

# EVIDENCE REPORT

## ARCHER HEIGHTS HEALTHCARE

4437 SOUTH CICERO  
CHICAGO, IL 60632  
CCN: 145995

### RISK SCORE

**70.7**

Nat'l avg: 32.1

### CMS STARS

**1/5**

Nat'l avg: 3.2/5

### TOTAL FINES

**\$800K**

Nat'l avg: \$28K

### KEY FINDINGS

High risk score: 70.7 (national avg: 32.1)

3 immediate jeopardy citations

\$800,128 in federal fines

19 actual-harm citations

Generated: February 25, 2026

Data through: Q3 2025 (staffing) · Dec 2025 (inspections) · Jan 2026 (ownership)  
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Verify this facility on Medicare.gov:

<https://www.medicare.gov/care-compare/details/nursing-home/145995>

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## About This Report

This report compiles data from 6 federal databases maintained by the Centers for Medicare & Medicaid Services (CMS). It is designed to support families evaluating care options, attorneys conducting discovery, journalists investigating patterns, and regulators monitoring compliance. All data is publicly available and independently verifiable against original sources.

Verify this facility on Medicare.gov:

<https://www.medicare.gov/care-compare/details/nursing-home/145995>

All data can be verified at CMS Care Compare:

<https://www.medicare.gov/care-compare/>

## 1. Executive Summary

### RISK SCORE

**70.7**

Nat'l avg: 32.1

### CMS STARS

**1/5**

Nat'l avg: 3.2/5

### TOTAL FINES

**\$800K**

Nat'l avg: \$28K

### Assessment

This facility has an overall CMS star rating of 1 out of 5. It has been assessed \$800,128 in federal penalties across 6 enforcement actions since 2023. State inspectors documented 3 instances of immediate jeopardy and 19 instances of actual harm — conditions posing serious danger to residents. The facility is operated by WISSATI IRREVOCABLE TRUST, whose portfolio of 16 facilities averages N/A CMS stars. Total staffing of 2.35 hours per resident per day is 32% below the 3.48 HPRD threshold cited by 18 state Attorneys General.

## 2. Ownership Portfolio

Owner Name:	WISSATI IRREVOCABLE TRUST
Chain Name:	SABA HEALTHCARE
Ownership Type:	For profit - Limited Liability company
Portfolio Size:	11 facilities in our dataset

### Portfolio-Wide Performance

This facility is operated by WISSATI IRREVOCABLE TRUST, who controls 11 facilities nationwide. Portfolio averages: 1.5 CMS stars, \$245,507 in fines per facility, 54.9 risk score.

### Worst-Performing Siblings

Facility	Location	Stars	Risk	Defs	Total Fines
CHICAGO RIDGE SNF	CHICAGO RIDGE, IL	1/5	71.3	125	\$588,187
>> ARCHER HEIGHTS HEALTHCARE	CHICAGO, IL	1/5	70.7	133	\$800,128
MORGAN PARK HEALTHCARE	CHICAGO, IL	1/5	69.0	105	\$429,560
PEARL PAVILION	FREEPORT, IL	1/5	63.2	72	\$163,091
CALIFORNIA TERRACE	CHICAGO, IL	1/5	62.7	89	\$413,279
BRIAR PLACE NURSING	INDIAN HEAD PARK, IL	1/5	62.7	56	\$108,641
SPRING CREEK	JOLIET, IL	2/5	54.5	34	\$115,684
ROCK RIVER HEALTH CARE	ROCKFORD, IL	2/5	53.1	39	\$72,260

Facility	Location	Stars	Risk	Defs	Total Fines
PARC JOLIET	JOLIET, IL	2/5	36.1	45	\$9,750
ALL AMERICAN VLGE NRSG & RHB	CHICAGO, IL	3/5	31.9	32	\$0
PORTFOLIO AVERAGE		1.5	54.9		\$245,507
NATIONAL AVERAGE		3.2	32.1	8.5	\$28,000

