



STATE OF ILLINOIS HEALTH FACILITIES AND SERVICES REVIEW BOARD

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

BOARD MEETING: January 13, 2026	PROJECT NO: 25-039	PROJECT COST: Original: \$47,591,000
FACILITY NAME: DuPage Care Center	CITY: Wheaton	
TYPE OF PROJECT: Non-Substantive		HSA: VII

PROJECT DESCRIPTION: DuPage Care Center is a 366-bed long-term care facility owned by the County of DuPage. The County is asking the State Board to approve \$47,591,000 for the modernization of the long-term care facility. The expected completion date is January 31, 2028.

Information regarding this Application for Permit can be found at this link:

<https://hfsrb.illinois.gov/project.25-039-dupage-care-center.html>

EXECUTIVE SUMMARY

PROJECT DESCRIPTION:

- DuPage Care Center is a 366-bed long-term care facility owned by the County of DuPage. The Applicants are requesting that the State Board approve \$47,591,000 for the modernization of the long-term care facility. The expected completion date is January 31, 2028.
- DuPage Care Center was approved for a \$30.7 million modernization project by the State Board at the June 21, 2023, Board Meeting (Permit #23-015). In May 2025, the State Board was notified that the **initial project costs of Permit #23-015 were insufficient due to unforeseen construction issues and significant cost increases**. According to the Applicants, the original application could no longer be completed within the approved cost due to several factors, including:
 - **Inflation** and rapidly increasing costs for construction materials and labor, approximately \$9 million.
 - **Asbestos remediation** and deteriorated infrastructure that were previously unknown.
 - **Mandated current fire safety codes**, which required additional work beyond the initial scope.
- The new application (Project #25-039) requests a permit for a total project cost of **\$47.6 million**. This amount includes the original approved cost and the incremental increase necessary to complete the original modernization scope without changing the bed capacity or service scope. State Board Staff advised that a new permit application was required to cover the total capitalized project cost, as the incremental costs substantially exceeded the monetary increases allowable with an alteration to a permit (7% of the approved permit amount). Should the State Board approve this new application, Permit #23-015 will be relinquished.
- The specific issues found at DuPage Care Center that necessitated the new application include the discovery of previously unknown asbestos-containing materials (ACM) and general deteriorated infrastructure. The detailed infrastructure issues were described in the original permit application and subsequent reports:
 - **Asbestos Remediation:** Unforeseen asbestos was discovered during the initial construction phases, requiring specialized and costly removal procedures not in the original budget.
 - **Worn Finishes:** Cleaning solvents used heavily during the COVID-19 pandemic eroded railings, fixtures, and finishes, underscoring the need for renovation.
 - **Deteriorated Surfaces:** The facility, parts of which date to 1888 with significant expansions in the 1960s-90s, had:
 - Cracking and delaminating floors.
 - Scratched and chipped walls.
 - Water-damaged ceiling tiles.
 - Worn and chipping laminated millwork.
 - **Outdated Codes:** The existing conditions required additional work to meet current fire safety codes and modern healthcare standards, which was a high, unforeseen cost.

These issues, combined with general inflation and rising construction costs, significantly increased the project's overall expenses beyond the amount initially approved, prompting the need for a new application.

PURPOSE OF PROJECT

- The purpose of this project is to modernize a 366-long-term care facility. The Applicant states that, in the future, this modernization will position the facility to meet the growing demand by providing an updated, infection-controlled, high-quality care environment.

PUBLIC HEARING/COMMENT:

- No public hearing was requested, and no letters of support or opposition were received.

SUMMARY:

- DuPage Care Center has an overall Medicare rating of 5 stars. Five buildings on the DuPage Care Center campus are in use today. The North Building, with 224 beds, was built in 1976; the East Building, with 98 beds, was built in 1991; and the Central Building, built in 1947 and remodeled in 1976, has 44 beds. The Maintenance Building and the South Building were constructed in 1962, with the South Building being unoccupied.
- The DuPage Care Center has five rooms that are licensed for four beds. The Applicants intend to keep these beds licensed at four beds, but set up for two beds per room. According to the Applicants, this unit is smaller, and there are times when it is necessary to temporarily set up these rooms with more than two beds to accommodate infection control requirements that require the establishment of isolation rooms. The Facility does not have any three-bedrooms. The facility has 44 one-bedroom units and 151 two-bedroom units.
- According to the Applicants, the resident rooms vary in layout, size, and bed count depending on the date the wing was constructed. The color schemes vary throughout the facility. Floors are cracking and delaminating. Walls are scratched and chipped. Ceilings have water-damaged tiles, and the laminated millwork is worn and chipping. These issues result in infection control problems.

