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December 19, 2019

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HEALTH FACILITIES &  
SERVICES REVIEW BOARD

**VIA FEDEX**

Courtney Avery  
Board Administrator  
Illinois Health Facilities and Services Review Board  
525 West Jefferson Street, Second Floor  
Springfield, IL 62702

Re: Annual Progress Report- North Suburban Pain and Spine Center, LLC (“NSPS”),  
HFSRB Project #18-018

Dear Ms. Avery:

We represent North Suburban Pain and Spine Center, LLC in connection with Project #18-018, North Suburban Pain and Spine Center. The Illinois Health Facilities and Services Review Board approved the establishment of an Ambulatory Surgical Treatment Center (“ASTC”) on the property adjacent to the northeast of the intersection of Golf Road and I-294 in Des Plaines, Cook County, Illinois (the “Project”) on December 4, 2018. Pursuant to Ill. Admin Code Section 1130.760, please accept the following as our annual progress report.

**Current Status of the Project**

Through the end of November 2019, the project is 20% complete. The Project scope and size has not changed and remains consistent with the permit issued.

**Cost Incurred to Date and Method of Financing**

The amount of funds expended on the Project through the end of November 2019 is approximately \$335,000.00. The method of financing and the sources of funds for the Project have not changed since the approval of the Project application. At this stage of construction, we are confident that the total project costs at completion will be within the amount approved in the Project permit.

**Anticipated Date of Completion**

The scope of the project has remained consistent with the approved permit for Project #18-018. On November 18, 2019, we submitted a Notice of Financial Commitment, which was received and deemed compliant by the Board. Financial Commitment was achieved through the execution of an agreement with the general contractor for the project.

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The ASTC will be located in a building being constructed by NSPS' landlord. To date, the property owner and NSPS have entered into construction/design contracts with the general contractor (Leopardo Construction, Inc.) and architect (American Medical Buildings) for the Project; have obtained all required regulatory permits, including a final construction permit (No. 191333) from the Department of Building and Zoning of Cook County, Illinois; and commenced construction of the Project on or about October 28, 2019.

To date, all site work and utility service connections have been completed; the foundations have been poured; and the structural steel framing for the building is being installed. Upon completion of the site and shell, all tenant improvements for the ASTC will be completed. We expect the Project to be completed by the June 30, 2020, the current completion date listed in our permit letter.

If you should have any questions please do not hesitate to contact me at 312-212-4967 or via email at [JMorado@beneschlaw.com](mailto:JMorado@beneschlaw.com) you can also contact my colleague Mark J. Silberman at 312-212-4952 or via email at [MSilberman@benseschlaw.com](mailto:MSilberman@benseschlaw.com)

Very truly yours,

BENESCH, FRIEDLANDER,  
COPLAN & ARONOFF LLP



Juan Morado, Jr.

JMJ