



**HYLAK-REINHOLTZ  
LAW FIRM, LLC**

601 West Monroe Street  
Springfield, Illinois 62704

Joseph J. Hylak-Reinholtz  
Attorney at Law  
(217) 525-0700 ext. 114  
JHRLaw2017@gmail.com

**VIA OVERNIGHT DELIVERY**

June 28, 2018

Ms. Courtney Avery, Administrator  
Illinois Health Facilities and Services Review Board  
525 West Jefferson Street, 2nd Floor  
Springfield, Illinois 62761

**Re: CON Permit Alteration Request  
Premier Cardiac Surgery Center, LLC  
Project #17-058**

Dear Ms. Avery:

Premier Cardiac Surgery Center, LLC (“Permit Holder”) submits this letter to request an alteration to the certificate of need (“CON”) permit for Project #17-058, which was granted by the Illinois Health Facilities and Services Review Board (“State Board”) on February 27, 2018 (“Project”). The CON permit allowed the Permit Holder to establish a single-specialty ambulatory surgical treatment center (“ASTC”) in 4,172 gross square feet of leased space located within an existing physician office-based lab. The Project’s total cost was \$1,196,814. The Permit Holder requests three amendments to its CON permit: (1) an increase in gross square footage; (2) an increase in total cost of the Project; and (3) a new project completion date.

**Background**

Upon receipt of the CON permit, the Permit Holder finalized its plans with a new architect – RKG Design Group (“Architect”). The Architect reviewed and edited the plans and submitted them to the Illinois Department of Public Health, Design and Construction Section (“DPH Section”), requesting a 30-day review of the design development documents. The DPH Section asked for changes to be made to better-achieve the required one-way flow through the locker room area.

**Revisions to the CON Permit**

The changes requested by the DPH Section require three revisions to the CON permit: (1) a 4.85% increase in gross square footage; (2) a 4.85% increase in the Project’s total cost; and (3) a change to the project completion date. A narrative description for each change is provided below.

(a) **GSF Change**

The Permit Holder is requesting a 4.85% increase in the Project’s total gross square footage, which will increase the total to 4,378 GSF. This increase is permitted in the State Board’s rules. Specifically, Section 1130.750 of the Illinois

Administrative Code (“IAC”) provides that “any increase in the square footage of the project up to 5% of the approved gross square footage” is a permissible alteration, which requires State Board approval. See 77 IAC 1130.750(b)(3). The Permit Holder’s request is below this regulatory threshold; therefore, this alteration request complies with this section of the State Board’s rules. A copy of the new architectural drawings is attached hereto as Exhibit A.

(b) Change in Total Project Cost

The change in gross square footage also requires the Permit Holder to amend the Project’s total cost from \$1,196,814 to \$1,254,860. This represents a \$58,046 increase in the total cost, or a 4.85% increase from the original amount provided in the CON permit application. Section 1130.750(b)(5) allows “any increase in the cost of the project not to exceed 7% of the total project cost.” The Permit Holder’s request comports with this regulatory provision.

(c) New Project Completion Date

The corrected CON permit letter, dated March 8, 2018, included a project completion date of December 31, 2018. A copy of the corrected permit letter is attached hereto as Exhibit B. Because of the changes in square footage and total project costs, the Permit Holder was required to request an alteration to its permit. The State Board’s rules provide that the Permit Holder “shall report all alterations to [the State Board] before executing the alteration.” See 77 IAC 1130.750(a)(1), *emphasis added*. The Permit Holder, in accordance with this rule, delayed work on the Project until the State Board ruled on this matter. Furthermore, the Permit Holder prefers to have more time to complete the Project if any other delays arise. As a result, the Permit Holder requests May 31, 2019 as the new project completion date. This new date should provide ample time to complete the Project even if additional delays arise.