Executive Summary								
TABLE ONE								
Year	2017	2018	2019	2020	2021	2022	2023	2024
Medicaid Days	89,354	84,779	91,222	94,740	76,674	70,464	66,783	63,529
Total Days	119,177	116,828	115,988	106,178	88,637	81,012	77,980	76,663
% Of Medicaid Days to Total Days	74.98%	72.57%	78.65%	89.23%	86.50%	86.98%	85.64%	82.87%
Average Daily Census	327	321	318	291	243	223	214	210
Occupancy	89.34%	87.70%	86.89%	79.51%	66.39%	60.93%	58.37%	57.39%
Beds Justified	364	357	354	324	270	248	237	233

- Over 8 years, 82% of the facility's patient days were dedicated to Medicaid Residents. Over these 8 years, the facility averaged 269 patients or 73.5% utilization.
- The facility is in physical decline, with cracked floors, scratched walls, and water-damaged ceiling tiles. Chipping laminated millwork and delaminating floors create surfaces that are difficult to sanitize, impacting infection control. Modernization of the facility will replace these finishes with materials that meet contemporary healthcare and life safety standards. Modernizing the center ensures that the vulnerable population has access to quality care in a safe environment. As a county-owned facility, it serves as a critical safety net for the underinsured and underserved in DuPage County. Based upon the information submitted by the Applicant, the modernization appears warranted.



STATE OF ILLINOIS HEALTH FACILITIES AND SERVICES REVIEW BOARD

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

STATE BOARD STAFF REPORT

Project #25-039 DuPage Care Center

APPLICATION/CHRONOLOGY/SUMMARY	
Applicants	DuPage County DuPage Care Center
Facility Name	DuPage Care Center
Location	400 N. County Farm Road in Wheaton, Illinois
Permit Holder	DuPage County and DuPage Care Center
Licensee/Operating Entity	DuPage Care Center
Owner of Site	DuPage County
Application Received	October 16, 2025
Application Deemed Complete	October 20, 2025
Review Period Ends	December 19, 2025
Project Completion Date	January 31, 2028
Review Period Extended by the State Board Staff?	No
Can the Applicants request a deferral?	Yes
Expedited Review?	No

I. The Proposed Project

DuPage Care Center is a 366-bed long-term care facility owned by the County of DuPage. The Applicants are requesting that the State Board approve the modernization of the long-term care facility at a cost of approximately \$47.6 million. The expected completion date is January 31, 2028.

II. Summary of Findings

- A. The State Agency finds the proposed project appears to be in conformance with the provisions of Part 1110.
- B. The State Agency finds the proposed project appears to be in conformance with the provisions of Part 1120.

III. General Information

DuPage Care Center is located at 400 N. County Farm Road in Wheaton, Illinois, and was initially built in 1888 as an Almshouse for the indigent and later became a nursing facility in the 1930s. The facility underwent major expansions in 1964, 1979, and 1993. The facility provides subacute care, long-term care, and Alzheimer's special care. According to the Applicants, the facility has **366 beds** and provides an array of services. The licensee is DuPage Care Center, and the site owner is the County of DuPage. This is a non-substantive

project subject to review under both Parts 1110 and 1120. Financial commitment will occur upon permit issuance.

IV. **Project Sources and Uses of Funds**

The Applicants propose to fund the project with cash and securities of \$20,005,203, gifts and bequests of \$1,200,000, and \$26,385,797 in governmental appropriation. Table One displays the difference between the two projects' cost information. The total cost of this modernization has increased by 55% from the original modernization approval. The Applicants have stated that the most significant factor in the cost increase was the rapid rise in material and labor costs between the initial project estimates (mid-2022) and the start of construction in mid-2023. DuPage County officials also noted an initial jump of more than \$9 million, solely due to inflation. The clinical and non-clinical costs for both projects are presented at the end of this report.

TABLE ONE			
Project Uses and Sources of Funds			
Project	#23-015	#25-039	Difference
Uses of Funds	Total	Total	
Preplanning	\$460,500	\$274,000	(\$186,500)
Site Survey and Soil Investigation	\$10,000	\$13,950	\$3,950
Site Preparation	\$521,900	\$259,383	(\$262,517)
Offsite Work	\$0	\$1,444,915	\$1,444,915
New Construction Contracts	\$921,000	\$0	(\$921,000)
Modernization Contracts	\$23,996,260	\$35,434,974	\$11,438,714
Contingencies	\$2,916,500	\$3,684,250	\$767,750
Architectural and Engineering Fees	\$1,806,300	\$2,844,986	\$1,038,686
Consulting and Other Fees	\$0	\$599,830	\$599,830
Other Costs to be Capitalized	\$67,540	\$3,034,712	\$2,967,172
Total Uses of Funds	\$30,700,000	\$47,591,000	\$16,891,000
Source of Funds			
Cash	\$520,150	\$20,005,203	\$19,485,053
Gifts and Bequests	\$2,000,000	\$1,200,000	(\$800,000)
Government Appropriations	\$25,179,850	\$26,385,797	\$1,205,947
Other Funds and Sources	\$3,000,000	\$0	(\$3,000,000)
Total Sources of Funds	\$30,700,000	\$47,591,000	\$16,891,000

V. Modernization

If the project involves modernization of a category of LTC bed service, the Applicants shall document that the bed areas to be modernized are deteriorated or functionally obsolete and need to be replaced or modernized, due to such factors as, but not limited to:

- 1) High cost of maintenance.
 - 2) Non-compliance with licensing or life safety codes.
 - 3) Changes in standards of care (e.g., private versus multiple bedrooms); or
 - 4) Additional space for diagnostic or therapeutic purposes.
- b) Documentation shall include the most recent:
- 1) IDPH and CMMS inspection reports; and
 - 2) Accrediting agency reports.
- c) Other documentation shall include the following, as applicable to the factors cited in the application:
- 1) Copies of maintenance reports.
 - 2) Copies of citations for life safety code violations; and
 - 3) Other pertinent reports and data.
- d) Projects involving the replacement or modernization of a category of service or facility shall meet or exceed the occupancy standards for the categories of service, as specified in Section 1125.210(c).

