



STATE OF ILLINOIS

HEALTH FACILITIES AND SERVICES REVIEW BOARD

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DOCKET NO: H-05	BOARD MEETING: June 21, 2016	PROJECT NO: 16-012	PROJECT COST: Original: \$29,232,700 Current:
FACILITY NAME: Transitional Care of Lake County		CITY: Mundelein	
TYPE OF PROJECT: Substantive			HSA: VIII

DESCRIPTION: The applicants [Transitional Care of Lake County, LLC, Innovative Health, LLC, IH Mundelein Owner, LLC and OnPointe Health Development, LLC] are proposing to establish a one hundred eighty five (185) bed skilled nursing facility to be located at 850 East U.S. Highway 45, Mundelein, Illinois. The cost of the project is \$29,232,700. The anticipated completion date is June 30, 2019.

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EXECUTIVE SUMMARY

PROJECT DESCRIPTION:

- The applicants [Transitional Care of Lake County, LLC, Innovative Health, LLC, IH Mundelein Owner, LLC and OnPointe Health Development, LLC] are proposing to establish a one hundred eighty five (185) bed skilled nursing facility to be located at 850 East U.S. Highway 45, Mundelein, Illinois. The cost of the project is \$29,232,700. The anticipated completion date is June 30, 2019.
- The applicants' application for permit was submitted as a discontinuation and relocation of a long term care facility. The State Board does not have jurisdiction over the discontinuation of a long term care facility. [Source: 20 ILCS 3960/3] In addition current State Board rules do not provide for a relocation of a long term care facility. Therefore, the proposed project is being reviewed as the establishment of a long term care facility in the Lake County Long Term Care Planning Area.
- The facility to be discontinued is Winchester House a two hundred twenty four (224) bed long term care facility located at 1125 North Milwaukee Avenue, Libertyville, Illinois. This facility was approved for a change in the operating entity/licensee [change in ownership] in November 2015 by the State Board as Permit #15-041. The operating/licensee was changed from the County of Lake to Transitional Care of Lake County, LLC [this project's applicant].
- The proposed project was modified on February 25, 2016 to reflect the addition of co-applicants to the application for permit. This is considered a Type A Modification and is subject to a Notice of an Opportunity for a Public Hearing. Additional information was submitted on May 19, 2016.

WHY THE PROJECT IS BEFORE THE STATE BOARD:

- The applicants are before the State Board because they are proposing to establish a healthcare facility as defined by 20 ILCS 3960.

PUBLIC COMMENT:

- A public hearing was offered in regard to this project, but was not requested. State Board Staff received no letters of support or opposition to this project during the comment period. Sixty five (65) letters of support were provided in the application for permit.

CONCLUSIONS:

- From the documentation staff reviewed staff note the following:
The State Board is projecting a 2.87% compounded annual growth in the population in the Lake County Long Term Care (LTC) Planning Area for the period 2013-2018. There is currently a calculated excess of 311 long term care beds in this planning area by CY2018. Thus, appears there are sufficient beds to accommodate the increase in population in this planning area.
- The proposed project will serve the residents of the Lake County Planning Area. However it appears that service demand can be accommodated by existing service providers in the planning area. There are currently twenty eight (28) facilities within the Lake County Planning Area and in 2014 these 28 facilities were operating at 77%. Staff also notes that on average for the period 2010-2014 approximately 217 beds were never set up in this Planning Area. Board staff considers these beds to be dead beds, i.e. beds that have taken out of service and the space used for other purposes. Additionally there are thirty eight (38) facilities within thirty (30) minutes with occupancy of approximately 78% [one facility is not operational] and ninety (90) facilities within forty five (45) minutes with occupancy of 77% [two facilities are not yet operational].

- It does not appear that the proposed facility will improve service accessibility in the planning area because the underutilized facilities currently accept Medicare and Medicaid clients and there has been no restrictive admission policies identified at other area providers.
- The proposed facility will result in an unnecessary duplication of service based upon the underutilization of the existing facilities. Additionally it appears the proposed facility will have an impact on other facilities in the planning area given the underutilization of existing facilities.
- The debt financing for this project has not been confirmed. Without a firm commitment from the lending institution staff cannot determine the availability of funds [mortgage] for this project. .
- The applicants addressed twenty (20) criteria and did not meet the following:

State Board Standards Not Met	
Criteria	Reasons for Non-Compliance
Criterion 1125. 530 (a) Planning Area Need	There is no need for additional beds in this Planning Area because the State Board has calculated an excess of 311 long term care beds in the Lake County Long Term Care Planning Area.
Criterion 1125. 570 (a) (1) (2) (3) (4) (5) – Service Accessibility	There is no absence of long term care services in the Lake County Long Term Care Planning Area. No documentation has been provided by the applicants that would indicate access limitations due to payor status of patients/residents, or restrictive admission policies of existing providers. [See Table Fourteen]. The area population and existing care system does not exhibit indicators of medical care problems. All services within the 45-minute normal travel time are not at or above 90% utilization.
Criterion 1125.580 (a) (b) (c) – Unnecessary Duplication of Service/Mal-distribution of Service/Impact on Other Facilities	Based upon the average utilization of the thirty eight (38) facilities within thirty (30) minutes at 78%, the proposed establishment will result in an unnecessary duplication of service. Based upon the underutilization of the existing services, the proposed facility will have an impact on other facilities in the planning area .
1125.800 – Availability of Funds	The applicants provided a letter from Lake Forest Bank & Trust Company that specified the terms of the mortgage. However there was no firm commitment from the lending institution that the loan will be made should the project be approved. Based upon the information that has been submitted Board staff cannot determine the availability of funds for this project. Staff notes that <i>the purpose of the Act requires a person establishing, constructing or modifying a health care facility, to have the qualifications, background, character and <u>financial resources</u> to adequately provide a proper service for the community.</i> [20 ILCS 3960/2]
1125.800 – Financial Viability	The applicants provided projected financial information for the first three years after project completion. While the facility is profitable the applicants' days cash on hand and cushion ratio have not been met.

APPLICATION SUMMARY/CHRONOLOGY	
Applicants	Transitional Care of Lake County, LLC, Innovative Health, LLC, IH Mundelein Owner, LLC and OnPointe Health Development, LLC
Facility Name	Transitional Care of Lake County
Location	850 East U.S. Highway 45, Mundelein, Illinois
Application Received	February 25, 2016
Application Deemed Complete	March 7, 2016
Permit Holder	Transitional Care of Lake County, LLC
Operating Entity	Transitional Care of Lake County, LLC
Owner of the Site	IH Mundelein Owner, LLC
Gross Square Footage	90,000 GSF
Project Financial Commitment Date	June 21, 2018
Project Completion Date	June 30, 2019
Application Modified?	February 25, 2016
Additional Information Submitted	May 19, 2016
Can Applicants Request Another Deferral?	Yes
Has the Application been extended by the State Board?	No

I. The Proposed Project

The applicants [Transitional Care of Lake County, LLC, Innovative Health, LLC, IH Mundelein Owner, LLC and OnPointe Health Development, LLC] are proposing the establishment of a one hundred eighty five (185) bed skilled nursing facility to be located at 850 East U.S. Highway 45, Mundelein, Illinois. The cost of the project is \$29,232,700.