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I respectfully request the review of this alteration at the July 24, 2018 State Board hearing in Bolingbrook, Illinois because the September hearing has been cancelled. If you have questions, please do not hesitate to contact me via e-mail or telephone. Thank you for your consideration.

Sincerely yours,



Joseph Hylak-Reinholtz  
Attorney for Applicant

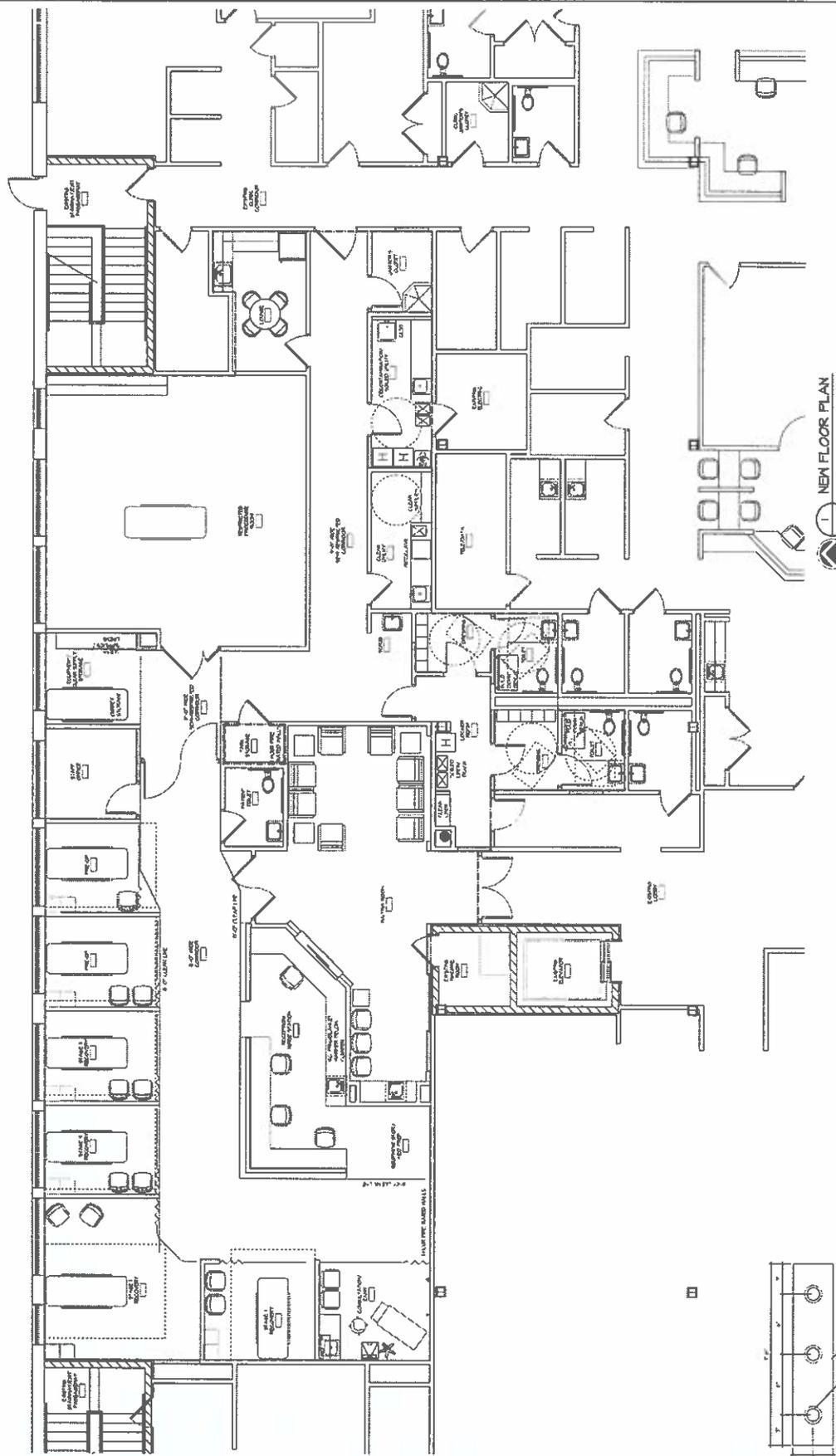
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enclosures

