



## **FOR YOUR INFORMATION**

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## **Smith Village transforms premier senior living community on Chicago's southwest side**

Smith Village, located in Chicago's historic Beverly neighborhood, in 2007 completed a \$68 million construction program on what has been its original site since 1924. The newly transformed campus—on a full city block bounded by 112<sup>th</sup> Place, Western Avenue, 113<sup>th</sup> Place and Oakley Avenue—now provides more than 300 residents with lifestyle and housing choices designed to meet all their needs as they age.

This continuing care retirement community (CCRC) is sponsored by Smith Senior Living, a not-for-profit that brings more than eight decades of experience to the project, having provided residential housing and related support services to generations of seniors.

### **Growing senior population**

U.S. Census Bureau projects that by 2050 there could be more than 80 million Americans over the age of 65—more than double today's number. By that year, as many as one in five Americans could be over age 65.

Most of the growth in the 65-and-older population is expected to occur between 2010 and 2030 when the "baby boomers" reach retirement age. During this 20-year period, the number of seniors is expected to grow by an average of 2.8 percent annually. In comparison, during the preceding 20-year period, from 1990 to 2010, the annual growth rate of the 65-and-older population is estimated at a mere 1.3 percent.

"That ever-increasing segment of the population is looking for living options and CCRCs offer some of the best values and lifestyle choices available to seniors today," says Kevin McGee, executive director of Smith Village. "We planned Smith Village to be among the best of the best. Every detail of our community is designed to meet the needs of seniors today and tomorrow."

## **Smith Village overview/add one**

Members of Smith Village's Independent Living community pay a one-time fee that is 90 percent refundable to the resident (upon moving elsewhere) or to the resident's estate (upon their death). "We are justifiably proud of the 90 percent refundable commitment, the gold standard for our industry," McGee says.

Additionally, monthly fees cover a myriad of services including meals, social programs, utilities (except phone), maintenance, laundry service and housekeeping.

Smith Village's Healthcare Benefit consists of 30 days of care per year, accumulating to 100 lifetime days of Assisted Living, Alzheimer's and Memory Support, and Skilled Nursing Care at no additional charge. After the 100 days are used, there is a 15 percent lifetime discount from the rates in effect for all levels of care.

### **Activities and socializing**

The fully landscaped campus is comprised of 148 one- and two-bedroom Independent Living apartments, 82 Assisted Living and Alzheimer's and Memory Support residences, 102 Skilled Nursing beds and two guest suites.

Residents, at their discretion, take advantage of a number of cultural, educational, spiritual, social, recreational, health and wellness programs offered by Smith Village.

A popular gathering place for residents is the Commons, which houses, among other things, a Community Hall, Club Room and General Store. Close to them are a beautifully appointed, white-tablecloth Main Dining Room, the adjoining Café and the casual Marketplace. The three are open seven days a week, giving residents the option of enjoying their meals in several attractive social settings, where they can interact with long-time friends and meet new ones.

Nearby, just off the lobby entry and near the reception desk, is a handsome formal living room, complete with fireplace and comfortable seating, where residents relax, read, socialize and greet guests.

While most residents continue to stay involved with their churches and other groups sponsored by religious congregations, Smith Village makes it comfortable for residents to worship on site in a nondenominational chapel, to which Smith Village invites clergy from neighboring churches to conduct regularly scheduled services.

## **Smith Village overview/add two**

All the buildings at Smith Village are interconnected, so residents can walk from one end of the campus to the other without having to go outside in inclement weather. The common areas on the campus and each residence feature a 24-hour, state-of-the-art security system.

“The quality of Smith Village’s facilities and services are certainly noteworthy,” said executive director McGee, “but what is really significant is the vitality everyone experiences in a community of others with similar values. Not only does Smith Village offer financial and healthcare security. Our residents know that once they become members of the Smith Village community, they will enjoy a relationship with us for the rest of their lives.”

For more information about Smith Village, call 773-474-7300 or visit [smithvillage.org](http://smithvillage.org).