II. Summary of Findings

- A. The State Board Staff finds the proposed project does **not** appear to be in conformance with the provisions of Part 1125, Subpart D.
- B. The State Board Staff finds the proposed project does **not** appear to be in conformance with the provisions of Part 1125, Subpart F (1125.800)

III. General Information

The applicants are Transitional Care of Lake County, LLC, Innovative Health, LLC, IH Mundelein Owner, LLC and OnPointe Health Development, LLC. Transitional Care of Lake County, LLC will be the operating entity licensee and the owner of the site is IH Mundelein Owner, LLC. A copy of the land contract between IH Capital, LLC and Mundelein Partners 800 RT 45 LLC for the property located at 850 East U.S. Highway 45, Mundelein, Illinois was provided as well as a copy of the Assignment and Assumption of the Real Estate Purchase and Sale Agreement from IH Capital, LLC to IH Mundelein Owner, LLC. Per the applicants, the 11 acres on which the new facility will be located costs \$2.5 million. This cost is not considered reviewable.[Additional Information Provided May 19, 2016]

The proposed facility will be located in the Lake County Long Term Care Planning Area. The State Board is currently projecting an excess of 311 long term care beds by CY 2018

for this Long Term Care Health Planning Area. Target occupancy for the long term care category of service is ninety percent (90%). Obligation for this project will occur after permit issuance. This is a substantive project subject to review of both Subparts D and F of Part 1125.

IV. Lake County Long Term Planning Area

There are twenty eight (28) facilities in the Lake County Long Term Care Planning Area with 4,783 beds. On average approximately 217 beds were never set up in the period 2010-2014 annually in this planning area. Board staff considers these beds to be dead beds, i.e. beds that have been taken out of service and the space used for other purposes. Average occupancy for the period 2010-2014 in the Lake County Long Term Planning Area is approximately 73%. Approximately sixty percent (60%) of the patient days were Medicaid Days in 2014 in this Planning Area.

The State Board is projecting an increase in the overall population in this planning area of 2.87% for the period 2013-2018. Additionally the State Board is projecting an increase in the 65-74 age cohorts of approximately 36% and the 75+ age cohort of approximately 16% for this same period. [See Table Two below]

TABLE ONE						
Facilities in the Lake County Long Term Care Planning Area [2014]						
Facility	City	Beds	County	Occ. ^[1]	Time ^[2]	Star Rating ^[3]
Libertyville Manor Ext Care	Libertyville	174	Lake	29.40%	10.35	4
Manor Care of Libertyville	Libertyville	150	Lake	75.50%	10.35	5
Winchester House Nursing Home	Libertyville	224	Lake	72.90%	11.5	2
Warren Barr Lincolnshire	Lincolnshire	144	Lake	65.00%	12.65	3
Radford Green	Lincolnshire	88	Lake	122.90%	13.8	5
Warren Barr North Shore	Highland Park	215	Lake	51.70%	17.25	4
Alden-Long Grove Rehab/HC Ctr	Long Grove	248	Lake	61.50%	18.4	3
Lake Forest Hosp-Westmoreland	Lake Forest	84	Lake	64.10%	19.55	5
Avantara Long Grove	Long Grove	190	Lake	80.30%	19.55	2
Lake Forest Place	Lake Forest	70	Lake	84.80%	19.55	5
Claridge Healthcare Center	Lake Bluff	231	Lake	34.98%	19.55	2
Brentwood North HC & Rehab	Riverwoods	240	Lake	58.30%	21.85	2
Wauconda Healthcare & Rehab	Wauconda	135	Lake	70.30%	21.85	5
Lexington Of Lake Zurich	Lake Zurich	203	Lake	91.90%	23	3
Whitehall- North	Deerfield	190	Lake	75.40%	26.45	5
Aperion Care Highwood	Highwood	104	Lake	79.10%	26.45	4
The Village at Victory Lakes	Lindenhurst	120	Lake	83.30%	26.45	2
Claremont Rehab & Living Ctr.	Lincolnshire	200	Lake	95.00%	26.45	5
Lake Park Center	Waukegan	210	Lake	84.00%	27.6	NA
Pavilion of Waukegan	Waukegan	109	Lake	81.50%	28.75	3
Glen Lake Ter. Nursing & Rehab	Waukegan	271	Lake	84.60%	29.9	2

TABLE ONE Facilities in the Lake County Long Term Care Planning Area [2014]						
Facility	City	Beds	County	Occ. ^[1]	Time ^[2]	Star Rating ^[3]
Bayside Terrace	Waukegan	168	Lake	88.30%	29.9	NA
Abbott House	Highland Park	106	Lake	100.00%	31.05	NA
Hillcrest Retirement Village	Round Lake Beach	144	Lake	84.20%	32.2	4
The Terrace Nursing Home	Waukegan	115	Lake	85.90%	35.65	4
Prairieview Nursing Unit	Barrington	20	Lake	61.30%	40.25	5
Rolling Hills Manor Nsg Home	Zion	115	Lake	91.60%	46	
Sheridan Health Care Center	Zion	230	Lake	83.70%	48.3	

1. Occupancy from 2014 Long Term Profile Information
2. Time determined by MapQuest and adjusted per 77 IAC 1100.510 (d)
3. Star Rating from <https://www.medicare.gov/nursinghomecompare>

TABLE TWO Projected Population Growth Lake County LTC Planning Area				
	Estimated	Projected	5-Year Growth	Compounded Annual Growth
	2013	2018		
0-64 years	622,800	646,100	3.74%	0.74%
65-74 years	47,600	64,700	35.92%	6.33%
75+ years	35,500	40,900	15.21%	2.87%

Source: Population Estimate and Projections completed by State of Illinois Demographer and IDPH Staff

V. Project Details

The applicants are proposing to establish a 185 bed long term care facility that will provide care for short term stay residents, memory care residents, and long term stay residents. Each level of care will be in separate wings of the proposed facility. The bed complement for Transitional Care of Lake County will consist of 69 beds in private rooms and 116 beds in 58 semi-private rooms for a total of 185 beds. All beds will be certified for Medicare and the applicants anticipate approximately 100 beds certified for Medicaid. Of those 100 beds approximately 40 beds will be Medicaid certified for Memory Care and 60 beds will be Medicaid certified for long term care. The average length of stay will be 15 days for short term residents, memory care will be 13 months, and long term care residents will be 2.9 years. The Applicants intend to **promptly** apply for Medicare and Medicaid certification upon licensure of the facility by the Illinois Department of Public Health. Medicare and Medicaid enrollment is a multi-step process that can take up to 6 months to complete. The projected payor mix for the proposed facility is provided below.

TABLE THREE				
Projected Payor Mix				
	Admissions	Days	Percentage	Rate
Medicaid	173	43,800	77.28%	\$194
Medicare	494	7,404	13.06%	\$540
Managed Care	219	3,285	5.80%	\$485
Private Pay	9	2,190	3.90%	\$217
Total	895	56,679		

[Source: Additional Information provided May 19, 2016]

VI. Project Costs and Sources of Funds

The applicants are funding this project with cash of \$7,030,895 and a mortgage of \$22,201,805.

