

14-045

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HEALTH FACILITIES &
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**SITE AND MARKET STUDY
FOR A PROPOSED
NURSING CARE EXPANSION
IN
PEORIA, ILLINOIS**

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I PROPOSED DEVELOPMENT

- A. Developer: The developer of the proposed Skilled Nursing Care Expansion in Peoria, Illinois is:

Lutheran Senior Services, Inc.
 Paul Ogier, Chief Financial Officer
 1150 Hanley Industrial Court
 St. Louis, Missouri 63144
 314-446-2553

- B. General Description: Lutheran Senior Services, Inc. is considering the expansion, modification and repositioning of some portions of its Lutheran Hillside Village (LHV) Continuing Care Retirement Center (CCRC). The developer expects to fund these changes from the operations of its existing senior living facilities and the proceeds from previous issues of general obligation bonds. Should additional funds be required, they would be included in a future bond issue.

One purpose of the planned re-alignments at LHV is to improve the marketability and efficiency of the Skilled Nursing Facility (SNF) that is one component of the CCRC. In pursuit of that goal, a new addition providing 24 private rooms in a modern and improved rehabilitation and therapy wing will be built on to the existing SNF. Also, the current Assisted Living Memory Care unit will be converted to skilled nursing use. This conversion will provide 20 large private rooms to serve the high end of the nursing care customers. Since the bulk of the existing SNF is 37 years old and composed of relatively small semi-private rooms, some of those rooms will be converted to private rooms and resident lounges.

The net result of these changes to the SNF will be an increased capacity of 34 nursing care residents with a large increase in the number of private rooms and increase in size and attractiveness of the resident rooms. The purpose of this study is to determine if the LHV market will support the increase in skilled nursing beds.

- C. General Location: The site for the proposed development is the campus of the Lutheran Hillside Village CCRC. It is located in the Peoria Heights section of the Peoria, Illinois metropolitan area. Peoria Heights is an attractive residential area overlooking the Illinois River Valley in the northeast portion of the city. The LHV campus is located on the west side of Illinois Route 29, a main north/south highway that transits the Peoria metropolitan area. The campus is about 5 miles north of Interstate 74 that intersects with Route 29 to provide access to the rest of Illinois. A map showing the location of the proposed project is included in Attachment 5 in the Appendix to this study report.

Peoria is located 57 miles northwest of Bloomington, IL, 157 miles southwest of Chicago, 98 miles southeast of Rock Island, and 69 miles north of Springfield, IL. It is in the central portion of Illinois and is the State's third largest Metropolitan Statistical Area.

- D. Site Description: The proposed site for the changes in the SNF is the current Campus of the Lutheran Hillside Village CCRC. The CCRC is a well established and successful continuing care facility providing residential and healthcare services ranging from independent living villas through skilled nursing care. The current configuration of the CCRC includes 16 Independent Living (IL) villas, 32 IL patio homes, 126 IL apartments, 59 Assisted Living units and 85 Skilled Nursing beds. The campus provides adequate space for all of the additions and modifications that are being proposed. It also has many physical amenities that make it a desirable residential location. It is very accessible and is close to shopping services and other amenities, which make it most appropriate for the intended tenant base.
- E. Description of Site Improvements: The changes being proposed for the SNF are all modifications to existing structures except for the new Rehabilitation and Therapy building. The new wing will provide 24 private nursing care rooms and about 4,000 square feet of new physical and occupational therapy space. A summary of modifications and floor plans of the proposed changes are provided in Attachment 3 of the Appendix.

II FIELD OBSERVATIONS

A. Site:

1. Access to Site: The proposed site is the present campus of the Lutheran Hillside Village in Peoria, Illinois. The campus is located in the northwest part of Peoria in an area known as Peoria Heights. It is fronted on a major State Highway that gives access to the remainder of Peoria's street grid and to the Interstate Highway system. It would be easily accessed from any part of the community.
2. Site Marketability: The proposed project location is in an attractive residential setting effectively removed from the urban portions of the metropolitan area. It is characterized by open spaces and vegetation presenting restful street views. At the same time, it is close to a number of amenities such as a bank, a pharmacy, a grocery supermarket, and other commercial facilities, as well as single family residential areas. Due to its accessible location and proximity to amenities that will be needed by the target tenants, the site should be very marketable.

B. Adjacent Land:

1. Adjacent Land Use: The uses of land surrounding the LHV campus are as follows:
 - North side: Multi-family residential
 - East side: Main highway with light industrial activity and the Illinois River on the far side
 - West side: Vacant land and then single family residential
 - South side: Open land with some commercial activity
2. Neighborhood Description: The neighborhood around the proposed development is a mixed one that features several different compatible uses. As noted above, there is commercial activity to the south with two types of residential property to the west and north. Except for the area between State Route 29 and the river, the neighborhood is largely residential.

Because of the character of the neighborhood and the proximity of various services, the site appears to be a suitable one for use as a senior living complex such as the one existing at LHV.

III MARKET AREA CHARACTERISTICS

- A. Market Area: The primary market area for the proposed Nursing care facility is defined by the following Zip Code boundaries. These Zip codes encompass the heart of the Peoria, Illinois metropolitan area and have traditionally provided nearly 85 percent of the Peoria Lutheran Homes's nursing care residents. These Zip code areas are also located within a 25 to 30-minute drive from the Lutheran Hillside Village campus. Such a market area definition is considered reasonable in an urban area like Peoria because it represents the distance from which potential tenants for the LHV nursing care facility would likely be drawn.

The following Postal Zip Codes are contained in the selected Primary Market Area (PMA) of LHV:

61523	61571	61603	61604	61605
61606	61607	61610	61611	61614
61615	61616			

In addition to this primary market, a larger secondary market area composed of Peoria, Tazewell and Woodford Counties is considered relevant by this study. This three-county market area not only includes the totality of the Peoria/Pekin/Morton metropolitan area, but also includes all three Health Services Planning Areas that are considered by the Illinois Health Facilities and Services Review Board when they determine the need for nursing care beds in the Peoria, Illinois region.

- B. Area Services: In a mid-sized city such as Peoria, the area services that may be needed by the residents in the proposed nursing care facility are generally plentiful and just a few minutes away. The following shows the availability of area services and their proximity to the Lutheran Hillside Village campus:

1. <u>SHOPPING & RELATED SERVICES</u>	<u>Distance From Site</u>
<u>Banks</u>	
First State Bank 6809 N. Knoxville Ave.	1.62 miles
PNC Bank 1100 West Glen Ave.,# 100	1.63 miles
Busey Bank 6699 N. Sheridan Rd.	1.63 miles

	<u>Convenience Stores</u>	<u>Distance From Site</u>
	Circle K 4245 Knoxville	2.4 miles
	Dollar General 3419 N. Prospect Rd.	2.83 miles
	Circle K 7815 N, University	2.73 miles
	<u>Drug Stores</u>	
	K-Mart Pharmacy 901 W. Lake Ave.	2.73 miles
	Hy-Vee 4125 N. Sheridan	4.82 miles
	Walgreens 4814 N. Sheridan Rd	2.27 miles
	<u>Grocery Stores</u>	
	Devon Food & Groceries 7815 N. Knoxville Ave., Ste. 14	1.88 miles
	Save-A-Lot 4425 N. Prospect Rd.	1.97 miles
	Kroger 801 West Lake Ave.	2.56 miles
2.	<u>TRANSPORTATION</u>	
	<u>Airport</u>	<u>Distance From Site</u>
	Greater Peoria Regional Airport (PIA) 6100 W. Everett M. Dirksen <u>Prkwy.</u> Bartonville, IL.	9.13 miles
3.	<u>CHURCHES</u>	<u>Distance From Site</u>
	Second Church of Christ 7020 N. Mt. Hawley Rd.	1.46 miles
	Mt. Hawley Community Church 6900 N. Mt. Hawley Rd.	1.36 miles
	Apostolic Christian Skyline Home 7023 NE Skyline Dr.	0.23 miles
4.	<u>HEALTH CARE</u>	<u>Distance From Site</u>
	<u>Dentists</u>	
	Peoria Family Dental 6808 N. Knoxville Ave.	1.59 miles
	Carney Thomas, DDSy Peoria IL	1.90 miles
	Mollhagen, Hedge 1501 East Gardner Lane, Peoria Heights, IL.	0.82 miles

<u>Doctors</u>	<u>Distance From Site</u>
Katz, MD 533 East High Point Rd. Peoria Heights Health Care Center 1629 East Gardner Lane	0.81 miles 0.78 miles
Kouri, Thomas, F., MD 5401 N. Knoxville Avenue. #416	1.64 miles
<u>Hospitals</u>	
Peoria Day Surgery Center 7309 N. Knoxville Ave.	1.65 miles
OSF Saint Francis Medical Center 4541 N. Prospect Rd.	1.82 miles
Heartland Health Care Center 5600 N. Glen Elm Drive	1.45 miles
5. <u>GOVERNMENT SERVICES</u>	<u>Distance From Site</u>
Dept. Of Public Health 5415 N. University St., #101	2.41 miles
Il. Central Management 5415 N. University ST., #105	2.41 miles
Peoria County Resource Cnsrvtn 3116 N. Dries Lane, #2	3.81 miles

C. Population/Demographic Characteristics: Laurel Research Associates analyzed demographic data for the City of Peoria, Peoria County, Tazewell County, Woodford County and various market areas surrounding Lutheran Hillside Village. This analysis utilized U.S. Census data and Scan US., Inc. Market Statistics Estimates. Results of that analysis are as follows:

2. Population: The population of Peoria and the surrounding areas have been increasing over the past 25 years. The primary market area composed of the Zip Codes selected earlier has increased from a population of 201,242 in 2000 to a projected 220,011 in 2018. The population of Peoria County is expected to increase from 182,433 to 198,881 over the same period. The population of Tazewell County is expected to increase from 125,485 to 142,599 over the same period. The population of Woodford County is expected to increase from 35,469 to 41,254 over the same period. These municipalities have averaged an increase in size of over 11% in the last 25 years. The City of Peoria, being surrounded by other incorporated areas of

Peoria County, grew slightly slower at 8%.

Table 1 shows the population of the relevant geographic areas for the years 2000, 2010, 2013 and 2018.

Table 1 - POPULATION

	2000	2010	2013 Estimate	2018 Projection
Peoria	113,251	115,125	118,097	122,724
Peoria County	183,433	186,494	191,339	198,881
Tazewell County	128,485	135,394	137,700	142,599
Woodford County	35,469	38,664	39,327	41,254
Primary Market Area	201,242	206,387	211,806	220,011
Three County Area	347,387	360,552	368,366	382,734

Source: U.S. Census 2000/2010, Scan/U.S. 2013/2018

2. Market Area Population: Scan/US, Inc. estimates that the 2013 population of the three county market areas was 368,366 with a projected increase of 3.9% to 382,734 by the year 2018.
3. Number of Households: Based on Scan/US, Inc. data, the number of households in the three county market areas in 2000 was 135,857 with a projected increase of 12.5% to 152,814 by the year 2018. The average household size in the market area in 2013 is estimated to be 2.4 with a projected average household size to remain the same by 2018.
4. Population By Age: Table 2 shows the estimated population in the primary market area by age cohort for the years 2013 and 2018.

Table 2 - POPULATION BY AGE: 2013 AND 2018

	2013 estimated	2018 projected	% Change 2013-2018	
<5 years	14,389	14,984	595	4.14%
5-9 years	13,731	14,411	680	4.95%

10-14 years	13,240	13,966	726	5.48%
15-19 years	14,302	14,665	634	4.84%
20-24 years	15,335	14,143	-1192	-7.77%
25-34 years	29,230	29,504	274	0.937%
35-44 years	25,281	27,187	1906	7.53%
45-54 years	26,938	25,396	-1542	-5.72%
55-64 years	26,954	27,578	624	2.31%
65-74 years	17,096	21,077	3981	23.29%
75-84 years	10,094	11,276	1182	11.71%
85+ years	5,205	5,820	615	11.82%
Median Age	36.9	37.9	1.0	2.71%

Source: Scan/US, Inc.

Based on these statistics, there will be a decrease in the age cohorts 20-24, and 45-54 years. An increase is expected in all the other age cohorts. This pattern not only indicates over all growth in the area, but also represents a definite aging trend. It is the age cohorts above 65 years where one might expect to find most potential tenants of the LHV Skilled Nursing Facility. It is precisely these more senior cohorts where the largest increases of PMA population are expected.

5. Population By Age: Table 3 shows the estimated population in the Three county market area by age cohort for the years 2013 and 2018.

Table 3 - POPULATION BY AGE: 2013 AND 2018

	2013 estimated	2018 projected	% Change 2013-2018	
<5 years	24,040	24,961	921	3.83%
5-9 years	24,367	24,197	-170	-.697%
10-14 years	24,178	24,768	590	2.44%
15-19 years	24,362	25,984	1622	6.65%

20-24 years	23,826	24,607	781	3.27%
25-34 years	47,328	46,653	-675	-1.43%
35-44 years	45,506	47,058	1552	3.41%
45-54 years	49,101	46,311	-2790	-5.68%
55-64 years	48,196	49,974	1778	3.68%
65-74 years	30,721	37,919	7198	23.46%
75-84 years	17,802	20,121	2319	13.03%
85+ years	8,939	10,181	1242	13.80%
Median Age	39.0	39.6	0.6	1.53%

Source: Scan/US, Inc.

Based on these statistics, there will be a similar pattern of age distribution in the three counties of interest for this study as we found in the PMA.

7. Population by Relevant Group: The following chart provides information on population of the primary and three county market areas by the age groups most often used to estimate the need for nursing care services.

Table 4 - POPULATION BY GROUP: 2013 AND 2018

PRIMARY MARKET	2013	2018	2013-2018 Change
Age 00-64	178,771	181,838	3067 1.72%
Age 65-74	17,096	21,077	3981 23.29%
Age 75 Plus	15,229	17,096	1867 12.26%
THREE COUNTY MKT.	2013	2018	2013-2018 Change
Age 00-64	310,904	314,513	3609 1.16%
Age 65-74	30,721	37,919	7198 23.43%
Age 75 Plus	26,741	30,302	3561 13.3%

Source: Scan/US, Inc.

IV SKILLED NURSING MARKET CHARACTERISTICS

- A. General Market Characteristics: Skilled nursing care in Illinois is a licensed service that can be provided only by licensed providers in a state approved Skilled Nursing Facility. Thus, while the LHV market area is served by a number of different nursing facilities with varying ages and levels of proficiency, the basic components of skilled nursing care are defined and controlled by the licensing process of The Illinois Department of Public Health.

Similarly, the actual number and size of skilled nursing facilities is controlled by a Certificate of Need (CON) program overseen by the Illinois Health Facilities and Services Review Board (IHFSRB). The IHFSRB periodically publishes the Inventory of Health Care Facilities and Need Determinations (The Inventory). This inventory and need data is used by the IHFSRB in deliberating whether to issue the permit that is necessary before beginning the construction or expansion of any facility proposing to provide skilled nursing services. A CON application is being made for the expansion of LHV's Skilled Nursing Care license.

There is a sizeable nursing care industry that currently serves the Metropolitan Peoria population. The Inventory for 2010 - the latest published - reveals that in the three Counties containing parts of the Metropolitan Area there are a total of 38 SNFs with 3,569 licensed beds that provided 1,090,555 patient days of nursing service during 2010. The data for each of the three Counties follows:

<u>County</u>	<u>Facilities</u>	<u>Beds</u>	<u>Patient Days</u>
Peoria	17	1,731	552,007
Tazewell	14	1,246	348,646
Woodford	<u>7</u>	<u>592</u>	<u>189,903</u>
Total	38	3,569	1,090,555

In general, the nursing care market is beginning to change character as the Baby Boomer generation reaches ages where they are entering that market in larger numbers. LHV has found that shorter stays that include more intensive rehabilitation are becoming the norm for nursing care. Along with this change, there is a noticeable increase in demand for larger and more home-like accommodations in the SNF. Some evidence of these trends are included in the letters and documents presented in Attachment 2 of the Appendix.

Partly as a result of the above trends, LHV has found itself unable to fill the needs for nursing care of about 56% of the referrals that it receives. The managers of LHV feels that it must reposition its nursing care services to provide the accommodation and services that the current and future nursing care customer is demanding.

B. Comparative Analysis:

1. Comparable Facilities: The Primary Market Area selected for this study contains 20 Skilled Nursing Facilities providing 2,142 beds for nursing care. These facilities range in age from less than 2 years to more than 40 years and, in size, from less than 50 beds to more than 300 beds. Other than all being licensed to conduct nursing care, they have few characteristics in common. On the other hand, this means that the potential nursing care patient has a wide selection of facilities and services available. As indicated in the current Long-Term Care Inventory, there are sufficient nursing care spaces available to provide for the needs of the market area's current population. However as will be shown in the next section by the year 2018, that will no longer be the case. Therefore, it is anticipated that the selection of a suitable source for nursing care will be decidedly more difficult by that time.

In order to provide information about the acceptability in this market of the changes planned at LHV, we will examine those SNFs that are most like the LHV. The group of facilities that are most comparable to LHV are the other CCRCs in the primary market area.

2. Comparable Facilities-CCRC: There are 6 CCRCs that are closely comparable to LHV in the study market area. These will be summarized in this section and more detailed information is provided in Attachment 1 of the Appendix. The SNFs selected for further study are listed below:

*Lutheran Hillside Village
6901 North Galena Road
Peoria, IL 61614
309/683-1264*

LHV is the subject of this study. Located in the Peoria Heights section of the market area, it has 174 Independent Living Units, 59 Assisted Living units and 85 licensed nursing beds. The nursing beds are all semi-private (double) rooms except for one private room. The SNF building at LHV is the oldest part of the CCRC campus having been built about 38 years ago. It has been well maintained and is still serviceable, however it leaves something to be desired when being marketed to residents of other portions of the CCRC and especially to outside referrals. To improve the customer appeal of its nursing facility, LHV is planning to expand its number of private nursing care rooms to 49 and increase its capability for short-term rehabilitation.