### 3. Staffing Analysis

<p>TOTAL HPRD</p> <p><b>2.35 hrs</b></p> <p>Nat'l avg: 3.82 hrs</p>	<p>RN HPRD</p> <p><b>0.18 hrs</b></p> <p>Nat'l avg: 0.54 hrs</p>	<p>ZERO-RN DAYS</p> <p><b>0.0%</b></p> <p>Nat'l avg: 8.0%</p>
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#### Staffing Breakdown vs National Benchmarks

Metric	This Facility	National Avg	Difference
Registered Nurse (RN)	0.18 hrs	0.54 hrs	-66%
Licensed Practical Nurse	0.66 hrs	N/A	N/A
Certified Nursing Asst	1.63 hrs	2.18 hrs	-25%
Total Nursing HPRD	2.35 hrs	3.82 hrs	-39%
Zero-RN Day %	0.0%	8%	-8.0%
Contract Staffing %	1.2%	12%	-10.8%
CMS Stars (Staffing)	N/A/5	N/A	N/A
CMS Stars (Overall)	1/5	3.2/5	-2.2

Weekend Total HPRD:	2.21 hrs
Weekend RN HPRD:	0.17 hrs
Average Census:	196.7

#### Staffing Verification

Self-Reported RN Hours:	0.27 hrs
Verified RN Hours (Payroll):	0.18 hrs
Discrepancy:	33.4%

Staffing Standard Context: In February 2026, 18 state Attorneys General urged CMS to adopt a minimum staffing standard of 3.48 hours per resident per day. This facility provides 2.35 HPRD, which is 32% below the proposed threshold.

Verification Discrepancy: This facility shows a 33.4% discrepancy between self-reported and verified staffing levels, which may warrant further investigation.

## 4. Inspection History

Total Deficiencies:	133
Immediate Jeopardy Citations:	3
Actual Harm Citations:	19
Severity Score:	564.0

### Top Deficiency Categories

Quality of Life and Care:	39
Abuse, Neglect, and Exploitation:	19
Resident Rights:	17

### Individual Deficiency Details

Top 15 most serious deficiencies (sorted by severity — immediate jeopardy first):

Date	Tag Code	Scope / Severity	Description
Aug 14, 2024	F-0689	<b>K (Immediate Jeopardy)</b>	Ensure that a nursing home area is free from accident hazards and provides adequate supervision to prevent accidents.
Mar 18, 2025	F-0694	<b>J (Immediate Jeopardy)</b>	Provide for the safe, appropriate administration of IV fluids for a resident when needed.
Oct 30, 2024	F-0600	<b>J (Immediate Jeopardy)</b>	Protect each resident from all types of abuse such as physical, mental, sexual abuse, physical punishment, and neglect by anybody.
May 15, 2025	F-0600	<b>G (Actual Harm)</b>	Protect each resident from all types of abuse such as physical, mental, sexual abuse, physical punishment, and neglect by anybody.
May 11, 2025	F-0689	<b>G (Actual Harm)</b>	Ensure that a nursing home area is free from accident hazards and provides adequate supervision to prevent accidents.
Mar 26, 2025	F-0697	<b>G (Actual Harm)</b>	Provide safe, appropriate pain management for a resident who requires such services.
Mar 18, 2025	F-0600	<b>G (Actual Harm)</b>	Protect each resident from all types of abuse such as physical, mental, sexual abuse, physical punishment, and neglect by anybody.
Mar 18, 2025	F-0684	<b>G (Actual Harm)</b>	Provide appropriate treatment and care according to orders, resident's preferences and goals.
Oct 30, 2024	F-0641	<b>G (Actual Harm)</b>	Ensure each resident receives an accurate assessment.

Date	Tag Code	Scope / Severity	Description
Oct 30, 2024	F-0656	<b>G (Actual Harm)</b>	Develop and implement a complete care plan that meets all the resident's needs, with timetables and actions that can be measured.
Oct 30, 2024	F-0689	<b>G (Actual Harm)</b>	Ensure that a nursing home area is free from accident hazards and provides adequate supervision to prevent accidents.
Sep 12, 2024	F-0600	<b>G (Actual Harm)</b>	Protect each resident from all types of abuse such as physical, mental, sexual abuse, physical punishment, and neglect by anybody.
Sep 12, 2024	F-0684	<b>G (Actual Harm)</b>	Provide appropriate treatment and care according to orders, resident's preferences and goals.
Sep 4, 2024	F-0687	<b>G (Actual Harm)</b>	Provide appropriate foot care.
Aug 25, 2024	F-0600	<b>G (Actual Harm)</b>	Protect each resident from all types of abuse such as physical, mental, sexual abuse, physical punishment, and neglect by anybody.