**EXHIBIT A**

**Revised Architectural Drawings**

(see attached)



**WALL PARTITION LEGEND**

1 NEW FLOOR PLAN SCALE 1/8"=1'-0"

2 ROBE HOOK PLATE DETAIL SCALE 3/4"=1'-0"

3 APPROVED INSULATION FLOOR PLAN SYMBOL LEGEND

4 FIRE EXTINGUISHER DETAIL SCALE 1/2"=1'-0"

**APPROVED INSULATION FLOOR PLAN SYMBOL LEGEND**

1. 2" POLYURETHANE INSULATION

2. 1" POLYURETHANE INSULATION

3. 1/2" POLYURETHANE INSULATION

4. 1/4" POLYURETHANE INSULATION

5. 1/8" POLYURETHANE INSULATION

6. 1/4" POLYURETHANE INSULATION

7. 1/2" POLYURETHANE INSULATION

8. 1" POLYURETHANE INSULATION

9. 2" POLYURETHANE INSULATION

10. 4" POLYURETHANE INSULATION

11. 6" POLYURETHANE INSULATION

12. 8" POLYURETHANE INSULATION

13. 10" POLYURETHANE INSULATION

14. 12" POLYURETHANE INSULATION

15. 14" POLYURETHANE INSULATION

16. 16" POLYURETHANE INSULATION

17. 18" POLYURETHANE INSULATION

18. 20" POLYURETHANE INSULATION

19. 22" POLYURETHANE INSULATION

20. 24" POLYURETHANE INSULATION

**FLOOR PLAN SYMBOL LEGEND**

1. FIRE EXTINGUISHER

2. ROBE HOOK

3. WALL PARTITION

4. DOOR

5. WINDOW

6. STAIR

7. ELEVATOR

8. RECEPTION DESK

9. WAITING AREA

10. EXAMINATION ROOM

11. CONSULTATION ROOM

12. NURSING STATION

13. PHARMACY

14. STORAGE ROOM

15. OFFICE

16. CONFERENCE ROOM

17. BREAK ROOM

18. RESTROOM

19. JANETRY

20. ENTRY

**GENERAL NOTES**

1. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE IBC AND ALL APPLICABLE CODES.

2. REFER TO ALL OTHER SHEETS FOR COMPLETE DETAILS AND SPECIFICATIONS.

3. ALL MATERIALS SHALL BE APPROVED BY THE ARCHITECT PRIOR TO INSTALLATION.

4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS.

5. ALL WORK SHALL BE COMPLETED WITHIN THE SPECIFIED TIME FRAME.

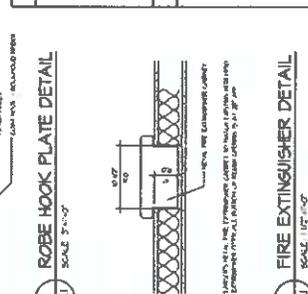
6. THE CONTRACTOR SHALL MAINTAIN ACCESS TO ALL AREAS AT ALL TIMES.