A) **Criterion 1125.650 – Modernization**

The original application (Project #23-015), approved in June 2023 for approximately \$30.7 million, can no longer be completed within the approved cost due to several factors:

- **Inflation** and rapidly increasing costs for construction materials and labor.
- **Asbestos remediation** and deteriorated infrastructure that were previously unknown.
- **Mandated current fire safety codes**, which required additional work beyond the initial scope.

Project #25-039 requests a new permit for a total project cost of approximately **\$47.6 million**. This amount includes the original approved cost and the incremental increase necessary to complete the original modernization scope without changing the bed capacity or service scope. State Board Staff advised that a new permit application was required to cover the total capitalized project cost, as the incremental costs substantially exceeded the monetary increases allowable with an alteration request (7% of the approved permit amount). Should the State Board approve this new application, Permit #23-015 will be relinquished.

The specific issues found at the DuPage Care Center that necessitated the new application include the discovery of previously unknown asbestos-containing materials and general deterioration of the infrastructure. The detailed infrastructure issues were described in the original permit application:

- **Asbestos Remediation:** Unforeseen asbestos was discovered during the initial construction phases, requiring specialized and costly removal procedures not in the original budget.
- **Worn Finishes:** Cleaning solvents used heavily during the COVID-19 pandemic eroded railings, fixtures, and finishes, underscoring the need for renovation.
- **Deteriorated Surfaces:** The facility, parts of which date to 1888 with significant expansions in the 1960s-90s, had:
 - Cracking and delaminating floors.
 - Scratched and chipped walls.

- Water-damaged ceiling tiles.
- Worn and chipping laminated millwork.
- Outdated Codes: The existing conditions required additional work to meet current fire safety codes and modern healthcare standards, which was a high, unforeseen cost.

The primary fire safety update required was adopting newer state-mandated codes, moving from older standards to more current ones. Specifically, Illinois has updated its adopted life safety code from the **NFPA 101, Life Safety Code (2000 Edition), to the 2015 Edition, effective January 1, 2020.**

The required updates include:

- **Comprehensive Sprinkler Systems:** The current code mandates that large residential board and care facilities be protected throughout with a fire sprinkler system, which includes attic spaces (unless specific heat detection alternatives are met). The older sections of the facility may have required updates to meet these comprehensive coverage requirements.
- **Fire Alarm System Standards:** Requirements for the connectivity and monitoring of fire alarm systems have been updated in the newer codes (NFPA 72).
- **Fire-Rated Construction:** The project likely involved upgrades to fire-rated room enclosures for hazardous areas and improvements to fire and smoke barrier doors to ensure they remain functional and are not blocked.
- **Emergency Planning and Preparedness:** The updates likely mandated more robust safety plans, including detailed layouts of patient sleeping rooms, locations of adjacent smoke compartments, and specific paths of travel to refuge areas.

These issues, combined with general inflation and rising construction costs, significantly increased the project's overall expenses beyond the amount initially approved, prompting the need for a new application.

DuPage Care Center has an overall Medicare rating of 5 stars. Five buildings on the DuPage Care Center campus are in use today. The North Building, with 224 beds, was built in 1976; the East Building, with 98 beds, was built in 1991; and the Central Building, built in 1947 and remodeled in 1976, has 44 beds. The Maintenance Building and the South Building were constructed in 1962, with the South Building being unoccupied.¹

IDPH inspection reports were provided in the Application for Permit as required. According to the Applicants, the resident rooms vary in layout, size, and bed count depending on the date the wing was constructed. The color schemes vary throughout the facility. Floors are cracking and delaminating. Walls are scratched and chipped. Ceilings have water-damaged tiles, and the laminated millwork is worn and chipping.

¹ The South building is currently used for storage for County entities. Greater than 15 years ago, the Care Center was certified for over 500 beds. The need was not there for that number of beds, and the beds remained unoccupied. The Care Center recently reviewed the option of using the South building to create more private rooms (same # of certified beds) and communal spaces, but that would add an additional 7+ million to the proposed project.

