

ALDEN
ESTATES-COURTS
of **NEW LENOX**

MEMORY CARE | SHORT-TERM REHABILITATION

March 28, 2023

Via USPS and Email

Mr. John Kniery
Administrator
Illinois Health Facilities and Services Review Board
525 W. Jefferson Street--2nd Floor
Springfield, IL 62761

Re: Alden Estates-Courts of New Lenox
Project No. 18-009 (the "Project")

Dear Mr. Kniery:

The Permit Holders for the Alden Estates-Courts of New Lenox Project referenced above ask to relinquish its permit.

As the Board knows, this Project has had several delays in large part to the construction materials and lending markets that have been stalled and economically affected by the pandemic. These issues were detailed in an application for a Permit Renewal considered by the Board previously.

Section 1130.775 of the Review Board regulations state that the permit holder shall notify HFSRB in writing, prior to the abandonment or withdrawal of a project and address the three items enumerated and discussed below.

1. Description of the permit and related costs.

This permit was to establish a 166-bed skilled long term care facility in New Lenox at an approved Project Cost of \$39,615,616. A table showing approved project costs by line item and costs expended to date is attached.

2. A detailed explanation of the reasons for abandonment.

We are asking to relinquish the permit. If we can address the complications that caused the delay, we will pursue a new application for a permit for this project.

Alden Estates and Courts of New Lenox - Project 18-009

Use of Funds			
	Total Project Permit	Expended - February 2023	Percentage Expended of Total
Preplanning Costs	\$286,233	\$136,085	48%
Site Survey & Soil Investigation	\$40,000	\$7,290	18%
Site Preparation	\$725,000	\$0	0%
Off-Site Work	\$120,000	\$0	0%
New Construction Contracts	\$28,660,800	\$0	0%
Contingencies	\$1,514,540	\$0	0%
Architectural / Engineering Fees	\$2,133,934	\$896,504	42%
Consulting and Other Fees	\$769,000	\$314,408	41%
Movable or Other Equipment	\$2,429,167	\$0	0%
Net Interest Expense During Const	\$1,540,692	\$0	0%
Other Costs to be Capitalized	\$1,396,250	\$0	0%
Total	\$39,615,616	\$1,354,287	3%
Sources of Funds			
Cash and Securities	\$6,115,616	\$1,354,287	22%
Mortgages	\$33,500,000	\$0	0%
Total	\$39,615,616	\$1,354,287	3%

LONG-TERM CARE FACILITY UPDATES

2/15/2023

CALCULATED BED NEEDS

Planning Area	Calculated Beds Needed	Approved Beds	Additional Beds Needed or Excess Beds ()
HEALTH SERVICE AREA 7			
Planning Area 7-A	3,274	3,281	(7)
Planning Area 7-B	4,804	6,167	(1,363)
Planning Area 7-C	5,293	5,944	(651)
Planning Area 7-D	1,874	2,881	(1,007)
Planning Area 7-E	6,598	8,490	(1,892)
HEALTH SERVICE AREA 8			
Kane	3,015	2,855	160
Lake	3,692	3,899	(207)
McHenry	1,015	1,017	(2)
HEALTH SERVICE AREA 9			
Grundy	266	265	1
Kankakee	829	989	(160)
Kendall	309	184	125
Will	2,939	2,820	119
HEALTH SERVICE AREA 10			
Henry	417	495	(78)
Mercer	109	172	(63)
Rock Island	875	1,200	(325)
HEALTH SERVICE AREA 11			
Clinton	302	355	(53)
Madison	1,819	1,921	(102)
Monroe	290	263	27
St. Clair	1,799	1,947	(148)

LONG-TERM CARE ICF/DD 16 AND UNDER BED NEED

HSA 1	246	287	(41)
HSA 2	225	208	17
HSA 3	196	221	(25)
HSA 4	286	80	206
HSA 5	206	160	46
HSA 6, 7, 8, 9	3,183	1,021	2,162
HSA 10	69	32	37
HSA 11	211	256	(45)