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## Smith Village fact sheet

NAME	Smith Village
WHAT	State-of-the-art, \$68 million senior living community that creates an environment where seniors thrive. The development is among the most ambitious new construction ever built in the Beverly area
LOCATION	2320 W. 113 <sup>th</sup> Place, bounded by South Western Avenue and Oakley Avenue, between 112 <sup>th</sup> and 113 <sup>th</sup> places
SPONSOR	Smith Senior Living, a not-for-profit organization serving the lifestyle, housing and healthcare needs of seniors for more than eight decades
TYPE	CCRC (continuing care retirement community) providing residences and services for Independent Living, Assisted Living, Alzheimer's and Memory Support, and Skilled Nursing Care
RESIDENCES	One hundred forty-eight one- and two-bedroom Independent Living apartments, 82 Assisted Living and Alzheimer's and Memory Support residences, 102 Skilled Nursing beds and two guest suites
CONSTRUCTION	All new, with exception of the 102-bed Johanson Building that remains on-site to provide Skilled Nursing Care
EXECUTIVE TEAM	<i>Smith Village</i> Kevin McGee, executive director Amanda Senerchia, associate executive director <i>Smith Senior Living:</i> Michael A. Flynn, chief executive officer
DEVELOPER	New Life Management & Development Inc., Mt. Laurel, N.J.
ARCHITECT	AG Architecture, Milwaukee, Wis.; Stephen Alexander, AIA, principal
AMENITIES	Wait staff service in both formal dining room with cloth linens and casual dining area; private dining room for entertaining guests; Marketplace for snacks and carryout food; day spa, beauty salon and barber shop; arts and crafts studio; state-of-the-art supervised fitness center; community hall for entertainment, meetings and worship; computer lab and business center; library; convenience shop; linen service, housekeeping, maintenance and utilities are included (except phone), as are transportation to shopping, cultural and social events, and a comprehensive healthcare package



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### Seniors find many advantages to selecting a retirement community close to their current home ***Smith Village offers Beverly's only continuing care retirement community for seniors***

When seniors move into Smith Village in Beverly, they often are surprised to see many familiar faces. As the community grows, it has become clear that seniors prefer a retirement community close to their most recent home. As a result, new Smith Village neighbors often are long-time friends.

Smith Village, 2320 W. 113<sup>th</sup> Place on Chicago's south side, respects seniors' connections to their hometown. The not-for-profit organization owns and operates the southwest side's premier continuing care retirement community (CCRC). Smith Village offers sunny, spacious Independent Living apartments for active seniors, as well as comfortable residences for those requiring Assisted Living, Alzheimer's or Memory Support services, and accommodations for Skilled Nursing Care.

### **Semi-retired doctor moves near her former single home**

Dr. Almeda Ann Decker said it was simple to make a decision about moving to her new Smith Village apartment in the Beverly neighborhood's first CCRC. It's not only near her former Oak Lawn home but it also marks a return to her "roots" in Beverly, where she had a practice on 103rd Street for nearly four decades from until 1996. She adds, "I also chose Smith Village because a number of people from my church live here and the Smith communities have a wonderful reputation.

"I'm looking forward to not having to take care of my yard," Dr. Decker adds about her new life at Smith Village. She knows exactly what she will be doing with her spare time, not having to trim the bushes or cut the lawn: she will be filling photo albums with six decades of family pictures of her four children, 16 grandchildren and two great-grandchildren.

## **Close to Home/add one**

Dr. Decker's spacious two bedroom, two bathroom apartment has plenty of room for that as well as to entertain friends and family. And she also appreciates the freedom and security it affords her when she travels or goes on medical missions to Mexico or Central and South America. "I can just lock my door and not worry about a thing," she says.

"When you move to a continuing care retirement community, you also discover new friends and try hobbies and activities," says McGee. "And being close to your previous home makes it easier to stay connected with family and friends." Many seniors at Smith Village, he points out, remain active in the church, clubs and activities they've enjoyed for a lifetime.

Dr. Decker benefits from a full range of amenities that include home maintenance, housekeeping and dining services. And she participates in a variety of social, fitness and educational programs

Perhaps most importantly, should she need healthcare, it is available within the Smith Village community and, if her health should decline and she requires a higher level of care, she will not have to make another big move.

## **About Smith Village**

Smith Village is part of the Smith Senior Living family of premier senior living communities in the Southwest sector of metropolitan Chicago. An innovative leader in providing the finest services and care for seniors, Smith established its first community in 1924 on the same square block where it just completed a \$68 million transformation of its campus.