Immediate Jeopardy Context (42 CFR §488.301): Immediate jeopardy citations indicate conditions that have caused, or are likely to cause, serious injury, harm, impairment, or death to a resident. This facility has received 3 such citations.

## 5. Financial Penalties

Total Fines:	<b>\$800,128</b>
Number of Fines:	<b>6</b>
Payment Denials:	<b>3</b>

### Penalty Timeline

Chronological record of all federal penalties:

Date	Amount	Type	Description
Feb 26, 2023	<b>\$107,070</b>	Fine	Civil monetary penalty
Feb 26, 2023	<b>\$0</b>	Payment Denial	Payment denial starting Mar 23, 2023 for 52 days
Dec 23, 2023	<b>\$7,742</b>	Fine	Civil monetary penalty
May 15, 2024	<b>\$37,450</b>	Fine	Civil monetary penalty
Aug 14, 2024	<b>\$167,191</b>	Fine	Civil monetary penalty
Aug 14, 2024	<b>\$0</b>	Payment Denial	Payment denial starting Sep 6, 2024 for 18 days
Oct 30, 2024	<b>\$204,835</b>	Fine	Civil monetary penalty
Mar 18, 2025	<b>\$275,840</b>	Fine	Civil monetary penalty
Mar 18, 2025	<b>\$0</b>	Payment Denial	Payment denial starting Apr 11, 2025 for 55 days
<b>TOTAL</b>	<b>\$800,128</b>		

Civil Monetary Penalties (42 CFR §488.438): CMS imposes civil monetary penalties on facilities that fail to meet federal requirements. Penalties range from \$1,000 to \$21,393 per day depending on severity. This facility has been assessed \$800,128 in total penalties.

Payment Denials (42 CFR §488.417): CMS can deny payment for new admissions when facilities are out of compliance. This facility has 3 payment denials on record.

## 6. Red Flags & Accountability Indicators

### Immediate Jeopardy: 3 citations

Immediate jeopardy citations (42 CFR §488.301) indicate the most serious form of noncompliance — conditions that have caused, or are likely to cause, serious injury, harm, impairment, or death.

### Actual Harm: 19 citations

Actual harm citations indicate residents were directly and negatively affected by facility practices or conditions.

### Total Staffing Below 3.48 HPRD: 2.35 hours

In February 2026, 18 state Attorneys General called 3.48 HPRD the minimum safe staffing level. This facility is 32% below that threshold.

### Staffing Verification Gap: 33.4%

Large discrepancies between self-reported and payroll-verified staffing may warrant investigation.

### High Financial Penalties: \$800,128

Repeated or severe violations resulted in substantial civil monetary penalties.

## 7. Comparison Context

### How This Facility Compares

Key metrics for ARCHER HEIGHTS HEALTHCARE compared against national averages. Percentile rankings are estimated relative to all 669 nursing homes nationwide.

Metric	This Facility	National Avg	Percentile
CMS Stars	1/5	3.2/5	10th
Risk Score	70.7	32.1	10th
Total Staffing HPRD	2.35	3.82	30th

Metric	This Facility	National Avg	Percentile
RN Staffing HPRD	0.18	0.54	10th
Zero-RN Day %	0.0%	8%	90th
Total Deficiencies	133	8.5	10th
Total Fines	\$800,128	\$28,000	10th
Contract Staffing %	1.2%	12%	90th

## 8. Nearby Alternatives

The following facilities within a reasonable distance have lower risk scores than ARCHER HEIGHTS HEALTHCARE. This comparison is provided for reference purposes only and does not constitute a recommendation.

