



STATE OF ILLINOIS

HEALTH FACILITIES AND SERVICES REVIEW BOARD

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

November 25, 2025

TRANSMITTED ELECTRONICALLY AND VIA CERTIFIED MAIL

Anne Cooper, CON Counsel
Aronberg Goldgehn Davis & Garmisa
225 West Washington Street, Suite 2800
Chicago, IL. 60606

acooper@agdglaw.com

George E. Green
Commissioner, Chairman
Monroe County Board of Commissioners
100 S. Main Street
Waterloo, Illinois 62298

Re: Project Number: #25-031
Facility Name: Oak Hill Senior Living and Rehabilitation Center
Facility Address: 623 Hamacher Street, Waterloo, Illinois
Applicants: Monroe County, Illinois, Accolade Ventures, LLC, Accolade Healthcare of Waterloo, LLC
Project Description: Ownership Transfer of 119-Bed Long-Term Care Facility
Permit Amount: \$2,835,857
Permit Conditions: None
Financial Commitment Date: N/A
Project Completion Date: December 31, 2026
Annual Progress Report Due Date: N/A

Dear Mr. Green and Ms. Cooper:

On November 18, 2025, the Illinois Health Facilities and Services Review Board (HFSRB) approved the permit application for the above-referenced project. This approval was based on substantial conformance with the applicable standards and criteria outlined in the Illinois Health Facilities Planning Act [20 ILCS 3960] and 77 Ill. Adm. Code Sections 1110 and 1120.

In arriving at a decision, the HFSRB considered the staff report and findings, as well as the application materials, public hearing testimony, public comments (oral and written), testimony presented before the HFSRB, and any additional relevant materials requested by the HFSRB staff.

This letter confirms the issuance of the permit following approval at the HFSRB meeting. As stated at the HFSRB meeting, the Applicants/Permit Holders are required to comply with the following requirements as part of the issuance of Permit #25-031:

- Provide all available documentation regarding the process of selecting viable candidates to lease and/or operate Oak Hill Senior Facility and the ultimate decision-making process leading to the



selection of Accolade Ventures, LLC, including, without limitation, County Board meeting minutes, public notices, requests for proposals, memorandums, communications to candidates, residents, and community members, etc.

- Quarterly reports about the performance, financial, and safety metrics provided by Accolade Ventures, LLC for a period of 12 months following the approval of Permit #25-031.

This permit is valid only for the specified construction or modification, site, permit amount, project completion date, and the named permit holder (as outlined in the application and the HFSRB open meeting), and, except as outlined in the Planning Act, is **not transferable or assignable**.

Should the scope of the approved project change, a timely alteration request must be submitted in accordance with the regulatory provisions in 77 Ill. Adm. Code 1130.750 must be submitted to HFSRB staff.

Under the provisions of the Planning Act, the permit remains valid until the project is completed, provided that all post-permit requirements have been fulfilled, as outlined in 77 Ill. Adm. Code 1130. The Permit Holder must comply with all applicable requirements outlined in 77 Ill. Adm. Code 1130 includes, without limitation, the following criteria to maintain a valid permit. Failure to comply with the requirements may result in, without limitation, the invalidation of the permit, the filing of a new permit application and fee, as well as sanctions, fines, and/or HFSRB action to revoke Permit #25-031.

1. FINANCIAL COMMITMENT 77 Ill. Adm. Code 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. Adm. 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 need 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, the 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 costs were expended or committed to be expended by signed contracts or other legal means.

2. ANNUAL PROGRESS REPORT-SECTION 77 Ill. Adm. Code 1130.760

Each permit holder shall submit annual progress reports to HFSRB staff every 12 months from the date of permit issuance until the project is completed. *A permit holder must submit annual progress reports no earlier than 30 days before and no later than 30 days after each anniversary date of the Board's approval of the permit until the project is completed.*

3. PROJECT COMPLETION REQUIREMENTS-SECTION 77 Ill. Adm. Code 1130.770

The requirements for a compliant Final Realized Costs Report are defined in the State Board's



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regulations under 77 Ill. Adm. Code 1130.770. This letter serves as notice of the permit holder's obligation to comply with all post-permitting requirements, including, but not limited to, the project completion notification and the final costs realized report.

This permit does not exempt the Project or Permit Holder from licensing and certification requirements, including the approval of applicable architectural plans and specifications before construction.

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

If 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



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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 outlined 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 November 25, 2025 to the below-referenced Applicant(s), by electronic mail and U.S. Post Office Certified Mail to the following:

Anne Cooper, CON Counsel
Aronberg Goldgehn Davis & Garmisa
225 West Washington Street, Suite 2800
Chicago, IL. 60606

acooper@agdglaw.com

By: s/ Sharie Ryan

HFSRB Office Coordinator