Smith Village offers comprehensive options for lifestyle and healthcare needs including spacious one- and two-bedroom apartments for Independent Living, residences for those requiring Assisted Living, Alzheimer's or Memory Support services, and accommodations for Skilled Nursing Care.

For more information about Smith Village call 773-474-7300 or visit [smithvillage.org](http://smithvillage.org).



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### **Continuing care retirement communities reduce financial risk *Smith Village helps seniors understand the dollars and sense of CCRCs***

Home prices in the United State are plummeting and there is no sign of this trend slowing down. For seniors who are considering a move to a retirement community, the fact that the housing market is declining may make it wise to consider moving sooner rather than later. Most experts agree that this trend will continue for at least 18 months.

In fact, instability in the real estate market is one of many factors to consider in making plans for retirement housing and healthcare, according to Mike Flynn, CEO of Smith Senior Living in Chicago, which sponsors Smith Village in the Beverly neighborhood and Smith Village in Orland Park, Ill.

Continuing care retirement communities (CCRCs) are a senior living option that includes a range of housing choices: one- and two-bedroom Independent Living apartments, and residences for those requiring assistance with daily tasks or more comprehensive support for Alzheimer's and Memory Support services.

Skilled Nursing Care rooms providing a gracious setting also are an option. "The reason CCRCs are so popular," Flynn says, "is that this kind of retirement living provides security on a number of levels."

### **CCRCs keep expenses predictable**

In most CCRCs, residents pay an entry fee and then a monthly charge that covers their housing, meals, maintenance and social programs. Worries about housing prices, expensive home repairs or fear of paying long-term healthcare are over. At Smith Senior Living, 90 percent of the entry fee is returned to a resident's estate or when residents move out of the community.

## **CCRCs reduce risk/add one**

At Smith communities, the monthly fee includes a comprehensive healthcare benefit that supplements a typical health insurance plan, offering further peace of mind. If residents require additional care, it can be provided right on campus at a discounted fee, saving residents tens of thousands of dollars should they require long-term Assisted Living, Alzheimer's or Memory Support services, or Skilled Nursing Care. If a resident's health declines, their needs can be met without the emotional and financial upheaval entailed in moving to another community.

Today's seniors are healthier and more active than ever. Fortunately, they have a greater number of lifestyle and residential options than ever before. These days, there are more than 36 million seniors and, according to the U.S. Department of Health and Human Services, by the year 2030 the over-65 population is expected to reach 71.5 million. Despite the surge in population, AARP reports that stays in nursing homes have declined.

The appeal of CCRCs is they offer Independent Living for active seniors along with services and accommodations, if and when they may be needed, for Assisted Living, Alzheimer's and Memory Support, and Skilled Nursing Care. With so many options available, however, it is vital for seniors to decide what is most important to them and ask the right questions in the initial planning stage so they find a community that best matches their needs.

### **What are my options for on-site healthcare?**

Different communities offer varying levels of care. All CCRCs offer residences for Independent Living, but it is wise to confirm they also provide a full continuum of care, according to Flynn. Some communities don't offer Skilled Nursing Care, so residents need to move out if there is medical emergency. Others offer more services in an Independent Living residence.

Even for seniors who are perfectly healthy now, it is wise to select a community that can accommodate possible future needs, including Assisted Living, Alzheimer's and Memory Support, and Skilled Nursing Care. Typically, residents also benefit from continuity of care because the healthcare team already knows them.

## **CCRCs reduce risk/add two**

### **What happens if I outlive my savings?**

Many seniors select a CCRC because they find a home they can enjoy the rest of their lives. With their families and advisors, seniors should check financial policies before choosing a community. “Smith Senior Living is a not-for-profit organization,” explains Flynn. “That means once they qualify and move either to Smith Village or Smith Crossing they are covered for life, even if they outlive their savings.”

### **Am I prepared for a medical emergency?**

When seniors are healthy and active, it is hard to think about future needs like Assisted Living or long-term care. Yet, health changes can come quickly and unexpectedly. Too often families are thrown into chaos because a parent has a stroke or breaks a hip and requires Skilled Nursing Care. Or the advancement of memory loss makes it no longer safe for a parent to be home alone. Situations such as these often force quick decision-making in a crisis mode and leave seniors with little or no opportunity to participate in the process.