The original scope of work included the following:

- Modernization of resident room finishes, including the replacement of all casework and fixtures
- Modernization of VCT flooring with new luxury vinyl floor planking
- Modernization of acoustical ceiling tiles
- Modernization of wood doors with new composite plastic materials
- Modernization of wood hand and guard rails with composite plastic materials
- Modernization of fluorescent lighting with LED
- Modernization of oxygen and vacuum ports
- Modernization of resident room HVAC units
- Modernization of the toilet 100m floor and wall finishes with new ceramic tile
- Modernization of shower room floor and wall finishes with new ceramic tile
- Modernization of Nurse Stations with new layouts and finishes
- Modernization of end-of-life Fire Suppression System components
- Modernization of Fire Panel
- Modernization of Building HVAC systems
- Modernization of Laundry Equipment
- Installation of a digital antenna system
- Entry Lobby modernization
- Exterior Entrance Drive modernization and New Canopy

VI. Background, Purpose of the Project, and Alternatives

A. Criterion 1125.320 - Background of the Applicants

The Applicants provided the required licensure and certification information for the facility. The Applicants provided HFSRB and IDPH authorization to access any documents necessary to verify the information submitted. It appears the Applicants are fit, willing, and able, and possess the qualifications, background, and character to provide a proper standard of healthcare services to the community.

B. Criterion 1125.330 - Purpose of the Project

The purpose of this project is to modernize a 366-long-term care facility. The Applicants state that, in the future, this modernization will position the facility to meet the growing demand by providing an updated, infection-controlled, high-quality care environment.

C. Criterion 1125.330 – Alternatives to the Proposed Project

The Applicants considered two alternatives to the proposed project.

The Applicants considered a **limited project** comprising minimal cleaning and repairs, with an approximate cost of \$5.1 million. The Applicants considered this a short-term solution that would have to be redone repeatedly over a 3-5-year cycle. The Applicants asserts that, over the course of 15-25 years, the facility would be in considerably worse condition than it is today, and that this could jeopardize the facility's operational lifetime

for the public, further risking the stability of a vulnerable, health-adverse population. This alternative was rejected.

The second alternative considered was a **facility replacement** at a cost of approximately \$117.3 million. According to the Applicants, the new facility would be designed to meet all current Healthcare Standards of Care and Recommendations. Additionally, according to the Applicants, a new location would need to be selected and purchased, as the current County Campus does not have sufficient space to remain operational during a major construction project. This alternative was rejected.

VII. Size of the Project and Projected Utilization

Criterion 1125.620 (a) - Size of the Project

Criterion 1125. 620 (b) – Projected Utilization

A) Size of the Project

DuPage Care Center comprises five major building sections constructed at different stages from 1930 to 1993. The height varies from a single story to five stories, with a total Building Gross Square Feet of 271,900, resulting in a Departmental Gross Square Foot of 133,707 and 366 beds (see Table Two).

TABLE TWO Size of the Project					
	Beds	DGSF	DGSF per Bed	State Standard per DSGF	Met Standard
North Wing	224	79,968	357	570	Yes
East Wing	98	38,540	393	570	Yes
Central Wing	44	15,198	345	570	Yes
Total	366	133,706	365	570	Yes

B) Projected Utilization

The Applicants had an average daily census of 269 residents over eight years, equating to 73.5% occupancy. The Applicants believe that the facility will be at 87% utilization by the end of 2027, the first year after stated project completion (see Table Three).

TABLE THREE Projected Utilization								
Year	2017	2018	2019	2020	2021	2022	2023	2024
Medicaid Days	89,354	84,779	91,222	94,740	76,674	70,464	66,783	63,529
Total Days	119,177	116,828	115,988	106,178	88,637	81,012	77,980	76,663
% Of Medicaid Days to Total Days	74.98%	72.57%	78.65%	89.23%	86.50%	86.98%	85.64%	82.87%
Average Daily Census	327	321	318	291	243	223	214	210
Occupancy	89.34%	87.70%	86.89%	79.51%	66.39%	60.93%	58.37%	57.39%

TABLE THREE Projected Utilization								
Year	2017	2018	2019	2020	2021	2022	2023	2024
Beds Justified	364	357	354	324	270	248	237	233

VIII. Financial Viability

- A. **Criterion 1120.800 - Availability of Funds**
- B. **Criterion 1120.800 - Financial Viability**
- C. **Criterion 1120.800 - Reasonableness of Financing Arrangements**
- D. **Criterion 1120.800 - Conditions of Debt Financing**

The Applicants propose to fund the project with cash and securities totaling \$20,005,203, gifts and bequests totaling \$1,200,000, and \$26,385,797 in governmental appropriation. The government appropriation is through the American Rescue Plan Act. The American Rescue Plan Act authorized the Department of the Treasury to make payments to specific recipients from the Coronavirus State Fiscal Recovery Fund and the Coronavirus Local Fiscal Recovery Fund.

"

DuPage County has received the highest possible '**AAA**' **bond rating** from Fitch Ratings (<https://www.fitchratings.com/research/us-public-finance/fitch-upgrades-dupage-county-il-idr-gos-to-aaa-due-to-criteria-change-outlook-stable-30-07-2024>). This rating was upgraded from 'AA+' in July 2024 and comes with a stable outlook. The 'AAA' rating signifies exceptional financial health and management. DuPage County is part of an elite group of fewer than 2% of U.S. counties that hold a 'AAA' rating from all three major rating agencies: Fitch, Moody's Investors Service, and Standard & Poor's Ratings Service. According to Fitch Ratings' analysis, the high rating is driven by several key factors:

- The county maintains healthy reserve levels and a commitment to fiscal responsibility.
- A strong, diverse local economy and a highly educated workforce contribute to stability.
- The county has limited debt and a low long-term liability burden relative to its personal income.
- DuPage County demonstrates a powerful capacity to manage reserves through economic cycles.
- Its proximity to Chicago and access to major transportation infrastructure, including O'Hare International Airport and seven major interstates, make it a global freight gateway and an attractive location for businesses.

