



STATE OF ILLINOIS

HEALTH FACILITIES AND SERVICES REVIEW BOARD

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

August 12, 2024

TRANSMITTED ELECTRONICALLY AND CERTIFIED U.S. MAIL

Ahsan Usman, CEO

au.ahsanusman@gmail.com

Well Care Home NFP, Inc.

jourth@arnstein.com

100 Faith Drive

Highland, IL. 62249

Re: Project Number: #23-042

Facility Name: Well Care Home NFP, Inc.

Facility Address: 100 Faith Drive, Highland, Illinois

Applicants: Well Care Home NFP, Inc.

Project Description: Establish 74-Bed Long Term Care Facility

Permit Amount: \$2,350,000

Permit Conditions: None

Financial Commitment Date: August 8, 2025

Project Completion Date: September 30, 2025

Annual Progress Report Due Date: August 8, 2025

Dear Mr. Usman:

On August 8, 2024, the Illinois Health Facilities and Services Review Board (HFSRB) approved the application for a 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 Ill. Admin. Code 1110 and 1120.

In arriving at a decision, the HFSRB Board adopted the HFSRB staff's report and findings, and when applicable, considered the application materials, public hearing testimony, public comments and documents, testimony presented before HFSRB, and any additional materials requested by HFSRB staff.

This letter serves to confirm the issuance of the permit following approval at the aforementioned HFSRB meeting. This permit is valid only for the defined construction or modification, site, amount, and the named permit holder (as outlined in the application and the above-mentioned HFSRB open meeting) and **is not transferable or assignable**. Under the Planning Act, the permit is valid until the project has been completed, provided that all post-permit requirements have been fulfilled, as outlined in 77 Ill. Admin. Code 1130.

The above-referenced permit holder is responsible for complying with all applicable requirements outlined in 77 Ill. Admin. Code 1130, including, without limitation, the requirements stated below to maintain a valid permit. Failure to comply with the requirements may result in the invalidation of the permit, sanctions, fines, and/or HFSRB action to revoke the permit.



STATE OF ILLINOIS

HEALTH FACILITIES AND SERVICES REVIEW BOARD

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

1. FINANCIAL COMMITMENT-SECTION 1130.720

The project must be obligated by the above-referenced **Financial Commitment Date** unless the permit holder obtains an "Extension of the Financial Commitment Period" as provided in 77 Ill. Admin. Code 1130.730. The Financial Commitment is to be reported as part of the first annual progress report for permits requiring financial commitment within twelve (12) months after issuance. For major construction projects that require financial commitment within twenty-four (24) months after permit issuance, financial commitment must be reported as part of the second annual progress report. If project completion is required before the respective annual progress report referenced above, project obligation must be reported as part of the notice of project completion. The reporting of financial commitment must reference a specific date by which 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-SECTION 1130.760

An annual progress report must be submitted to HFSRB every 12th month from the permit issuance date until the project is completed.

3. PROJECT COMPLETION REQUIREMENTS-SECTION 1130.770

The requirements for a compliant Final Realized Costs Report are defined in HFSRB's regulations under 77 Ill. Admin. 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 before construction.

Please note that the Illinois Department of Public Health will not license the permitted facility until all the permit requirements outlined in the applicable sections in Title 77 of the Illinois Administrative Code have been fulfilled.

Should you have any questions, contact HFSRB staff at (217) 782-3516 or via email at DPH.HFSRB@illinois.gov.

Sincerely,

Debra Savage, Chairwoman
Illinois Health Facilities and Services Review Board