TABLE FOUR			
Project Costs and Sources of Funds			
Use of Funds	Reviewable	Non Reviewable	Total
Preplanning Costs	\$300,000	\$10,700	\$310,700
New Construction Contracts	\$17,600,000	\$3,815,000	\$21,415,000
Contingencies	\$352,000	\$50,000	\$402,000
Architectural and Engineering Fees	\$1,400,000	\$125,000	\$1,525,000
Consulting and Other Fees	\$1,270,000	\$290,000	\$1,560,000
Movable or Other Equipment	\$1,475,000	\$480,000	\$1,955,000
Net Interest Expense	\$790,000	\$180,000	\$970,000
Other Costs to Capitalized	\$895,000	\$200,000	\$1,095,000
Total Uses of Funds	\$24,082,000	\$5,150,700	\$29,232,700
Sources of Funds	Reviewable	Non Reviewable	Total
Cash	\$5,792,076	\$1,238,819	\$7,030,895
Mortgage	\$18,289,924	\$3,911,881	\$22,201,805
Total Sources of Funds	\$24,082,000	\$5,150,700	\$29,232,700
Source: Page 29 of the Application for Permit			

VII. Need for Project

A) Criterion 1125.320 - Purpose of the Project – Information Requirements

To determine compliance with this criterion the applicants must document the problems or issues that will be addressed by the proposed project and how the proposed project addresses these problems or issues.

According to the applicants the purpose of this project is to ensure the residents of Lake County continue to have access to quality long term care services, and to ensure that there will be a continued commitment to the provision of care to the underserved and indigent residents of Lake County. [Source: Application for Permit pages 67-69 for a complete discussion]

B) Criterion 1125.330 - Alternatives to the Proposed Project – Information Requirements

The applicants are proposing to establish a new one hundred eighty five (185) bed long term care facility in Lake County. The applicants provided information related to the discontinuation [closing and selling] of the Winchester House that the Board has no jurisdiction over. Because the rules do not allow for a replacement facility, the alternatives considered do not address the issues related to the establishment of a new facility. The alternatives of doing nothing, closing Winchester House, selling Winchester House did not address the issues of cost, efficiency, or effectiveness as it relates to the establishment of a new long term care facility.

C) Criterion 1125.520 – Background of the Applicants

To determine if the applicants have the necessary background to own and operate a health care facility the applicants must provide:

1. A listing of all health care facilities owned and operated by the applicants.
 2. A certified listing of any adverse action taken against any health care facility owned or operated by the applicants.
 3. A listing of each member of the LLC that owns more than 5% of the proposed licensed entity.
 4. Authorization from the applicants to allow the Illinois Department of Public Health and the Illinois Health Facilities and Services Review Board to access any and all information to verify information in the application for permit.
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1. To demonstrate compliance with this criterion the applicants stated that they do not own or operate any other health care facility. In addition, neither the Centers for Medicare and Medicaid Services nor the Illinois Department of Public Health ("IDPH") has taken any adverse action involving civil monetary penalties or restriction or termination of participation in the Medicare and Medicaid programs against any of the applicants, or against any Illinois health care facilities owned or operated by the Applicants, directly or indirectly, within three years preceding the filing of this application. A listing of each member of the operating entity and the owner of the real estate was provided in supplemental information dated February 24, 2016. According to the applicants, Innovative Health, LLC will manage the operating entity/licensee. Based upon the information provided in the application for permit the ownership of Transitional Care of Lake County, LLC [operating entity/licensee] and IH Mundelein Owner, LLC [land and building] will be:

TABLE FIVE	
<u>Members Ownership Interest</u>	
Jerry Williamson	43.60%
Horace Winchester	41.90%
Brian Cloch	4.25%
Brad Haber	4.25%
Kurt Read	1.00%
David Weiss	2.50%
Jeff Cook	2.50%

OnPointe is a company that provides patient centered healthcare services. These services are available through a variety of settings including hospital based skilled nursing units, transitional care skilled nursing facilities, long-term care nursing facilities, assisted living facilities, and patients' own homes mostly in Colorado, New Mexico and Texas. [Source: <http://www.onpointe.com/>]

Innovative Health owns and operates post-acute healthcare assets and collaborates with strategic partners to transform traditional care delivery models and manage and mitigate risk to create appropriately aligned solutions that improve overall quality of care. [Source: <http://inhealth.biz>]

2. Certificates of Good Standing were provided for the four applicants. Transitional Care of Lake County, LLC, Innovative Health, LLC, and IH Mundelein Owner, LLC are currently in good standing with the State of Illinois. OnPointe Health Development, LLC, a Texas Limited Liability Company, is in good standing with the State of Texas
3. The applicants are in compliance with Executive Order 2006-5; the site of the proposed facility is outside of a flood plain.
4. The applicants are in compliance with Section 4 of the Illinois State Agency Historic Resources Preservation Act (20 ILCS 3420/1 et. seq.).
5. The applicants provided authorization allowing the State Board and the Illinois Department of Public Health access to any and all documents related to this application necessary to verify information submitted, including but not limited to: official records of IDPH or other State agencies and the records of nationally recognized accreditation organizations. [Application for Permit page 72]

THE STATE BOARD STAFF FINDS THE PROPOSED PROJECT IN CONFORMANCE WITH CRITERION BACKGROUND OF THE APPLICANT [77 IAC 1125.520]

D) Criterion 1125.530 (a) (b) – Bed Need Determination/Service to Planning Area Residents

- a) To determine a bed need in the planning area the applicants must identify a need for beds based on the State Board's calculated bed need for the Lake County Long Term Care Planning Area.

The State Board has calculated an excess of three hundred eleven [311] long term care beds in the Lake County Planning Area as of March 30, 2016.

- b) To determine if the proposed project will provide service to planning area residents the applicants must provide documentation that at least 50% of the projected resident volume will be from residents of the planning area.

1. To determine compliance with this criterion the applicants provided a list of the residents admitted to Winchester House for the period [February 1, 2014-February 1, 2016] by zip code of resident origin.

The applicants argue this project is a relocation of an existing long term care facility [Winchester House] to a new facility in which current residents of Winchester House should be considered in evaluating service to planning area residents. By statute [20 ILCS 3960/3] the State Board has no jurisdiction over the discontinuation of an existing long term care facility therefore the only information that can be considered in the evaluation of this criterion is the three (3) physician referral letters provided in the application for permit.

Because the Board does not have jurisdiction over discontinuations of long-term care facilities, staff considers Winchester House as an existing operating facility and their utilization is considered in evaluating the need for additional beds in this planning area.

Winchester House is a two hundred twenty four (224) bed long term care facility in Lake County. Approximately 89% of the admissions to Winchester House were from the Lake County Planning Area. According to the application the applicants have committed that every resident of Winchester House wanting to reside in the new facility will have the opportunity to do so. The applicants are expecting one hundred sixty six (166) current residents of Winchester House to transfer to the new facility.