### **What are the entrance fee and monthly charges, and what services and amenities are included?**

The costs and amenities at different communities vary widely. CCRCs usually provide a plethora of social, spiritual and fitness programs, meals and maintenance for residences.

One area where CCRCs can vary significantly is in the level of healthcare that is included without additional charge. When comparing dollars and cents, it also is important to keep close track of what services are included. Frequently, healthcare needs change significantly over the course of time and seniors are wise to choose a community that allows for increased medical care in the future without significantly increased costs.

### **How much of the entrance fee is refundable?**

Because entrance fees are significant, it is important to learn how much of that amount is refundable and the timeline for refunds. Smith Senior Living communities offer a 90 percent refund whenever residents leave its communities, upon resale

## **CCRCs reduce risk/add three**

of their apartment. Others retirement communities only make refunds if residents choose to move quickly after entering the community.

### **How are CCRCs accredited and regulated? How should I evaluate them?**

Illinois is one of the most highly regulated states for CCRCs. All continuing care retirement communities are governed by the Illinois Department of Public Health. Touring several places, meeting with the staff and current residents, inquiring about employee turnover rates, and attending events and programs at a community are good ways to get a sense of the quality of life there.

### **About Smith Senior Living**

Smith Village and Smith Crossing are part of the Smith Senior Living family of premier senior living communities in the Southwest sector of metropolitan Chicago. An innovative leader in providing the finest services and care for seniors, Smith established its first community in 1924, on the same city block where Smith Village completed a \$68 million transformation and expansion program in November of 2007.

Smith Senior Living offers comprehensive options for lifestyle and healthcare needs, including spacious one- and two-bedroom apartments for Independent Living, residences for those requiring Assisted Living, and Alzheimer's or Memory Support services, and Skilled Nursing Care.

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For more information about For Smith Village, call 773-474-7300 or visit [smithvillage.org](http://smithvillage.org). Smith Crossing, call 708-326-2300 or visit [smithcrossing.org](http://smithcrossing.org).

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FYI To interview Mike Flynn, contact Dan Roberts at 312-397-0010 or [danroberts@skpr.net](mailto:danroberts@skpr.net), or Mary Ingram Schatz at 773-454-6279 or [maryingramschatz@skpr.net](mailto:maryingramschatz@skpr.net).



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Smith Village and Smith Crossing honor the spirit of more than eight decades of quality care

***Both provide exceptional healthcare benefits, finest residences and amenities***

Building on its history of service since 1924, at the beginning of the new millennium Smith Senior Living expanded with the construction of Smith Crossing in Orland Park and Smith Village on the former site of the Washington and Jane Smith Community in Chicago's Beverly neighborhood.

With both new communities thriving, residents and administrators look to the future as the next chapter in a rich history for this not-for-profit provider of housing and support services for seniors.

Smith's story starts in 1917, when seniors were commonly "warehoused" in facilities that lacked dignity and humanity. A group of concerned citizens led by philanthropist Susie Woodman and physician William Gregg took action to offer a community that treated elderly residents with respect. Their enlightened approach attracted the support of a roster of illustrious Chicagoans including social reformer Jane Addams, philanthropist John G. Shedd, former Illinois Congressman Joseph Medill McCormick and lawyer Clarence Darrow.

In 1924, the "Oakhaven Old People's Community," a handsome, red brick Georgian-style building trimmed with wood and stone, opened its doors on Western Avenue between 112<sup>th</sup> and 113<sup>th</sup> places, providing accommodations and well-managed care for 24 residents.

In its early years, the Oakhaven operated with some financial difficulty. Fundraising was challenging and its coffers were dwindling to precipitously low levels when the Rev. R.A. White discovered what would be the answer to Oakhaven's financial woes — the Washington and Jane Smith Trust.

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## **Smith Senior Living history/add one**

Left by noted Chicago real estate investor Emilie Smith, who had died without heirs in 1923, the trust was named for her parents, prominent Chicago businessman and philanthropist Washington Smith and his wife Jane. Both died before the turn of the century and left their considerable estate to their daughter. Under the terms of their wills, if Emilie Smith died without heirs, whatever remained of the estate was to be used for a single charitable purpose.