"

IX. Economic Feasibility

- A. **Criterion 1120.800 - Reasonableness of Project and Related Costs**

Preplanning Costs - This cost is \$217,286, which is less than 1% of the modernization and contingency costs of \$31,022,133. This appears reasonable compared to the State standard of 1.8%.

Site Survey, Soil Investigation, and Site Preparation Costs are \$216,758, which is less than 1% of the modernization and contingency cost of \$31,022,133. This appears reasonable when compared to the State Board Standard of 5%.

Modernization and contingency costs - Modernization contracts and contingency costs total \$31,022,133 or \$232.02 per GSF. This appears reasonable when compared to the adjusted State Board standard of \$382.91 per GSF.

Contingencies - This cost totals \$2,921,666 or 10.4% of the modernization costs of \$28,100,467. This appears reasonable compared to the State standard of 15%.

Architectural/Engineering Fees - These costs total \$2,256,177 or 7.27% of modernization and contingency costs. This appears reasonable compared to the Capital Development Board's fee schedule, which indicates the cost should range from 5.94% to 8.92%.

The State Board does not have a standard for the following costs:

Offsite Work	\$1,145,839
Consulting and Other Fees	\$475,674
Other Costs to be Capitalized	\$2,406,572

B. Criterion 1120.800 - Projected Operating Costs

C. Criterion 1120.800 - Total Effect of the Project on Capital Costs

The Applicants project \$166.21 of direct operating costs per day. The State Board does not have a standard to compare with the Applicant's costs. The Applicant's project has a daily capital cost of \$13.00. The State Board does not have a standard to compare with the Applicant's costs.

APPENDIX

Project Uses and Sources of Funds							
Project	Original Application 23-015			New Application 25-039			
Uses of Funds	Reviewable	Non- Reviewable	Total	Reviewable	Non- Reviewable	Total	Difference
Preplanning	\$184,200	\$276,300	\$460,500	\$217,286	\$56,714	\$274,000	(\$186,500)
Site Survey and Soil Investigation	\$0	\$10,000	\$10,000	\$11,063	\$2,887	\$13,950	\$3,950
Site Preparation	\$0	\$521,900	\$521,900	\$205,695	\$53,688	\$259,383	(\$262,517)
Offsite Work	\$0	\$0	\$0	\$1,145,839	\$299,076	\$1,444,915	\$1,444,915
New Construction Contracts	\$0	\$921,000	\$921,000	\$0	\$0	\$0	(\$921,000)
Modernization Contracts	\$9,598,504	\$14,397,756	\$23,996,260	\$28,100,467	\$7,334,507	\$35,434,974	\$11,438,714
Contingencies	\$1,166,600	\$1,749,900	\$2,916,500	\$2,921,666	\$762,584	\$3,684,250	\$767,750
Architectural and Engineering Fees	\$722,520	\$1,083,780	\$1,806,300	\$2,256,117	\$588,869	\$2,844,986	\$1,038,686
Consulting and Other Fees	\$0	\$0	\$0	\$475,674	\$124,156	\$599,830	\$599,830
Other Costs to be Capitalized	\$27,016	\$40,524	\$67,540	\$2,406,572	\$628,140	\$3,034,712	\$2,967,172
Total Uses of Funds	\$11,698,840	\$19,001,160	\$30,700,000	\$37,740,379	\$9,850,621	\$47,591,000	\$16,891,000
Source of Funds							
Cash			\$520,150			\$20,005,203	\$19,485,053
Gifts and Bequests			\$2,000,000			\$1,200,000	(\$800,000)
Government Appropriations			\$25,179,850			\$26,385,797	\$1,205,947
Other Funds and Sources			\$3,000,000			\$0	(\$3,000,000)
Total Sources of Funds			\$30,700,000			\$47,591,000	\$16,891,000

