



STATE OF ILLINOIS
HEALTH FACILITIES AND SERVICES REVIEW BOARD

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

February 14, 2025

TRANSMITTED ELECTRONICALLY

jacobmaxel@msn.com

Jacob M. Axel, President
Axel & Associates, Inc.
348 Chicory Lane
Buffalo Grove, IL 60089

RE: Notice of Satisfaction of Completeness Requirements and Commencement of the Review Period

PROJECT No: 25-009 TARGET Health Cooperative Medical Clinics Building, Chicago

APPLICANTS: The Board of Trustees of the University of Illinois

Dear Mr. Axel:

This is to acknowledge receipt of the above-referenced application on February 14, 2025 for a permit under the Illinois Health Facilities Planning Act ("Act") [20 ILCS 3960, *et seq.*].

After reviewing the submitted documentation, the staff of the Health Facilities & Services Review Board ("HFSRB" or "State Board") has deemed the permit application substantially complete as of February 14, 2025, and ready for review as outlined in the Act and Part 1130 of Title 77 of the Illinois Administrative Code ("Code").

We previously received your check for \$2,500.00. The balance of the required fee has been determined to be **\$72,719.80**. **To avoid a possible invalidation of the permit, the payment must be made to the "Illinois Department of Public Health" within thirty (30) days of receiving this notice.** The check should be made out in the exact amount, as rounding off dollar amounts complicates our records unnecessarily.

This letter also serves to notify you that the above-referenced permit application is now in the review period. During the review period, HFSRB staff will conduct a comprehensive review of the project and prepare a report of findings for submission to the HFSRB. See 77 Ill. Adm. Code §§1130.610-650. Please note that HFSRB staff may request additional information during the review period.

The permit applicant can review a copy of the report and appear before HFSRB to answer questions regarding the proposed project.

The HFSRB Staff Report and any related materials for this project will be posted on the HFSRB website within fourteen (14) days before the HFSRB meeting at which the proposed project will be heard.

The HFSRB staff has tentatively scheduled the consideration of the above project for presentation to the State Board at the May 6, 2025 meeting. It will be noted on the corresponding agenda posted on the HFSRB website as outlined in the Open Meetings Act [5 ILCS 120/].



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Under applicable law and administrative rules, a public hearing about the above-referenced project may be requested. See Subpart I of Part 1130 of Title 77 of the Code. If a public hearing is requested, HFSRB staff will notify you regarding the time and place for the public hearing.

Should you have any questions regarding the above permit application, please contact HFSRB staff at DPH.HFSRB@illinois.gov or (217) 782-3516 (TTY (800) 547-0466 for deaf and hard-of-hearing people only).

Sincerely,

Debra Savage Chairwoman



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NOTICE OF REVIEW AND OPPORTUNITY FOR PUBLIC HEARING AND WRITTEN COMMENT

Per the requirements of the Illinois Health Facilities Planning Act [20 ILCS 3960/], notice is given of receipt to establish a Medical Office Building (MOB) in Chicago. Project #25-009, TARGET Health Cooperative Medical Clinics Building. Applicant: The Board of Trustees of The University of Illinois. The Applicant proposes to establish a Medical Office Building in 29,700 GSF of space, located at 5525 South Pulaski Road, Chicago. Project cost: \$34,190,818.

The application was deemed substantially complete on February 14, 2025. A copy of the application may be viewed at the Illinois Health Facilities and Services Review Board (HFSRB) Office at the address below. To obtain a copy of an application, please call the office for details and copying fees at the number listed below. Consideration by HFSRB has been tentatively scheduled for the May 6, 2025 meeting. Any person wanting a public hearing on the proposed project must submit a written request for a hearing to:

Mike Constantino, Supervisor, Project Review Section
Illinois Health Facilities and Services Review Board 525
West Jefferson Street (2nd Floor)
Springfield, Illinois 62761
(217) 782-3516
(TTY# 800-547-0466 for hearing impaired only)

HFSRB staff must receive requests for hearings by **March 3, 2025**. The public may also submit written comments on this project. All public written comments must be **received** by **April 14, 2025**.

HFSRB will post its findings in a HFSRB Staff Report, which will be available via the Internet on **April 21, 2025**. The public may submit written responses in support of or in opposition to the findings of the HFSRB staff. All written public comments about the HFSRB staff findings must be **received** before **9:00 am, April 28, 2025**. The internet address used to access this report is:

www.hfsrb.illinois.gov



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Sharie Ryan, HFSRB Office Coordinator, under penalties as provided by law pursuant to §1-109 of the Code of Civil Procedure (735 ILCS 5/1-109), certifies that the statements set forth in this certificate of service are true and correct, except as to matters therein stated to be on information and belief and as to such matters the undersigned certifies as aforesaid that they verily believe the same to be true and that they have served a copy of the above-mentioned documents from the foregoing Illinois Health Facilities & Services Review Board on February 14, 2025 to the below-referenced Applicant(s), by electronic mail and by U.S. Post Office Certified Mail to the following:

Jacob M. Axel, President
Axel & Associates, Inc.
348 Chicory Lane
Buffalo Grove, IL 60089

jacobmaxel@msn.com

By: s/ Sharie Ryan
HFSRB Office Coordinator