The current rates charged for nursing care at LHV ranges from \$229 per day for normal long-term care in a double room, to \$432 per day for shorter term re-habilitation care. This shorter term program is normally 100% occupied and potential residents are frequently turned away. The long-term double rooms do not always maintain a 90% occupancy and are most often rejected by potential residents who desire more private accommodations.

Manor Court of Peoria
6900 North Stalworth Drive
Peoria, IL 61615
309/693-1400

Manor Court's Peoria facility is a CCRC with 280 Independent Living apartments and duplexes. It also has 44 Assisted Living Units and 68 apartments in a subsidized Supportive Living Facility (SLF). Its skilled nursing care is limited to 50 beds in semi-private rooms. Its managers remark that they could effectively use 50 additional nursing beds. It is located in the northwest section of Peoria about 5 miles from the LHV and on the western edge of the PMA for this study. The SNF building at Manor Court is less than 10 years old, as is the remainder of the CCRC campus. It has been well maintained and is attractive and well marketed.

The current rates charged for nursing care at Manor Court CCRC range from \$210 per day for normal long-term care in a double room, to \$240 per day for special memory care. The long-term skilled nursing at this CCRC is routinely over 90% occupied

Washington Christian Village
1201 New Castle Road
Washington, IL 61571
309/444-3161

The Washington Christian Village is a CCRC with 122 Skilled Nursing beds and 60 apartments in a subsidized Supportive Living Facility (SLF). Its skilled nursing care is mostly in semi-private rooms with only 5 private rooms available. It is located in the eastern portion of the PMA for this study and on the opposite side of the Illinois River. This makes it less accessible to the majority of market area population. It is about 12 miles from the LHV. The SNF building at the Christian Village is about 30 years old and the SLFs is 6 years old. The SNF is in excellent condition considering its age.

The current rates charged for nursing care at the Christian Village CCRC range from \$210 per day to \$240 per day for private rooms. The long-term skilled nursing at this CCRC is normally about 60% of the residents, while 40% are shorter term rehabilitation patients. Occupancy of this SNF is usually just below 80%.

Apostolic Christian Skylines
1023 North East Skyline Dr.
Peoria, IL 61614
309/691-8091

The Apostolic Christian Skylines is one of the market area's older and more traditional CCRCs. It has 20 Independent Living units and 14 Assisted Living apartments. It also has 29 beds licensed for traditional Sheltered Care that is comparable to Assisted Living. Its skilled nursing care is limited to 57 beds in semi-private rooms. Some of the nursing beds are devoted to those needing special memory care or rehabilitation services. Located in the Peoria Heights section of the market area, it is less than 1 mile from LHV. The Apostolic Christian CCRC dates to the 1960s. It has been well maintained and is still attractive and easily marketed.

The current rates charged for nursing care at the Apostolic Christian CCRC range from \$193 per day for normal long-term care in a double room, to \$210 per day for single occupancy or special care. The long-term skilled nursing at this CCRC is routinely 90% occupied.

John C. Proctor Home
2724 West Reservoir Blvd.
Peoria, IL 61615
309/686-6580

The John C. Proctor Home is a Life Care Home. Residents pay a fixed entry fee and are guaranteed a residence for life. The Home accommodates over 200 residents and its skilled nursing care is licensed for 59 beds. The current entry fee for life care is over \$350,000. It is located in the central section of Peoria about 3 miles from the LHV and nearly in the middle of the PMA for this study. The basic building at the Proctor Home is about 30 years old and has been expanded from time to time with the newest addition being in 2006. It has been well maintained and is attractive and well marketed.

Nursing care at Proctor is provided for the Life Care residents as needed.

In addition to their entry fees, the rates charged for nursing care are \$180 per day for normal long-term care in a double room. The long-term skilled nursing at this CCRC is routinely about 86% occupied.

Christian Buehler Home
3415 North Sheridan Road
Peoria, IL 61604
309/685-6236

The Christian Buehler Home is a Life Care Home. Residents pay a fixed entry fee and are guaranteed a residence for life. The Home accommodates over 200 residents and its skilled nursing care is licensed for 78 beds. The current entry fee for life care is between \$100,000 and \$200,000 with a monthly rent amount after entry. Both fees are dependent on the accommodations desired. It is located in the central section of Peoria about 2 miles from the LHV and nearly in the middle of the PMA for this study. The original building at the Proctor Home dates to the 1950s but the nursing care facility was expanded and modernized just 2 years ago. It has been well maintained and is attractive and well marketed.

Nursing care at Proctor is provided for the Life Care residents as needed. In addition to their entry fees, the rates charged for nursing care are \$200 per day for normal long-term care in a double room and \$234 for single accommodations. The long-term skilled nursing at this CCRC is used as required by its Life Care residents and is routinely about 80% occupied.

V DEMAND/NEED

- A. IHFSRB Need Methodology: The Inventory of Health Care Facilities and Need Determinations publishes to the nursing care industry and its regulators the approved method of determining how many nursing beds are needed in a particular area. The method that IHFSRB uses for this determination is based on the calculation of a historical use rate for Health Service Areas (HSA) and Health Planning Areas (PSA). The method then uses that use rate - defined as the number of patient days of service for each one thousand persons in a relevant age group - to estimate the number of beds needed at some future level of population.

The number of beds needed by a HPA is presented in the Inventory as a table showing the result of the above calculations. The calculation of the published bed need for HPA Peoria County, HPA Tazewell County and HPA Woodford County is provided in Attachment 3 of the Appendix and is summarized below:

PUBLISHED BED NEED

<u>HPA</u>	<u>2015 BED NEED</u>	<u>EXISTING BEDS</u>	<u>DIFFERENCE</u>
Peoria	1,636	1,731	-95
Tazewell	1,170	1,246	-76
Woodford	593	592	1
Total	3,399	3,569	-170

These data from the published inventory of nursing beds indicate that the LHV Secondary Market Area of the above three counties will have a surplus of 129 nursing beds in 2015. However the LHV expansion of its nursing care capacity will not be fully available for use until 2018. Since the IHFSRB inventory does not provide guidance beyond 2015, Laurel Research Associates will use the IHFSRB need methodology and the population data presented in Section III to project bed need requirements for the LHV market areas in 2018. These calculations are contained in Attachment 3 of the Appendix.

- B. Secondary Market Area Demand: In order to estimate nursing care demand in 2018, LRA has used the IHFSRB need methodology with the assumption that their published use rates and population projections for the market area are those that actually occur in 2015. The calculation of the 2018 bed need for HPA Peoria County, HPA Tazewell County and HPA Woodford County is provided in Attachment 3 of the Appendix and is summarized below:

CALCULATED COMPLETION DATE BED NEED

<u>HPA</u>	<u>2018 BED NEED</u>	<u>EXISTING BEDS</u>	<u>DIFFERENCE</u>
Three County	3,692	3,569	123

- C. Primary Market Area Demand: In order to estimate nursing care demand in 2018, LRA has used the IHFSRB need methodology with the assumption that their published use rates and population projections for the market area are those that actually occur in 2015. The calculation of the 2018 bed need for the Primary Market of concentrated Zip Code areas is provided in Attachment 3 of the Appendix and is summarized below:

CALCULATED COMPLETION DATE BED NEED

<u>HPA</u>	<u>2018 BED NEED</u>	<u>EXISTING BEDS</u>	<u>DIFFERENCE</u>
Zip Code Area	2,357	2,142	215

VI CONCLUSIONS AND RECOMMENDATIONS

- A. Conclusions: Based on the survey of comparable facilities and interviews with managers of SNF in the Primary and Three County market areas, LRA found a trend toward shorter nursing care stays with more emphasis on rehabilitation. This was particularly true in the CCRC segment of the nursing care market where other levels of less intensive care are readily available. In fact, for nursing care residents coming from other levels of the CCRC, there is a powerful incentive to return to their former level of care where more home-like living arrangements are available.

LRA also noted a growing demand for more private accommodations in the SNF. This trend has been growing for some time and nursing care rooms that use multiple occupancy are becoming less marketable. Many nursing facilities are simply not using the full capacity of their rooms in order to satisfy the desires of their residents for better accommodations.

The above observations are consistent with the literature and marketing practices in both the Peoria Market Area and other Illinois markets. It could also be noted that these tendencies are more pronounced among residents of the CCRCs examined. This is probably because these residents are more affluent than those at stand alone nursing facilities.

Population of the study market areas are both growing and ageing. Both of those trends are likely to result in more demand for skilled nursing services. This conclusion was validated when calculation of nursing bed need were made using projected population data for the year 2018. These calculations predicted a need for nursing beds well in excess of the currently available inventory. Also, the IHFSRB is not encouraging an increase in the supply of nursing beds by publishing need determinations that do not go beyond 2015. Their projection of bed need in the three county market area containing Metropolitan Peoria are for a surplus in 2015.

- B. Recommendation: Based on the findings of this Site and Market Study, it is recommended that the proposed expansion of Skilled Nursing Care capacity at the Lutheran Hillside Village in Peoria, Illinois be pursued. In light of the indicators revealed by this study, both the quantitative and qualitative changes of nursing care services at LHV seem appropriate and are likely to be supported by the conditions in LHV's primary and secondary market areas..

VII APPENDIX

Attachment 1. Comparable Property Details

Attachment 2. Indicators of Nursing Care Market Characteristics

Attachment 3. Nursing Care Demand/Need Calculations

Attachment 4. Site Plan and Floor Plans of Proposed Modifications

Attachment 5. Maps of Market Area (With Location of Existing Nursing Care Facilities)

Attachment 6. Scan/US, Inc. Demographic Study

Attachment 1. Comparable Property Details

NURSING CARE COMPARABLE FACILITIES STUDY

Facility
 Name: Lutheran Hillside Village
 Address: 6901 North Galena Road
 Address: Peoria, Illinois 61614
 Address:

Phone: 309-683-1264
 Facility ID Number: 6005615

Point of Contact
 Name: Deborah Simayis
 Phone: 309-683-1264

Amenities
 Lutheran, on-site dining, recreation activities, full service building/grounds/appliance maintenance, patio homes/apartments, many utilities included

Condition

Comments

Licensed Beds	
SK	85
ICF	0
SC	0

Medicare beds	
Medicaid Beds	22

Date Built	Unit Type	# of Units	Lowest Rent	Highest Rent	OCC %	Remarks
1976	NC Single	5 Beds	332 Day	432 Day	100%	85 NSG beds (Reach Short Stay Unit)
1976	NC Double	80 Beds	229 Day	229 Day	93%	Includes Medicaid, Private, and Medicare
1976	NC MEM Care	16 Beds	229 day	229 day		ADRD patients that require Nursing level care
	SC Single					
	SC Double					
	Asst. Living MC	20 Rooms	6360/mo	6360/mo	75%	ADRD patients that can use AL level of care
	Asst. Living Sgl.	41 Rooms	2950 M	4581 M	83%	Basic Level - Additional service available for extra fees
	Asst. Living Dbl.					Second Person Fee - \$881 month
	SLF Sgl.					AL-AD-Bethel Place / 20 units
	SLF Dbl.					SL-Samaritan Place / 39 units
2002	Independ Apts	126			89%	
1980-2002	Independ Patio	32			100%	
2002	Independ Villas	16			100%	
	Other:					
	Other:					

ILLINOIS LONG-TERM CARE PROFILE-CALENDAR YEAR 2012 THE LUTHERAN HOME PEORIA

THE LUTHERAN HOME
6901 NORTH GALENA ROAD
PEORIA, IL 61614
Reference Numbers Facility ID Health Service Area 002 Planning Service Area 143

RESIDENTS BY PAYMENT SOURCE AND LEVEL OF CARE									
LEVEL OF CARE	Medicare	Medicaid	Other Public	Private Insurance	Private Pay	Charity	TOTALS	AVERAGE DAILY PAYMENT RATES	
Nursing Care	6	8	0	0	63	0	77	LEVEL OF CARE	SINGLE
Skilled Under 22	0	0	0	0	0	0	0	Nursing Care	329
Intermediate DD	0	0	0	0	0	0	0	Skilled Under 22	0
Sheltered Care	0	0	0	0	0	0	0	Intermediate DD	0
TOTALS	6	8	0	0	63	0	77	Sheltered Care	0

RESIDENTS BY RACIAL/ETHNICITY GROUPING									
RACE	Nursing Care	Skilled Under 22	Intermediate DD	Sheltered Care	TOTALS	FACILITY STAFFING			
Asian	0	0	0	0	0	Employment Category	Full-Time Equivalent		
American Indian	0	0	0	0	0	Administrators			
Black	0	0	0	0	0	Physicians			
Hawaiian/Pacific Isl.	0	0	0	0	0	Director of Nursing			
White	77	0	0	0	77	Registered Nurses			
Race Unknown	0	0	0	0	0	LPN's			
Total	77	0	0	0	77	Certified Aides			
ETHNICITY	Nursing Care	Skilled Under 22	Intermediate DD	Sheltered Care	TOTALS	Other Health Staff			
Hispanic	0	0	0	0	0	Non-Health Staff			
Non-Hispanic	77	0	0	0	77	Totals			
Ethnicity Unknown	0	0	0	0	0				
Total	77	0	0	0	77				

NET REVENUE BY PAYOR SOURCE (Fiscal Year Data)

Medicare	Medicaid	Other Public	Private Insurance	Private Pay	TOTALS	Charity	Charity Expense as % of Total Net Revenue
27.5%	3.4%	0.0%	3.2%	65.0%	100.0%		0.0%
1,916,372	234,014	0	223,321	4,507,445	6,071,152	72	

*Charity Care Expense does not include expenses which may be considered a community benefit.

ILLINOIS LONG-TERM CARE PROFILE-CALENDAR YEAR 2012 THE LUTHERAN HOME PEORIA

THE LUTHERAN HOME
6901 NORTH GALENA ROAD
PEORIA, IL 61614
Reference Numbers Facility ID 6006515 Planning Service Area 143

RESIDENTS BY PRIMARY DIAGNOSIS									
DIAGNOSIS	Neoplasms	Endocrine/Metabolic	Blood Disorders	*Nervous System Non Alzheimer	Alzheimer Disease	Mental Illness	Developmental Disability	Circulatory System	Respiratory System
Neoplasms	0	2	1	0	8	0	0	12	1
Endocrine/Metabolic	0	0	0	0	0	0	0	6	0
Blood Disorders	0	0	0	0	0	0	0	12	0
*Nervous System Non Alzheimer	0	0	0	0	0	0	0	0	0
Alzheimer Disease	0	0	0	0	0	0	0	0	0
Mental Illness	0	0	0	0	0	0	0	0	0
Developmental Disability	0	0	0	0	0	0	0	0	0
Circulatory System	0	0	0	0	0	0	0	0	0
Respiratory System	0	0	0	0	0	0	0	0	0
Digestive System	0	0	0	0	0	0	0	0	0
Genitourinary System Disorders	0	0	0	0	0	0	0	0	0
Skin Disorders	0	0	0	0	0	0	0	0	0
Musculo-skeletal Disorders	0	0	0	0	0	0	0	0	0
Injuries and Poisonings	0	0	0	0	0	0	0	0	0
Other Medical Conditions	0	0	0	0	0	0	0	0	0
Non-Medical Conditions	0	0	0	0	0	0	0	0	0
TOTALS	0	0	0	0	0	0	0	0	0

ADMISSIONS AND DISCHARGES - 2012									
Residents on 1/1/2011	Total Admissions 2011	Total Discharges 2011	Residents on 12/31/2011	Identified Offenders					
59	252	244	77	0					

Total Residents Diagnosed as Mentally III

LICENSED BEDS, BEDS IN USE, MEDICARE/MEDICAID CERTIFIED BEDS									
LEVEL OF CARE	PEAK	PEAK	PEAK	PEAK	PEAK	PEAK	PEAK	PEAK	PEAK
LICENSED BEDS	85	83	83	83	83	83	83	83	83
BEDS IN USE	85	83	83	83	83	83	83	83	83
MEDICARE/MEDICAID CERTIFIED BEDS	85	83	83	83	83	83	83	83	83

FACILITY UTILIZATION - 2012

PATIENT DAYS AND OCCUPANCY RATES BY LEVEL OF CARE PROVIDED AND PATIENT PAYMENT SOURCE									
LEVEL OF CARE	Medicare	Medicaid	Other Public	Private Insurance	Private Pay	Charity	TOTAL	Peak Beds	Peak Beds Set Up
Nursing Care	4074	13.1%	2826	35.2%	624	0	2675	88.3%	88.4%
Skilled Under 22	0	0.0%	0	0.0%	0	0	0	0.0%	0.0%
Intermediate DD	0	0.0%	0	0.0%	0	0	0	0.0%	0.0%
Sheltered Care	0	0.0%	0	0.0%	0	0	0	0.0%	0.0%
TOTALS	4074	13.1%	2826	35.2%	624	0	2675	86.3%	86.4%

RESIDENTS BY AGE GROUP, SEX AND LEVEL OF CARE - DECEMBER 31, 2012									
AGE GROUPS	Nursing Care	Skilled Under 22	Intermediate DD	Sheltered	Male	Female	Male	Female	GRAND TOTAL
Under 18	0	0	0	0	0	0	0	0	0
18 to 44	0	0	0	0	0	0	0	0	0
45 to 59	0	0	0	0	0	0	0	0	0
60 to 64	0	0	0	0	0	0	0	0	0
65 to 74	1	2	0	0	0	0	1	2	3
75 to 84	0	14	0	0	0	0	0	14	23
85+	17	34	0	0	0	0	17	34	51
TOTALS	27	50	0	0	0	0	27	50	77

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Su



Independent Living at LUTHERAN HILLSIDE VILLAGE

LSS Communities

Breeze Park
Concordia Village
Heisinger Bluffs
Hidden Lake
Laclede Groves
Lenoir Woods
Lutheran Hillside Village
Meramec Bluffs
Meridian Village
Richmond Terrace

In-Home Services

Affordable Housing

Pastoral Care

Pastoral Education

Aging Answers

About LSS

Resources

Manage Text Size
A A+ A++



Lutheran Hillside Village: Peoria's Premier Independent Senior Living Community

Tired of cutting grass? Want more time to do what you love most? At **Lutheran Hillside Village**, you're invited to embrace active, enriching **retirement living**, free from the hassles that come with maintaining a household.