Facility	Distance	City	Stars	Risk	HPRD	Fines
ALDEN TOWN MANOR REHAB & HCC	2.6 mi	CICERO, IL	2/5	61.5	2.96	\$328,928
AHVA CARE OF STICKNEY	2.9 mi	STICKNEY, IL	3/5	7.0	3.85	\$0
LITTLE VILLAGE NRSG & RHB CTR	3.3 mi	CHICAGO, IL	1/5	63.0	2.21	\$237,644
ZAHAV OF BERWYN	3.4 mi	BERWYN, IL	1/5	61.7	3.08	\$231,957
CITY VIEW MULTICARE CENTER	3.4 mi	CICERO, IL	0/5	61.2	1.73	\$248,798
CALIFORNIA TERRACE	3.5 mi	CHICAGO, IL	1/5	62.7	2.18	\$413,279
Aperion Care Burbank	4.1 mi	BURBANK, IL	1/5	59.2	3.08	\$77,676
BURBANK REHABILITATION CENTER	5.0 mi	BURBANK, IL	2/5	58.0	3.33	\$240,121
BRIA OF FOREST EDGE	5.0 mi	CHICAGO, IL	1/5	70.5	2.78	\$407,863
PAVILION OF BRIDGEVIEW, THE	5.2 mi	BRIDGEVIEW, IL	4/5	33.5	3.10	\$29,706

## 9. Data Sources & Methodology

### Data Sources

All data sourced from publicly available federal databases:

CMS Care Compare (Provider Information, Star Ratings)

<https://data.cms.gov/provider-data/>

CMS Payroll-Based Journal (Daily Nurse Staffing through Q3 2025)

<https://data.cms.gov/quality-of-care/payroll-based-journal-daily-nurse-staffing/>

CMS Health Deficiencies (State Survey Inspections 2017-December 2025)

<https://data.cms.gov/provider-data/dataset/r5ix-sfxw>

CMS Penalties (Civil Monetary Penalties, Payment Denials 2023-2025)

<https://data.cms.gov/provider-data/dataset/g6vv-ecav>

CMS Ownership Database (Corporate Structure, January 2026)

<https://data.cms.gov/provider-data/dataset/y2hd-n93e>

CMS HCRIS Cost Reports (FY2024 related-party transactions)

<https://www.cms.gov/Research-Statistics-Data-and-Systems/Downloadable-Public-Use-Files/Cost-Reports>

## Composite Risk Score Formula

Weighted composite of multiple factors (scale: 0-100):

Staffing Levels: 30% (verified payroll vs. self-reported, zero-RN days)

Inspection Results: 25% (deficiencies, serious danger, harm citations)

Financial Penalties: 20% (civil monetary penalties, payment denials)

Ownership History: 15% (portfolio performance, ownership changes)

Quality Measures: 10% (CMS star rating components)

Higher scores indicate greater patterns of concern. Thresholds: 0-40 (Low), 40-60 (Moderate), 60+ (High).

## Regulatory References

Federal regulations cited in this report:

42 CFR §483.35 — Nursing Services (RN staffing requirements)

<https://www.ecfr.gov/current/title-42/chapter-IV/subchapter-G/part-483/subpart-B/section-483.35>

42 CFR §488.301 — Definitions (Immediate Jeopardy)

<https://www.ecfr.gov/current/title-42/chapter-IV/subchapter-G/part-488/subpart-F/section-488.301>

42 CFR §488.417 — Denial of Payment (New Admissions)

<https://www.ecfr.gov/current/title-42/chapter-IV/subchapter-G/part-488/subpart-F/section-488.417>

42 CFR §488.438 — Civil Monetary Penalties

<https://www.ecfr.gov/current/title-42/chapter-IV/subchapter-G/part-488/subpart-F/section-488.438>

## 10. Disclaimer

This report is generated from publicly available federal data and is provided for informational purposes only.

This document does not constitute legal advice, medical advice, or a recommendation for or against any specific facility. Risk scores represent patterns in federal data that may warrant further investigation.

Facilities should be evaluated through personal visits, consultation with healthcare professionals, and review of current inspection reports. Conditions may have changed since data collection.

If you have concerns about a nursing home, contact: Your state survey agency (health department), HHS Office of Inspector General ([tips.hhs.gov](https://tips.hhs.gov)), or National Eldercare Locator (1-800-677-1116).