2. The applicants provided physician referral letters from three (3) physicians. These referral letters must

1. document the number of prospective residents (by zip code of residence) who have received care at existing LTC facilities located in the area during the 12-month period prior to submission of the application.
2. estimate the number of prospective residents whom the referral sources will refer annually to the applicant's facility within a 24-month period after project completion.
3. contain the physician notarized signature, the typed or printed name of the referral source, and the referral source's address;
4. verify that the prospective resident referrals have not been used to support another pending or approved Certificate of Need (CON) application for the subject services.

The referral letters documented the number of historical referrals but not the long term care facilities in which the resident was referred. The letters stated the number of projected referrals by zip code of residence; the physicians' notarized signature and verification that the referral had not been used for another pending or approved Certificate of Need. The three (3) physicians identified one hundred and fifty five (155) projected referrals all from the Lake County Long Term Planning Area.

The Board Staff Review of the information provided by the applicants in the application for permit notes while the projected referrals (155 referrals) were all from the Lake County Long Term Planning Area the number of projected referrals does not support the one hundred eighty-five (185) beds being requested.

TABLE SIX Physician Referral Letters				
Physicians	Zip Code	City	County	Number of Referrals
Art Pogre MD	60040	Highwood	Lake County	1
	60048	Libertyville	Lake County	2
	60061	Vernon Hills	Lake County	2
	60031	Gurnee	Lake County	5
	60079	Waukegan	Lake County	
	60085	Waukegan	Lake County	
	60087	Waukegan	Lake County	
	60045	Lake Forest	Lake County	
	60044	Lake Bluff	Lake County	
	60030	Grayslake	Lake County	
Total				10
Mohina Gupta MD	60048	Libertyville	Lake County	47
	60060	Mundelein	Lake County	35
	60061	Vernon Hills	Lake County	23
	60031	Gurnee	Lake County	20
	60079	Waukegan	Lake County	
	60085	Waukegan	Lake County	
	60087	Waukegan	Lake County	
	60045	Lake Forest	Lake County	
	60044	Lake Bluff	Lake County	
	60030	Grayslake	Lake County	
	60031	Gurnee	Lake County	
Total				125
John Kapoor MD	60060	Mundelein	Lake County	0
	60048	Libertyville	Lake County	2
	60061	Vernon Hills	Lake County	2
	60031	Gurnee	Lake County	16
	60079	Waukegan	Lake County	
	60085	Waukegan	Lake County	
	60087	Waukegan	Lake County	
	60045	Lake Forest	Lake County	
	60044	Lake Bluff	Lake County	
	60030	Grayslake	Lake County	
Total				20
[Source: Application for permit pages 84-91]				

THE STATE BOARD STAFF FINDS THE PROPOSED PROJECT NOT IN CONFORMANCE WITH CRITERION PLANNING AREA NEED [77 IAC 1125.530]

E) Criterion 1125.540 (b) (d) – Service Demand – Establishment of General Long Term Care Facility

To determine if there is sufficient demand for the new facility the applicants must provide referral letters documenting the projected number of referrals to be referred to the proposed facility. The referrals letters must

1. document the number of prospective residents (by zip code of residence) who have received care at existing LTC facilities located in the area during the 12-month period prior to submission of the application.
2. estimate the number of prospective residents whom the referral sources will refer annually to the applicant's facility within a 24-month period after project completion.
3. contain the physician notarized signature, the typed or printed name of the referral source, and the referral source's address;
4. verify that the prospective resident referrals have not been used to support another pending or approved Certificate of Need (CON) application for the subject services.

As documented above at criterion [77 IAC 1125.530 – Geographic Service Area] the applicants provided three (3) referral letters that documented one hundred fifty five (155) referrals annually to the proposed facility from physicians. These referrals were accepted by Board Staff.

The applicants argue this project is a relocation of an existing long term care facility [Winchester House] to a new facility in which current residents of Winchester House should be considered in evaluating demand for the proposed service. The State Board has no jurisdiction over the discontinuation of an existing long term care facility therefore the only information that can be considered in the evaluation of demand for the project is the three (3) physician referral letters provided by the applicants and documented above. [77 IAC 1125.530 – Geographic Service Area] These three referral letters do not support the number of beds being requested by the applicants.

THE STATE BOARD STAFF FINDS THE PROPOSED PROJECT NOT IN CONFORMANCE WITH CRITERION SERVICE DEMAND [77 IAC 1125.540 (b) (d)]

F) Criterion 1125.570 (a) (1) (2) (3) (4) (5) – Service Accessibility

The applicant shall document that at least one of the following factors exists in the planning area, as applicable:

1. The absence of the proposed service within the planning area;
2. Access limitations due to payor status of patients/residents, including, but not limited to, individuals with LTC coverage through Medicare, Medicaid, managed care or charity care;
3. Restrictive admission policies of existing providers;
4. The area population and existing care system exhibit indicators of medical care problems, such as an average family income level below the State average poverty level, or designation by the Secretary of Health and Human Services as a Health Professional Shortage Area, a Medically Underserved Area, or a Medically Underserved Population;
5. All services within the 45-minute normal travel time meet or exceed the 90% occupancy standard.

There is no absence of service in the planning area; nor access limitations due to payor status or restrictive admission policies of existing providers. The applicant did not point to restrictive admission policies of existing providers. In addition, the applicants have not identified any indicators of medical care problems. There are ninety (90) facilities within forty five (45) minutes of the proposed facility. Of those ninety (90) facilities two (2) facilities are not yet operational. Of the remaining eighty eight (88) facilities the average occupancy is approximately seventy seven percent (77%). Fourteen (14) of the eighty eight (88) facilities are at target occupancy.

The Board Staff concludes based upon a review of the material submitted by the applicants that the proposed facility will not improve service access.

THE STATE BOARD STAFF FINDS THE PROPOSED PROJECT NOT IN CONFORMANCE WITH CRITERION SERVICE ACCESSIBILITY [77 IAC 1125.570 (1) (a) (b) (c) (d)]

G) Criterion 1125.580 (a) (b) (c) – Unnecessary Duplication of Service/Mal-distribution of Service

- a) To determine compliance with this criterion the applicants must provide documentation that an unnecessary duplication of service will not result from the establishment of the proposed facility.

To determine if there is an unnecessary duplication of service the Staff reviews information from all facilities within thirty (30) minutes of the proposed facility. There are thirty nine (39) facilities within thirty minutes of the proposed facility. Two of the facilities within thirty minutes did not provide information. Of the remaining thirty seven (37) facilities, six of the facilities are at target occupancy. Average occupancy of these thirty seven (37) facilities is approximately seventy eight percent (78%)

The Board Staff concludes based upon the material submitted in the application for permit that the proposed project may result in an unnecessary duplication of service because existing facilities within 30 minutes are not operating at target occupancy.

- b) To determine compliance with this criterion the applicants must provide documentation that a surplus of beds does not exist in the thirty minute service area.