Choose between our distinctive **patio homes** and **senior apartments** to find an option that best suits your lifestyle. However you choose, life at Lutheran Hillside Village puts you right in the thick of it — on-site dining, stellar services and amenities, a wide assortment of recreation activities, and a community of good friends to share them with, all in the heart of **Peoria, IL 61614**.

So come join us where value and peace of mind are part of everyday living. Call 309.692.4600 or [e-mail us](#) to learn more.

[Arrange a Visit](#)
[Contact Us](#)
[Write a Review](#)

Lutheran Hillside Village
6901 N. Galena Rd.
Peoria, IL 61614 ([map](#))
309.692.4600

[Talking to a Loved One About Moving Here?](#)
[Covenant Congregations](#)

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Choice. Comfort. Convenience.

At **Lutheran Hillside Village**, our personal services and on-site conveniences are designed to support you as you discover the possibilities of **retirement living**. Our spacious senior apartments and patio homes are perfect for pursuing a stimulating, independent lifestyle filled with endless opportunities for fun and friendship. You're sure to feel right at home the moment you walk in the door.

There are many special and unique features offered at Lutheran Hillside Village, including:

- Diverse social, cultural, and educational services all year round
- **Active senior living** with a sense of community and friendship
- Easy access to a wide range of onsite **health care services** for mind, body, and soul
- Full service building, grounds, and appliance maintenance
- Exceptional **housekeeping services**
- Regularly scheduled activities for many different interests
- A variety of patio home and apartment floorplans to choose from
- Many **utility costs** included
- Superb **dining services** with options to fit your lifestyle



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Su



Independent Living at LUTHERAN HILLSIDE VILLAGE

LSS Communities

[Breeze Park](#)
[Concordia Village](#)
[Heisinger Bluffs](#)
[Hidden Lake](#)
[Laclede Groves](#)
[Lenoir Woods](#)
[Lutheran Hillside Village](#)
[Meramec Bluffs](#)
[Meridian Village](#)
[Richmond Terrace](#)

In-Home Services

Affordable Housing

Pastoral Care

Pastoral Education

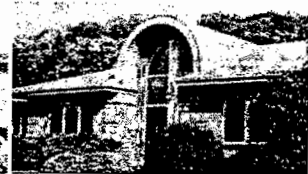
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So come join us where value and peace of mind are part of everyday living. Call 309.692.4600 or [e-mail us](#) to learn more.

[Arrange a Visit](#)
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Lutheran Hillside Village
 6901 N. Galena Rd.
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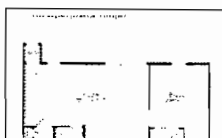
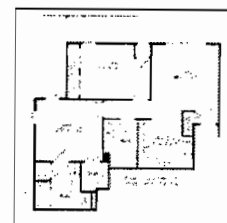
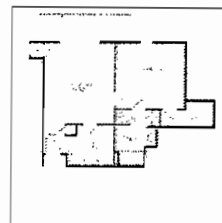
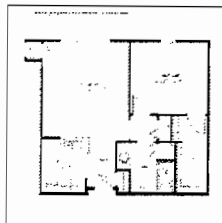
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Floorplans

Retire in style — Lutheran Hillside Village offers a variety of floorplans for apartment homes, villas and patio homes. Click on the floorplans below to enlarge images of a few samples.

Apartment Homes



NURSING CARE COMPARABLE FACILITIES STUDY

Facility

Name: Manor Court of Peoria
 Address: 6900 North Stalworth Dr.
 Address: Peoria, Illinois 61615
 Address:

Phone: 309-693-1400
 Facility ID Number: 6016190

Point of Contact

Linda Patton
 Phone: 309-693-1400

Amenities

Private or companion suites, private bath, social & recreational activities, home cooked meals, call system, WIFI

Condition

Comments

Facility would like/need 50 more SNFs

Date Built	Unit Type	# of Units	Lowest Rent	Highest Rent	OCC %	Remarks	Licensed Beds
2009	NC Single	24	\$	210.00	93.6%	50 NSG beds	SK 50 ICF 0 SC 0
	NC Double						
	NC MEM Care	2	\$	240.00	98%		
	SC Single						
	SC Double						
	Asst. Living MC	17	\$ 128.00	\$143.00		Advanced Addon \$175/day	Medicare beds 11
	Asst. Living Sgl.	11	\$	128.00	82%	Advanced Addon \$175/day	Medicaid Beds 5
	Asst. Living Dbl.	16	\$	113.00		Advanced Addon \$175/day	
	SLF Sgl.	68 Apts			54%	Advanced Addon \$175/day	ins HMO 1
	SLF Dbl.						
	Independ Apts	199			78%	Advanced Addon \$175/day	
	Independ Duplex	81			88%	>>>> Liberty Estates	
		Studio	\$1925/mo				
		1-bed	\$2025/mo				
		2-bed	\$2200/mo				
		2nd person add	\$500				
	Independ Villas	no data					

MANOR COURT OF PEORIA

8900 NORTH STALWORTH DRIVE
PEORIA, IL. 61615

Reference Numbers	Facility ID	Health Service Area	002	Planning Service Area	143

RESIDENTS BY PAYMENT SOURCE AND LEVEL OF CARE										AVERAGE DAILY PAYMENT RATES			
LEVEL OF CARE	Medicare			Medicaid		Other		Private	Clarity	LEVEL OF CARE			
	Medicare	Medicaid	Other	Public	Private	Insurance	Pty			Care	TOTALS	LEVEL OF CARE	
Nursing Care	0	6	0	2	25	0	42				Nursing Care	235	205
Skilled Under 22	0	0	0	0	0	0	0				Skilled Under 22	0	0
Intermediate D	0	0	0	0	0	0	0				Intermediate DD	0	0
Sheltered Care	0	0	0	0	0	0	0				Sheltered Care	0	0
TOTALS	0	6	0	2	25	0	42						

RESIDENTS BY RACIAL/ETHNICITY GROUPING					FACILITY STAFFING		
RACE	Nursing Care	Skilled Under 22	Intermediate DD	Sheltered Care	Totals	Employment Category	Full-Time Equivalent
Asian	0	0	0	0	0	Administrators	1.00
American Indian	0	0	0	0	0	Physicians	0.00
Black	0	0	0	0	0	Director of Nursing	1.00
Hawaiian/Pacific Isl.	0	0	0	0	0	Registered Nurses	5.00
White	42	0	0	0	42	LPN's	6.00
Race Unknown	0	0	0	0	0	Certified Aides	23.00
Total	42	0	0	0	42	Other Health Staff	2.00
						Non-Health Staff	18.00
						Totals	\$0.00
ETHNICITY	Nursing Care	Skilled Under 22	Intermediate DD	Sheltered Care	Totals		
Hispanic	0	0	0	0	0		
Non-Hispanic	42	0	0	0	42		
Ethnicity Unknown	0	0	0	0	0		
Total	42	0	0	0	42		

NET REVENUE BY PAYOR SOURCE (Fiscal Year Data)						
	Medicare	Medicaid	Other Public	Private Insurance	Private Pay	TOTALS
	37.2%	6.3%	0.6%	0.7%	53.2%	100.0%
	1,574,527	352,140	25,410	20,084	2,255,044	4,237,214
						0
						0.0%
						Charity Care Expense as % of Total Net Revenue
						Charity Care Expense*
						Charity Care

*Charity Care Expense does not include expenses which may be considered a community benefit.

*Charity Care Expense does not include expenses which may be considered a community benefit.

ILLINOIS LONG-TERM CARE PROFILE-CALENDAR YEAR 2012 MANOR COURT OF PEORIA PEORIA

MANOR COURT OF PEORIA	ADMISSION RESTRICTIONS	RESIDENTS BY PRIMARY DIAGNOSIS
100 NORTH CATALAN COURT		

DIAGNOSIS	Aggressive/Anti-Social	Chronic Alcoholism	Neoplasms
0	0	1	0

Reference Numbers	Facility ID	6016190	Developmentally Disabled	1	Endocrine/Metabolic	1
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Health Service Area	002	Planning Service Area	143		
Drug Addiction	1				Blood Disorders
Medical Oncology	0				0

Administrators	Medicare Recipient	Alzheimer Disease
0	0	0
3	0	0

Individual	Increased risk of mental illness	Prevalence of mental illness
Inda Patton	0	0

Contact Person and Telephone					
INDA PATTON 09-603-1400					0
					6
					1
Registered Agent Information	Date Completed 4/8/2013	Non-Ambulatory	Developmental Disability		0
		Public Aid Recipient	Circulatory System		0
		Under 65 Years Old	Respiratory System		1
		Unable to Self-Medicate	Digestive System		1
		Ventilator Dependent	Gonjourinary System Disorders		6
		Infectious Disease w/ Isolation	Skin Disorders		0
		Other Restrictions	Musculo-skeletal Disorders		9
		No Restrictions	Injuries and Poisonings		5
CONTINUING CARE COMMUNITY LIFE CARE FACILITY	Yes		Other Medical Conditions		10
			Non-Medical Conditions		0
			TOTALS		42

Note: Reported restrictions decreased by 17'

LICENSED BEDS, BEDS IN USE, MEDICARE/MEDICAID CERTIFIED BEDS										Total Residents Diagnosed as Mentally ill		0			
LEVEL OF CARE	LICENSED BEDS		PEAK BEDS		BEDS IN USE		MEDICARE/MEDICAID CERTIFIED BEDS		ADMISSIONS AND DISCHARGES - 2012	Residents on 1/1/2011	Total Admissions 2011	Total Discharges 2011	Residents on 12/31/2011	Identified Offenders	0
	SET-UP	USED	SET-UP	USED	SET-UP	USED	CERTIFIED	CERTIFIED							
Nursing Care	50	50	50	50	42	8	0	0							
Skilled Under 22	0	0	0	0	0	0	0	0							
Intermediate DD	0	0	0	0	0	0	0	0							
Sheltered Care	0	0	0	0	0	0	0	0							
TOTAL BEDS	50	50	50	50	42	8	0	0							

FACILITY UTILIZATION - 2012											
PATIENT DAYS AND OCCUPANCY RATES BY LEVEL OF CARE PROVIDED AND PATIENT PAYMENT SOURCE											
LEVEL OF CARE	Medicare		Medicaid		Other Public Insurance		Private Insurance		Private Pay		Charity Care
	Pat. days	Occ. Pct.	Pat. days	Occ. Pct.	Pat. days	Occ. Pct.	Pat. days	Occ. Pct.	Pat. days	Occ. Pct.	
Nursing Care	5563	0.0%	2469	0.0%	0	536	10401	0	17070	93.6%	93.6%
									TOTAL		
									Pat. days	Set Up	Peak Beds
									Occ. Pct.	Occ. Pct.	

	RESIDENTS BY AGE GROUP, SEX AND LEVEL OF CARE - DECEMBER 31, 2012										
	NURSING CARE		SKL UNDER 22		INTERMED. DO		SHELTERED		TOTAL		GRAND TOTAL
	Male	Female	Male	Female	Male	Female	Male	Female	Male	Female	
AGE GROUPS											
Under 18	0	0	0	0	0	0	0	0	0	0	0
18 to 44	0	0	0	0	0	0	0	0	0	0	0
45 to 50	0	0	0	0	0	0	0	0	0	0	0
60 to 64	0	0	0	0	0	0	0	0	0	0	0
65 to 74	0	1	0	0	0	0	0	0	0	1	1
75 to 84	4	5	0	0	0	0	0	0	4	5	9
85+	6	26	0	0	0	0	0	0	6	26	32
TOTALS	3563	0.0%	2480	0.0%	0	536	10491	0	17079	93.6%	93.6%

	10	32	0	0	0	0	0	0	0	10	32	42
TOTALS	10	32	0	0	0	0	0	0	0	10	32	42

Source: Long-Term Care Facility Questionnaire for 2012, Illinois Department of Public Health, Health Systems Development
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9/12/2013

Source: Long-Term Care Facility Questionnaire for 2012, Illinois Department of Public Health, Health Systems Development

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Manor Court offers simply the finest in skilled nursing care. The skilled nursing neighborhood has an attentive staff to meet each resident's individual needs. Manor Court is staffed by 24-hour licensed nursing professionals who monitor each resident's medical, mental and emotional needs and are dedicated to providing an exceptional quality of life to every resident.

Manor Court's personalized care includes:

- Private or Companion Suites
- Private Bathrooms
- Social and Recreational Activities
- Delicious Home Cooked Meals Served Restaurant Style
- Call System
- Bounce Back Rehabilitation Program
- Geriatric Nutritional Program
- Respite Care
- Hospice Care
- Free WiFi

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NURSING CARE COMPARABLE FACILITIES STUDY

Facility
Name: Washington Christian Village
Address: 1201 New Castle Road
Address: Washington, Illinois 61571
Address:

Phone: 309-444-3161
Facility ID Number: 6009740

Point of Contact
Name: Susan McGhee
Phone: 314-587-7903

Amenities

Christian, rehab services, 24-hr nursing, social
 SLF includes all utilities except phone (3 meals, laundry, cable, cleaning svc, basic nursing service (help showering, help with meds)

Condition

Comments

SLF - medicaid, 1 floor plan-486 sq ft, 3 stories, 60 apartments, no balconies/no patios, recreation room on each floor, Patio off of dining room, beauty shop (2 sink), daily activities, close to schools/town/fitness center, across street from their nursing home, need to make a reservation to get on wait list at cost of \$100. fee is refundable if don't move in, 4-6 month wait list.

Nursing Home - currently full, 60% LTC, 40% Short Term Rehab, 5 private rooms, room & board & nursing care \$217/day, transportation \$1/mile, if moving from their SLF the resident has priority admission.

Date Built	Unit Type	# of Units	Lowest Rent	Highest Rent	OCC %	Remarks	Licensed Beds		
							SK	ICF	SC
1982	NC Single	122 Beds	210	240	78.1%		122	0	0
1982	NC Double		210	240					
1982	NC MEM Care								
	SC Single								
	SC Double								
	Asst. Living MC								
	Asst. Living Sgl.								
	Asst. Living Dbl.								
	SLF Sgl.	60 Apt.	2964/mo		100%	7 yrs old, 4-6 month wait list	122		95
	Independ Apts								
	Independ Patio								
	Independ Villas								
	Other:								
	Other:								

ILLINOIS LONG-TERM CARE PROFILE-CALENDAR YEAR 2012 WASHINGTON CHRISTIAN VILLAGE WASHINGTON									
WASHINGTON CHRISTIAN VILLAGE					RESIDENTS BY PRIMARY DIAGNOSIS				
ADMISSION RESTRICTIONS					DIAGNOSIS				
Aggressive/Anxi-Social					1				
Chronic Alcoholism					0				
Developmentally Disabled					0				
Drug Addiction					1				
Medicaid Recipient					0				
Medicare Recipient					0				
Mental Illness					1				
Non-Amputatory					0				
Non-Mobile					0				
Public Aid Recipient					0				
Under 65 Years Old					0				
Unable to Self-Medicare					0				
Ventilator Dependent					1				
Infectious Disease w/ Isolation					0				
Other Restrictions					0				
No Restrictions					0				
Yes					21				
CONTINUING CARE COMMUNITY					0				
LIFE CARE FACILITY					0				
TOTALS					05				
Total Residents Diagnosed as Mentally III					46				

XFINITY Connect

kathyharris.1@comcast.net

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Information about Washington Christian Village

From : Jamie Troyer <JTroyer.WCV@christianhomes.org> Fri, Dec 06, 2013 03:54 PM
Subject : Information about Washington Christian Village  1 attachment
To : kathyharris 1 <kathyharris.1@comcast.net>

Thank you for calling regarding services Washington Christian Village provides. Our daily rate is \$217 for room and board. This includes nursing services, laundry (optional) and meals/snacks for semi-private room. Please call if you have any questions or would like to come in for a tour.

Jamie Troyer, RN
Clinical Intake Coordinator
Washington Christian Village
1201 Newcastle Rd. Washington, IL 61571
(309)202-9389 - cell (309)444-7397 - fax
jtroyer.wcv@christianhomes.org

Christian Homes: Exceeding Expectations since 1962

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**WCV Brochures.pdf**

1 MB

Providing security. *Enriching* lives.

Supportive Living

We are committed to offering affordable, dignified lifestyle options to seniors. Our Supportive Living program allows seniors to receive the assistance they need to remain as independent as possible. Residents benefit from a safe and comfortable living environment as well as the opportunity to enjoy life surrounded by friends and family.

The continuum of care difference.

Washington Christian Village is proud to be a continuous care retirement community offering assisted and skilled nursing living options. The campus is also able to provide specialized services such as respite care, a wide-array of short-term therapies and hospice care.

Skilled Nursing & Rehabilitation

Providing short and long-term care, our compassionate staff ensures a supportive environment while maintaining the highest level of independence, autonomy, dignity and respect.

Services & Amenities (may vary by living option)

- Social, Religious & Educational Activities
- Beauty & Barber Shop
- Scheduled Transportation
- Meal Plans
- Housekeeping
- Chapel & Pastoral Care
- Social Services
- Rehabilitation Services
- Personalized Care Plan
- 24-hour Skilled Nursing Services
- Memory Care
- Respite & Hospice Care



Quality Care

Our facility is known for excellence and compassion in providing rehabilitation therapy. Our subacute program is customized for each patient in partnership with medical directors, caregivers and rehabilitation therapists.

