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OCT 11 2012

**HEALTH FACILITIES &
SERVICES REVIEW BOARD**

October 2, 2012

Illinois Health Facilities and Services Review Board

525 West Jefferson Street, 2nd Floor

Springfield, IL 62761

RE: The Healthcare Center at Monarch Landing, Project 12-036

Dear Chairman Galassie:


The purpose of my letter is to share my support for the approval of the Certificate of Need for the construction of a 96 skilled nursing neighborhood at our Monarch Landing campus in Naperville, Illinois.

The skilled nursing campus would allow our residents the consistency of care, less traumatic with transferring in and out, and provides them to stay in their campus—home. The residents have home health as an option, but there are times they need a skilled nursing setting; it's a hard decision for the residents to make when they have to leave their comfortable suite. The approval of adding on a skilled nursing

neighborhood will give the residents and families peace of mind they are still home at Monarch Landing.

Thank you for your consideration of this request.

Sincerely,

A handwritten signature in black ink that reads "Christine Sdrenka". The signature is written in a cursive style with a large, stylized initial 'C'.

Christine Sdrenka

2255 Monarch Dr.

Naperville, IL 60563

630-300-1152 office

630-347-5248 cell



Naperville

October 5, 2012

Ms. Courtney R. Avery, Administrator
Illinois Health Facilities and Service Review Board
525 W. Jefferson, 2nd Floor
Springfield, IL 62761

Re: Support of Project No. 12-036 – Healthcare Center at Monarch Landing

As the Zoning Administrator for the City of Naperville, I offer this letter in support of the proposed Healthcare Center at Monarch Landing. The Healthcare Center is an essential component of the approved Planned Unit Development (PUD) at Monarch Landing and the City's overall vision of the approximately 80 acre development.

In 2005, the Naperville City Council, based on a recommendation from the Planning and Zoning Commission and City staff, approved the rezoning of the Monarch Landing campus to allow for the development of a Continuing Care Retirement Community (CCRC), a component of which included an extended care facility. This rezoning was supported based on the need for this residential housing type in the City, as well as the property's convenient location within the I-88 Tollway Corridor. To date, this development has been improved with independent living units and associated amenities and has recently been approved to construct a 124 bed extended care facility commonly referred to as the Monarch Landing Health Care Center. Staff finds that the proposed Health Care Center is consistent with the intended development of the Monarch Landing campus as a continuing care facility and fully supports its construction and operation at this location.

It is important to note that the City is very strategic in its support for residential/health care uses along the I-88 Tollway Corridor. Based on the intended development of this corridor for industrial, office, and other high-tech uses which contribute to the City's employment and tax base, the City recently denied a request for rezoning to locate an assisted living facility (CRL Senior Living Communities) and future short-term rehabilitation center (Transitional Care Management which previously received approval of a Certificate of Need) in the I-88 Tollway Corridor. Unlike the Monarch Landing campus, which is located within the corridor but with no direct access onto I-88, the CRL facility was proposed for property with direct I-88 frontage and therefore received no support. Consistent with this decision, the City has no plans to rezone any other property located within the I-88 Tollway Corridor for residential/health care uses, particularly given that entitled property remains available for development on the Monarch Landing Campus.

The City respectfully requests that you support the development of the Health Care Center at Monarch Landing in order to allow for the development of this site as was intended through the 2005 approvals.

Thank you,

Allison M. Laff, AICP
Planning Operations Manager/Zoning Administrator,
City of Naperville - TED Business Group

Chairman Dale Galassie
Illinois Health Facilities and Service Board
525 West Jefferson Street, 2nd Floor
Springfield, IL 62761

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HEALTH FACILITIES &
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Re: Healthcare Center at Monarch Landing, Project # 12-036

We moved to Monarch Landing 4 years ago and were promised that a Skilled Nursing Facility would be available in a few years and that a Certificate of Need had been approved by previous IHFSB action.

Of course there were changes in the circumstances since then (the economy, the bankruptcy, the excellent redesign of the facilities) which would necessitate a new application for a new CON. **But what has not changed was the continuing absolute need for this facility.**

We understand that all design and operating issues have been satisfied with the submitted plans. And now with construction funds available, it would be a travesty for this project not to be permitted to proceed.

My wife passed away last year and the presence of the promised facility on this campus would have made our circumstances so much easier prior to her passing.

I am 90 years old now and it would be quite reassuring to know that the approval board understands the plight of the elderly and would act accordingly.

Thank you for your consideration.



Morton Hartman
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Naperville, IL 60563

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