To determine if a maldistribution of service exists in the planning area the applicants provided the total number of beds and current population of the 30 minute service area and compared that ratio to the State of Illinois total number of beds and current population.

The ratio of beds to population in the thirty minute (30) service area is one bed for every one hundred ninety one (191) residents. The State of Illinois ratio is one (1) bed for every 128 residents.

Based upon the information Board staff reviewed, there does not appear to be a surplus of beds based upon the standard of 1.5 times the State of Illinois ratio.

- c) To demonstrate compliance with this criterion the applicants must document that the proposed project will not
1. lower the utilization of other area providers below the occupancy standards specified in Section 1125.210(c); and
 2. lower, to a further extent, the utilization of other area facilities that are currently (during the latest 12-month period) operating below the occupancy standards.

The applicants believe the proposed Transitional Care of Lake County will not lower, to a further extent, the utilization of other area facilities that are currently (during the latest 12-month period) operating below the State Board occupancy standards. The applicants believe that the proposed project is a relocation of an existing facility to another site and the applicants have committed to allow residents of Winchester House wanting to reside in the new facility will have the opportunity to do so. According to the applicants, no residents will transfer from other existing facilities to the proposed Transitional Care of Lake County. However the State Board has jurisdiction over the establishment of new facility not the discontinuation of one facility [Winchester House]. Board staff cannot consider Winchester House's possible discontinuation as part of this application.

Based upon the calculated excess number of beds in the Lake County Planning Area and the number of facilities within thirty (30) minutes of the proposed facility, staff finds that the proposed facility will impact other facilities in the planning area.

THE STATE BOARD STAFF FINDS THE PROPOSED PROJECT NOT IN CONFORMANCE WITH CRITERION UNNECESSARY DUPLICATION OF SERVICE/MALDISTRIBUTION/IMPACT ON OTHER FACILITIES [77 IAC 1125.580 (a) (b) (c)]

H) Criterion 1125.590 – Staffing

To determine compliance with this criterion the applicants must document that relevant clinical and professional staffing needs for the proposed project and requirements of licensure, certification and applicable accrediting agencies can be met.

To demonstrate compliance with this criterion the applicants must provide one of the following: letters of interest from prospective staff members, completed applications for employment, or a narrative explanation of how the proposed staffing will be achieved. Staff recruitment will begin as early as 12 months prior to the opening of the facility to ensure all positions are filled with qualified personnel. New staff will be recruited through:

- National advertising;
- Posting job opportunities online and in local nursing schools;
- Focused advertising within the health care professional community;
- Outreach to community, alumni organizations, and others;
- Social media, e.g., LinkedIn, Facebook, Twitter, etc.; and
- Online application system [Source Additional Information May 19, 2016]

The applicants provided the table below documenting the proposed staffing model for the proposed facility. Board Staff relies upon Medicare and Medicaid certification of the proposed facility to meet the staffing requirements of the proposed facility.

Based on the information reviewed and the reliance on the Medicare and Medicaid certification, the Staff concludes adequate and qualified staffing for the nursing home is available or can be recruited.

TABLE SEVEN			
Proposed Staff Model			
Director of Nursing	1	Social Services	2
Assistant Director of Nursing	1	Director of Maintenance	1
RN	15	Maintenance	1.4
LPN	13	Marketing Director	1
CNA	38	Human Resources	1
Restorative Aide	2	Administrator	1
Skin Care Nurse	1	Business Office	2
MDS Supervisor	1	Medical Records	1
MDS Staff	2	Admissions Director	1
Case Manager	1	Admissions Staff	0.5
Staffing Coordinator	1	Nurse Liaison	1
P.M. Supervisor	1	Reception	4.2
Weekend Supervisor	1	Dietary Supervisor	1
Specialty Program Coordinator	1	Cooks	2
Central Supply Clerk	1	Dietary Aide	7
Director of Activities	1	Housekeeping	6
Activity Aides	4	Laundry	2
Director of Resident Services	1	Total	121.1

[Source: Application for Permit Page 103]

THE STATE BOARD STAFF FINDS THE PROPOSED PROJECT IN CONFORMANCE WITH CRITERION STAFFING [77 IAC 1125.590]

I) Criterion 1125.600 – Bed Capacity

To demonstrate compliance with this criterion the applicants must document that the proposed facility will not be more than two hundred fifty (250) beds.

The applicants are proposing a one hundred eighty five (185) bed long term care facility in Lake County. The proposed facility meets this requirement of the State Board.

J) Criterion 1125.610 – Community Relations

To demonstrate compliance with this criterion the applicants must provide documentation of support from the community.

The applicants provided letters of support from sixty five (65) residents of the Winchester House that are listed below.

TABLE EIGHT
Letters of Support

Gregory Stahl	Themis Grekas
Patricia Clay	Patricia Schuette
Mary Fialkowski	Alice Ksiezak
Dorothy Nash	Philomena Bond
Kenneth Wesley	Betty Fischer
Kenneth Riendeau	Farris Sexton
Lemonia Armon	Kathryn Siedlecki
Julian Emanuelson	Jean Musko
Margaret Semon	Anna Huml
Robert Casey	Stephanie Gilinski
Helen McNatt	Linda Buchanan
Roberta Parker	Adeline Bruss
Kathy Smith	Majorie Neff
Mary Waters	Nancy Morgan
Dale Buttolph	Bonnie Tinkle
Josephine Loksa	Mary Lagerblade
Craig Lisack	James McDonnell
Albert Rudolph	Mildred Johnson
Gunnel Rex	Kathy McCowen
Patricia Perrotti	Edla Conley
Anthony Yelk	Kim Keafer
Clarence Rose	Andrea Barnes
Lorraine Della Pasta	Richard Gileason
John Mattox	Glenn Tuson
Rossana Slawson	Virginia Baran
Winfred Mack	Denise Gilbert
Audrey Santell	Mary Beasley
Laura Huseby	Jeanne Salle
Jackie Hoffmeier	Gerard Sykora
Ronald Bell	Theresa Provodian
Marianne Brewer	Keith Powell
Susan Kalis	Norman Gardner
	Eleanore Merritt

[Source Application for Permit page 106-170]

K) Criterion 1125.620 –Size of the Project

To determine compliance with this criterion the applicants must provide documentation of the gross square footage per bed. The State Board Standard per bed is 435-713 BGSF/Bed for new construction and includes all functional areas minimally required for the applicable service areas, by the appropriate rules, required for IDPH licensure and/or federal certification and any additional spaces required by the applicant's operational program. The applicants provided the total clinical square footage of 73,721 BGSF. This is 399/BGSF per bed which is below the State Board Standard. [1125 Appendix A]

No architectural plans were submitted with this application and the applicants stated they are in the schematic phase of the design of the new building. Board staff expects the plan to be revised and refined prior to the submittal for full plan review by the Department of Public Health.

Based upon the information provided by the applicants in the application for permit the building's size is in compliance with the requirements of the State Board.

L) Criterion 1125.630 – Zoning

To determine compliance with this criterion the applicants must document one of the following:

- a) The property to be utilized has been zoned for the type of facility to be developed;
- b) Zoning approval has been received; or
- c) A variance in zoning for the project is to be sought.

