

ORIGINAL

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LONG-TERM CARE APPLICATION FOR PERMIT

HEALTH FACILITIES & SERVICES REVIEW BOARD

SECTION I. IDENTIFICATION, GENERAL INFORMATION, AND CERTIFICATION

This Section must be completed for all projects.

16-052

DESCRIPTION OF PROJECT

Project Type

[Check one]

[check one]

<input checked="" type="checkbox"/> General Long-term Care <input type="checkbox"/> Specialized Long-term Care	<input type="checkbox"/> Establishment of a new LTC facility <input type="checkbox"/> Establishment of new LTC services <input checked="" type="checkbox"/> Expansion of an existing LTC facility or service <input checked="" type="checkbox"/> Modernization of an existing facility
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Narrative Description

Provide in the space below, a brief narrative description of the project. Explain WHAT is to be done, NOT WHY it is being done. If the project site does NOT have a street address, include a legal description of the site. Include the rationale regarding the project's classification as substantive or non-substantive. Include: the number and type of beds involved; the actions proposed (establishment, expansion and/or modernization); the ESTIMATED total project cost and the funding source(s) for the project.

Westminster Village ("Westminster") is a not-for-profit continuing care retirement community serving seniors in the Bloomington Normal area since 1979. Westminster is home to approximately 340 residents, with 179 independent living apartments and 22 Independent Living Townhouses, 52 assisted living apartments and 78 licensed beds in skilled care on a 40-acre site. It is located in Bloomington at 2025 East Lincoln Street.

Westminster currently has a waiting list of 278 applicants for its independent living to accommodate this demand. Westminster has developed a master plan to increase all components of care in its community.

The first phase of the master plan will be to do an extensive modernization of the existing 78 bed skilled facility and to construct an addition that will increase capacity to 96 beds (the "Project"). The facility was constructed beginning 1979. Presently all of the existing rooms, except two, are double occupancy and do not have private showers. The modernization and expansion will allow all rooms to have private showers and to be primarily private rooms (80 private rooms and 8 semi-private rooms). The facility essentially runs at functional target occupancy when adjusted for those residents who have paid to make the room a private room. Before Westminster can undertake to expand the Independent Living it must ensure sufficient capacity to accommodate the additional residents who will likely later require skilled care. The skilled facility will be configured for small neighborhoods of 12-24 residents with associated small dining rooms.

Later phases of the master plan include building a new 60-unit building for Assisted Living plus a 12 room AL dementia unit. The AL building will be remodeled to accommodate additional Independent Living. The third phase will be to add independent apartments for a total for 210, plus the existing 22 townhomes and additional 60 independent hybrid units. This will increase the number of independent and assisted units by 110 units. These projects will be in subsequent phases and are not included in this CON application.

The Project in this application has an estimated project cost of \$21,850,132 and an estimated completion date of December 31, 2019. The existing 31,362 sf building will be extensively modernized and the addition will involve 42,550 sf of new construction. Because this Project adds 18 beds, it is considered "substantive" under the Board's rules.

Facility/Project Identification

Facility Name: Westminster Village, Inc.			
Street Address: 2025 East Lincoln Street			
City and Zip Code: Bloomington, Illinois 61701			
County: McClean	Health Service Area: 004	Health Planning Area: 113	

Applicant /Co-Applicant Identification

[Provide for each co-applicant [refer to Part 1130.220].]

Exact Legal Name: Westminster Village, Inc.			
Address: 2025 East Lincoln Street, Bloomington, Illinois 61701			
Name of Registered Agent: Barbara Nathan			
Name of Chief Executive Officer: Barbara Nathan			
CEO Address: 2025 East Lincoln Street, Bloomington, Illinois 61701			
Telephone Number: (309) 663-6474			

Type of Ownership (Applicant/Co-Applicants)

<input checked="" type="checkbox"/>	Non-profit Corporation	<input type="checkbox"/>	Partnership		
<input type="checkbox"/>	For-profit Corporation	<input type="checkbox"/>	Governmental		
<input type="checkbox"/>	Limited Liability Company	<input type="checkbox"/>	Sole Proprietorship	<input type="checkbox"/>	Other

- o Corporations and limited liability companies must provide an Illinois certificate of good standing.
- o Partnerships must provide the name of the state in which organized and the name and address of each partner specifying whether each is a general or limited partner.

APPEND DOCUMENTATION AS ATTACHMENT IN NUMERIC SEQUENTIAL ORDER AFTER THE LAST PAGE OF THE APPLICATION FORM.

Primary Contact

[Person to receive ALL correspondence or inquiries]

Name: Barbara Nathan
Title: CEO
Company Name: Westminster Village, Inc.
Address: 2025 East Lincoln Street, Bloomington, Illinois 61701
Telephone Number: (309) 663-6474
E-mail Address: bnathan@westminstervillageinc.com
Fax Number: (309) 663-1009

Additional Contact

[Person who is also authorized to discuss the application for permit]

Name: Joe Ourth
Title: Partner
Company Name: Arnstein & Lehr LLP
Address: 120 S. Riverside Plaza, Suite 1200, Chicago, Illinois 60606
Telephone Number: (312) 876-7815
E-mail Address: jourth@arnstein.com
Fax Number: (312) 876-6215

Post Permit Contact

[Person to receive all correspondence subsequent to permit issuance. **This person must be an employee of the applicant.**]

Name: Barbara Nathan
Title: CEO
Company Name: Westminster Village, Inc.
Address: 2025 East Lincoln Street, Bloomington, Illinois 61701
Telephone Number: (309) 663-6474
E-mail Address: bnathan@westminstervillageinc.com
Fax Number: (309) 663-1009

Site Ownership

[Provide this information for each applicable site]

Exact Legal Name of Site Owner: Westminster Village, Inc.
Address of Site Owner: 2025 East Lincoln Street, Bloomington, Illinois 61701
Street Address or Legal Description of Site: 2025 East Lincoln Street, Bloomington, Illinois 61701
Proof of ownership or control of the site is to be provided as . Examples of proof of ownership are property tax statement, tax assessor's documentation, deed, notarized statement of the corporation attesting to ownership, an option to lease, a letter of intent to lease or a lease.
APPEND DOCUMENTATION AS ATTACHMENT 2, IN NUMERIC SEQUENTIAL ORDER AFTER THE LAST PAGE OF THE APPLICATION FORM.

Operating Identity/Licensee

[Provide this information for each applicable facility, and insert after this page.]

Exact Legal Name: Westminster Village, Inc.
Address: 2025 East Lincoln Street, Bloomington, Illinois 61701
<input checked="" type="checkbox"/> Non-profit Corporation <input type="checkbox"/> Partnership <input type="checkbox"/> For-profit Corporation <input type="checkbox"/> Governmental <input type="checkbox"/> Limited Liability Company <input type="checkbox"/> Sole Proprietorship <input type="checkbox"/> Other
<ul style="list-style-type: none"> o Corporations and limited liability companies must provide an Illinois Certificate of Good Standing. o Partnerships must provide the name of the state in which organized and the name and address of each partner specifying whether each is a general or limited partner. o Persons with 5 percent or greater interest in the licensee must be identified with the % of ownership.
APPEND DOCUMENTATION AS ATTACHMENT 3, IN NUMERIC SEQUENTIAL ORDER AFTER THE LAST PAGE OF THE APPLICATION FORM.

Organizational Relationships

Provide (for each co-applicant) an organizational chart containing the name and relationship of any person or entity who is related (as defined in Part 1130.140). If the related person or entity is participating in the development or funding of the project, describe the interest and the amount and type of any financial contribution.

APPEND DOCUMENTATION AS ATTACHMENT 4, IN NUMERIC SEQUENTIAL ORDER AFTER THE LAST PAGE OF THE APPLICATION FORM.

Flood Plain Requirements

[Refer to application instructions.]

Provide documentation that the project complies with the requirements of Illinois Executive Order #2005-5 pertaining to construction activities in special flood hazard areas. As part of the flood plain requirements please provide a map of the proposed project location showing any identified floodplain areas. Floodplain maps can be printed at www.FEMA.gov or www.illinoisfloodmaps.org. This map must be in a readable format. In addition please provide a statement attesting that the project complies with the requirements of Illinois Executive Order #2005-5 (<http://www.hfsrb.illinois.gov>).

APPEND DOCUMENTATION AS ATTACHMENT 5 IN NUMERIC SEQUENTIAL ORDER AFTER THE LAST PAGE OF THE APPLICATION FORM.

Historic Resources Preservation Act Requirements

[Refer to application instructions.]

Provide documentation regarding compliance with the requirements of the Historic Resources Preservation Act.

APPEND DOCUMENTATION AS ATTACHMENT 6 IN NUMERIC SEQUENTIAL ORDER AFTER THE LAST PAGE OF THE APPLICATION FORM.

State Agency Submittals

The following submittals are up- to- date, as applicable:

- X All formal document requests such as IDPH Questionnaires and Annual Bed Reports been submitted
- X All reports regarding outstanding permits

If the applicant fails to submit updated information for the requirements listed above, the application for permit will be deemed incomplete.



WESTMINSTER VILLAGE

A CONTINUING CARE RETIREMENT COMMUNITY

December 8, 2016

Ms. Kathryn J. Olson
Chair
Illinois Health Facilities and Services Review Board
525 W. Jefferson Street--2nd Floor
Springfield, IL 62761

Re: Westminster Village
Permit Application for Modernization and Expansion

Dear Chairwoman Olson,

We are excited to submit our application for a permit for improvements to our community.

History of Westminster Village

Westminster Village ("Westminster") is a not-for-profit continuing care retirement community with a rich history of serving seniors in the Bloomington Normal area since 1979. Westminster is home to approximately 340 residents, with 176 independent living apartments, 22 duplexes, 52 assisted living apartments and 78 licensed beds in skilled care on a 40-acre site.

Proposed Plans

Residents enjoy living at the Westminster Village. Currently there are 278 applicants on our waiting list for independent living. To accommodate this demand our Board of Directors has developed a master plan to increase all components of Westminster Village's continuing care.

Phase I – Skilled Care. The initial phase will be to: (i) completely modernize our existing 78 licensed bed facility to convert these beds from shared rooms to primarily private rooms, and (ii) increase the number of licensed bed to 96.

Phase II – Assisted Living. After the skilled living project is complete, we will construct a new assisted living building that adjoins the skilled care facility. The new assisted living building will be built for 60 apartments plus 12 memory care units.

Phase III – Independent Living. Once the new assisted living building is complete, the current assisted living space will be renovated to return it to its original independent living use. Additionally, other townhomes and other independent living space will be

constructed during this phase. This phase will increase independent living capacity from 176 apartments to 201 apartments plus 22 townhomes and 60 hybrid units.

Long Wait Lists for Residents

Westminster currently has a waiting list of 278 applicants to enter independent living. The wait for a one-bedroom apartment at Westminster is currently 8 months, the wait for a regular two-bedroom is 12 months and the wait for the largest two-bedroom units is approximately 24 months. The current inventory consists of one-bedroom apartments (50%) and two-bedroom apartments (50%) with the preference being for the two-bedroom units.

Need for Skilled Care Modernization and Expansion

Westminster is currently configured in three, three-story apartment buildings, all in a "Y" configuration, and the one-story skilled care facility. Skilled care is housed in a 1970's style facility named Martin Health Center ("Center") in honor of Dr. Martin. Licensed for 78 beds, 76 are in semi-private rooms and only two are actual private rooms. There is a long wait list for the private rooms. In the last year, seven residents have secured a private room in the Center by paying for both beds, thus dropping the effective census occupancy to 71 beds. The Center's census last year averaged 66 residents.

In recent years the Center has been completely full numerous times and residents from Westminster had to be cared for in facilities not on the Westminster campus. This creates a hardship for residents and families as they are separated from the continuum of care that they expected to receive, and in many cases are separated from spouses and friends that can provide ongoing support and interaction while they were rehabilitating. In this past year, some residents have chosen to go elsewhere because our skilled care facility cannot provide a private room for them.

In order to meet the growing census for skilled care, as well as our increasing demand for independent living, we determined that the first phase of our master plan should be to build a two-story addition to the Center with 24 private rooms per floor and to renovate the Center's existing rooms and community spaces. Our plan is to establish a "neighborhood" model providing support and care in 12-resident neighborhoods, ultimately creating a community of 80 private rooms and 8 semi-private rooms. Currently there are showers in only the two actual private rooms. This renovation will add private showers into all bathrooms. The level of finish will be equal in both the new and the renovated areas so as not to create a preference for one area over another. Small dining and living room spaces will add to the small-house model and improve our ability to provide resident-centered care.

Assisted Living and Independent Living Phases

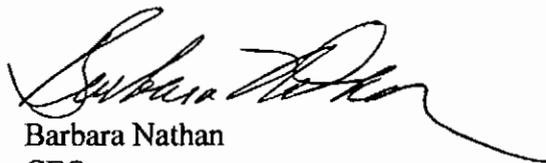
Once the skilled care expansion is complete, the next step in our master plan (not part of this application) will be to construct a new assisted living facility. Once the new assisted living

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facility is built, its current location can be renovated and returned to independent living, increasing that inventory and meeting the needs of the waiting list. In order to locate the new assisted living building in front of the existing facility, the main entrance must be relocated. Thus, Phase I of this Project includes a new front entrance for Westminster, a new entrance building and renovation of common spaces to serve a larger population in the future.

Westminster has been the choice of thousands of individuals over its 37-year history. It has, and continues to be, a very successful organization and these future plans will ensure its success in meeting its mission of "Celebrating life, Westminster Village provides excellence in senior living through a continuum of care and services." We look forward to working with the Review Board through this review process.

Very truly yours,



Barbara Nathan
CEO

113659966.2

**SECTION II – PURPOSE OF THE PROJECT, AND ALTERNATIVES –
INFORMATION REQUIREMENTS**

This Section is applicable to ALL projects.

Criterion 1125.320 – Purpose of the Project

READ THE REVIEW CRITERION and provide the following required information:

PURPOSE OF PROJECT

1. Document that the project will provide health services that improve the health care or well-being of the market area population to be served.
2. Define the planning area or market area, or other, per the applicant's definition.
3. Identify the existing problems or issues that need to be addressed, as applicable and appropriate for the project.
4. Cite the sources of the information provided as documentation.
5. Detail how the project will address or improve the previously referenced issues, as well as the population's health status and well-being.
6. Provide goals with quantified and measurable objectives, with specific timeframes that relate to achieving the stated goals as appropriate.

For projects involving modernization, describe the conditions being upgraded if any. For facility projects, include statements of age and condition and regulatory citations if any. For equipment being replaced, include repair and maintenance records.

NOTE: Information regarding the "Purpose of the Project" will be included in the State Board Report. APPEND DOCUMENTATION AS ATTACHMENT-10, IN NUMERIC SEQUENTIAL ORDER AFTER THE LAST PAGE OF THE APPLICATION FORM. Each item (1-6) must be identified in Attachment 10.

Criterion 1125.330 – Alternatives

READ THE REVIEW CRITERION and provide the following required information:

ALTERNATIVES

1. Identify ALL of the alternatives to the proposed project:

Alternative options must include:

 - a. Proposing a project of greater or lesser scope and cost;
 - b. Pursuing a joint venture or similar arrangement with one or more providers or entities to meet all or a portion of the project's intended purposes; developing alternative settings to meet all or a portion of the project's intended purposes;
 - c. Utilizing other health care resources that are available to serve all or a portion of the population proposed to be served by the project; and
 - d. Provide the reasons why the chosen alternative was selected.

2. Documentation shall consist of a comparison of the project to alternative options. The comparison shall address issues of total costs, patient access, quality and financial benefits in both the short term (within one to three years after project completion) and long term. This may vary by project or situation. **FOR EVERY ALTERNATIVE IDENTIFIED THE TOTAL PROJECT COST AND THE REASONS WHY THE ALTERNATIVE WAS REJECTED MUST BE PROVIDED.**
3. The applicant shall provide empirical evidence, including quantified outcome data that verifies improved quality of care, as available.

APPEND DOCUMENTATION AS ATTACHMENT 11, IN NUMERIC SEQUENTIAL ORDER AFTER THE LAST PAGE OF THE APPLICATION FORM.

SECTION III – BED CAPACITY, UTILIZATION AND APPLICABLE REVIEW CRITERIA

This Section is applicable to all projects proposing establishment, expansion or modernization of LTC categories of service that are subject to CON review, as provided in the Illinois Health Facilities Planning Act [20 ILCS 3960]. It is comprised of information requirements for each LTC category of service, as well as charts for each service, indicating the review criteria that must be addressed for each action (establishment, expansion and modernization). After identifying the applicable review criteria for each category of service involved, read the criteria and provide the required information, AS APPLICABLE TO THE CRITERIA THAT MUST BE ADDRESSED:

Criterion 1125.510 – Introduction**Bed Capacity**

Applicants proposing to establish, expand and/or modernize General Long Term Care must submit the following information:

Indicate bed capacity changes by Service: 2015

Category of Service	Total # Existing Beds*	Total # Beds After Project Completion
<input checked="" type="checkbox"/> General Long-Term Care	78	96
<input type="checkbox"/> Specialized Long-Term Care		
<input type="checkbox"/>		

*Existing number of beds as authorized by IDPH and posted in the "LTC Bed Inventory" on the HFSRB website (www.hrsfb.illinois.gov). PLEASE NOTE: ANY bed capacity discrepancy from the Inventory will result in the application being deemed incomplete.

Utilization

Utilization for the most current CALENDAR YEAR: 2015

Category of Service	Year	Admissions	Patient Days
<input checked="" type="checkbox"/> General Long Term Care	2015	102	24,310
<input type="checkbox"/> Specialized Long-Term Care			

Applicable Review Criteria - Guide

The review criteria listed below must be addressed, per the LTC rules contained in 77 Ill. Adm. Code 1125. See HFSRB's website to view the subject criteria for each project type - (<http://hfsrb.illinois.gov>). To view LTC rules, click on "Board Administrative Rules" and then click on "77 Ill. Adm. Code 1125".

READ THE APPLICABLE REVIEW CRITERIA OUTLINED BELOW and submit the required documentation for the criteria, as described in SECTIONS IV and V:

GENERAL LONG-TERM CARE

PROJECT TYPE	REQUIRED REVIEW CRITERIA	
	Section	Subject
Establishment of Services or Facility	.520	Background of the Applicant
	.530(a)	Bed Need Determination
	.530(b)	Service to Planning Area Residents
	.540(a) or (b) + (c) + (d) or (e)	Service Demand - Establishment of General Long Term Care
	.570(a) & (b)	Service Accessibility
	.580(a) & (b)	Unnecessary Duplication & Maldistribution
	.580(c)	Impact of Project on Other Area Providers
	.590	Staffing Availability
	.600	Bed Capacity
	.610	Community Related Functions
	.620	Project Size
	.630	Zoning
	.640	Assurances
	.800	Estimated Total Project Cost
Appendix A	Project Costs and Sources of Funds	
Appendix B	Related Project Costs	
Appendix C	Project Status and Completion Schedule	
Appendix D	Project Status and Completion Schedule	

Expansion of Existing Services	.520	Background of the Applicant
	.530(b)	Service to Planning Area Residents
	.550(a) + (b) or (c)	Service Demand - Expansion of General Long-Term Care
	.590	Staffing Availability
	.600	Bed Capacity
	.620	Project Size
	.640	Assurances
	.560(a)(1) through (3)	Continuum of Care Components
.590	Staffing Availability	

	.600	Bed Capacity
	.610	Community Related Functions
	.630	Zoning
	.640	Assurances
	.800	Estimated Total Project Cost
	Appendix A	Project Costs and Sources of Funds
	Appendix B	Related Project Costs
	Appendix C	Project Status and Completion Schedule
	Appendix D	Project Status and Completion Schedule

Continuum of Care - Establishment or Expansion	.520	Background of the Applicant
	.560(a)(1) through (3)	Continuum of Care Components
	.590	Staffing Availability
	.600	Bed Capacity
	.610	Community Related Functions
	.630	Zoning
	.640	Assurances
	.800	Estimated Total Project Cost
	Appendix A	Project Costs and Sources of Funds
	Appendix B	Related Project Costs
	Appendix C	Project Status and Completion Schedule
	Appendix D	Project Status and Completion Schedule

Defined Population - Establishment or Expansion	.520	Background of the Applicant
	.560(b)(1) & (2)	Defined Population to be Served
	.590	Staffing Availability
	.600	Bed Capacity
	.610	Community Related Functions
	.630	Zoning
	.640	Assurances
	.800	Estimated Total Project Cost
	Appendix A	Project Costs and Sources of Funds
	Appendix B	Related Project Costs
	Appendix C	Project Status and Completion Schedule
	Appendix D	Project Status and Completion Schedule

Modernization	.650(a)	Deteriorated Facilities
	.650(b) & (c)	Documentation
	.650(d)	Utilization
	.600	Bed Capacity
	.610	Community Related Functions
	.620	Project Size
	.630	Zoning
	.800	Estimated Total Project Cost
	Appendix A	Project Costs and Sources of Funds
	Appendix B	Related Project Costs

	Appendix C	Project Status and Completion Schedule
	Appendix D	Project Status and Completion Schedule

SECTION IV - SERVICE SPECIFIC REVIEW CRITERIA**GENERAL LONG-TERM CARE****Criterion 1125.520 – Background of the Applicant****BACKGROUND OF APPLICANT**

The applicant shall provide:

1. A listing of all health care facilities owned or operated by the applicant, including licensing, and certification if applicable.
2. A certified listing of any adverse action taken against any facility owned and/or operated by the applicant during the three years prior to the filing of the application.
3. Authorization permitting HFSRB and DPH access to any documents necessary to verify the information submitted, including, but not limited to: official records of DPH or other State agencies; the licensing or certification records of other states, when applicable; and the records of nationally recognized accreditation organizations. Failure to provide such authorization shall constitute an abandonment or withdrawal of the application without any further action by HFSRB.
4. If, during a given calendar year, an applicant submits more than one application for permit, the documentation provided with the prior applications may be utilized to fulfill the information requirements of this criterion. In such instances, the applicant shall attest the information has been previously provided, cite the project number of the prior application, and certify that no changes have occurred regarding the information that has been previously provided. The applicant is able to submit amendments to previously submitted information, as needed, to update and/or clarify data.

APPEND DOCUMENTATION AS ATTACHMENT-12, IN NUMERIC SEQUENTIAL ORDER AFTER THE LAST PAGE OF THE APPLICATION FORM. EACH ITEM (1-4) MUST BE IDENTIFIED IN ATTACHMENT 11.

Criterion 1125.530 - Planning Area Need

1. Identify the calculated number of beds needed (excess) in the planning area. See HFSRB website (<http://hfsrb.illinois.gov>) and click on "Health Facilities Inventories & Data".
2. Attest that the primary purpose of the project is to serve residents of the planning area and that at least 50% of the patients will come from within the planning area.
3. Provide letters from referral sources (hospitals, physicians, social services and others) that attest to total 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. Referral sources shall verify their projections and the methodology used, as described in Section 1125.540.

APPEND DOCUMENTATION AS ATTACHMENT-13, IN NUMERIC SEQUENTIAL ORDER AFTER THE LAST PAGE OF THE APPLICATION FORM.

Criterion 1125.540 - Service Demand - Establishment of General Long Term Care

- If the applicant is an existing facility wishing to establish this category of service or a new facility, #1- 4 must be addressed. Requirements under #5 must also be addressed if applicable.

- If the applicant is not an existing facility and proposes to establish a new general LTC facility, the applicant shall submit the number of annual projected referrals.

1. Document the number of referrals to other facilities, for each proposed category of service, for each of the latest two years. Documentation of the referrals shall include: resident/patient origin by zip code; name and specialty of referring physician or identification of another referral source; and name and location of the recipient LTC facility.
2. Provide letters from referral sources (hospitals, physicians, social services and others) that attest to total 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. Referral sources shall verify their projections and the methodology used.
3. 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. Please note:
 - The anticipated number of referrals cannot exceed the referral sources' documented historical LTC caseload.
 - The percentage of project referrals used to justify the proposed expansion cannot exceed the historical percentage of applicant market share, within a 24-month period after project completion
 - Each referral letter shall contain the referral source's Chief Executive Officer's notarized signature, the typed or printed name of the referral source, and the referral source's address
4. Provide verification by the referral sources that the prospective resident referrals have not been used to support another pending or approved Certificate of Need (CON) application for the subject services.
5. **If a projected demand for service is based upon rapid population growth in the applicant facility's existing market area** (as experienced annually within the latest 24-month period), the projected service demand shall be determined as follows:
 - a. The applicant shall define the facility's market area based upon historical resident/patient origin data by zip code or census tract;
 - b. Population projections shall be produced, using, as a base, the population census or estimate for the most recent year, for county, incorporated place, township or community area, by the U.S. Bureau of the Census or IDPH;
 - c. Projections shall be for a maximum period of 10 years from the date the application is submitted;
 - d. Historical data used to calculate projections shall be for a number of years no less

than the number of years projected;

- e. Projections shall contain documentation of population changes in terms of births, deaths and net migration for a period of time equal to or in excess of the projection horizon;
- f. Projections shall be for total population and specified age groups for the applicant's market area, as defined by HFSRB, for each category of service in the application (see the HFSRB Inventory); and
- g. Documentation on projection methodology, data sources, assumptions and special adjustments shall be submitted to HFSRB.

APPEND DOCUMENTATION AS ATTACHMENT-14 IN NUMERIC SEQUENTIAL ORDER AFTER THE LAST PAGE OF THE APPLICATION FORM.

Criterion 1125.550 - Service Demand – Expansion of General Long-Term Care

The applicant shall document #1 and either #2 or #3:

1. Historical Service Demand
 - a. An average annual occupancy rate that has equaled or exceeded occupancy standards for general LTC, as specified in Section 1125.210(c), for each of the latest two years.
 - b. If prospective residents have been referred to other facilities in order to receive the subject services, the applicant shall provide documentation of the referrals, including completed applications that could not be accepted due to lack of the subject service and documentation from referral sources, with identification of those patients by initials and date.
2. Projected Referrals
The applicant shall provide documentation as described in Section 1125.540(d).
3. If a projected demand for service is based upon rapid population growth in the applicant facility's existing market area (as experienced annually within the latest 24-month period), the projected service demand shall be determined as described in Section 1125.540 (e).

APPEND DOCUMENTATION AS ATTACHMENT-15 IN NUMERIC SEQUENTIAL ORDER AFTER THE LAST PAGE OF THE APPLICATION FORM.

Criterion 1125.570 - Service Accessibility

1. Service Restrictions

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

- o The absence of the proposed service within the planning area;
- o 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;
- o Restrictive admission policies of existing providers; or
- o 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.

2. Additional documentation required:

The applicant shall provide the following documentation, as applicable, concerning existing restrictions to service access:

- a. The location and utilization of other planning area service providers;
- b. Patient/resident location information by zip code;
- c. Independent time-travel studies;
- d. Certification of a waiting list;
- e. Admission restrictions that exist in area providers;
- f. An assessment of area population characteristics that document that access problems exist;
- g. Most recently published IDPH Long Term Care Facilities Inventory and Data (see www.hfsrb.illinois.gov).

APPEND DOCUMENTATION AS ATTACHMENT 17 IN NUMERIC SEQUENTIAL ORDER AFTER THE LAST PAGE OF THE APPLICATION FORM.

Criterion 1125.580 - Unnecessary Duplication/Maldistribution

1. The applicant shall provide the following information:
 - a. A list of all zip code areas that are located, in total or in part, within 30 minutes normal travel time of the project's site;
 - b. The total population of the identified zip code areas (based upon the most recent population numbers available for the State of Illinois); and
 - c. The names and locations of all existing or approved LTC facilities located within 30 minutes normal travel time from the project site that provide the categories of bed service that are proposed by the project.
2. The applicant shall document that the project will not result in maldistribution of services.

3. The applicant shall document that, within 24 months after project completion, the proposed project:
 - a. Will not lower the utilization of other area providers below the occupancy standards specified in Section 1125.210(c); and
 - b. 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 occupancy standards.

APPEND DOCUMENTATION AS ATTACHMENT 18 IN NUMERIC SEQUENTIAL ORDER AFTER THE LAST PAGE OF THE APPLICATION FORM.

Criterion 1125.590 - Staffing Availability

1. For each category of service, document that relevant clinical and professional staffing needs for the proposed project were considered and that licensure and JCAHO staffing requirements can be met.
2. Provide the following documentation:
 - a. The name and qualification of the person currently filling the position, if applicable; and
 - b. Letters of interest from potential employees; and
 - c. Applications filed for each position; and
 - d. Signed contracts with the required staff; or
 - e. A narrative explanation of how the proposed staffing will be achieved.

APPEND DOCUMENTATION AS ATTACHMENT 19 IN NUMERIC SEQUENTIAL ORDER AFTER THE LAST PAGE OF THE APPLICATION FORM.

Criterion 1125.600 Bed Capacity

The maximum bed capacity of a general LTC facility is 250 beds, unless the applicant documents that a larger facility would provide personalization of patient/resident care and documents provision of quality care based on the experience of the applicant and compliance with IDPH's licensure standards (77 Ill. Adm. Code: Chapter I, Subchapter c (Long-Term Care Facilities)) over a two-year period.

APPEND DOCUMENTATION AS ATTACHMENT 20 IN NUMERIC SEQUENTIAL ORDER AFTER THE LAST PAGE OF THE APPLICATION FORM.

Criterion 1125.610 - Community Related Functions

The applicant shall document cooperation with and the receipt of the endorsement of community groups in the town or municipality where the facility is or is proposed to be located, such as, but not limited to, social, economic or governmental organizations or other concerned parties or groups. Documentation shall consist of copies of all letters

of support from those organizations.

APPEND DOCUMENTATION AS ATTACHMENT 21 IN NUMERIC SEQUENTIAL ORDER AFTER THE LAST PAGE OF THE APPLICATION FORM.

Criterion 1125.620 - Project Size

The applicant shall document that the amount of physical space proposed for the project is necessary and not excessive. The proposed gross square footage (GSF) cannot exceed the GSF standards as stated in Appendix A of 77 Ill. Adm. Code 1125 (LTC rules), unless the additional GSF can be justified by documenting one of the following:

1. Additional space is needed due to the scope of services provided, justified by clinical or operational needs, as supported by published data or studies;
2. The existing facility's physical configuration has constraints or impediments and requires an architectural design that results in a size exceeding the standards of Appendix A;
3. The project involves the conversion of existing bed space that results in excess square footage.

APPEND DOCUMENTATION AS ATTACHMENT 22 IN NUMERIC SEQUENTIAL ORDER AFTER THE LAST PAGE OF THE APPLICATION FORM.

Criterion 1125.630 - Zoning

The applicant shall document one of the following:

1. The property to be utilized has been zoned for the type of facility to be developed;
2. Zoning approval has been received; or
3. A variance in zoning for the project is to be sought.

APPEND DOCUMENTATION AS ATTACHMENT 23 IN NUMERIC SEQUENTIAL ORDER AFTER THE LAST PAGE OF THE APPLICATION FORM.

Criterion 1125.640 - Assurances

1. The applicant representative who signs the CON application shall submit a signed and dated statement attesting to the applicant's understanding that, by the second year of operation after the project completion, the applicant will achieve and maintain the occupancy standards specified in Section 1125.210(c) for each category of service involved in the proposal.
2. For beds that have been approved based upon representations for continuum of care (Section 1125.560(a)) or defined population (Section 1125.560(b)), the facility shall provide assurance that it will maintain admissions limitations as specified in those Sections for the life of the facility. To eliminate or modify the admissions limitations, prior approval of HFSRB will be required.

APPEND DOCUMENTATION AS ATTACHMENT 24, IN NUMERIC SEQUENTIAL ORDER AFTER THE LAST PAGE OF THE APPLICATION FORM.

Criterion 1125.650 - Modernization

1. If the project involves modernization of a category of LTC bed service, the applicant shall document that the bed areas to be modernized are deteriorated or functionally obsolete and need to be replaced or modernized, due to such factors as, but not limited to:
 - a. High cost of maintenance;
 - b. non-compliance with licensing or life safety codes;
 - c. Changes in standards of care (e.g., private versus multiple bed rooms); or
 - d. Additional space for diagnostic or therapeutic purposes.
2. Documentation shall include the most recent:
 - a. IDPH and CMMS inspection reports; and
 - b. Accrediting agency reports.
3. Other documentation shall include the following, as applicable to the factors cited in the application:
 - a. Copies of maintenance reports;
 - b. Copies of citations for life safety code violations; and
 - c. Other pertinent reports and data.
4. Projects involving the replacement or modernization of a category of service or facility shall meet or exceed the occupancy standards for the categories of service, as specified in Section 1125.210(c).

APPEND DOCUMENTATION AS ATTACHMENT 25, IN NUMERIC SEQUENTIAL ORDER AFTER THE LAST PAGE OF THE APPLICATION FORM.

SECTION V – FINANCIAL AND ECONOMIC FEASIBILITY REVIEW**Criterion 1125.800 Estimated Total Project Cost**

The following Sections **DO NOT** need to be addressed by the applicants or co-applicants responsible for funding or guaranteeing the funding of the project if the applicant has a bond rating of A- or better from Fitch's or Standard and Poor's rating agencies, or A3 or better from Moody's (the rating shall be affirmed within the latest 18 month period prior to the submittal of the application):

- Availability of Funds – Review Criteria
- Financial Viability – Review Criteria
- Economic Feasibility – Review Criteria, subsection (a)

Availability of Funds

The applicant shall document that financial resources shall be available and be equal to or exceed the estimated total project cost plus any related project costs by providing evidence of sufficient financial resources from the following sources, as applicable: Indicate the dollar amount to be provided from the following sources:

\$1,868,611	<p>a. Cash and Securities – statements (e.g., audited financial statements, letters from financial institutions, board resolutions) as to:</p> <ol style="list-style-type: none"> 1) the amount of cash and securities available for the project, including the identification of any security, its value and availability of such funds; and 2) interest to be earned on depreciation account funds or to be earned on any asset from the date of applicant's submission through project completion;
_____	<p>b. Pledges – for anticipated pledges, a summary of the anticipated pledges showing anticipated receipts and discounted value, estimated time table of gross receipts and related fundraising expenses, and a discussion of past fundraising experience.</p>
_____	<p>c. Gifts and Bequests – verification of the dollar amount, identification of any conditions of use, and the estimated time table of receipts;</p>
\$19,981,522	<p>d. Debt – a statement of the estimated terms and conditions (including the debt time period, variable or permanent interest rates over the debt time period, and the anticipated repayment schedule) for any interim and for the permanent financing proposed to fund the project, including:</p> <ol style="list-style-type: none"> 1. For general obligation bonds, proof of passage of the required referendum or evidence that the governmental unit has the authority to issue the bonds and evidence of the dollar amount of the issue, including any discounting anticipated; 2. For revenue bonds, proof of the feasibility of securing the specified amount and interest rate; 3. For mortgages, a letter from the prospective lender attesting to the expectation of making the loan in the amount and time indicated, including the anticipated interest rate and any conditions associated with the mortgage, such as, but not limited to, adjustable interest rates, balloon payments, etc.; 4. For any lease, a copy of the lease, including all the terms and conditions, including any purchase options, any capital improvements to the property and provision of capital equipment; 5. For any option to lease, a copy of the option, including all terms and

	conditions.
_____	e. Governmental Appropriations – a copy of the appropriation Act or ordinance accompanied by a statement of funding availability from an official of the governmental unit. If funds are to be made available from subsequent fiscal years, a copy of a resolution or other action of the governmental unit attesting to this intent;
_____	f. Grants – a letter from the granting agency as to the availability of funds in terms of the amount and time of receipt;
\$21,850,132	g. All Other Funds and Sources – verification of the amount and type of any other funds that will be used for the project.
	TOTAL FUNDS AVAILABLE

APPEND DOCUMENTATION AS ATTACHMENT-27, IN NUMERIC SEQUENTIAL ORDER AFTER THE LAST PAGE OF THE APPLICATION FORM.

Financial Viability

All the applicants and co-applicants shall be identified, specifying their roles in the project funding or guaranteeing the funding (sole responsibility or shared) and percentage of participation in that funding.

Financial Viability Waiver

The applicant is not required to submit financial viability ratios if:

1. "A" Bond rating or better
2. All of the projects capital expenditures are completely funded through internal sources
3. The applicant's current debt financing or projected debt financing is insured or anticipated to be insured by MBIA (Municipal Bond Insurance Association Inc.) or equivalent
4. The applicant provides a third party surety bond or performance bond letter of credit from an A rated guarantor.

See Section 1120.130 Financial Waiver for information to be provided

APPEND DOCUMENTATION AS ATTACHMENT-28, IN NUMERIC SEQUENTIAL ORDER AFTER THE LAST PAGE OF THE APPLICATION FORM.

1. The applicant or co-applicant that is responsible for funding or guaranteeing funding of the project shall provide viability ratios for the latest three years for which audited financial statements are available and for the first full fiscal year at target utilization, but no more than two years following project completion. When the applicant's facility does not have facility specific financial statements and the facility

is a member of a health care system that has combined or consolidated financial statements, the system's viability ratios shall be provided. If the health care system includes one or more hospitals, the system's viability ratios shall be evaluated for conformance with the applicable hospital standards.

Provide Data for Projects Classified as:	Category A or Category B (last three years):			Category B (Projected)
	FY 2014	FY 2015	FY 2016	FY 2021
Enter Historical and/or Projected Years:				
Current Ratio	4.52	4.5	2.9	1.7
Net Margin Percentage	14.4%	14.3%	16.3%	11.0%
Percent Debt to Total Capitalization	25.4%	24.6%	23.2%	67.2%
Projected Debt Service Coverage	14.2	4.6	5.3	1.6
Days Cash on Hand	519.5	554.0	479.8	392.6
Cushion Ratio	122.4	39.0	33.9	9.1

Provide the methodology and worksheets utilized in determining the ratios detailing the calculation and applicable line item amounts from the financial statements. Complete a separate table for each co-applicant and provide worksheets for each.

2. Variance

Applicants not in compliance with any of the viability ratios shall document that another organization, public or private, shall assume the legal responsibility to meet the debt obligations should the applicant default.

APPEND DOCUMENTATION AS ATTACHMENT 29, IN NUMERICAL ORDER AFTER THE LAST PAGE OF THE APPLICATION FORM.

Economic Feasibility

This section is applicable to all projects

A. Reasonableness of Financing Arrangements

The applicant shall document the reasonableness of financing arrangements by submitting a notarized statement signed by an authorized representative that attests to one of the following:

1. That the total estimated project costs and related costs will be funded in total with cash and equivalents, including investment securities, unrestricted funds, received pledge receipts and funded depreciation; or
2. That the total estimated project costs and related costs will be funded in total or in part by borrowing because:
 - A. A portion or all of the cash and equivalents must be retained in the balance sheet asset accounts in order to maintain a current ratio of at least 1.5 times for LTC facilities; or
 - B. Borrowing is less costly than the liquidation of existing investments, and the existing investments being retained may be converted to cash or used to retire debt within a 60-day period.

B. Conditions of Debt Financing

This criterion is applicable only to projects that involve debt financing. The applicant shall document that the conditions of debt financing are reasonable by submitting a notarized statement signed by an authorized representative that attests to the following, as applicable:

1. That the selected form of debt financing for the project will be at the lowest net cost available;
2. That the selected form of debt financing will not be at the lowest net cost available, but is more advantageous due to such terms as prepayment privileges, no required mortgage, access to additional indebtedness, term (years), financing costs and other factors;
3. That the project involves (in total or in part) the leasing of equipment or facilities and that the expenses incurred with leasing a facility or equipment are less costly than constructing a new facility or purchasing new equipment.

C. Reasonableness of Project and Related Costs

Read the criterion and provide the following:

Identify each area impacted by the proposed project and provide a cost and square footage allocation for new construction and/or modernization using the following format (insert after this page).

COST AND GROSS SQUARE FEET BY SERVICE													
Area (list below)	A	B	C		D		E		F		G	H	Total Cost (G + H)
	Cost/Square Foot New Mod.		Gross Sq. Ft. New Circ.*		Gross Sq. Ft. Mod. Circ.*		Const. \$ (A x C)		Mod. \$ (B x E)				
Contingency													
TOTALS													

* Include the percentage (%) of space for circulation

D. Projected Operating Costs

The applicant shall provide the projected direct annual operating costs (in current dollars per equivalent patient day or unit of service) for the first full fiscal year at target utilization but no more than two years following project completion. Direct cost means the fully allocated costs of salaries, benefits and supplies for the service.

E. Total Effect of the Project on Capital Costs

The applicant shall provide the total projected annual capital costs (in current dollars per equivalent patient day) for the first full fiscal year at target utilization but no more than two years following project completion.

APPEND DOCUMENTATION AS ATTACHMENT 30, IN NUMERIC SEQUENTIAL ORDER AFTER THE LAST PAGE OF THE APPLICATION FORM.

APPENDIX A**Project Costs and Sources of Funds**

Complete the following table listing all costs associated with the project. When a project or any component of a project is to be accomplished by lease, donation, gift, or other means, the fair market or dollar value (refer to Part 1130.140) of the component must be included in the estimated project cost. If the project contains non-reviewable components that are not related to the provision of health care, complete the second column of the table below. Note, the use and sources of funds must equal.

Project Costs and Sources of Funds			
USE OF FUNDS	CLINICAL	NONCLINICAL	TOTAL
Preplanning Costs	\$194,210	\$64,490	\$258,700
Site Survey and Soil Investigation	\$98,762	\$32,782	\$131,544
Site Preparation	\$490,564	\$163,073	\$653,637
Off Site Work	\$106,206	\$35,252	\$141,459
New Construction Contracts	\$8,039,461	\$2,591,188	\$10,630,650
Modernization Contracts	\$2,864,670	\$1,034,973	\$3,899,643
Contingencies	\$1,090,762	\$362,268	\$1,453,029
Architectural/Engineering Fees	\$918,752	\$304,968	\$1,223,720
Consulting and Other Fees	\$503,978	\$166,487	\$670,466
Movable or Other Equipment (not in construction contracts)	\$919,954	\$310,765	\$1,230,719
Bond Issuance Expense (project related)	\$212,053	\$70,497	\$282,550
Net Interest Expense During Construction (project related)	\$319,860	\$106,993	\$426,853
Fair Market Value of Leased Space or Equipment	\$0	\$0	\$0
Other Costs To Be Capitalized	\$619,633	\$211,970	\$831,603
Acquisition of Building or Other Property (excluding land)	\$0	\$0	\$0
TOTAL USES OF FUNDS	\$16,390,541	\$5,459,591	\$21,850,132
SOURCE OF FUNDS	CLINICAL	NONCLINICAL	TOTAL
Cash and Securities	\$1,401,709	\$466,901	\$1,868,611
Pledges			
Gifts and Bequests			
Bond Issues (project related)			
Mortgages	\$14,988,832	\$4,992,690	\$19,981,522
Leases (fair market value)			
Governmental Appropriations			
Grants			
Other Funds and Sources			
TOTAL SOURCES OF FUNDS	\$16,390,541	\$5,459,591	\$21,850,132

APPENDIX A**Related Project Costs**

Provide the following information, as applicable, with respect to any land related to the project that will be or has been acquired during the last two calendar years:

Land acquisition is related to project	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
Purchase Price: \$	<u>N/A</u>	
Fair Market Value: \$	<u>N/A</u>	

The project involves the establishment of a new facility or a new category of service
 Yes No

If yes, provide the dollar amount of all **non-capitalized** operating start-up costs (including operating deficits through the first full fiscal year when the project achieves or exceeds the target utilization specified in Part 1100.

Estimated start-up costs and operating deficit cost is \$ N/A.

APPENDIX C

Project Status and Completion Schedules

Indicate the stage of the project's architectural drawings:

- | | |
|---|--|
| <input type="checkbox"/> None or not applicable | <input type="checkbox"/> Preliminary |
| <input checked="" type="checkbox"/> Schematics | <input type="checkbox"/> Final Working |

Anticipated project completion date (refer to Part 1130.140): December 31, 2019

Indicate the following with respect to project expenditures or to obligation (refer to Part 1130.140):

- Purchase orders, leases or contracts pertaining to the project have been executed.
- Project obligation is contingent upon permit issuance. Provide a copy of the contingent "certification of obligation" document, highlighting any language related to CON Contingencies
- Project obligation will occur after permit issuance.

APPENDIX D

Cost/Space Requirements

Provide in the following format, the department/area DGSF or the building/area BGSF and cost. The type of gross square footage either DGSF or BGSF must be identified. The sum of the department costs MUST equal the total estimated project costs. Indicate if any space is being reallocated for a different purpose. include outside wall measurements plus the department's or area's portion of the surrounding circulation space. explain the use of any vacated space.

Dept. / Area	Cost	Gross Square Feet		Amount of Proposed Total Gross Square Feet That Is:			
		Existing	Proposed	New Const	Modernized	As Is	Vacated Space
CLINICAL							
Resident Rooms And Bath Rooms - New	\$7,273,670		17,549	17,549			
Resident Rooms and Toilet Rooms - Existing	\$2,745,577	12,782			12,782		
Nursing Support - New	\$377,589		911	911			
Nursing Support - Existing	\$376,201	608	1,778	1,778	608		
Utility Rooms - New	\$215,114		519	519			
Utility Rooms - Existing	\$77,864	368			368		
Living/Dining/Activity - New	\$3,630,825		8,760	8,760			
Living/Dining/Activity - Existing	\$965,681	4,564			4,564		
Pantry - New	\$312,102		753	753			
Shower Rooms / Toilets - New	\$275,213		664	664			
Shower Rooms / Toilets - Existing	\$140,705	665	665	665	665		
TOTAL CLINICAL	\$16,390,541	18,987	31,599	31,599	18,987	0	0
NON CLINICAL							
Office/Administration	\$247,040	1,396			1,396	1,025	
Chapel	\$38,623	229			229		
Commons - New	\$3,332,729		9,678	9,678		1,377	
Commons - Existing	\$1,254,458	7,136			7,136		

Mechanical/Electrical - New	\$164,260		477
Mechanical/Electrical - Existing	\$111,101	632	
Residential/Family Laundry Services - New	\$274,112		796
Residential/Family Laundry Services - Existing	\$37,268	212	
TOTAL NON-CLINICAL	\$5,459,591	9,605	10,951
TOTAL	\$21,850,132	28,592	42,550

477			
	632	368	
796			
	212		
10,951	9,605	2,770	0
42,550	28,592	2,770	0

After paginating the entire, completed application, indicate in the chart below, the page numbers for the attachments included as part of the project's application for permit:

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ATTACHMENT NO.		PAGES
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2	Site Ownership	35-36
3	Operating Identity/Licensee	37-38
4	Organizational Relationships	39-40
5	Flood Plain Requirements	41-44
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10	Purpose of the Project	49-51
11	Alternatives to the Project	52-55
	Service Specific - General Long-Term Care	
12	Background of the Applicant	56-59
13	Planning Area Need	60-72
15	Expansion of General LTC Service or Facility	73-75
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	Service Specific - Specialized Long-Term Care	
26	Specialized Long-Term Care – Review Criteria	137
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27	Availability of Funds	138-203
29	Financial Viability	204-206
30	Economic Feasibility	207-215
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Section I, Type of Ownership of Applicant/Co-Applicant

Attachment 1

Westminster Village, Inc. ("Westminster") is an Illinois not-for-profit corporation, incorporated on November 6, 1980. A copy of Westminster's Good Standing Certificate dated December 8, 2016 is attached.

ATTACHMENT 1



To all to whom these Presents Shall Come, Greeting:

I, Jesse White, Secretary of State of the State of Illinois, do hereby certify that I am the keeper of the records of the Department of Business Services. I certify that

WESTMINSTER VILLAGE, INC., A DOMESTIC CORPORATION, INCORPORATED UNDER THE LAWS OF THIS STATE ON NOVEMBER 06, 1980, APPEARS TO HAVE COMPLIED WITH ALL THE PROVISIONS OF THE GENERAL NOT FOR PROFIT CORPORATION ACT OF THIS STATE, AND AS OF THIS DATE, IS IN GOOD STANDING AS A DOMESTIC CORPORATION IN THE STATE OF ILLINOIS.