Our therapists work as a team to:

- Perform comprehensive evaluations
- Develop personalized treatment plans
- Use innovative treatment techniques to help patients recover as fully as possible

Patient-specific programs with an interdisciplinary approach are designed to:

- Promote the development of functional skills
- Involve care providers in identifying and addressing individual patient needs

Programs and Services

Our goal is to return each patient to his or her highest level of function. Individual programs are tailored to include goals that will ensure appropriate functional skills can be identified, learned, safely implemented and reinforced.

- Falls/restraint reduction
- Rehab dining
- Pain management
- Swallow retraining/deep pharyngeal
- Neuromuscular stimulation
- Specialized dietary services
- Podiatry services
- Managed care
- Quality assurance program

- Social events and activities
- Hospice care
- Continuing education and resources for rehabilitation

Our therapy program provides a therapeutic, holistic approach that meets the highest standard of quality in the most cost-effective manner. Our facility meets federal and state regulations and the requirements of most third-party payors.

Specialty Programming Includes:

- Post-stroke care
- Post-total joint replacement care
- Skin and wound care
- Dementia and Alzheimer's care
- Cognitive/perceptual retraining
- Splinting and contracture management
- 24-hour medical director and skilled nursing services

- Therapy team including physical and occupational therapists and speech-language pathologists
- Medicare certification

Some Unique Features of Our Program:

- Comprehensive interdisciplinary evaluations
- An individualized plan of treatment to achieve patient goals
- Training of all staff including nursing, rehabilitation services, activities, dietary and housekeeping
- Family involvement and education in treatment planning and compensatory strategies
- Establishment of functional maintenance programs and/or nursing restorative programs



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WAYS TO GIVE



Supportive Living

Supportive Living of Washington is committed to offering affordable, dignified lifestyle options to seniors. Our Supportive Living program provides seniors with an affordable option for many by combining apartment living with personal care and other services. Residents benefit from a safe and comfortable living environment as well as the opportunity to enjoy life surrounded by friends and family.

Living Options

Assisted Living
Supportive Living
Skilled Nursing
Short-Term Rehabilitation
Respite Care
Hospice Care

Services and Amenities

- Private Apartment
- Three meals a day
- 24-hour Staffing
- Housekeeping Services

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Inquire about our benevolent care services
e-mail: info@christianhomes.org
© 2013 Christian Homes, Inc. 1-800-535-8717



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WAYS TO GIVE

*Promoting independence
and wellness.*

Assisted Living

Our Assisted Living program is designed to accommodate the needs of those who wish to maintain an independent lifestyle but may require assistance with daily activities such as bathing, dressing and medication reminders. It promotes an active lifestyle while ensuring safety, as well as provides personal care assistance based on an individualized service plan. A variety of services are available to our Assisted Living Residents in order to enhance their lives, even as their needs may change.

Living Options

[Assisted Living](#)
[Supportive Living](#)
[Skilled Nursing](#)
[Short-Term Rehabilitation](#)
[Respite Care](#)
[Hospice Care](#)

Services & Amenities (may vary by location)

- Personal care assistance
- Individualized service plans
- Medication services
- 3 meals a day plus snacks
- 24-hour security & staff
- Housekeeping & laundry services
- Recreational & social activities
- Worship services
- Scheduled transportation

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e-mail: info@christianhomes.org

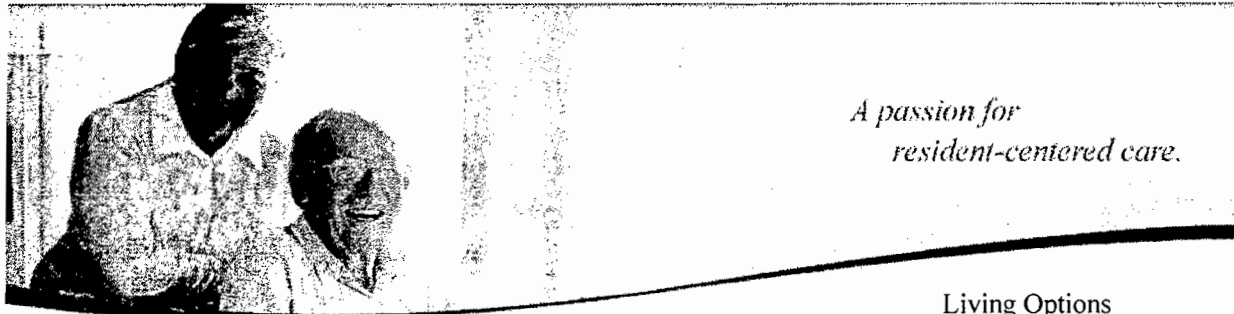
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WAYS TO GIVE



*A passion for
resident-centered care.*

Skilled Nursing

Christian Homes offers skilled nursing residences for seniors who have more complex care and assistance requirements. Skilled nursing is available for those in need of medical, rehabilitative and restorative care as well as those who require long-term care. Several distinct levels of nursing care are available and tailored to each individual's requirements based on assessments and a personalized care plan. All Residents are treated with the utmost respect and dignity as we strive to help them function at the highest level possible while providing emotional, spiritual and physical support to enhance their well-being.

Living Options

[Assisted Living](#)[Supportive Living](#)[Skilled Nursing](#)[Short-Term Rehabilitation](#)[Respite Care](#)[Hospice Care](#)

Services & Amenities

- Rehabilitation services
- 24-hour nursing staff - RN, LPN
- Social services
- Dietary program
- Activities & scheduled transportation
- Pastoral services
- Medical Director oversight

Meet our Nurse Practitioner

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NURSING CARE COMPARABLE FACILITIES STUDY

Facility
 Name: **Apostolic Christian Skyline**
 Address: 1023 North East Skyline Dr.
 Address: Peoria, Illinois 61614
 Address:

Phone: 309-691-8091
 Facility ID Number: 6000426

Point of Contact
 Name: Mathew Feucht
 Phone: 309-683-2512

Amenities

Christian, emergency nurse call system, housekeeping & laundry services, dining room meal plan, social activities, gardening, quilting, worship opportunities

Condition

Comments

CCRC
 life care community?

Lowest Rent \$	Highest Rent \$	OCC %	Remarks	Licensed Beds
\$	210.00	89.8%	57 nursing beds	SK 57
\$	193.00			ICF 0
				SC 29

Medicare beds	57
Medicaid Beds	20

Nursing: Rehab & Memory Care

ALF:

ILF:

SC 29 Private rooms
 - Duplex: 1-2 bedrooms & baths / 1,000-1,500 sq ft
 - Apt: 1 bedroom & full bath



Main Facility: **309.691.8091**
Home Care: **309.689.5343**

search...

THE SKYLINES DIFFERENCE LIVING OPTIONS DAILY LIVING AT SKYLINES HOME CARE SERVICES WAYS TO GIVE CONTACT US



home / living options

resize text:

Living Options

Your Lifestyle, Your Options, all at Apostolic Christian Skylines!



Welcome to a peaceful and friendly community. Apostolic Christian Skylines is nestled in a pleasant wooded setting along the bluffs of the Illinois River. We offer serenity and socialization at your comfort level. Beautiful, lush gardens are plentiful. Our grounds and buildings are clean and well-maintained.

Most of our rooms are private and offer the greatest level of comfort. We have among the highest staffing levels in the nation. Since we use consistent staffing, the same caregivers are caring for the same residents as much as possible. Staff learns each resident's needs and how to give the best individualized care. Please check us out. We are happy to give a tour.

***T**hey shall still bring forth fruit in their old age...*

PSALM 92:14a

Planning Ahead

At Skylines our primary concern is caring for you and your needs. Apostolic Christian Skylines is a Continuing Care Retirement Community (CCRC) designed to provide a full continuum of care and services so our residents don't have to transfer to another facility when the need arises. Those who chose Skylines are planning ahead. Residents may live in an independent setting now and know that more care is available if they need it in the future. The Zion Nursing Center at Skylines holds the distinction of being one of the very best Skilled Nursing and Therapy centers in Central Illinois. Skylines is ranked in the **top**



Independent Living

Assisted Care

Skilled Nursing Care

Memory Care

Therapy Services

Site Resources

☒ Residency Application

@ Employment Application

S Contact Skylines

10% of all Skilled Nursing Facilities in the nation according to The Center for Medicare and Medicaid Services (CMS) at MediCare.gov.

Our services range from in-home care, assisted care, skilled nursing and skilled therapy (Medicare), Long-term care and a state-of-the-art Dementia care center. Planning ahead offers peace-of-mind instead of the stress of waiting until a health crisis happens.

Independent Living

Our Apartments and Duplexes provide independence while removing the worries of home maintenance issues. Our building and grounds are clean and well-maintained by our staff. While most residents living in our apartments and duplexes are able to manage their own personal daily cares and enjoy outside community activities, they are always welcome to participate in a variety of Skylines activities and dining services. Contact Skylines today to learn more about independent living options. Find out more about our [independent living options](#).

Assisted Care

We offer options for individuals needing a higher level of assistance. Our Assisted Care area helps individuals who are mobile but need some guidance with daily tasks. We take care of the utilities, maintenance, cooking, cleaning, laundry, medication administration, assistance with baths/showers, and other "worries" to allow you to relax and enjoy your retirement. Find out more about our [assisted care](#).

Skilled Nursing Care

Skylines is ranked in the top 10% of all Skilled Nursing Facilities in the nation according to The Center for Medicare and Medicaid Services (CMS) at MediCare.gov. We achieved a 5-star rating (highest) based on our scores including a very high ratio of caregiver to resident. The medical community in Central Illinois recognizes Skylines as a top providers of nursing services. Our health care professionals are experienced with caring for the needs of an elderly individual and knowledgeable about their medical complexities.



When your loved one can no longer assist themselves, our staff does it all for them with love and compassion, 24 hours a day, 365 days a year. Staffing levels in our nursing neighborhoods rank in the top 10 percentile in the nation. The number of residents living in each neighborhood is small, which adds to the excellent individualized care they receive. Find out more about our [skilled nursing care](#).

Memory Care

Our commitment to excellence at Skylines includes a state-of-the-art living community especially designed to enhance the lives of those individuals with Alzheimers, dementia symptoms, and memory loss disorders. Our neighborhood is a safe (pass-code protected) and quiet community with a well-trained and experienced staff. As an activity-based treatment center, the focus is on using individualized activities and techniques to support brain and memory functioning. Find out more about our [memory care](#).

Therapy Services

Many residents on our campus benefit from Therapy, Physical Restorative, and Health & Fitness programs. We provide excellent Skilled Therapy and Skilled Nursing care for individuals recovering from conditions such as orthopedic surgery, stroke, neurological, pulmonary, and other medically complex issues. Our goal is to provide the highest quality of therapy and nursing care to facilitate your transition back home or to



long-term care. Find out more about our [therapy services](#).



Home Care Services

Home Care service is also available to our residents living on campus as well as to persons living off campus (giving the same quality of care right in your home.) We are licensed to serve in Peoria County and five other surrounding counties. Find out more about our [home care services](#).

[The Skylines Difference](#)[Living Options](#)[Daily Living At Skylines](#)[Home Care Services](#)[Ways to Give](#)[Contact Us](#)[donate to the cause](#)

©2011 Apostolic Christian Skylines • 7023 NE Skyline Drive • Peoria, IL 61614 [Get Directions](#)

Web Design by Floyd & Partners

NURSING CARE COMPARABLE FACILITIES STUDY

Facility

Name: **John C. Protor Home**
 Address: 2724 West Reservoir Blvd.
 Address: Peoria, Illinois 61615
 Address:

Phone: 309-685-6580
 Facility ID Number: 6007611

Point of Contact

Donna Malone
 Phone: 309-686-6580

Amenities

concierge, on-site conveniences, housekeeping includes dusting & cleaning bath, laundry/ironing, social areas, gift shop, 3 meals/day, 1 main dining room & 2 cafes, activities on-site, transportation to medical appointments,

Unit Type	Date Built	# of Units	Lowest Rent	Highest Rent	OCC %	Remarks
NC Single	30 yrs old	59 Beds	\$	180.00	86.3%	
NC Double	2006 added on		\$	180.00		
NC MEM Care						
SC Single						
SC Double						
Asst. Living MC						
Asst. Living Sgl.						
Asst. Living Dbl.						
SLF Sgl.						
SLF Dbl.						
Independ Apts						
Independ Duplex						
Independ Villas						
Other:						
Other:						

Licensed Beds
SK 59
ICF 0
SC 0

Medicare beds
59
Medicaid Beds
0

Condition

Comments

Life Care Home, 200-215 residents, 150 live independently/50 in nursing care, apartments/condos, 1 BR studio=400 sqft, condo=1000 sqft, they have 2 towers & 1 garden view building w/ balcony or patio
 Life Care financial options:

- 1) move in & pay everything upfront, life care including nursing care \$351,000 for 1 BR in "The Heights"
- \$369,000 for 1 BR in "The Gardens"
- \$369,000 1 BR in Centennial + occupancy fee of \$1500/mo
- 2) pay part up front & part monthly - they have a formula. Basically, for every 10,000 not paid up front, fee is \$150 monthly
- 3) monthly fee \$3,000/mo-The Heights
- \$3,600/mo-Garden View
- \$4,500/mo-Centennial
- (these rates are locked in)

wait list on 1 & 2 bed rooms

if resident moves from independent living to healthcare cost is \$215/day. If it is a temporary move, they look at amount paid so far and life care contract-maybe pay no additional fee

Healthcare



Shepherd's Way is Unmatched Healthcare When You Need It

Convenient and guaranteed access to experienced healthcare professionals provides you peace of mind that everything is going to be okay.

Above average staffing ratios and an on-site team of skilled and experienced physicians means our residents receive person-focused care. Plus, our full-time team of registered nurses, certified nursing assistants and other healthcare professionals are available 24x7. Proctor Place Healthcare is guaranteed with all of our Life Care plans.

So, rest assured your ongoing health is cared for here, for life.

Compassionate and Experienced

Shepherd: one who cares for and guides a group of people

“Too often we underestimate the power of a touch, a smile, a kind word, a listening ear, an honest compliment, or the smallest act of caring, all of which have the potential to turn a life around.” Leo F. Buscaglia

At Proctor Place, we are eager to serve you. When healthcare needs arise, our focus is providing the highest quality care available anywhere. Taking care of you is not just our job, it is our pleasure. This is evident in the tenure of our team members. Our compassion and experience can make all the difference during those times when health care is needed.



We believe experience matters so we create an environment where our team members know they are part of the Proctor Place family. This allows us to provide superior care with healthcare professionals dedicated to making a difference.

Our team is led by **Phyllis McCabe** who has more than 14 years of experience. That experience has taught her the importance of handling each situation with the same level of care she would want her own family to receive.

Overall, our attentive and skilled healthcare team averages six years of tenure and is 100% focused on the health and wellness of our residents.

Proctor Place Healthcare team's average tenure

- 13 years: Healthcare management
- 4 years: Nursing staff
- 5 years: LPNs
- 6 years: CNAs
- 4 years: Rehabilitation Aid
- 18 years: Records Clerk

Their jobs are challenging and rewarding, which makes their experience priceless.

Physicians

Our medical partners make managing your health easy and close to home.

Doctors still make house calls here. When you live at our Shepherd's Way Healthcare Center, our visiting physicians are on-site every Monday and Thursday. This saves our residents the hassle of traveling out for doctors appointments.



Thomas Kouri, MD and Brian Cohen, MD provide medical care to Proctor Place residents, including those living in our senior living housing and those who transition to our healthcare center. Having two physicians as part of the Proctor Place team means you can attend many of your medical appointments conveniently at our healthcare center.

Learn more

Healthcare Professionals

When additional care is needed, Proctor Place brings the services to you.

When it is time for a trip to the dentist, an eye exam or an appointment with the podiatrist, getting out to make the appointment can be challenging. Proctor Place makes it easy by bringing services to you. Our on-site services also include delivery for prescriptions through Smith Drugstore.



Learn more

Alzheimer's Care

Identifying and caring for the symptoms of Alzheimer's disease is something the Proctor Place team takes seriously.

We know growing older often brings challenges with memory loss and confusion. We work closely with our residents and their families to watch for early signs of Alzheimer's disease to start important conversations and intervention early.

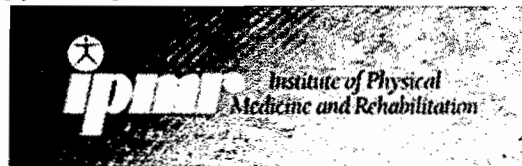


[Learn more](#)

Healthcare Services

There is no need to leave for healthcare services like physical therapy or blood work, at Proctor Place we provide these services on site.

- Institute of Physical Medicine and Rehabilitation (IPMR) IPMR's fully-equipped therapy room provides physical therapy, occupational therapy and speech therapy.
- Pro Care Home Health Services
Oxygen and respiratory equipment including oxygen refills.
- Methodist Medical Center Laboratory and OSF Healthcare Laboratory. On-site phlebotomy services.
- Mobilex USA. Mobile diagnostics including mobile X-Rays, EKG and Ultrasound.
- Hospice providers of your choice as needed.



NURSING CARE COMPARABLE FACILITIES STUDY

Facility
Name: Christian Buehler Home
Address: 3415 North Sheridan Road
Address: Peoria, Illinois 61604
Address:

Phone: 309-685-6236
Facility ID Number: 6001721

Point of Contact

Rich Amberg
Phone: 309-686-6236

Amenities

Real Estate taxes & insurance included, appliance maintenance, landscaping, grounds maintenance, snow removal, all utilities, 3 meals/day by chefs, housekeeping weekly, linen & laundry services, life enrichment activities, transportation & valet service.
They offer a "new neighbor program"
main building has wide hallways with a lot of
furniture for sitting - home feeling

Condition

Comments

Life Care Community, must start out as Independent Living, approx. 200 residents currently (140 independent/60-65 in Nursing Care), facility is 80 yrs old, 2 yrs ago expanded & modernized, expanded the Nursing Care Center, added Bistro, changes some studios to 1 & 2 BR apartments.