APPENDIX

DuPage Care Center Information From Medicaid Cost Reports								
	2017	2018	2019	2020	2021	2022	2023	2024
Gross Revenue	\$32,510,445	\$29,639,656	\$25,469,120	\$35,917,968	\$45,259,324	\$28,467,690	\$32,597,782	\$33,532,185
Other Revenue	\$2,281,065	\$3,029,102	\$2,365,664	\$1,823,413	\$2,037,009	\$2,634,770	\$2,688,391	\$2,506,635
Investment Inc.	\$30,485	\$91,058	\$447,776	\$215,929	\$10,007	\$26,741	\$787,569	\$938,520
Settlement Inc	\$331,106	\$491,155	\$384,777	\$3,095,090	\$995,018	\$764,931	\$713,817	\$1,009,829
Total Revenue	\$35,153,101	\$33,250,971	\$28,667,337	\$41,052,400	\$48,301,358	\$31,894,132	\$36,787,559	\$37,987,169
General Services	\$5,523,324	\$5,691,345	\$5,189,903	\$4,954,410	\$4,953,772	\$5,266,355	\$5,465,389	\$5,792,946
Health Care	\$18,417,625	\$16,933,542	\$16,975,751	\$15,883,833	\$14,659,396	\$13,271,363	\$14,203,936	\$15,097,460
General Adm	\$8,666,191	\$8,588,513	\$8,247,479	\$9,026,888	\$8,599,969	\$7,594,315	\$8,056,935	\$8,591,901
Capital Exp	\$1,045,457	\$1,058,981	\$1,097,154	\$1,101,578	\$1,145,162	\$1,109,120	\$1,204,797	\$1,301,817
Ancillary Exp	\$3,512,431	\$3,374,678	\$4,006,226	\$3,323,129	\$3,656,926	\$3,241,565	\$3,157,121	\$3,567,701
Indirect Expense	\$4,417,845	\$4,322,768	\$4,165,123	\$4,165,123	\$7,167,303	\$7,297,313	\$3,749,843	\$4,113,444
Total Expense	\$41,582,873	\$39,969,827	\$39,681,636	\$38,454,961	\$40,182,528	\$37,780,031	\$35,838,843	\$38,464,369
Income (Loss)	(\$6,429,772)	(\$6,718,856)	(\$11,014,299)	\$2,597,439	\$8,118,830	(\$5,885,899)	\$946,538	(\$477,200)