In Testimony Whereof, I hereto set my hand and cause to be affixed the Great Seal of the State of Illinois, this 8TH day of DECEMBER A.D. 2016 .



Authentication #: 1634303406 verifiable until 12/08/2017
Authenticate at: <http://www.cyberdriveillinois.com>

Jesse White

SECRETARY OF STATE

ATTACHMENT 1

Section I, Site Ownership

Attachment 2

A letter from Barbara Nathan, CEO, attesting to the ownership of the property, is attached.

ATTACHMENT 2



WESTMINSTER VILLAGE

A CONTINUING CARE RETIREMENT COMMUNITY

December 15, 2016

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

Re: Westminster Village, Inc. – CON Permit Application – Ownership of Site

Dear Ms. Avery:

The letter is to attest that Westminster Village, Inc. ("Westminster"), the applicant for the proposed project, currently owns and operates the continuing care retirement community located at 2025 East Lincoln Street in Bloomington and owns the site of the proposed project.

Westminster is home to approximately 340 residents, with 176 independent living apartments and 22 Independent Living Townhouses, 52 assisted living apartments and 78 licensed beds in skilled care on a 40-acre site. It is located in Bloomington at 2025 East Lincoln Street.

This facility was constructed beginning in 1979 and Westminster has continuously owned and operated this facility. The proposed project is a renovation of and addition to Westminster's existing facility.

Sincerely,



Barbara Nathan
CEO

113711031.2

ATTACHMENT 2

Section I, Operating Identity/Licensee

Attachment 3

Westminster Village ("Westminster") is an Illinois not-for-profit corporation, incorporated on November 6, 1980. A copy of Westminster's Good Standing Certificate dated December 8, 2016 is attached.

ATTACHMENT 3



To all to whom these Presents Shall Come, Greeting:

I, Jesse White, Secretary of State of the State of Illinois, do hereby certify that I am the keeper of the records of the Department of Business Services. I certify that

WESTMINSTER VILLAGE, INC., A DOMESTIC CORPORATION, INCORPORATED UNDER THE LAWS OF THIS STATE ON NOVEMBER 06, 1980, APPEARS TO HAVE COMPLIED WITH ALL THE PROVISIONS OF THE GENERAL NOT FOR PROFIT CORPORATION ACT OF THIS STATE, AND AS OF THIS DATE, IS IN GOOD STANDING AS A DOMESTIC CORPORATION IN THE STATE OF ILLINOIS.

In Testimony Whereof, I hereto set my hand and cause to be affixed the Great Seal of the State of Illinois, this 8TH day of DECEMBER A.D. 2016 .



Authentication #: 1634303406 verifiable until 12/08/2017
Authenticate at: <http://www.cyberdriveillinois.com>

Jesse White

SECRETARY OF STATE

ATTACHMENT 3

Section I, Organizational Relationships

Attachment 4

Westminster Village, Inc. ("Westminster") is an Illinois not-for-profit corporation and is tax-exempt under Section 501(c)(3) of the Internal Revenue Code.

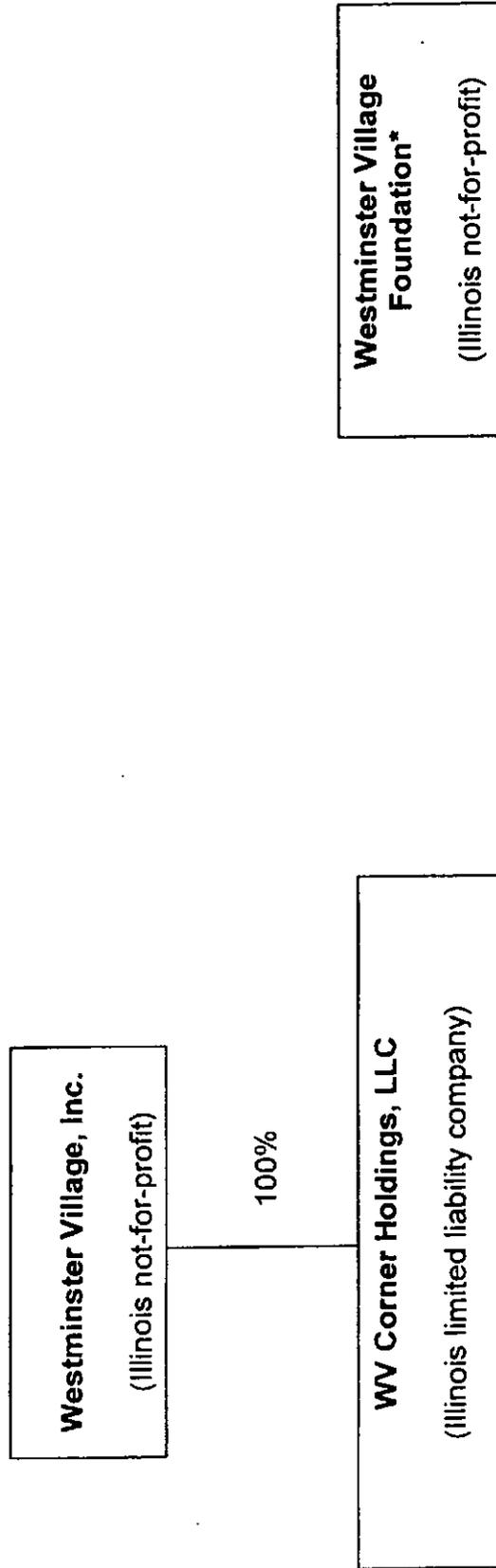
Westminster has one subsidiary - WV Corner Holdings, LLC ("WV Corner Holdings"). WV Corner Holdings is a single member Illinois limited liability company that is wholly owned and controlled by Westminster. Westminster treats the operations and finances of WV Corner Holdings as its own for Federal tax purposes (i.e., WV Corner Holdings is a disregarded entity for Federal tax purposes). The purpose of WV Corner Holdings is to acquire real property and associated personal property that is in the general vicinity of Westminster, as well as to hold, develop and construct improvements on, manage, operate, lease, encumber, finance, refinance, maintain, dispose, transfer or otherwise deal with such real property.

Westminster Village Foundation ("Westminster Foundation"), a related entity to Westminster, is an Illinois not-for-profit corporation and is tax-exempt under Section 501(c)(3) of the Internal Revenue Code. Westminster Foundation is a separate legal entity and is not controlled by Westminster. Westminster Foundation was established in 1983 and its sole purpose is to support Westminster through the encouragement of philanthropic and financial support for Westminster residents, however, direct support of Westminster's operations is not provided. In sum, Westminster Foundation's mission is to support the lives of Westminster residents.

Attached is a copy of Westminster's organizational chart.

ATTACHMENT 4

ORGANIZATIONAL CHART OF WESTMINSTER VILLAGE, INC.



*Related Entity, No Ownership Interest

Section I, Flood Plain Requirement

Attachment 5

Attached is an ALTA survey of the Project site location indicating, in Note 2 on page 2, that the site is not in a flood plain.

Also attached is a FEMA rate map showing that the Project site is located in Zone X which, as determined by FEMA, is outside the 0.02% annual chance flood plain area.

Thus, the Project complies with the Flood Plain Rules under Illinois Executive Order #2005-5.

ATTACHMENT 5

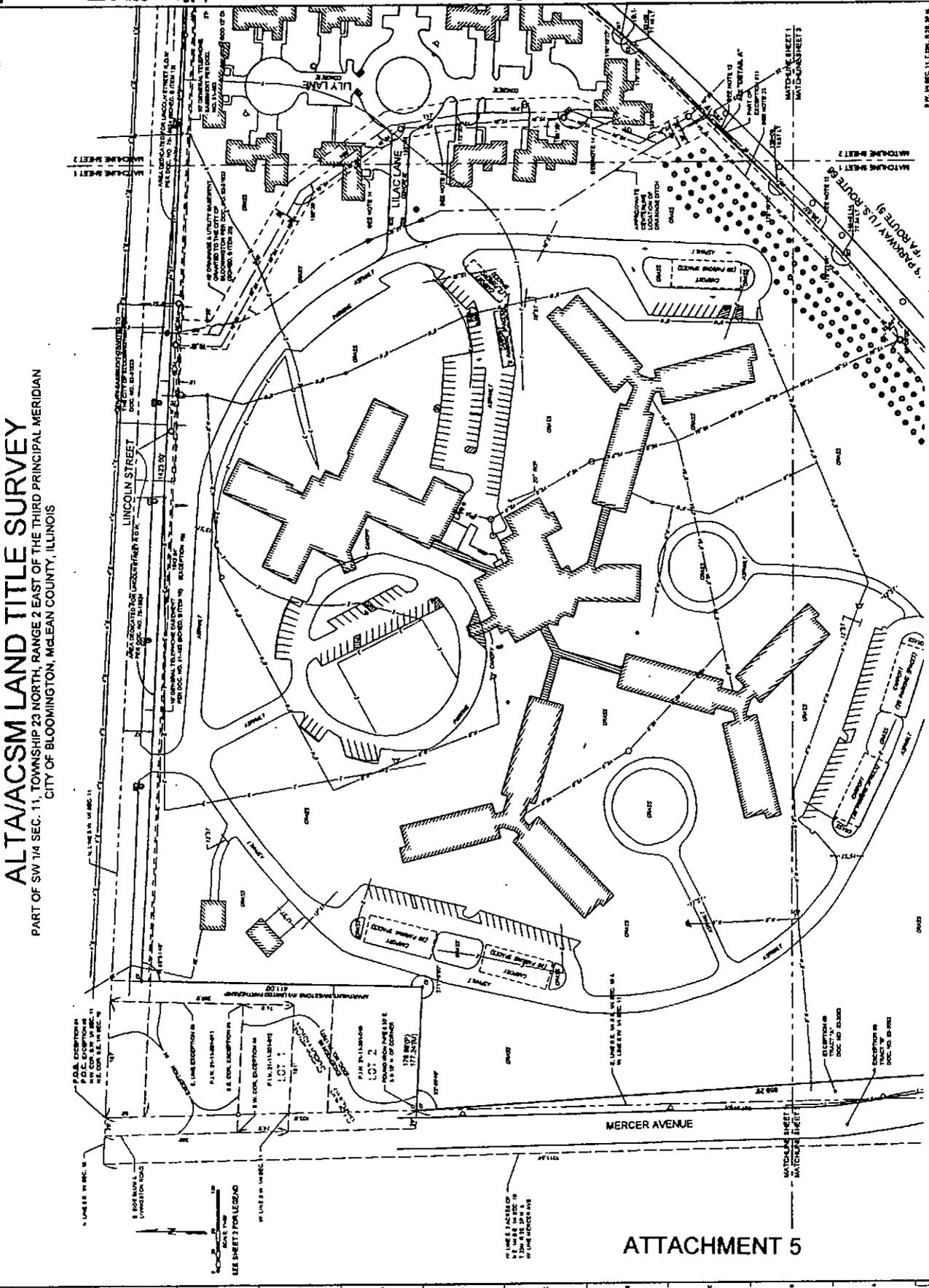
ALTA/ACSM LAND TITLE SURVEY
 PART OF SW 1/4 SEC. 11, TOWNSHIP 23 NORTH, RANGE 2 EAST OF THE THIRD PRINCIPAL MERIDIAN
 CITY OF BLOOMINGTON, McLEAN COUNTY, ILLINOIS



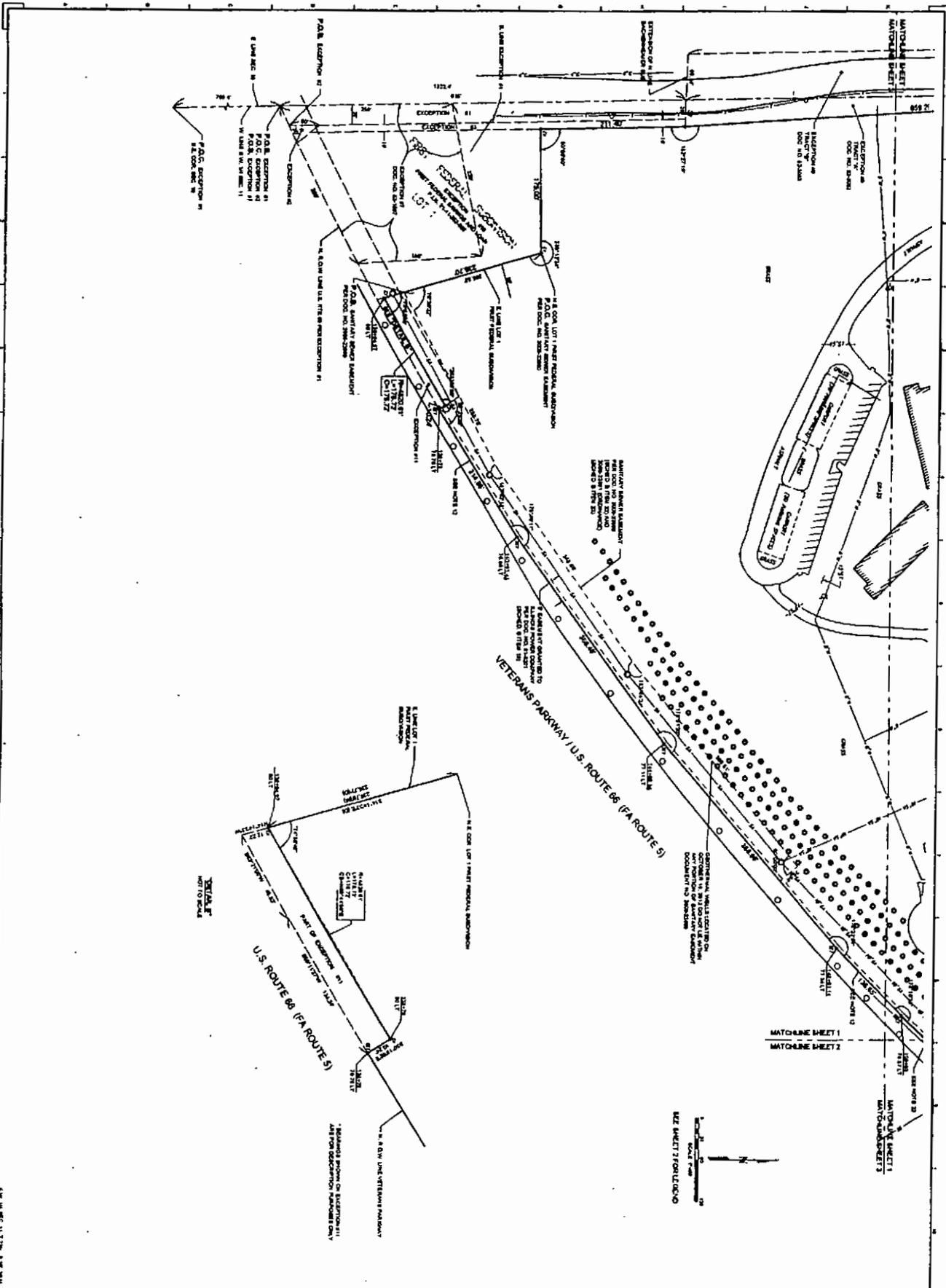
Farnsworth GROUP
 2700 WASHINGTON STREET
 BLOOMINGTON, ILLINOIS 61710
 PHONE 815.244.3131 FAX 815.244.3132

Engineer | Surveyor | Surveyor | Surveyor
 License No. 01114740
 License No. 01114740
 License No. 01114740
 License No. 01114740

BLOOMINGTON, ILLINOIS	
Date:	10/20/17
Design/Drawn:	3/18
Reviewed:	
Book No.:	2129 - Book 1071813
Project No.:	01114740
Sheet No.:	1
ALTA/ACSM LAND TITLE SURVEY	



ATTACHMENT 5





Farnsworth
GROUP

7100 LANTANA BLVD
SUITE 200
DALLAS, TEXAS 75249
214.343.1100

ATTACHMENT 5

44

Project: WESTMINSTER VILLAGE

Client: BLOOMINGTON LUMBER

Order: 1029713

Design/Drawn: SJS

Reviewed: [Signature]

Scale: 1" = 20'

Block No.: 2198 (Fwd/10/18/13)

Project No.: 0131242 00

Survey No.: [Blank]

Survey Date: [Blank]

Survey Type: [Blank]

3

OF 3

24-0074

Section I, Historic Resources Preservation Act Requirements

Attachment 6

Attached is a letter to the Illinois Historic Preservation Agency ("IHPA") requesting confirmation that the Project meets the Secretary of the Interior's "Standard for Rehabilitation and Guidelines for Rehabilitation of Historic Buildings" and will not result in any adverse effect. A copy of the letter from IHPA will be submitted upon receipt.

ATTACHMENT 6

ARNSTEIN & LEHR LLP
Accomplished lawyers who understand your goals.

120 South Riverside Plaza - Suite 1200
Chicago, Illinois 60606
Phone 312.876.7100 - Fax 312.876.0288
www.arnstein.com

Joe Ourth
312.876.7815
jourth@arnstein.com

December 6, 2016

Via Overnight Mail

Ms. Rachel Leibowitz, Ph.D.
Deputy State Historic Preservation Officer
Illinois Historic Preservation Agency
Preservation Services Division
1 Old State Capitol Plaza
Springfield, Illinois 62701-1512

Re: Review to Determine Impact Upon Historic Resources
Westminster Village, Bloomington, Illinois
Certificate of Need Application

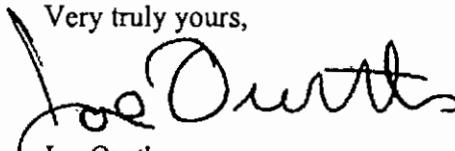
Dear Ms. Leibowitz:

The purpose of this letter is to request your comments concerning possible project effects on cultural resources. This request is made in connection with a Certificate of Need application to be filed on or about December 14, 2016 with the Illinois Health Facilities and Services Review Board.

The proposed project is a modernization and expansion of an existing skilled nursing facility located at 2025 East Lincoln Street, Bloomington, Illinois 61701. This facility is part of the Westminster Village retirement community. Enclosed please find two maps showing the location of the property. The existing skilled facility referred to as Martin Health Center, and the addition to Martin Health Center are highlighted on the attached drawing. It is our understanding that construction of the facility began in the late 1970s.

If you have questions or comments, or need additional information, please do not hesitate to contact me at (312) 876-7815. I appreciate your assistance.

Very truly yours,



Joe Ourth

JRO:eka
Enclosures

CHICAGO MIAMI FORT LAUDERDALE WEST PALM BEACH BOCA RATON SPRINGFIELD

Arnstein & Lehr LLP is a member of the International Lawyers Network

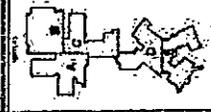


WESTMINSTER VILLAGE
 DESIGN DEVELOPMENT
 145 EAST LINCOLN ST.
 BLOOMINGTON, IL 61710
 P100 PROJECT # 1401

DESIGN DEVELOPMENT
 NOT FOR CONSTRUCTION



NOT FOR CONSTRUCTION



ARCHITECTURAL SITE PLAN

A-051

ARCHITECTURAL SITE GENERAL NOTES

1. All dimensions are in feet and inches.
2. All elevations are in feet above mean sea level.
3. All areas are to be finished with concrete.
4. All areas are to be finished with asphalt.
5. All areas are to be finished with grass.
6. All areas are to be finished with gravel.
7. All areas are to be finished with sand.
8. All areas are to be finished with stone.
9. All areas are to be finished with brick.
10. All areas are to be finished with tile.
11. All areas are to be finished with wood.
12. All areas are to be finished with metal.
13. All areas are to be finished with plastic.
14. All areas are to be finished with paper.
15. All areas are to be finished with fabric.
16. All areas are to be finished with leather.
17. All areas are to be finished with glass.
18. All areas are to be finished with stone.
19. All areas are to be finished with brick.
20. All areas are to be finished with tile.

PARKING SPACES REQUIRED

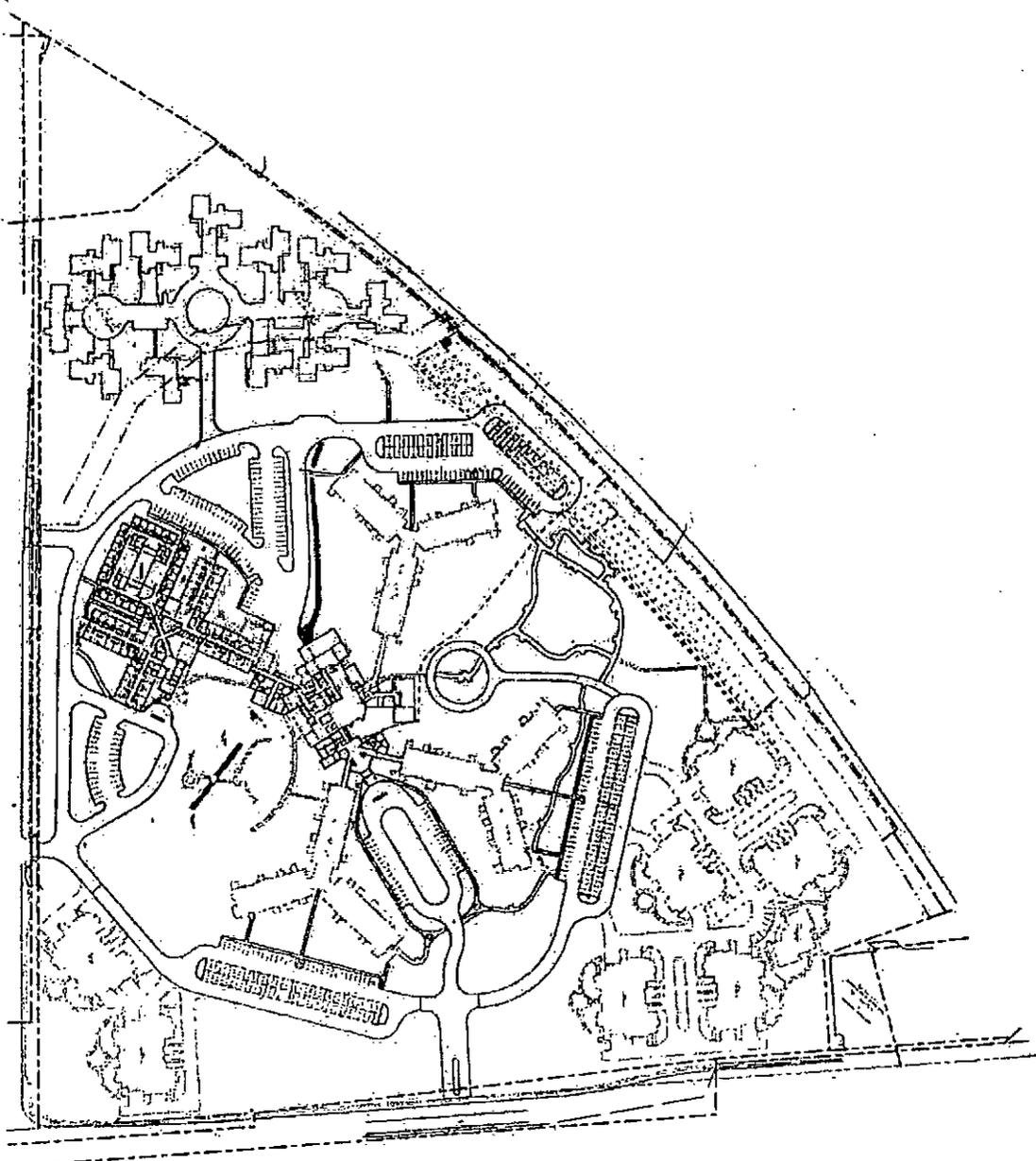
PARKING SPACES PROVIDED

ARCHITECTURAL SITE PLAN LEGEND

- 1. Building Footprint
- 2. Parking Space
- 3. Driveway
- 4. Road
- 5. Sidewalk
- 6. Landscape
- 7. Utility
- 8. Boundary
- 9. Elevation
- 10. Area
- 11. Line
- 12. Point
- 13. Circle
- 14. Square
- 15. Triangle
- 16. Diamond
- 17. Star
- 18. Cross
- 19. Circle with dot
- 20. Square with dot

ARCHITECTURAL SITE PLAN NOTES BY NUMBER

- 1. Building Footprint
- 2. Parking Space
- 3. Driveway
- 4. Road
- 5. Sidewalk
- 6. Landscape
- 7. Utility
- 8. Boundary
- 9. Elevation
- 10. Area
- 11. Line
- 12. Point
- 13. Circle
- 14. Square
- 15. Triangle
- 16. Diamond
- 17. Star
- 18. Cross
- 19. Circle with dot
- 20. Square with dot



1 ARCHITECTURAL SITE PLAN

Section II, Purpose of the Project and Alternatives

Attachment 10

Section 1125.320, Purpose of the Project

The purpose of this Project is two-fold: to provide current residents at Westminster a modern facility and to add 18 beds to accommodate the residents from additional independent living and assisted living to be constructed at Westminster.

Westminster Village is a thriving not-for-profit continuing care retirement community founded in 1979. The community is home to approximately 340 residents living in 176 independent living apartments, 22 duplexes, 52 assisted living apartments and 78 licensed skilled beds on a 40-acre campus.

Purpose One – Increase Skilled Capacity to Reflect Significant Increases in Independent and Assisted Living

Westminster is a popular retirement community. Currently 278 applicants have paid deposits to go onto a waiting list for independent and assisted living. Because of the demand for more retirement housing, Westminster has undertaken a master plan to significantly increase its available housing. Over the next several years Westminster will increase its available assisted living from 52 to 60 plus add a 12-bed memory care unit. Independent living will increase by 90 units, 60 hybrid units and 30 units in additional apartments. Considering the number of couples that would move into the community, 110 new units will result in over 140 new Westminster residents.

Westminster currently operates a skilled care facility licensed for 78 beds. Almost all of the residents in skilled care are residents from the Westminster CCRC. This skilled facility, known as Martin Health Center serves those residents at Westminster who develop a need for skilled care.

ATTACHMENT 10

To fulfill its function as CCRC, Westminster must have the capacity to accommodate the influx of independent and assisted residents who may develop a need for skilled care. Consequently, one of the two main purposes of this Project is to increase skilled beds by 18 to reflect the additional housing at Westminster.

Purpose Two – Provide Current Resident with a Modern Facility

The second major purpose of this Project is to provide a modern facility that affords current residents with the privacy and dignity they deserve.

The skilled facility at Westminster was constructed in 1979 and at 40 years is showing its age. The facility was constructed in accordance with the institutional model of care prevalent at that time. All but two of the 78 beds are in shared rooms with no showers in the room.

Creating private rooms and showers in resident rooms are only a first step for Westminster to become a leader in providing the person-centered model of care.

The Westminster Project structure will create small neighborhoods of 12-24 “neighbors”. This concept, similar to small-house concepts, de-institutionalizes resident care and creates close social interaction among residents. This model of care has been shown to not only increase resident satisfaction, but to extend life and the quality of life.

The modernization of this Project will be extensive, rebuilding all existing resident rooms and common space. The current facility is very space constrained. At a current size of 31,362 BGSF for 78 licensed beds, the facility does not meet the Review Board’s minimum size standard of 435 square feet per bed. As also explained in the Modernization Attachment, the Project will also provide the following improvements:

- The proposed modernization will also include for the first time a non-denominational chapel for spiritual reflection, which is an addition residents have specifically desired.

- Allow for a clinical medical space with space for practitioners: MD, Podiatrist, Ophthalmologist as well as clinical lab space for testing on site.
- Provide space to residents to do their own personal laundry which reduces the residents personal costs.
- Redesigns nurse stations for person centered care focus as well as to enhance ADA compliance for staff and allow for expansion of an electronic medical record (EMR) process.
- Ability to meet the needs of our hospice population especially at end of life to provide dignified care in a private setting and to provide more privacy for the family.
- Creates a large activity space which will allow for larger resident activities when needed and no need to convert dining space. This activity space will also be beneficial for ongoing staff education.
- Creates an enclosed courtyard with covered patio that will allow for safer resident access to outside spaces and allowing for increased freedom of mobility.
- Enhances natural outside lighting.
- Replaces of boilers for hot water and HVAC for heating and cooling.
- Allows for updated features and much more ability for residents to personalize their room more like home.

Section II, Purpose of the Project and Alternatives

Attachment 11

Section 1125.330, Alternatives

1. Alternatives

A. Project of Greater or Lesser Scope and Cost

Westminster Village, Inc. ("Westminster") has operated a continuing care retirement community, with a full continuum of care from independent living apartments and cottages, assisted living services and skilled nursing care for 37 years. Located in the Bloomington-Normal area, the primary focus of Westminster's continuum of care is to allow seniors to age in their apartments and cottages for as long as possible while living independent lives. Seniors have the security of knowing that skilled nursing and assisted living are available on the campus should these services ever be needed.

With an aging physical plant, Westminster's leadership has undertaken a master planning project to address the short and long term needs of the community regarding its buildings and programmatically. To continue effectively serving the residents of Westminster's continuing care retirement community, a redevelopment of Martin Health Center ("Martin Center"), the existing skilled nursing facility, is needed.

In undertaking the master planning process, Westminster's leadership considered, as an option, adding a larger number of skilled nursing beds. However, the conclusion was that while operating a much larger skilled nursing facility might have afforded the organization some economies of scale in operations, the character of the Martin Center, that it primarily serves only its residents, would be negatively impacted. Therefore, this option was rejected. The cost of this alternative would have been approximately \$34 million for a completely new skilled nursing facility.

Westminster's leadership also gave serious consideration to simply reconfiguring the skilled nursing beds in the Martin Center in a manner that would have only added a small number of new beds. The challenge with this approach was that even if the aesthetics of the Martin Center could be improved, the goal of creating distinct neighborhoods with a much larger number of private rooms could not be met with a smaller project. Therefore, this option was rejected. The cost of this alternative was approximately \$8 million.

B. Joint Venture with Other Providers

Westminster's leadership briefly considered, but quickly rejected a joint venture with other providers as a mechanism to achieve the goals of the proposed project. Westminster is a continuing care retirement community offering a full continuum of care from independent living apartments and cottages, assisted living services and skilled nursing care. A primary reason that senior citizens choose this lifestyle is the security of knowing that should their health status change over time for reasons of frailty associated with aging or some kind of health episode that they can move from their independent living units to higher levels of care. The access to high quality skilled nursing on the same campus is particularly desired by couples who realize that they may have differing care needs over time. Therefore, have a contract for services at a separate facility some distance from Westminster's campus is not desired, nor is it in keeping with philosophy of a continuing care retirement community. Although no cost estimate was prepared for this alternative, it was noted that such an arrangement would impact Westminster's marketing and operations since some residents would have to leave Westminster facility when care was needed.

C. Utilize Other Available Health Resources

Similar to the alternative of engaging in a joint venture with other providers, Westminster's leadership briefly considered, but quickly rejected, utilizing other available health resources as a mechanism to achieve the goals of the proposed project. One of the primary reasons that senior citizens choose Westminster is that it is a continuing care retirement community offering a full continuum of care from independent living apartments and cottages,

ATTACHMENT 11

assisted living services and skilled nursing care. Utilizing other area health resources does not fit within a continuing care retirement community model. Although no cost estimate was prepared for this alternative, it was noted that such an arrangement would impact Westminster's marketing and operations since some residents would have to leave Westminster facility when care was needed.

D. Proposed Alternative

The alternative chosen contemplates adding 18 beds to the existing skilled nursing bed count of 78 while redeveloping the skilled nursing facility into distinct neighborhoods that afford residents a more residential setting. As part of the redevelopment project, the mix of private rooms will be restructured to include 80 private rooms and 8 semi-private rooms for a total of 96 beds. This project will set the stage for a subsequent development phase that will add 100 new independent living units to the campus. Therefore, the added beds will continue to be primarily utilized by Westminster's residents. The cost of this alternative is \$23 million as detailed in this application.

2. Comparison of Alternatives

ALTERNATIVE	COST	PROS	CONS
Project of Greater Scope			
Adding additional skilled nursing beds	\$34M		
Project of Lesser Scope			
Reconfiguring existing skilled nursing beds	\$8M	Less expensive Less disruptive to patients	Still not many private rooms available Does not enhance development of community areas for residents
Joint Venture			
Partner with local providers	Not determined	Less expensive	Contrary to concept of continuing care retirement community
Utilize Other Available Health Resources			
Contract with other area providers for services	Not determined	Less expensive	Contrary to concept of continuing care retirement community
Proposed Project			
Addition of skilled nursing beds and remodeling	\$23M	More private rooms More common areas for patients Consistent with philosophy of a continuing care retirement community	More expensive

Section IV, Service Specific Review Criteria

Attachment 12

Section 1125.520, Background of the Applicant

1. **A listing of all health care facilities owned by the applicant, including licensing, and certification if applicable.**

Westminster's license #0028191, effective August 4, 2016, issued by the Illinois Department of Public Health, is attached.

2. **A certified listing of any adverse action taken against any facility owned and/or operated by applicant during the three years prior to the filing of the application.**

There have been no adverse actions taken against Westminster within the prior three years. A letter attesting to this fact is attached.

3. **Authorization permitting HFSRB and DPH access to documents necessary to verify the information submitted, including, but not limited to: official records of DPH or other State agencies; the licensing or certification records of other States; when applicable; and the records of nationally recognized accreditation organizations.**

A letter granting the Review Board and the Illinois Department of Public Health access to information to verify information in the application is attached.

ATTACHMENT 12

DISPLAY THIS PART IN A CONSPICUOUS PLACE

State of Illinois Department of Public Health

LICENSE PERMIT CERTIFICATION REGISTRATION

The person, firm or corporation whose name appears on this certificate has complied with the provisions of the Illinois Statutes, and its rules and regulations and is hereby authorized to engage in the activity as indicated below.

NIRAV D. SHAH, M.D., J.D.
DIRECTOR
Signed under the authority of
The State of Illinois
Department of Public Health

EXPIRES	08/03/2017	ISSUE NO.	0028191
LONG TERM CARE LICENSE SKILLED	78	CATEGORY	BGBE
UNRESTRICTED		TOTAL BEDS	78

BUSINESS ADDRESS
WESTMINSTER VILLAGE, INC

WESTMINSTER VILLAGE
2025 EAST LINCOLN STREET
BLOOMINGTON, IL 61701

EFFECTIVE DATE 08/04/16

The face of this license has a colored background. Printed by Authority of the State of Illinois.



WESTMINSTER VILLAGE

A CONTINUING CARE RETIREMENT COMMUNITY

December 8, 2016

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

Re: Westminster Village, Inc. – CON Permit Application – No Adverse Action

Dear Ms. Avery:

Please be advised that no disciplinary action relative to “Adverse Action” as defined under Section 1125.140 of the Review Board Rules has been adjudicated against Westminster Village, Inc., or against any health care facility owned or operated by it, directly or indirectly, within three (3) years preceding the filing of the permit application.

Sincerely,

Westminster Village, Inc.

Barbara Nathan
CEO

Notarization:

Subscribed and sworn to before me
this 8th day of December, 2016

Signature of Notary Public

Seal



113685172.1

ATTACHMENT 12



WESTMINSTER VILLAGE

A CONTINUING CARE RETIREMENT COMMUNITY

December 8, 2016

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

Re: Westminster Village, Inc. – CON Permit Application – Access to Information

Dear Ms. Avery:

I hereby authorize the State Board and State Agency access to information from any licensing/certification agency in order to verify any and all documentation or information submitted in relation to this permit application. I further authorize the Illinois Department of Public Health to obtain any additional documentation or information that said agency deems necessary for the review of the application as it pertains to Section 1125.520(c)(3) of the Review Board Rules.

Sincerely,

Westminster Village, Inc.

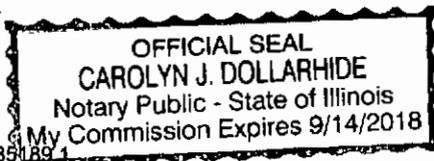
Barbara Nathan
CEO

Notarization:

Subscribed and sworn to before me
this 8th day of December, 2016

Signature of Notary Public

Seal



ATTACHMENT 12

Section IV, Service Specific Review Criteria

Attachment 13

Section 1125.530, Planning Area Need

Identify Calculated Bed Need

Westminster is located in Health Service Area 4 and the McLean County Planning Area. According to the most recently available inventory update of the Review Board this planning area shows a need for 995 beds and the existence of 1090 approved long-term care beds, for a surplus of 95 beds. The applicable page from the 2015 Inventory together with the Review Board's November 15, 2016 Update to Inventory is made part of this attachment.

Primary Purpose is to Serve Residents of the Planning Area

The primary purpose of this Project is to serve residents of the planning area. The Applicants attest that at least 50% of the residents will come from the Planning Area. Residents at Westminster have chosen to make Westminster their home in retirement. With rare exceptions, all residents in the skilled facility come from the Westminster community. Consequently, almost all residents came from a single zip code, 61701.

Referral Letters

Westminster enjoys a very good relationship with the two hospitals serving Bloomington Normal area and there is no doubt that those hospitals would be willing to provide referral letters for the CON Application. For the Applicant to provide these letters as justification for additional 18 beds, however, would not be indicative of the real source for new residents. As discussed elsewhere in the CON application, Westminster largely limits its skilled admissions to residents who are currently part of the Westminster CCRC community. Westminster does not market for direct admissions and does not solicit referrals from hospitals for admissions. This model is what allows Westminster to confirm that the additional 18 beds would not lower occupancy at

ATTACHMENT 13

other facilities. It is also what allows the Project to have the support of other facilities as evidenced by the support of the Heritage homes.

The new beds will be filled because of the expansion of the independent and assisted living at Westminster. Westminster has 278 people on a waiting list to move into its retirement community. To address this extraordinary demand, the Westminster Board of Directors has developed a master plan to expand the independent and assisted living capacity. This master plan will result in 85 new independent living units and 12 newly licenses assisted living units. The need for the 18 additional skilled beds is a direct result of the increased housing at the other components of the Westminster retirement community.

INVENTORY OF HEALTH CARE FACILITIES AND SERVICES AND NEED DETERMINATIONS

General Long-Term Care Category of Service

Planning Area: McLean		General Nursing Care				
Facility Name	City	County/Area	Beds	2013 Patient Days		
ARBA CARE CENTER OF BLOOMINGTON	BLOOMINGTON	McLean County	117	36,065		
6/10/2014 CHOW	COLFAX	McLean County	60	13,389		
ARBA CARE CENTER OF COLFAX	COLFAX	McLean County	78	19,850		
6/10/2014 CHOW	BLOOMINGTON	McLean County	116	33,131		
BLOOMINGTON REHAB HLTHCARE CTR	NORMAL	McLean County	111	25,175		
HEARTLAND OF NORMAL	BLOOMINGTON	McLean County	164	42,834		
HERITAGE HEALTH - BLOOMINGTON	NORMAL	McLean County	102	30,225		
HERITAGE HEALTH - NORMAL	LEROY	McLean County	18			
LEROY MANOR	BLOOMINGTON	McLean County	150	49,976		
LUTHER OAKS (PERMIT)	NORMAL	McLean County	130	31,617		
2/20/2014 13-067	CHENOA	McLean County	12	2,420		
MCLEAN COUNTY NURSING HOME	BLOOMINGTON	McLean County	78	20,855		
MEADOWS MENNONITE HOME	BLOOMINGTON	McLean County				
ST. JOSEPH'S MEDICAL CENTER	BLOOMINGTON	McLean County				
WESTMINSTER VILLAGE	BLOOMINGTON	McLean County				
Planning Area Totals			1,136	305,537		
HEALTH SERVICE AREA		AGE GROUPS	2013 Population	2013 Use Rates (Per 1,000)	2013 Minimum Use Rates	2013 Maximum Use Rates
004	0-64 Years Old	279,113	712,000	392.0	235.2	627.2
	65-74 Years Old	289,827	65,300	4,438.4	2,663.0	7,101.4
	75+ Years Old	1,628,025	56,900	28,612.0	17,167.2	45,779.3
	2013 PSA Estimated Populations	2013 PSA Use Rates (Per 1,000)	2013 HSA Minimum Use Rates	2013 HSA Maximum Use Rates	2018 PSA Planned Rates	2018 PSA Projected Populations
0-64 Years Old	23,392	152.9	235.2	627.2	235.2	162,400
65-74 Years Old	42,018	4,079.4	2,663.0	7,101.4	4,079.4	13,300
75+ Years Old	240,127	27,600.8	17,167.2	45,779.3	27,600.8	8,700
Planning Area Totals			332,581	911.2	1,012	124

LONG-TERM CARE FACILITY UPDATES
11/15/2016
CHANGES TO GENERAL LONG-TERM CARE

PLANNING AREA	ACTION	EFFECTIVE DATE	FACILITY	DESCRIPTION
Health Service Area 1				
Jo Daviess	Bed Change	10/7/2015	Elizabeth Nursing Home, Elizabeth Franklin Grove Living & Rehab,	Facility discontinued 8 Nursing Care beds. Facility now has 41 Nursing Care beds.
Lee	Bed Change	5/24/2016	Franklin Grove	Facility added 11 Nursing Care beds; facility now has 132 Nursing Care beds.
Ogle	Name Change	3/3/2016	Generations at Neighbors, Byron	Formerly Neighbors Rehabilitation Center.
Stephenson	Bed Change	4/21/2016	Lena Living Center, Lena	Facility added 9 Nursing Care beds; facility now has 101 Nursing Care beds.
Whiteside	Name Change	8/10/2015	Regency Care of Sterling, Sterling	Formerly Coventry Living Center, Sterling.
		15-023	Four Seasons Living Center, Morrison	Received permit to discontinue LTC service with 38 Nursing Care beds.
Winnebago	Name Change	7/30/2015	Alden Debes Rehab and Healthcare Ctr, Rockford	Formerly Alden Alma Nelson Manor.
	Abandonment	10-072	Warrior's Gateway, Rockford	Facility abandoned permit to establish 120 bed Nursing Care facility. Project was inadvertently included in Inventory.
	Correction	2/8/2012		
	Bed Change	2/25/2016	Amberwood Care Centre, Rockford	Facility discontinued 2 Nursing Care beds; facility now has 141 Nursing Care beds.
Health Service Area 2				
Bureau/Putnam	Name Change	5/18/2016	Heritage Health - Walnut, Walnut	Formerly Walnut Manor.
Knox	Name Change	4/1/2016	Aperion Care Galesburg, Galesburg	Formerly River Crossing Rehab.
LaSalle	Bed Change	7/8/2015	Ottawa Pavilion, Ottawa	Added 6 Nursing Care beds, facility now has 135 Nursing Care beds.
	Bed Change Correction	10/14/2015	Mendota Lutheran Home, Mendota	Listed in Inventory with 113 Nursing Care beds and 14 Sheltered Care beds; facility should have 99 Nursing Care and 14 Sheltered Care beds.
	Closure	1/13/2016	Heritage Healthcare LaSalle, LaSalle	Facility closed; 101 Nursing Care beds removed from inventory.
	Bed Change	3/25/2016	Heritage Manor-Mendota, Mendota	Discontinued 14 Nursing Care beds; facility now has 85 Nursing Care beds.
	Bed Change	3/25/2016	Heritage Manor-Peru, Peru	Discontinued 2 Nursing Care beds; facility now has 127 Nursing Care beds.
	Bed Change	9/1/2016	IL Veterans' Home at LaSalle, LaSalle	Facility discontinued 10 Nursing Care beds; facility now has 190 Nursing Care beds.
Peoria	SMHRF	6/22/2016	Sharon Health Care Woods, Peoria	Facility reclassified as SMHRF; 152 Nursing Care beds removed from Inventory.
	Bed Change	7/14/2016	Sharon Health Care Willows, Peoria	Facility discontinued 1 Nursing Care bed; facility now has 218 Nursing Care beds.
	Bed Change	7/26/2016	Heritage Health Chillicothe, Chillicothe	Facility discontinued 4 Nursing Care beds; facility now has 106 Nursing Care beds.
Woodford	CHOW	8/1/2016	Maple Lawn Health Center, Eureka	Change of Ownership occurred.
	Name Change	8/9/2016	Select Post Acute Care, Eureka	Formerly Maple Lawn Health Center.
Health Service Area 3				
Brown/Schuyler	CHOW	8/1/2015	Snyders-Vaughn Haven, Rushville	Change of Ownership occurred.
	Name Change	8/1/2015	Rushville Nursing & Rehab Center, Rushville	Formerly Snyders-Vaughn Haven, Rushville.
	Bed Change	3/25/2016	Heritage Manor-Mt. Sterling, Mt. Sterling	Discontinued 7 Nursing Care beds; facility now has 80 Nursing Care beds.
Christian	Bed Change	3/25/2016	Heritage Manor-Pana, Pana	Discontinued 23 Nursing Care beds; facility now has 128 Nursing Care beds.
Logan	16-014	6/21/2016	St. Clara's Manor, Lincoln	Received permit to establish a 106 nursing bed facility at 1450 Castle Manor Drive in Lincoln to replace existing 140 nursing bed facility at 200 Fifth Street in Lincoln.
Macoupin	Bed Change	3/25/2016	Heritage Manor-Carlinville, Carlinville	Discontinued 13 Nursing Care beds; facility now has 95 Nursing Care beds.
	Bed Change	3/25/2016	Heritage Manor-Staunton, Staunton	Discontinued 9 Nursing Care beds; facility now has 90 Nursing Care beds.

LONG-TERM CARE FACILITY UPDATES
11/15/2016
CHANGES TO GENERAL LONG-TERM CARE

PLANNING AREA	ACTION	EFFECTIVE DATE	FACILITY	DESCRIPTION
	Bed Change	3/25/2016	Heritage Manor-Gillespie, Gillespie	Discontinued 18 Nursing Care beds; facility now has 100 Nursing Care beds.
Montgomery	Bed Change	3/25/2016	Heritage Manor-Litchfield, Litchfield	Discontinued 10 Nursing Care beds; facility now has 92 Nursing Care beds.
Morgan/Scott	Bed Change	3/25/2016	Heritage Manor-Jacksonville, Jacksonville	Discontinued 10 Nursing Care beds; facility now has 175 Nursing Care beds.
Sangamon	Bed Change	8/10/2015	St. Joseph's Home of Springfield, Springfield	Facility converted 8 beds from Sheltered Care to Nursing Care. Facility now has 80 Nursing Care and 24 Sheltered Care beds.
	Bed Change	5/10/2016	St. Joseph's Home of Springfield, Springfield	Facility discontinued 7 Nursing Care beds and 13 Sheltered Care beds. Facility now has 73 Nursing Care beds and 11 Sheltered Care beds.
Health Service Area 4				
Douglas	CHOW	7/14/2015	Tuscola Health Care, Tuscola	Change of Ownership occurred.
Livingston	Bed Change	6/23/2015	Good Samaritan - Pontiac, Pontiac	Facility discontinued 73 Nursing Care beds; facility is now licensed for 49 Nursing Care beds. However, under project 12-027, a replacement facility has been approved with 90 Nursing Care beds, so there is no change in approved beds in the planning area.
	Bed Change	3/25/2016	Heritage Health-Bloomington, Bloomington	Discontinued 10 Nursing Care beds; facility now has 88 Nursing Care beds.
	Bed Change	3/25/2016	Heritage Manor-Normal, Normal	Discontinued 10 Nursing Care beds; facility now has 141 Nursing Care beds.
Macon	Correction	10/14/2015	Eastern Star at Macon, Macon	Facility converted 4 beds from Sheltered Care to Nursing Care; facility has 48 Nursing Care beds and 16 Sheltered Care beds.
	SMHRF	6/22/2016	Decatur Manor Healthcare Center, Decatur	Facility reclassified as SMHRF; 147 Nursing Care beds removed from inventory.
Health Service Area 5				
Crawford	Bed Change	3/25/2016	Heritage Manor-Robinson, Robinson	Discontinued 6 Nursing Care beds; facility now has 67 Nursing Care beds.
Effingham	CHOW	6/20/2016	Effingham Rehabilitation & Health Care Center, Effingham	Change of Ownership occurred.
Franklin	Correction	10/14/2015	Stonebridge Senior Living Center, Benton	Facility discontinued 7 Nursing Care beds; facility now has 80 Nursing Care beds.
Gallatin/Hamilton/Saline	Correction	10/14/2015	Hamilton Memorial Rehab & Healthcare, Mdeansboro	Facility should have 60 Nursing Care beds, not 56 as previously indicated in inventory
	Name Change	3/14/2016	Integrity Healthcare of Ridgway, Ridgway	Formerly Ridgway Rehab and Nursing.
	CHOW	6/20/2016	Shawnee Rose Care Center, Harrisburg	Change of Ownership occurred.
Jackson	Closure	1/15/2016	Carbondale Rehab & Nursing Center II, Carbondale	Facility closed. 118 Nursing care beds removed from inventory.
	Name Change	3/14/2016	Integrity Healthcare of Carbondale, Carbondale	Formerly Carbondale Rehab and Nursing.
Randolph	Name Change	3/14/2016	Integrity Healthcare of Chester, Chester	Formerly Chester Rehab and Nursing.
Richland	CHOW	2/1/2016	Burgin Manor, Olney	Change of Ownership occurred.
Union	Name Change	3/14/2016	Integrity Healthcare of Anna, Anna	Formerly Anna Rehab and Nursing.
	Name Change	3/14/2016	Integrity Healthcare of Cobden, Cobden	Formerly Cobden Rehab and Nursing.
Washington	Bed Change	9/4/2015	Friendship Manor Healthcare, Nashville	Facility discontinued 80 Nursing Care beds. Facility now has 150 Nursing Care beds.
	Correction	10/26/2010	Washington County Hospital, Nashville	Facility discontinued 5 Nursing Care beds; facility now has 28 Nursing Care beds.
White	CHOW	11/9/2015	Phoenix Rehabilitation and Nursing Center, Carmi	Change of Ownership occurred.
	Name Change	12/1/2015	Carmi Manor Rehab & Nursing Center, Carmi	Formerly Phoenix Rehabilitation and Nursing Center, Carmi
Williamson	Name Change	3/14/2016	Integrity Healthcare of Herrin, Herrin	Formerly Herrin Rehab and Nursing.