120 apartments: studio, 1 BR, 2 BR(9 available as of 12/13)
townhouses (non available as of 12/13)

2 payment plans - both have entrance fee & monthly fee based on age & size of home & if you have LTC insurance coverage.

Monthly fee includes:
additional fees for:
3 meals/day, housekeeping, laundry, property taxes, property insurance, yard service, utilities,
cable \$40, carport \$300/yr, phone

Licensed Beds		
SK	78	
ICF	0	
SC	0	

Medicare beds	0
Medicaid Beds	0

Lowest Rent \$
Highest Rent \$
OCC %
Remarks

234.00
200.00
80.3% 78 nsg beds

of Units

62 priv
8 dbl

Unit Type

NC Single
NC Double
NC MEM Care
SC Single
SC Double
Asst. Living MC
Asst. Living Sgl.
Asst. Living Dbl.
SLF Sgl.
SLF Dbl.

190
100
20
Other:
Other:

1957 Independ Rooms
1983 Independ Apts
1973 Independ Town

1440
1440
1850

2,275
2,275
2,275

Plus Entrance Fees of 100,000 to 190,000
Plus Entrance Fees of 100,000 to 190,000
Plus Entrance Fees of 170,000 to 200,000
Second Person Fee is 350
Original Life Care Program - Entrance Fee: 153,000 to 505,000

CHRISTIAN BUEHLER MEM HOME

415 NORTH SHERIDAN ROAD

PEORIA, IL. 61604

Reference Numbers
Facility ID

Reference Numbers

[illegible]

LEVEL OF CARE	RESIDENTS BY PAYMENT SOURCE AND LEVEL OF CARE							AVERAGE DAILY PAYMENT RATES		
	Medicare	Medicaid	Other Public	Insurance	Private Pay	Charity	TOTALS	LEVEL OF CARE	SINGLE	DOUBLE
Nursing Care	0	0	0	0	0	0	62	Nursing Care	234	200
Skilled Under 22	0	0	0	0	0	0	0	Skilled Under 22	0	0
Intermediate D	0	0	0	0	0	0	0	Intermediate DD	0	0
Sheltered Care	0	0	0	0	0	0	0	Sheltered Care	0	0
TOTALS	0	0	0	0	62	0	62			

RESIDENTS BY RACIA/ETHNICITY GROUPING						FACILITY STAFFING		
RACE	Nursing Care	Skilled Under 22	Intermediate DD	Sheltered Care	Totals	Employment Category	Full-Time Equivalent	
Asian	0	0	0	0	0	Administrators	1.00	
American Indian	0	0	0	0	0	Physicians	0.00	
Black	1	0	0	0	1	Director of Nursing	1.00	
Pacific Isl.	0	0	0	0	0	Registered Nurses	9.00	
White	61	0	0	0	61	LPN's	3.00	
Race Unknown	0	0	0	0	0	Certified Aides	26.00	
Total	62	0	0	0	62	Other Health Staff	0.00	
ETHNICITY	Nursing Care	Skilled Under 22	Intermediate DD	Sheltered Care	Totals	Non-Health Staff	6.00	

	Total	62	0	0	0	Totals	46.00
Hispanic	0	0	0	0	0		
Non-Hispanic	62	0	0	0	62		
Ethnicity unknown	0	0	0	0	0		
Total	62	0	0	0	62		

NET REVENUE BY PAYOR SOURCE (Fiscal Year Data)

	Medicare	Medicaid	Other Public	Private Insurance	Private Pay	TOTALS	Charity Care Expense*	Charity Care Expense as % of Total Net Revenue
	0.0%	0.0%	0.0%	0.0%	100.0%	100.0%		0.0%
	0	0	0	0	3,486,304	3,486,394	0	

*Charity Care Expense does not include expenses which may be considered a community benefit.

Charity Care Expense does not include expenses which may be considered a community benefit.

CHRISTIAN BUEHLER MEM HOME
445 NORTH SHERIDAN ROAD
ADMISSION RESTRICTIONS

4415 NORTH SHERIDAN ROAD

PEORIA, IL. 61604

Reference Numbers	Facility ID	6001721
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Health Service Area 002 Planning Service Area 143

HEATING SERVICE AREA 002

Administrator	Richard Amborg	Medicare Recipient	1	Various system non Alzheimer	13
Contact Person and Telephone	RICH AMBERG 909-865-6236	Medicare Recipient	1	Alzheimer Disease	28
		Mental Illness	1	Mental Illness	0
		Non-Amputatory	1	Developmental Disability	0
		Non-Mobile	1	Circulatory System	0
		Public Aid Recipient	0	Respiratory System	0
		Under 65 Years Old	0	Digestive System	0
		Unable to Self-Medicare	0	Gastrointestinal System Disorders	0
		Ventilator Dependent	1	Skin Disorders	0
Date Completed		4/5/2013			
Registered Agent	Rich Amborg				

[illegible]

	0	0	0	0	0	0	0	Total Offenders 2011	62
Skilled Under 22	0	0	0	0	0	0	0	Residents on 12/31/2011	0
Intermediate DD	0	0	0	0	0	0	0		0
Sheltered Care	0	0	0	0	0	0	0	Identified Offenders	0
TOTAL BEDS	78	71	69	71	62	10	0		0

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FACILITY UTILIZATION - 2012													
PATIENT DAYS AND OCCUPANCY RATES BY LEVEL OF CARE PROVIDED AND PATIENT PAYMENT SOURCE													
LEVEL OF CARE	Medicare			Medicaid			Private			TOTAL	Licensed		Peak Beds
	Nursing Care	Pat. days	Occ. Pct.	Pat. days	Occ. Pct.	Pat. days	Occ. Pct.	Pat. days	Pay		Charity	Beds	
Nursing Care	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0	22872	80.3%	88.3%

[illegible]



BUEHLER HOME

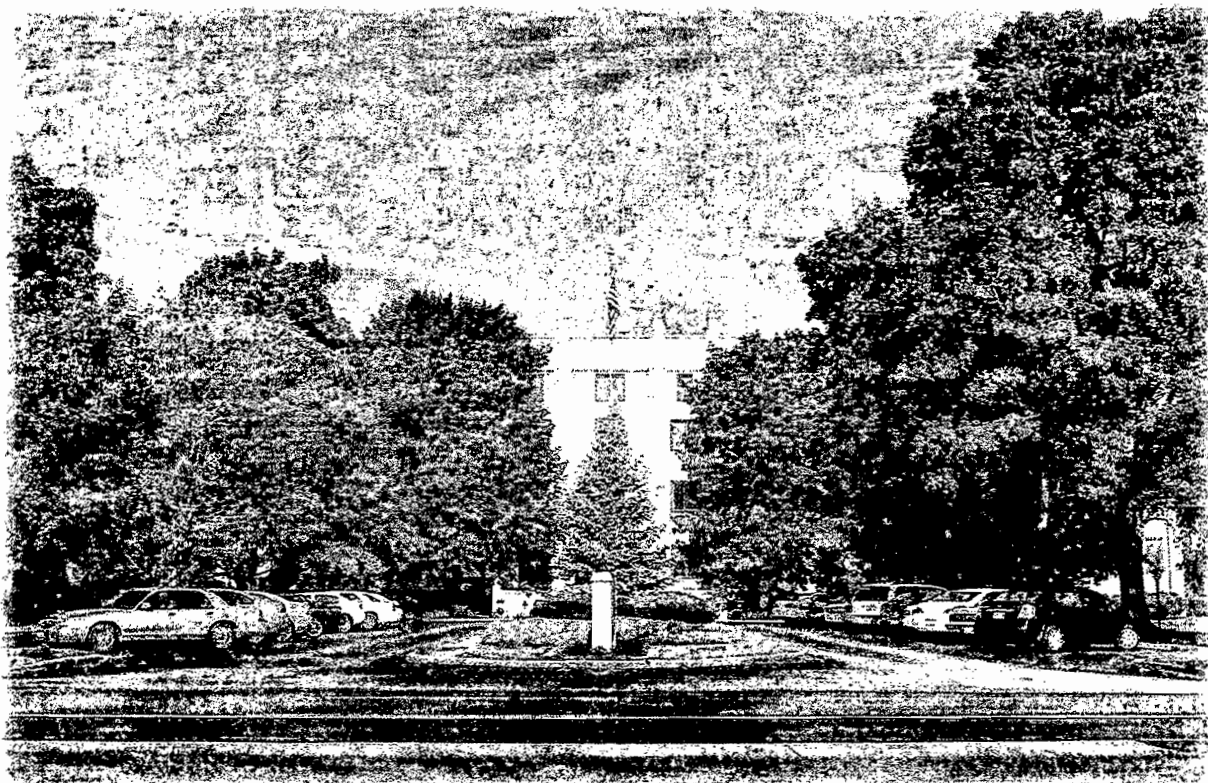
About Buehler Home

A Life Care Retirement Community offering Independent Living, Assistance-in-Living, Memory Support, Skilled Nursing Care and Rehabilitation on the campus

Established in 1932, Buehler Home is privately endowed, non-denominational and not-for-profit holding true to the original charitable purpose of the organization as a memorial to Christian Buehler, the late Peoria business icon

Nestled in a residential setting on 15 acres, the campus has Studio, Alcove, 1-Bedroom & 2-Bedroom Apartment Homes, 1-Bedroom & 2-Bedroom Townhome floor plan options

Our latest campus renovations to serve future generations were completed in 2012



“What a great place this is—pleasant, efficient, caring employees and unbelievable amenities. How could I go wrong? The very best thing is I know I will never be a burden to my children.”

EVELYN K. NOLTE

Personalized Care When You Need It...for Life

As time goes by, little things can become big challenges. At Buehler Home, our on-site home health agency provides residents assistance-in-living as needed right in their independent living apartment home or townhouse.

When residents need either short-term or long-term skilled nursing, memory support or rehabilitation care, they transition to our Health Center, which is attached to Buehler Home.

An expert team of physicians, nurses, therapists, nutritionists, and other specialists work together to provide the personalized level of care that is our hallmark. Knowing you have this level of support provides extraordinary peace of mind when choosing Buehler Home.

Meeting Your Needs—NOW and in the FUTURE

Buehler Home's expanded and renovated Health Center will transform your vision of what senior living can be...one that provides just the right living option at just the right time.

Upholding our reputation for excellent quality care, we offer the comfortable home-like atmosphere so unique to Buehler Home...one that feels like you're always among family and friends.

Our Health Center now provides residents with:

- 80% private rooms with private baths and spacious, state-of-the-art design
- A stylish dining room with restaurant-style service
- A lovely courtyard and rock garden bringing residents sunshine, warmth and natural beauty

Embracing a holistic approach, resident care is centered around each individual's physical, social, recreational and spiritual needs. Life is always enriched with new experiences and new relationships. At the Buehler Home Health Center we continue to partner with residents and families to provide a lively and meaningful lifestyle.



Health Center

Resize font

A A A

Expanding To Meet Your Needs--NOW and in the FUTURE

Buehler's expanded and renovated Health Center will transform your vision of what senior living can be. Upholding our reputation for excellent quality care, we offer that comfortable home-like atmosphere so unique to Buehler Home...one that feels like you're always among family and friends.

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- A stylish dining room with restaurant-style service
- A lovely courtyard and rock garden bringing residents sunshine, warmth and natural beauty

Superior Surroundings in a Superior Setting with Superior Service!

Embracing a holistic approach, resident care is always tailored to fulfill each individual's physical needs, as well as his or her social, recreational and spiritual wishes. Life is always enriched with new experiences and new relationships. At the Buehler Home Health Center we continue to partner with residents and families to provide a lively and meaningful lifestyle.

Come see the Buehler Home difference for yourself!

Assistance-in-Living

Resize font

A A A

Personalized Care When You Need It...for Life

As time goes by, little things can become big challenges. At Buehler Home, our on-site home health agency provides residents assistance-in-living as needed right in their independent living apartment home or townhouse.

An expert team of physicians, nurses, therapists, nutritionists, and other specialists work together to provide the personalized level of care that is our hallmark. Knowing you have this level of support provides extraordinary peace of mind when choosing Buehler Home.

Services & Amenities

Resize fc

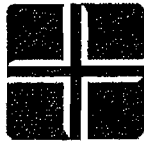
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Included in your Buehler Home investment are:

- All Real Estate Taxes and Insurance
- All Home and Appliance Maintenance
- All Landscaping, Grounds Maintenance & Snow Removal
- All Utilities: Heating, Air Conditioning, Electricity, Natural Gas, Water & Refuse
- Three (3) Chef Prepared Meals Each Day
- Housekeeping Services Provided Weekly
- Flat Linen & Personal Laundry Services Provided Weekly
- All Life-Enrichment Activities Including Social, Spiritual, Cultural & Wellness Programs
- Courtesy Transportation and Valet Service
- Access to Buehler's Health Care Center on campus
- Assurance of Life Long Care on our Campus Regardless of Future Personal Finances

Click here for a simple worksheet to help you calculate what you are spending to live in and maintain your current residence.

Attachment 2. Indicators of Nursing Care Market Characteristics



UnityPoint Health

June 4, 2014

To: ILLINOIS HEALTH FACILITIES AND SERVICES REVIEW BOARD
525 West Jefferson Street, 2nd Floor
Springfield, IL 62761

From: Ishani Ali, M.D.
UnityPoint Clinic-Senior Health at Methodist Atrium
Methodist Atrium
900 Main St. Suite 100
Peoria, IL 61602

Re: Certificate of Need Application for Lutheran Hillside Village

To Whom It May Concern:

As a physician who sees patients at Lutheran Hillside Village, I am pleased to offer my support for the Certificate of Need application submitted by Lutheran Hillside Village to increase its skilled nursing capacity by 34 beds.

The plans for enhancing the campus at Lutheran Hillside Village are timely and necessary. This is particularly needed, as Lutheran Hillside Village was unable in 2013 to accommodate 56% of its referrals to the care center, due to no bed availability. In addition, the need for private skilled nursing beds continues to increase.

Additionally, I feel that the proposed expansion of the physical therapy area will allow Lutheran Hillside Village to better serve current residents and also address increasing community needs through outpatient therapy services.

The health care needs of the future residents of Lutheran Hillside Village are best served with state-of-the-art facilities that anticipate the growing demands of our aging population.

I hope that you will approve Lutheran Hillside Village's Certificate of Need application.

Sincerely,

Ishani Ali, M.D.



LUTHERAN HILLSIDE VILLAGE
LUTHERAN SENIOR SERVICES

June 9, 2014

To: Certificate of Need Board
Springfield, IL

From: Kristin O'Dea, LCSW
Health Services Counselor
Lutheran Hillside Village

To Whom it May Concern:

I am a current employee at the Lutheran Hillside Village. I have almost 20 years experience working in Skilled Nursing Facilities, with the last three at Lutheran Hillside Village. I am writing to ask for your support for the Certificate of Need application to increase its skilled nursing capacity by 34 beds.

In my three years with this organization, I have been impressed by the commitment to our mission to care for our seniors by promoting "Living Life to the Fullest". My role places me in close contact with the local hospitals and physician offices. When meeting with potential residents and families prior to their admission to our Skilled Nursing Facility either for a short stay or for long term care; one of their first questions is "Do you have a private room available". Due to our limited capacity, my answer is usually "no".

Our current campus residents and the current consumer are looking for private accommodations while recuperating from an illness or for living in a skilled nursing facility.

Increasing our bed capacity would allow us to continue our service to our seniors in providing the accommodations they are looking for along with the quality of care we provide.

Thank you.

Sincerely,

Kristin O'Dea, LCSW





OSF
MEDICAL GROUP

OSF NURSING HOME PRACTICE
SHARON LEE, MD
5114 Glen Park Place
Peoria, IL 61614
(309)683-8108 Fax (309)683-8111

6/10/14

To: ILLINOIS HEALTH FACILITIES AND SERVICES REVIEW BOARD
525 West Jefferson Street, 2nd Floor
Springfield, IL 62761

Re: Certificate of Need Application for Lutheran Hillside Village

Dear Mrs. Lorraine Neltzer

As a physician who attends to patients at Lutheran Hillside Village, I am pleased to offer my support for the Certificate of Need application submitted by Lutheran Hillside Village to increase its skilled nursing capacity by 34 beds.

The plans for enhancing the campus at Lutheran Hillside Village are timely and necessary. This is particularly needed, as Lutheran Hillside Village was unable in 2013 to accommodate 56% of its referrals to the care center, due to no bed availability. In addition, the need for private skilled nursing beds continues to increase.

Additionally, I feel that the proposed expansion of the physical therapy area will allow Lutheran Hillside Village to better serve current residents and also address increasing community needs through outpatient therapy services.

The health care needs of the future residents of Lutheran Hillside Village are best served with state-of-the-art facilities that anticipate the growing demands of our aging population.

I hope that Lutheran Hillside Village application for a Certificate of Need will be approved.

