

November 14, 2025

Ms. Debra Savage
Chairwoman
Illinois Health Facilities and Services Review Board
525 West Jefferson Street
Springfield, Illinois 62761

REQUEST FOR PERMIT RENEWAL FOR PERMIT 24-001

Re: Project Number: #24-001
Advocate Outpatient Center-Westmont Blackhawk
Advocate Health, Inc., Advocate Aurora Health, Inc., Advocate Health and Hospitals Corporation d/b/a
Advocate Medical Group

Dear Ms. Savage:

In accordance with Section 1130.740 of Administrative Code Title 77 Chapter II b, a permit holder may request a completion date that is later than an approved project completion date by submitting to the HFSRB a request for permit renewal.

Permit #24-001 is for the establishment of a new 40,635 Square Feet medical office building with primary care and specialty care clinician offices for Advocate Medical Group and non-hospital-based outpatient services including immediate care, physical therapy, lab, and imaging in Westmont, Illinois.

- a) Permit renewal by HFSRB must be requested prior to the required completion date.
This permit renewal is being submitted prior to December 31, 2025, the required completion date for Permit #24-001; hence, the renewal request is being made prior to the required completion date.
- The proposed completion date requested in this Permit Renewal is September 30, 2026.
This revised completion date includes all close-out activities.
- b) Permit renewal shall commence on the expiration date of the original permit.
The expiration date for Permit #24-001 is December 31, 2025. The proposed renewal of this Permit will commence upon expiration date of the original Permit.
- c) The request for permit renewal shall be in writing and shall be received at least 45 days prior to the expiration date of the permit and shall include the following information:
This request for permit renewal is being filed on November 14, 2025. This is more than 45 days before the expiration date of the permit.

- 1) The requested completion date:
The requested completion date is September 30, 2026.
- 2) A status report on the project detailing what percent has been completed and a summary of the project components yet to be finished and the amount of funds expended on the project to date:

a) Current status of the project:

- Percent of the Project Finished – The project is 95% percent completed.
- Components Completed:
 - Building interior buildout and finishing along with the exterior envelope is fully complete. Commissioning and final balancing of mechanical, plumbing and electrical systems are near complete. Solar panel installations are ongoing and pending connection to electrical service provider (ComEd).
 - Site: 95% completed with finish asphalt and concrete, majority of landscaping, fencing, and lighting.
- Components Not Completed:
 - Site:
 - Electrical service provider (ComEd) transformer removal that is withholding completion of finish asphalt in a portion of the parking lot.

b) Costs incurred to date:

The Project Costs committed to Date as of November 14, 2025, are \$41,664,879, an increase of more than \$5,284,904 since the most recent June 2025 Annual Progress Report (\$36,379,975).

USE OF FUNDS	PERMIT AMOUNT	COSTS COMMITTED (May 2025)	COSTS COMMITTED (today)	COSTS INCURRED (today)
Preplanning Costs	\$469,539	\$469,539	\$514,680	\$514,680
Site Survey and Soil Investigation	\$37,402	\$37,402	\$37,402	\$37,402
Site Preparation	\$2,921,493	\$2,921,493	\$2,921,493	\$2,921,493
Off Site Work	\$12,600	\$-	\$0	\$0
New Construction Contracts	\$28,758,071	\$28,636,310	\$31,043,123	\$26,413,035
Modernization Contracts	\$-	\$-	\$0	\$0
Contingencies	\$1,294,457	\$-	\$0	\$0
Architectural/Engineering Fees	\$2,387,377	\$2,371,791	\$2,371,791	\$1,833,514
Consulting and Other Fees	\$982,920	\$1,102,776	\$1,131,755	\$770,201
Movable or Other Equipment (not in construction contracts)	\$2,256,783	\$839,179	\$1,946,452	\$297,569

Bond Issuance Expense (project related)	\$508,067	\$-	\$-	\$0
Net Interest Expense During Construction (project related)	\$1,953,668	\$-	\$-	\$0
Fair Market Value of Leased Space or Equipment	\$-	\$-	\$-	\$0
Other Costs to Be Capitalized	\$13,100,542	\$1,485	\$1,698,182	\$1,008,626
Acquisition of Building or Other Property (excluding land)	\$-	\$-	\$-	\$0
TOTAL USES OF FUNDS	\$54,682,918	\$36,379,975	\$41,664,879	\$33,796,520
TOTAL PERCENTAGE		66.53%	76.19%	61.80%

3) Reasons why the project has not been completed:

Acquisition of two land parcels to construct a new medical office facility presented many challenges to existing utilities on site, that are under the control of applicable utility organizations. Electrical service provider (ComEd) for this community owned a complex network of underground electrical mains and service lines the supplies electrical for the neighboring communities. These electrical lines necessitated consolidation and relocation to allow for the construction of our medical office facility.

ComEd had challenges committing to a schedule to take care of their portion of the work, due to other organizational priorities and emergency responses during extreme weather conditions. This contributed to a later construction start date than originally planned. ComEd completed their work which allowed General Contractors to move forward with their construction obligations.

Currently, we are scheduled to open for business with first patient before the current completion date of December 31, 2025.

The permit renewal request is to allow additional time to finalize project financials and complete the report of project completion and final realized costs. As outlined in Section 1130.770 of the Administrative Code, this will include an audited financial report as the permit's project cost was greater than three times the capital expenditure minimum in place at the time of permit approval. Our request to extend the Completion Date will not increase the permit project cost amount of \$54,682,918 or modify the scope of service or square footage.

Please feel free to contact me at (773) 480-9759 or via email at peter.messina@aah.org with any questions regarding this Permit Renewal Request.

Sincerely,



Peter G. Messina, AIA
Vice President, Planning, Design & Construction
Advocate Health

CC:

John Kneiry, Administrator, HFSRB/IDPH
Blanca Dominguez, General Council, HFSRB/IDPH
Myndee Balkan, Director, Health Facility Planning
Allison Wyler, President, Central Chicagoland Region
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Via Overnight Courier