LONG-TERM CARE FACILITY UPDATES
11/15/2016
CHANGES TO GENERAL LONG-TERM CARE

PLANNING AREA	ACTION	EFFECTIVE DATE	FACILITY	DESCRIPTION
	Name Change	3/14/2016	Integrity Healthcare of Marlon, Marion	Formerly Marion Rehab and Nursing.
Health Service Area 6				
6-A	Bed Change	7/14/2015	Selfhelp Home of Chicago, Chicago	Facility added 7 Nursing Care beds; facility now has 72 Nursing Care beds.
	Name Change	7/30/2015	Alden Estates of Northmoor, Chicago	Formerly Alden Northmoor Rehab and Healthcare Center, Chicago.
	SMHRF	6/22/2016	Bryn Mawr Care, Chicago	Facility reclassified as SMHRF; 174 Nursing Care beds removed from Inventory.
	SMHRF	6/22/2016	Grasmere Place, Chicago	Facility reclassified as SMHRF; 216 Nursing Care beds removed from Inventory.
	SMHRF	6/22/2016	Margaret Manor - North, Chicago	Facility reclassified as SMHRF; 99 Nursing Care beds removed from Inventory.
	SMHRF	6/22/2016	Wilson Care, Chicago	Facility reclassified as SMHRF; 198 Nursing Care beds removed from Inventory.
6-B	Name Change	3/3/2016	Generations at Columbus Park, Chicago	Formerly Columbus Park Nursing & Rehab Center.
	Name Change	6/3/2016	Symphony of Chicago West, Chicago	Formerly Jackson Square Skilled Nursing & Living Center.
	Name Change	6/3/2016	Symphony of Lincoln Park, Chicago	Formerly Imperial of Lincoln Park.
	SMHRF	6/22/2016	Belmont Nursing Home, Chicago	Facility reclassified as SMHRF; 61 Nursing Care beds removed from Inventory.
	SMHRF	6/22/2016	Central Plaza Residential Home, Chicago	Facility reclassified as SMHRF; 240 Nursing Care beds removed from Inventory.
	SMHRF	6/22/2016	Clayton Residential Home, Chicago	Facility reclassified as SMHRF; 235 Nursing Care beds removed from Inventory.
	SMHRF	6/22/2016	Columbus Manor Residential Care, Chicago	Facility reclassified as SMHRF; 189 Nursing Care beds removed from Inventory.
	SMHRF	6/22/2016	Margaret Manor, Chicago	Facility reclassified as SMHRF; 135 Nursing Care beds removed from Inventory.
	SMHRF	6/22/2016	Monroe Pavilion Health & Treatment Center, Chicago	Facility reclassified as SMHRF; 136 Nursing Care beds removed from Inventory.
	SMHRF	6/22/2016	Sacred Heart Home, Chicago	Facility reclassified as SMHRF; 172 Nursing Care beds removed from Inventory.
	Bed Change	7/18/2016	Bethesda Rehab & Senior Care, Chicago	Facility discontinued 10 Sheltered Care beds; facility now has 113 Nursing Care and 39 Sheltered Care beds.
6-C	Name Change	6/3/2016	Symphony at 87th Street, Chicago	Formerly Symphony of Beverly.
	Name Change	6/3/2016	Symphony of Bronzeville, Chicago	Formerly Symphony of Bronzeville Park.
	SMHRF	6/22/2016	Rainbow Beach Care Center, Chicago	Facility reclassified as SMHRF; 211 Nursing Care beds removed from Inventory.
	Name Change	8/4/2016	Symphony at Midway, Chicago	Formerly Symphony of Midway.
	Name Change	8/4/2016	Symphony of Morgan Park, Chicago	Formerly Symphony of Park South.
	Name Change	8/26/2016	Wentworth Rehab & Health Care Center, Chicago	Formerly Alden Wentworth Rehab and Healthcare Center
	Name Change	8/26/2016	Princeton Rehab & Health Care Center, Chicago	Formerly Alden Princeton Rehab and Healthcare Center
Health Service Area 7				
7-A	11-006	9/17/2015	Transitional Care of Arlington Heights, Arlington Heights	Facility completed project to establish facility with 120 Nursing Care beds. Facility licensed for operation with 120 Nursing Care beds.
	CHOW	5/1/2016	Claremont-Hanover Park, Hanover Park	Change of Ownership occurred
	Name Change	5/1/2016	Symphony of Hanover Park, Hanover Park	Formerly Claremont-Hanover Park.
	Bed Change	5/24/2016	Lutheran Home for the Aged, Arlington Heights	Facility discontinued 12 Nursing Care beds; facility now has 334 Nursing Care beds and 46 Sheltered Care beds.

LONG-TERM CARE FACILITY UPDATES
11/15/2016
CHANGES TO GENERAL LONG-TERM CARE

PLANNING AREA	ACTION	EFFECTIVE DATE	FACILITY	DESCRIPTION
	Bed Change	7/26/2016	St. Joseph's Home for the Elderly, Palatine	Facility discontinued 4 Sheltered Care beds; facility now has 59 Nursing Care beds and 1 Sheltered Care bed.
7-B	Name Change	3/3/2016	Generations at Oakton Pavilion, Des Plaines	Formerly Generations HCN at Oakton Pavilion.
	Name Change	3/3/2016	Generations at Regency, Niles	Formerly Regency Rehab Center.
	SMHRF	6/22/2016	Albany Care, Evanston	Facility reclassified as SMHRF; 417 Nursing Care beds removed from Inventory.
	SMHRF	6/22/2016	Greenwood Care, Evanston	Facility reclassified as SMHRF; 145 Nursing Care beds removed from Inventory.
7-C	SMHRF	6/22/2016	Skokie Meadows Nursing Center II, Skokie	Facility reclassified as SMHRF; 111 Nursing Care beds removed from Inventory.
	Bed Change	9/23/2015	Oak Brook Health Care Center, Oak Brook	Facility discontinued 2 Nursing Care beds; facility now has 154 Nursing Care beds.
	Bed Change	3/21/2016	Oak Brook Health Care Center, Oak Brook	Facility added 2 Nursing Care beds; facility now has 156 Nursing Care beds.
	Bed Change	4/15/2016	Bridgeway Senior Living, Bensenville	Added 4 Nursing Care beds; facility now has 226 Nursing Care beds.
	15-056	5/10/2016	Transitional Care of Lisle, Lisle	Received permit to construct and establish a 68 bed Nursing Care facility at 2850 Ogden Avenue in Lisle.
	16-002	5/10/2016	Transitional Care of Fox Valley, Aurora	Received permit to construct and establish a 68 bed Nursing Care facility at 4020 East New York Street in Aurora.
	16-006	5/10/2016	Alden Estates of Bartlett, Bartlett	Received permit to construct and establish a 68 bed Nursing Care facility on Route 59 between Apple Valley Drive and Congress Drive in Bartlett.
7-D	Bed Change	1/28/2016	Presence Villa Scalabrini Nursing & Rehabilitation, Northlake	Facility discontinued 16 Nursing Care beds; facility now has 237 Nursing Care beds.
	Bed Change	3/4/2016	Presence Villa Scalabrini Nursing & Rehabilitation, Northlake	Facility discontinued 8 Nursing Care beds; facility now has 229 Nursing Care beds.
	Name Change	3/3/2016	Generations at Elmwood Park, Elmwood Park	Formerly Elmwood Care.
7-E	Name Change	6/3/2016	Symphony at Aria, Hillside	Formerly Aria Post Acute Care.
	Name Change	7/30/2015	Alden Estates of Orland Park, Orland Park	Formerly Alden Orland Park Rehab and Healthcare Center, Orland Park.
	Bed Change	2/23/2016	Lexington Health Care Center, Orland Park	Facility discontinued 3 Nursing Care beds; facility now has 275 Nursing Care beds.
	Name Change	3/3/2016	Generations at Applewood, Matteson	Formerly Applewood Nursing & Rehab Center.
	SMHRF	6/22/2016	Lydia Healthcare, Robbins	Facility reclassified as SMHRF; 412 Nursing Care beds removed from Inventory.
	SMHRF	6/22/2016	Thornton Heights Terrace, Chicago Heights	Facility reclassified as SMHRF; 222 Nursing Care beds removed from Inventory.
	Bed Change	7/14/2016	Bria of Palos Hills, Palos Hills	Facility discontinued 63 Nursing Care beds; facility now has 140 Nursing Care beds.
Kane	Bed Change	8/5/2016	Windmill Nursing Pavilion, South Holland	Facility discontinued 15 Nursing Care beds; facility now has 135 Nursing Care beds.
	Name Change		Windsor Estates Nursing & Rehab, Tinley Park	Formerly McAllister Nursing & Rehab.
	11-104	8/19/2016	Windsor Estates Nursing & Rehab, Tinley Park	Completed project including addition of 89 Nursing Care beds; facility now has 200 Nursing Care beds.
	Health Service Area 8			
Kane	15-037	11/17/2015	Alden Courts of Waterford, Aurora	Received permit to establish a 20 bed Nursing Care facility by converting 22 Sheltered Care beds at an existing facility located at 1991 Randi Drive in Aurora.
	Name Change	6/2/2016	Symphony of Orchard Valley, Aurora	Formerly Countryside Care Center.
	Licensure 08-099	7/27/2016	Addison Rehab & Living Center, Elgin	Facility received license for operation with 120 Nursing Care beds.
	Permit Renewal Denied	9/13/2016	Meadowbrook Manor, Geneva	Request for renewal of project was denied by the Board; project for facility with 150 Nursing Care beds removed from Inventory.

LONG-TERM CARE FACILITY UPDATES
11/15/2016
CHANGES TO GENERAL LONG-TERM CARE

PLANNING AREA	ACTION	EFFECTIVE DATE	FACILITY	DESCRIPTION
Lake	Correction	10/14/2015	Lake Forest Place, Lake Forest	Facility should be listed with 70 Nursing Care beds, rather than 63 as shown in the Inventory
	Correction	10/14/2015	Winchester House, Libertyville	Facility should be listed with 224 Nursing Care beds, rather than 360 as shown in the Inventory
	12-062 Abandoned	10/7/2014	Wauconda Healthcare and Rehabilitation Centre, Wauconda	Project to add 40 Nursing Care beds to existing facility abandoned; facility licensed for 135 Nursing Care beds.
	15-041 Bed Change	11/17/2015	Winchester House, Libertyville	Received permit for change of ownership.
	Bed Change	12/16/2015	Pavilion of Waukegan, Waukegan	Added 3 Nursing Care beds; facility now has 112 Nursing Care beds.
	Bed Change	4/15/2016	Avantara Long Grove, Long Grove	Facility added 5 Nursing Care beds; Facility now has 195 Nursing Care beds.
	16-012	6/21/2016	Transitional Care of Lake County, Mundelein	Received permit to establish a 185 bed Nursing Care facility at 850 East U.S. Highway 45 in Mundelein. Also included in the project is the closure of Winchester House, a 224 bed Nursing Care facility at 1125 North Milwaukee Avenue in Libertyville.
	SMHRF	6/22/2016	Abbott House, Highland Park	Facility reclassified as SMHRF; 106 Nursing Care beds removed from Inventory.
	SMHRF	6/22/2016	Bayside Terrace, Waukegan	Facility reclassified as SMHRF; 168 Nursing Care beds removed from Inventory.
	SMHRF	6/22/2016	Lake Park Center, Waukegan	Facility reclassified as SMHRF; 210 Nursing Care beds removed from Inventory.
McHenry	15-044	6/21/2016	Transformative Health of McHenry, McHenry	Received permit to establish a 98 bed Nursing Care facility at Bull Valley Road and Lawrence Parkway in McHenry.
Health Service Area 9				
Kankakee	SMHRF	6/22/2016	Bourbonnais Terrace Nursing Home, Bourbonnais	Facility reclassified as SMHRF; 197 Nursing Care beds removed from Inventory.
	SMHRF	6/22/2016	Kankakee Terrace Nursing Center, Bourbonnais	Facility reclassified as SMHRF; 146 Nursing Care beds removed from Inventory.
	Bed Change	9/1/2016	IL Veterans' Home at Manteno, Manteno	Facility discontinued 36 Nursing Care beds; facility now has 304 Nursing Care beds.
Kendall	CHOW	12/1/2015	The Tillers Nursing & Rehab Center, Oswego	Change of Ownership occurred.
	Name Change	12/1/2015	Symphony at the Tillers, Oswego	Formerly The Tillers Nursing & Rehab Center.
Will	Bed Change	12/18/2015	Sunny Hill Nursing Home of Will County, Joliet	Facility discontinued 25 Nursing Care beds; facility now has 227 Nursing Care beds.
	15-051	3/29/2016	Alden Estates-Courts of New Lenox, New Lenox	Received permit to establish a long-term care facility with 140 Nursing Care beds at Cedar Crossing Drive in New Lenox.
	Bed Change	6/3/2016	Sunny Hill Nursing Home of Will County, Joliet	Facility discontinued 16 Nursing Care beds; facility now has 211 Nursing Care beds.
Health Service Area 10				
Rock Island	Bed Change	10/26/2015	Friendship Manor, Rock Island	Facility converted 5 beds from Sheltered Care to Nursing Care; facility now has 94 Nursing Care beds and 0 Sheltered Care beds.
	Name Change	3/3/2016	Generations at Rock Island, Rock Island	Formerly Rock Island Nursing & Rehabilitation Center.
	Name Change	4/1/2016	Aperion Care East Moline, East Moline	Formerly Riverwood Rehab.
Health Service Area 11				
Monroe	Name Change	3/14/2016	Integrity Healthcare of Columbia, Columbia	Formerly Columbia Rehab and Nursing.
St. Clair	13-003	8/6/2015	St. Paul's Home, Belleville	Replacement facility licensed for 108 Nursing Care and 26 Sheltered Care beds. No change in total authorized beds.
	Name Change	3/14/2016	Integrity Healthcare of Alton, Alton	Formerly Alton Rehab and Nursing.
	CHOW	8/5/2016	Rosewood Care Center, Swansea	Change of Ownership occurred.

LONG-TERM CARE FACILITY UPDATES
11/15/2016
CHANGES TO GENERAL LONG-TERM CARE

PLANNING AREA	ACTION	EFFECTIVE DATE	FACILITY	DESCRIPTION
	Name Change	8/5/2016	Mercy Rehab and Care Center, Swansea	Formerly Rosewood Care Center .
CHANGES TO SPECIALIZED LONG-TERM CARE				
Health Service Area 1				
DeKalb	Bed Change	9/30/2016	Bethesda Lutheran - Sycamore, Sycamore	Facility discontinued 2 ICF/DD beds; facility now has 14 ICF/DD beds. New
Health Service Area 2				
LaSalle	Closure	7/1/2016	Glenwood House, Streator	Facility converted to CILA. 16 ICF/DD beds removed from inventory.
Peoria	Closure	6/30/2016	Andover, Peoria	Facility converted to CILA. 4 ICF/DD beds removed from inventory.
	Closure	6/30/2016	Lyons Court, Peoria	Facility converted to CILA. 4 ICF/DD beds removed from inventory.
	Closure	6/30/2016	North Frostwood, Peoria	Facility converted to CILA. 4 ICF/DD beds removed from inventory.
	Closure	6/30/2016	South Frostwood, Peoria	Facility converted to CILA. 4 ICF/DD beds removed from inventory.
Health Service Area 3				
Logan	Bed Change	9/9/2016	Christian Nursing Home, Lincoln	Added 12 Nursing Care beds to the facility; facility now has 124 Nursing Care beds.
Morgan	Closure		Eisenhower Terrace, Jacksonville	Facility converted to CILA. 8 ICF/DD beds removed from inventory.
Health Service Area 4				
Macon	Closure	7/6/2015	Southside Manor, Decatur	Facility converted to CILA; 15 ICF/DD beds removed from inventory.
Health Service Area 5				
Johnson	Closure	6/15/2016	Glen Brook, Vienna	Facility converted to CILA. 16 ICF/DD beds removed from inventory.
Safine	Closure	12/17/2015	Turner Manor, Harrisburg	Facility closed. 35 ICF/DD beds removed from inventory.
Washington	Closure	12/18/2015	Terra Estates, Hoyleton	Facility closed. 16 ICF/DD beds removed from inventory.
Health Service Area 6, 7, 8, 9				
6-A	New Facility	1/25/2016	Rosemary Home, Chicago	Facility with 16 ICF/DD beds opened.
6-A	New Facility	4/20/2016	Walsh Home, Chicago	Facility with 15 ICF/DD beds opened.
6-A	New Facility	4/20/2016	Jacobs Home, Chicago	Facility with 15 ICF/DD beds opened.
6-A	New Facility	4/20/2016	Hartemayer Home, Chicago	Facility with 15 ICF/DD beds opened.
6-A	New Facility	4/20/2016	Carr Home, Chicago	Facility with 15 ICF/DD beds opened.
6-A	Closure	4/28/2016	Holbrook Center, Chicago	Facility converted to CILA; 53 ICF/DD beds removed from inventory.
7-A	Bed Change	7/10/2015	Clearbrook Center, Rolling Meadows	Facility discontinued 15 ICF/DD beds; facility now has 77 ICF/DD beds.
7-A	Bed Change	9/29/2016	Clearbrook Center, Rolling Meadows	Facility added 8 ICF/DD beds; facility now has 85 ICF/DD beds. New
Lake	Bed Change	10/21/2015	Mount St. Joseph, Lake Zurich	Facility discontinued 3 ICF/DD beds; facility now has 129 ICF/DD beds.
Will	Closure	8/4/2016	Trinity Living Center 3, Joliet	Facility converted to CILA. 16 ICF/DD beds removed from inventory.
Health Service Area 10				
Rock Island	Closure	9/30/2015	Heritage Fifty-Three, Moline	Facility ceased operations - converted to CILA. 48 ICF/DD beds removed from inventory.
Health Service Area 11				

LONG-TERM CARE FACILITY UPDATES
11/15/2016
CHANGES TO GENERAL LONG-TERM CARE

PLANNING AREA	ACTION	EFFECTIVE DATE	FACILITY	DESCRIPTION
Clinton	Closure		Royal Living Center, New Baden	Facility converted to CILA. 16 ICF/DD beds removed from inventory.

CHANGES TO CHRONIC MENTAL ILLNESS

LONG-TERM CARE FACILITY UPDATES

11/15/2016

CALCULATED BED NEEDS

Planning Area	Calculated Beds Needed	Approved Beds	Additional Beds Needed or Excess Beds ()
LONG-TERM CARE NURSING CARE BED NEED			
HEALTH SERVICE AREA 1			
Boone	360	279	81
Carroll	131	155	(24)
DeKalb	768	742	26
Jo Davless	177	147	30
Lee	275	353	(78)
Ogle	538	565	(27)
Stephenson	581	646	(65)
Whiteside	595	819	(224)
Winnebago	2098	2220	(122)
HEALTH SERVICE AREA 2			
Bureau/Putnam	378	377	1
Fulton	455	603	(148)
Henderson/Warren	164	218	(54)
Knox	740	950	(210)
LaSalle	1208	1256	(48)
McDonough	341	360	(19)
Marshall/Stark	300	427	(127)
Peoria	1483	1608	(125)
Tazewell	1111	1256	(145)
Woodford	580	590	(10)
HEALTH SERVICE AREA 3			
Adams	1079	1499	(420)
Brown/Schuyler	147	179	(32)
Calhoun/Pike	264	337	(73)
Cass	153	150	3
Christian	373	449	(76)
Greene	115	119	(4)
Hancock	150	184	(34)
Jersey	323	369	(46)
Logan	371	446	(75)
Macoupin	523	704	(181)
Mason	120	164	(44)
Menard	114	106	8
Montgomery	382	480	(98)
Morgan/Scott	465	551	(86)
Sangamon	1162	1271	(109)
HEALTH SERVICE AREA 4			
Champaign	868	908	(40)
Clark	224	245	(21)
Coles/Cumberland	661	939	(278)
DeWitt	207	190	17
Douglas	197	233	(36)
Edgar	271	299	(28)
Ford	227	434	(207)
Iroquois	406	486	(80)

LONG-TERM CARE FACILITY UPDATES

11/15/2016

CALCULATED BED NEEDS

Planning Area	Calculated Beds Needed	Approved Beds	Additional Beds Needed or Excess Beds ()
Livingston	443	518	(75)
McLean	995	1090	(95)
Macon	972	1110	(138)
Moultrie	234	361	(127)
Piatt	150	160	(10)
Shelby	174	259	(85)
Vermilion	598	759	(161)
HEALTH SERVICE AREA 5			
Alexander/Pulaski	88	83	5
Bond	119	90	29
Clay	127	209	(82)
Crawford	158	160	(2)
Edwards/Wabash	139	129	10
Effingham	356	434	(78)
Fayette	187	261	(74)
Franklin	332	383	(51)
Gallatin/Hamilton/Saline	554	582	(28)
Hardin/Pope	94	62	32
Jackson	285	251	34
Jasper	59	57	2
Jefferson	300	336	(36)
Johnson/Massac	304	299	5
Lawrence	222	340	(118)
Marion	455	509	(54)
Perry	156	210	(54)
Randolph	398	490	(92)
Richland	244	309	(65)
Union	279	293	(14)
Washington	172	178	(6)
Wayne	155	169	(14)
White	243	351	(108)
Williamson	529	555	(26)
HEALTH SERVICE AREA 6			
Planning Area 6-A	4615	6505	(1890)
Planning Area 6-B	2980	3026	(46)
Planning Area 6-C	4199	4573	(374)
HEALTH SERVICE AREA 7			
Planning Area 7-A	3651	3309	342
Planning Area 7-B	5566	6154	(588)
Planning Area 7-C	5913	6070	(157)
Planning Area 7-D	2462	2880	(418)
Planning Area 7-E	7495	8450	(955)
HEALTH SERVICE AREA 8			
Kane	2705	2934	(229)
Lake	3653	4203	(550)
McHenry	1060	1095	(35)
HEALTH SERVICE AREA 9			

LONG-TERM CARE FACILITY UPDATES

11/15/2016

CALCULATED BED NEEDS

Planning Area	Calculated Beds Needed	Approved Beds	Additional Beds Needed or Excess Beds ()
Grundy	292	265	27
Kankakee	973	989	(16)
Kendall	313	185	128
Will	2931	2889	42

HEALTH SERVICE AREA 10

Henry	433	500	(67)
Mercer	170	172	(2)
Rock Island	1077	1219	(142)

HEALTH SERVICE AREA 11

Clinton	326	357	(31)
Madison	1824	2212	(388)
Monroe	304	250	54
St. Clair	1860	2251	(391)

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

HSA 1	249	333	(84)
HSA 2	239	224	15
HSA 3	206	352	(146)
HSA 4	304	128	176
HSA 5	222	224	(2)
HSA 6, 7, 8, 9	3161	1065	2096
HSA 10	74	32	42
HSA 11	215	288	(73)

Section IV, Service Specific Review Criteria

Attachment 15

Section 1125.550, Service Demand, Expansion of General Long-Term Care

Historical Service Demand

Calendar Year	Licensed Beds Used	Peak Beds Used	Patient Days	Utilization % Licensed Beds	Utilization % in Actual Beds
2013	78	64	20,855	73.3%	89.3%
2014	78	72	22,847	80.2%	86.9%
2015	78	71	24,310	85.4%	93.8%

Westminster Village essentially operates at functional capacity. Of the 78 licensed beds only two rooms are designed as private rooms and all the remaining rooms are dual occupancy. As the Review Board well knows, dual occupancy rooms, especially without private showers is not the optimal arrangement for resident satisfaction, dignity or privacy. It is also sub-optimal clinically in terms of infection control. Operationally, shared rooms result in lower occupancy as rooms are blocked based on gender and infectious conditions.

Residents have a clear preference for single rooms. In recent years several Westminster residents essentially purchased the second bed in their room in order to ensure having a private room. Under this configuration, 7 rooms each year have been utilized as private rooms. There is considerable demand for the temporary private rooms and a long waiting list for these rooms.

ATTACHMENT 15

When the occupancy is adjusted for the temporary single rooms the utilization is consistently over the state standard of 90% and last year averaged 93.8%.

Referrals to other Facilities

As a CCRC, the function of the skilled facility is to provide nursing level care to existing residents of the Westminster Community. There is a delicate balance between having the facility operate at high utilization and to also assure that there is a skilled bed available when an existing resident needs a skilled bed.

Westminster has historically struck this balance well. Unfortunately, there have been occasions where the skilled facility was full and could temporarily not accommodate an existing Westminster resident. In the last 2 years there have been at least 10 times when a person at Westminster was on the waiting list could not be admitted because of the lack of an available bed. There have also been instances where residents chose not to go to the skilled unit because there were not private beds. When this situation has occurred, residents have been able to obtain quality care at other facilities. This is not optimal for residents, however, who must separate from family or friends at Westminster and is also not consistent with residents expectation for a life care community. The additional 18 beds should alleviate the need by residents to transfer outside their chosen community.

Projected Referrals

Westminster is a well-regarded facility and could easily obtain referral letters from area hospitals. As a CCRC, however, its model is to care for those residents in the Westminster Community who develop a need for skilled care.

In the past two years, Westminster has had 176 new admissions. All of these admissions, except 8 came from residents already part of the Westminster community or from persons on its waiting list. As described above, Westminster is essentially operating at functional capacity. Its need for 18 additional beds arises out of its plans to increase Assisted Living units from 52 to 72

ATTACHMENT 15

and to increase independent living units from 176 to 266. The additional skilled beds are Westminster to accommodate the increase in the number of non-skilled units

Section IV, Service Specific Review Criteria

Attachment 17

Section 1125.570, Service Accessibility

Westminster Village is a not-for-profit continuing care retirement community and home to approximately 340 residents. The demand for retirement housing at Westminster far outstrips the availability. Westminster currently has 278 applicants (many of whom are couples) who have paid a deposit to go on the waiting list to enter independent or assisted living. The 18 bed increase in skilled beds will not only alleviate the current capacity constraints, but is also necessary to address the large increase of independent living residents. A detailed waiting list is included as an attachment.

Bloomington Normal area residents enjoy their community and many are choosing to remain there in retirement. Residents wishing to retire at Westminster face wait list times of from 8 months for smaller units to 24 months for larger units. To accommodate the extraordinary demand, Westminster has undertaken an extensive master plan to increase all components of Westminster continuing care. This master project will be undertaken in three phases:

Phase I – Skilled Care. The initial phase will be to: (i) completely modernize the existing 78 licensed bed facility to convert these beds from shared rooms to primarily private rooms, and (ii) increase the number of licensed bed to 96. Phase II and III will not be undertaken until Phase I is complete and those phases are not addressed in this CON application.

Phase II – Assisted Living. After the skilled living project is complete, Westminster will construct a new assisted living building that connects with the skilled care facility. The new assisted living building will be built for 60 apartments plus 12 memory care units.

ATTACHMENT 17

Phase III – Independent Living. Once the new assisted living building is complete, the current assisted living space will be renovated to return it to its original independent living use. Additionally, other townhomes and other independent living space will be constructed during this phase. This phase will increase independent living capacity from 176 apartments to 206 apartments plus 22 townhomes and 60 hybrid units.

To increase the new independent living Westminster recognizes that it must first expand its skilled care, which is essentially operating at capacity, to accommodate additional seniors who will eventually require skilled care. Westminster was established prior to the CCRC variance and thus not subject to the requirements of that variance. The proposed increase of 18 beds, however is consistent with the CCRC concept which stipulates a ratio of 1 skilled bed for 5 independent and assisted living units. The addition of 18 new beds for approximately 110 new units is consistent with the Board ratios of skilled beds.

While there may be no formal admission restrictions for Westminster residents developing a need for skilled care to go to other facilities, there are significant practical restrictions. Residents choosing to live at Westminster do so with the intent that as they further age, and possibly require increased care, they do so within the Westminster community. Residents at Westminster form a close community and may go through different levels of care while at Westminster. The continuous availability of friends present cannot be overstated. Friends living in independent care frequently visit and eat with their friends in skilled care. While other high quality facilities can similarly offer good care, they cannot do so with the proximity of friends within the same community.

This community aspect is particularly important for couples at Westminster. It is very common among couples entering Westminster that one spouse will require skilled care when the other does not. The opportunity to see each other on a daily basis, have meals together and to share visits from family is something that cannot be duplicated at a facility off the Winchester campus.

ATTACHMENT 17

While the social aspects of the continuity of care are the most important, there are also financial reasons for people who have entered Westminster as independent residents to continue their skilled care at Westminster. Westminster is licensed by IDPH as a life care facility, and although these are separate arrangements for independent and skilled care, residents retirement financial planning is affected. This is particularly important in situations, which are common, when residents move back and forth between skilled care and independent or assisted care.

Consequently, while there may not be formal restrictions to residents using other facilities, the impact on these residents (and their families) is significant. A copy of the waiting list as of October 31, 2016 is attached and by signature on the application is certified to be correct.

ATTACHMENT 17

Westminster Village, Inc. Waiting Listing October 2016

#	Date Added	Unit Preference	Deposit Type
1	10-02-2002	Two Bedroom Corner Expanded/Deluxe II	Internal Priority
2	04-22-2003	One Bedroom	Internal Priority
3	04-27-2007	AL Two Bedroom/Two Bedroom Expanded	Internal Priority
4	05-31-2007	Two Bedroom	Internal Priority
5	09-22-2008	Two Bedroom Expanded/Two Bedroom Corner Expanded	Internal Priority
6	03-26-2009	AL Two Bedroom/Two Bedroom Expanded	Internal Priority
7	09-27-2010	AL Studio/One Bedroom	Internal Priority
8	10-18-2010	AL Two Bedroom/Two Bedroom Expanded	Internal Priority
9	10-29-2010	AL One Bedroom/Two Bedroom	Internal Priority
10	07-22-2011	AL One Bedroom	Internal Priority
11	03-16-2012	AL Two Bedroom/Two Bedroom Expanded	Internal Priority
12	06-26-2012	Two Bedroom Expanded/Two Bedroom Corner Expanded	Internal Priority
13	09-14-2012	AL Two Bedroom	Internal Priority
14	03-15-2013	AL Two Bedroom	Internal Priority
15	04-30-2013	AL One Bedroom	Internal Priority
16	10-08-2013		Internal Priority
17	11-27-2013	One Bedroom	Internal Priority
18	04-04-2014	AL One Bedroom/Two Bedroom	Internal Priority
19	04-18-2014	AL First Available	Internal Priority
20	06-23-2014	One Bedroom	Internal Priority
21	07-25-2014	AL Studio/One Bedroom	Internal Priority
22	09-05-2014	AL One Bedroom	Internal Priority
23	12-14-2014	AL One Bedroom	Internal Priority
24	12-29-2014	AL One Bedroom	Internal Priority
25	01-16-2015	Studio/One Bedroom	Internal Priority
26	02-20-2015	AL Two Bedroom	Internal Priority
27	07-05-2015	Studio	Internal Priority
28	08-07-2016	One Bedroom	Internal Priority
29	08-19-2016	One Bedroom	Internal Priority
30	08-26-2016		Internal Priority
31	06-18-2003	Two Bedroom/Two Bedroom Expanded/Two Bedroom Corner Expanded	IL Regular Deposit
32	11-30-2004	Two Bedroom/Two Bedroom Expanded/Two Bedroom Corner Expanded	IL Regular Deposit
33	09-15-2006	Two Bedroom	IL Regular Deposit
34	06-13-2007	Two Bedroom	IL Regular Deposit
35	04-03-2008	Two Bedroom	IL Regular Deposit
36	10-17-2008	One Bedroom	IL Regular Deposit
37	08-03-2009	Two Bedroom Expanded or Larger	IL Regular Deposit
38	08-06-2009	Two Bedroom	IL Regular Deposit
39	11-13-2009	Two Bedroom Expanded/Two Bedroom Corner Expanded	IL Regular Deposit
40	12-26-2009	Two Bedroom/Two Bedroom Expanded/Two Bedroom Corner Expanded	IL Regular Deposit
41	10-21-2010	One Bedroom/Two Bedroom	IL Regular Deposit
42	10-28-2010	One Bedroom	IL Regular Deposit
43	04-07-2011	One Bedroom	IL Regular Deposit
44	07-15-2011	Deluxe II	IL Regular Deposit
45	07-20-2011	One Bedroom	IL Regular Deposit
46	10-16-2011	Two Bedroom	IL Regular Deposit
47	02-02-2012	Two Bedroom Expanded/Two Bedroom Corner Expanded	IL Regular Deposit
48	02-21-2012	Two Bedroom	IL Regular Deposit
49	05-23-2012	Two Bedroom/Two Bedroom Expanded/Two Bedroom Corner Expanded	IL Regular Deposit
50	06-20-2012	Two Bedroom or Larger	IL Regular Deposit
51	06-28-2012	Two Bedroom	IL Regular Deposit
52	02-21-2013	Two Bedroom/Two Bedroom Expanded/Two Bedroom Corner Expanded	IL Regular Deposit
53	03-01-2013	Two Bedroom	IL Regular Deposit
54	03-08-2013	Two Bedroom Expanded	IL Regular Deposit
55	03-20-2013	Studio/One Bedroom	IL Regular Deposit
56	06-17-2013	One Bedroom	IL Regular Deposit
57	06-19-2013	Two Bedroom	IL Regular Deposit

Westminster Village, Inc. Waiting Listing October 2016

#	Date Added	Unit Preference	Deposit Type
58	08-06-2013	One Bedroom	IL Regular Deposit
59	08-06-2013	Two Bedroom Expanded/Two Bedroom Corner Expanded	IL Regular Deposit
60	08-16-2013	Two Bedroom or Larger	IL Regular Deposit
61	09-03-2013	One Bedroom/Two Bedroom	IL Regular Deposit
62	09-03-2013	Two Bedroom	IL Regular Deposit
63	09-20-2013	One Bedroom/Two Bedroom	IL Regular Deposit
64	09-28-2013	One Bedroom	IL Regular Deposit
65	09-30-2013	Two Bedroom	IL Regular Deposit
66	10-18-2013	One Bedroom	IL Regular Deposit
67	10-25-2013	Two Bedroom Expanded/Two Bedroom Corner Expanded	IL Regular Deposit
68	10-25-2013	Two Bedroom	IL Regular Deposit
69	11-01-2013	One Bedroom/Two Bedroom	IL Regular Deposit
70	11-02-2013	One Bedroom	IL Regular Deposit
71	11-05-2013	One Bedroom/Two Bedroom	IL Regular Deposit
72	11-12-2013	Two Bedroom	IL Regular Deposit
73	11-22-2013	Two Bedroom	IL Regular Deposit
74	11-25-2013	Unknown	IL Regular Deposit
75	12-05-2013	One Bedroom	IL Regular Deposit
76	12-05-2013	Unknown	IL Regular Deposit
77	12-11-2013	Two Bedroom Expanded or Larger	IL Regular Deposit
78	12-17-2013	Two Bedroom Expanded/Two Bedroom Corner Expanded	IL Regular Deposit
79	12-17-2013	One Bedroom	IL Regular Deposit
80	12-18-2013	Two Bedroom	IL Regular Deposit
81	12-18-2013	Two Bedroom	IL Regular Deposit
82	12-23-2013	Unknown	IL Regular Deposit
83	12-27-2013	Two Bedroom/Two Bedroom Expanded/Two Bedroom Corner Expanded	IL Regular Deposit
84	12-27-2013	Unknown	IL Regular Deposit
85	12-30-2013	Unknown	IL Regular Deposit
86	12-31-2013	Two Bedroom	IL Regular Deposit
87	01-21-2014	Two Bedroom	IL Regular Deposit
88	02-01-2014	Two Bedroom	IL Regular Deposit
89	02-11-2014	Two Bedroom	IL Regular Deposit
90	03-07-2014	Two Bedroom or Larger	IL Regular Deposit
91	03-24-2014	Two Bedroom/Two Bedroom Expanded/Two Bedroom Corner Expanded	IL Regular Deposit
92	05-23-2014	Deluxe I/Deluxe II	IL Regular Deposit
93	05-30-2014	One Bedroom/Two Bedroom	IL Regular Deposit
94	06-12-2014	One Bedroom	IL Regular Deposit
95	07-08-2014	Two Bedroom/Two Bedroom Expanded/Two Bedroom Corner Expanded	IL Regular Deposit
96	07-18-2014	Two Bedroom/Two Bedroom Expanded/Two Bedroom Corner Expanded	IL Regular Deposit
97	07-23-2014	Two Bedroom	IL Regular Deposit
98	08-08-2014	Two Bedroom/Two Bedroom Expanded/Two Bedroom Corner Expanded	IL Regular Deposit
99	08-11-2014	One Bedroom	IL Regular Deposit
100	08-18-2014	Two Bedroom/Two Bedroom Expanded	IL Regular Deposit
101	08-26-2014	One Bedroom	IL Regular Deposit
102	09-03-2014	Two Bedroom Expanded	IL Regular Deposit
103	09-11-2014	One Bedroom/Two Bedroom	IL Regular Deposit
104	09-23-2014	Two Bedroom/Two Bedroom Expanded/Two Bedroom Corner Expanded	IL Regular Deposit
105	10-09-2014	Two Bedroom Expanded/Two Bedroom Corner Expanded	IL Regular Deposit
106	10-16-2014	Two Bedroom	IL Regular Deposit
107	11-07-2014	Studio	IL Regular Deposit
108	11-10-2014	Two Bedroom	IL Regular Deposit
109	12-26-2014	Two Bedroom Expanded/Two Bedroom Corner Expanded	IL Regular Deposit
110	01-08-2015	Deluxe I/Deluxe II	IL Regular Deposit
111	01-30-2015	Two Bedroom	IL Regular Deposit
112	02-19-2015	Two Bedroom Expanded or Larger	IL Regular Deposit
113	03-16-2015	Two Bedroom	IL Regular Deposit
114	04-15-2015	Two Bedroom	IL Regular Deposit

ATTACHMENT 17

Westminster Village, Inc. Waiting Listing October 2016

#	Date Added	Unit Preference	Deposit Type
115	05-05-2015	Two Bedroom Expanded or Larger	IL Regular Deposit
116	05-06-2015	Two Bedroom Expanded	IL Regular Deposit
117	05-21-2015	Deluxe II	IL Regular Deposit
118	05-21-2015	Two Bedroom Expanded	IL Regular Deposit
119	06-01-2015	Two Bedroom	IL Regular Deposit
120	06-03-2015	Two Bedroom Expanded	IL Regular Deposit
121	06-15-2015	Two Bedroom Expanded	IL Regular Deposit
122	07-02-2015	Two Bedroom Expanded	IL Regular Deposit
123	07-14-2015	Two Bedroom	IL Regular Deposit
124	09-08-2015	One Bedroom/Two Bedroom	IL Regular Deposit
125	09-14-2015	Two Bedroom	IL Regular Deposit
126	09-29-2015	Two Bedroom	IL Regular Deposit
127	10-19-2015	Two Bedroom/Two Bedroom Expanded/Two Bedroom Corner Expanded	IL Regular Deposit
128	10-26-2015	Deluxe II	IL Regular Deposit
129	11-20-2015	Two Bedroom Expanded or Larger	IL Regular Deposit
130	11-23-2015	One Bedroom	IL Regular Deposit
131	12-09-2015	One Bedroom	IL Regular Deposit
132	12-11-2015	Two Bedroom Expanded/Two Bedroom Corner Expanded	IL Regular Deposit
133	12-15-2015	Two Bedroom Expanded/Two Bedroom Corner Expanded	IL Regular Deposit
134	01-07-2016	One Bedroom/Two Bedroom	IL Regular Deposit
135	01-22-2016	One Bedroom	IL Regular Deposit
136	02-04-2016	Two Bedroom or Larger	IL Regular Deposit
137	02-22-2016	One Bedroom	IL Regular Deposit
138	03-16-2016	Two Bedroom Expanded/Two Bedroom Corner Expanded	IL Regular Deposit
139	04-15-2016	One Bedroom/Two Bedroom	IL Regular Deposit
140	04-19-2016	Two Bedroom Expanded	IL Regular Deposit
141	05-13-2016	Two Bedroom or Larger	IL Regular Deposit
142	05-24-2016	Two Bedroom	IL Regular Deposit
143	06-06-2016	Two Bedroom or Larger	IL Regular Deposit
144	06-13-2016	Two Bedroom	IL Regular Deposit
145	07-19-2016	Two Bedroom	IL Regular Deposit
146	07-26-2016	Two Bedroom Expanded	IL Regular Deposit
147	08-02-2016	Two Bedroom/Two Bedroom Expanded	IL Regular Deposit
148	08-08-2016	Two Bedroom/Two Bedroom Expanded/Two Bedroom Corner Expanded	IL Regular Deposit
149	08-23-2016	Two Bedroom	IL Regular Deposit
150	09-06-2016	Two Bedroom	IL Regular Deposit
151	09-19-2016	One Bedroom/Two Bedroom	IL Regular Deposit
152	09-19-2016	Studio/One Bedroom	IL Regular Deposit
153	09-19-2016	Two Bedroom	IL Regular Deposit
154	09-26-2016	Two Bedroom	IL Regular Deposit
155	10-25-2016	One Bedroom	IL Regular Deposit
156	10-13-2004	MHC	IL Priority List
157	06-12-2005	Unknown	IL Priority List
158	01-05-2006	Two Bedroom Expanded or Larger	IL Priority List
159	03-24-2006	Two Bedroom Expanded or Larger	IL Priority List
160	05-22-2007	Deluxe I/Deluxe II	IL Priority List
161	05-12-2008	Two Bedroom or Larger	IL Priority List
162	11-24-2008	Two Bedroom Corner Expanded or Larger	IL Priority List
163	09-15-2009	Duplex	IL Priority List
164	03-30-2010	One Bedroom	IL Priority List
165	10-27-2010	Two Bedroom	IL Priority List
166	01-17-2011	One Bedroom	IL Priority List
167	05-27-2011	Two Bedroom/Two Bedroom Expanded	IL Priority List
168	09-16-2011	One Bedroom	IL Priority List
169	09-26-2011	Two Bedroom or Larger	IL Priority List
170	04-19-2012	Two Bedroom Expanded or Larger	IL Priority List
171	05-16-2012	Two Bedroom	IL Priority List

Westminster Village, Inc. Waiting Listing October 2016

#	Date Added	Unit Preference	Deposit Type
172	06-29-2012	Deluxe I/Deluxe II	IL Priority List
173	06-29-2012	Duplex	IL Priority List
174	09-12-2012	Two Bedroom/Two Bedroom Expanded	IL Priority List
175	10-02-2012	Two Bedroom	IL Priority List
176	10-10-2012	Two Bedroom/Two Bedroom Expanded/Two Bedroom Corner Expanded	IL Priority List
177	12-12-2012	One Bedroom	IL Priority List
178	01-30-2013	Two Bedroom/Two Bedroom Expanded/Two Bedroom Corner Expanded	IL Priority List
179	01-31-2013	Two Bedroom	IL Priority List
180	02-22-2013	One Bedroom	IL Priority List
181	04-18-2013	Two Bedroom Expanded or Larger	IL Priority List
182	05-07-2013	Two Bedroom Expanded or Larger	IL Priority List
183	05-30-2013	One Bedroom	IL Priority List
184	06-05-2013	MHC	IL Priority List
185	06-10-2013	Two Bedroom/Two Bedroom Expanded/Two Bedroom Corner Expanded	IL Priority List
186	06-14-2013	Two Bedroom/Two Bedroom Expanded/Two Bedroom Corner Expanded	IL Priority List
187	07-05-2013	One Bedroom	IL Priority List
188	07-23-2013	Two Bedroom or Larger	IL Priority List
189	08-29-2013	Two Bedroom	IL Priority List
190	09-13-2013	Duplex	IL Priority List
191	09-18-2013	Two Bedroom	IL Priority List
192	09-19-2013	Two Bedroom Expanded or Larger	IL Priority List
193	09-23-2013	One Bedroom	IL Priority List
194	11-29-2013	Two Bedroom Expanded or Larger	IL Priority List
195	12-01-2013	One Bedroom	IL Priority List
196	12-16-2013	Two Bedroom or Larger	IL Priority List
197	12-27-2013	Two Bedroom/Two Bedroom Expanded	IL Priority List
198	01-22-2014	Two Bedroom/Two Bedroom Expanded/Two Bedroom Corner Expanded	IL Priority List
199	02-25-2014	Deluxe I/Deluxe II	IL Priority List
200	03-13-2014	Two Bedroom Expanded or Larger	IL Priority List
201	03-24-2014	Two Bedroom/Two Bedroom Expanded/Two Bedroom Corner Expanded	IL Priority List
202	04-07-2014	Two Bedroom	IL Priority List
203	04-11-2014	Two Bedroom Expanded/Two Bedroom Corner Expanded	IL Priority List
204	06-10-2014	Two Bedroom	IL Priority List
205	07-01-2014	Two Bedroom Expanded or Larger	IL Priority List
206	07-01-2014	Two Bedroom	IL Priority List
207	07-22-2014	One Bedroom	IL Priority List
208	07-31-2014	Duplex/Two Bedroom	IL Priority List
209	08-03-2014	Two Bedroom Corner Expanded	IL Priority List
210	09-02-2014	Two Bedroom or Larger	IL Priority List
211	09-08-2014	Two Bedroom/Two Bedroom Expanded/Two Bedroom Corner Expanded	IL Priority List
212	09-10-2014	Two Bedroom	IL Priority List
213	09-11-2014	Two Bedroom Expanded or Larger	IL Priority List
214	09-18-2014	Duplex/Two Bedroom/Two Bedroom Expanded/Two Bedroom Corner Expanded	IL Priority List
215	12-02-2014	Duplex/Two Bedroom Expanded or Larger	IL Priority List
216	12-02-2014	One Bedroom	IL Priority List
217	12-04-2014	Two Bedroom	IL Priority List
218	12-05-2014	Two Bedroom Expanded or Larger	IL Priority List
219	12-16-2014	Two Bedroom	IL Priority List
220	01-22-2015	Two Bedroom Expanded or Larger	IL Priority List
221	02-18-2015	Two Bedroom Expanded or Larger	IL Priority List
222	02-19-2015	Two Bedroom Expanded/Two Bedroom Corner Expanded	IL Priority List
223	02-24-2015	Two Bedroom or Larger	IL Priority List
224	02-24-2015	One Bedroom	IL Priority List
225	03-11-2015	Two Bedroom Expanded/Two Bedroom Corner Expanded	IL Priority List
226	04-08-2015	Duplex/Two Bedroom Expanded/Two Bedroom Corner Expanded	IL Priority List
227	04-15-2015	Two Bedroom or Larger	IL Priority List
228	04-15-2015	Duplex	IL Priority List

Westminster Village, Inc. Waiting Listing October 2016

#	Date Added	Unit Preference	Deposit Type
229	04-17-2015	Two Bedroom	IL Priority List
230	04-20-2015	Two Bedroom/Two Bedroom Expanded/Two Bedroom Corner Expanded	IL Priority List
231	05-21-2015	Two Bedroom	IL Priority List
232	06-30-2015	Two Bedroom	IL Priority List
233	07-16-2015	One Bedroom/Two Bedroom	IL Priority List
234	07-21-2015	Duplex/Two Bedroom	IL Priority List
235	07-31-2015	Two Bedroom	IL Priority List
236	08-12-2015	Two Bedroom	IL Priority List
237	08-13-2015	Two Bedroom/Two Bedroom Expanded/Two Bedroom Corner Expanded	IL Priority List
238	08-20-2015	Two Bedroom or Larger	IL Priority List
239	08-20-2015	Duplex/Deluxe II	IL Priority List
240	09-04-2015	Two Bedroom or Larger	IL Priority List
241	10-02-2015	Two Bedroom	IL Priority List
242	10-09-2015	Duplex/Two Bedroom or Larger	IL Priority List
243	10-15-2015	Two Bedroom/Two Bedroom Expanded/Two Bedroom Corner Expanded	IL Priority List
244	10-31-2015	Two Bedroom/Two Bedroom Expanded/Two Bedroom Corner Expanded	IL Priority List
245	11-06-2015	Two Bedroom/Two Bedroom Expanded/Two Bedroom Corner Expanded	IL Priority List
246	11-10-2015	One Bedroom/Two Bedroom	IL Priority List
247	11-16-2015	Duplex/Two Bedroom Expanded or Larger	IL Priority List
248	11-20-2015	Two Bedroom	IL Priority List
249	11-23-2015	Two Bedroom/Two Bedroom Expanded/Two Bedroom Corner Expanded	IL Priority List
250	12-24-2015	Two Bedroom or Larger	IL Priority List
251	01-04-2016	Two Bedroom	IL Priority List
252	01-04-2016	Two Bedroom	IL Priority List
253	01-07-2016	Duplex	IL Priority List
254	03-10-2016	Two Bedroom/Two Bedroom Expanded/Two Bedroom Corner Expanded	IL Priority List
255	04-01-2016	Two Bedroom	IL Priority List
256	04-04-2016	Two Bedroom	IL Priority List
257	04-06-2016	Duplex	IL Priority List
258	04-27-2016	Two Bedroom Expanded or Larger	IL Priority List
259	04-28-2016	Two Bedroom	IL Priority List
260	05-02-2016	One Bedroom/Two Bedroom	IL Priority List
261	05-06-2016	Two Bedroom	IL Priority List
262	05-18-2016	Two Bedroom	IL Priority List
263	05-31-2016	One Bedroom	IL Priority List
264	06-06-2016	One Bedroom	IL Priority List
265	06-27-2016	Duplex	IL Priority List
266	07-15-2016	Two Bedroom/Two Bedroom Expanded/Two Bedroom Corner Expanded	IL Priority List
267	07-25-2016	Duplex	IL Priority List
268	08-08-2016	Duplex	IL Priority List
269	08-10-2016	Two Bedroom	IL Priority List
270	08-15-2016	Deluxe I/Deluxe II	IL Priority List
271	08-15-2016	One Bedroom	IL Priority List
272	08-30-2016	One Bedroom	IL Priority List
273	09-14-2016	Duplex	IL Priority List
274	09-15-2016	One Bedroom	IL Priority List
275	09-23-2016	Duplex	IL Priority List
276	09-30-2016	One Bedroom	IL Priority List
277	09-30-2016	One Bedroom	IL Priority List
278	03-10-1995	AL Unknown	AL Regular Deposit
279	08-23-2011	AL Unknown	AL Regular Deposit
280	01-15-2013	AL One Bedroom	AL Regular Deposit
281	10-11-2013	AL One Bedroom	AL Regular Deposit
282	05-15-2014	AL Efficiency	AL Regular Deposit
283	12-16-2015	AL One Bedroom	AL Regular Deposit
284	05-13-2009	AL MHC	AL Priority List
285	09-07-2010	AL MHC	AL Priority List

Westminster Village, Inc. Waiting Listing October 2016

#	Date Added	Unit Preference	Deposit Type
286	01-20-2011	AL MHC	AL Priority List
287	10-25-2011	AL One Bedroom	AL Priority List
288	06-05-2012	AL MHC	AL Priority List
289	11-29-2012	AL One Bedroom/Two Bedroom	AL Priority List
290	10-11-2013	AL MHC	AL Priority List
291	11-06-2013	AL One Bedroom	AL Priority List
292	11-13-2013	AL Two Bedroom	AL Priority List
293	12-23-2013	AL One Bedroom	AL Priority List
294	04-11-2014	AL One Bedroom/Two Bedroom	AL Priority List
295	09-24-2014	AL One Bedroom	AL Priority List
296	10-27-2014	AL Two Bedroom	AL Priority List
297	11-03-2014	AL One Bedroom	AL Priority List
298	09-09-2015	AL Two Bedroom	AL Priority List
299	10-23-2015	AL Two Bedroom	AL Priority List
300	10-30-2015	AL Efficiency	AL Priority List
301	12-02-2015	AL MHC	AL Priority List
302	01-29-2016	AL One Bedroom/Two Bedroom	AL Priority List
303	05-03-2016	AL Two Bedroom	AL Priority List
304	06-27-2016	AL Two Bedroom	AL Priority List
305	08-04-2016	AL MHC	AL Priority List
306	08-15-2016	AL One Bedroom	AL Priority List
307	08-17-2016	AL One Bedroom	AL Priority List
308	09-01-2016	AL One Bedroom	AL Priority List

Section IV, Service Specific Review Criteria

Attachment 18

Section 1125.580, Unnecessary Duplication/Maldistribution

Zip Codes within 30 Minutes Travel Time

Attached are lists of: (i) all of the zip codes within 30 minutes normal travel time from the Project site, (ii) the population of each such zip code, and (iii) the names and locations of all licensed long-term care facilities within 30 minutes normal drive time from the Project site.