S.T. Lee
MD

Attachment 3. Nursing Care Demand/Need Calculations

PA -Peoria

AGE GR	RES %	PT DAYS	POP 2010	AREA USE
00-64	72334.0%	184741	160.3	1152.5
65-74	24304.2%	62073	13.5	4598.0
75 YR+	119496.1%	305193	12.6	24221.7
	T/B	552007	0	

PA -Peoria

AGE GR	MIN	AREA USE	MAX	PROJ USE	POP 2015	PROJ PD
00-64	365.2	1152.5	973.8	973.8	158.5	154347
65-74	2744.2	4598	7317.8	4598	16.4	75407
75 YR+	19044.5	24221.7	50785.4	24221.7	12.7	307616

PLAN PD	AVG CENS	OCC FACT	BED NEED	EX BEDS	NEED
537370	1472.2	90%	1636	1731	-95

PA -Tazewell

AGE GR	RES %	PT DAYS	POP 2010	AREA USE
00-64	9669.5%	24696	114.3	216.1
65-74	17774.5%	45396	10.8	4203.3
75 YR+	109065.4%	278553	10.4	26783.9
	T/B	348645	0	

PA -Tazewell

AGE GR	MIN	AREA USE	MAX	PROJ USE	POP 2015	PROJ PD
00-64	365.2	216.1	973.8	365.2	112.7	41158
65-74	2744.2	4203.3	7317.8	4203.3	12.8	53802
75 YR+	19044.5	26783.9	50785.4	26783.9	10.8	289266

PLAN PD	AVG CENS	OCC FACT	BED NEED	EX BEDS	NEED
384226	1052.7	90%	1170	1246	-76

PA -Woodford

AGE GR	RES %	PT DAYS	POP 2010	AREA USE
00-64	10132.7%	25879	32.9	786.6
65-74	5137.8%	13122	2.8	4686.4
75 YR+	59084.6%	150902	2.9	52035.2
	T/B	189903	0	

PA -Woodford

AGE GR	MIN	AREA USE	MAX	PROJ USE	POP 2015	PROJ PD
00-64	365.2	786.6	973.8	786.6	32.9	25879
65-74	2744.2	4686.4	7317.8	4686.4	3.5	16402
75 YR+	19044.5	52035.2	50785.4	50785.4	3.0	152356

PLAN PD	AVG CENS	OCC FACT	BED NEED	EX BEDS	NEED
194637	533.3	90%	593	592	1

PA -Peoria Lutheran-3 County Market

AGE GR	RES %	PT DAYS	POP 2010	AREA USE
00-64	21.6%	235316	307.5	765.3
65-74	11.1%	120591	27.1	4449.9
75 YR+	67.4%	734648	25.9	28364.8
TOTAL	1	1090555	0	

PA -Peoria Lutheran-3 County Market

AGE GR	MIN	AREA USE	MAX	PROJ USE	POP 2015	PROJ PD
00-64	365.2	765.3	973.8	765.3	304.1	232728
65-74	2744.2	4449.9	7317.8	4449.9	32.7	145512
75 YR+	19044.5	28364.8	50785.4	28364.8	26.5	751667
					363.3	

PLAN PD	AVG CENS	OCC FACT	BED NEED	EX BEDS	NEED
1129907	3095.6	90%	3440	3569	-129

2018 Population Using State Need 2015 plus Scan/US 2013/2018 Growth Rate**PA -Peoria Lutheran-3 County Market**

AGE GR	RES %	PT DAYS	POP 2010	AREA USE
00-64	21.6%	235316	307.5	765.3
65-74	11.1%	120591	27.1	4449.9
75 YR+	67.4%	734648	25.9	28364.8
TOTAL	1	1090555	360.5	

PA -Peoria Lutheran-3 County Market

AGE GR	MIN	AREA USE	MAX	PROJ USE	POP 2018	PROJ PD
00-64	365.2	765.3	973.8	765.3	306.21	234345
65-74	2744.2	4449.9	7317.8	4449.9	37.30	165988
75 YR+	19044.5	28364.8	50785.4	28364.8	28.64	812476
					372.2	
PLAN PD		AVG CENS	OCC FACT	BED NEED	EX BEDS	NEED
1212809		3322.8	90%	3692	3569	123

2018 Population Using Scan/US 2013/2018 Demographic Model Only**PA -Peoria Lutheran-3 County Market**

AGE GR	RES %	PT DAYS	POP 2010	AREA USE
00-64	21.6%	235316	307.5	765.3
65-74	11.1%	120591	27.1	4449.9
75 YR+	67.4%	734648	25.9	28364.8
TOTAL	1	1090555	360.5	

PA -Peoria Lutheran-3 County Market

AGE GR	MIN	AREA USE	MAX	PROJ USE	POP 2018	PROJ PD
00-64	365.2	765.3	973.8	765.3	314.50	240687
65-74	2744.2	4449.9	7317.8	4449.9	37.90	168651
75 YR+	19044.5	28364.8	50785.4	28364.8	30.30	859453
					382.7	
PLAN PD		AVG CENS	OCC FACT	BED NEED	EX BEDS	NEED
1268791		3476.1	90%	3862	3569	293

Calculated Nursing Bed Need

Primary Market Area of Selected Zip Codes

PA -Peoria Lutheran-Primary Zip Code Market

AGE GR	RES %	PT DAYS	POP 2010
00-64	21.6%	144401	176.8
65-74	11.1%	74000	14.9
75 YR+	67.4%	450815	14.8
TOTAL	1	669216	669216

AREA USE

816.7
4966.5
30460.5

PA -Peoria Lutheran-Primary Zip Code Market

AGE GR	MIN	AREA USE	MAX
00-64	365.2	816.7	973.8
65-74	2744.2	4966.5	7317.8
75 YR+	19044.5	30460.5	50785.4

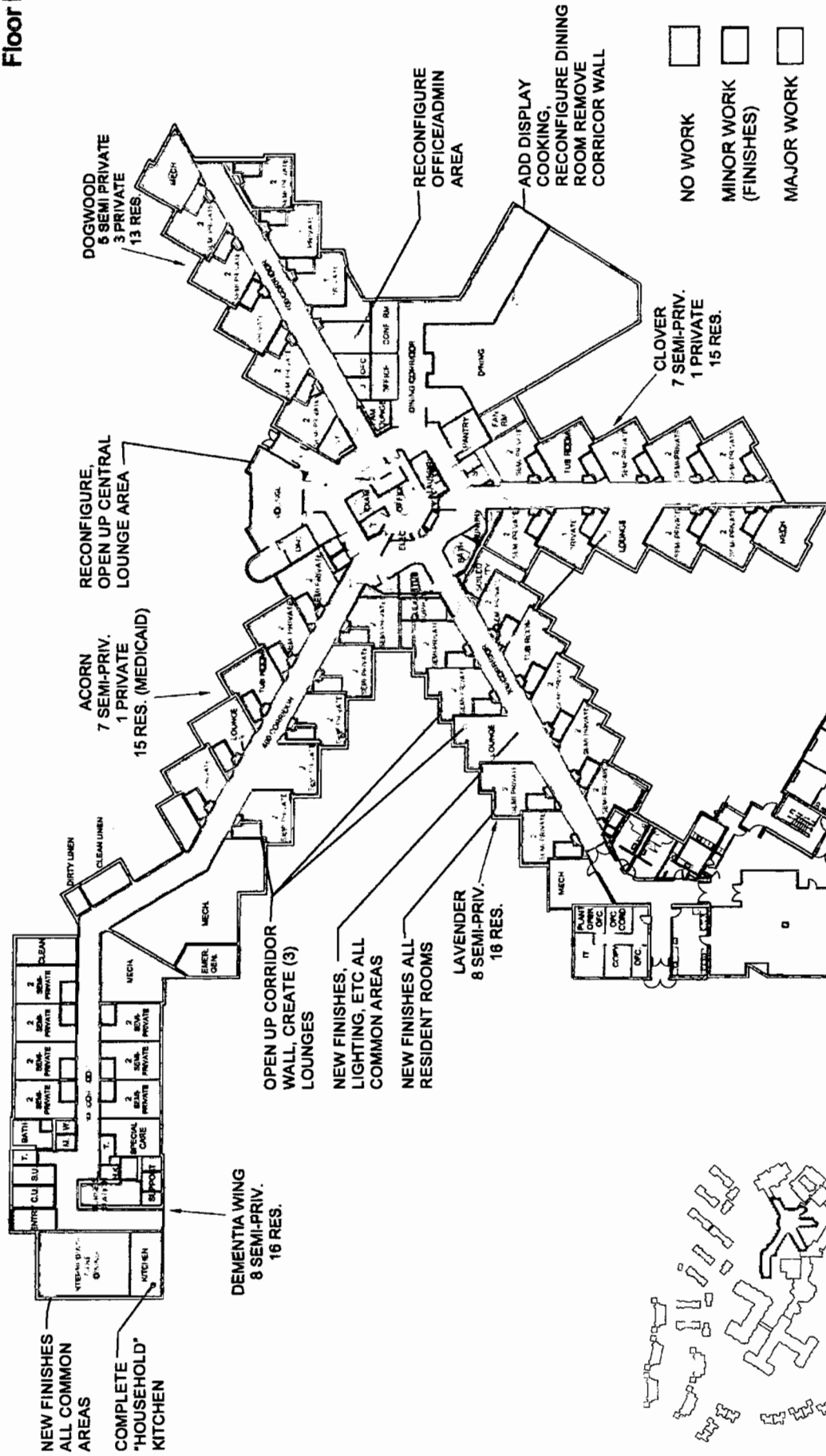
PROJ USE	POP 2018	PROJ PD
816.7	181.8	148476
4966.5	21.1	104793
30460.5	17.1	520875
	220.0	

PLAN PD	AVG CENS	OCC FACT
774144	2120.9	90%

BED NEED	EX BEDS	NEED
2357	2142	215

Attachment 4. Site Plan and Floor Plans of Proposed Modifications

Skilled Nursing (SNF) Renovation Floor Plan



QUESTIONS-

OFFICE AREA

NURSE STATION

☐ NO WORK

☐ MINOR WORK (FINISHES)

☐ MAJOR WORK

UPGRADE FINISHES IN ALL COMMON AREAS

ENLARGE TEN BEDROOMS BY INCORPORATING PORTION OF CORRIDOR, ACTIVITY ROOM AS INDICATED

RECONFIGURE TUB ROOM ADD SALON

RECONFIGURE UTILITY ROOMS ADD LAUNDRY

UPGRADE CORRIDOR FINISHES AND ACCESSORIES. REMOVE DECORATIVE PICKET AND RAIL.

COMPLETE "HOUSEHOLD" KITCHEN EQUIPMENT TO BE DETERMINED

REMOVE TWO SETS OF FIRE DOORS

RECONFIGURE NURSE AREA

CONVERT TOILET TO STORAGE ROOM. CAP PLUMBING AND REPLACE FINISHES.

LEGEND:

- ☐ NO WORK
- ☐ MINOR WORK (FINISHES)
- ☐ MAJOR WORK

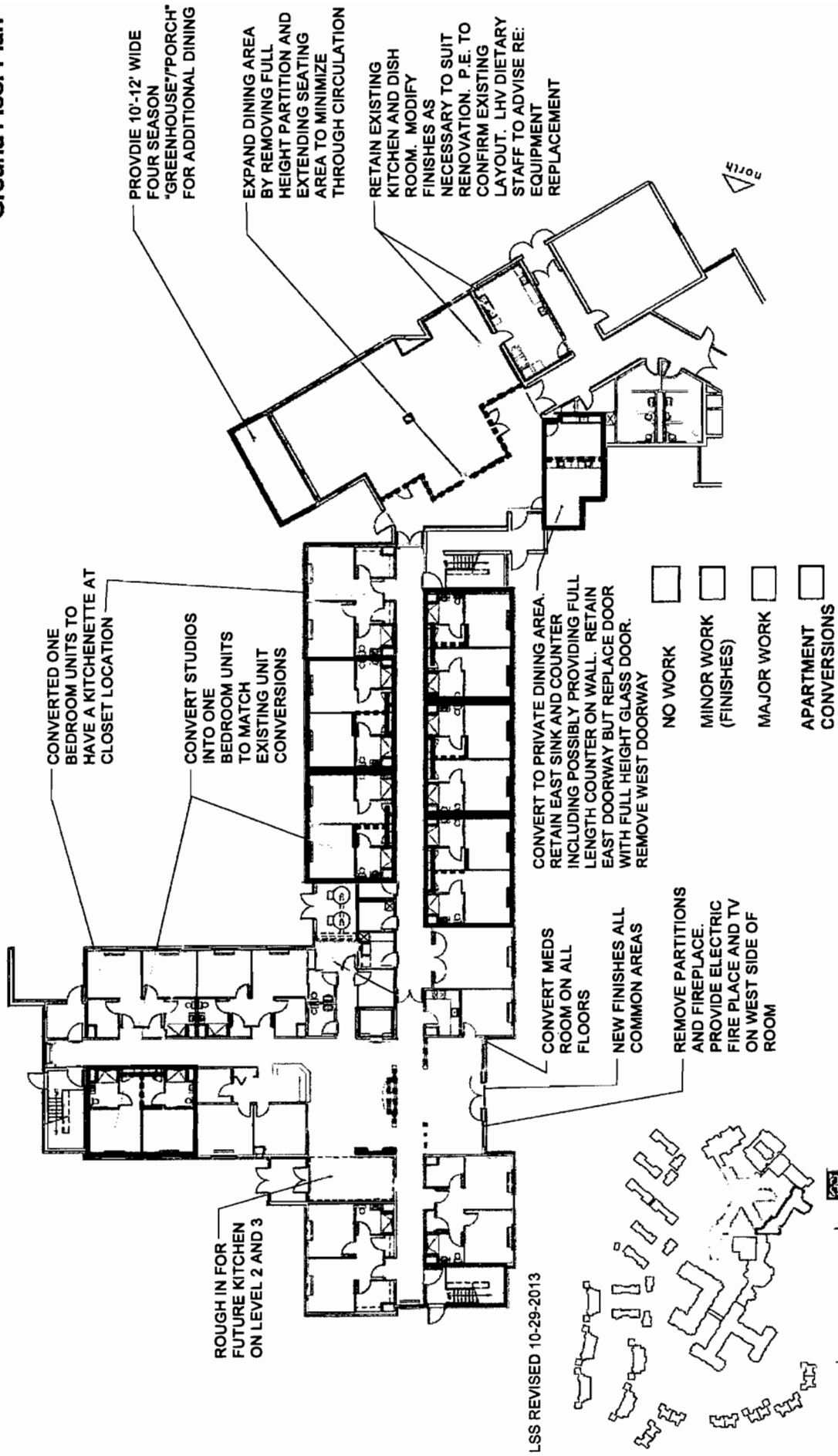
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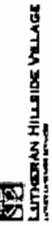
LUTHERAN HILLSIDE VILLAGE

Perkins Eastman

AL Samaritan Place Renovation Ground Floor Plan



Perkins Eastman



LHV Repositioning - Bldg. SF/ bed counts/ estimates									
Bldg.	Description	Existing SF	New SF	Total Beds/ (AL) Rooms	Beds/ Rooms Description	SMW Estimate March, 2013			
Care Center/ Emmanuel Place	existing SNF	37,000 SF	900 SF (connector)	75 beds (ex. 85 beds SNF)	5 private 35 semi-private	\$ 1,909,111			
Bethel Place	existing AL - convert to SNF	14,500 SF	0 SF	20 beds (ex. 20 beds AL)	10 private 10 large private	429,659			
Samaritan Place	existing AL	38,500 SF	19,500 SF (24 new apts)	61 rooms (ex. 43 beds AL)	9 studios (400 SF) (ex.) 37 1-BR (500 SF) 9 1-BR (550 SF) 6 2-BR (850 SF)	6,211,841			
REACH	new SNF	0 SF	16,100 SF	24 new beds	24 private	4,826,742			
PT/ OT	new Therapy	0 SF	4,000 SF	NA	NA	2,043,071			
Totals			40,500 SF	119 SNF beds (85 current license) 61 AL rooms (63 current license)		\$ 15,420,424			

Lutheran Hillside Village
REPO Room Config/Rate Summary

REPO Room Config/Rate Summary						
Type	Name	Existing Number	Existing Units	2013 Rates	Reconfig Number	Reconfig Units
					Square Feet	Rates
				(Per Month)		(Per Month)
Samaritan Place						
Existing	Magnolia	6	\$	2,950	400	9
						\$ 3,650
	One BR	24	\$	4,495	500	37
One BR Deluxe	Gardenia	10	\$	4,580	550	9
					865	6
						\$ 4,495
						\$ 4,895
						\$ 5,900
						\$
						61