Facility Radius Map

Health Facilities & Services Review Board • State of Illinois

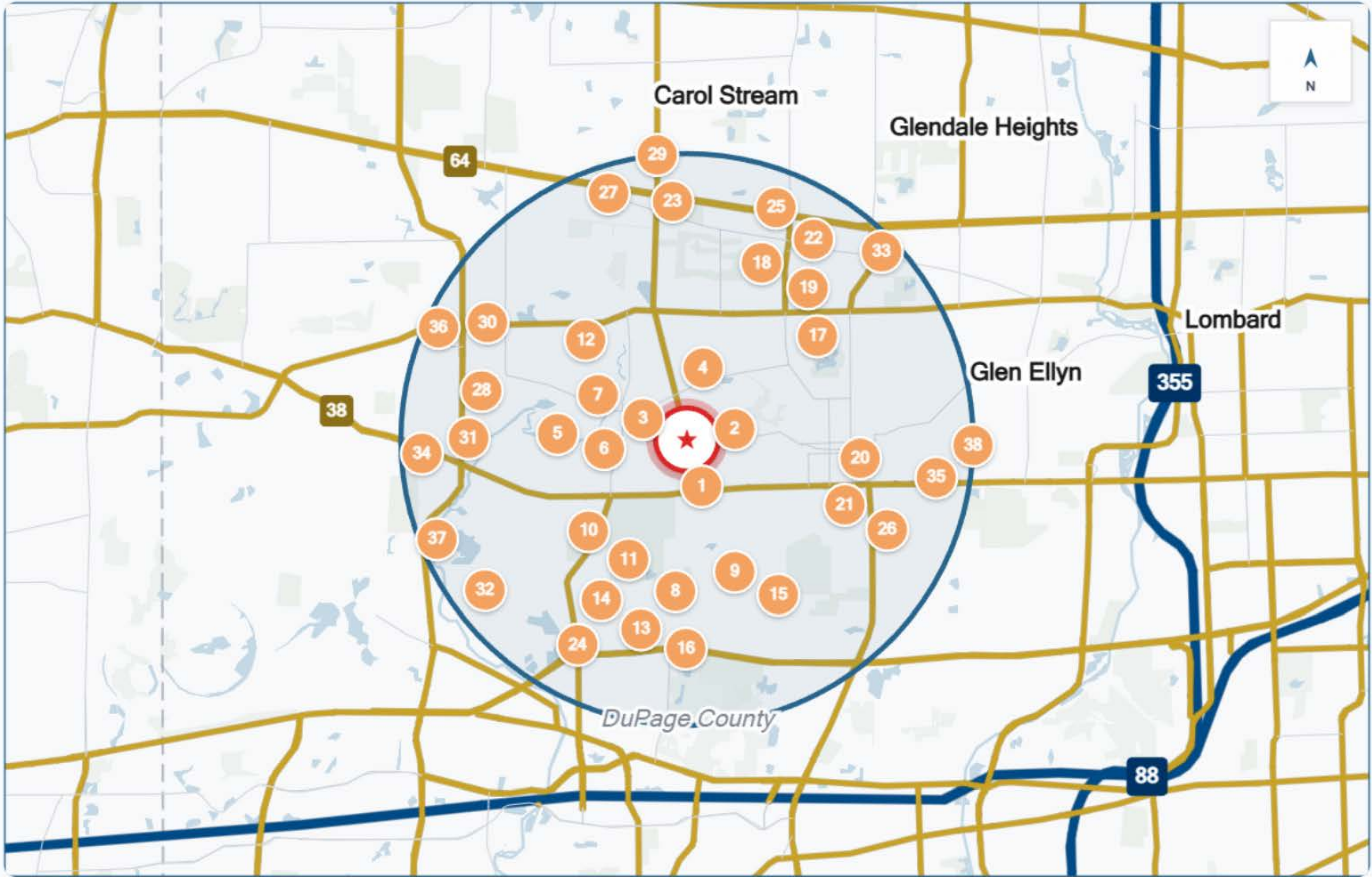
10-Mile Radius

Dupage Care Center • DuPage County

CON #25-039

Dec 29, 2025

39 facilities



LTC FACILITIES IN RADIUS

Source: HFSRB Official Records

#	Facility	City	Beds	Dist
★	Dupage Care Center	Wheaton	366	0.0
1	Wvnscap Health & Rehab	Wheaton	209	0.2
2	Wheaton Village NRSG & RHB CTR	Wheaton	123	0.9
3	Ahva Care of Winfield	Winfield	138	1.3
4	Covenant Living - Windsor Park	Carol Stream	80	2.6
5	West Chicago Living and Rehab Center	West Chicago	120	3.2
6	WEST CHICAGO TERRACE (Inactive - Change of Own	West Chicago	120	3.2
7	Disnev World	Chicago	30	3.4
10	Sprinas at Monarch Landina	Naperville	96	4.8
12	Aperion Care West Chicago	West Chicago	213	5.0
9	Thrive of Lisle	Lisle	74	5.2
11	Tabor Hills Health Care FAC	Naperville	151	5.3
8	Arista Healthcare	Naperville	153	5.4
13	Meadowbrook Manor-Naperville	Naperville	245	6.1
15	Brookdale Plaza Lisle SNF	Lisle	82	6.1
14	St. Patrick's Residence	Naperville	210	6.2
20	Bella Terra Lombard	Lombard	224	6.2
21	Beacon Hill	Lombard	110	6.3
17	Alden Valle Ridge Rehab & HCC	Bloominqdale	207	6.4
19	West Suburban NSG & Rehab CTR	Bloominqdale	259	6.7

#	Facility	City	Beds	Dist
18	Bella Terra Bloominqdale	Bloominqdale	166	6.8
26	Pearl of Downers Grove, The	Downers Grove	241	7.2
16	Pearl of Naperville, The	Naperville	118	7.2
28	Bria of Geneva	Geneva	107	7.4
22	Alden Village Health Facility	Bloominqdale	126	7.6
31	Batavia Rehab & Hlth Care CTR	Batavia	63	8.0
24	Thrive of Fox Valle	Aurora	74	8.2
30	Pearl of St. Charles, The	St. Charles	109	8.3
23	Ianite Medical Hanover Park	Hanover Park	150	8.5
25	Abbinaton Vlae NRSG & RHB CTR	Roselle	82	8.7
32	Grove of Fox Valle, The	Aurora	158	8.8
34	Michaelsen Health Center	Batavia	99	8.8
35	Alta Rehab at Oak Brook	Oak Brook	156	9.0
27	Hearthwood SNF Senior Living	Bartlett	60	9.1
36	Grove of St. Charles	St. Charles	120	9.3
37	North Aurora Living & Rehab Center	North Aurora	129	9.4
33	Forest View Rehab & NRSG CTR	Itasca	144	9.5
38	Bella Terra Elmhurst	Elmhurst	145	9.9
29	Bella Terra Streamwood	Streamwood	214	9.9



