3960).

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 Ill. Adm. 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 in order 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 Ill. Adm. 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 State Board every 12-months from the permit issuance date until such time as the project is completed.

3. PROJECT COMPLETION REQUIREMENTS-PART 1130.770

Each permit holder shall submit to HFSRB no later than 90 days after the approved project completion date, a notification of project completion. A final realized cost report, as required by Section 1130.770(b), (c), and (d), is required within 90 days following the notification submission. Please refer to Section 1130.140 for a definition of ‘completion or project completion.

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.

Should you have any questions regarding the permit requirements, please contact Mike Constantino at 217-782-3516.

Sincerely,



John P. Kniery, Administrator
Illinois Health Facilities and Services Review Board