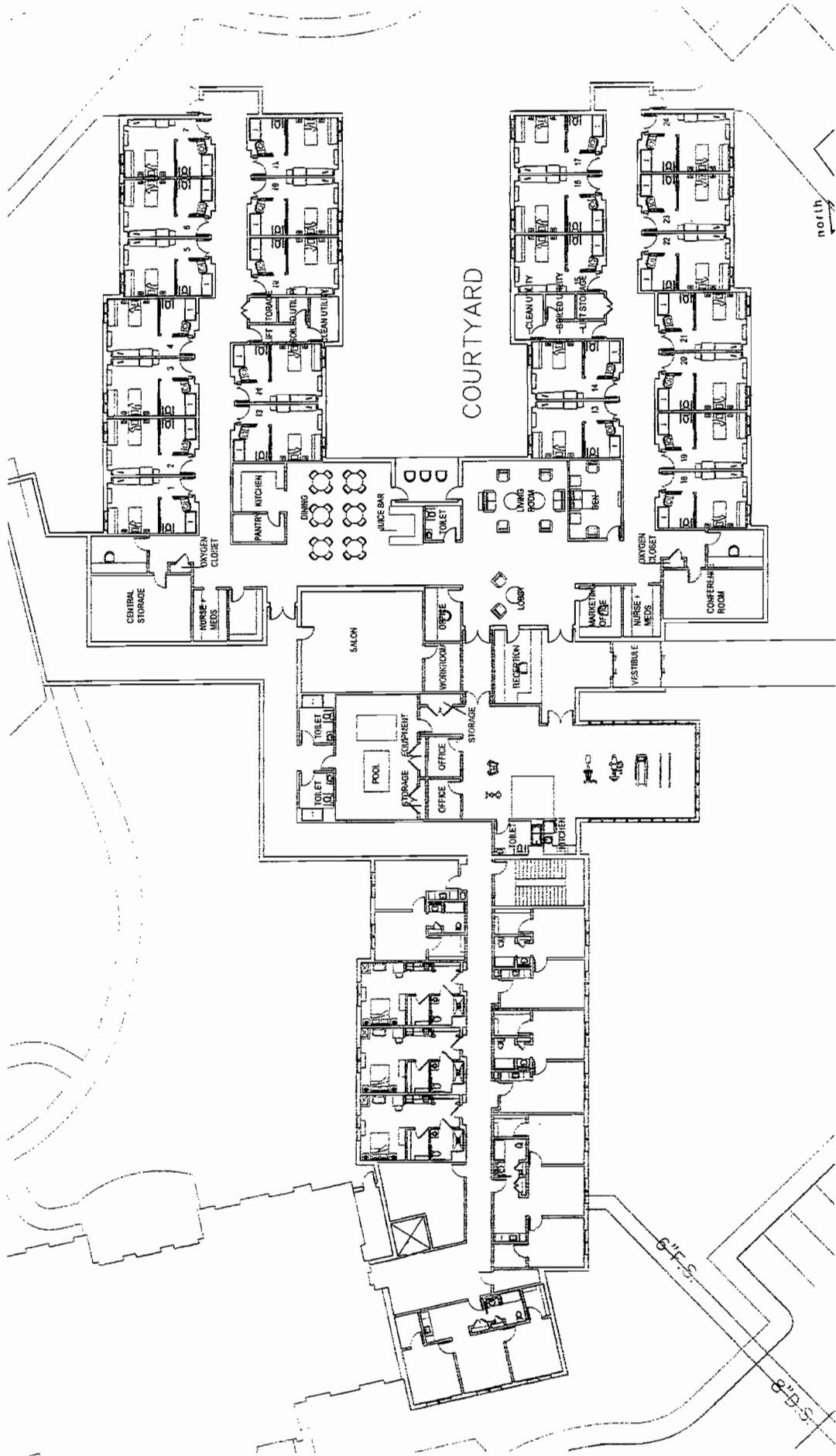
Bethel Place - AL Memory Care

Existing	20	\$	6,448
Studio			

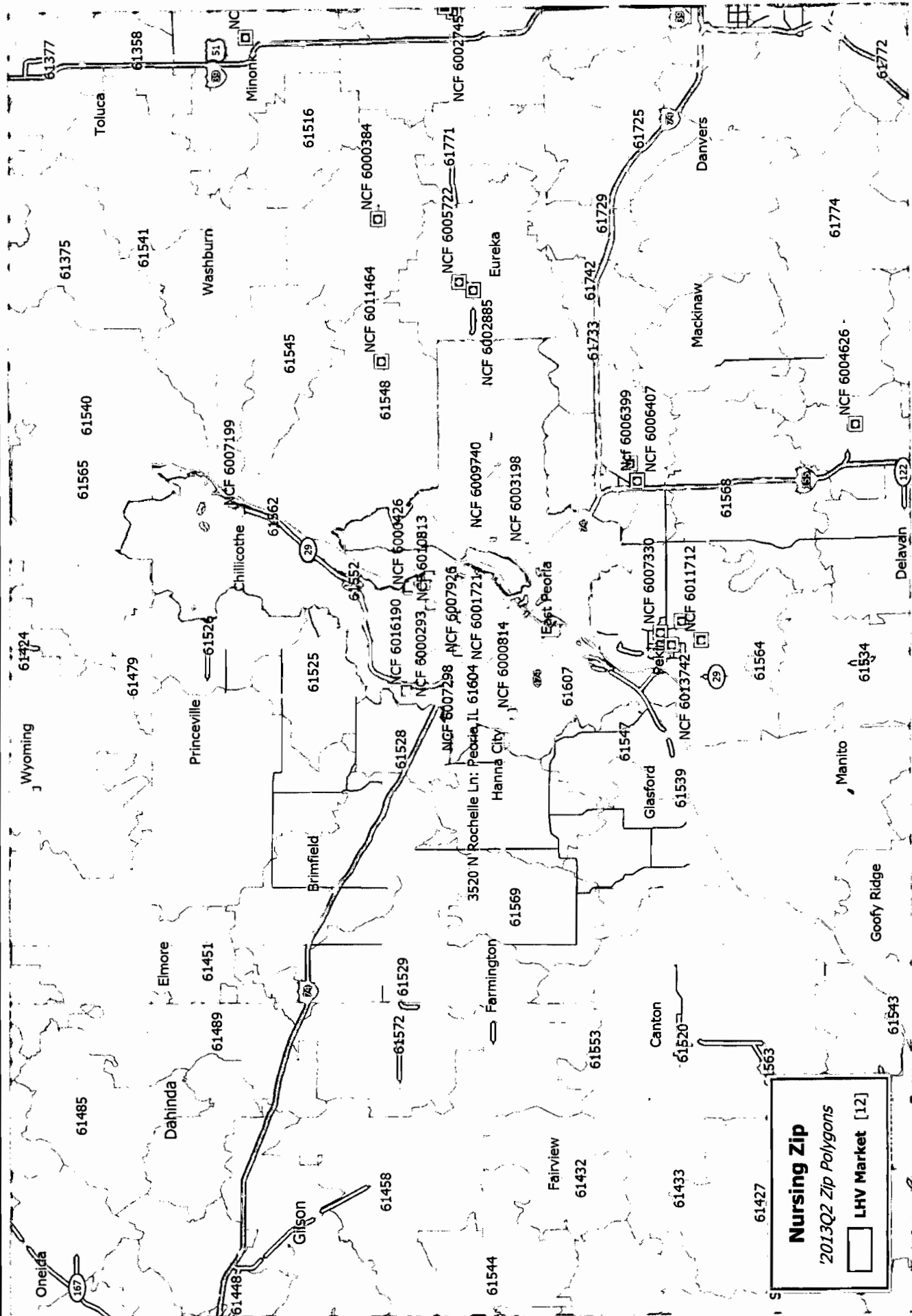
<u>SNF</u>	<u>Rm Type</u>	<u>Payor Type</u>	(Per Day)		Total AL units	Net Change		(Per Day)
			20	60		0	61	
Existing	Semi-Private	Private	32	\$ 229		40		\$ 229
	Semi-Private	Medicaid	14	\$ 229		14		\$ 229
	Semi-Private	Dementia	16	\$ 229		16		\$ 229
	Private	Private	1	\$ 229		5		\$ 290
	Private	Private				10		\$ 290
	Private	Private				10		\$ 310
						BP - 250sqft		
						BP - 350sqft		
			63			95		

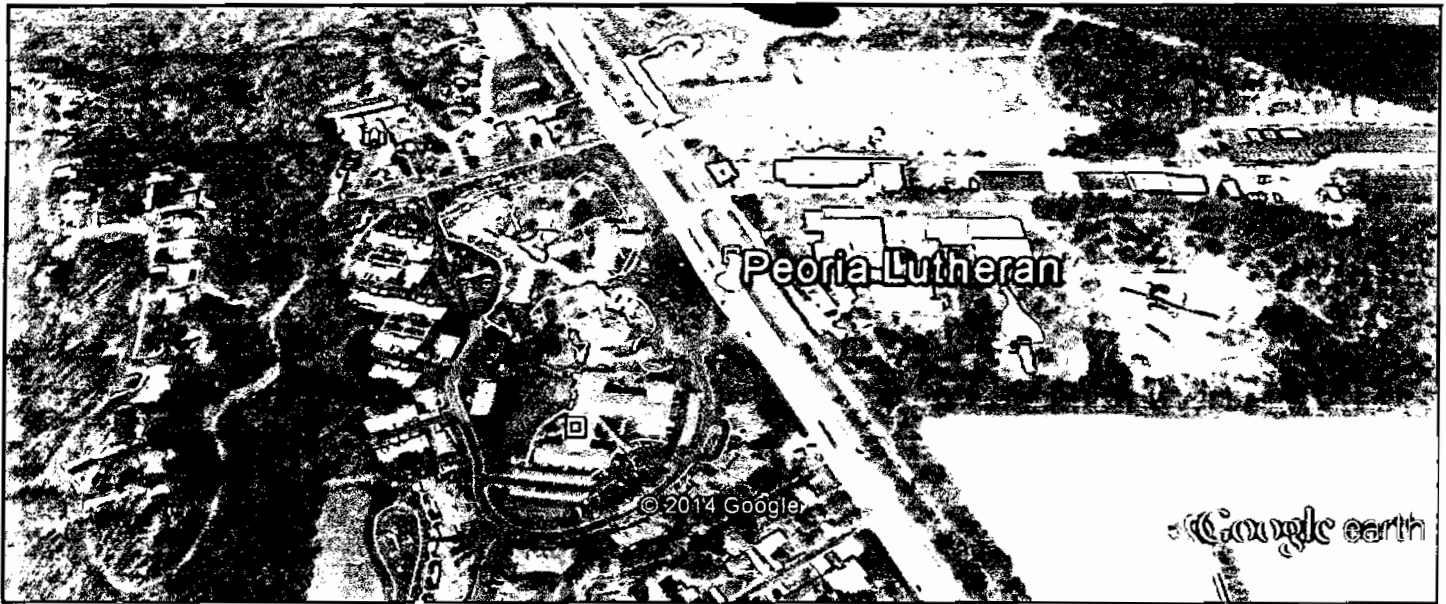
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REACH and PT-OT Addition



Attachment 5. Maps of Market Area (With Location of Existing Nursing Care Facilities)





Peoria Lutheran



Peoria Lutheran



Attachment 6. Scan/US, Inc. Demographic Study

2010 Demographics in brief

Lutheran Hillside Village

Page of

LHV Market
(Nursing Zip)

Population			206,387	%	Households			84,741	%
in households			201,337	97.6	families			52,512	62.0
in families			161,418	78.2	non-families			32,229	38.0
in non-families			39,919	19.3	with persons under 18			25,418	30.0
in group quarters			5,050	2.4	1 person households			26,396	31.1
noninstitutional GQ			2,617	1.3	2 person households			28,879	34.1
under age 18			48,753	23.6	3-4 person households			22,302	26.3
male			99,688	48.3	5+ person households			7,166	8.5
female			106,701	51.7	Household size	2.38	Family size	3.07	
Age				%	Household income			%	cum %
under 5 years			14,044	6.8	under \$15,000		11,357	13.4	13.4
5 to 9 years			13,254	6.4	\$15,000 - 24,999		10,456	12.3	25.7
10 to 14 years			13,149	6.4	\$25,000 - 34,999		9,585	11.3	37.1
15 to 19 years			14,677	7.1	\$35,000 - 49,999		13,462	15.9	52.9
20 to 24 years			14,772	7.2	\$50,000 - 74,999		16,282	19.2	72.2
25 to 34 years			28,416	13.8	\$75,000 - 99,999		10,277	12.1	84.3
35 to 44 years			24,784	12.0	\$100,000 - 124,999		5,880	6.9	91.2
45 to 54 years			28,102	13.6	\$125,000 - 149,999		2,626	3.1	94.3
55 to 64 years			25,446	12.3	\$150,000 - 199,999		2,423	2.9	97.2
65 to 74 years			14,912	7.2	\$200,000 and over		2,388	2.8	100.0
75 years and over			14,826	7.2					
Median age	37.3	male 35.7	female 38.9						
Race				%				Median	Average
white			159,220	77.1	Household income			\$47,858	\$62,533
black			32,864	15.9	Family income			\$60,839	\$76,183
American Indian			574	0.3	Non-family income			\$31,891	\$40,291
Asian, Pacific Islander			4,976	2.4					
other, multi-racial			8,753	4.2					
Hispanic			7,569	3.7					
Education	(pers. 25+)			%	Vehicles available				%
no high school diploma			14,999	11.0	without vehicle			7,982	9.4
high school graduate			40,602	29.7	1 vehicle available			31,478	37.1
some college			44,886	32.9	2 vehicles available			31,730	37.4
college degree			23,659	17.3	3+ vehicles available			13,542	16.0
graduate/professional			12,342	9.0	vehicles/household		1.65		
Employment	(pers. 16+)			%	Density				
in civilian labor force			104,005	63.8	households per sq.mile			308.82	
employed			93,533	89.9	household population per sq.mile			733.73	
unemployed			10,472	10.1					
in Armed Forces			160	0.1					
not in labor force			58,978	36.2					
					Housing units			92,539	%
					owner occupied			56,644	61.2
					renter occupied			28,097	30.4
					vacant units			7,798	8.4

LHV Market
(Nursing Zip)

2000 Census 2013 Estimate 2018 Projection

Population	201,242	%	211,806	%	220,011	%
in households	196,485	97.6	206,741	97.6	214,946	97.7
in families	157,394	80.1	166,153	80.4	172,584	80.3
in non-families	39,091	19.9	40,588	19.6	42,362	19.7
in group quarters	4,757	2.4	5,065	2.4	5,065	2.3
in noninstitutional group quarters	2,076	43.6	2,632	52.0	2,632	52.0
under age 18	49,881	24.8	46,456	21.9	50,053	22.8
age 55 and over	48,086	23.9	59,349	28.0	65,751	29.9
age 65 and over	29,808	14.8	32,395	15.3	38,173	17.4
age 75 and over	14,702	7.3	15,299	7.2	17,096	7.8
Per capita income	20,967		27,215		23,837	
Median age	36.5		36.9		37.9	
male	34.9		35.5		36.3	
female	38.1		38.3		39.5	
Race						
white	164,655.0	81.8	163,562.0	77.2	170,073.0	77.3
black	28,150.0	14.0	33,600.0	15.9	34,776.0	15.8
American Indian	442.0	0.2	589.0	0.3	613.0	0.3
Asian, Pacific Islander	3,067.0	1.5	5,092.0	2.4	5,261.0	2.4
other, multi-racial	4,929.0	2.4	8,963.0	4.2	9,285.0	4.2
Hispanic	3,974.0	2.0	8,737.0	4.1	9,944.0	4.5
Diversity index	28		35		35	
Households	81,782	%	87,017	%	90,143	%
families	52,832	64.6	53,990	62.0	55,991	62.1
with person under 18	25,854	48.9	25,709	47.6	26,656	47.6
non-families	28,950	35.4	33,027	38.0	34,152	37.9
with person under 18	362	1.3	402	1.2	413	1.2
Median household income	40,802		50,933		54,880	
median family income	50,323		64,184		68,942	
median non-family income	25,841		35,263		39,080	
Household size	2.40		2.38		2.38	
family size	2.98		3.08		3.08	
non-family size	1.35		1.23		1.24	
Housing Units	87,766	%	93,522	%	96,704	%
owner-occupied	55,856	63.6	58,328	62.4	60,514	62.6
renter-occupied	25,926	29.5	28,689	30.7	29,629	30.6
vacant units	5,984	6.8	6,505	7.0	6,561	6.8

LHV Market
(Nursing Zip)

2000 Census 2013 Estimate 2018 Projection

Household income

	(households)	%	(households)	%	(households)	%
under \$10,000	7,948	9.7	6,404	7.4	6,231	6.9
\$10,000 - 14,999	5,716	7.0	4,083	4.7	3,489	3.9
\$15,000 - 19,999	5,468	6.7	3,995	4.6	3,831	4.2
\$20,000 - 24,999	5,777	7.1	4,532	5.2	2,953	3.3
\$25,000 - 29,999	5,766	7.1	5,047	5.8	4,733	5.3
\$30,000 - 34,999	5,434	6.6	4,620	5.3	4,297	4.8
\$35,000 - 39,999	4,984	6.1	5,985	6.9	5,229	5.8
\$40,000 - 49,999	4,511	5.5	5,015	5.8	7,266	8.1
\$50,000 - 59,999	4,226	5.2	4,310	5.0	4,948	5.5
\$60,000 - 74,999	8,014	9.8	7,449	8.6	7,255	8.0
\$75,000 - 99,999	8,682	10.6	9,442	10.9	9,074	10.1
\$100,000 - 124,999	8,036	9.8	9,950	11.4	11,470	12.7
\$125,000 - 149,999	3,501	4.3	6,262	7.2	6,597	7.3
\$150,000 - 199,999	1,371	1.7	3,307	3.8	4,016	4.5
\$200,000 - 249,999	1,105	1.4	3,421	3.9	2,972	3.3
\$250,000 and over	1,242	1.5	3,192	3.7	5,781	6.4
Aggregate income (\$M)	4,181		5,732		6,341	
Average income	\$51,120		\$65,868		\$70,344	
Median income	\$40,802		\$50,933		\$54,880	

Household size

		%		%		%
All households	81,782		87,017		90,143	
1 person	24,395	29.8	27,095	31.1	28,072	31.1
2 persons	27,938	34.2	29,669	34.1	30,735	34.1
3 to 4 persons	22,625	27.7	22,890	26.3	23,723	26.3
5+ persons	6,822	8.3	7,362	8.5	7,616	8.4
Owner households	55,856	68.3	58,328	67.0	60,514	67.1
1 person	12,944	23.2	14,703	25.2	14,601	24.1
2 persons	21,420	38.3	22,459	38.5	23,696	39.2
3 to 4 persons	16,606	29.7	16,198	27.8	16,965	28.0
5+ persons	4,886	8.7	4,972	8.5	5,254	8.7
Renter households	25,926	31.7	28,689	33.0	29,629	32.9
1 person	11,451	44.2	12,392	43.2	13,471	45.5
2 persons	6,518	25.1	7,210	25.1	7,039	23.8
3 to 4 persons	6,019	23.2	6,692	23.3	6,758	22.8
5+ persons	1,936	7.5	2,390	8.3	2,362	8.0

Lutheran Hillside Village

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LHV Market
(Nursing Zip)