Facility Radius Map

Health Facilities & Services Review Board • State of Illinois

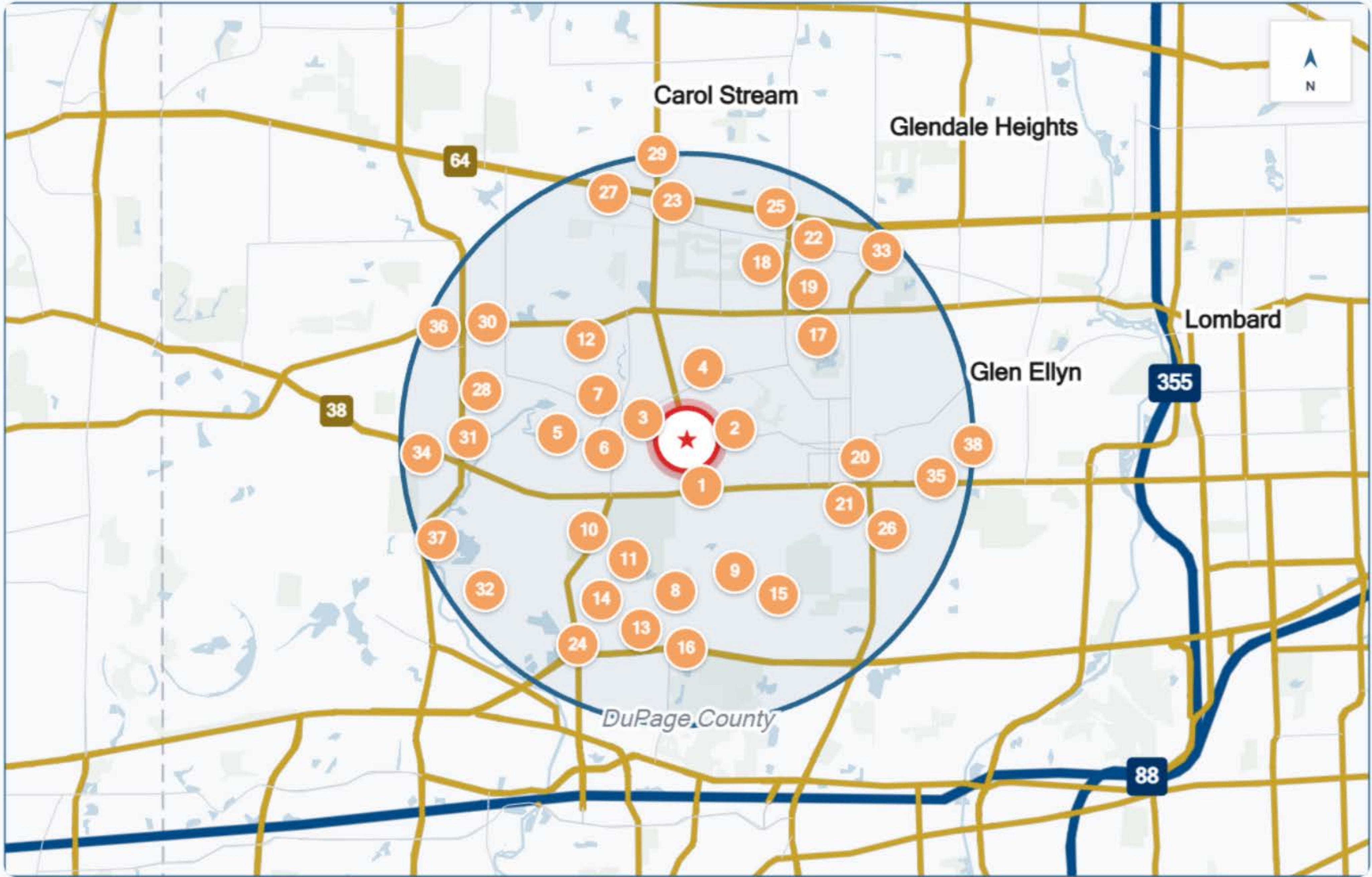
10-Mile Radius

Dupage Care Center • DuPage County

CON #25-039

Dec 29, 2025

39 facilities



LTC FACILITIES IN RADIUS

Source: HFSRB Official Records

#	Facility	City	Beds	Dist
★	Dupage Care Center	Wheaton	366	0.0
1	Wvnscap Health & Rehab	Wheaton	209	0.2
2	Wheaton Village NRSG & RHB CTR	Wheaton	123	0.9
3	Ahva Care of Winfield	Winfield	138	1.3
4	Covenant Living - Windsor Park	Carol Stream	80	2.6
5	West Chicago Living and Rehab Center	West Chicago	120	3.2
6	WEST CHICAGO TERRACE (Inactive - Change of Own	West Chicago	120	3.2
7	Disnev World	Chicago	30	3.4
10	Sprinas at Monarch Landina	Naperville	96	4.8
12	Aperion Care West Chicago	West Chicago	213	5.0
9	Thrive of Lisle	Lisle	74	5.2
11	Tabor Hills Health Care FAC	Naperville	151	5.3
8	Arista Healthcare	Naperville	153	5.4
13	Meadowbrook Manor-Naperville	Naperville	245	6.1
15	Brookdale Plaza Lisle SNF	Lisle	82	6.1
14	St. Patrick's Residence	Naperville	210	6.2
20	Bella Terra Lombard	Lombard	224	6.2
21	Beacon Hill	Lombard	110	6.3
17	Alden Valle Ridge Rehab & HCC	Bloominqdale	207	6.4
19	West Suburban NSG & Rehab CTR	Bloominqdale	259	6.7

#	Facility	City	Beds	Dist
18	Bella Terra Bloominqdale	Bloominqdale	166	6.8
26	Pearl of Downers Grove, The	Downers Grove	241	7.2
16	Pearl of Naperville, The	Naperville	118	7.2
28	Bria of Geneva	Geneva	107	7.4
22	Alden Village Health Facility	Bloominqdale	126	7.6
31	Batavia Rehab & Hlth Care CTR	Batavia	63	8.0
24	Thrive of Fox Valley	Aurora	74	8.2
30	Pearl of St. Charles, The	St. Charles	109	8.3
23	Ianite Medical Hanover Park	Hanover Park	150	8.5
25	Abbinaton Vlae NRSG & RHB CTR	Roselle	82	8.7
32	Grove of Fox Valley, The	Aurora	158	8.8
34	Michaelsen Health Center	Batavia	99	8.8
35	Alta Rehab at Oak Brook	Oak Brook	156	9.0
27	Hearthwood SNF Senior Living	Bartlett	60	9.1
36	Grove of St. Charles	St. Charles	120	9.3
37	North Aurora Living & Rehab Center	North Aurora	129	9.4
33	Forest View Rehab & NRSG CTR	Itasca	144	9.5
38	Bella Terra Elmhurst	Elmhurst	145	9.9
29	Bella Terra Streamwood	Streamwood	214	9.9