The applicants provided a letter from Amanda Orenchuk Acting Director of Community Development the Village of Mundelein. The Village of Mundelein's Community Development Department helps to guide development in the Village by ensuring that zoning, subdivision, and annexation applications are consistent with the Village's set policies. This letter stated

"This letter is to confirm that IH Mundelein Owner, LLC, met with the Village of Mundelein on January 22, 2016, to present their idea for a project at 850 East Route 45. Subsequently, the development team has submitted a Concept Plan for a new construction project named Transitional Care of Lake County. Transitional Care of Lake County proposes approximately 60 private beds specifically designed for short-term rehabilitation purposes, 50 beds for memory care, and 75 beds for long term care. The project proposes medical offices, nursing facilities, courtyards, and dedicated therapy space in each care area. The subject property is zoned C-2 General Commercial Zoning District in the Village of Mundelein.

This request will be processed through the Village's entitlement process and will be reviewed by the Mundelein Planning and Zoning Commission and Village Board for approvals. We are continuing to work with IH Mundelein Owner, LLC, as they prepare to submit for a formal plan review process with the Village. I would expect that the zoning approval process could be conducted in approximately 90-120 days after formal submission."

As can be seen by the letter the applicants have provided the information required by the criterion. Board staff notes that the applicants have contacted the Village and it appears that the applicants are familiar with the zoning process should this project be approved and the timeline involved. it appears that the response to the criterion is reasonable given the uncertainty of approval. As a result, the applicants have met this criterion.

M) Criterion 1125.640 -Assurances

To determine compliance with this criterion the applicants must attest that by the second year of operation after project completion the applicants will achieve and maintain the ninety percent (90%) occupancy standard.

The applicants provided the necessary attestation that they expect to achieve and maintain the State Board's occupancy level by the second year of operation after project completion.

THE STATE BOARD STAFF FINDS THE PROPOSED PROJECT IN CONFORMANCE WITH CRITERION BED CAPACITY, COMMUNITY RELATIONS, SIZE OF PROJECT, ZONING, ASSURANCES [77 IAC 1125.600, 1125.610, 1125.620,1125.630, 1125.640]

VIII. Financial Viability

A) **Criterion 11125.800 – Availability of Funds**

To determine compliance with this criterion the applicant must provide documentation that sufficient funds are available to fund the project.

1. The applicants provided a letter from Capital Funding, LLC to provide financing utilizing mortgage insurance issued by the US Department of Housing and Urban Development through Section 232 of the National Housing Act. The letter is not a commitment to lend. The loan amount will be the lesser of 90% of HUD approved construction costs or 80% of HUD approved appraised “as stabilized” value. The loan will be for 40 years at a fixed interest rate of approximately 4.50% based upon current market conditions. The mortgage insurance premium of .77% on the outstanding balance paid monthly. This is a non-recourse loan. The collateral is a first mortgage lien on the land and the building and the project operators tangible and intangible personal property
2. Additionally the applicant provided a letter from Wintrust Commercial Banking for the purchase of the 11 acres at 850 E US Highway 45, Mundelein, Illinois for the development of a 185 bed long term care facility. The loan will be for 80% of the appraised value for 3 years at an approximate interest rate of 4.5%. This letter is not a firm commitment to loan.
3. A letter was provided from US Freedom Capital that stated “*please be advised that US Freedom Capital has previously completed over \$150 Million of skilled nursing financing with the applicant in the past twelve months. We are familiar with the financial condition of the Applicants of the Transitional Care of Fox Valley, (IH Fox Valley Owner, LLC) Transitional Care of Lisle (IH Lisle Owner, LLC) and Transitional Care of Lake County (IH Mundelein Owner, LLC), Certificates of Need and wish to advise you that they have access to sufficient finances, in excess of the 16,000,000 necessary to fund the equity. US Freedom Capital is an investment manager which offers US real estate investment opportunities to offshore investors.*”
[Application for Permit page 185]

Based upon the above information the availability of funds is not guaranteed. Therefore, Board Staff cannot make a positive recommendation on this criterion.

THE STATE BOARD STAFF FINDS THE PROPOSED PROJECT NOT IN CONFORMANCE WITH CRITERION AVAILABILITY OF FUNDS [77 IAC 1125.800]

B) **Criterion 1125.800 – Financial Viability**

To determine compliance with this criterion the applicants must provide documentation in order for a determination to be made that the applicants have the ability to achieve profitability and the long term objectives of the project.

The applicants are new entities therefore no historical information was provided. The applicants provided three years of projected financial information for the combined

entities, the operating entity and the owner of the real estate. Board staff's analysis includes an evaluation of the projected financial ratios to the State Board Standards. The projected days cash on hand and the cushion ratio have not been met for all years presented for the combined entity. Days cash on hand is an indication of how many days the entity can pay expenses without additional revenue. The cushion ratio is an indication that there is sufficient cash to pay the principle and interest related to the loan. A cushion ratio of 3 means that an entity has three times its debt payment obligations [principle and interest] available in cash.

Based upon Board staff's review of the information submitted, they finds the applicants not in compliance with this criterion.

TABLE NINE Projected Information for First Three After Project Completion Transitional Care of Lake County, LLC			
	Year 1	Year 2	Year 3
Total Revenue	\$14,563,815	\$18,945,150	\$19,869,140
Operating Expenses	\$11,024,220	\$14,034,196	\$14,249,325
Operating Income/Loss	\$3,539,595	\$4,910,954	\$5,619,815
Management Fees	\$728,191	\$947,258	\$993,457
Real Estate Taxes	\$360,000	\$360,000	\$360,000
Real Estate Taxes/Medicaid Recapture	-\$180,000	-\$180,000	-\$180,000
Rent	\$1,440,000	\$1,440,000	\$1,440,000
Depreciation	\$60,000	\$60,000	\$60,000
Net Income	\$1,131,404	\$2,283,696	\$2,946,358
Net Income/Total Income	7.77%	12.05%	14.83%
Current Assets	\$3,202,408	\$3,332,874	\$3,365,154
Long Term Assets	\$27,500	\$53,750	\$51,667
Total Assets	\$3,229,908	\$3,386,624	\$3,416,821
Current Liabilities	\$752,677	\$1,120,000	\$1,120,000
Total Long Term Liabilities	\$2,476,231	\$2,265,634	\$2,295,820
Total Liabilities	\$3,228,908	\$3,385,634	\$3,415,820
Equity	\$1,000	\$1,000	\$1,000

TABLE TEN
Financial Ratios
First Three Years after Project Completion

	Combined			
	State Standard	Year 1	Year 2	Year 3
Current Ratio	1.5	5.3	3.6	3.4
Net Margin Percentage	2.50%	3%	8.1%	11%
LTD to Capitalization	<50%	75.6%	77.7%	81.9%
Projected Debt Service	>1.5	2.07	2.97	3.98
Days Cash On Hand	45 Days	32 Days	22 Days	3 Days
Cushion Ratio	3	0.76	0.67	0.42
	Operating Entity			
Current Ratio	1.5	4.3	2.8	3
Net Margin Percentage	2.50%	7.8	12.1	14.8
LTD to Capitalization	<50%	0	0	0
Projected Debt Service	>1.5	N/A	N/A	N/A
Days Cash On Hand	45 Days	5 Days	3 Days	3 Days
Cushion Ratio	3	N/A	N/A	N/A