In 1929, the Oakhaven board and the trustees of the Washington and Jane Smith Trust agreed to a merger, and the community was renamed “The Washington and Jane Smith Home.” This contribution made by the estate is estimated at more than \$1.5 million in 1929 dollars, equivalent to \$16.6 million today. This donation secured the community’s survival and set the stage for future growth. The prosperous community blossomed, accommodating 175 residents, a 500 percent increase, just one decade later.

Through the years, the Smith community has expanded to offer the best available modern services and amenities including an operating room, laboratories, x-ray and dental facilities, and a 212-seat auditorium.

In November 1999, the facility again was renamed, this time to “Washington and Jane Smith Community” to reflect contemporary views on senior care. By 2003, the Beverly campus covered several city blocks, bordered by Western Avenue, 113th Place, Oakley Avenue and 112th Place, and accommodated more than 200 residents. It provides independent living, assisted living, memory support and skilled nursing care.

“With Smith Village and Smith Crossing, we continue in the tradition established by our founders,” says Smith Senior Living CEO Michael A. Flynn. “Residents can take advantage of a community where they maintain a vigorous and healthy lifestyle in one of the most pleasing, contemporary settings designed specifically for the physical, social and spiritual needs of seniors.”

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### Kevin McGee is in charge of Smith Village

Kevin McGee in July 2007 took a new role on the Smith Senior Living Management team as the executive director of Smith Village, where he oversees all day-to-day operations of the continuing care retirement community (CCRC) that serves more than 300 residents.



McGee

McGee previously held the same post at Smith Crossing, another Smith Senior Living community in Orland Park where, in 2004, he successfully launched the new retirement community for 187 seniors. Smith Crossing now is thriving. He also is part of the executive team for Smith Senior Living.

In 2007, Smith Village completed a \$68 million transformation by building on its original campus 152 new Independent Living residences and more than 80 apartments for residents needing Assisted Living, Alzheimer's and Memory Support services. That brings the total number of residents served to 330 seniors.

Located at 2320 W. 113<sup>th</sup> Place in the heart of Chicago's Beverly neighborhood, Smith Village is on the site of the not-for-profit organization's first retirement community, Washington and Jane Smith Home, which was established in 1924.

According to Michael A. Flynn, chief executive officer of Smith Senior Living, "Kevin's experience managing every aspect of establishing a vibrant community of seniors is clear at Smith Crossing. We are gratified he wants to lead the way at Smith Village, where he was our associate executive director before opening Smith Crossing." Flynn continues, "During a time of significant change, Kevin's relationship with many of the current residents at Smith Village and his experience opening an all-new CCRC are invaluable."

## **Kevin McGee Smith Village ED/add one**

“Kevin’s proven leadership abilities in building a strong staff team and his genuine caring for our residents made him the ideal candidate for this position,” adds Flynn.

### **Personal and professional connections to Smith Village**

McGee has personal and professional connections to Smith Village and its predecessor.

“When I was in college, my grandmother moved to Washington and Jane Smith, and I visited her on a very regular basis,” McGee says. “Although she was still working on a part-time basis at Beverly Area Planning Association, she decided to move into this senior living community. My grandmother told me that she wanted more than living alone in her third-floor apartment in the neighborhood. Even as an active senior, she understood the central role being part of a vibrant community plays for older people.

“My grandmother is the one who taught me that the final stage in a person’s life merits as much attention to making decisions for oneself as all those which come before it,” adds McGee. “Reflecting on those visits now leads me to believe that my grandmother’s positive experience pointed me towards a career in gerontology.”

An Illinois licensed nursing home administrator, McGee earned a M.B.A. in healthcare administration and graduated with honors from Saint Xavier University and *magna cum laude* with master’s degree in gerontology from Eastern Illinois University, where he also holds a bachelor’s degree in sociology.

Born and raised in Orland Park, in the spring of 2006 McGee married Moira McQuillan M.D., and they have established their home in Beverly with their infant son Fintan.

FYI To interview Kevin McGee or for a JPEG of his photo on the previous page, contact Dan Roberts at 312-397-0010 or danroberts@skpr.net.