2000 Census 2013 Estimate 2018 Projection

Age, total population	201,242	%	211,806	%	220,011	%
under 5 years	13,575	6.7	14,389	6.8	14,984	6.8
5 to 9 years	14,298	7.1	13,731	6.5	14,411	6.6
10 to 14 years	13,763	6.8	13,240	6.3	13,966	6.3
15 to 19 years	13,733	6.8	14,302	6.8	14,665	6.7
20 to 24 years	13,501	6.7	15,335	7.2	14,143	6.4
25 to 34 years	27,032	13.4	29,230	13.8	29,504	13.4
35 to 44 years	29,304	14.6	25,281	11.9	27,187	12.4
45 to 54 years	27,946	13.9	26,938	12.7	25,396	11.5
55 to 64 years	18,278	9.1	26,954	12.7	27,578	12.5
65 to 74 years	15,106	7.5	17,096	8.1	21,077	9.6
75 to 84 years	10,738	5.3	10,094	4.8	11,276	5.1
85 years and over	3,964	2.0	5,205	2.5	5,820	2.6
Median age	36.5		36.9		37.9	

Age, male population	96,487	%	102,293	%	106,358	%
under 5 years	6,967	7.2	7,339	7.2	7,714	7.3
5 to 9 years	7,378	7.6	6,926	6.8	7,362	6.9
10 to 14 years	7,016	7.3	6,769	6.6	7,077	6.7
15 to 19 years	6,957	7.2	7,217	7.1	7,408	7.0
20 to 24 years	6,573	6.8	7,442	7.3	7,176	6.7
25 to 34 years	13,344	13.8	14,578	14.3	14,461	13.6
35 to 44 years	14,163	14.7	12,390	12.1	13,511	12.7
45 to 54 years	13,464	14.0	13,083	12.8	12,407	11.7
55 to 64 years	8,749	9.1	12,795	12.5	13,013	12.2
65 to 74 years	6,763	7.0	7,899	7.7	9,722	9.1
75 to 84 years	4,048	4.2	4,200	4.1	4,672	4.4
85 years and over	1,065	1.1	1,646	1.6	1,827	1.7
Median age	34.9		35.5		36.3	

Age, female population	104,756	%	109,514	%	113,653	%
under 5 years	6,608	6.3	7,050	6.4	7,270	6.4
5 to 9 years	6,920	6.6	6,805	6.2	7,049	6.2
10 to 14 years	6,747	6.4	6,471	5.9	6,889	6.1
15 to 19 years	6,776	6.5	7,085	6.5	7,257	6.4
20 to 24 years	6,928	6.6	7,893	7.2	6,967	6.1
25 to 34 years	13,688	13.1	14,652	13.4	15,043	13.2
35 to 44 years	15,141	14.5	12,891	11.8	13,676	12.0
45 to 54 years	14,482	13.8	13,855	12.7	12,989	11.4
55 to 64 years	9,529	9.1	14,159	12.9	14,565	12.8
65 to 74 years	8,343	8.0	9,197	8.4	11,355	10.0
75 to 84 years	6,690	6.4	5,894	5.4	6,604	5.8
85 years and over	2,899	2.8	3,559	3.2	3,993	3.5
Median age	38.1		38.3		39.5	

**LHV Market
(Nursing Zip)**

2000 Census 2013 Estimate 2018 Projection

Education persons age 25+		2000 Census		2013 Estimate		2018 Projection	
		132,372	%	134,262	%	134,257	%
no high school diploma		21,964	16.6	15,114	11.3	15,162	11.3
high school graduate		39,354	29.7	39,542	29.5	39,673	29.6
some college		32,274	24.4	31,912	23.8	31,723	23.6
associate degree		9,372	7.1	12,336	9.2	12,387	9.2
college degree		19,421	14.7	23,106	17.2	23,076	17.2
graduate/professional degree		9,987	7.5	12,252	9.1	12,236	9.1
Labor Force persons age 16+		156,827	%	159,875	%	159,876	%
in labor force		99,822	63.7	101,156	63.3	101,481	63.5
employed		94,284	94.5	89,443	88.4	89,522	88.2
unemployed		5,538	5.5	11,713	11.6	11,959	11.8
in Armed Forces		192	0.1	161	0.1	167	0.1
not in labor force		56,813	36.2	58,558	36.6	58,228	36.4
Vehicles available households		81,782	%	87,017	%	90,143	%
without vehicles		7,093	8.7	8,183	9.4	8,464	9.4
1 vehicle available		30,230	37.0	32,252	37.1	33,405	37.1
2 vehicles available		32,187	39.4	32,642	37.5	33,822	37.5
3 or more vehicles available		12,272	15.0	13,940	16.0	14,449	16.0
Average vehicles per household		1.67		1.66		1.66	
Total vehicles available		136,168		144,161		149,379	
Density							
Area (sq.miles)		274.40		274.40		274.40	
Population/sq mile		733.38		771.88		801.78	
Households/sq mile		298.04		317.11		328.51	
Household population/sq mile		716.04		753.42		783.32	
Aggregate income (M)/sq mile		15.38		21.01		19.11	
Aggregate household income(M)/sq mile		15.24		20.89		23.11	
Vehicles available/sq mile		496.23		525.36		544.38	

Minor category percent shares are based on the next higher category.

2010 Demographics in brief

'10 Counties (1:100T)

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LHV Market (Nursing)

Population	360,552	%
in households	351,709	97.5
in families	291,827	80.9
in non-families	59,882	16.6
in group quarters	8,843	2.5
noninstitutional GQ	3,306	0.9
under age 18	86,719	24.1
male	176,066	48.8
female	184,486	51.2

Age		%
under 5 years	23,909	6.6
5 to 9 years	23,838	6.6
10 to 14 years	24,108	6.7
15 to 19 years	24,997	6.9
20 to 24 years	22,428	6.2
25 to 34 years	46,552	12.9
35 to 44 years	44,891	12.5
45 to 54 years	51,571	14.3
55 to 64 years	45,434	12.6
65 to 74 years	26,963	7.5
75 years and over	25,861	7.2

Median age 38.1 male 36.7 female 39.5

Race		%
white	306,668	85.1
black	34,591	9.6
American Indian	965	0.3
Asian, Pacific Islander	7,168	2.0
other, multi-racial	11,160	3.1

Hispanic 10,143 2.8

Education (pers. 25+)		%
no high school diploma	23,282	9.6
high school graduate	75,345	31.2
some college	79,900	33.1
college degree	42,276	17.5
graduate/professional	20,469	8.5

Employment (pers. 16+)		%
in civilian labor force	182,234	64.2
employed	166,222	91.2
unemployed	16,012	8.8
in Armed Forces	227	0.1
not in labor force	101,273	35.7

Households	144,215	%
families	95,086	65.9
non-families	49,129	34.1
with persons under 18	45,090	31.3
1 person households	40,838	28.3
2 person households	50,807	35.2
3-4 person households	39,677	27.5
5+ person households	12,893	8.9
Household size	2.44	
Family size	3.07	

Household income		%	cum %
under \$15,000	16,441	11.4	11.4
\$15,000 - 24,999	16,371	11.4	22.8
\$25,000 - 34,999	15,826	11.0	33.7
\$35,000 - 49,999	22,153	15.4	49.1
\$50,000 - 74,999	28,625	19.8	68.9
\$75,000 - 99,999	18,678	13.0	81.9
\$100,000 - 124,999	11,749	8.1	90.0
\$125,000 - 149,999	5,223	3.6	93.7
\$150,000 - 199,999	4,918	3.4	97.1
\$200,000 and over	4,231	2.9	100.0

	Median	Average
Household income	\$50,815	\$65,931
Family income	\$63,824	\$79,654
Non-family income	\$31,032	\$39,372

Vehicles available		%
without vehicle	10,655	7.4
1 vehicle available	48,015	33.3
2 vehicles available	57,147	39.6
3+ vehicles available	28,398	19.7
vehicles/household	1.79	

Density	
households per sq.mile	80.30
household population per sq.mile	195.83

Housing units	155,695	%
owner occupied	103,779	66.7
renter occupied	40,436	26.0
vacant units	11,480	7.4

LHV Market
(Nursing)

	2000 Census		2013 Estimate		2018 Projection	
Population	347,387	%	368,366	%	382,734	%
in households	336,107	96.8	359,523	97.6	373,891	97.7
in families	278,731	82.9	290,324	80.8	301,942	80.8
in non-families	57,376	17.1	69,199	19.2	71,949	19.2
in group quarters	11,280	3.2	8,843	2.4	8,843	2.3
in noninstitutional group quarters	4,810	42.6	3,306	37.4	3,306	37.4
under age 18	86,939	25.0	86,212	23.4	88,662	23.2
age 55 and over	82,267	23.7	105,658	28.7	118,195	30.9
age 65 and over	50,322	14.5	57,462	15.6	68,221	17.8
age 75 and over	24,773	7.1	26,741	7.3	30,302	7.9
Per capita income	21,278		28,043		29,923	
Median age	36.8		39.0		39.6	
male	35.4		37.7		38.1	
female	38.1		40.3		41.2	
Race						
white	305,672.0	88.0	313,311.0	85.1	325,779.0	85.1
black	30,752.0	8.9	35,370.0	9.6	36,600.0	9.6
American Indian	792.0	0.2	982.0	0.3	1,017.0	0.3
Asian, Pacific Islander	3,880.0	1.1	7,311.0	2.0	7,552.0	2.0
other, multi-racial	6,291.0	1.8	11,392.0	3.1	11,786.0	3.1
Hispanic	5,399.0	1.6	11,703.0	3.2	13,396.0	3.5
Diversity index	23		28		29	
Households	135,857	%	147,478	%	152,814	%
families	92,799	68.3	97,295	66.0	100,884	66.0
with person under 18	45,141	48.6	45,498	46.8	47,178	46.8
non-families	43,058	31.7	50,183	34.0	51,930	34.0
with person under 18	595	1.4	644	1.3	665	1.3
Median household income	42,985		53,756		57,576	
median family income	52,469		67,910		73,198	
median non-family income	25,751		34,787		38,695	
Household size	2.47		2.44		2.45	
family size	3.00		2.98		2.99	
non-family size	1.33		1.38		1.39	
Housing Units	144,664	%	156,404	%	161,637	%
owner-occupied	98,133	67.8	106,237	67.9	110,237	68.2
renter-occupied	37,724	26.1	41,241	26.4	42,577	26.3
vacant units	8,807	6.1	8,926	5.7	8,823	5.5

'10 Counties (1:100T)

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LHV Market (Nursing)

	2000 Census		2013 Estimate		2018 Projection	
Household income	(households)	%	(households)	%	(households)	%
under \$10,000	11,088	8.2	8,764	5.9	8,507	5.6
\$10,000 - 14,999	8,321	6.1	6,183	4.2	5,209	3.4
\$15,000 - 19,999	8,482	6.2	6,333	4.3	6,031	3.9
\$20,000 - 24,999	9,048	6.7	7,026	4.8	4,693	3.1
\$25,000 - 29,999	9,269	6.8	7,945	5.4	7,287	4.8
\$30,000 - 34,999	8,793	6.5	7,511	5.1	6,817	4.5
\$35,000 - 39,999	7,985	5.9	9,870	6.7	8,540	5.6
\$40,000 - 49,999	7,547	5.6	7,975	5.4	11,877	7.8
\$50,000 - 59,999	7,284	5.4	7,171	4.9	7,815	5.1
\$60,000 - 74,999	13,948	10.3	12,623	8.6	12,408	8.1
\$75,000 - 99,999	16,041	11.8	16,815	11.4	15,689	10.3
\$100,000 - 124,999	14,757	10.9	17,949	12.2	20,730	13.6
\$125,000 - 149,999	6,543	4.8	12,089	8.2	12,315	8.1
\$150,000 - 199,999	2,713	2.0	6,524	4.4	7,990	5.2
\$200,000 - 249,999	2,042	1.5	6,887	4.7	5,874	3.8
\$250,000 and over	1,996	1.5	5,813	3.9	11,032	7.2
Aggregate income (\$M)	7,297		10,258		11,375	
Average income	\$53,711		\$69,554		\$74,438	
Median income	\$42,985		\$53,756		\$57,576	
Household size		%		%		%
All households	135,857		147,478		152,814	
1 person	36,679	27.0	41,775	28.3	43,284	28.3
2 persons	47,327	34.8	51,948	35.2	53,828	35.2
3 to 4 persons	39,700	29.2	40,569	27.5	42,037	27.5
5+ persons	12,151	8.9	13,186	8.9	13,665	8.9
Owner households	98,133	72.2	106,237	72.0	110,237	72.1
1 person	20,287	20.7	23,847	22.4	24,744	22.4
2 persons	37,702	38.4	41,511	39.1	43,074	39.1
3 to 4 persons	30,783	31.4	30,936	29.1	32,099	29.1
5+ persons	9,361	9.5	9,943	9.4	10,320	9.4
Renter households	37,724	27.8	41,241	28.0	42,577	27.9
1 person	16,392	43.5	17,928	43.5	18,540	43.5
2 persons	9,625	25.5	10,437	25.3	10,754	25.3
3 to 4 persons	8,917	23.6	9,633	23.4	9,938	23.3
5+ persons	2,790	7.4	3,243	7.9	3,345	7.9

'10 Counties (1:100T)

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LHV Market
(Nursing)

	2000 Census		2013 Estimate		2018 Projection	
Age, total population	347,387	%	368,366	%	382,734	%
under 5 years	22,970	6.6	24,040	6.5	24,961	6.5
5 to 9 years	24,503	7.1	24,367	6.6	24,197	6.3
10 to 14 years	24,510	7.1	24,178	6.6	24,768	6.5
15 to 19 years	25,196	7.3	24,362	6.6	25,984	6.8
20 to 24 years	22,267	6.4	23,826	6.5	24,607	6.4
25 to 34 years	44,428	12.8	47,328	12.8	46,653	12.2
35 to 44 years	52,260	15.0	45,506	12.4	47,058	12.3
45 to 54 years	48,986	14.1	49,101	13.3	46,311	12.1
55 to 64 years	31,945	9.2	48,196	13.1	49,974	13.1
65 to 74 years	25,549	7.4	30,721	8.3	37,919	9.9
75 to 84 years	17,888	5.1	17,802	4.8	20,121	5.3
85 years and over	6,885	2.0	8,939	2.4	10,181	2.7
Median age	36.8		39.0		39.6	
Age, male population	168,708	%	179,869	%	186,888	%
under 5 years	11,773	7.0	12,187	6.8	12,779	6.8
5 to 9 years	12,585	7.5	12,350	6.9	12,279	6.6
10 to 14 years	12,521	7.4	12,351	6.9	12,594	6.7
15 to 19 years	12,778	7.6	12,413	6.9	13,192	7.1
20 to 24 years	11,187	6.6	11,843	6.6	12,656	6.8
25 to 34 years	22,229	13.2	23,858	13.3	23,394	12.5
35 to 44 years	25,620	15.2	22,666	12.6	23,587	12.6
45 to 54 years	24,120	14.3	24,064	13.4	22,869	12.2
55 to 64 years	15,520	9.2	23,279	12.9	23,943	12.8
65 to 74 years	11,580	6.9	14,465	8.0	17,785	9.5
75 to 84 years	6,902	4.1	7,495	4.2	8,549	4.6
85 years and over	1,893	1.1	2,898	1.6	3,261	1.7
Median age	35.4		37.7		38.1	
Age, female population	178,679	%	188,497	%	195,846	%
under 5 years	11,197	6.3	11,853	6.3	12,182	6.2
5 to 9 years	11,918	6.7	12,017	6.4	11,918	6.1
10 to 14 years	11,989	6.7	11,827	6.3	12,174	6.2
15 to 19 years	12,418	6.9	11,949	6.3	12,792	6.5
20 to 24 years	11,080	6.2	11,983	6.4	11,951	6.1
25 to 34 years	22,199	12.4	23,470	12.5	23,259	11.9
35 to 44 years	26,640	14.9	22,840	12.1	23,471	12.0
45 to 54 years	24,866	13.9	25,037	13.3	23,442	12.0
55 to 64 years	16,425	9.2	24,917	13.2	26,031	13.3
65 to 74 years	13,969	7.8	16,256	8.6	20,134	10.3
75 to 84 years	10,986	6.1	10,307	5.5	11,572	5.9
85 years and over	4,992	2.8	6,041	3.2	6,920	3.5
Median age	38.1		40.3		41.2	

'10 Counties (1:100T)

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LHV Market (Nursing)

		2000 Census		2013 Estimate		2018 Projection	
Education	persons age 25+	227,941	%	241,740	%	252,364	%
no high school diploma		34,940	15.3	23,351	9.7	24,387	9.7
high school graduate		72,744	31.9	75,456	31.2	78,746	31.2
some college		55,720	24.4	57,610	23.8	60,137	23.8
associate degree		16,329	7.2	22,404	9.3	23,387	9.3
college degree		32,384	14.2	42,370	17.5	44,236	17.5
graduate/professional degree		15,824	6.9	20,549	8.5	21,471	8.5
Labor Force	persons age 16+	270,333	%	282,438	%	295,085	%
in labor force		174,261	64.5	181,426	64.2	189,535	64.2
employed		165,905	95.2	162,686	89.7	169,961	89.7
unemployed		8,356	4.8	18,740	10.3	19,574	10.3
in Armed Forces		306	0.1	226	0.1	235	0.1
not in labor force		95,766	35.4	100,786	35.7	105,315	35.7
Vehicles available	households	135,857	%	147,478	%	152,814	%
without vehicles		9,861	7.3	10,883	7.4	11,251	7.4
1 vehicle available		45,444	33.4	49,084	33.3	50,813	33.3
2 vehicles available		56,403	41.5	58,461	39.6	60,611	39.7
3 or more vehicles available		24,149	17.8	29,050	19.7	30,139	19.7
Average vehicles per household		1.77		1.79		1.79	
Total vehicles available		240,246		264,032		273,755	
Density							
Area (sq.miles)		1,795.98		1,795.98		1,795.98	
Population/sq mile		193.42		205.11		213.11	
Households/sq mile		75.64		82.12		85.09	
Household population/sq mile		187.14		200.18		208.18	
Aggregate income (M)/sq mile		4.12		5.75		6.38	
Aggregate household income(M)/sq mile		4.06		5.71		6.33	
Vehicles available/sq mile		133.77		147.01		152.43	

Minor category percent shares are based on the next higher category.