Beds Per 1,000 Population

The statewide average is 7.6 beds/per 1,000, however, McClean county's average is only 6.1 beds/per 1,000. There is no maldistribution based on this calculation under the Board's rules.

Maldistribution of Services/Not Lower Utilization

This Project will not significantly lower the utilization of other area providers. Westminster Village is a continuing care retirement community. Residents in the skilled facility are persons who are already part of the Westminster community. As discussed in Attachment 17 above, in the last two years Westminster admitted 176 new skilled residents, all but 8 from Westminster Independent or Assisted Living or persons on the waiting list for those services.

The 18 new beds being added are to accommodate the significant internal growth in the number of new Independent and Assisting Living units at Westminster. Westminster does not market for skilled residents from the outside community and does not solicit referrals from hospitals for general residents. While certain circumstances there may be an occasional admission, this is not the Westminster model.

ATTACHMENT 18

Perhaps the best evidence that this Project will not lower utilization at other facilities comes from those facilities themselves. Heritage is the largest provider of long-term care services in the Bloomington Normal area with homes in each community. As part of this project, Westminster met with Heritage to discuss the project. Heritage not only acknowledged the benefit of the project, but also that residents Westminster admitted were part of the Westminster community. Heritage graciously offered not only their encouragement, but their letter of support. We are pleased to reference the Heritage letter of support included in Attachment 21.

Long-Term Care Facilities
Facilities within 30 Minutes Travel Time

FACILITY	CITY	BEDS	UTILIZATION	TRAVEL TIME/DISTANCE
St Joseph's Medical Center	Bloomington	12	52.80%	2 minutes (1.36 miles)
Bloomington Rehabilitation & Health Care Center	Bloomington	78	64.80%	4 minutes (2.62 miles)
Heritage Health-Bloomington*	Bloomington	111	62.80%	6 minutes (2.58 miles)
Luther Oaks	Bloomington	18	N/A	7 minutes (4.30 miles)
Heartland of Normal	Normal	116	75.10%	9 minutes (4.62 miles)
Aperion Care Bloomington	Bloomington	117	81.30%	10 minutes (4.21 miles)
Heritage Health - Normal*	Normal	164	70.50%	12 minutes (6.30 miles)
McLean County Nursing Home	Normal	150	84.20%	12 minutes (6.36 miles)
LeRoy Manor	LeRoy	102	67.50%	19 minutes (15.12 miles)
Dr. John Warner Hospital (Swing Beds)	Clinton	0		28 minutes (24.50 miles)
Meadows Mennonite Home	Chenoa	130	63.60%	29 minutes (24.47 miles)
Hawthorne Inn of Clinton	Clinton	134	90.20%	29 minutes (25.54 miles)
Aperion Care Colfax	Colfax	60	64.10%	30 minutes (24.75 miles)

*On March 25, 2016, Heritage Health - Bloomington discontinued 23 beds and now has a total of 88 licensed beds and Heritage Health - Normal discontinued 23 beds and now has a total of 141 licensed beds. As a result of these discontinuations, their 2016 utilization rates may be higher.

ZIP Codes within 30 Minutes' Drive Time

ZIP Code	Travel Time
61705	3 mins
61704	4 mins
61761	13 mins
61736	15 mins
61745	15 mins
61776	17 mins
61774	20 mins
61752	20 mins
61754	21 mins
61737	22 mins
61748	22 mins
61730	23 mins
61725	24 mins
61777	24 mins
61732	26 mins
61753	26 mins
61729	27 mins
61723	28 mins
61778	29 mins
61759	29 mins
61728	30 mins
61722	30 mins
61727	30 mins

Population by Zip Codes within 30 Minutes Travel Time

ZIP Code	Population	Travel Time
61705	14,731	3 mins
61704	39,518	4 mins
61761	49,543	13 mins
61736	1,796	15 mins
61745	4,219	15 mins
61776	1,020	17 mins
61774	507	20 mins
61752	4,379	20 mins
61754	817	21 mins
61737	321	22 mins
61748	2,708	22 mins
61730	206	23 mins
61725	1,358	24 mins
61777	602	24 mins
61732	1,516	26 mins
61753	3,047	26 mins
61729	989	27 mins
61723	1,570	28 mins
61778	420	29 mins
61759	288	29 mins
61728	1,226	30 mins
61722	281	30 mins
61727	10,127	30 mins



Trip to:

2200 E Washington St

Bloomington, IL 61701-4364

1.36 miles / 2 minutes

Notes

[Empty box for notes]

ST. JOSEPH
MEDICAL CENTER

A 2025 E Lincoln St, Bloomington, IL 61701-5995

Download
Free App

● 1. Start out going east on E Lincoln St toward 4 Seasons Rd. [Map](#) 0.2 Mi
0.2 Mi Total

↶  2. Turn left onto S Veterans Pkwy / I-55 Bus N. [Map](#) 1.0 Mi
1.2 Mi Total
S Veterans Pkwy is 0.1 miles past 4 Seasons Rd
If you reach S Eldorado Rd you've gone a little too far

↶ 3. Turn left onto E Washington St. [Map](#) 0.1 Mi
1.4 Mi Total
E Washington St is 0.3 miles past E Jackson St
If you are on I-55 Bus N and reach IL-9 you've gone about 0.5 miles too far

■ 4. 2200 E WASHINGTON ST is on the right. [Map](#)
Your destination is just past Saint Joseph Dr
If you reach Rust Rd you've gone a little too far

B 2200 E Washington St, Bloomington, IL 61701-4364



BLOOMINGTON REHABILITATION
& HEALTH CARE CENTER

Trip to:

1925 S Main St

Bloomington, IL 61704-7301

2.62 miles / 4 minutes

Notes



2025 E Lincoln St, Bloomington, IL 61701-5995

Download
Free App



1. Start out going east on E Lincoln St toward 4 Seasons Rd. [Map](#)

0.2 MI

0.2 Mi Total



2. Take the 1st right onto S Veterans Pkwy / I-55 Bus S. Continue to follow I-55 Bus S. [Map](#)

1.9 MI

2.1 Mi Total



I-55 Bus S is just past 4 Seasons Rd

If you are on E Lincoln St and reach I-55 Bus S you've gone a little too far



3. Take the US-51 Bus / Main St ramp. [Map](#)

0.3 MI

2.3 Mi Total



4. Turn left onto US-51 Bus S / S Main St. [Map](#)

0.3 MI

2.6 Mi Total



5. **1925 S MAIN ST** is on the right. [Map](#)

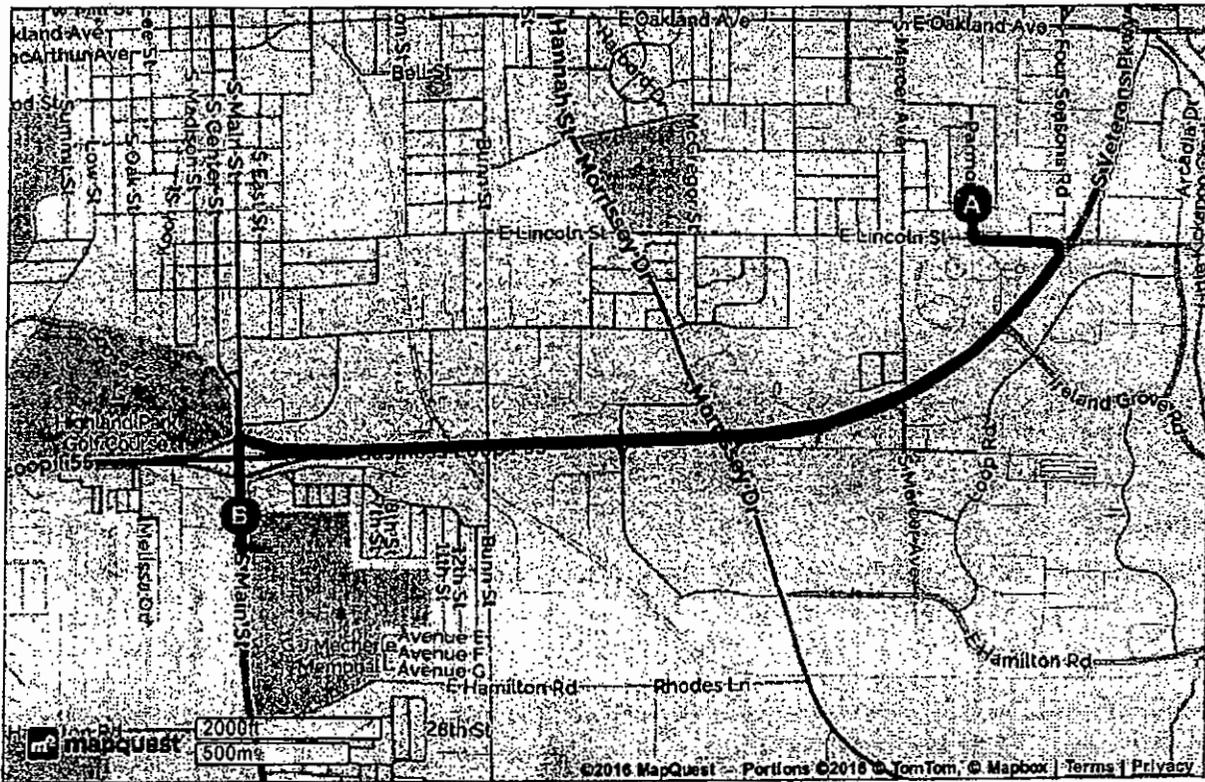
Your destination is just past Oak Creek Plz

If you reach W Hamilton Rd you've gone about 0.4 miles too far



1925 S Main St, Bloomington, IL 61704-7301

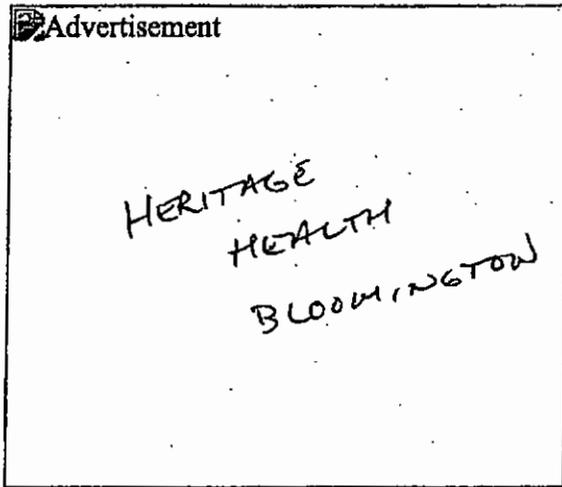
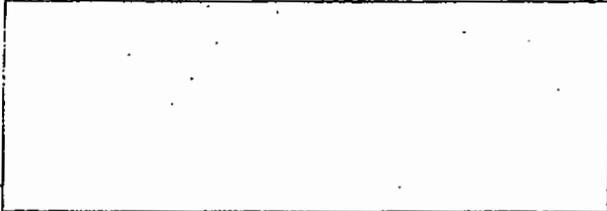
Total Travel Estimate: 2.62 miles - about 4 minutes



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Trip to:
700 E Walnut St
Bloomington, IL 61701-3244
2.58 miles / 6 minutes
Notes



A 2025 E Lincoln St, Bloomington, IL 61701-5995

Download
Free App

- 1. Start out going west on E Lincoln St toward Parmon Rd. [Map](#) 0.8 MI
0.8 Mi Total

- ➔  2. Turn right onto Morrissey Dr / US-150 W. Continue to follow US-150 W. [Map](#) 0.5 MI
1.4 Mi Total
*US-150 W is 0.1 miles past Doral Dr
If you reach Maple St you've gone a little too far*

- ⬅  3. Turn left onto E Oakland Ave / US-150 W. [Map](#) 0.3 MI
1.7 Mi Total

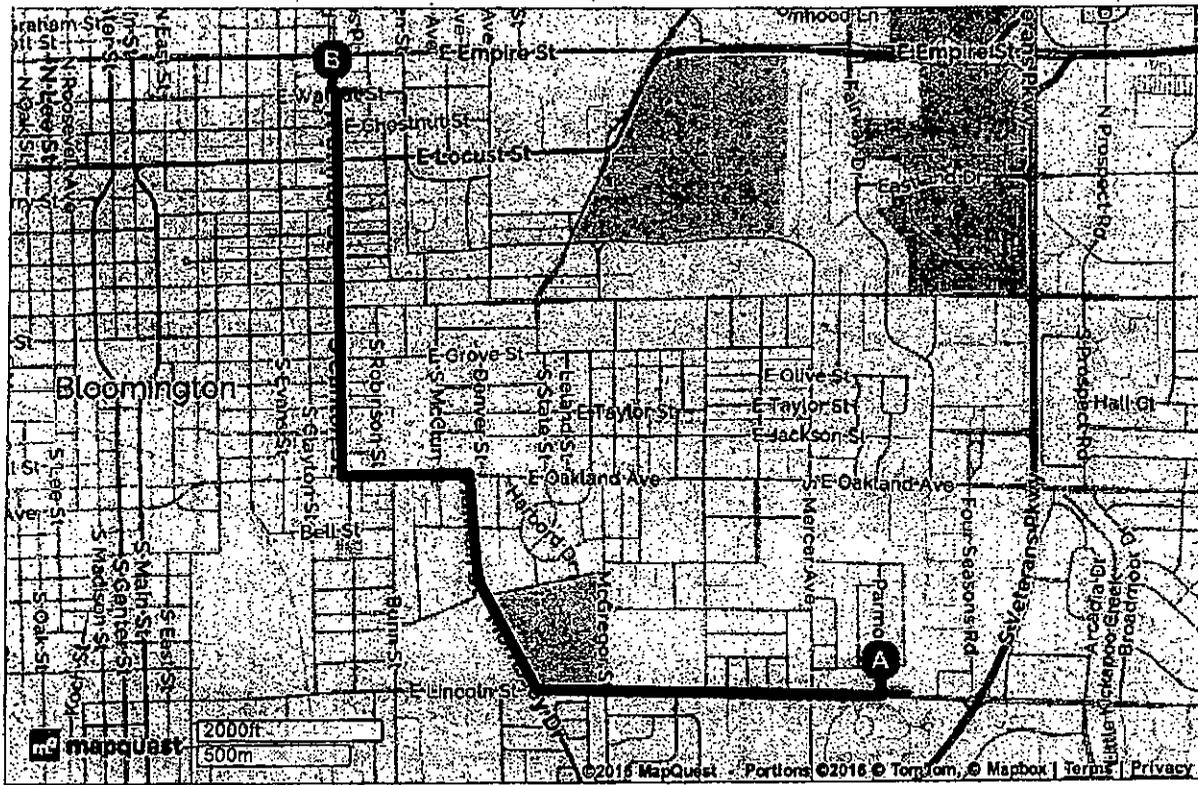
- ➔  4. Turn right onto S Clinton St / US-150 W. [Map](#) 0.9 MI
2.6 Mi Total
If you reach S Clayton St you've gone a little too far

- ➔ 5. Turn right onto E Walnut St. [Map](#) 0.01 MI
2.6 Mi Total
*E Walnut St is just past E Chestnut St
If you reach E Empire St you've gone a little too far*

- 6. 700 E WALNUT ST is on the left. [Map](#)
If you reach Elder St you've gone a little too far

B 700 E Walnut St, Bloomington, IL 61701-3244

Total Travel Estimate: 2.58 miles - about 6 minutes



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Trip to:
601 Lutz Rd
Bloomington, IL 61704-8406
4.30 miles / 7 minutes

Notes

Advertisement

LUTHER
OAKS

A 2025 E Lincoln St, Bloomington, IL 61701-5995

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Free App

●	1. Start out going east on E Lincoln St toward 4 Seasons Rd. Map	0.2 MI
		<i>0.2 Mi Total</i>

➔	2. Take the 1st right onto S Veterans Pkwy / I-55 Bus S. Continue to follow I-55 Bus S. Map I-55 Bus S is just past 4 Seasons Rd <i>If you are on E Lincoln St and reach I-55 Bus S you've gone a little too far</i>	2.9 MI
		<i>3.0 Mi Total</i>

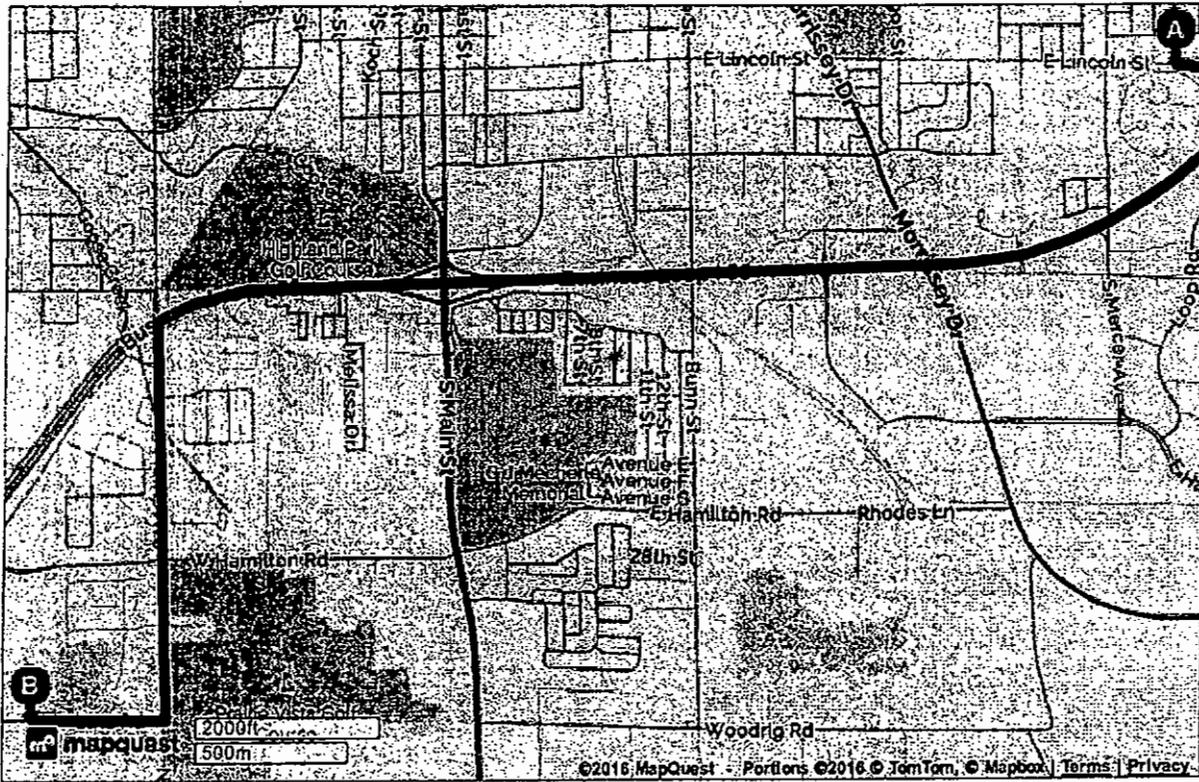
⤵	3. Turn left onto S Morris Ave. Map	0.9 MI
		<i>4.0 Mi Total</i>

➔	4. Turn right onto Lutz Rd. Map <i>Lutz Rd is 0.2 miles past Witten Woods Dr</i> <i>If you are on N 1375 East Rd and reach Cabin Town Rd you've gone about 0.1 miles too far</i>	0.3 MI
		<i>4.3 Mi Total</i>

■	5. 601 LUTZ RD is on the right. Map	
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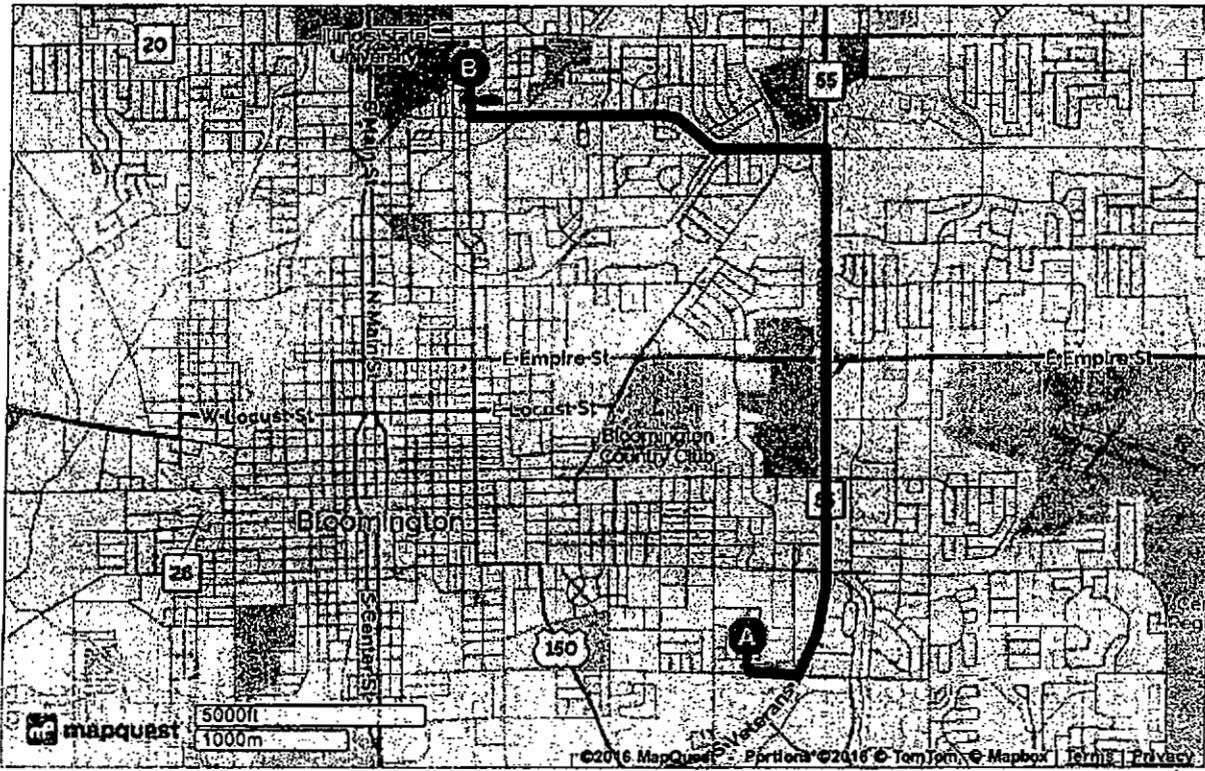
B 601 Lutz Rd, Bloomington, IL 61704-8406

Total Travel Estimate: 4.30 miles - about 7 minutes



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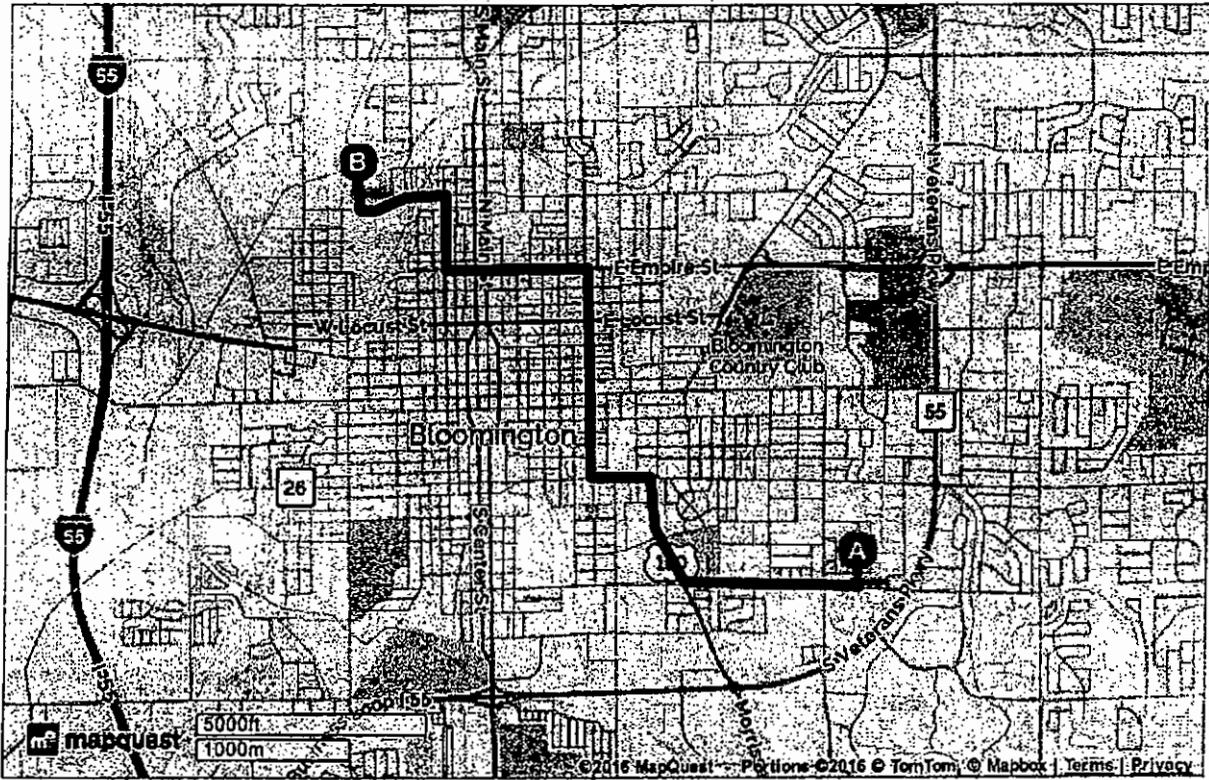
Total Travel Estimate: 4.62 miles - about 9 minutes



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ATTACHMENT 18

Total Travel Estimate: 4.21 miles - about 10 minutes



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Trip to:
509 N Adelaide St
Normal, IL 61761-2422
6.30 miles / 12 minutes

Notes

Advertisement

HERITAGE
HEALTH
NORMAL

A 2025 E Lincoln St, Bloomington, IL 61701-5995

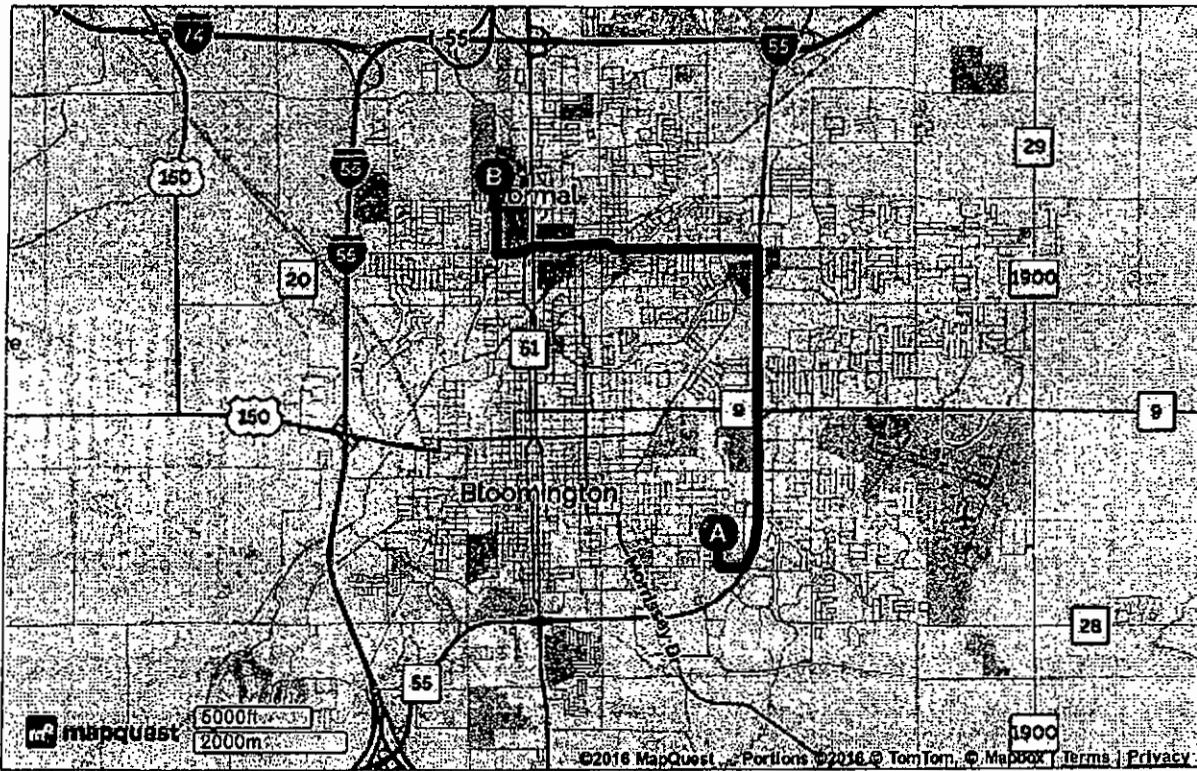
Download
Free App

- 1. Start out going east on E Lincoln St toward 4 Seasons Rd. [Map](#)
0.2 MI
0.2 Mi Total
- ↶

 2. Turn left onto S Veterans Pkwy / I-55 Bus N. [Map](#)
S Veterans Pkwy is 0.1 miles past 4 Seasons Rd
If you reach S Eldorado Rd you've gone a little too far
3.1 MI
3.3 Mi Total
- ↶
3. Turn left onto E College Ave. [Map](#)
1.4 MI
4.7 Mi Total
- ↗
4. Turn slight right onto E Mulberry St. [Map](#)
0.6 MI
5.3 Mi Total
- ↑
5. E Mulberry St becomes W College Ave. [Map](#)
0.6 MI
5.9 Mi Total
- ↘
6. Turn right onto N Adelaide St. [Map](#)
0.4 MI
6.3 Mi Total
- 7. 509 N ADELAIDE ST is on the left. [Map](#)

B 509 N Adelaide St, Normal, IL 61761-2422

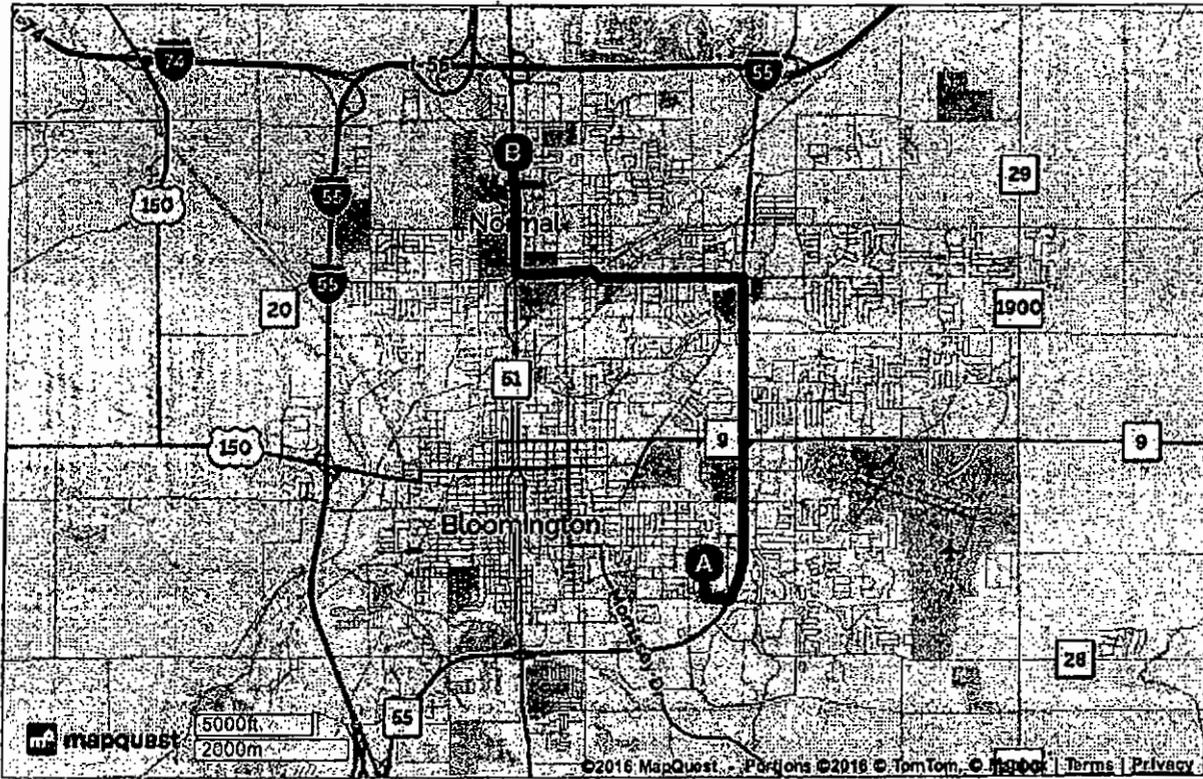
Total Travel Estimate: 6.30 miles - about 12 minutes



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ATTACHMENT 18.

Total Travel Estimate: 6.36 miles - about 12 minutes



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Trip to:
[301 - 399] S Buck St
Le Roy, IL 61752-1627
15.12 miles / 19 minutes

Notes

Advertisement

LEROY
MANOR

A 2025 E Lincoln St, Bloomington, IL 61701-5995

Download
Free App

1. Start out going east on E Lincoln St toward 4 Seasons Rd. [Map](#) 0.2 MI
0.2 Mi Total

2. Take the 1st right onto S Veterans Pkwy / I-55 Bus S. [Map](#) 1.0 MI
1.2 Mi Total
*S Veterans Pkwy is just past 4 Seasons Rd
If you are on E Lincoln St and reach I-55 Bus S you've gone a little too far.*

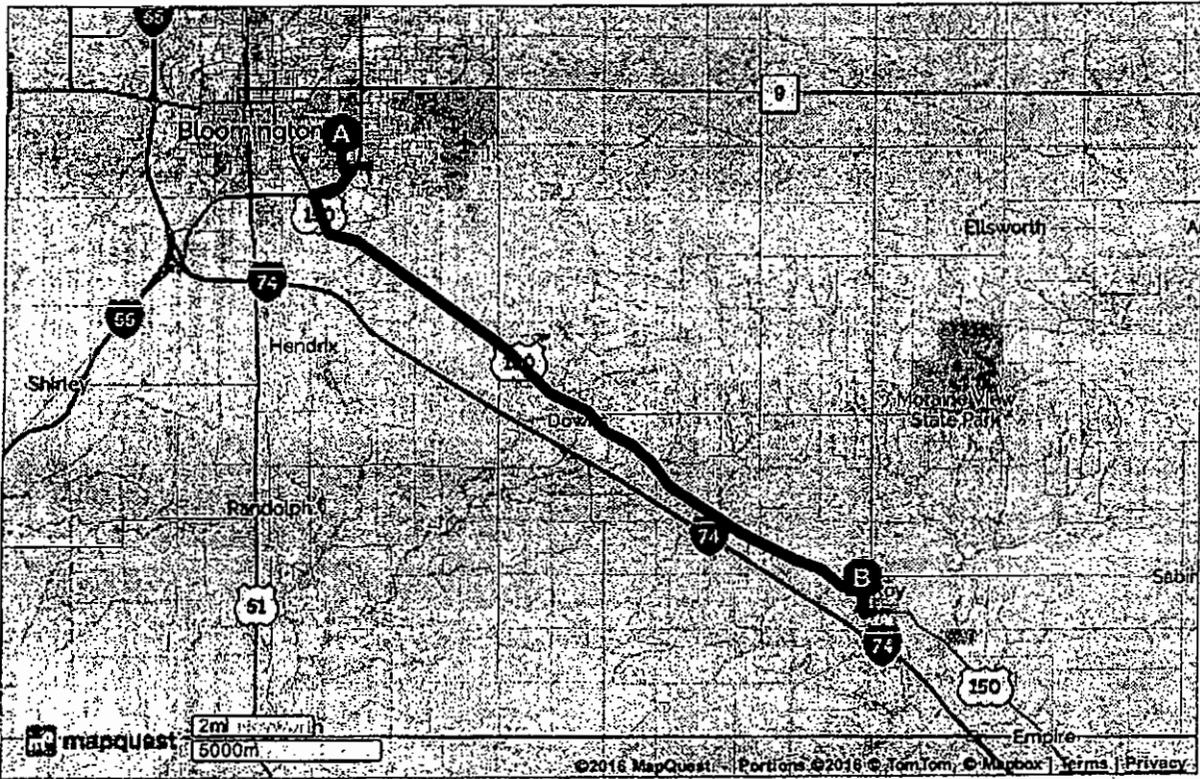
3. Turn left onto Morrissey Dr / US-150 E. Continue to follow US-150 E. [Map](#) 13.5 MI
14.7 Mi Total
US-150 E is 0.2 miles past Brickyard Dr

4. Turn right onto N Buck St. [Map](#) 0.5 MI
15.1 Mi Total
*N Buck St is just past N Allen St
If you reach N White St you've gone a little too far*

5. **[301 - 399] S BUCK ST.** [Map](#)
*Your destination is just past W Cedar St
If you reach W Vine St you've gone a little too far*

B [301 - 399] S Buck St, Le Roy, IL 61752-1627

Total Travel Estimate: 15.12 miles - about 19 minutes



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ATTACHMENT 18



Trip to:
422 W White St
Clinton, IL 61727-2272
24.50 miles / 28 minutes

*DR JOHN
WARNER
HOSPITAL*

Notes

IF YOU OWE LESS THAN \$625K, USE OBAMA'S ONCE-IN-A-LIFETIME MORTGAGE RELIEF PROGRAM



Calculate New House Payment

©2015 LowerMyBill.com

A 2025 E Lincoln St, Bloomington, IL 61701-5995.

