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July 17, 2019

Anne M. Cooper  
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Via Federal Express  
Via Email

Ms. Courtney Avery  
Administrator  
Illinois Health Facilities and Services Review  
Board  
525 West Jefferson Street, 2nd Floor  
Springfield, Illinois 62761

**Re: Meadowbrook Manor of Geneva (Proj. No. 17-012)  
Relinquishment of Permit**

Dear Ms. Avery:

On behalf of Butterfield HealthCare III, LLC and MMG Partners, L.P. (the "Permit Holders"), I am writing to notify the Illinois Health Facilities and Services Review Board (the "State Board") of the Permit Holder's intent to relinquish the permit for Project. No. 17-012. On February 27, 2018, the State Board approved the establishment of a 150 bed general long term care facility to be located at 37W220 Keslinger Road, Geneva, Illinois (the "Project"). Due to the inability to secure financing from the U.S. Department of Housing and Urban Development ("HUD"), the Permit Holders decided not to move forward with the Project. Accordingly, Permit Holders respectfully request the State Board approve its request to relinquish its permit for Meadowbrook Manor of Geneva (Proj. No. 17-012).

### **1. Project Description**

On February 27, 2018, the State Board approved the establishment of a 150 bed general long term care facility consisting of 26 private rooms and 62 semi-private rooms to be located at 37W220 Keslinger Road, Geneva, Illinois. The site is adjacently located to Northwestern Medicine Delnor Hospital campus, which also houses physician offices, specialists and an ambulatory surgical treatment center. The site is proximately located to three elderly age restricted independent living buildings with 90 fully occupied units. The proposed facility would complete the continuum of care for this burgeoning health care hub by providing skilled nursing care.

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## **2. Reason for Relinquishment**

Since permit approval, the Permit Holders have worked to obtain HUD financing for the Project. Due to the inability to secure HUD financing, the Permit Holders decided not to move forward with this project and to request the State Board approve the relinquishment of its permit for Meadowbrook Manor of Geneva (Proj. No. 17-012).

## **3. How Need will be Met**

The Project was to be located in Kane County in HSA 8. Based upon the May 2, 2019 Long-Term Care Facility Updates, there is an excess of 138 skilled nursing beds in Kane County. Relinquishment of the permit would eliminate the excess skilled nursing beds and create a nominal need of 12 skilled nursing beds, which is in line with State Board's need calculation.

If you have any questions pertaining to this request, or need additional information, please feel free to contact me.

Sincerely,

A handwritten signature in blue ink that reads "Anne M. Cooper".

Anne M. Cooper

**MMG PARTNERS, LP**  
648 N. RIVER ROAD, SUITE 100  
NAPERVILLE, IL 60563

**WSB WEST SUBURBAN BANK**  
711 WESTMORE MYERS RD  
LOMBARD, IL 60148-3370  
70-2334719

005013

7/11/2019

PAY TO THE ORDER OF Illinois Department of Public Health

\$ \*\*1,000.00

One Thousand and 00/100\*\*\*\*\* DOLLARS

Illinos Department of Public Health



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RUB PROTECT

MEMO Closing Geneva Project Filing Fee ( Close Permit )

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**MMG PARTNERS, LP** NAPERVILLE, IL 60563

005013

Illinos Department of Public Health

7/11/2019

Date	Type	Reference	Original Amt.	Balance Due	Discount	Payment
7/11/2019	Bill	Filing Fee Geneva	1,000.00	1,000.00		1,000.00
					Check Amount	1,000.00

Checking - West Subu Closing Geneva Project Filing Fee ( Close Permi 1,000.00