



STATE OF ILLINOIS

HEALTH FACILITIES AND SERVICES REVIEW BOARD

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

March 20, 2024

CORRECTED

TRANSMITTED ELECTRONICALLY [msilberman@beneschlaw.com, jmorado@beneschlaw.com]

Mark Silberman, Juan Morado Jr., Attornies
Benesch, Friedlander, Coplan, & Aronoff LLP
71South Wacker Drive, Suite 1600
Chicago, IL 60606

Re: Project Number: #24-004

Facility Name: Dialysis Care Center Oak Lawn

Facility Address: 4425 Southwest Highway, Oak Lawn, Illinois

**Applicants: Dialysis Care Center Oak Lawn, LLC, Dialysis Care Center Holdings, LLC,
Meridian Investment Partners, LLC**

Project Description: Establish 14-Station End Stage Renal Dialysis (ESRD) Facility

Permit Amount: \$5,403,927

Permit Conditions: None

Financial Commitment Date: December 31, 2024

Project Completion Date: December 31, 2024

Annual Progress Report Due Date: December 31, 2024

Dear Mr. Silberman, Mr. Morado:

On March 12, 2024, the Illinois Health Facilities and Services Review Board (HFSRB) approved the application for a permit submitted by the above-referenced permit applicant(s)/holder(s) 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 (Planning Act) (20 ILCS 3960) and Ill. Admin. Code tit. 77, §§ 1110 and 1120.

In arriving at a decision, HFSRB adopted HFSRB staff's report and findings, as well as the consideration of the application materials, public hearing testimony, public comments, and/or 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 Ill. Admin. Code tit. 77, §1130.

The above-referenced permit holder is responsible for complying with all applicable requirements outlined in Ill. Admin. Code tit. 77, §1130, including, without limitation, the following requirements to maintain a



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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.

1. OBLIGATION-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 Ill. Admin. Code tit. 77, §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 the State Board’s regulations under Ill. Admin. Code tit. 77, §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

CC: John Kniery