Download Free App

1. Start out going east on E Lincoln St toward 4 Seasons Rd. [Map](#)

0.2 MI
0.2 Mi Total

2. Take the 1st right onto S Veterans Pkwy / I-55 Bus S. Continue to follow I-55 Bus S. [Map](#)
*I-55 Bus S is just past 4 Seasons Rd
If you are on E Lincoln St and reach I-55 Bus S you've gone a little too far*

1.9 MI
2.1 Mi Total

3. Take the Main St / US-51 Bus ramp. [Map](#)

0.3 MI
2.3 Mi Total

4. Turn left onto US-51 Bus S / S Main St. Continue to follow S Main St. [Map](#)

1.8 MI
4.1 Mi Total

5. S Main St becomes US-51 S. [Map](#)

18.3 MI
22.5 Mi Total

6. Turn left onto Business US 51 / US-51 Bus S. [Map](#)
If you reach Walnut Rd you've gone about 0.4 miles too far

1.1 MI
23.5 Mi Total

7. Turn right onto W Woodlawn St / US-51 Bus S. [Map](#)
*W Woodlawn St is 0.2 miles past E Douglas St
If you are on N Center St and reach E Julia St you've gone a little too far*

0.2 MI
23.7 Mi Total

8. Turn slight left onto N Grant St / US-51 Bus S. [Map](#)
N Grant St is just past N Jackson St

0.8 MI
24.5 Mi Total

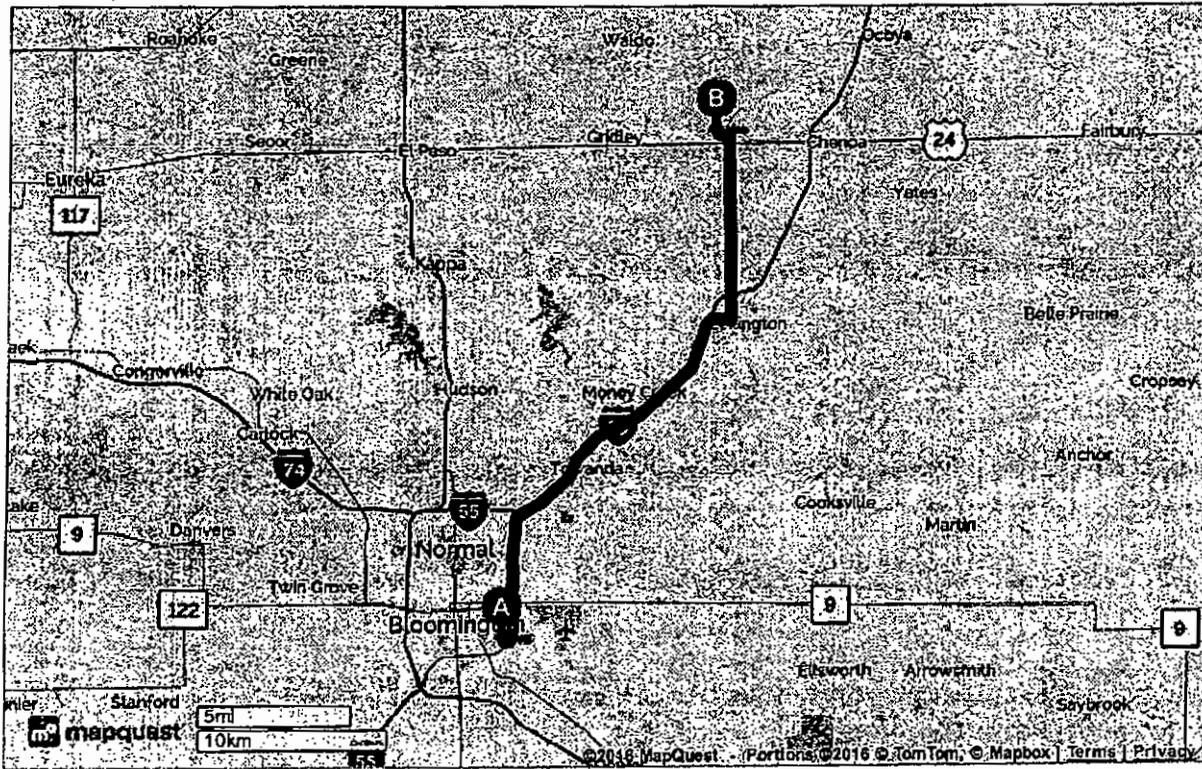
9. Turn right onto W White St. [Map](#)
*W White St is just past W South St
If you reach W Van Buren St you've gone a little too far*

0.04 MI
24.5 Mi Total

10. 422 W WHITE ST is on the left. [Map](#)
If you reach S Mulberry St you've gone a little too far

B 422 W White St, Clinton, IL 61727-2272

Total Travel Estimate: 24.47 miles - about 29 minutes



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ATTACHMENT 18



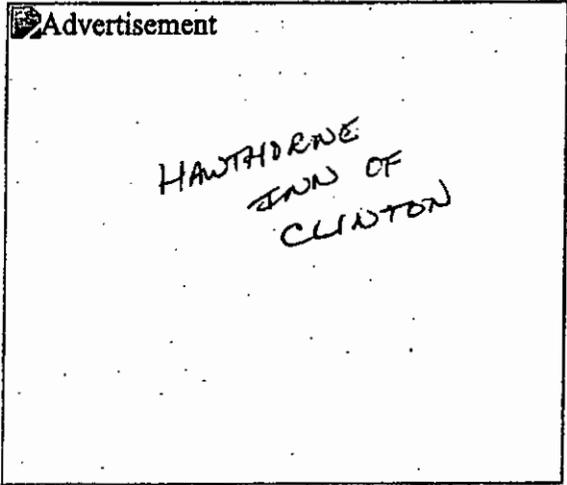
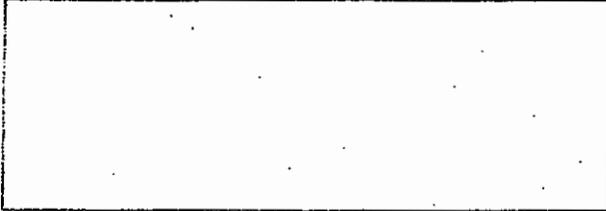
Trip to:

1 Park Ln

Clinton, IL 61727

25.54 miles / 29 minutes

Notes



2025 E Lincoln St, Bloomington, IL 61701-5995

Download Free App



1. Start out going east on E Lincoln St toward 4 Seasons Rd. [Map](#)

0.2 MI

0.2 Mi Total



2. Take the 1st right onto S Veterans Pkwy / I-55 Bus S. Continue to follow I-55 Bus

1.9 MI

S. [Map](#)

2.1 Mi Total

I-55 Bus S is just past 4 Seasons Rd

If you are on E Lincoln St and reach I-55 Bus S you've gone a little too far



3. Take the Main St / US-51 Bus ramp. [Map](#)

0.3 MI

2.3 Mi Total



4. Turn left onto US-51 Bus S / S Main St. Continue to follow S Main St. [Map](#)

1.8 MI

4.1 Mi Total



5. S Main St becomes US-51 S. [Map](#)

20.3 MI

24.5 Mi Total



6. Turn left onto State Highway 10 / IL-10. [Map](#)

0.6 MI

State Highway 10 is 0.4 miles past Sunset Rd

25.1 Mi Total

If you reach 675 N you've gone about 0.3 miles too far



7. Take the 2nd right onto Illini Dr. [Map](#)

0.4 MI

Illini Dr is 0.2 miles past Wagon Trail Rd

25.4 Mi Total

If you are on State Route 10 W and reach Franklin Ln you've gone about 0.1 miles too far



8. Turn left onto Park Ln. [Map](#)

0.09 MI

Park Ln is just past Liberty Ln

25.5 Mi Total

If you reach Manorhill Dr you've gone about 0.1 miles too far



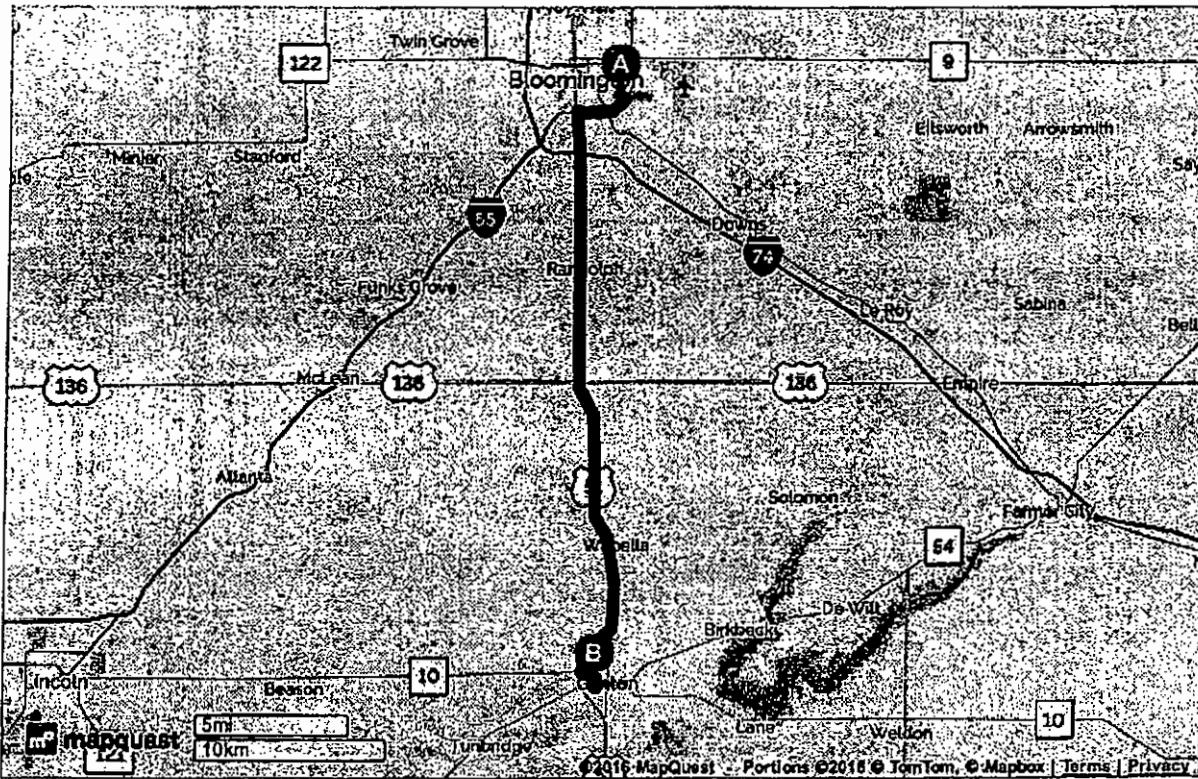
1 PARK LN is on the right. [Map](#)

If you reach Liberty Ln you've gone a little too far



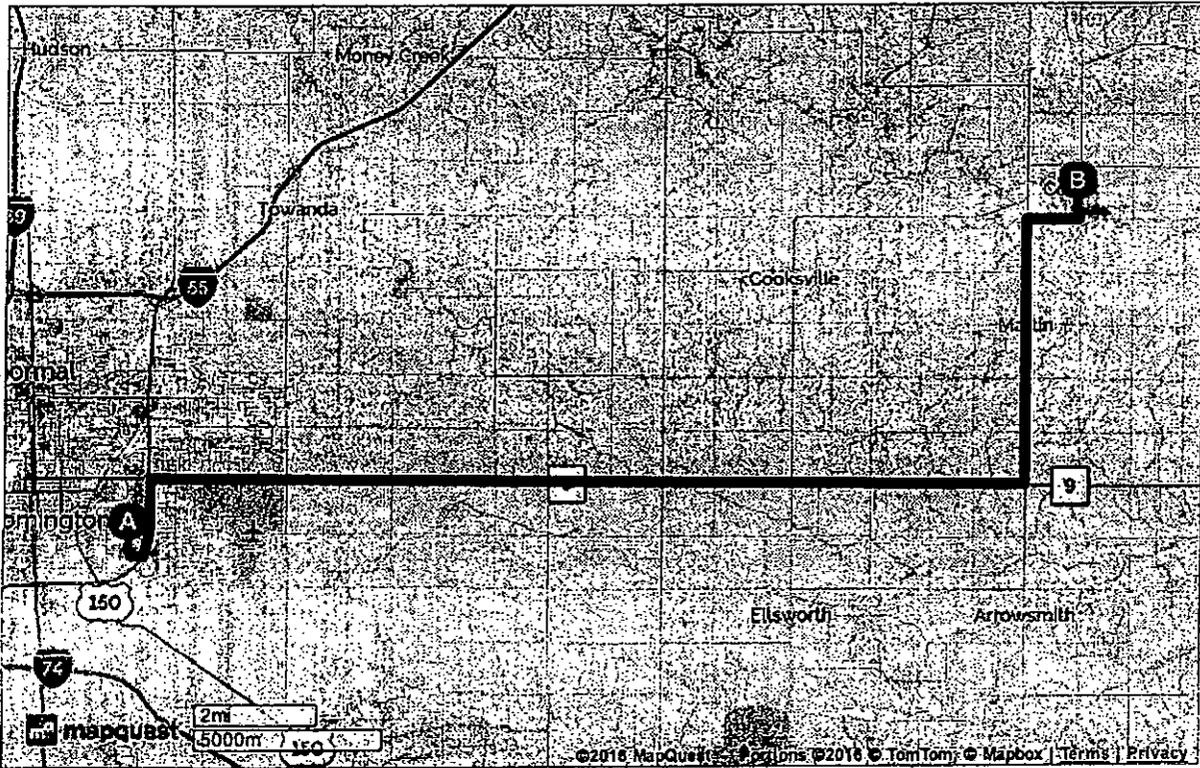
1 Park Ln, Clinton, IL 61727

Total Travel Estimate: 25.54 miles - about 29 minutes



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Total Travel Estimate: 24.75 miles - about 30 minutes



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Section IV, Service Specific Review Criteria

Attachment 19

Section 1125.590 - Staffing Availability

Attached is a letter from Westminster describing its staffing approach and a chart showing projected staffing levels.

ATTACHMENT 19



Westminster Village, Inc.

2025 East Lincoln Street • Bloomington, IL 61701 • (309) 663-6474 • www.westminstervillageinc.com

December 8, 2016

Ms. Courtney Avery

Administrator

Illinois Health Facilities and Service Review Board

525 West Jefferson Street, 2nd Floor

Springfield, Illinois 62761

Re: Martin Health Center – Staffing Review Criteria

Dear Ms. Avery

As the Chief Operating Officer for Westminster Village, I have reviewed our staffing needs that would be associated with our proposal to add 18 additional beds to our existing facility. I have also reviewed staffing requirements in the context of your Section 1110.1730 review criterion.

Our facility currently employs approximately 160 full time employees. In our planning for a proposed increase of 18 beds, we have prepared our required additional staffing projections. The attached chart shows both our current staffing levels as well as the additional staff that we anticipate with the addition.

The growth in the Registered Nurse (RN) staffing versus Licensed Practical Nurse (LPN) staffing represents an initiative not related to this expansion project. The preference for RN staffing is due to the higher acuity of resident needs.

Our facility is regarded as an employer of choice in the community. We currently have 235 applications on file for employment for all positions. I further certify that the number of applications on file generally exceeds the projected number for each position listed on the attached chart.

Respectfully,

A handwritten signature in black ink, appearing to read 'Matt Riehle', with a long horizontal flourish extending to the right.

Matt Riehle, LNHA
Chief Operating Officer

ATTACHMENT 19

**Staffing for Proposed Westminster Village Expansion
2016 FTE's**

Position Classification	Current staffing for 78 beds	Proposed additional staffing for 96 beds	Applications on file
Administrator	1		
DON	1		
ADON	1		
MDS Coordinator	1		
Registered Nurse	6.56	6.04	7
Licensed Practical Nurse	6.93	0.07	3
Rehabilitation Aide	1		
Certified Nursing Assistant	31.94	10.06	92
Social Services Director	1		
Scheduling Coordinator	1		
Activity Director	1		
Activity Assistant	1		
MHC Resident Services Assistant	1		
Office Coordinator	1		
Receptionist	0.4	1	33
Dietary Aides	6	2	37
Cook	2	1	23
Maintenance	2.4		
Floorcare	2	1	31
Housekeeping	2	1.4	12
TOTAL	71.23	22.57	238

ATTACHMENT 19

Section IV, Service Specific Review Criteria

Attachment 20

Section 1125.600, Bed Capacity

The maximum bed capacity of this facility will be 96 skilled nursing beds, which is below the State standard of 250 beds.

ATTACHMENT 20

Section IV, Service Specific Review Criteria

Attachment 21

Section 1125.610, Community Related Functions

Attached is a letter of support for the Project from the President and CEO of Heritage Enterprises stating that the Project is good for the comfort and dignity of Westminster's seniors and the community at large.

ATTACHMENT 21



HERITAGE ENTERPRISES

December 8, 2016

HERITAGEOF CARE.COM

Ms. Kathryn J. Olson
Chair
Illinois Health Facilities and Services Review Board
525 W. Jefferson Street--2nd Floor
Springfield, IL 62761

Re: Westminster Village
Support for CON Project

Dear Chairwoman Olson,

Westminster Village has shared with us their plans to modernize and expand their community. Heritage shares Westminster's mission for caring for the residents for the Bloomington Normal area and consequently are taking the usual step to support the CON application for a facility that would appear to be a competitor.

Heritage Enterprises is a family owned business providing high quality senior healthcare since opening our first facility in 1963. Heritage presently owns and manages 34 skilled nursing facilities in Illinois. Heritage also provides services to seniors in our 11 assisted and supportive living facilities. We support businesses that provide services to seniors in our communities.

As a continuing care residential community Westminster provides a valuable option for senior care in our area. With a large number of independent and assisted living residents, Westminster's skilled facility draws largely from its own residents who wish to remain in their retirement community. We have accommodated some Westminster residents in the past when its skilled facility was full. While we appreciate the opportunity to care for their residents, we understand why these residents wish to remain in their community, often where they can be close to their spouse.

We also fully understand Westminster's desire to update the current facility. As a provider of long term care, we can attest that the majority of residents prefer private rooms. The present configuration of almost all shared rooms with no showers is outdated and not consistent with the housing desires today.

The Westminster CON project is good for the comfort and dignity of its seniors and for our area. We support Westminster in its project.

Sincerely,

Benjamin A. Hart
President and Chief Executive Officer

cc: Barbara Nathan

ATTACHMENT 21

Section IV, Service Specific Review Criteria

Attachment 22

Section 1125.620, Project Size

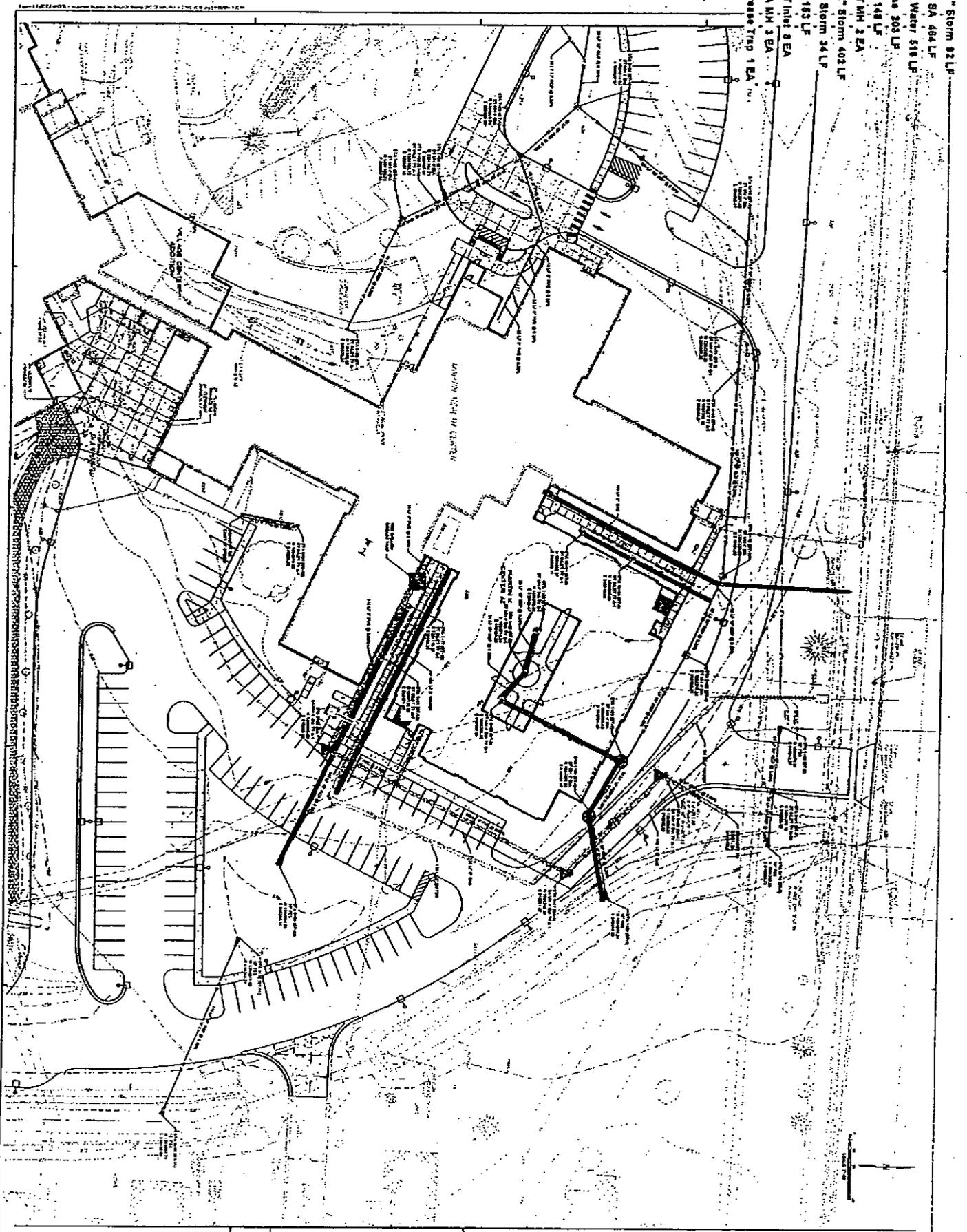
The proposed Project is well within the Review Board standards for square footage. Upon completion the facility would total 73,912 DGSF, of which 50,586 sf would be for clinical purposes. At 96 licensed beds this would result in 527 BGSF clinical square foot per bed. This is well within either the state standard of 435-713 DGSF or even the 350-570 DGSF per bed standard. Appendix D lists all the department area square footages.

As discussed in Attachment 25, it is interesting to note that the current building is below the minimum state standard for size. The entire present facility totals only 31,362 BGSF/bed for 78 licensed beds, or 402 sf/bed. This is well below the state minimum size of 435 sf/bed. Please see Appendix D for further information. Site plans and schematic drawings of the Project are also included.

The Applicant notes that during the construction period for this Project there will be unrelated improvements being performed to portions of the independent living area. The Applicant's counsel met with Review Board staff to explain the other work and to confirm that the independent living work was architecturally independent and thus not part of this application. A letter from the architect confirming that other work is not interdependent is included as part of this Attachment.

ATTACHMENT 22

10" Storm 22 LF
 8" SA 466 LF
 8" Water 516 LF
 One 300 LF
 E 148 LF
 ST MH 2 EA
 12" Storm 402 LF
 6" Storm 34 LF
 T 163 LF
 ST MH 3 EA
 A SA MH 3 EA
 Green Trng 1 EA





Egnorth
Engineering & Construction, Inc.
1000 N. 10th St., Suite 100
Bloomington, IL 61701
Phone: 309.244.1111
Fax: 309.244.1112

WESTMINSTER VILLAGE

2705 EAST LINCOLN ST.
BLOOMINGTON, IL 61701

PRG PROJECT 11001

DESIGN DEVELOPMENT

04.11.2016

123

NOT FOR CONSTRUCTION

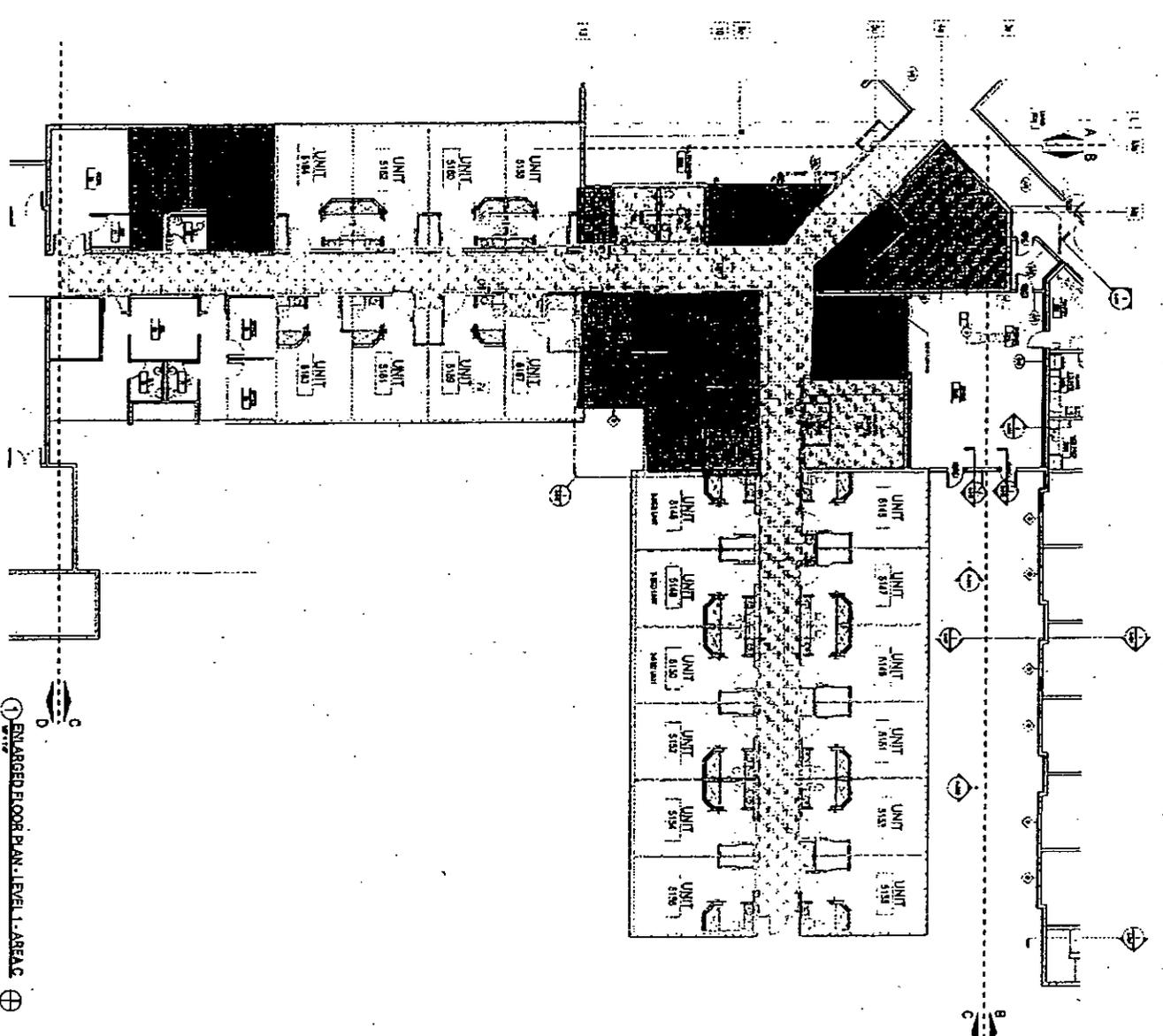
THIS PLAN IS THE PROPERTY OF EGNORTH ENGINEERING & CONSTRUCTION, INC. AND IS TO BE USED ONLY FOR THE PROJECT AND SITE SPECIFICALLY IDENTIFIED HEREON. IT IS NOT TO BE REPRODUCED, COPIED, OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF EGNORTH ENGINEERING & CONSTRUCTION, INC.



UTILITY PLAN
Northeast

C3.2

- Common @ MHCR 2,666 SF
- Clinical @ MHCR 4,003 SF
- MHCR - Nurse Support 736 SF
- MHCR - Shower 381 SF
- Utility @ MHCR 266 SF
- Mech @ MHCR 613 SF
- Living/Dining/Plac @ MHCR 873 SF
- Laundry @ MHCR 212 SF
- Chapel @ MHCR 228 SF



ENLARGED FLOOR PLAN - LEVEL 1, AREA C

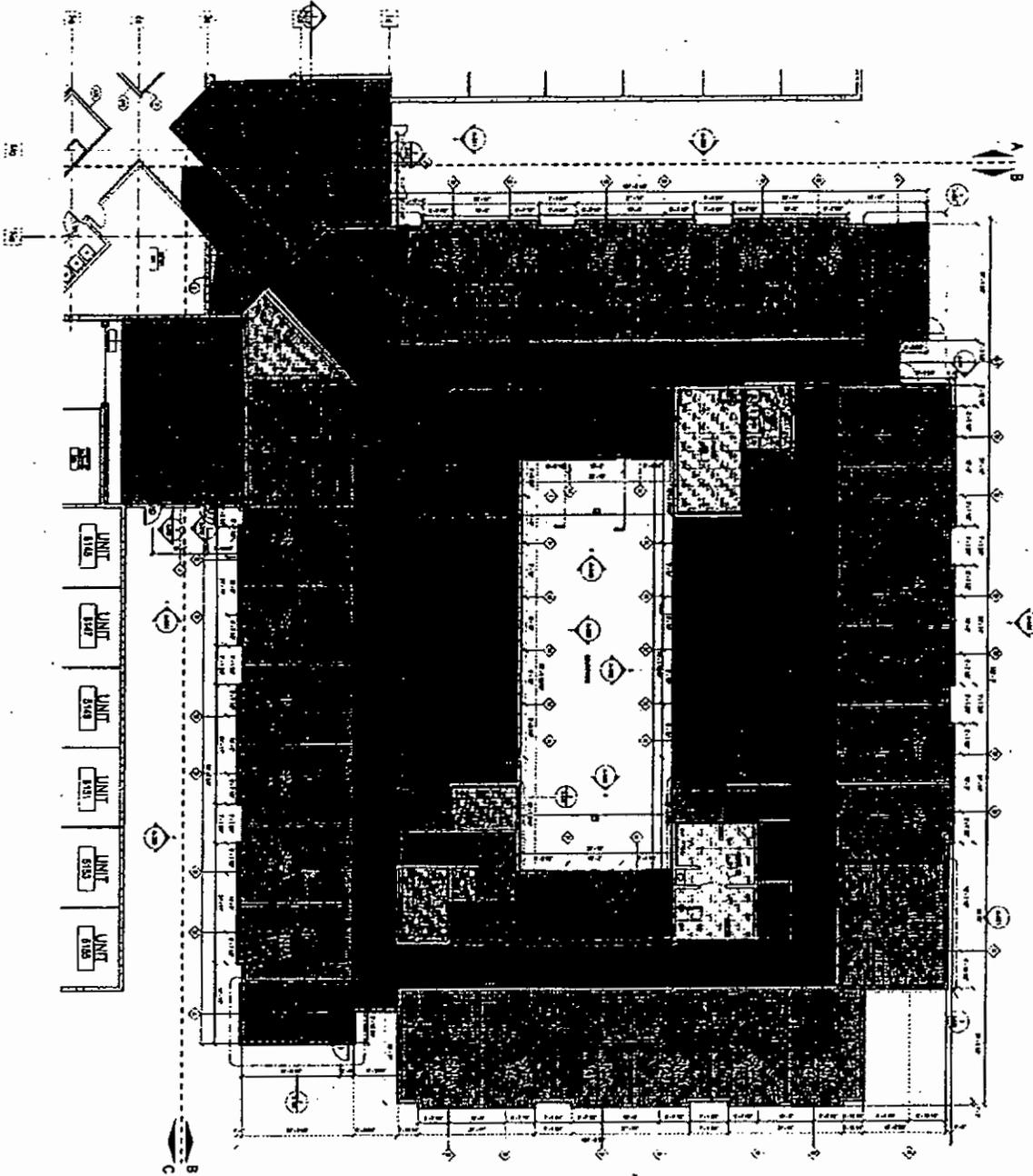
FLOOR PLAN GENERAL NOTES

1. Verify all dimensions and locations of walls, doors, windows, etc. before construction.
2. Verify all dimensions and locations of walls, doors, windows, etc. before construction.
3. Verify all dimensions and locations of walls, doors, windows, etc. before construction.
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9. Verify all dimensions and locations of walls, doors, windows, etc. before construction.
10. Verify all dimensions and locations of walls, doors, windows, etc. before construction.

FLOOR PLAN LEGEND

- 1. Common Area
- 2. Unit
- 3. Corridor
- 4. Stair
- 5. Elevator
- 6. Mechanical Room
- 7. Utility Room
- 8. Shower
- 9. Chapel
- 10. Living/Dining/Plac
- 11. Laundry
- 12. Mech
- 13. Utility
- 14. Shower
- 15. Chapel
- 16. Living/Dining/Plac
- 17. Laundry
- 18. Mech
- 19. Utility
- 20. Shower
- 21. Chapel
- 22. Living/Dining/Plac
- 23. Laundry
- 24. Mech
- 25. Utility
- 26. Shower
- 27. Chapel
- 28. Living/Dining/Plac
- 29. Laundry
- 30. Mech
- 31. Utility
- 32. Shower
- 33. Chapel
- 34. Living/Dining/Plac
- 35. Laundry
- 36. Mech
- 37. Utility
- 38. Shower
- 39. Chapel
- 40. Living/Dining/Plac
- 41. Laundry
- 42. Mech
- 43. Utility
- 44. Shower
- 45. Chapel
- 46. Living/Dining/Plac
- 47. Laundry
- 48. Mech
- 49. Utility
- 50. Shower
- 51. Chapel
- 52. Living/Dining/Plac
- 53. Laundry
- 54. Mech
- 55. Utility
- 56. Shower
- 57. Chapel
- 58. Living/Dining/Plac
- 59. Laundry
- 60. Mech
- 61. Utility
- 62. Shower
- 63. Chapel
- 64. Living/Dining/Plac
- 65. Laundry
- 66. Mech
- 67. Utility
- 68. Shower
- 69. Chapel
- 70. Living/Dining/Plac
- 71. Laundry
- 72. Mech
- 73. Utility
- 74. Shower
- 75. Chapel
- 76. Living/Dining/Plac
- 77. Laundry
- 78. Mech
- 79. Utility
- 80. Shower
- 81. Chapel
- 82. Living/Dining/Plac
- 83. Laundry
- 84. Mech
- 85. Utility
- 86. Shower
- 87. Chapel
- 88. Living/Dining/Plac
- 89. Laundry
- 90. Mech
- 91. Utility
- 92. Shower
- 93. Chapel
- 94. Living/Dining/Plac
- 95. Laundry
- 96. Mech
- 97. Utility
- 98. Shower
- 99. Chapel
- 100. Living/Dining/Plac
- 101. Laundry
- 102. Mech
- 103. Utility
- 104. Shower
- 105. Chapel
- 106. Living/Dining/Plac
- 107. Laundry
- 108. Mech
- 109. Utility
- 110. Shower
- 111. Chapel
- 112. Living/Dining/Plac
- 113. Laundry
- 114. Mech
- 115. Utility
- 116. Shower
- 117. Chapel
- 118. Living/Dining/Plac
- 119. Laundry
- 120. Mech
- 121. Utility
- 122. Shower
- 123. Chapel
- 124. Living/Dining/Plac
- 125. Laundry
- 126. Mech
- 127. Utility
- 128. Shower
- 129. Chapel
- 130. Living/Dining/Plac
- 131. Laundry
- 132. Mech
- 133. Utility
- 134. Shower
- 135. Chapel
- 136. Living/Dining/Plac
- 137. Laundry
- 138. Mech
- 139. Utility
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- 141. Chapel
- 142. Living/Dining/Plac
- 143. Laundry
- 144. Mech
- 145. Utility
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- 166. Living/Dining/Plac
- 167. Laundry
- 168. Mech
- 169. Utility
- 170. Shower
- 171. Chapel
- 172. Living/Dining/Plac
- 173. Laundry
- 174. Mech
- 175. Utility
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- 177. Chapel
- 178. Living/Dining/Plac
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- 603. Chapel
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- 617. Laundry
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- 632. Shower
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- 694. Living/Dining/Plac
- 695. Laundry
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- 698. Shower
- 699. Chapel
- 700. Living/Dining/Plac
- 701. Laundry
- 702. Mech
- 703. Utility
- 704. Shower
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- 707. Laundry
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- 711. Chapel
- 712. Living/Dining/Plac
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- 800. Shower
- 801. Chapel
- 802. Living/Dining/Plac
- 803. Laundry
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- 807. Chapel
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- 980. Shower
- 981. Chapel
- 982. Living/Dining/Plac
- 983. Laundry
- 984. Mech
- 985. Utility
- 986. Shower
- 987. Chapel
- 988. Living/Dining/Plac
- 989. Laundry
- 990. Mech

- MHC - Res Rooms & RR 7,891 SF
- MHC - Nurse Support 981 SF
- MHC - Showers 335 SF
- Commons @ MHC 4,720 SF
- Living/Dining/Act @ MHC 5,247 SF
- Laundry @ MHC 386 SF
- Utility @ MHC 358 SF
- Mech @ MHC 279 SF



① ENLARGED FLOOR PLAN - LEVEL 1 - AREA B

FLOOR PLAN GENERAL NOTES

1. Refer to the General Notes for all applicable notes.
2. All work shall be in accordance with the current edition of the International Building Code (IBC) and all applicable local codes and ordinances.
3. All work shall be in accordance with the current edition of the International Mechanical Code (IMC) and all applicable local codes and ordinances.
4. All work shall be in accordance with the current edition of the International Fire Code (IFC) and all applicable local codes and ordinances.
5. All work shall be in accordance with the current edition of the International Energy Conservation Code (IECC) and all applicable local codes and ordinances.
6. All work shall be in accordance with the current edition of the International Plumbing Code (IPC) and all applicable local codes and ordinances.
7. All work shall be in accordance with the current edition of the International Electrical Code (IEC) and all applicable local codes and ordinances.
8. All work shall be in accordance with the current edition of the International Fire and Safety Code (IFSC) and all applicable local codes and ordinances.
9. All work shall be in accordance with the current edition of the International Fire and Safety Code (IFSC) and all applicable local codes and ordinances.
10. All work shall be in accordance with the current edition of the International Fire and Safety Code (IFSC) and all applicable local codes and ordinances.

FLOOR PLAN LEGEND

- ① - Structural Column
- ② - Structural Wall
- ③ - Structural Slab
- ④ - Structural Beam
- ⑤ - Structural Joist
- ⑥ - Structural Girder
- ⑦ - Structural Truss
- ⑧ - Structural Roof
- ⑨ - Structural Foundation
- ⑩ - Structural Retention Wall
- ⑪ - Structural Pier
- ⑫ - Structural Post
- ⑬ - Structural Column
- ⑭ - Structural Wall
- ⑮ - Structural Slab
- ⑯ - Structural Beam
- ⑰ - Structural Joist
- ⑱ - Structural Girder
- ⑲ - Structural Truss
- ⑳ - Structural Roof
- ㉑ - Structural Foundation
- ㉒ - Structural Retention Wall
- ㉓ - Structural Pier
- ㉔ - Structural Post

KEY NOTES

1. All work shall be in accordance with the current edition of the International Building Code (IBC) and all applicable local codes and ordinances.
2. All work shall be in accordance with the current edition of the International Mechanical Code (IMC) and all applicable local codes and ordinances.
3. All work shall be in accordance with the current edition of the International Fire Code (IFC) and all applicable local codes and ordinances.
4. All work shall be in accordance with the current edition of the International Energy Conservation Code (IECC) and all applicable local codes and ordinances.
5. All work shall be in accordance with the current edition of the International Plumbing Code (IPC) and all applicable local codes and ordinances.
6. All work shall be in accordance with the current edition of the International Electrical Code (IEC) and all applicable local codes and ordinances.
7. All work shall be in accordance with the current edition of the International Fire and Safety Code (IFSC) and all applicable local codes and ordinances.
8. All work shall be in accordance with the current edition of the International Fire and Safety Code (IFSC) and all applicable local codes and ordinances.
9. All work shall be in accordance with the current edition of the International Fire and Safety Code (IFSC) and all applicable local codes and ordinances.
10. All work shall be in accordance with the current edition of the International Fire and Safety Code (IFSC) and all applicable local codes and ordinances.

WESTMINSTER VILLAGE

125

DESIGN DEVELOPMENT

NOT FOR CONSTRUCTION

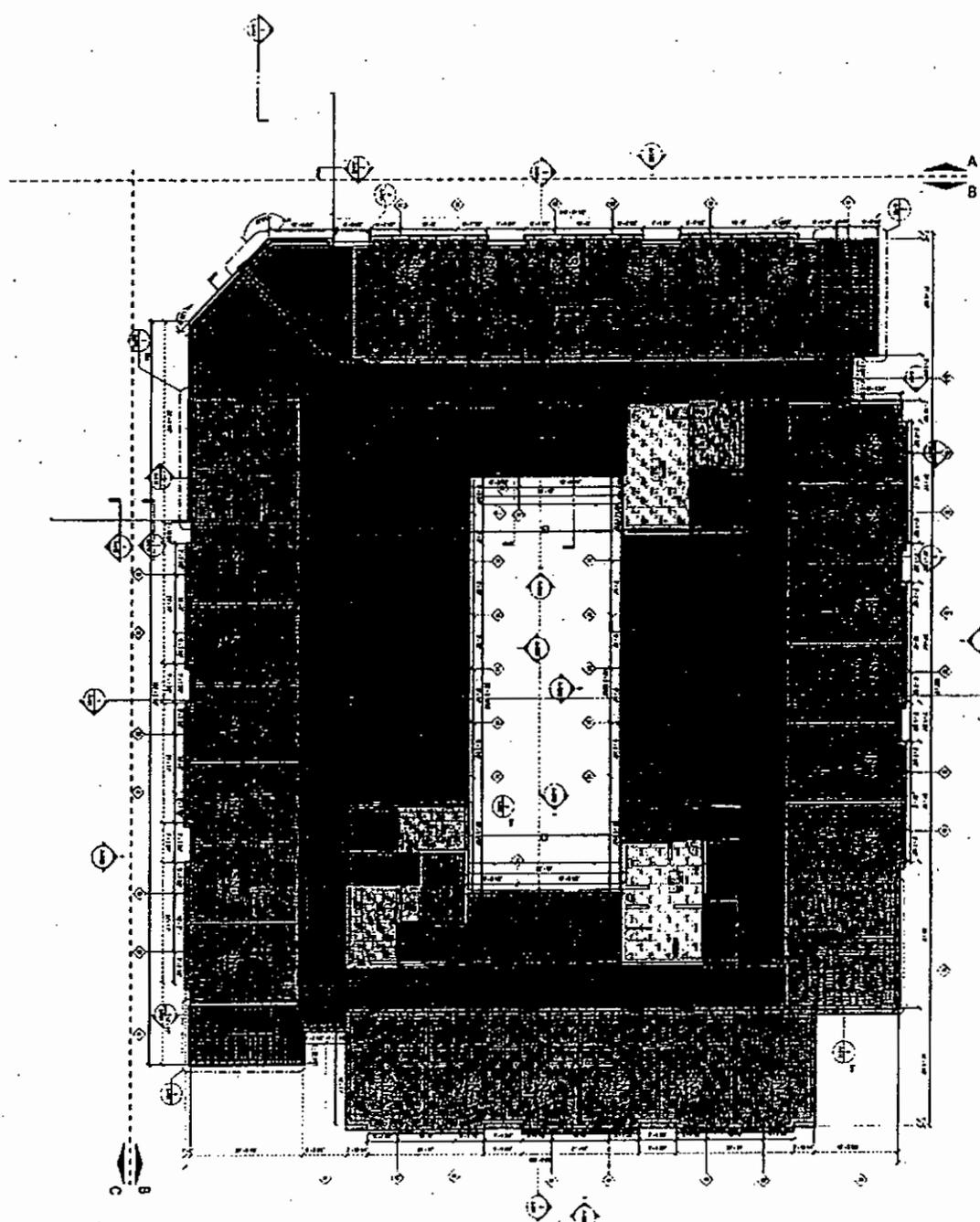
125 EAST LINCOLN ST.
BLOOMINGTON, IL 61701
PRDC PROJECT # 14027

Eventus

ARCHITECTURE

125 EAST LINCOLN ST.
BLOOMINGTON, IL 61701
PH: 309.453.1234
WWW.EVENTUSARCHITECTURE.COM

- MHC - Res Rooms & RA 7,750 SF
- MHC - Nurse Support 811 SF
- MHC - Showers 328 SF
- Common @ MHC 4,988 SF
- Living/Dining/Act @ MHC 3,613 SF
- Pantry @ MHC 288 SF
- Laundry @ MHC 400 SF
- Utility @ MHC 180 SF
- Meesh @ MHC 199 SF



① ENLARGED FLOOR PLAN - LEVEL 2 - AREA B

FLOOR PLAN GENERAL NOTES

1. Verify all dimensions and locations of all items.
2. Verify all dimensions and locations of all items.
3. Verify all dimensions and locations of all items.
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20. Verify all dimensions and locations of all items.