	Owner of the Real Estate			
Current Ratio	1.5	N/A	N/A	N/A
Net Margin Percentage	2.50%	-44.70%	-43.60%	-42.50%
LTD to Capitalization	<50%	75.60%	77.70%	80.60%
Projected Debt Service	>1.5	1.13	1.13	1.13
Days Cash On Hand	45 Days	337 Days	306 Days	179 Days
Cushion Ratio	3	0.64	0.57	0.33

THE STATE BOARD STAFF FINDS THE PROPOSED PROJECT NOT IN CONFORMANCE WITH CRITERION FINANCIAL VIABILITY [77 IAC 1125.800]

IX. ECONOMIC FEASIBILITY

A) Criterion 1125.800 (a) - Reasonableness of Financing Arrangements

B) Criterion 1125.800 (b) - Terms of Debt Financing

To address this criterion the applicants must provide documentation that the financing and terms and conditions are reasonable.

1. Terms and Conditions for the building and construction of the facility was discussed under Availability of Fund [77 IAC 1125.800] above.
2. The lease of the property between Transitional Care of Lake County and IH Mundelein Owner, LLC the initial term is for ten (10) years with two renewal options. The lease rate will be based upon the full amortization of the capitalized costs to construct the facility. Based upon the projected financial statements the lease rate calculates to the \$16 per GSF. [\$1,440,000 rent/90,000/GSF = \$16.00/GSF]

C) Criterion 1125.800 (c) - Reasonableness of Project Costs

To determine compliance with this criterion the applicants must demonstrate that the proposed costs are reasonable when compared to the State Board Standards.

Preplanning Costs – These costs are \$300,000. These costs are 1.54% of the new construction, contingencies and movable equipment. This appears reasonable when compared to the State Board Standard of 1.8%.

New Construction Contract and Contingencies – These costs are \$17,952,000 or \$245 per GSF. This appears reasonable when compared to the State Board Standard of \$245.06.

Architectural and Engineering Fees – These costs are \$1,400,000 or 7.8% of new construction and contingency costs. This appears reasonable when compared to the State Board Standard of 5.76-8.66%

Consulting and Other Fees – These costs are \$1,270,000. The State Board does not have a standard for these costs. [Source: Supplemental Information received May 19, 2016]

TABLE ELEVEN	
<u>Consulting and Other Fees</u>	
Developer Fees	\$1,380,000.00
Legal Fees	\$150,000.00
Project Audit Fees	\$30,000.00
Total Consulting and Other Fees	\$1,560,000.00

Movable Equipment – These costs are \$1,475,000 or \$7,972.97 per bed. This appears reasonable when compared to the State Board Standard of \$8,469.28. [Source: Supplemental Information received May 19, 2016]

Net Interest Expense During Construction – These costs are \$790,000. The State Board does not have a standard for these costs.

Other Costs to be Capitalized – These costs are \$895,000. The State Board does not have a standard for these costs. [Source: Supplemental Information received May 19, 2016]

TABLE TWELVE	
Other Costs to be Capitalized	
Insurance/Real Estate Tax Construction	\$25,000
Title/Recording	\$50,000
Lender/Financing Fees	\$580,000
Zoning/Impact Fees	\$250,000
Utility Connection Fees	\$25,000
Building Permit Fees	\$75,000
CON Application Fee	\$65,000
Miscellaneous Expenses	\$25,000
Total Other Costs to be Capitalized	\$1,095,000

D) Criterion 1125.800 (d) - Direct Operating Costs

To address this criterion the applicants must provide the direct operating costs per patient day for the first year after project completion.

The applicants provided the estimated direct operating cost for the first year after project completion of \$231.62 per day. This appears reasonable when compared to previously approved projects of this type. [Source Application for Permit page 211]

TABLE FIFTEEN	
Direct Operating Costs	
Operating Expenses	\$14,034,196
Resident Days:	60,590
Operating Expense per patient days	\$231.62

E) Criterion 1125.800 (e) - Total Effect of the Project on Capital Costs

To address this criterion the applicants must provide the capital costs per patient day for the first year after project completion.

The applicants provided the estimated capital cost per patient day for the first year after project completion of \$22.78 per day. This appears reasonable when compared to previously approved projects of this type. [Source Application for Permit page 212]

TABLE THIRTEEN	
Capital Costs:	
Rent:	\$1,320,000
Depreciation:	\$60,000
Total Capital Costs:	\$1,380,000
Resident Days	60,590
Capital Costs per patient day	\$22.78

THE STATE BOARD STAFF FINDS THE PROPOSED PROJECT IN CONFORMANCE WITH CRITERION REASONABLENESS OF FINANCING ARRANGEMENTS, TERMS OF DEBT FINANCING, REASONABLENESS OF PROJECT COSTS, DIRECT OPERATING COSTS, TOTAL EFFECTION OF THE PROJECT ON CAPITAL COSTS [77 IAC 1125.800 (a) (b) (c) (d) (e)]

