



STATE OF ILLINOIS
HEALTH FACILITIES AND SERVICES REVIEW BOARD

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

April 19, 2017

Brad Buxton, V.P. Strategy & Bus Dev't
Northwest Community Healthcare
800 W. Central Road
Arlington Heights, IL 60005

Re: Project Number: #18-008
Facility Name: Kildeer Ambulatory Care Center
Facility Address: 21481 N. Rand Road, Kildeer, Illinois
Applicants: Northwest Community Hospital, Northwest Community Healthcare and Kildeer Medical Building, LLC
Permit Holder(s): Kildeer Medical Building, LLC
Licensee/Operating: Kildeer Medical Building, LLC
Owner(s) of Site: Timothy P. James and Diane I. James
Project Description: Construct a two story Medical Office Building in 51,100 GSF
Permit Amount: \$ 56,781,413
Permit Conditions: None
Project Required Commitment Date: March 31, 2020
Project Completion Date: March 31, 2020
Annual Progress Report Due Date: May 17, 2019

Dear Mr. Buxton:

On April 17, 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.

This permit is valid only for the defined construction or modification, site, amount and the named permit holder and **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 and may result in an invalidation of the permit, sanctions, fines and/or State Board action to revoke the permit.

The permit holder is responsible for complying with the following requirements in order to maintain a valid permit. Failure to comply with the requirements may result in expiration of the permit or in State Board action to revoke the permit.

2. 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 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 12th month from the permit issuance date until such time as the project is completed.

3. PROJECT COMPLETION REQUIREMENTS-PART 1130.770

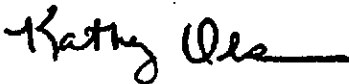
The requirements for a compliant Final Realized Costs Report are defined in the State Board's regulations under 77 Ill. Adm. Code 1130.770.

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 at mike.constantino@illinois.gov or 217-782-3516.

Sincerely,



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

cc: Courtney Avery, Administrator