FLOOR PLAN LEGEND

- Common Area
- Living/Dining/Act
- Kitchen
- Utility
- Laundry
- Shower
- Res Room
- Nurse Support
- Meesh

KEYNOTES

1. Verify all dimensions and locations of all items.
2. Verify all dimensions and locations of all items.
3. Verify all dimensions and locations of all items.
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WESTMINSTER VILLAGE

2025 EAST LINCOLN BL.
BLOOMINGTON, IL 61704
PRG PROJECT # 14917

DESIGN DEVELOPMENT

126

Eventus

ARCHITECTURE

PHIS

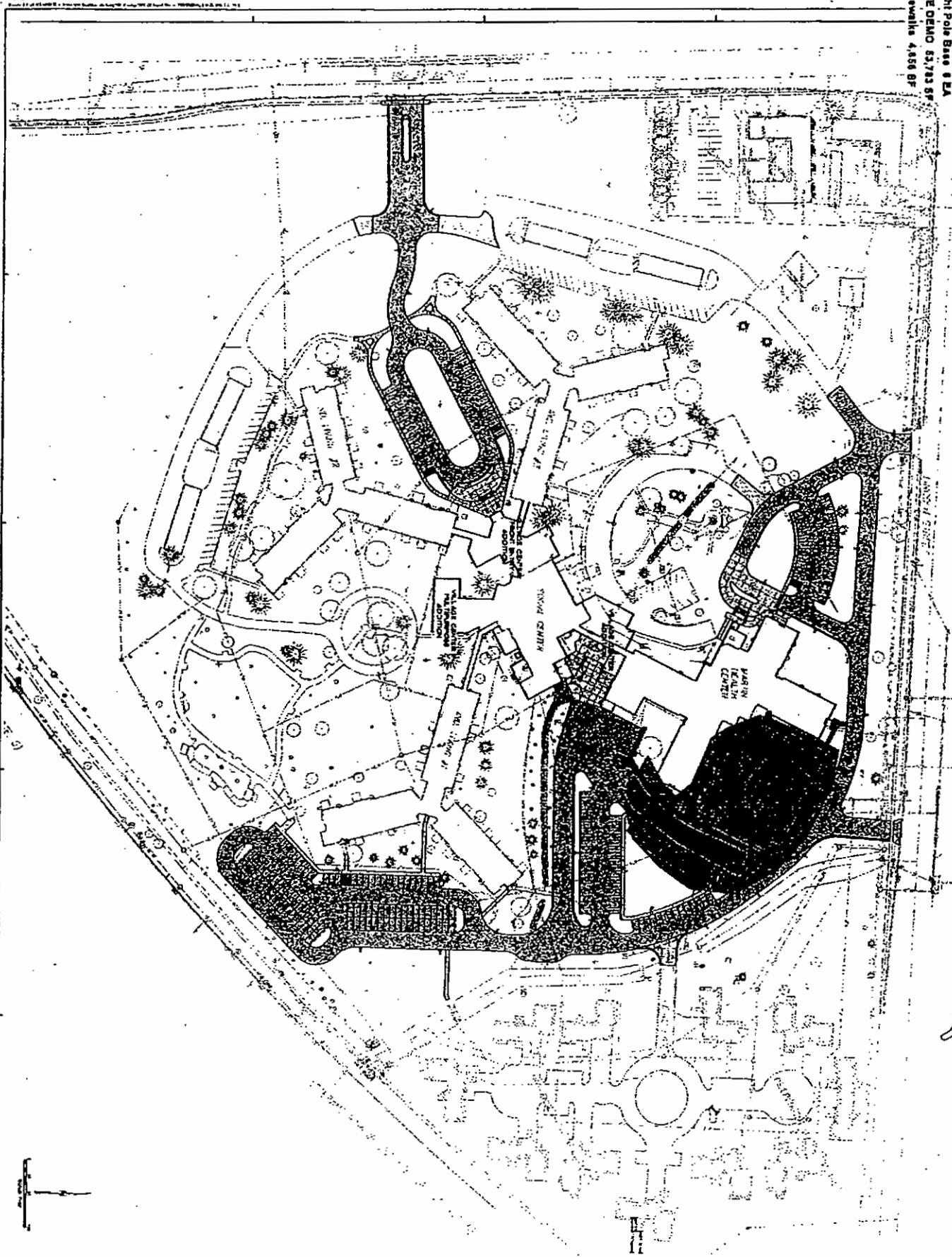
PLANNING & DESIGN

NOTICE OF CONSTRUCTION

ENLARGED FLOOR PLAN - LEVEL 2 - AREA B

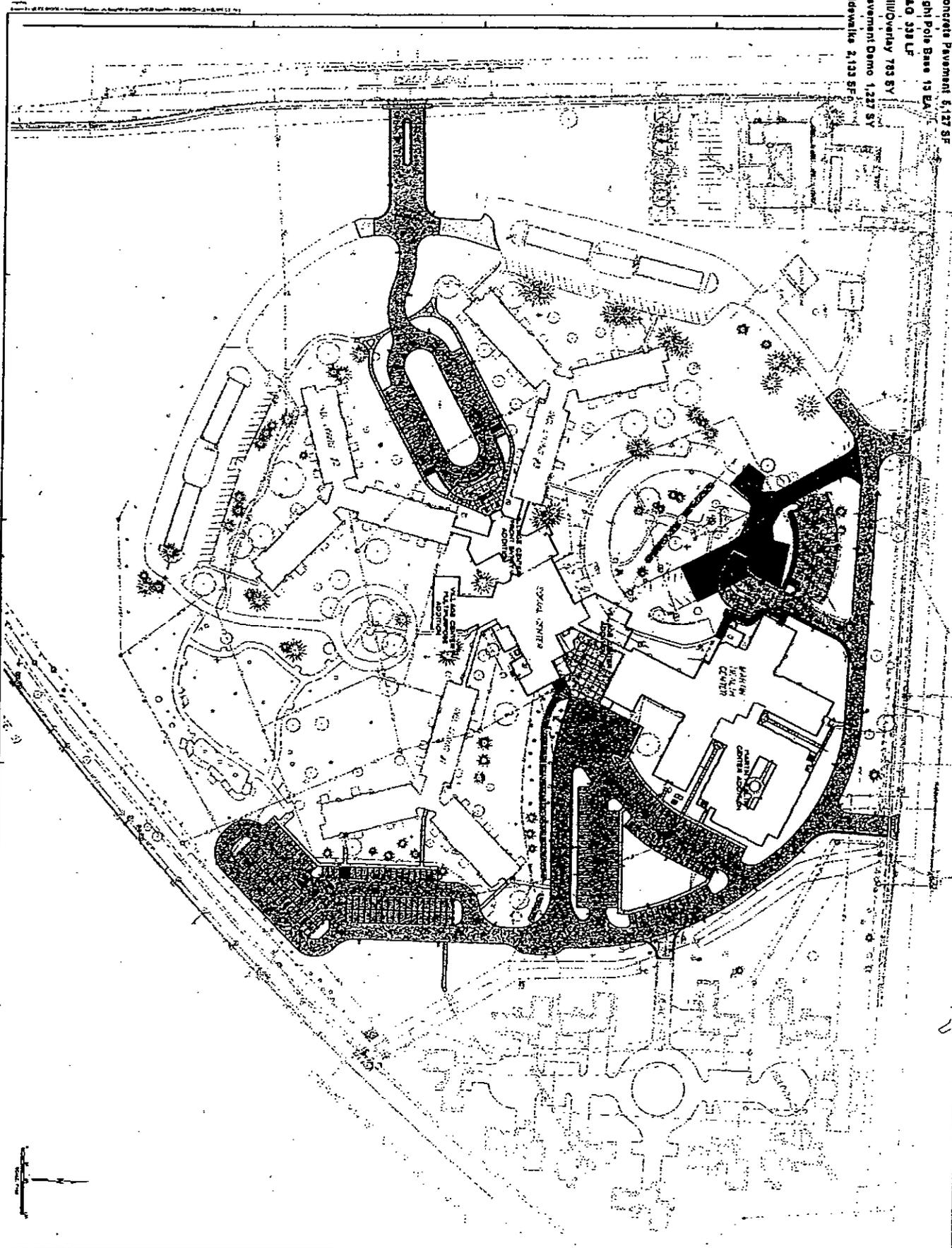
A-202B

New Asphalt 820 SY
 Light Pole Base 8 EA
 SITE DEMO 53,733 SF
 Sidewalks 4,556 LF



	<p>WESTMINSTER VILLAGE DESIGN DEVELOPMENT 2205 EAST LINCOLN ST. BLOOMINGTON, AL 35701 PROJ. PROJECT# 141057</p>	<p>DATE: 12/11/16 DRAWN BY: [Name] CHECKED BY: [Name] APPROVED BY: [Name]</p>	<p>NOT FOR CONSTRUCTION</p>	<p>Scale: 1" = 100' Title: Layout Plan Overall Sheet: C2.1</p>
--	--	--	-----------------------------	--

- New Asphalt 1,524 SY
- Concrete Pavement 5,127 SF
- Light Pole Base 13 EA
- CLO 339 LF
- Mill/Overlay 783 SY
- Pavement Demo 1,227 SY
- Sidewalks 2,133 SF



C2.1

Layout Plan
Overall

WESTMINSTER VILLAGE

2265 EAST LINCOLN ST.
BLOOMINGTON, IL 61701

PRDC PROJECT # 141037

128

NOT FOR CONSTRUCTION

DATE: 12/18/2016

PROJECT: 141037

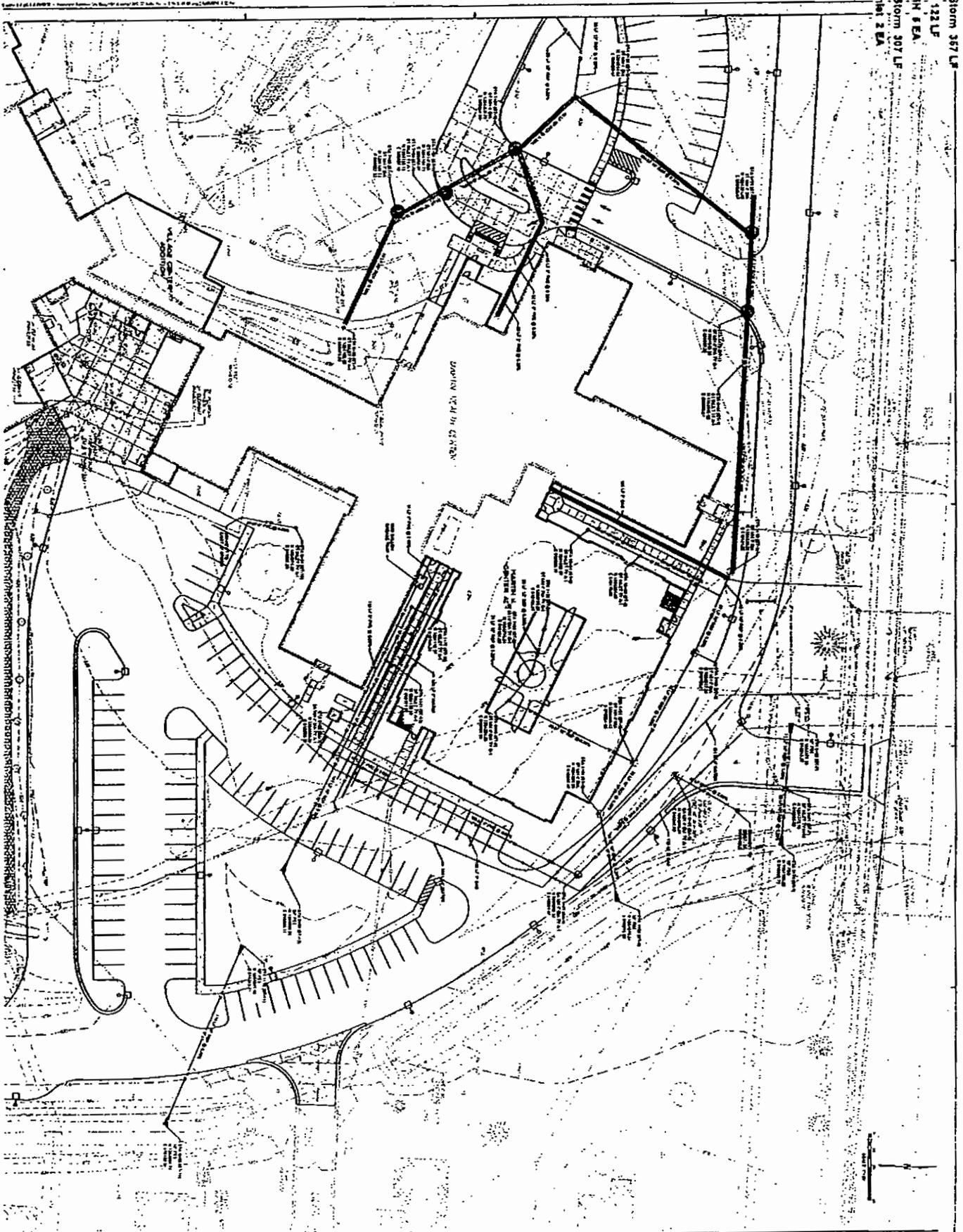
SCALE: AS SHOWN

DESIGNED BY: [Name]

CHECKED BY: [Name]

DATE: 12/18/2016

1st Storm 367 LF
 2nd Storm 122 LF
 3rd Storm 6 EA
 4th Storm 307 LF
 5th Storm 2 EA





WESTMINSTER VILLAGE
 DESIGN DEVELOPMENT
 2205 EAST LINCOLN ST.
 BLOOMINGTON, IL 61791
 PRDC PROJECT# 141027

129

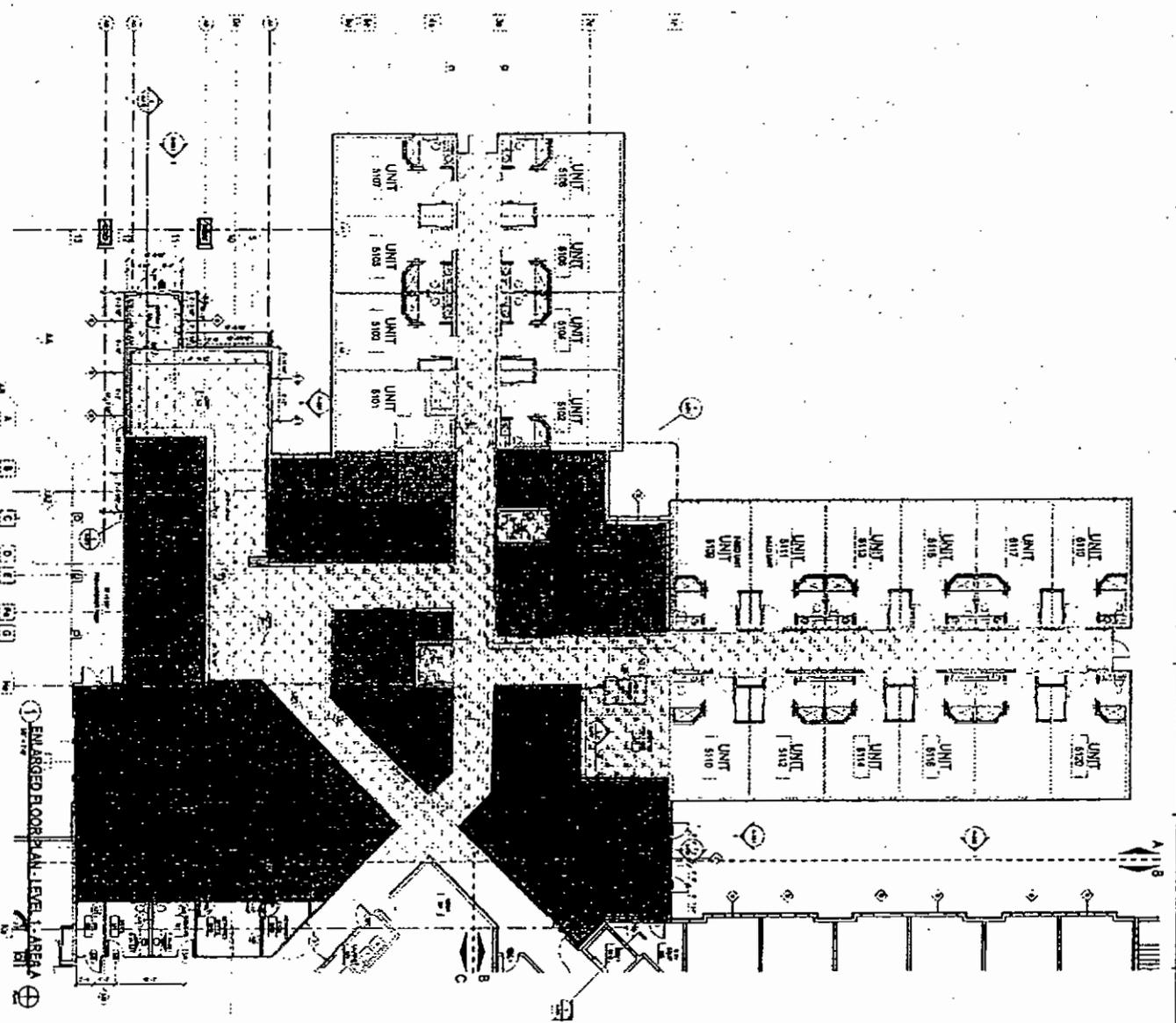
Farnsworth
 ARCHITECTS
 1000 N. WASHINGTON ST.
 CHICAGO, IL 60610
 TEL: 312.467.1111
 FAX: 312.467.1112

NOT FOR CONSTRUCTION



C3.2
 Utility Plan
 Northwest

- Commons @ MHCR 4,280 SF
- Clinical @ MHCR 6,773 SF
- MHCR - Nurse Support 793 SF
- MHCR - Showers 316 SF
- Office/Adm @ MHCR 1,825 SF
- Utility @ MHCR 110 SF
- Meen @ MHCR 118 SF
- Living/Dining/Plac @ MHCR 3,881 SF



ENLARGED FLOOR PLAN - LEVEL 1 AREA

<p>FLOOR PLAN GENERAL NOTES</p> <ol style="list-style-type: none"> 1. THE FLOOR PLAN SHALL BE CONSIDERED AS THE BASIS FOR THE CONSTRUCTION OF THE WORK. 2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE ACCURACY OF THE FLOOR PLAN AND THE LOCATION OF ALL EXISTING AND PROPOSED UTILITIES. 3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL AUTHORITIES. 4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING ALL EXISTING UTILITIES AND STRUCTURES. 5. THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING ACCESS TO ALL ADJACENT PROPERTIES AND PUBLIC AREAS. 6. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION AND RESTORATION OF ALL EXISTING LANDSCAPE AND PLANTING. 7. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION AND RESTORATION OF ALL EXISTING HISTORIC STRUCTURES AND FEATURES. 8. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION AND RESTORATION OF ALL EXISTING ARCHITECTURAL DETAILS AND FINISHES. 9. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION AND RESTORATION OF ALL EXISTING MECHANICAL, ELECTRICAL, AND PLUMBING SYSTEMS. 10. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION AND RESTORATION OF ALL EXISTING STRUCTURAL MEMBERS AND CONNECTIONS. 11. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION AND RESTORATION OF ALL EXISTING FOUNDATIONS AND FOOTINGS. 12. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION AND RESTORATION OF ALL EXISTING EXTERIOR WALLS AND ROOFING SYSTEMS. 13. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION AND RESTORATION OF ALL EXISTING INTERIOR WALLS AND CEILING SYSTEMS. 14. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION AND RESTORATION OF ALL EXISTING FLOORS AND SUBFLOORS. 15. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION AND RESTORATION OF ALL EXISTING STAIRS AND ELEVATOR SHAFTS. 16. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION AND RESTORATION OF ALL EXISTING CORES AND RIGID WALLS. 17. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION AND RESTORATION OF ALL EXISTING CURBS AND DRIVEWAYS. 18. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION AND RESTORATION OF ALL EXISTING PAVEMENT AND SURFACING. 19. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION AND RESTORATION OF ALL EXISTING UTILITIES AND SERVICES. 20. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION AND RESTORATION OF ALL EXISTING LANDSCAPE AND PLANTING. 	<p>FLOOR PLAN LEGEND</p> <p>--- EXISTING WALL</p> <p>--- EXISTING WINDOW</p> <p>--- EXISTING DOOR</p> <p>--- EXISTING CEILING</p> <p>--- EXISTING FLOOR</p> <p>--- EXISTING STAIR</p> <p>--- EXISTING ELEVATOR</p> <p>--- EXISTING CORE</p> <p>--- EXISTING CURB</p> <p>--- EXISTING DRIVEWAY</p> <p>--- EXISTING PAVEMENT</p> <p>--- EXISTING UTILITY</p> <p>--- EXISTING SERVICE</p> <p>--- EXISTING LANDSCAPE</p> <p>--- EXISTING PLANTING</p> <p>--- EXISTING HISTORIC</p> <p>--- EXISTING ARCHITECTURAL</p> <p>--- EXISTING MECHANICAL</p> <p>--- EXISTING ELECTRICAL</p> <p>--- EXISTING PLUMBING</p> <p>--- EXISTING STRUCTURAL</p> <p>--- EXISTING FOUNDATION</p> <p>--- EXISTING EXTERIOR</p> <p>--- EXISTING INTERIOR</p> <p>--- EXISTING FLOORING</p> <p>--- EXISTING WALLPAPER</p> <p>--- EXISTING PAINT</p> <p>--- EXISTING FINISH</p> <p>--- EXISTING MATERIAL</p> <p>--- EXISTING COLOR</p> <p>--- EXISTING TYPE</p> <p>--- EXISTING SIZE</p> <p>--- EXISTING LOCATION</p> <p>--- EXISTING ORIENTATION</p> <p>--- EXISTING ANGLE</p> <p>--- EXISTING DISTANCE</p> <p>--- EXISTING AREA</p> <p>--- EXISTING VOLUME</p> <p>--- EXISTING WEIGHT</p> <p>--- EXISTING MASS</p> <p>--- EXISTING ENERGY</p> <p>--- EXISTING POWER</p> <p>--- EXISTING FORCE</p> <p>--- EXISTING PRESSURE</p> <p>--- EXISTING TEMPERATURE</p> <p>--- EXISTING HUMIDITY</p> <p>--- EXISTING SOUND</p> <p>--- EXISTING VIBRATION</p> <p>--- EXISTING LIGHT</p> <p>--- EXISTING SOUND</p> <p>--- EXISTING VIBRATION</p> <p>--- EXISTING LIGHT</p>
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<p>WESTMINSTER VILLAGE</p> <p>2025 EAST LINCOLN ST. BLOOMINGTON, IL 61819</p> <p>PRDC PROJECT # 14037</p>	<p>Eventus</p> <p>ARCHITECTURE</p> <p>1000 N. WASHINGTON ST. CHICAGO, IL 60610</p>	<p>WESTMINSTER VILLAGE</p> <p>ARCHITECTURE</p> <p>1000 N. WASHINGTON ST. CHICAGO, IL 60610</p>
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Section IV, Service Specific Review Criteria

Attachment 23

Section 1125.630, Zoning

The Project is an expansion and modernization of an existing facility. As an existing facility, the facility is already zoned approximately and no further zoning is required.

ATTACHMENT 23

Section IV, Service Specific Review Criteria

Attachment 24

Section 1125.640, Assurances

A letter attesting to the fact that Westminster will, by the second year of project completion, achieve and maintain the occupancy standards is attached.

ATTACHMENT 24



WESTMINSTER VILLAGE

A CONTINUING CARE RETIREMENT COMMUNITY

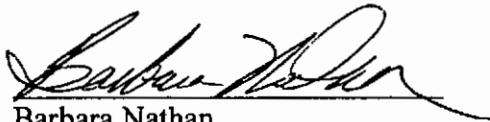
December 8, 2016

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

Re: Westminster Village, Inc. – CON Permit Application – Assurance of Occupancy

Dear Ms. Avery:

This letter attests to the fact that if this Project is approved by the Illinois Health Facilities and Services Review Board, Westminster Village understands that it is expected to achieve and maintain the occupancy specified in §1125.210(c) by the second year of operation after project completion. Westminster Village, Inc. reasonably expects to meet this occupancy.

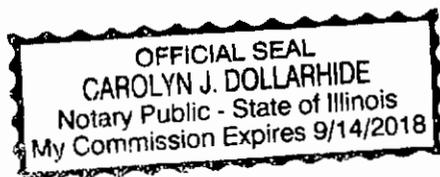

Barbara Nathan
CEO

Notarization:

Subscribed and sworn to before me
this 8th day of December, 2016


Signature of Notary Public

Seal



ATTACHMENT 24

113684862.1

Section IV, Service Specific Review Criteria

Attachment 25

Section 1125.650, Modernization

Current Facility

Westminster is a highly rated, high quality facility. This respect, however, comes not from its physical plant, but despite it. Westminster is approximately 40 years old and the facility shows its age. It was constructed according to the medical care model prevalent at the time – double rooms, long hallways, large dining rooms and no showers in the room. The need for modernization is apparent.

Size

Interestingly, if a CON application for the current facility was submitted today, the Review Board would make negative findings on size - - it is too small to meet state standards. Current standards stipulate that facilities should be sized between 435 – 713 BGSF per bed. The current Westminster skilled facility is a total of 31,362 BGSF for 78 licensed beds. This size means there is only 402 square feet per bed – well below the minimum size for a facility under Review Board ruling. This severe space shortage compared to modern facilities means that residents do not have a modern facility.

Dignity and Privacy

One of the most significant negative aspects of the outdated facility is its impact on privacy and residents dignity. A private room is not simply an amenity, but an important factor in infection control, insolation and other clinical outcomes. These privacy considerations have also become a matter of federal law and policy with HIPAA requirements and CMS community

ATTACHMENT 25

care guidelines. Double rooms also results in difficulty matching roommates with different physical, cognitive, and social abilities, and sometimes necessitates less than ideal pairings.

CMS has made some of these privacy and other issues a matter of person-centered guidelines. Westminster not only want to comply with these guidelines, but to be at the forefront of community and person-centered approach for residents. Some resident centered changes are quite basic. For example, none of the current residents rooms, except two, have private showers. Residents must go through a long corridor to a communal shower room simply for bathing. This improvement is elemental to privacy.

Other improvements make a much more advanced approach to understanding to social needs. The Westminster project structure will create small 12-person "neighborhoods". This concept, similar to small-house concepts, de-institutionalizes resident care and is intended to create close social interaction among residents. As part of this structure a large cafeteria is replaced with small dining areas. These small dining rooms can then be used for needs with family visits, birthdays and other special occasions.

Chapel

The proposed modernization will also include for the first time a non-denominational chapel for spiritual reflection, which is an addition residents have specifically desired.

Other Improvements

In addition to items discussed above, this modernization project would make the following improvements.

- Allow for a clinical medical space with space for practitioners: MD, Podiatrist, Ophthalmologist as well as clinical lab space for testing on site.
- Provide space to residents to do their own personal laundry which reduces the residents personal costs.

ATTACHMENT 25

- Redesigns nurse stations for person centered care focus as well as to enhance ADA compliance for staff and allow for expansion of an electronic medical record (EMR) process.
- Ability to meet the needs of our hospice population especially at end of life to provide dignified care in a private setting and to provide more privacy for the family.
- Creates a large activity space which will allow for larger resident activities when needed and no need to convert dining space. This activity space will also be beneficial for ongoing staff education.
- Creates an enclosed courtyard with covered patio that will allow for safer resident access to outside spaces and allowing for increased freedom of mobility.
- Enhances natural outside lighting.
- Replaces of boilers for hot water and HVAC for heating and cooling.
- Allows for updated features and much more ability for residents to personalize their room more like home.

Section V, Financial and Economic Feasibility Review

Attachment 26

Section 1125.720 - Specialized Long-Term Care – Review Criteria

Westminster operates as a continuing care retirement community with independent living, assisted living and skilled care and is referenced as a CCRC throughout this application. When Westminster was constructed in 1979 it was not done so under the restrictions of the Review Board variance for a CCRC. Although Westminster limits admissions to its existing residents, it is not governed by the CCRC variance.

ATTACHMENT 26

Section V, Financial and Economic Feasibility Review

Attachment 27

Section 1125.800, Estimated Total Project Cost

Availability of Funds

Attached are copies of Westminster's audited financial statements for the 2015, 2014 and 2013, the most recent years.

As an established entity with a solid financial background Westminster Village is confident in its ability to obtain financing for the Project. Westminster has engaged Ziegler as bank placement agent to obtain the most favorable financing available. The intent for financing the Project is that it be structured as a tax-exempt, direct bank placement (not bonds) through the Illinois Finance Authority (IFA) in order to obtain tax-exempt financing. Westminster has previously done tax-exempt bank financing through the IFA for a geothermal project. A letter from Ziegler regarding this tax-exempt bank financing structure is attached. To this end, Westminster has worked with Commerce Bank in preparation for this financing as evidence of availability of funding and a copy of preliminary financing terms is also attached. Final financing terms will be arrived at through a competitive process to ensure the lowest borrowing cost. The project cost reflected in the "bond issuance expense" line item largely relates to the costs of the fees of IFA for this structure.

ATTACHMENT 27



200 South Wacker Drive
Suite 2000
Chicago, IL 60606
Phone: 312-263-0110
Toll-free: 800-366-8899
Fax: 312-263-5217
www.ziegler.com

William R. Carney
Managing Director
Senior Living Finance

November 9, 2016

Barbara Nathan
Executive Director
Westminster Village and Foundation
2025 E. Lincoln St.
Bloomington, IL 61701

Dear Barb:

As you know, Ziegler is currently engaged as bank placement agent by Westminster Village in connection with a proposed financing of capital projects on the Bloomington, IL campus. This financing is part one of a multi-phase campus repositioning and includes a new addition and renovations to the existing health center, site improvements to the community building and a new service entrance. The expected bank loan amount will not exceed \$40 million.

It's anticipated this financing for Westminster Village will be structured as a tax-exempt, direct bank placement that will be unrated. The bank market for financing quality senior living projects continues to be very efficient and access to capital is strong. Ziegler maintains substantial relationships with multiple bank partners and feels confident in our ability to secure a bank loan for Westminster with attractive interest rates and terms. As evidence of our experience with bank placements, Ziegler has already surpassed \$1bn in placements this year. If there's a market disruption and Westminster Village is unable to obtain bank financing, Ziegler could serve as underwriter for a conventional tax-exempt bond financing with client approval. Ziegler is the national leader in senior living finance, having underwritten \$3bn of tax-exempt bonds this year.

Please feel free to contact us with any questions, or if you should require further information.

Sincerely,

A handwritten signature in cursive script, appearing to read "Will Carney", with a long horizontal flourish extending to the right.

William R. Carney
Managing Director

ATTACHMENT 27



December 14, 2016

TAX-EXEMPT OBLIGATION - PRIVATE PLACEMENT

Subject: Proposal for a Private Placement Tax-Exempt Obligation Financing for Westminster Village, Inc. (the "Facility")

Dear Mrs. Barb Nathan:

Commerce Bank is pleased to present Westminster Village, Inc. with the following Term Sheet for the financing of new capital projects (the "Bonds") through Commerce Bank's wholly owned subsidiary, Clayton Holdings, LLC ("Clayton Holdings").

Please note that Clayton Holdings has not given final credit approval for the proposed financing; however, this term sheet is intended to set forth a summary of terms and conditions under which Clayton Holdings would consider financing the Facility. Accordingly, this letter does not constitute a commitment by Clayton Holdings to provide financing, and notwithstanding any discussions we may have, Clayton Holdings shall not have any commitment or other obligation hereunder unless and until a commitment letter is signed and delivered to you.

Commerce Bank appreciates the opportunity to present this Term Sheet and looks forward to your favorable response. These terms and conditions are considered confidential and may not be disclosed to outside parties.

If you have questions or comments regarding the proposed financing detailed in the attached Term Sheet, please contact Jennifer Elder.

Respectfully submitted,

Jennifer Elder
Commerce Bank
Assistant Vice President
Office: (816) 234-1745
Email: Jennifer.Elder@CommerceBank.com

Byron Blotcky
Commerce Bank
Senior Vice President
Office (309) 823-7251
Email: Byron.Blotcky@commercebank.com

Prices and/or yields are subject to change and investments are subject to availability. The Capital Markets Group of Commerce Bank does not provide tax advice; please refer to your tax professional.

ATTACHMENT 27

Facility: Private placement revenue bond

Issuer: City of Bloomington, Illinois, or other conduit eligible to issue tax-exempt obligations on behalf of 501(c)(3) organizations.

Borrower: Westminster Village, Inc.

**Original Purchaser(s)/
Purchaser(s):** Clayton Holdings, LLC

Trustee: Commerce Bank or other trustee acceptable to Original Purchaser

Original Purchaser's Agent: Commerce Bank

Amount: Up to \$25,000,000.00 on a best efforts basis to participate financing to other qualified institutions.

Use of Proceeds/Purpose: Proceeds of the Bonds will be used to finance new capital projects (the "Facility" or the "Bonds" or "Series 2017 Bonds")

Security: Secured Obligation on a pari passu basis under the existing Series 2013 Bonds with a First Mortgage on property located at 2025 East Lincoln St., Bloomington, IL. Subject to 3rd party appraisal. Construction advances from escrow to be monitored and limited by 70% loan-to-value.

Term/Put Options: Final maturity expected to be 23 years from closing. Initial put option of 5 years. Subsequent put options to be agreed to by the parties prior to close.

Interest Rate: Initial term/put period:
As illustrated below, the interest rate will be calculated using the then-current Swap rate corresponding to the 5-year put option, to correspond to the initial term/put period as selected by Borrower.

Tax-Exempt Fixed Rate Option					Rates as of 12/14/2016	
Initial Term	Tax Exempt Factor		Treasury Swap Curve Index	Spread		All-in Tax Exempt Fixed Rate
5	0.775	x	1.90%	+	1.86%	= 3.33%

The Interest Rates detailed above are for illustrative purposes only SWAP rates outlined above are the like term SWAP. SWAP rates may change before the time the final interest rate is set.

- Interest Rates can be locked up to one week prior to closing without premium.
- Interest on the Obligation will be computed on the basis of a 360-day year and must be exempt from federal income taxation.

Subsequent terms/put periods:

For subsequent terms/put periods, the interest rate will be calculated at: the greater of 77.5% or (1 minus the maximum federal corporate tax rate in effect at the time), multiplied by the sum of (i) the then-current Swap rate for the maturity corresponding to the term of the put period as agreed upon by the parties; plus (ii)

a spread determined by the Original Purchaser to be added to or subtracted from the applicable Swap rate.

- Amortization:** Interest only payment will be due through construction period converting to a 20 year, mortgage style amortization. Some other mutually agreeable amortization with differing average life may also be considered; however, the proposed Interest Rate is dependent on the assumed average life. Therefore, the Interest Rate *may* change pending the final determination of the amortization.
- Payment:** Construction Period: Interest only payments due monthly
Post Construction: Principal & Interest due monthly
- Prepayment:** Yield Maintenance.
- Additional Business:** Commerce Bank anticipates maintaining existing banking relationship with Borrower.
- Documentation:** All documentation shall be prepared by experienced "Red Book" counsel ("Bond Counsel") subject to review by counsel to Clayton Holdings. Included among Clayton Holdings' documentation requirements is an opinion of Bond Counsel that the interest component of the Obligation is tax-exempt and an opinion of Borrower's counsel that the Obligation is a legal, valid, and binding obligation of Issuer. All documentation must be satisfactory in form and substance to Clayton Holdings and its counsel.
- Taxability:** The Interest Rate is based on the assumption that the interest payments on the Bonds will be exempt from federal income taxation. The Bond shall include the provisions regarding events of taxability and change in tax laws including changes in tax rates to ensure no reduction in the economic yield to Clayton Holdings occurs.
- Opinion of Counsel:** Clayton Holdings shall be furnished with a letter or letters from attorneys acceptable to Clayton Holdings, in form and substance satisfactory to Clayton Holdings, addressing the following matters:
- a. Borrower is a duly formed, validly existing corporation in good standing under the laws of the state of its incorporation, with full power and authority to consummate the transactions contemplated in connection with the subject loan.
 - b. Specify the individuals who may execute the bond documents as officers of Borrower to create binding obligations upon Borrower without the joinder of any other party.
 - c. The transaction documents, when executed, will constitute valid and binding agreements of Borrower.
 - d. There are no actions, suits or proceedings pending or threatened to counsel's knowledge which will adversely affect Borrower's obligations under the loan transaction, or which could draw into

ATTACHMENT 27

question or adversely affect the validity of the loan transaction documents.

- e. That interest on the Bonds is exempt from federal income tax.
- f. Authority for Clayton Holdings to rely upon such Opinion(s) in connection with the purchase of the Bonds.

Transaction Fees:

Borrower shall be responsible for all out of pocket fees associated with the funding of the Obligation including, but not limited to:

- Issuer's application fees
- Issuer's Issuance Costs & Annual Fees
- Bond counsel fees
- Fees of Counsel to Issuer
- Fees of Counsel to Clayton Holdings
- Third Party Appraisal
- ALTA Survey
- Phase I Environmental Report
- Title Policy
- Insurance Policy

Fees may be included (capitalized) into the tax-exempt portion of the Obligation subject to the 2% IRS limitation. Any fees in excess of IRS limitations must be paid from Borrower's funds.

Financial Covenants:

A Continuing Covenant Agreement or similar agreement will incorporate by reference covenants contained in the Trust Indenture and other Related Bond Documents and said covenants and provisions will be deemed to be for the benefit of the Purchaser. The covenants are intended to be consistent with the existing Series 2013 and Continuing Covenant Agreement with the addition of the following included in Series 2017 Bonds:

- Limitations on the Incurrence of Additional Indebtedness
- Limitations on the Sale, Lease or Disposition of Property
- Limitations on the Merger, Consolidation or Sale of the organization

Most Favored Nations. Any more restrictive financial covenant in existence at Closing Date with any other creditor shall also be deemed incorporated into the Facility. Any more restrictive financial covenant negotiated post-Closing with any other creditor during the term of the Facility will be deemed incorporated into the Facility.

Financial Statements:

Borrower shall furnish to Clayton Holdings' Agent, within one hundred and twenty days (120) of the end of each fiscal year financial statements audited by an independent public accountant. Quarterly internal statements from the Borrower to be provided within sixty (60) days. The

statement will include the balance sheet, income statement and cash flow statement of Borrower and a certification that no event of default exists.

CONDITIONS TO PURCHASE

The Financing Documents shall be in form and substance acceptable to Clayton Holdings and will include conditions precedent, representations and warranties, covenants, events of default, indemnification and other provisions customary for transactions of this type.

CONDITIONS PRECEDENT

Customary conditions including absence of default or unmatured default, lack of material adverse change from the Borrower's financial condition and operations as reflected in the most recent financial statements delivered to Clayton Holdings. Additional conditions precedent to the initial loan shall include, without limitation, the following:

- Closing Date:** A to-be-determined date on or before February 15, 2017 or some other mutually agreed upon date.
- Approval:** Evidence satisfactory to Clayton Holdings that the Facility contemplated herein has been approved, as appropriate, by Borrower, and all legal and other approvals for the Facility and related financing transactions have been obtained.
- Due Diligence:** Satisfactory results of a due diligence investigation of the Borrower shall be acceptable to Clayton Holdings.
- Legal:** All legal matters, including income tax and regulatory matters, shall be satisfactory to Clayton Holdings.
- No Default, No Material Adverse Change:** No default or unmatured default shall exist on the Closing Date. No change in the condition (financial or otherwise) of the operations, performance, properties or prospects of the Borrower shall have occurred prior to Closing Date.
- Customary Documents:** Receipt by Clayton Holdings of other customary closing documentation, including, without limitation, legal/tax opinions, all in acceptable form and substance.

REPRESENTATIONS AND WARRANTIES

Customary representations and warranties, including but not limited to absence of material adverse change, absence of material litigation, absence of default or unmatured default, representations regarding environmental issues, priority of the Purchaser's liens, and compliance with all material requirements of law and contracts.

DEFAULTS

Customary events of default, including, without limitation, cross default (whether or not that default results in acceleration) to any other agreement governing indebtedness of the Borrower.

ATTACHMENT 27

MISCELLANEOUS

- Costs and Expenses:** All costs and expenses incurred in the due diligence, preparation and administration of this transaction, including all legal expenses, shall be borne by the Borrower, whether or not the Facility is closed.
- Purchasers Counsel is expected to be Don Kirkpatrick, Stinson Leonard Street, LLP.
- Additional Information:** Borrower shall provide additional information necessary to complete the due diligence process as may be reasonably requested by Clayton Holdings and shall authorize Clayton Holdings to make such inquiries and investigations as it deems advisable.
- Not a Commitment:** The proposed terms and conditions outlined in this term sheet are provided for discussion purposes only and do not constitute a commitment to place. This term sheet is intended as an outline only and does not purport to summarize all the terms, conditions, covenants, representations, warranties or other provisions which would be contained in definitive legal documentation of the financing transaction contemplated herein. The actual terms and conditions upon which Clayton Holdings might purchase the Bonds are subject to further due diligence, formal credit approval, satisfactory review of documentation, and such other terms and conditions as may be determined by Clayton Holdings and its counsel.

THIS IS NOT A COMMITMENT, BUT RATHER A SUMMARY OF EXPECTED TERMS AND IS SUBJECT TO FURTHER APPROVALS, CONDITIONS AND DOCUMENTATION.

The Borrower acknowledges and agrees that: (i) Commerce Bank is providing the information contained in this document for discussion purposes only in anticipation of serving as placement agent with respect to the Facility; (ii) the primary role of Commerce Bank, as a placement agent, is to facilitate an arm's-length commercial transaction between the Issuer and Clayton Holdings; (iii) Commerce Bank is not acting as a municipal advisor, financial advisor or fiduciary to the Borrower or any other person or entity and Commerce Bank does not owe a fiduciary duty to the Borrower pursuant to Section 15B of the Securities and Exchange Act of 1934, as amended; (iv) Commerce Bank is acting for its own interest; (v) the information provided and any discussions or undertakings leading up to, or in any way connected with, the Project are not intended to be and should not be construed as "advice" within the meaning of Section 15B of the Securities and Exchange Act of 1934, as amended; and (vi) Commerce Bank is not recommending that the Borrower take any action or refrain from taking any action with respect to the Facility contemplated by this Term Sheet. Prior to taking action, the Borrower should consult with its own financial and/or municipal, legal, accounting, tax and other advisors, as applicable, to the extent it deems appropriate. If the Borrower would like a municipal advisor in this transaction that has legal fiduciary duties to the Borrower, then the Borrower is free to engage a municipal advisor to serve in that capacity.

ATTACHMENT 27

WESTMINSTER VILLAGE, INC.

FINANCIAL STATEMENTS

Years ended June 30, 2013 and 2012

and

INDEPENDENT AUDITOR'S REPORT

WESTMINSTER VILLAGE, INC.
FINANCIAL STATEMENTS
Years ended June 30, 2013 and 2012

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INDEPENDENT AUDITOR'S REPORT

Board of Directors
Westminster Village, Inc.
Bloomington, Illinois

We have audited the accompanying financial statements of Westminster Village, Inc. (a nonprofit organization), which comprise the statements of financial position as of June 30, 2013 and 2012, and the related statements of activities and cash flows for the years then ended, and the related notes to the financial statements.

Management's Responsibility for the Financial Statements

Management is responsible for the preparation and fair presentation of these financial statements in accordance with accounting principles generally accepted in the United States of America; this includes the design, implementation, and maintenance of internal control relevant to the preparation and fair presentation of financial statements that are free from material misstatement, whether due to fraud or error.

Auditor's Responsibility

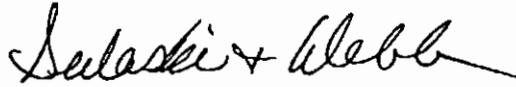
Our responsibility is to express an opinion on these financial statements based on our audits. We conducted our audits in accordance with auditing standards generally accepted in the United States of America. Those standards require that we plan and perform the audit to obtain reasonable assurance about whether the financial statements are free from material misstatement.

An audit involves performing procedures to obtain audit evidence about the amounts and disclosures in the financial statements. The procedures selected depend on the auditor's judgment, including the assessment of the risks of material misstatement of the financial statements, whether due to fraud or error. In making those risk assessments, the auditor considers internal control relevant to the entity's preparation and fair presentation of the financial statements in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the entity's internal control. Accordingly, we express no such opinion. An audit also includes evaluating the appropriateness of accounting policies used and the overall reasonableness of significant accounting estimates made by management, as well as evaluating the overall presentation of the financial statements.

We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinion.

Opinion

In our opinion, the financial statements referred to above present fairly, in all material respects, the financial position of Westminster Village, Inc. as of June 30, 2013 and 2012, and the changes in its net assets and its cash flows for the years then ended in accordance with accounting principles generally accepted in the United States of America.

A handwritten signature in cursive script that reads "Sulaski & Webb". The signature is written in black ink and is positioned above the printed name of the firm.

Sulaski and Webb
Certified Public Accountants

September 25, 2013

WESTMINSTER VILLAGE, INC.
 STATEMENTS OF FINANCIAL POSITION
 June 30, 2013 and 2012

	<u>2013</u>	<u>2012</u>
<u>ASSETS</u>		
CURRENT ASSETS		
Cash and cash equivalents	\$ 4,263,478	\$ 1,131,860
Short-term investments	1,769,893	1,886,233
Accounts receivable	909,062	1,045,598
Accrued interest receivable	22,956	39,515
Inventories	47,651	28,880
Prepaid insurance	55,812	55,899
Total current assets	<u>7,068,852</u>	<u>4,187,985</u>
PROPERTY AND EQUIPMENT - At cost		
Land and land improvements	1,747,881	1,653,447
Buildings and improvements	26,485,635	26,449,688
Furniture, fixtures and equipment	7,969,729	7,502,882
Construction in progress	671,000	-
Total	36,874,245	35,606,017
Less: Accumulated depreciation	<u>(22,438,384)</u>	<u>(21,197,550)</u>
Net property and equipment	<u>14,435,861</u>	<u>14,408,467</u>
OTHER ASSETS		
Long-term investments	4,719,541	5,859,585
Escrow funds - Restricted	4,818,951	4,758,600
Total other assets	<u>9,538,492</u>	<u>10,618,185</u>
Total assets	<u>\$ 31,043,205</u>	<u>\$ 29,214,637</u>

The accompanying notes are an integral part of these financial statements.

WESTMINSTER VILLAGE, INC.

STATEMENTS OF ACTIVITIES
Years ended June 30, 2013 and 2012

	<u>2013</u>	<u>2012</u>
UNRESTRICTED NET ASSETS		
Revenue		
Independent Living fees and revenues	\$ 4,733,178	\$ 4,575,328
Earned life occupancy and membership fees	480,117	441,977
Health Center fees and revenues	4,839,887	4,498,089
Cottage fees and revenues	222,605	188,603
Assisted Living fees and revenues	1,862,777	1,633,773
Investment income (realized and unrealized)	<u>452,316</u>	<u>134,932</u>
Total revenue	<u>12,590,880</u>	<u>11,472,702</u>
Expenses		
Independent Living	4,607,019	4,706,715
Health Center	4,728,659	4,479,910
Cottage	327,707	303,079
Assisted Living	1,644,676	1,402,707
Management and general	<u>597,653</u>	<u>425,025</u>
Total expenses	<u>11,905,714</u>	<u>11,317,436</u>
Increase (decrease) in unrestricted net assets	685,166	155,266
NET ASSETS, Beginning of year	<u>18,974,553</u>	<u>18,819,287</u>
NET ASSETS, End of year	<u>\$ 19,659,719</u>	<u>\$ 18,974,553</u>

The accompanying notes are an integral part of these financial statements.

WESTMINSTER VILLAGE, INC.

STATEMENTS OF CASH FLOWS
Years ended June 30, 2013 and 2012

	<u>2013</u>	<u>2012</u>
CASH FLOWS FROM OPERATING ACTIVITIES		
Change in net assets	\$ 685,166	\$ 155,266
Adjustments to reconcile change in net assets to net cash provided by operating activities:		
Depreciation	1,240,835	1,218,244
Net realized and unrealized (gain) loss on investments	(130,255)	181,979
Change in assets and liabilities:		
(Increase) decrease in:		
Accounts receivable	136,536	(201,490)
Accrued interest	16,559	26,917
Inventories	(18,771)	201
Prepaid insurance	87	27,694
Increase (decrease) in:		
Accounts payable and accrued expenses	827,033	141,809
Deferred revenue and other long term liabilities	316,369	307,948
Net cash provided by operating activities	<u>3,073,559</u>	<u>1,858,568</u>
CASH FLOWS FROM INVESTING ACTIVITIES		
Purchase of investments	(3,069,871)	(2,705,482)
Redemption of investments	4,396,158	2,410,370
Purchase of property and equipment	<u>(1,268,228)</u>	<u>(982,799)</u>
Net cash provided (used) by investing activities	<u>58,059</u>	<u>(1,277,911)</u>
Net increase (decrease) in cash	3,131,618	580,657
CASH AND CASH EQUIVALENTS, Beginning of year	<u>1,131,860</u>	<u>551,203</u>
CASH AND CASH EQUIVALENTS, End of year	<u>\$ 4,263,478</u>	<u>\$ 1,131,860</u>
SUPPLEMENTAL CASH FLOW DISCLOSURES		
Interest paid	\$ 13,204	\$ 12,144

The accompanying notes are an integral part of these financial statements.

WESTMINSTER VILLAGE, INC.

NOTES TO FINANCIAL STATEMENTS

June 30, 2013 and 2012

1. SUMMARY OF ACTIVITIES AND SIGNIFICANT ACCOUNTING POLICIES

Summary of Activities

The Organization's operations consist of a residential retirement community and health care center for senior citizens located in Bloomington, Illinois. The Organization receives revenue primarily from service fees paid by residents and patients residing in its facilities. Fees collected from each of these activities generally contribute equally to total revenue.

The Organization is a nonprofit corporation registered in the State of Illinois, tax-exempt under Section 501(c)(3) of the Internal Revenue Code. In addition, Westminster Village, Inc. has been determined by the Internal Revenue Service not to be a "private foundation" within the meaning of Section 509(a) of the Internal Revenue Code.

Significant Accounting Policies

Temporarily and permanently restricted net assets - Temporarily restricted net assets are those whose use has been limited by donors to a specific time period or purpose. Permanently restricted net assets have been restricted by donors in perpetuity. For the years ended June 30, 2013 and 2012, the Organization had no temporarily or permanently restricted net assets.

Charity care - The Organization provides services to residents who meet certain criteria under life occupancy contracts without charge or at amounts less than its established rates. Because the Organization does not pursue collection of amounts determined to qualify as charity care, they are not reported as revenue.

Use of estimates - The preparation of financial statements in conformity with accounting principles generally accepted in the United States of America requires management to make estimates and assumptions that affect the reported amounts of assets and liabilities at the date of the financial statements and the reported amounts of revenues and expenses during the reporting period. Actual results could differ from those estimates.

Investments - Investments in marketable securities with readily determinable fair values are stated at fair market value. The Organization adopted an investment policy in December 2003. This policy is to invest funds in conservative investments that protect principal, provide an income stream for operations and to a lesser extent, provide some protection from inflation. Mutual fund investments may not exceed 30% of invested funds without approval of the Board. At June 30, 2013 and 2012, the total investments include 22% and 17% mutual funds, respectively.

Inventory - Inventories consist of food and miscellaneous supply items and are stated at the lower of cost (first-in, first-out method) or market.

WESTMINSTER VILLAGE, INC.

NOTES TO FINANCIAL STATEMENTS

June 30, 2013 and 2012

(Continued)

SUMMARY OF ACTIVITIES AND SIGNIFICANT ACCOUNTING POLICIES (Continued)

Significant Accounting Policies (Continued)

Property and equipment - Property and equipment are carried at cost. The Organization implemented a formal capitalization policy in June 2012 which includes a significant cost threshold of \$600. The Organization believes that this capitalization amount accurately reflects a significant cost given the nature of its assets. Depreciation of property and equipment is computed using the straight-line method over the following estimated useful lives:

	<u>Years</u>
Buildings and improvements	15 - 40
Furniture, fixtures and equipment	5 - 10
Trucks and autos	3 - 6

Maintenance and repairs of property and equipment are charged to operations and major improvements are capitalized. Upon retirement, sale or other disposition of property and equipment, the cost and accumulated depreciation are eliminated from the accounts and gain or loss is recognized.

Deferred revenue - Deferred revenue consists of three sources of revenue:

- (1) Life occupancy fees include nonrefundable deposits from residents. The nonrefundable fees are amortized using the straight-line method over the life expectancy of each resident. Unamortized fees not refunded to residents leaving their apartments are included in operating revenue in the year the resident leaves.
- (2) Nonrefundable advance fees range from 10 to 20 percent of fees paid on cottage lease contracts by residents and are amortized using the straight-line method over the life expectancy of each resident. Unamortized fees on reoccupancy of the cottage are included in revenue in the year of reoccupancy.
- (3) Refundable advance fees range from 80 to 90 percent of fees paid on cottage lease contracts by residents and are amortized using the straight-line method over the remaining useful life of the cottage. The advance fees are refundable only if the cottage is resold.

Billings in advance - Billings in advance represent amounts that have been billed during the month for revenues to be earned during the following month. These amounts are recorded as Accounts Receivable and Billings in Advance.

Revenue - Independent living, health center, cottage and assisted living fees and revenue are reported at the estimable net realizable amounts from residents, patients, third-party payors, and other insurers for services rendered.

Accounts receivable - Accounts receivable are stated at net realizable amounts from residents, patients, third-party payors, and other insurers for services provided.

WESTMINSTER VILLAGE, INC.