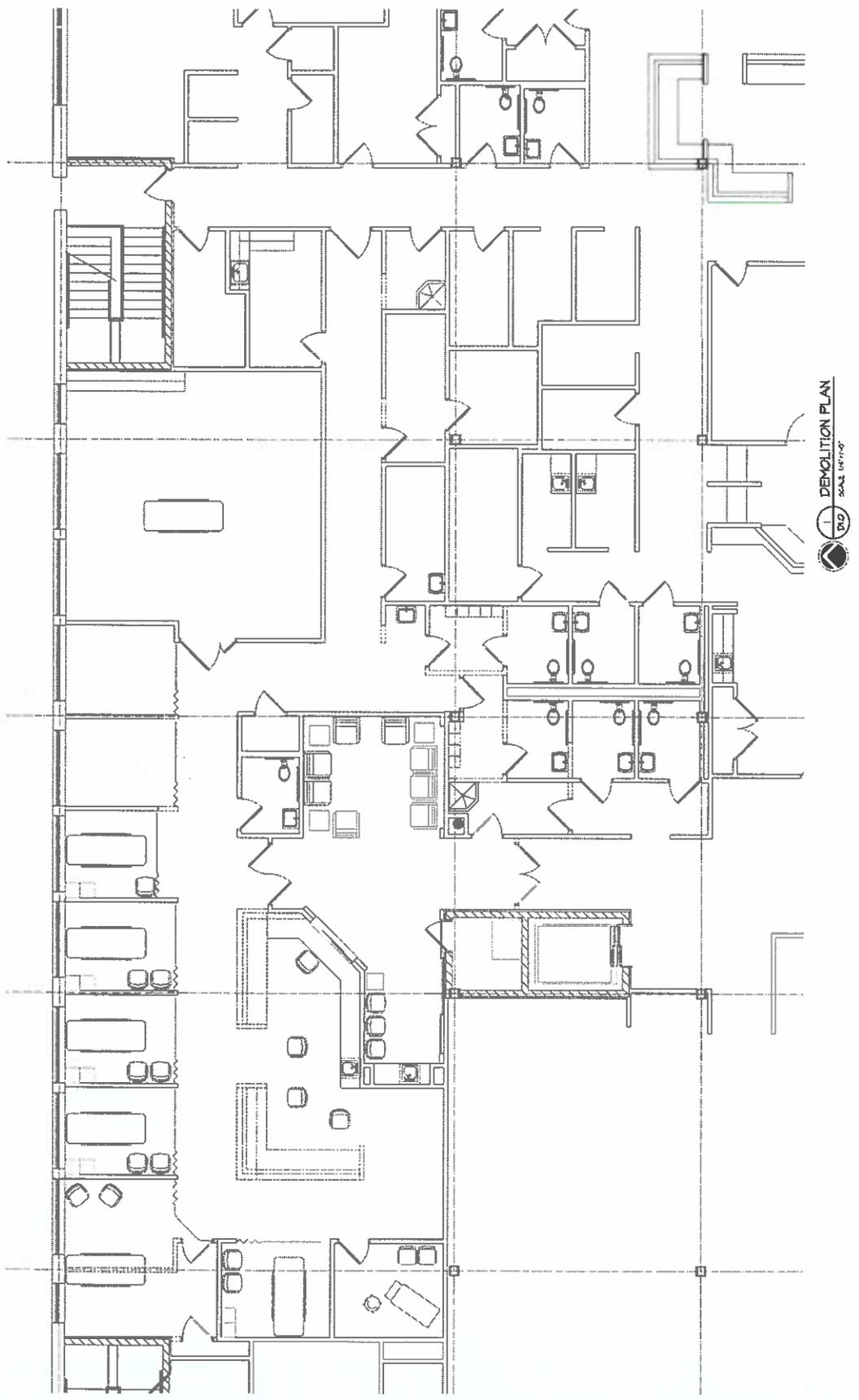
7. ALL WORK SHALL BE SUBJECT TO INSPECTION AND APPROVAL BY THE ARCHITECT.

8. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING ALL EXISTING UTILITIES AND STRUCTURES.

9. ALL WORK SHALL BE COMPLETED IN ACCORDANCE WITH THE LATEST EDITIONS OF THE IBC AND ALL APPLICABLE CODES.

10. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS.