TABLE FOURTEEN
Facilities within 45 minutes

Facility Name	City	LTC Beds	Planning Area	Utilization ^[1]	Adjusted Time ^[2]	Medicare Star Rating ^[3]
Libertyville Manor Ext Care	Libertyville	174	Lake	29.40%	10.35	4
Manor Care of Libertyville	Libertyville	150	Lake	75.50%	10.35	5
Winchester House Nursing Home	Libertyville	224	Lake	72.90%	11.5	2
Warren Barr Lincolnshire	Lincolnshire	144	Lake	65.00%	12.65	3
Radford Green	Lincolnshire	88	Lake	122.90%	13.8	5
Warren Barr North Shore	Highland Park	215	Lake	51.70%	17.25	4
Alden-Long Grove Rehab/HC Ctr	Long Grove	248	Lake	61.50%	18.4	3
Addolorata Villa	Wheeling	98	7-A	82.90%	19.55	5
Greek American Rehab & Care Center	Wheeling	198	7-A	90.70%	19.55	3
Lake Forest Hosp-Westmoreland	Lake Forest	84	Lake	64.10%	19.55	5
Avantara Long Grove	Long Grove	190	Lake	80.30%	19.55	2
Lake Forest Place	Lake Forest	70	Lake	84.80%	19.55	5
Claridge Healthcare Center	Lake Bluff	231	Lake	34.98%	19.55	2
Lexington Health Care-Wheeling	Wheeling	215	7-A	89.10%	21.85	2
Brentwood North Healthcare & Rehab	Riverwoods	240	Lake	58.30%	21.85	2
Wauconda Healthcare & Rehab	Wauconda	135	Lake	70.30%	21.85	5
The Moorings Health Center	Arlington Heights	116	7-A	76.30%	23	4
Rosewood Care Ctr-Northbrook	Northbrook	147	7-B	86.70%	23	3
Lexington Of Lake Zurich	Lake Zurich	203	Lake	91.90%	23	3
Lutheran Home For Aged	Arlington Heights	346	7-A	87.00%	25.3	5
St. Joseph's Home For Elderly	Palatine	59	7-A	91.00%	25.3	5
Aperion Care Plum Grove	Palatine	69	7-A	81.60%	26.45	1
Whitehall- North	Deerfield	190	Lake	75.40%	26.45	5
Aperion Care Highwood	Highwood	104	Lake	79.10%	26.45	4
The Village at Victory Lakes	Lindenhurst	120	Lake	83.30%	26.45	2
Claremont Rehab & Living Ctr.	Lincolnshire	200	Lake	95.00%	26.45	5
Manor Care of Rolling Meadows	Rolling Meadows	155	7-A	72.60%	27.6	5
Transitional Care of Arlington Heights	Arlington Heights	120	7-A		27.6	NA
Lake Park Center	Waukegan	210	Lake	84.00%	27.6	NA
Alden Estates of Barrington	Barrington	150	7-A	78.30%	28.75	3
Covenant Health Care Center	Northbrook	102	7-B	82.00%	28.75	4
Pavilion of Waukegan	Waukegan	109	Lake	81.50%	28.75	3
Emeritus at Prospect Heights	Prospect Hgts	30	7-A	69.90%	29.9	5
Alden - Des Plaines Rehab/HCC	Des Plaines	110	7-B	77.70%	29.9	5
Manor Care of Northbrook	Northbrook	158	7-B	79.60%	29.9	4
Nazarethville	Des Plaines	68	7-B	98.20%	29.9	5
Glen Lake Terrace Nursing & Rehab	Waukegan	271	Lake	84.60%	29.9	2
Bayside Terrace	Waukegan	168	Lake	88.30%	29.9	NA
Church Creek	Arlington Heights	56	7-A	74.60%	31.05	4
Rosewood Care Center Inverness	Inverness	142	7-A	77.60%	31.05	5
Ballard Nursing Center	Des Plaines	231	7-B	52.50%	31.05	1
Abington Of Glenview	Glenview	192	7-B	56.90%	31.05	4
Abbott House	Highland Park	106	Lake	100.00%	31.05	NA
Manorcare of Arlington Heights	Arlington Heights	151	7-A	68.10%	32.2	3
Grove of Northbrook Living & Rehab Center	Northbrook	134	7-B	7.00%	32.2	2
Glenview Terrace Nursing Ctr	Glenview	314	7-B	83.90%	32.2	3
Glen Oaks Nsg. & Rehab. Ctr.	Northbrook	298	7-B	87.00%	32.2	4

TABLE FOURTEEN
Facilities within 45 minutes

Facility Name	City	LTC Beds	Planning Area	Utilization ^[1]	Adjusted Time ^[2]	Medicare Star Rating ^[3]
Hillcrest Retirement Village	Round Lake Beach	144	Lake	84.20%	32.2	4
Glen Bridge Nursing Center	Niles	302	7-B	85.20%	33.35	2
Niles Nursing & Rehab Center	Niles	304	7-B	85.60%	33.35	4
Manor Care - Elk Grove Village	Elk Grove Vil.	190	7-A	90.30%	34.5	5
Vi at the Glen	Glenview	47	7-B	81.60%	34.5	4
Avantara Park Ridge	Park Ridge	140	7-B	32.30%	35.65	5
Park Ridge Care Center	Park Ridge	46	7-B	90.70%	35.65	3
The Terrace Nursing Home	Waukegan	115	Lake	85.90%	35.65	4
Friendship Village Schaumburg	Schaumburg	250	7-A	84.60%	36.8	5
Maryhaven Nsg. & Rehab. Ctr.	Glenview	135	7-B	82.80%	36.8	5
Skokie Meadows Nursing Center II	Skokie	111	7-B	84.60%	36.8	NA
Lee Manor	Des Plaines	262	7-B	89.70%	36.8	3
Grove of Skokie Living & Rehab	Skokie	149	7-B	101.30%	36.8	4
Alden Estates of Northmoor	Chicago	198	6-A	84.60%	37.95	4
Alden-Poplar Creek Rehab & Care	Hoffman Estates	217	7-A	81.90%	37.95	2
Alden North Shore Rehab & Hc	Skokie	93	7-B	57.80%	37.95	5
Cambridge Nursing & Rehab	Skokie	113	7-B	88.90%	37.95	5
Swedish Covenant Hospital	Chicago	37	6-A	47.80%	39.1	5
Danish Home, The	Chicago	17	6-A	67.30%	39.1	NA
Claremont-Hanover Park	Hanover Park	150	7-A	67.40%	39.1	4
Lexington Of Schaumburg	Schaumburg	214	7-A	83.00%	39.1	2
Alden Terrace Of McHenry Rehab	Mchenry	316	McHenry	38.60%	39.1	3
Resurrection Life Center	Chicago	157	6-A	97.50%	40.25	5
Alden Estates of Skokie	Skokie	56	7-B	45.00%	40.25	5
Resurrection Nsg & Rehab Ctr	Park Ridge	298	7-B	68.70%	40.25	4
Lieberman Center for Health & Rehab	Skokie	240	7-B	87.80%	40.25	3
Prairieview Nursing Unit	Barrington	20	Lake	61.30%	40.25	5
The Springs at Crystal Lake	Crystal Lake	97	McHenry	63.70%	40.25	4
Crystal Pines Rehab & HCC	Crystal Lake	114	McHenry	85.20%	40.25	2
Fair Oaks Health Care Center	Crystal Lake	46	McHenry	85.20%	40.25	4
Norwood Crossing	Chicago	131	6-A	92.50%	41.4	5
Alden Estates Of Evanston	Evanston	99	7-B	53.80%	41.4	3
Grosse Pointe Manor	Niles	99	7-B	89.60%	41.4	4
Dobson Plaza	Evanston	97	7-A	61.60%	42.55	4
Avanti Wellness & Rehab	Niles	212	7-B	63.60%	42.55	5
Generations at Regency	Niles	300	7-B	74.90%	42.55	2
St. Benedict Nsg. & Rehab. Ctr	Niles	99	7-B	93.90%	42.55	5
Harmony Nursing And Rehab Ctr	Chicago	180	6-A	91.90%	43.7	4
Lexington Of Streamwood	Streamwood	214	7-A	81.00%	43.7	3
Asbury Court Nursing & Rehab	Arlington Heights	71	7-A		43.7	NA
St. Andrew Life Center	Niles	55	7-B	67.40%	43.7	4
Manor Care of Wilmette	Wilmette	80	7-B	86.00%	43.7	4
Westminster Place	Evanston	204	7-B	84.50%	44.85	5

1. Occupancy taken from 2014 LTC Profiles
2. Time determined by MapQuest and adjusted per 1100.510 (d)
3. Medicare Star Rating at <https://www.medicare.gov/nursinghomecompare>

16-012 Transitional Care of Lake County - Mundelein

