

Constantino, Mike

From: Rep Darlene Senger [sengerstaterep@gmail.com]
Sent: Tuesday, October 09, 2012 11:27 AM
To: Constantino, Mike
Subject: Letter of Support for Healthcare Center at Monarch Landing
Attachments: Healthcare Center at Monarch Landing.doc

Mr. Constantino,

I have attached my letter of support for the Healthcare Center at Monarch Landing in Naperville. Thank you for your consideration of the project.

Sincerely,

Darlene Senger

--

Darlene J. Senger
State Representative District 96

October 9, 2012

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

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

As the State Representative for the 96th House District, I offer this letter in support of Naperville Senior Care, LLC, and the proposed Healthcare Center at Monarch Landing. The proposed Healthcare Center 1) is consistent with local communities' long-term plans for the campus, 2) will provide important on-site healthcare services to the many residents of Monarch Landing, and 3) facilitates investment in the community, new jobs and economic growth.

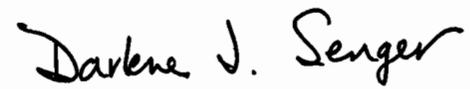
Prior to being elected to state office, I served as a Councilwoman in the City of Naperville from 2002 to 2009. During my tenure on the Council I became intimately familiar with the City's tollway corridor and the vital importance of this corridor as an economic engine for the City. In 2005, I supported extraordinary action to rezone property within the corridor for the development of Monarch Landing. My support of this project was based on the rapidly expanding senior population and a gap in services available for this important segment of our population. The comprehensive nature of the plans for Monarch Landing and the creation of a unique continuing care setting was, in my opinion, sufficient justification for the Council's extraordinary action in this case.

Unfortunately, the development of Monarch Landing stalled as a result of the recession and its impact on housing. For nearly six years residents of the campus have lived without certainty as to the availability of assisted living or skilled nursing services. Today, the campus is under new ownership that seeks make-good on promises to the community and its many existing residents through development of the Healthcare Center and the completion of a continuing care retirement community.

I support development of the Healthcare Center at Monarch Landing as it will meet the needs of Monarch Landing's many existing and future residents. I also support the development for its many ancillary benefits including. The development will facilitate important investment in the community and the creation of new revenue streams for local government. The development will create construction jobs and help bolster one of the hardest-hit segments of our economy. The development will create approximately 115 new permanent jobs on the campus.

I ask that you support this project and help facilitate all of the overwhelmingly positive benefits it will bring.

Sincerely,

A handwritten signature in black ink that reads "Darlene J. Senger". The signature is written in a cursive style with a large, prominent initial "D".

Darlene Senger

State Representative, 96th District

Constantino, Mike

From: Mentzer, Ron [RMentzer@warrenville.il.us]
Sent: Tuesday, October 09, 2012 3:37 PM
To: Constantino, Mike
Subject: Monarch Landing Healthcare Center Letter of Support
Attachments: 10 10 12 Mayor Support Letter for ML Healthcare Center.pdf

Dear Mr. Constantino:

Please find attached an electronic version of the letter of support City of Warrenville Mayor David Brummel has prepared for the proposed healthcare center at Monarch Landing in Naperville Illinois (Project No. 12-036). Please distribute this letter as appropriate so it can be considered during the upcoming Health Facilities and Service Board review of the proposed facility.

The original will be sent via U.S. mail.

Please let me know if you have any follow-up questions or information needs from Mayor Brummel or the City of Warrenville.

Thanks and have a great day.

Ronald Mentzer
Community Development Director
City of Warrenville
rmentzer@warrenville.il.us
(630)393-9050: General
(630)393-5745: Direct

City of Warrenville

October 10, 2012

35258 Manning Avenue • Warrenville, IL 60555
630/393-9050 • FAX 630/393-5758

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

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

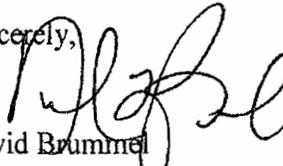
As the Mayor of Warrenville I offer this letter in support of the proposed Healthcare Center at Monarch Landing. While the vast majority of the Monarch Landing campus is located in the City of Naperville, approximately 20 acres of the campus are located in the City of Warrenville. The development is truly a cooperative effort between jurisdictions and a sign of the best of Illinois governance.

Since Monarch Landing first opened in 2006 I have come to appreciate the important role the campus plays in our community. First and foremost, Monarch Landing is the area's leading provider of senior services. With relatives residing at Monarch Landing, I have first-hand knowledge of the campus operation I make that assertion with confidence. As a Mayor, I also recognize the important role that Monarch Landing plays in our local economy. The campus supports hundreds of local jobs and is an prominent taxpayer that supports local government services.

The development of the Healthcare Center at Monarch Landing will only strengthen the campus' role in our community. The Healthcare Center will fulfill the original intent of the campus as a continuing care retirement community (CCRC) and make-good the promises on which our City and many of our residents bought-into Monarch Landing. The Healthcare Center will also expand the employment base at Monarch Landing (approximately 115 new jobs) while also adding to our local tax base.

In your deliberations, I ask that you consider the important role that Monarch Landing plays as the leading provider of senior services in our community. I ask that you consider the existing infrastructure at the campus and our vision of a continuing care retirement community. I believe that the development is justified and needed. I appreciate the important and difficult task you face and I thank you for your time and dedication to public service.

Sincerely,



David Brummel
Mayor, City of Warrenville

Constantino, Mike

From: Russell Whitaker [russ@rw-attorneys.com]
Sent: Tuesday, October 09, 2012 4:02 PM
To: Constantino, Mike
Subject: Monarch Landing Support Letter
Attachments: CON Support ltr.pdf

Mike,

Attached is a support letter from the Community Development Director at the City of Naperville. The City's email system has been down this week so she asked that I send this letter of support on her behalf. Please call if you have any questions.

Sincerely,
Russ Whitaker

Russell G. Whitaker, III

Rosanova & Whitaker, Ltd.
23 W. Jefferson Street, Suite 200
Naperville, IL 60540
630-355-4600 (phone)
630-352-3610 (fax)
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Naperville

October 5, 2012

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

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

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

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

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

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

Thank you,

A handwritten signature in black ink, appearing to read "Allison M. Laff".

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