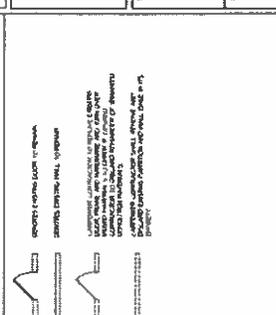


**DEMOLITION PLAN**  
 SCALE: 1/8" = 1'-0"

**GENERAL DEMOLITION NOTES**

1. DEMOLITION SHALL BE ACCORDING TO THE FOLLOWING NOTES AND SYMBOLS.
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**DEMOLITION SYMBOL LEGEND**



**EXHIBIT B**

**Corrected Permit Letter**

(see attached)



STATE OF ILLINOIS  
HEALTH FACILITIES AND SERVICES REVIEW BOARD

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

March 8, 2018

Corrected

Mark Berlin, Chief Operation Officer  
Heart Care Centers of Illinois, S.C.  
11560 S. Kedzie Avenue, Ste 102  
Merrionette Park, IL 60803

**Re: Project Number: #17-058**  
**Facility Name: Premier Cardiac Surgery Center**  
**Facility Address: 11560 S. Kedzie Avenue, Ste 102, Merrionette Park, Illinois**  
**Applicants: Heart Care Centers of Illinois, S.C. and Premier Cardiac Surgery Center, LLC**  
**Permit Holder(s): Heart Care Centers of Illinois, S.C. and Premier Cardiac Surgery Center, LLC**  
**Licensee/Operating: Premier Cardiac Surgery Center, LLC**  
**Owner(s) of Site: Corinthian Kedzie, LLC**  
**Project Description: Establish an ambulatory surgical treatment center for cardiovascular surgery in 4,172 GSF.**  
**Permit Amount: \$1,196,814**  
**Permit Conditions: None**  
**Project Required Commitment Date: December 31, 2018**  
**Project Completion Date: December 31, 2018**  
**Annual Progress Report Due Date: March 29, 2019**

Dear Mr. Berlin:

On February 27, 2018, the Illinois Health Facilities and Services Review Board approved the application for 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 Illinois Administrative Codes 1110 and 1120.

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

The permit is valid only for the approved construction or modification, site, amount and the named permit holder. Please note that the permit is **not transferable or assignable**. In accordance with the Planning Act, the permit is valid until such time as the project has been completed, provided that all post-permit requirements have been fulfilled, pursuant to the requirements of 77 Illinois Administrative Code 1130. Failure to comply with post-permit requirements may result in an invalidation of the permit, sanctions, fines or State Board action to revoke the permit.

To maintain a valid permit, the permit holder is responsible for complying with the following requirements.

1. FINANCIAL COMMITMENT 1130.720

The project must be obligated by the **Financial Commitment Date**, unless the permit holder obtains an "Extension of the Commitment Period" as provided in 77 Illinois Administrative Code 1130.730. Financial Commitment is to be reported as part of the first annual progress report for permits requiring Commitment within 12 months after issuance. For major construction projects which require

Permit Letter

Page 2

Commitment within 24 months after permit issuance, Commitment must be reported as part of the second annual progress report. If project completion is required prior to the respective annual progress report referenced above, Commitment must be reported as part of the notice of project completion. The reporting of Financial Commitment must reference a date certain when 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-PART 1130.760

An annual progress report must be submitted to HFSRB every 12<sup>th</sup> months from the permit issuance date until such time as the project is completed.

3. PROJECT COMPLETION REQUIREMENTS-PART 1130.770

The requirements for a compliant Final Realized Costs Report are defined in the State Board's regulations under 77 Ill. Adm. 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 prior to construction.

**Please note that the Illinois Department of Public Health will not license the proposed facility until such time as all of the permit requirements have been satisfied.**

Should you have any questions regarding the permit requirements, please contact **Mike Constantino** or **George Roate** at 217-782-3516.

Sincerely,



**Kathy J. Olson, Chairwoman**  
Illinois Health Facilities and Services Review Board

cc: Courtney Avery, Administrator