NOTES TO FINANCIAL STATEMENTS

June 30, 2013 and 2012

(Continued)

SUMMARY OF ACTIVITIES AND SIGNIFICANT ACCOUNTING POLICIES (Continued)

Significant Accounting Policies (Continued)

Management has elected to record bad debts using the direct write-off method. Generally accepted accounting principles require that the allowance method be used to reflect bad debts. However, the effect of the use of the direct write-off method is not materially different from the results that would have been obtained had the allowance method been followed. The Company recognized bad debt expense of \$892 and \$5,227 for the years ended June 30, 2013 and 2012.

2. CASH AND CASH EQUIVALENTS

The Organization considers all investments available for current use with an original maturity of three months or less to be cash equivalents. Cash and cash equivalents at June 30, 2013 and 2012, consist of the following:

	<u>2013</u>	<u>2012</u>
Cash	\$ 2,587,503	\$ 1,082,731
Money market accounts	1,675,975	49,129
Total	<u>\$ 4,263,478</u>	<u>\$ 1,131,860</u>

3. INVESTMENTS

Short-term investments at June 30, 2013 and 2012, consisted of the following:

	<u>2013</u>	<u>2012</u>
Money market accounts	\$ 44,893	\$ 165,955
Certificates of deposit	1,725,000	1,720,278
Total	<u>\$ 1,769,893</u>	<u>\$ 1,886,233</u>

Long-term investments at June 30, 2013 and 2012, consisted of the following:

	<u>2013</u>	<u>2012</u>
Mutual funds	\$ 2,439,275	\$ 2,144,409
Certificates of deposit	2,280,266	3,715,176
Total	<u>\$ 4,719,541</u>	<u>\$ 5,859,585</u>

WESTMINSTER VILLAGE, INC.

NOTES TO FINANCIAL STATEMENTS

June 30, 2013 and 2012

(Continued)

4. FAIR VALUE MEASUREMENTS

Westminster Village, Inc. has adopted the fair value accounting guidance related to financial assets and liabilities. The guidance defines fair value, establishes a framework for measuring fair value under GAAP and expands disclosures about fair value measurements. It also establishes a fair value hierarchy that prioritizes the inputs used to measure fair value:

- Level 1:* Observable inputs that reflect unadjusted quoted prices for identical assets or liabilities traded in active markets.
- Level 2:* Inputs other than quoted prices included within Level 1 that are observable for the asset or liability, either directly or indirectly.
- Level 3:* Inputs that are generally unobservable. These inputs may be used with internally developed methodologies that result in management's best estimate of fair value.

Unrestricted financial assets and liabilities measured at fair value on a recurring basis during the year ended June 30, 2013:

Assets	Fair Value 6/30/2013	Level 1	Level 2	Level 3
Certificates of deposit	\$ 4,005,266	\$ 4,005,266	\$ -	\$ -
Money market funds	44,893	44,893	-	-
Mutual funds	2,439,275	2,439,275	-	-
Total	\$ 6,489,434	\$ 6,489,434	\$ -	\$ -

Restricted financial assets and liabilities measured at fair value on a recurring basis during the year ended June 30, 2013:

Assets	Fair Value 6/30/2013	Level 1	Level 2	Level 3
Certificates of deposit	\$ 2,889,736	\$ 2,889,736	\$ -	\$ -
Money market funds	1,929,215	1,929,215	-	-
Mutual funds	-	-	-	-
Total	\$ 4,818,951	\$ 4,818,951	\$ -	\$ -

WESTMINSTER VILLAGE, INC.

NOTES TO FINANCIAL STATEMENTS

June 30, 2013 and 2012

(continued)

FAIR VALUE MEASUREMENTS (continued)

Unrestricted financial assets and liabilities measured at fair value on a recurring basis during the year ended June 30, 2012:

Assets	Fair Value 6/30/2012	Level 1	Level 2	Level 3
Certificates of deposit	\$ 5,435,454	\$ 5,435,454	\$ -	\$ -
Money market funds	165,955	165,955	-	-
Mutual funds	2,144,409	2,144,409	-	-
Total	\$ 7,745,818	\$ 7,745,818	\$ -	\$ -

Restricted financial assets and liabilities measured at fair value on a recurring basis during the year ended June 30, 2012:

Assets	Fair Value 6/30/2012	Level 1	Level 2	Level 3
Certificates of deposit	\$ 4,414,471	\$ 4,414,471	\$ -	\$ -
Money market funds	344,129	344,129	-	-
Mutual funds	-	-	-	-
Total	\$ 4,758,600	\$ 4,758,600	\$ -	\$ -

For the above noted certificates of deposit, money market funds, and mutual funds, the Organization uses quoted prices in active markets for identical assets to determine their fair value. Thus they are considered to be Level 1 instruments. There was no change in this valuation technique during the years ended June 30, 2013 and 2012.

There were no assets and liabilities measured at fair value on a nonrecurring basis during the years ended June 30, 2013 and 2012.

5. ESCROW FUNDS - RESTRICTED

Escrow funds - restricted as of June 30, 2013 and 2012, consisted of the following:

	2013	2012
Other assets	\$ 4,818,951	\$ 4,758,600
Total escrow funds - restricted	\$ 4,818,951	\$ 4,758,600

Escrow funds are only partially available for use in current operations because the Board of Directors has restricted proceeds of life occupancy fees and membership fees for the purpose of refunds of such fees.

WESTMINSTER VILLAGE, INC.

NOTES TO FINANCIAL STATEMENTS

June 30, 2013 and 2012

(Continued)

ESCROW FUNDS - RESTRICTED (continued)

As of June 30, 2013 and 2012, the Organization had escrow funds - restricted as follows:

	<u>2013</u>	<u>2012</u>
PNC Bank - Certificates of deposit and money market funds restricted by the Board of Directors.	\$ 4,559,115	\$ 4,499,896
First State Bank - Money market account restricted by the Board of Directors.	<u>259,836</u>	<u>258,704</u>
Total	<u>\$ 4,818,951</u>	<u>\$ 4,758,600</u>

6. INVESTMENT INCOME

The following schedule summarizes the investment return for the years ended June 30, 2013 and 2012.

	<u>2013</u>	<u>2012</u>
Interest income	\$ 322,061	\$ 316,911
Net realized gain (loss)	(16,254)	14,285
Net unrealized gain (loss)	<u>146,509</u>	<u>(196,264)</u>
Total	<u>\$ 452,316</u>	<u>\$ 134,932</u>

7. CONCENTRATION OF CREDIT RISK

Westminster Village maintains its cash balances at several financial institutions in Bloomington, Illinois. Accounts at each institutions are insured by the Federal Deposit Insurance Corporation up to \$250,000. As of June 30, 2013 and 2012, the Organization maintained cash at financial institutions which exceeded the Federal Deposit Insurance Corporation (FDIC) insurance limits and were uncollateralized by \$1,945,831 and \$1,501,790 respectively.

8. CONTINGENCIES

As a part of prior transactions, State Farm Mutual Auto Insurance Company has been given the "right of first refusal" to purchase any or all of the remaining real estate if the Board of Directors of Westminster Village, Inc. decides to sell at any time prior to September 1, 2019.

WESTMINSTER VILLAGE, INC.

NOTES TO FINANCIAL STATEMENTS
June 30, 2013 and 2012
(Continued)

9. RETIREMENT PLANS

The Organization has an unqualified pension plan for management. This plan began during fiscal year ended June 30, 1994. The employer provides 100% funding for this plan with \$48,000 and \$44,000 paid in the years ended June 30, 2013 and 2012, respectively.

Westminster Village, Inc. established a 401(k) savings plan effective January 1, 2001. Employees who have worked 1,000 hours in the previous 12 months of service with Westminster and have attained age 21 are eligible to participate. Eligible employees may make voluntary salary reduction contributions to the plan. Westminster will match contributions to participant's accounts at the rate of fifty cents for each dollar the employee contributes up to a maximum of six percent of each eligible employee's base salary. Westminster's contributions to the plan were \$40,868 and \$46,571 for the years ended June 30, 2013 and 2012, respectively.

10. UNCERTAINTY IN INCOME TAXES

Westminster Village, Inc. files a Form 990 (Return of Organization Exempt from Income Tax) annually. There were no uncertain tax benefits identified and recorded as a liability as of June 30, 2013. Forms 990 filed by Westminster Village, Inc. are subject to examination by the Internal Revenue Service (IRS), generally for three years after they are filed.

11. COMMITMENTS

On June 17, 2013, Westminster Village, Inc. entered into an agreement with Energy Systems Group, LLC for the installation of geothermal energy related upgrades to their facilities at a cost of \$6,710,000 to be installed and paid for during the fiscal year ending June 30, 2014.

12. SUBSEQUENT EVENTS

Westminster Village, Inc. has evaluated events occurring subsequent to June 30, 2013 as to their potential impact to the financial statements through September 25, 2013, which is the date the financial statements were available to be issued.

ADDITIONAL INFORMATION

ATTACHMENT 27

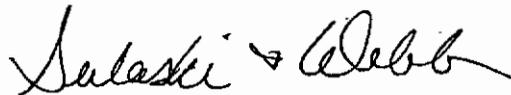
Sulaski & Webb

CERTIFIED PUBLIC ACCOUNTANTS

INDEPENDENT AUDITOR'S REPORT ON ADDITIONAL INFORMATION

To the Board of Directors of
Westminster Village, Inc.
Bloomington, Illinois

We have audited the financial statements of Westminster Village, Inc. as of and for the years ended June 30, 2013 and 2012, and have issued our report thereon dated September 25, 2013, which contained an unmodified opinion on those financial statements. Our audit was performed for the purpose of forming an opinion on the financial statements as a whole. The schedule of functional expenses is presented for the purposes of additional analysis and is not a required part of the financial statements. Such information is the responsibility of management and was derived from and relates directly to the underlying accounting and other records used to prepare the financial statements. The information has been subjected to the auditing procedures applied in the audit of the financial statements and certain additional procedures, including comparing and reconciling such information directly to the underlying accounting and other records used to prepare the financial statements or to the financial statements themselves, and other additional procedures in accordance with auditing standards generally accepted in the United States of America. In our opinion, the information is fairly stated in all material respects in relation to the financial statements as a whole.



Sulaski and Webb
Certified Public Accountants

September 25, 2013

ATTACHMENT 27

WESTMINSTER VILLAGE, INC.

STATEMENT OF FUNCTIONAL EXPENSES
Year ended June 30, 2013

2013

	Independent Living	Health Center	Cottage	Assisted Living	Management and General	Total
Salaries	\$ 1,354,090	\$ 2,119,681	\$ 12,798	\$ 788,218	\$ 472,866	\$ 4,747,653
Employee benefits	135,255	252,925	480	68,199	50,537	507,396
Payroll taxes	148,993	194,457	-	74,449	46,227	464,126
Food costs	421,009	240,532	-	171,791	-	833,332
Utilities	475,302	60,611	523	103,215	4,964	644,615
Telephone	21,042	2,684	-	4,348	218	28,292
Insurance	136,900	207,576	5,578	21,892	2,886	374,832
Outside services	170,932	535,943	5,900	47,828	-	760,603
Supplies	153,194	96,042	-	53,197	2,347	304,780
Repairs and maintenance	562,569	123,677	95,460	142,044	-	923,750
Interest	10,281	-	-	2,923	-	13,204
Transportation	1,334	7,336	-	144	-	8,814
Uniforms	14,114	2,995	-	4,021	-	21,130
Laundry	23,611	44,979	-	4,667	-	73,257
Employee relations	3,770	3,720	-	1,352	-	8,842
Real estate taxes	252,263	33,079	78,000	52,046	3,223	418,611
Medical supplies	-	68,054	-	-	-	68,054
Marketing and advertising	70,272	38,506	23,352	33,063	-	165,193
Miscellaneous	90,936	5,448	-	1,578	760	98,722
Bad debt expense	-	892	-	-	-	892
Taxes and fees	2,799	155,114	-	-	-	157,913
401(k) expense	16,467	12,348	-	7,982	4,071	40,868
Total expenses before depreciation	4,065,133	4,206,599	222,091	1,582,957	588,099	10,664,879
Depreciation	541,886	522,060	105,616	61,719	9,554	1,240,835
Total expenses	\$ 4,607,019	\$ 4,728,659	\$ 327,707	\$ 1,644,676	\$ 597,653	\$ 11,905,714

See accountant's report on accompanying information.

WESTMINSTER VILLAGE, INC.

STATEMENT OF FUNCTIONAL EXPENSES
Year ended June 30, 2012

	2012					Total
	Independent Living	Health Center	Cottage	Assisted Living	Management and General	
Salaries	\$ 1,509,540	\$ 2,091,266	\$ 17,928	\$ 642,701	\$ 339,056	4,600,491
Employee benefits	170,051	223,895	440	69,749	36,929	501,064
Payroll taxes	162,392	166,850	-	51,050	30,258	410,550
Food costs	405,901	220,195	-	159,970	-	786,066
Utilities	433,769	69,126	1,680	93,715	3,006	601,296
Telephone	19,430	5,265	-	3,648	142	28,485
Insurance	148,851	177,997	3,776	44,637	1,886	377,147
Outside services	138,073	412,702	5,326	31,500	-	587,601
Supplies	149,601	91,490	-	50,811	1,467	293,369
Repairs and maintenance	528,886	77,096	59,632	106,030	-	771,644
Interest	8,951	-	-	3,193	-	12,144
Transportation	435	4,832	-	209	-	5,476
Uniforms	12,084	1,859	-	2,502	-	16,445
Laundry	31,679	41,555	-	6,576	-	79,810
Employee relations	-	-	-	-	-	-
Real estate taxes	243,738	48,903	78,330	32,413	2,027	405,411
Medical supplies	-	79,199	-	-	-	79,199
Marketing and advertising	62,874	43,958	30,771	35,612	-	173,215
Miscellaneous	127,626	15,427	1,559	843	731	146,186
Bad debt expense	-	5,227	-	-	-	5,227
Taxes and fees	2,541	169,254	-	-	-	171,795
401(k) expense	15,872	20,875	-	6,392	3,432	46,571
Total expenses before depreciation	4,172,294	3,966,971	199,442	1,341,551	418,934	10,099,192
Depreciation	534,421	512,939	103,637	61,156	6,091	1,218,244
Total expenses	\$ 4,706,715	\$ 4,479,910	\$ 303,079	\$ 1,402,707	\$ 425,025	\$ 11,317,436

See accountant's report on accompanying information.

WESTMINSTER VILLAGE, INC.

**FINANCIAL STATEMENTS AND
SUPPLEMENTAL INFORMATION**

JUNE 30, 2014 AND 2013

Mueller Prost
CPAs + Business Advisors

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Board of Directors
Westminster Village, Inc.
2025 East Lincoln St.
Bloomington, IL 61701

INDEPENDENT AUDITORS' REPORT

Report on the Financial Statements

We have audited the accompanying financial statements of *Westminster Village, Inc.* (the "Organization"), which comprise the statement of financial position as of June 30, 2014, and the related statement of activities, functional expenses, and cash flows for the year then ended, and the related notes to the financial statements.

Management's Responsibility for the Financial Statements

Management is responsible for the preparation and fair presentation of these financial statements in accordance with accounting principles generally accepted in the United States of America; this includes the design, implementation, and maintenance of internal control relevant to the preparation and fair presentation of financial statements that are free from material misstatement, whether due to fraud or error.

Auditors' Responsibility

Our responsibility is to express an opinion on these financial statements based on our audit. We conducted our audit in accordance with auditing standards generally accepted in the United States of America. Those standards require that we plan and perform the audit to obtain reasonable assurance about whether the financial statements are free from material misstatement.

An audit involves performing procedures to obtain audit evidence about the amounts and disclosures in the financial statements. The procedures selected depend on the auditor's judgment, including the assessment of the risks of material misstatement of the financial statements, whether due to fraud or error. In making those risk assessments, the auditor considers internal control relevant to the entity's preparation and fair presentation of the financial statements in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the entity's internal control. Accordingly, we express no such opinion. An audit also includes evaluating the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluating the overall presentation of the financial statements.

We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinion.

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Opinion

In our opinion, the financial statements referred to above present fairly, in all material respects, the financial position of the *Westminster Village, Inc.* as of June 30, 2014, and the changes in its net assets and cash flows for the year then ended in accordance with accounting principles generally accepted in the United States of America.

Prior Period Financial Statements

The financial statements of *Westminster Village, Inc.* as of June 30, 2013, were audited by other auditors whose report dated September 25, 2013, expressed an unmodified opinion on those statements.

Correction of Error

As described in Note 11 to the financial statements amounts reported for refundable occupancy fees and deferred revenue from advance fees have been restated financial in the accompanying financial statements as of and for the year ended June 30, 2013, and an adjustment has been made to unrestricted net assets as of June 30, 2012, to correct the errors. Our opinion is not modified with respect to these matters.

Muller Prost LC

December 18, 2014
St. Louis, Missouri

Certified Public Accountants

WESTMINSTER VILLAGE, INC.
STATEMENTS OF FINANCIAL POSITION
JUNE 30, 2014 AND 2013

ASSETS

	<u>2014</u>	<u>2013</u>
Current Assets		
Cash and cash equivalents	\$ 8,107,501	\$ 4,263,478
Short-term investments	529,034	1,769,893
Accounts receivable	645,425	909,062
Accrued interest receivable	2,423	22,856
Inventories	40,716	47,651
Prepaid insurance	59,790	55,812
Total Current Assets	<u>9,384,889</u>	<u>7,068,852</u>
Property and Equipment, Net	<u>19,688,599</u>	<u>14,435,861</u>
Other Assets		
Long-term investments	4,838,167	4,719,541
Escrow funds - board designated	2,852,972	4,818,951
Restricted cash	230,520	-
Debt issuance costs	150,694	-
Total Other Assets	<u>8,072,353</u>	<u>9,538,492</u>
Total Assets	\$ <u>37,145,841</u>	\$ <u>31,043,205</u>

LIABILITIES AND NET ASSETS

Current Liabilities		
Current portion - tax-exempt bonds	\$ 223,936	\$ -
Accounts payable	281,804	1,015,226
Accrued expenses:		
Payroll taxes	21,229	22,094
Salaries and wages	242,069	227,480
Employee benefits	158,851	111,654
Real estate taxes	429,034	421,602
Interest	630	-
Security deposits	733,656	588,202
Billings in advance	-	670,585
Total Current Liabilities	<u>2,091,209</u>	<u>3,056,843</u>
Long-Term Liabilities		
Refundable occupancy fees	4,736,826	4,704,754
Deferred revenue from occupancy fees	2,059,417	2,122,562
Deferred revenue from advance fees	1,894,485	1,790,187
Tax-exempt bonds, less current portion	6,530,805	-
Total long-term liabilities	<u>15,221,533</u>	<u>8,617,503</u>
Net Assets		
Unrestricted - board designated	2,852,972	4,818,951
Unrestricted	16,980,127	14,549,908
Total Net Assets	<u>19,833,099</u>	<u>19,368,859</u>
Total Liabilities and Net Assets	\$ <u>37,145,841</u>	\$ <u>31,043,205</u>

The notes to financial statements are an integral part of these statements.

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WESTMINSTER VILLAGE, INC.
STATEMENTS OF ACTIVITIES
YEARS ENDED JUNE 30, 2014 AND 2013

	<u>2014</u>	<u>2013</u>
Revenue		
Independent living fees and revenues	\$ 4,855,007	\$ 4,733,178
Earned life occupancy and membership fees	573,663	455,251
Health center fees and revenues	5,100,137	4,839,887
Cottage fees and revenues	179,865	222,605
Assisted living fees and revenues	2,009,220	1,862,777
Realized investment income	236,775	305,808
Unrealized investment income	344,180	146,508
Total Revenue	<u>13,298,847</u>	<u>12,566,014</u>
 Operating Expenses		
Independent living	4,828,370	4,607,019
Health center	5,110,639	4,728,659
Cottages	308,733	327,707
Assisted living	1,772,795	1,644,676
Management and general	814,070	597,653
Total Expenses	<u>12,834,607</u>	<u>11,905,714</u>
 Net Change in Unrestricted Assets	464,240	660,300
 Net Unrestricted Assets, Beginning of Year as Previously Stated	19,368,859	18,974,553
 Prior Period Adjustments	<u>-</u>	<u>(265,994)</u>
 Net Unrestricted Assets, Beginning of Year as Restated	<u>-</u>	<u>18,708,559</u>
 Net Unrestricted Assets, End of Year as Restated	\$ <u>19,833,099</u>	\$ <u>19,368,859</u>

The notes to financial statements are an integral part of these statements.

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WESTMINSTER VILLAGE, INC.
STATEMENTS OF FUNCTIONAL EXPENSES
YEAR ENDED JUNE 30, 2014

	<u>Independent Living</u>	<u>Health Center</u>	<u>Cottage</u>	<u>Assisted Living</u>	<u>Management and General</u>	<u>Total</u>
Salaries	\$ 1,428,471	\$ 2,466,686	\$ -	\$ 754,658	\$ 664,281	\$ 5,314,096
Employee benefits	127,595	278,932	240	87,694	70,639	565,100
Payroll taxes	118,535	203,194	-	60,401	54,592	436,722
Food costs	441,238	265,821	-	177,555	-	884,614
Utilities	482,114	56,144	480	106,967	5,011	650,716
Telephone	18,630	2,451	-	3,922	194	25,197
Insurance	136,630	216,134	6,856	19,316	2,932	381,868
Outside services	154,112	523,977	5,229	37,625	-	720,943
Supplies	164,886	92,341	-	46,873	2,520	306,620
Repairs and maintenance	600,160	108,438	96,927	112,980	-	918,505
Interest	40,876	-	8,752	17,597	-	67,225
Transportation	-	9,746	-	84	-	9,830
Uniforms	24,419	9,128	-	6,555	-	40,102
Laundry	24,163	51,987	-	5,256	-	81,406
Real estate taxes	234,157	30,897	78,000	47,515	3,031	393,600
Medical supplies	-	79,629	-	-	-	79,629
Marketing and advertising	71,478	35,499	9,409	18,955	-	135,341
Miscellaneous	101,648	-	-	-	628	102,276
Software and technology	76,952	42,196	-	20,443	-	139,591
Taxes and fees	2,270	145,941	0	342	-	148,553
401(k) expense	<u>30,400</u>	<u>25,760</u>	<u>-</u>	<u>13,001</u>	<u>537</u>	<u>69,698</u>
Total expenses before depreciation	<u>4,278,734</u>	<u>4,644,901</u>	<u>205,893</u>	<u>1,537,739</u>	<u>804,365</u>	<u>11,471,632</u>
Depreciation	<u>549,636</u>	<u>465,738</u>	<u>102,840</u>	<u>235,056</u>	<u>9,705</u>	<u>1,362,975</u>
Total expenses	<u>\$ 4,828,370</u>	<u>\$ 5,110,639</u>	<u>\$ 308,733</u>	<u>\$ 1,772,795</u>	<u>\$ 814,070</u>	<u>\$ 12,834,607</u>

The notes to financial statements are an integral part of these statements.

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WESTMINSTER VILLAGE, INC.
STATEMENTS OF FUNCTIONAL EXPENSES (CONTINUED)
YEAR ENDED JUNE 30, 2013

	<u>Independent Living</u>	<u>Health Center</u>	<u>Cottage</u>	<u>Assisted Living</u>	<u>Management and General</u>	<u>Total</u>
Salaries	\$ 1,354,090	\$ 2,119,681	\$ 12,798	\$ 788,218	\$ 472,866	\$ 4,747,653
Employee benefits	135,255	252,925	480	68,199	50,537	507,396
Payroll taxes	148,993	194,457	-	74,449	46,227	464,126
Food costs	421,009	240,532	-	171,791	-	833,332
Utilities	475,302	60,611	523	103,215	4,964	644,615
Telephone	21,042	2,684	-	4,348	218	28,292
Insurance	136,900	207,576	5,578	21,892	2,886	374,832
Outside services	170,932	535,943	5,900	47,828	-	760,603
Supplies	153,194	96,042	-	53,197	2,347	304,780
Repairs and maintenance	562,569	123,677	95,460	142,044	-	923,750
Interest	10,281	-	-	2,923	-	13,204
Transportation	1,334	7,336	-	144	-	8,814
Uniforms	14,114	2,995	-	4,021	-	21,130
Laundry	23,611	44,979	-	4,867	-	73,257
Employee relations	3,770	3,720	-	1,352	-	8,842
Real estate taxes	252,263	33,079	78,000	52,046	3,223	418,611
Medical supplies	-	68,054	-	-	-	68,054
Marketing and advertising	70,272	38,506	23,352	33,063	-	165,193
Miscellaneous	90,936	5,448	-	1,578	760	98,722
Bad debt expense	-	892	-	-	-	892
Taxes and fees	2,799	155,114	-	-	-	157,913
401(k) expense	16,467	12,348	-	7,982	4,071	40,868
Total expenses before depreciation	<u>4,065,133</u>	<u>4,206,599</u>	<u>222,091</u>	<u>1,582,957</u>	<u>588,099</u>	<u>10,664,879</u>
Depreciation	<u>541,886</u>	<u>522,060</u>	<u>105,616</u>	<u>61,719</u>	<u>9,554</u>	<u>1,240,835</u>
Total expenses	<u>\$ 4,607,019</u>	<u>\$ 4,728,659</u>	<u>\$ 327,707</u>	<u>\$ 1,644,676</u>	<u>\$ 597,653</u>	<u>\$ 11,905,714</u>

The notes to financial statements are an integral part of these statements.

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WESTMINSTER VILLAGE, INC.
STATEMENTS OF CASH FLOWS
YEARS ENDED JUNE 30, 2014 AND 2013

	2014	2013
Cash Flows from Operating Activities		
Change in net assets	\$ 464,240	\$ 660,300
Adjustments to reconcile net income to net cash used in operating activities		
Advance fees received	1,523,890	1,059,807
Depreciation and amortization	1,350,757	1,240,835
Amortization of debt issuance costs	12,218	
Amortization of deferred revenue	(479,002)	(446,034)
Net realized and unrealized gain on investments and escrow funds	(580,955)	(130,255)
Change in assets - (increase) decrease		
Accounts receivable	263,637	136,536
Accrued interest	20,533	16,559
Inventories	6,935	(18,771)
Prepaid expense	(3,978)	87
Change in liabilities - increase (decrease)		
Accounts payable and accrued expenses	(1,189,570)	156,033
Total Adjustments	924,465	2,014,797
Net Cash Provided by Operating Activities	1,388,705	2,675,097
Cash Flows from Investing Activities		
Purchase of investments and escrow funds	(230,450)	(3,069,871)
Redemption of investments and escrow funds	3,669,097	4,396,158
Purchase of property and equipment	(6,603,495)	(597,228)
Net Cash (Used) Provided by Investing Activities	(3,164,848)	729,059
Cash Flows from Financing Activities		
Refunds of entrance fees	(971,663)	(272,538)
Borrowings on tax exempt bonds	6,820,641	-
Net principal payments on tax exempt bonds	(65,900)	-
Payments for debt issuance costs	(162,912)	-
Net Cash Provided (Used) by Financing Activities	5,620,166	(272,538)
Net Increase in Cash	3,844,023	3,131,618
Cash - Beginning of Year	4,263,478	1,131,860
Cash - End of Year	\$ 8,107,501	\$ 4,263,478

The notes to financial statements are an integral part of these statements.

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WESTMINSTER VILLAGE, INC.
NOTES TO FINANCIAL STATEMENTS
JUNE 30, 2014 AND 2013

NOTE 1 SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

The following is a summary of certain significant accounting policies followed in the preparation of these financial statements.

Nature of Operations

Westminster Village, Inc., (the "Organization") operates a residential retirement community and health care center for senior citizens located in Bloomington, Illinois. The Organization receives revenue primarily from service fees paid by residents and patients residing in its facilities.

The Organization is a non-profit corporation registered in the State of Illinois and is tax-exempt under Section 501(c)(3) of the Internal Revenue Code. In addition, the Organization has been determined by the Internal Revenue Service not to be a "private foundation" within the meaning of Section 509(a) of the Internal Revenue Code.

Basis of Accounting

The financial statements of the Organization have been prepared on the accrual basis of accounting in accordance with accounting standards generally accepted in the United States of America.

Use of Estimates

The preparation of financial statements in conformity with accounting principles generally accepted in the United States of America requires management to make estimates and assumptions that affect the reported amounts of assets and liabilities at the date of the financial statements and the reported amounts of revenues and expenses during the reporting period. Actual results could differ from those estimates.

Concentrations of Credit Risk Arising from Cash Deposits in Excess of Insured Limits

The Organization maintains cash balances at financial institutions. The balances are insured by the Federal Deposit Insurance Corporation ("FDIC") up to \$250,000 per financial institution. At various times during the years ended June 30, 2014 and 2013, the Organization's cash balance exceeded the FDIC's threshold.

Accounts Receivable

Accounts receivable are stated at net realizable amounts from residents, patients, third-party payors, and other insurers for services provided.

Management has elected to record bad debts using the direct write-off method. Generally accepted accounting principles require that the allowance method be used to reflect bad debts. However, the effect of the use of the direct write-off method is not materially different from the results that would have been obtained had the allowance method been followed. The Company recognized bad debt expense of \$0 and \$892 for the years ended June 30, 2014 and 2013, respectively.

WESTMINSTER VILLAGE, INC.
NOTES TO FINANCIAL STATEMENTS
JUNE 30, 2014 AND 2013

NOTE 1 SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

Investments

Investments in marketable securities with readily determinable fair values are stated at fair market value. The Organization adopted an investment policy in December 2003. This policy is to invest funds in conservative investments that protect principal, provide an income stream for operations and to a lesser extent, provide some protection from inflation. Mutual fund investments may not exceed 30% of invested funds without approval of the Board. At June 30, 2014 and 2013, the total investments include 29% and 22% mutual funds, respectively.

Inventories

Inventories consist of food and miscellaneous supply items and are stated at the lower of cost (first-in, first-out method) or market.

Property and Equipment

Property and equipment are carried at cost. The Organization's policy is to capitalize all assets costing over \$600. The Organization believes that this capitalization amount accurately reflects a significant cost given the nature of its assets. Depreciation of property and equipment is computed using the straight-line method over the following estimated useful lives:

	<u>Years</u>
Buildings and improvements	5-40
Furniture, fixtures and equipment	5-31.5
Trucks and autos	3-15

Maintenance and repairs of property and equipment are charged to operations and major improvements are capitalized. Upon retirement, sale or other disposition of property and equipment, the cost and accumulated depreciation are eliminated from the accounts and gain or loss is recognized.

Security Deposits

The Organization offers potential residents two security deposit options, a standard waiting list deposit or a priority waiting list deposit amounting to \$500 and \$3,000, respectively. Priority waiting list deposits must be paid prior to acceptance of the new rental agreement, and the Organization retains one month of rent for each unit. If the waiting list deposit exceeds one month of rent, the difference is used to reduce the resident's first bill.

WESTMINSTER VILLAGE, INC.
NOTES TO FINANCIAL STATEMENTS
JUNE 30, 2014 AND 2013

NOTE 1 SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

Deferred Revenue

Deferred revenue consists of three sources of revenue:

- (1) Life occupancy fees include non-refundable deposits from residents. The non-refundable fees are amortized using the straight-line method over the life expectancy of each resident. Unamortized fees not refunded to residents leaving their apartments are included in operating revenue in the year the resident leaves.
- (2) Non-refundable advance fees range from 10 to 20 percent of fees paid on cottage lease contracts by residents and are amortized using the straight-line method over the life expectancy of each resident. Unamortized fees on reoccupancy of the cottage are included in revenue in the year of reoccupancy.
- (3) Refundable advance fees range from 80 to 90 percent of fees paid on cottage lease contracts by residents and are amortized using the straight-line method over the remaining useful life of the cottage. The advance fees are refundable only if the cottage is resold.

Billing in Advance

Billing in advance represents amounts that have been billed during the month for revenues to be earned during the following month. These amounts are recorded as Accounts Receivable and Billings in Advance.

Debt Issuance Costs

Issuance costs associated with the tax exempt bonds are amortized using the straight-line method over the life of the debt.

Financial Statement Presentation

The Organization follows the provisions of the Financial Accounting Standards Board ("FASB") in regard to financial statements of not-for-profit Organizations; topic 958-210, Financial Statements of Not-For-Profit Organizations. This provision requires the reporting total assets, liabilities and net assets in a statement of financial position, and reporting the change in net assets in a statement of activities. This provision also requires that net assets, revenue, expenses, gains and losses be classified as unrestricted, temporarily restricted, or permanently restricted based on the existence or absence of donor-imposed restrictions.

WESTMINSTER VILLAGE, INC.
NOTES TO FINANCIAL STATEMENTS
JUNE 30, 2014 AND 2013

NOTE 1 SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

Financial Statement Presentation (continued)

The financial statements report amounts by classification of net assets, as follows:

Unrestricted Net Assets

Unrestricted net assets are assets that are not subject to donor-imposed restrictions.

Unrestricted Net Assets – Board Designated

The Board of Directors had designated net assets for a reserve fund to ensure future operations in the amount of \$2,852,972 and \$4,818,951 at June 30, 2014 and 2013, respectively. The Board of Directors may change this designation by majority vote at any time.

Temporarily Restricted Net Assets

Temporarily restricted net assets are those received with donor stipulations that limit the use of the donated assets or have time restrictions. When stipulated time restrictions expire or purpose restrictions are accomplished, these net assets are reclassified to unrestricted net assets and reported in the statement of activities as net assets released from restrictions. The Organization had no temporarily restricted net assets at June 30, 2014 and 2013.

Permanently Restricted Net Assets

Permanently restricted net assets are those contributed with donor stipulations that they be held in perpetuity with use of income for unrestricted or temporarily restricted purposes. The Organization had no permanently restricted net assets at June 30, 2014 and 2013.

Revenue

Independent living, health center, cottage and assisted living fees and revenue are reported at the estimable net realizable amounts from residents, patients, third-party payors, and other insurers for services rendered.

Charity Care

The Organization provides services to residents who meet certain criteria under life occupancy contracts without charge or at amounts less than its established rates. Because the Organization does not pursue collection of amounts determined to qualify as charity care, they are not reported as revenue.

Fundraising Expenses

The Organization did not incur any fundraising expenses for the years ended June 30, 2014 and 2013.

WESTMINSTER VILLAGE, INC.
NOTES TO FINANCIAL STATEMENTS
JUNE 30, 2014 AND 2013

NOTE 1 SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

Income Tax Uncertainties

The accounting standard on accounting for uncertainty in income taxes addresses the determination of whether tax benefits claimed or expected to be claimed on a tax return should be recorded in the financial statements. Under that guidance, the Organization may recognize the tax benefit from an uncertain tax position only if it is more likely than not that the tax position will be sustained on examination by taxing authorities based on the technical merits of the position. Examples of tax positions include the tax-exempt status of the Organization and various positions related to the potential sources of unrelated business taxable income ("UBIT"). The tax benefits recognized in the financial statements from such a position are measured based on the largest benefit that has a greater than 50% likelihood of being realized upon ultimate settlement. There were no unrecognized tax benefits identified or recorded as assets or liabilities for the years ended June 30, 2014 and 2013.

The Organization's information returns are subject to examination by the IRS, generally for 3 years after they were filed. Information returns filed for fiscal years prior to the year ended June 30, 2010 are no longer subject to examination.

NOTE 2 STATEMENTS OF CASH FLOWS

For purposes of the statements of cash flows, the Organization considers all highly liquid debt instruments purchased with a maturity of three months or less to be cash equivalents.

Cash paid during the year for June 30:

	2014	2013
Interest	\$ 100,685	\$ 13,204

During the year ended June 30, 2013, the Organization had \$671,000 in construction in process financed by accounts payable.

NOTE 3 INVESTMENTS

Short-term investments at June 30, 2014 and 2013 consisted of the following:

	2014	2013
Money market accounts	\$ -	\$ 44,893
Certificates of deposit	529,034	1,725,000
Total	\$ 529,034	\$ 1,769,893

Long-term investments at June 30, 2014 and 2013 consisted of the following:

	2014	2013
Mutual funds	\$ 2,851,499	\$ 2,439,275
Certificates of deposit	1,986,668	2,280,266
Total	\$ 4,838,167	\$ 4,719,541

WESTMINSTER VILLAGE, INC.
NOTES TO FINANCIAL STATEMENTS
JUNE 30, 2014 AND 2013

NOTE 4 FAIR VALUE MEASUREMENTS

"FASB Accounting Standards Codification 820-10, Fair Value Measurements and Disclosures" establishes a framework for measuring fair value and establishes a fair value hierarchy based on the inputs used to measure fair value and enhances disclosure requirements for fair value measurements. The standard maximizes the use of observable inputs and minimizes the use of unobservable inputs by requiring that the observable inputs be used when available. Observable inputs are inputs that market participants would use in pricing the asset or liability based on market data obtained from independent sources. Unobservable inputs reflect management's assumptions that market participants would use in pricing the asset or liability developed based on the best information available in the circumstances. This hierarchy consists of three broad levels:

Level I – Quoted prices (unadjusted) in active markets for identical assets or liabilities that the Organization has the ability to access at the measurement date.

Level II – Inputs other than quoted prices included within Level I that are observable for the asset or liability, either directly or indirectly. Level II inputs include: quoted prices for similar assets or liabilities in active markets; quoted prices for identical or similar assets or liabilities in markets that are not active; inputs other than quoted prices that are observable for the asset or liability; and inputs that are derived principally from or corroborated by observable market data by correlation or other means.

Level III – Unobservable inputs for the asset or liability for which there is little, if any, market activity for the asset or liability at the measurement date. Unobservable inputs reflect the Organization's own assumptions about what market participants would use to price the asset or liability. These inputs may include internally developed pricing models, discounted cash flow methodologies, as well as instruments for which the fair value determination requires significant management judgment.

The preceding methods may produce a fair value calculation that may not be indicative of net realizable value or reflective of future fair values. Furthermore, although the Organization believes its valuation methods are appropriate and consistent with other market participants, the use of different methodologies or assumptions to determine the fair value of certain financial instruments could result in a different fair value measurement at the reporting date.

Following is a description of the valuation methodologies used for assets measured at fair value. There have been no changes in the methodologies used at June 30, 2014 and 2013.

Certificates of deposit and money market funds: Valued at cost plus accrued interest which approximates fair value.

Mutual funds: Valued at the daily closing price as reported by the fund. Mutual funds held by the Plan are open-end mutual funds that are registered with the Securities and Exchange Commission. The mutual funds held by the Plan are deemed to be actively traded.

WESTMINSTER VILLAGE, INC.
NOTES TO FINANCIAL STATEMENTS
JUNE 30, 2014 AND 2013

NOTE 4 FAIR VALUE MEASUREMENTS (CONTINUED)

Fair values of assets and liabilities measured on a recurring basis at June 30, 2014, are as follows:

<u>Assets</u>	<u>Fair Value</u> <u>6/30/2014</u>	<u>Level I</u>	<u>Level II</u>	<u>Level III</u>
Certificates of deposit	\$ 3,528,759	\$ 3,528,759	\$ -	\$ -
Money market funds	2,070,435	2,070,435	-	-
Mutual funds	<u>2,851,499</u>	<u>2,851,499</u>	-	-
Total	<u>\$ 8,450,693</u>	<u>\$ 8,450,693</u>	<u>\$ -</u>	<u>\$ -</u>

Fair values of assets and liabilities measured on a recurring basis at June 30, 2013, are as follows:

<u>Assets</u>	<u>Fair Value</u> <u>6/30/2013</u>	<u>Level I</u>	<u>Level II</u>	<u>Level III</u>
Certificates of deposit	\$ 6,895,002	\$ 6,895,002	\$ -	\$ -
Money market funds	1,974,108	1,974,108	-	-
Mutual funds	<u>2,439,275</u>	<u>2,439,275</u>	-	-
Total	<u>\$11,308,385</u>	<u>\$11,308,385</u>	<u>\$ -</u>	<u>\$ -</u>

NOTE 5 PROPERTY AND EQUIPMENT

Property and equipment consist of the following at June 30:

	<u>2014</u>	<u>2013</u>
Land	\$ 1,797,784	\$ 1,747,881
Building and building improvements	33,343,350	26,485,635
Furniture, fixtures and equipment	8,336,605	7,969,729
Construction in progress	-	671,000
Less: Accumulated depreciation	<u>(23,789,140)</u>	<u>(22,438,384)</u>
	<u>\$ 19,688,599</u>	<u>\$ 14,435,861</u>

Depreciation expense was \$1,350,757 and \$1,240,835 for the years ended June 30, 2014 and 2013, respectively.

Interest expense capitalized was \$34,090 and \$0 for the years ended June 30, 2014 and 2013, respectively.

WESTMINSTER VILLAGE, INC.
NOTES TO FINANCIAL STATEMENTS
JUNE 30, 2014 AND 2013

NOTE 6 LONG-TERM DEBT

Long-term debt as of June 30, 2014 and 2013 consisted of the following:

	<u>2014</u>	<u>2013</u>
Tax-exempt bonds payable to Commerce Bank, dated October 1, 2013, payable in monthly installments of \$38,440, including principal and interest determined by the note holder (2.98% at June 30, 2014), scheduled to mature on November 1, 2033, secured by the assets purchased with the proceeds from the bond issue.	\$ 6,754,741	\$ -
Less: Current portion of long-term debt	<u>(223,936)</u>	<u>-</u>
Total	<u>\$ 6,530,805</u>	<u>\$ -</u>

The bond interest rate is adjustable at the end of each ten-year period beginning on October 1, 2013, and will be determined based on a percentage of the applicable spread (1.80%) plus the 10-year interest swap rate in effect on the date calculated.

Maturities of long-term debt over the next five years and in the aggregate are as follows:

<u>June 30,</u>		
2015	\$	223,936
2016		270,211
2017		278,379
2018		286,795
2019		295,465
2020 and thereafter		<u>5,399,955</u>
		6,754,741
Less: Current portion of long-term debt		<u>(223,936)</u>
		<u>\$ 6,530,805</u>

NOTE 7 ESCROW FUNDS

Escrow funds as of consisted of the following as of June 30:

	<u>2014</u>	<u>2013</u>
Escrow funds – board designated	\$ 2,852,972	\$ 4,818,951
Restricted cash	<u>230,520</u>	<u>-</u>
Total escrow funds	<u>\$ 3,083,492</u>	<u>\$ 4,818,951</u>

Escrow funds are only partially available for use in current operations because the Board of Directors has designated proceeds of life occupancy fees and membership fees for the purpose of refunds of such fees.

WESTMINSTER VILLAGE, INC.
NOTES TO FINANCIAL STATEMENTS
JUNE 30, 2014 AND 2013

NOTE 9 COMMITMENTS AND CONTINGENCIES

Health Care

The health care industry is subject to numerous laws and regulations by federal, state, and local governments. These laws and regulations include, but are not necessarily limited to, matters such as licensure, accreditation, government health care program participation requirements, reimbursement for resident services, and Medicare fraud and abuse. Recently, government activity has increased with respect to investigations and allegations concerning possible violations of fraud and abuse statutes and regulations by health care providers. Violations of these laws and regulations could result in expulsion from government health care programs together with the imposition of significant fines and penalties, as well as significant repayments for patient services previously billed.

Litigation

The Organization may be subject to asserted and unasserted claims encountered in the normal course of business. The Organization's management and legal counsel assess such contingent liabilities and such assessment inherently involves an exercise of judgment. In assessing loss contingencies related to legal proceedings that are pending against the Organization or unasserted claims that may result in such proceedings, the Organization's legal counsel evaluates the perceived merits of any legal proceedings or unasserted claims as well as the perceived merits of the amount of relief sought or expected to be sought therein. In the opinion of management, disposition of these matters will not have a material effect on the Organization's financial condition or results of operation.

Professional Liability Coverage

The Organization is insured for professional liability under an occurrence policy for a combined occurrence and maximum annual aggregate of \$3,000,000.

Risk Management

The Organization has obtained workers' compensation insurance through Insurance Company of the West, a private insurer. Worker's Compensation expense through coverage by this entity was \$300,762 and \$269,512 for the years ended June 30, 2014 and 2013, respectively.

Affordable Care Act

President Obama signed into law the Patient Protection and Affordable Care Act and the Health Care and Education Tax Credits Reconciliation Act of 2010. Together, these two acts will affect the health care system and will impact payments received by health care providers. The overall impact to the Organization is not presently determinable.

Right of First Refusal

As a part of prior transactions, State Farm Mutual Auto Insurance Company has been given the "right of first refusal" to purchase any or all of the remaining real estate if the Board of Directors of Westminster Village, Inc. decides to sell at any time prior to September 1, 2019.

WESTMINSTER VILLAGE, INC.
NOTES TO FINANCIAL STATEMENTS
JUNE 30, 2014 AND 2013

NOTE 10 RETIREMENT PLANS

The Organization has an unqualified pension plan for management. This plan began during fiscal year ended June 30, 1994. The employer provides 100% funding for this plan with \$48,000 and paid in the year ended June 30, 2013. The plan was terminated during the year ended June 30, 2014.

Westminster Village, Inc. established a 401(k) savings plan effective January 1, 2001. Employees who have worked 1,000 hours in the previous 12 months of service with the Organization and have attained age 21 are eligible to participate. Eligible employees may make voluntary salary reduction contributions to the plan. During the year ended June 30, 2013, Westminster matched contributions to participant accounts at a rate of 50% of employee contributions up to a maximum of six percent of each eligible employee's base salary. During the year ended June 30, 2014, the plan was converted to a Safe Harbor plan that matches 100% up to 3% and then 50% of the next 2% contributed by employees. The Organization's contributions to the plan were \$69,698 and \$40,868 paid in the years ended June 30, 2014 and 2013, respectively.

NOTE 11 RECLASSIFICATIONS AND RESTATEMENTS

Certain reclassifications have been made to the prior year financial statements to conform to the current year presentation. Total assets, total liabilities, and net income were not affected.

The accompanying financial statements for the year ended June 30, 2013 have been restated to correct the actuarial tables utilized in calculating deferred revenue from advance fees and a recalculation of amortization on refundable occupancy fees. The restatement resulted in a \$265,994 decrease in unrestricted net assets as of the beginning of the year ended June 30, 2013.

NOTE 12 SUBSEQUENT EVENTS

Management has evaluated subsequent events through the date of the independent auditors' report, the date the financial statements were available to be issued and did not note any items requiring disclosure.

WESTMINSTER VILLAGE, INC.

FINANCIAL STATEMENTS

JUNE 30, 2015 AND 2014



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Board of Directors
Westminster Village, Inc.
2025 East Lincoln St.
Bloomington, IL 61701

INDEPENDENT AUDITORS' REPORT

Report on the Financial Statements

We have audited the accompanying financial statements of *Westminster Village, Inc.* (the "Organization") (a nonprofit health care entity), which comprise the statement of financial position as of June 30, 2015 and 2014, and the related statement of activities, functional expenses, and cash flows for the years then ended, and the related notes to the financial statements.

Management's Responsibility for the Financial Statements

Management is responsible for the preparation and fair presentation of these financial statements in accordance with accounting principles generally accepted in the United States of America; this includes the design, implementation, and maintenance of internal control relevant to the preparation and fair presentation of financial statements that are free from material misstatement, whether due to fraud or error.

Auditor's Responsibility

Our responsibility is to express an opinion on these financial statements based on our audits. We conducted our audits in accordance with auditing standards generally accepted in the United States of America. Those standards require that we plan and perform the audit to obtain reasonable assurance about whether the financial statements are free from material misstatement.

An audit involves performing procedures to obtain audit evidence about the amounts and disclosures in the financial statements. The procedures selected depend on the auditor's judgment, including the assessment of the risks of material misstatement of the financial statements, whether due to fraud or error. In making those risk assessments, the auditor considers internal control relevant to the entity's preparation and fair presentation of the financial statements in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the entity's internal control. Accordingly, we express no such opinion. An audit also includes evaluating the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluating the overall presentation of the financial statements.

We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinion.

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Opinion

In our opinion, the financial statements referred to above present fairly, in all material respects, the financial position of *Westminster Village, Inc.* as of June 30, 2015 and 2014, and the changes in its net assets and cash flows for the years then ended in accordance with accounting principles generally accepted in the United States of America.

Mueller Probst LC

October 9, 2015
St. Louis, Missouri

Certified Public Accountants

WESTMINSTER VILLAGE, INC.
STATEMENTS OF FINANCIAL POSITION
JUNE 30, 2015 AND 2014

ASSETS

	<u>2015</u>	<u>2014</u>
Current Assets		
Cash and cash equivalents	\$ 9,977,223	\$ 8,107,501
Short-term investments	473,880	529,034
Accounts receivable, net	395,633	645,425
Accrued interest receivable	1,394	2,423
Inventories	46,342	40,716
Prepaid insurance	21,044	59,790
Total Current Assets	<u>10,915,516</u>	<u>9,384,889</u>
Property and Equipment, Net	<u>19,367,585</u>	<u>19,688,599</u>
Other Assets		
Long-term investments	4,566,012	4,838,167
Escrow funds - board designated	2,859,498	2,852,972
Assets whose use is limited	253,793	230,520
Debt issuance costs	134,403	150,694
Total Other Assets	<u>7,813,706</u>	<u>8,072,353</u>
Total Assets	<u>\$ 38,096,807</u>	<u>\$ 37,145,841</u>

LIABILITIES AND NET ASSETS

Current Liabilities		
Current portion - tax-exempt bonds	\$ 275,400	\$ 223,936
Accounts payable	471,455	281,784
Accrued expenses:		
Payroll taxes	20,494	21,249
Salaries and wages	278,054	242,069
Employee benefits	186,191	158,851
Real estate taxes	403,829	429,034
Interest	16,319	630
Security deposits	773,880	733,656
Total Current Liabilities	<u>2,425,622</u>	<u>2,091,209</u>
Long-Term Liabilities		
Refundable occupancy fees	5,202,510	4,736,826
Deferred revenue from occupancy fees	2,016,062	2,059,417
Deferred revenue from advance fees	1,962,470	1,894,485
Tax-exempt bonds, less current portion	6,295,994	6,530,805
Total long-term liabilities	<u>15,477,036</u>	<u>15,221,533</u>
Net Assets		
Unrestricted - board designated	2,859,498	2,852,972
Unrestricted	17,334,651	16,980,127
Total Net Assets	<u>20,194,149</u>	<u>19,833,099</u>
Total Liabilities and Net Assets	<u>\$ 38,096,807</u>	<u>\$ 37,145,841</u>

The notes to financial statements are an integral part of these statements.

ATTACHMENT 27

WESTMINSTER VILLAGE, INC.
STATEMENTS OF ACTIVITIES
YEARS ENDED JUNE 30, 2015 AND 2014

	<u>2015</u>	<u>2014</u>
Operating Revenue		
Independent living fees and revenues, net	\$ 4,953,964	\$ 4,855,007
Earned life occupancy fees	487,864	573,792
Health center fees and revenues, net	5,686,064	5,099,613
Cottage fees and revenues, net	209,509	180,138
Assisted living fees and revenues, net	<u>2,096,030</u>	<u>2,009,471</u>
Total Operating Revenue	<u>13,433,431</u>	<u>12,718,021</u>
Operating Expenses		
Independent living	4,961,018	4,918,533
Health center	5,645,774	5,187,017
Cottages	280,605	300,068
Assisted living	1,646,850	1,591,979
Management and general	<u>837,098</u>	<u>837,139</u>
Total Operating Expenses	<u>13,371,345</u>	<u>12,834,736</u>
Net Operating Revenues Over Operating Expenses	<u>62,086</u>	<u>(116,715)</u>
Other Income (Expense)		
Realized investment income	215,710	236,775
Unrealized investment income (loss)	(44,944)	344,180
Other income	<u>128,198</u>	<u>-</u>
Total Other Income	<u>298,964</u>	<u>580,955</u>
Net Change in Unrestricted Assets	361,050	464,240
Net Unrestricted Assets, Beginning of Year	<u>19,833,099</u>	<u>19,368,859</u>
Net Unrestricted Assets, End of Year	\$ <u>20,194,149</u>	\$ <u>19,833,099</u>

WESTMINSTER VILLAGE, INC.
STATEMENTS OF FUNCTIONAL EXPENSES
YEAR ENDED JUNE 30, 2015

	<u>Independent Living</u>	<u>Health Center</u>	<u>Cottage</u>	<u>Assisted Living</u>	<u>Management and General</u>	<u>Total</u>
Salaries & wages	\$ 1,434,781	\$ 2,579,976	\$ -	\$ 733,956	\$ 680,442	\$ 5,409,155
Payroll taxes	104,872	194,406	-	52,122	48,872	400,272
Employee benefits	158,850	291,039	-	86,207	74,559	610,655
401(k) expense	35,141	38,477	-	15,359	12,375	101,352
Training and education	16,286	8,729	-	5,882	4,297	35,194
Outside services	148,149	678,172	214	29,018	-	855,553
Uniforms	17,972	4,538	-	4,277	-	26,787
Laundry	16,819	60,739	-	3,887	-	81,445
Software and technology	85,505	46,990	-	20,944	1,534	154,973
Food costs	395,711	279,451	-	178,594	-	853,756
Utilities	402,249	42,005	405	102,307	5,469	552,435
Marketing	72,657	29,257	9,578	20,258	-	131,750
Insurance	171,780	247,957	3,111	55,949	4,787	483,584
Taxes and license fees	1,508	182,519	-	351	-	184,378
Repair and maintenance	483,868	91,217	73,880	85,816	-	734,761
Professional services	79,307	57,054	4,267	18,942	-	159,570
Real estate taxes	206,233	28,251	78,000	48,027	3,605	364,116
Supplies	117,648	78,214	-	44,431	2,403	242,696
Medical supplies	-	94,869	-	-	-	94,869
Telephone and cable	49,973	6,908	-	11,530	684	69,095
Interest expense	156,027	19,866	-	34,790	2,111	212,794
Miscellaneous	42,936	11,090	-	1,883	559	56,468
Total expenses before depreciation	<u>4,198,272</u>	<u>5,071,724</u>	<u>169,435</u>	<u>1,554,530</u>	<u>821,697</u>	<u>11,815,658</u>
Depreciation Expense	<u>762,746</u>	<u>574,050</u>	<u>111,170</u>	<u>92,320</u>	<u>15,401</u>	<u>1,555,687</u>
Total expenses	<u>\$ 4,961,018</u>	<u>\$ 5,645,774</u>	<u>\$ 280,605</u>	<u>\$ 1,646,850</u>	<u>\$ 837,098</u>	<u>\$ 13,371,345</u>

WESTMINSTER VILLAGE, INC.
STATEMENTS OF FUNCTIONAL EXPENSES
YEAR ENDED JUNE 30, 2014

	<u>Independent Living</u>	<u>Health Center</u>	<u>Cottage</u>	<u>Assisted Living</u>	<u>Management and General</u>	<u>Total</u>
Salaries & wages	\$ 1,435,463	\$ 2,466,462	\$ -	\$ 747,890	\$ 664,281	\$ 5,314,096
Payroll taxes	119,081	203,195	-	59,854	54,592	436,722
Employee benefits	128,302	278,931	240	86,987	70,640	565,100
401(k) expense	24,437	24,943	-	11,606	8,712	69,698
Training and education	18,190	12,612	-	8,091	5,556	44,449
Outside services	140,724	511,366	129	24,997	-	677,216
Uniforms	24,419	9,128	-	6,555	-	40,102
Laundry	24,163	51,987	-	5,256	-	81,406
Software and technology	75,943	42,058	-	20,208	1,382	139,591
Food costs	441,238	265,821	-	177,555	-	884,614
Utilities	448,749	50,775	480	98,889	5,988	604,881
Marketing	76,751	35,499	9,409	19,790	-	141,449
Insurance	136,725	223,308	6,856	11,198	3,780	381,867
Taxes and license fees	2,270	145,941	-	342	-	148,553
Repair and maintenance	599,840	108,475	97,014	113,039	-	918,368
Professional services	63,929	22,530	5,100	13,977	-	105,536
Real estate taxes	233,555	30,810	78,000	47,338	3,897	393,600
Supplies	130,448	139,951	-	48,548	3,189	322,136
Medical supplies	-	37,942	-	-	-	37,942
Telephone and cable	51,969	7,325	-	11,034	703	71,031
Interest expense	40,647	8,685	-	17,484	667	67,483
Miscellaneous	25,662	-	-	-	259	25,921
Total expenses before depreciation	<u>4,242,505</u>	<u>4,677,744</u>	<u>197,228</u>	<u>1,530,638</u>	<u>823,646</u>	<u>11,471,761</u>
Depreciation Expense	<u>676,028</u>	<u>509,273</u>	<u>102,840</u>	<u>61,341</u>	<u>13,493</u>	<u>1,362,975</u>
Total expenses	<u>\$ 4,918,533</u>	<u>\$ 5,187,017</u>	<u>\$ 300,068</u>	<u>\$ 1,591,979</u>	<u>\$ 837,139</u>	<u>\$ 12,834,736</u>

WESTMINSTER VILLAGE, INC.
STATEMENTS OF CASH FLOWS
YEARS ENDED JUNE 30, 2015 AND 2014

	<u>2015</u>	<u>2014</u>
Cash Flows from Operating Activities		
Change in net assets	\$ 361,050	\$ 464,240
Adjustments to reconcile net income to net cash used in operating activities		
Advance fees received	1,899,640	1,523,890
Depreciation and amortization	1,555,687	1,362,975
Amortization of debt issuance costs	16,291	12,218
Amortization of deferred revenue	(482,510)	(479,002)
Net realized and unrealized gain on investments and escrow funds	(170,766)	(580,955)
Change in assets - (increase) decrease		
Accounts receivable	249,792	263,637
Accrued interest	1,029	20,533
Inventories	(5,626)	6,935
Prepaid expense	38,746	(3,978)
Change in liabilities - increase (decrease)		
Accounts payable and accrued expenses	<u>282,949</u>	<u>(1,189,570)</u>
Total Adjustments	<u>3,385,232</u>	<u>936,683</u>
Net Cash Provided by Operating Activities	<u>3,746,282</u>	<u>1,400,923</u>
Cash Flows from Investing Activities		
Purchase of investments and escrow funds	-	(230,450)
Redemption of investments and escrow funds	468,276	3,669,097
Purchase of property and equipment	<u>(1,234,673)</u>	<u>(6,615,713)</u>
Net Cash Used by Investing Activities	<u>(766,397)</u>	<u>(3,177,066)</u>
Cash Flows from Financing Activities		
Refunds of entrance fees	(926,816)	(971,663)
Borrowings on tax exempt bonds	62,073	6,820,641
Principal payments on tax exempt bonds	(245,420)	(65,900)
Payments for debt issuance costs	-	(162,912)
Net Cash Provided (Used) by Financing Activities	<u>(1,110,163)</u>	<u>5,620,166</u>
Net Increase in Cash	<u>1,869,722</u>	<u>3,844,023</u>
Cash - Beginning of Year	<u>8,107,501</u>	<u>4,263,478</u>
Cash - End of Year	<u>\$ 9,977,223</u>	<u>\$ 8,107,501</u>

The notes to financial statements are an integral part of these statements.

ATTACHMENT 27

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WESTMINSTER VILLAGE, INC.
NOTES TO FINANCIAL STATEMENTS
JUNE 30, 2015 AND 2014

NOTE 1 SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

The following is a summary of certain significant accounting policies followed in the preparation of these financial statements.

Nature of Operations

Westminster Village, Inc., (the "Organization") operates a residential retirement community and health care center for senior citizens located in Bloomington, Illinois. The Organization receives revenue primarily from service fees paid by residents and patients residing in its facilities.

The Organization is a non-profit corporation registered in the State of Illinois and is tax-exempt under Section 501(c)(3) of the Internal Revenue Code. In addition, the Organization has been determined by the Internal Revenue Service not to be a "private foundation" within the meaning of Section 509(a) of the Internal Revenue Code.

Basis of Accounting

The financial statements of the Organization have been prepared on the accrual basis of accounting in accordance with accounting standards generally accepted in the United States of America.

Use of Estimates

The preparation of financial statements in conformity with accounting principles generally accepted in the United States of America requires management to make estimates and assumptions that affect the reported amounts of assets and liabilities at the date of the financial statements and the reported amounts of revenues and expenses during the reporting period. Actual results could differ from those estimates.

Concentrations of Credit Risk Arising from Cash Deposits in Excess of Insured Limits

The Organization maintains cash balances at financial institutions. The balances are insured by the Federal Deposit Insurance Corporation ("FDIC") up to \$250,000 per financial institution. At various times during the years ended June 30, 2015 and 2014, the Organization's cash balance exceeded the FDIC's threshold.

Accounts Receivable

Accounts receivable are stated at net realizable amounts from residents, patients, third-party payors, and other insurers for services provided.

Accounts receivable are stated as the amounts billed to or on behalf of residents. The Organization provides an allowance, which is based upon a review of outstanding receivables, historical collection information, and existing economic conditions. The allowance was \$296,000 and \$0 at June 30, 2015 and 2014.

WESTMINSTER VILLAGE, INC.
NOTES TO FINANCIAL STATEMENTS
JUNE 30, 2015 AND 2014

NOTE 1 SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

Investments

Investments in marketable securities with readily determinable fair values are stated at fair market value. The Organization adopted an investment policy in December 2003. This policy is to invest funds in conservative investments that protect principal, provide an income stream for operations and to a lesser extent, provide some protection from inflation. Mutual fund investments may not exceed 30% of invested funds without approval of the Board. At June 30, 2015 and 2014, the total investments include 28% and 29% mutual funds, respectively.

Inventories

Inventories consist of food and miscellaneous supply items and are stated at the lower of cost (first-in, first-out method) or market.

Property and Equipment

Property and equipment are carried at cost. The Organization's policy is to capitalize all assets costing over \$600. The Organization believes that this capitalization amount accurately reflects a significant cost given the nature of its assets. Depreciation of property and equipment is computed using the straight-line method over the following estimated useful lives:

	<u>Years</u>
Buildings and improvements	5-40
Furniture, fixtures and equipment	5-31.5
Trucks and autos	3-15

Maintenance and repairs of property and equipment are charged to operations and major improvements are capitalized. Upon retirement, sale or other disposition of property and equipment, the cost and accumulated depreciation are eliminated from the accounts and gain or loss is recognized.

Security Deposits

The Organization offers potential residents two security deposit options, a standard waiting list deposit or a priority waiting list deposit amounting to \$500 and \$3,000, respectively. Priority waiting list deposits must be paid prior to acceptance of the new rental agreement, and the Organization retains one month of rent for each unit. If the waiting list deposit exceeds one month of rent, the difference is used to reduce the resident's first bill.

WESTMINSTER VILLAGE, INC.
NOTES TO FINANCIAL STATEMENTS
JUNE 30, 2015 AND 2014

NOTE 1 SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

Deferred Revenue

Deferred revenue consists of three sources of revenue:

- (1) Life occupancy fees include non-refundable deposits from residents. The non-refundable fees are amortized using the straight-line method over the life expectancy of each resident. Unamortized fees not refunded to residents leaving their apartments are included in operating revenue in the year the resident leaves.
- (2) Non-refundable advance fees range from 10 to 20 percent of fees paid on cottage lease contracts by residents and are amortized using the straight-line method over the life expectancy of each resident. Unamortized fees on reoccupancy of the cottage are included in revenue in the year of reoccupancy.
- (3) Refundable advance fees range from 80 to 90 percent of fees paid on cottage lease contracts by residents and are amortized using the straight-line method over the remaining useful life of the cottage. The advance fees are refundable only if the cottage is resold.

Debt Issuance Costs

Issuance costs associated with the tax exempt bonds are amortized using the straight-line method over the life of the debt.

Financial Statement Presentation

The Organization follows the provisions of the Financial Accounting Standards Board ("FASB") in regard to financial statements of not-for-profit Organizations; topic 958-210, Financial Statements of Not-For-Profit Organizations. This provision requires the reporting total assets, liabilities and net assets in a statement of financial position, and reporting the change in net assets in a statement of activities. This provision also requires that net assets, revenue, expenses, gains and losses be classified as unrestricted, temporarily restricted, or permanently restricted based on the existence or absence of donor-imposed restrictions.

WESTMINSTER VILLAGE, INC.
NOTES TO FINANCIAL STATEMENTS
JUNE 30, 2015 AND 2014

NOTE 1 SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

Financial Statement Presentation (continued)

The financial statements report amounts by classification of net assets, as follows:

Unrestricted Net Assets

Unrestricted net assets are assets that are not subject to donor-imposed restrictions.

Unrestricted Net Assets – Board Designated

The Board of Directors had designated net assets for a reserve fund to ensure future operations in the amount of \$2,882,425 and \$2,852,972 at June 30, 2015 and 2014, respectively. The Board of Directors may change this designation by majority vote at any time.

Temporarily Restricted Net Assets

Temporarily restricted net assets are those received with donor stipulations that limit the use of the donated assets or have time restrictions. When stipulated time restrictions expire or purpose restrictions are accomplished, these net assets are reclassified to unrestricted net assets and reported in the statement of activities as net assets released from restrictions. The Organization had no temporarily restricted net assets at June 30, 2015 and 2014.

Permanently Restricted Net Assets

Permanently restricted net assets are those contributed with donor stipulations that they be held in perpetuity with use of income for unrestricted or temporarily restricted purposes. The Organization had no permanently restricted net assets at June 30, 2015 and 2014.

Revenue

Independent living, health center, cottage and assisted living fees and revenue are reported at the estimable net realizable amounts from residents, patients, third-party payors, and other insurers for services rendered. Contractual adjustments to net revenue was approximately \$700,000 and \$700,000 for the years ended June 30, 2015 and 2014, respectively.

Non Operational Revenue and Expenses

Contributions typically classified as one time gifts to savings or endowment that are not part of the annual operational plan is deemed non-operational revenue. Secondly, investment revenue either realized or unrealized in is also non-operational revenue. All other revenue is deemed to be operational revenue for reporting purposes. Expenses for special projects that are not part of the operational development plan are deemed non-operational expenses.

Charity Care

The Organization provides services to residents who meet certain criteria under life occupancy contracts without charge or at amounts less than its established rates. Because the Organization does not pursue collection of amounts determined to qualify as charity care, they are not reported as revenue.

WESTMINSTER VILLAGE, INC.
NOTES TO FINANCIAL STATEMENTS
JUNE 30, 2015 AND 2014

NOTE 1 SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

Fundraising Expenses

The Organization did not incur any fundraising expenses for the years ended June 30, 2015 and 2014.

Income Tax Uncertainties

The accounting standard on accounting for uncertainty in income taxes addresses the determination of whether tax benefits claimed or expected to be claimed on a tax return should be recorded in the financial statements. Under that guidance, the Organization may recognize the tax benefit from an uncertain tax position only if it is more likely than not that the tax position will be sustained on examination by taxing authorities based on the technical merits of the position. Examples of tax positions include the tax-exempt status of the Organization and various positions related to the potential sources of unrelated business taxable income ("UBIT"). The tax benefits recognized in the financial statements from such a position are measured based on the largest benefit that has a greater than 50% likelihood of being realized upon ultimate settlement. There were no unrecognized tax benefits identified or recorded as assets or liabilities for the years ended June 30, 2015 and 2014.

The Organization's information returns are subject to examination by the IRS, generally for 3 years after they were filed. Information returns filed for fiscal years prior to the year ended June 30, 2012 are no longer subject to examination.

NOTE 2 STATEMENTS OF CASH FLOWS

For purposes of the statements of cash flows, the Organization considers all highly liquid debt instruments purchased with a maturity of three months or less to be cash equivalents.

Cash paid during the year for June 30:

	<u>2015</u>	<u>2014</u>
Interest	\$ 197,105	\$ 100,943

NOTE 3 INVESTMENTS

Short-term investments at June 30, 2015 and 2014 consisted of the following:

	<u>2015</u>	<u>2014</u>
Certificates of deposit	\$ 473,880	\$ 529,034
Total	<u>\$ 473,880</u>	<u>\$ 529,034</u>

Long-term investments at June 30, 2015 and 2014 consisted of the following:

	<u>2015</u>	<u>2014</u>
Mutual funds	\$ 2,787,097	\$ 2,851,499
Certificates of deposit	1,778,915	1,986,668
Total	<u>\$ 4,566,012</u>	<u>\$ 4,838,167</u>

WESTMINSTER VILLAGE, INC.
NOTES TO FINANCIAL STATEMENTS
JUNE 30, 2015 AND 2014

NOTE 4 FAIR VALUE MEASUREMENTS (CONTINUED)

Fair values of assets and liabilities measured on a recurring basis at June 30, 2015, are as follows:

<u>Assets</u>	<u>Fair Value 6/30/2015</u>	<u>Level I</u>	<u>Level II</u>	<u>Level III</u>
Certificates of deposit	\$ 3,035,245	\$ 3,035,245	\$ -	\$ -
Money market funds	2,330,841	2,330,841	-	-
Mutual funds	<u>2,787,097</u>	<u>2,787,097</u>	-	-
Total	<u>\$ 8,153,183</u>	<u>\$ 8,153,183</u>	<u>\$ -</u>	<u>\$ -</u>

Fair values of assets and liabilities measured on a recurring basis at June 30, 2014, are as follows:

<u>Assets</u>	<u>Fair Value 6/30/2014</u>	<u>Level I</u>	<u>Level II</u>	<u>Level III</u>
Certificates of deposit	\$ 3,528,759	\$ 3,528,759	\$ -	\$ -
Money market funds	2,070,435	2,070,435	-	-
Mutual funds	<u>2,851,499</u>	<u>2,851,499</u>	-	-
Total	<u>\$ 8,450,693</u>	<u>\$ 8,450,693</u>	<u>\$ -</u>	<u>\$ -</u>

NOTE 5 PROPERTY AND EQUIPMENT

Property and equipment consist of the following at June 30:

	<u>2015</u>	<u>2014</u>
Land and land improvements	\$ 1,553,020	\$ 1,797,784
Building and building improvements	32,836,836	33,343,350
Furniture, fixtures and equipment	5,043,208	8,336,605
Construction in progress	34,747	-
Less: Accumulated depreciation	<u>(20,100,226)</u>	<u>(23,789,140)</u>
	<u>\$ 19,367,585</u>	<u>\$ 19,688,599</u>

Depreciation expense was \$1,555,687 and \$1,362,975 for the years ended June 30, 2015 and 2014, respectively.

Interest expense capitalized was \$0 and \$34,090 for the years ended June 30, 2015 and 2014, respectively.

WESTMINSTER VILLAGE, INC.
NOTES TO FINANCIAL STATEMENTS
JUNE 30, 2015 AND 2014

NOTE 6 LONG-TERM DEBT

Long-term debt as of June 30, 2015 and 2014 consisted of the following:

	2015	2014
Tax-exempt bonds payable to Commerce Bank, dated October 1, 2013, payable in monthly installments of \$38,440, including principal and interest determined by the note holder (2.98% at June 30, 2015 and 2014), scheduled to mature on November 1, 2033, secured by the assets purchased with The proceeds from the bond issue.	\$ 6,571,394	\$ 6,754,741
Less: Current portion of long-term debt	(275,400)	(223,936)
Total	\$ 6,295,994	\$ 6,530,805

The bond interest rate is adjustable at the end of each ten-year period beginning on October 1, 2013, and will be determined based on a percentage of the applicable spread (1.80%) plus the 10-year interest swap rate in effect on the date calculated.

Maturities of long-term debt over the next five years and in the aggregate are as follows:

<u>June 30,</u>		
2016	\$	275,400
2017		284,400
2018		292,800
2019		301,800
2020		310,800
2021 and thereafter		5,106,194
		6,571,394
Less: Current portion of long-term debt		(275,400)
		\$ 6,295,994

NOTE 7 ESCROW FUNDS

Escrow funds as of consisted of the following as of June 30:

	2015	2014
Escrow funds -- board designated	\$ 2,859,498	\$ 2,852,972
Assets whose use is limited	253,793	230,520
Total escrow funds	\$ 3,113,291	\$ 3,083,492

Escrow funds are only partially available for use in current operations because the Board of Directors has designated proceeds of life occupancy fees and membership fees for the purpose of refunds of such fees. The assets whose use is limited is restricted in compliance with the Illinois Life Care Facilities Act.

WESTMINSTER VILLAGE, INC.
NOTES TO FINANCIAL STATEMENTS
JUNE 30, 2015 AND 2014

NOTE 7 ESCROW FUNDS (CONTINUED)

The assets whose use is limited is a separate account containing the aggregate of six months of principal and interest payments in accordance with the Illinois Life Care Facilities Act for bonds issued October 1, 2013.

As of June 30, 2015 and 2014, the Organization had cash reserves – escrow funds as follows:

	<u>2015</u>	<u>2014</u>
PNC Bank – Certificates of deposit and Money market funds designated by the Board of Directors	\$ 2,597,954	\$ 2,592,258
First State Bank – Money market account designated by the Board of Directors	<u>261,544</u>	<u>260,714</u>
Total	<u>\$ 2,859,498</u>	<u>\$ 2,852,972</u>

As of June 30, 2015 and 2014, the Organization had assets whose use is limited as follows:

	<u>2015</u>	<u>2014</u>
First State Bank – Money market funds restricted by the Life Care Facilities Act	\$ 230,866	\$ 230,520
Unemployment Services Trust	<u>22,927</u>	<u>-</u>
Total	<u>\$ 253,793</u>	<u>\$ 230,520</u>

NOTE 8 INVESTMENT INCOME

The following schedule summarizes the investment return for the years ended June 30, 2015 and 2014:

	<u>2015</u>	<u>2014</u>
Interest income	\$ 126,144	\$ 234,642
Net realized gain (loss)	89,566	2,133
Net unrealized gain (loss)	<u>(44,944)</u>	<u>344,180</u>
Total	<u>\$ 170,766</u>	<u>\$ 580,955</u>

WESTMINSTER VILLAGE, INC.
NOTES TO FINANCIAL STATEMENTS
JUNE 30, 2015 AND 2014

NOTE 9 COMMITMENTS AND CONTINGENCIES

Health Care

The health care industry is subject to numerous laws and regulations by federal, state, and local governments. These laws and regulations include, but are not necessarily limited to, matters such as licensure, accreditation, government health care program participation requirements, reimbursement for resident services, and Medicare fraud and abuse. Recently, government activity has increased with respect to investigations and allegations concerning possible violations of fraud and abuse statutes and regulations by health care providers. Violations of these laws and regulations could result in expulsion from government health care programs together with the imposition of significant fines and penalties, as well as significant repayments for patient services previously billed.

Litigation

The Organization may be subject to asserted and unasserted claims encountered in the normal course of business. The Organization's management and legal counsel assess such contingent liabilities and such assessment inherently involves an exercise of judgment. In assessing loss contingencies related to legal proceedings that are pending against the Organization or unasserted claims that may result in such proceedings, the Organization's legal counsel evaluates the perceived merits of any legal proceedings or unasserted claims as well as the perceived merits of the amount of relief sought or expected to be sought therein. In the opinion of management, disposition of these matters will not have a material effect on the Organization's financial condition or results of operation.

Professional Liability Coverage

The Organization is insured for professional liability under an occurrence policy for a combined occurrence and maximum annual aggregate of \$3,000,000.

Risk Management

The Organization has obtained workers' compensation insurance through Insurance Company of the West, a private insurer. Worker's Compensation expense through coverage by this entity was \$337,005 and \$300,762 for the years ended June 30, 2015 and 2014, respectively.

Affordable Care Act

President Obama signed into law the Patient Protection and Affordable Care Act and the Health Care and Education Tax Credits Reconciliation Act of 2010. Together, these two acts will affect the health care system and will impact payments received by health care providers. The overall impact to the Organization is not presently determinable.

Right of First Refusal

As a part of prior transactions, State Farm Mutual Auto Insurance Company has been given the "right of first refusal" to purchase any or all of the remaining real estate if the Board of Directors of Westminster Village, Inc. decides to sell at any time prior to September 1, 2019.

WESTMINSTER VILLAGE, INC.
NOTES TO FINANCIAL STATEMENTS
JUNE 30, 2015 AND 2014

NOTE 10 RETIREMENT PLANS

The Organization has an unqualified pension plan for management. This plan began during fiscal year ended June 30, 1994. The employer provides 100% funding for this plan with \$48,000 and paid in the year ended June 30, 2013. The plan was terminated during the year ended June 30, 2014.

Westminster Village, Inc. established a 401(k) savings plan effective January 1, 2001. Employees who have attained age 21 are eligible to participate after 90 days. Eligible employees may make voluntary salary reduction contributions to the plan. During the year ended June 30, 2013, Westminster matched contributions to participant accounts at a rate of 50% of employee contributions up to a maximum of six percent of each eligible employee's base salary. During the year ended June 30, 2014, the plan was converted to a Safe Harbor plan that matches 100% up to 3% and then 50% of the next 2% contributed by employees. The Organization's contributions to the plan were \$101,352 and \$69,698 paid in the years ended June 30, 2015 and 2014, respectively.

NOTE 11 RECLASSIFICATIONS

Certain reclassifications have been made to the prior year financial statements to conform to the current year presentation. Total assets, total liabilities, and net income were not affected.

NOTE 12 SUBSEQUENT EVENTS

Management has evaluated subsequent events through the date of the independent auditors' report, the date the financial statements were available to be issued and did not note any items requiring disclosure.



October 13, 2015

Ms. Barbara Nathan
Westminster Village, Inc.
2025 East Lincoln St.
Bloomington, IL 61701

Dear Barbara:

Enclosed are 16 copies (15 bound and 1 unbound) of *Westminster Village, Inc.*'s financial statements for the year ended June 30, 2015. We've also included a CD with an electronic copy of the financial statements.

We thank you for the opportunity to provide this service to you. If you have any questions or we can provide additional services, please do not hesitate to contact me.

Sincerely,

Mueller Prost LC

Jeanette Bax-Kurtz, CPA

JBK:bdj
Enclosures
18655000

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St. Charles | 2460 Executive Drive | St. Charles | MO | 63303
Irvine | 2010 Main Street | Suite 340 | Irvine | CA | 92614

ATTACHMENT 27

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Section V, Financial and Economic Feasibility Review

Attachment 29

Section 1125.800, Estimated Total Project Cost Financial Viability

Financial Viability Standards					
Ratio and Inputs	FY2013	FY2014	FY2015	FY2016	FY2021
1) Current Ratio					
Current Assets	\$ 7,068,852	\$ 9,384,889	\$ 10,915,516	\$ 7,794,464	\$ 7,004,604
Current Liabilities	\$ 3,056,843	\$ 2,091,209	\$ 2,425,622	\$ 2,660,822	\$ 4,139,787
Current Ratio*	2.3	4.5	4.5	2.9	1.7
State Standard	1.5	1.5	1.5	1.5	1.5
2) Net Margin Percentage					
Net Income (Loss)	\$ 660,300	\$ 464,240	\$ 361,050	\$ 681,383	\$ (861,582)
Depreciation & Amortization	\$ 1,240,835	\$ 1,362,975	\$ 1,555,687	\$ 1,626,652	\$ 3,082,931
Net Income from Operations	\$ 1,901,135	\$ 1,827,215	\$ 1,916,737	\$ 2,308,035	\$ 2,221,349
Net Operating Revenue	\$ 12,113,698	\$ 12,718,021	\$ 13,425,057	\$ 14,160,511	\$ 20,167,411
Net Margin Percentage*	15.7%	14.4%	14.3%	16.3%	11.0%
State Standard	2.5%	2.5%	2.5%	2.5%	2.5%
3) Long-Term Debt to Capitalization					
Long-Term Debt	\$ -	\$ 6,754,741	\$ 6,571,394	\$ 6,295,994	\$ 35,157,164
Long-Term Debt + Net Assets	\$ 19,368,859	\$ 26,587,840	\$ 26,765,543	\$ 27,171,526	\$ 52,317,858
Long-Term Debt to Capitalization*	0.0%	25.4%	24.6%	23.2%	67.2%
State Standard	80.0%	80.0%	80.0%	80.0%	80.0%

ATTACHMENT 29

4) Projected Debt Service Coverage					
Net Income (Loss)	\$ 660,300	\$ 464,240	\$ 361,050	\$ 681,383	\$ (861,582)
Depreciation & Amortization	\$ 1,240,835	\$ 1,362,975	\$ 1,555,687	\$ 1,626,652	\$ 3,082,931
Interest Expense	\$ 13,204	\$ 67,483	\$ 212,793	\$ 202,754	\$ 1,159,652
Net Income plus Depr & Interest =	\$ 1,914,339	\$ 1,894,698	\$ 2,129,530	\$ 2,510,789	\$ 3,381,001
Principal Payments	\$ -	\$ 65,900	\$ 245,420	\$ 275,400	\$ 981,023
Interest Expense	\$ 13,204	\$ 67,483	\$ 212,793	\$ 202,754	\$ 1,159,652
Debt Payments (P&I) =	\$ 13,204	\$ 133,383	\$ 458,213	\$ 478,154	\$ 2,140,675
Debt Service Coverage*	145.0	14.2	4.6	5.3	1.6
State Standard	1.5	1.5	1.5	1.5	1.5
5) Days Cash on Hand					
Cash	\$ 4,263,478	\$ 8,107,501	\$ 9,977,223	\$ 6,659,387	\$ 5,747,114
Unrestricted Investments	\$ 11,308,385	\$ 8,220,173	\$ 7,899,390	\$ 9,568,775	\$ 13,775,129
Cash + Investments =	\$ 15,571,863	\$ 16,327,674	\$ 17,876,613	\$ 16,228,162	\$ 19,522,243
Operating Expenses (exclude dep)	\$ 10,664,879	\$ 11,471,761	\$ 11,777,442	\$ 12,378,625	\$ 18,147,596
Days in Year	365	365	365	366	365
Operating Exp / Days in Year =	\$ 29,219	\$ 31,429	\$ 32,267	\$ 33,821	\$ 49,719
Days Cash on Hand*	532.9	519.5	554.0	479.8	392.6
State Standard	45.0	45.0	45.0	45.0	45.0
6) Cushion Ratio					
Cash + Investments	\$ 15,571,863	\$ 16,327,674	\$ 17,876,613	\$ 16,228,162	\$ 19,522,243
Debt Payments (P&I)	\$ 13,204	\$ 133,383	\$ 458,213	\$ 478,154	\$ 2,140,675

ATTACHMENT 29

Cushion Ratio*	1,179.3	122.4	39.0	33.9	9.1
State Standard	3.0	3.0	3.0	3.0	3.0
*Meets State Standard					

Section V, Financial and Economic Feasibility Review

Attachment 30

Section 1125.800, Estimated Total Project Cost

Economic Feasibility

A. Reasonableness of Financing Arrangements

Attached is a letter from Westminster's CEO attesting to reasonableness of the financing arrangements, including that a portion or all of the cash and equivalents will be retained in the balance sheet asset accounts in order to maintain a current ratio of at least 1.5 times for LTC facilities.

B. Conditions of Debt Financing

Attached is a letter from Westminster's CEO attesting to the fact that the conditions of debt financing are reasonable, including that borrowing is less costly than the liquidation of existing investments and that existing investments retained may be converted to cash or used to retire debt within 60 days.

C. Reasonableness of Project and Related Costs

In calculating the Project we acknowledge two line items exceed state standards. Both the construction, new and modernization, line item and the equipment line item are above the state standard. We have worked with our architect and our contractors to analyze the factors relating to these Project costs. Attached are letters explaining the cost factors associated with this Project.

The Project has been carefully planned and we expect Project costs to be realistic and will not necessitate a subsequent permit alteration. The costs included in this application are the result of working with our architect and contractor in estimating actual costs. To control costs we will be entering into a Guaranteed Maximum Price (GMP) contract with our contractor.

ATTACHMENT 30

Included with this Attachment is a detailed analysis from the architect and contractor addressing those factors that affected costs resulting in amounts above the state standards.

COST AND GROSS SQUARE FEET BY SERVICE									
Area (list below)	A	B	C	D	E	F	G	H	TOTAL Cost (G + H)
	Cost/Square Foot		Gross Sq. Ft.		Gross Sq. Ft.		Const. \$	Mod. \$	
	New	Mod	New	Circ.*	Mod	Circ.*	(A x C)	(B x E)	
Clinical	254	151	31,599	15%	18,987	10%	8,039,461	2,864,670	10,904,132
Contingency	22	22	31,599		18,987		681,354	409,408	1,090,762
TOTALS	276	172		0		0	8,720,815	3,274,078	11,994,894

*include the percentage(%) of space for circulation

COST AND GROSS SQUARE FEET BY SERVICE									
Area (list below)	A	B	C	D	E	F	G	H	TOTAL Cost (G + H)
	Cost/Square Foot		Gross Sq. Ft.		Gross Sq. Ft.		Const. \$	Mod. \$	
	New	Mod	New	Circ.*	Mod	Circ.*	(A x C)	(B x E)	
Non-Clinical	237	108	10,951	43%	9,605	20%	2,591,188	1,034,973	3,626,161
Contingency	21	14	10,951		9,605		226,294	135,974	362,268
TOTALS	257	122		0		0	2,817,482	1,170,947	3,988,429

*include the percentage(%) of space for circulation

COST AND GROSS SQUARE FEET BY SERVICE									
Area (list below)	A	B	C	D	E	F	G	H	TOTAL Cost (G + H)
	Cost/Square Foot		Gross Sq. Ft.		Gross Sq. Ft.		Const. \$	Mod. \$	
	New	Mod	New	Circ.*	Mod	Circ.*	(A x C)	(B x E)	
Combined	250	136	42,550	18%	28,592	18%	10,630,650	3,899,643	14,530,293
Contingency	21	19	42,550		28,592		907,648	545,382	1,453,029
TOTALS	271	155		0		0	11,538,298	4,445,025	15,983,323

*include the percentage(%) of space for circulation

D. Projected Operating Costs

The projected direct annual operating costs is attached.

E. Total Effect of the Project on Capital Costs

The projected direct annual operating costs is attached.

WESTMINSTER VILLAGE - MARTIN HEALTH CENTER
Operating Pro Forma

	Fiscal Year 2021	
	<i>Martin Health Center</i>	
Operating Expenses		
Dining Services	\$	664,181
Nursing Expenses		
Wages & Benefits		3,319,115
Other Expenses		1,338,342
Maintenance and Security		376,557
Utilities		133,664
General & Administrative		1,887,874
<i>Operating Expenses</i>		<u>7,719,733</u>
Depreciation, Interest & Taxes (Capital Costs)		
Depreciation & amortization		582,829
Interest		679,196
Operating Contingency - New Nursing Unit		196,875
<i>Total Capital Costs</i>		<u>1,458,900</u>
Patient Days for Martin Health Center		32,587
Operating Cost Per Patient Day	\$	236.89
Capital Cost Per Patient Day	\$	44.77

December 15, 2016

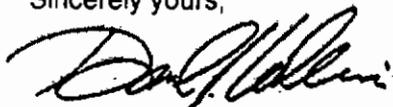
Ms. Barbara Nathan
Executive Director
Westminster Village
2025 East Lincoln Street
Bloomington, IL 61704

Dear Ms. Nathan:

In development of the Project Budget for the new addition and the modernization of the existing Martin Healthcare Center (MHC), working with PRDG, the Architect, PJ Hoerr, the Construction Manager, and KDI, the Interior Designer, we have looked at the factors that have caused an overrun in the cost of Movable and Other Equipment Cost as defined by the State for the purpose of the CON application.

The modernization of MHC includes Movable and Other Equipment Cost to replace the majority of the existing equipment due to its age and condition with equipment that is more fitting for today's skilled care needs. These improvements have longer life spans, have lower operating cost including the use of energy efficient LED supplemental lighting. The new addition also incorporates the same equipment and furnishings that have the same attributes. The increase in cost is approximately \$513,000. The State's standard is \$7,983 per bed. The cost without the increase cost of the added equipment and furnishing cost would equal \$7,476 per bed.

Sincerely yours,



Daniel J. Collins AIA
Associate
Eventus Strategic Partners, LLC

December 14, 2016

Ms. Barbara Nathan
Executive Director
Westminster Village
2025 East Lincoln Street
Bloomington, IL 61704

Dear Ms. Nathan:

In development of the Project Budget for the new addition and the modernization of the existing Martin Healthcare Center (MHC), working with PRDG, the Architect, and PJ Hoerr, the Construction Manager, we have looked at many factors that create additional cost for the project that are not typical or normal in a basic renovation or addition. Below is a list of these factors that are contributing to the cost increase above what is allowed by the state regulations.

Best Practices: The project incorporate several best practices for today skilled nursing facilities.

- **Neighborhood Model:** Both the new addition and renovations are designed using a neighborhood model. The neighborhood model is the new standard for skilled senior care in the industry nationally. The neighborhood model provides small groupings of residents, in this case 12 per neighborhood in the new addition and no more than 24 in the modernization accordingly. Each neighborhood has identical amenities such as a country kitchen, dining, living and pantries and activity areas, along with Nursing support spaces for each neighborhood.
- **Private Rooms:** Both the new addition and renovations are designed to create private rooms for 82 of the 98 beds. This is also the new standard in senior skilled care and one that is valued greatly by the residents of Westminster Village.
- **Private Baths:** The bedrooms are each designed with a full bath. This allows the residents to be assisted in bathing in the comfort and privacy of their room. Because of this privacy it is recognized as a best practice for the well-being of the resident.

The items above are practiced widely in the industry because they provide homelike amenities to seniors that have been displaced due to health reasons from their home. They also provide privacy and protects the senior's dignity while they are at their most frail. This level of privacy along with social activities outside of their rooms, bathing privately and a high standard of nursing care greatly improves the quality of life, their recovery time and in some cases their end of life experience.

The costs associated with these Best Practices are \$29/SF for the addition and \$13/SF for modernization of MHC.

Infrastructure Improvements: The new addition requires several modifications to existing infrastructure to service the addition and the modernized MHC.

- A new emergency generator is required. The existing generator is sized for the current MCH but will not provide enough generation for the new addition. Given the site and space constraints a new 300 KWH generator is required rather than a second generator on site with its own switchgear room.
- The project requires the rerouting of several utilities that are currently serving the MHC. All these utilities enter the existing MHC in the only available space for a new addition thus requiring rerouting.
- Similarly the current transformer for MHC is located in the same space requiring a new transformer to be placed in a different location on site. This work is to be performed by the utility company and PJ Hoerr.
- The project will require the relocation of existing condensing units that serve MHC to maintain operation of systems during expansion. This work would not be required if it was not for the addition.
- The existing MHC renovations will require upgrades to normally functioning HVAC systems. These systems are old and do not perform to current energy standards.
- In addition to the upgraded HVAC systems, the project will use more efficient systems throughout to improve energy consumption and the life of the equipment. Also proposed is the shedding of the load on the current geothermal systems on campus to allow the future Assisted Living building to operate off of the geothermal system.
- The proposed project also incorporates the use of LED lighting that improves operational cost, and is another sustainable initiative that is proposed for the project.

The costs associated with the Infrastructure Improvements are \$16/SF for the addition and \$2/SF for modernization of MHC.

Site Considerations: Various cost associated with the site constraints and demolition required to join the new addition and modernization of the MHC are impacting normal cost.

- The new addition is located on the only available site adjacent to the MHC without major disruption to the campus. The site is bound by service roads to the north and east and the existing MHC to the south and east. Because the available land is too small for a one story structure that is more in keeping with the current one story MHC, it requires the project to be built as a two story structure along with structural requirements, added vertical transportation such as stairs and elevators as well as code related construction methods and means.
- A small portion of the existing MHC has to be demolished to make room for connecting the new to the existing MHC.
- Soil stabilization is required due to proposed start date of construction for the new addition.

The costs associated with Site Considerations are \$17/SF for the addition and \$0/SF for modernization of MHC.

Ms. Barbara Nathan
December 14, 2016
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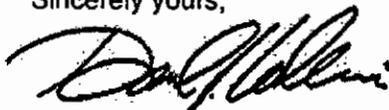
Phasing, Logistics and Abatement: Several other factors contribute to the added cost for the project.

- Multiple phases and construction logistics are required to keep existing portion of MHC in operation without relocating residents. The modernization of the existing MHC is schedule to be completed in two phases and will require temporary protection and other safety considerations to protect the residents and maintain operations during construction. This adds cost to the project for General Conditions and temporary services and protection.

The cost associated with Phasing, Logistics and Abatement are 0/SF for the addition and \$6/SF for modernization of MHC.

In summary there is \$62 per square foot for the addition and \$21 per square foot for the modernization added to the project to cover items not typically part of the building cost for Skilled Nursing construction projects.

Sincerely yours,



Daniel J. Collins AIA
Associate
Eventus Strategic Partners, LLC

Attachments: Summary of Construction Cost Premiums

Summary of Construction Cost Premiums			
Category		Cost Premium New-Clinical	Cost Premium Modernization - Clinical
Neighborhood, private rooms and baths		29	13
Providing a small neighborhood design concept with amenities , private rooms and baths			
Infrastructure		16	2
Providing Infrastructure improvements to the emergency power, utility relocations, transformers , HVAC equipment, and LED lighting			
Site Considerations		17	0
New building location requires two story structure to the program, demolition of a portion of the existing MHC and soil stabilization due to timing of construction			
Phasing, Logistics and Abatement		0	6
Multiple phases in an occupied building, with temporary protection, safety measures.			
Total Cost Premiums		\$62/SF	\$21/SF
Projected Estimate		\$276/SF	\$172/SF
Estimated Standard for this project		\$220/SF	\$154/SF
Variance from Standard		\$56/SF	18/SF
Project Estimate less Premiums		\$214/SF	\$151/SF

APPENDIX A

Project Costs and Sources of Funds

Complete the following table listing all costs associated with the project. When a project or any component of a project is to be accomplished by lease, donation, gift, or other means, the fair market or dollar value (refer to Part 1130.140) of the component must be included in the estimated project cost. If the project contains non-reviewable components that are not related to the provision of health care, complete the second column n of the table below. Note, the use and sources of funds must equal.

Project Costs and Sources of Funds			
USE OF FUNDS	CLINICAL	NONCLINICAL	TOTAL
Preplanning Costs	\$194,210	\$64,490	\$258,700
Site Survey and Soil Investigation	\$96,641	\$32,080	\$128,721
Site Preparation	\$495,870	\$164,836	\$660,706
Off Site Work	\$105,448	\$35,004	\$140,452
New Construction Contracts	\$8,039,461	\$2,591,188	\$10,630,650
Modernization Contracts	\$2,864,670	\$1,034,973	\$3,899,643
Contingencies	\$1,090,762	\$362,268	\$1,453,029
Architectural/Engineering Fees	\$919,022	\$305,058	\$1,224,080
Consulting and Other Fees	\$512,957	\$169,470	\$682,427
Movable or Other Equipment (not in construction contracts)	\$919,954	\$310,765	\$1,230,719
Bond Issuance Expense (project related)	\$212,053	\$70,497	\$282,550
Net Interest Expense During Construction (project related)	\$319,860	\$106,993	\$426,853
Fair Market Value of Leased Space or Equipment	\$0	\$0	\$0
Other Costs To Be Capitalized	\$619,633	\$211,970	\$831,603
Acquisition of Building or Other Property (excluding land)	\$0	\$0	\$0
TOTAL USES OF FUNDS	\$16,390,541	\$5,459,591	\$21,850,132
SOURCE OF FUNDS	CLINICAL	NONCLINICAL	TOTAL
Cash and Securities	\$1,401,709	\$466,901	\$1,868,611
Pledges			
Gifts and Bequests			
Bond Issues (project related)			
Mortgages	\$14,988,832	\$4,992,690	\$19,981,522
Leases (fair market value)			
Governmental Appropriations			
Grants			
Other Funds and So Sources			
TOTAL SOURCES OF FUNDS	\$16,390,541	\$5,459,591	\$21,850,132