



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, completed a \$68 million construction program in 2007 on what has been its original site since 1924. The newly transformed campus—on a full city block bounded by 112th Place, Western Avenue, 113th 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 nine decades of experience of providing residences, life enrichment programs and activities, and healthcare services to ensure a vibrant lifestyle for older adults. Smith Village offers independent living, assisted living, memory support and skilled nursing care all under one roof. In addition, the CCRC offers rehabilitation programs for seniors requiring short-term stays as well as for residents.

Growing senior population

U.S. Census Bureau forecasts 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 will be over age 65.

Most of the growth in the 65-and-older population is expected to occur between 2010 and 2030 when Baby Boomers reach retirement age. During this 20-year period, the number of seniors is expected to grow annually by an average of 2.8 percent. In comparison, between 1990 and 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 Marti Jatis, executive director of Smith Village. "We planned Smith Village to be among the 'best of the best.' Every facet of our community is designed to meet the needs of seniors today and tomorrow."

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Smith Village overview/add one

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

Additionally, monthly fees cover myriad services including meals, social programs, utilities, maintenance, laundry service and housekeeping.

Smith Village's healthcare benefit for residents who initially move into its independent living apartments provides a discount of as much as \$48,000.00 per person once the resident permanently moves to a higher level of care. This discount is applied monthly as a \$1,000.00 discount off the current rate charged for a higher level of care at Smith Village that residents receive for as long as 48 months.

Activities and socializing

The fully landscaped campus is comprised of 148 one- and two-bedroom independent living apartments, 82 assisted living and memory support residences, 102 skilled nursing care beds and three guest suites.

Residents are encouraged to 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 gathering places, a Community Hall, Club Room and Village Store. Close to them are a beautifully appointed, white-tablecloth Main Dining Room, the adjoining Café and the casual Marketplace. The former is open seven days a week, the latter six—giving residents the option of enjoying their meals in a variety of 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

Each wing of the 350,000 square-foot Smith Village is connected, so residents can walk from one setting to another without going outside in inclement weather. The common areas on the campus and each residence feature a 24-hour, state-of-the-art security and safety system.

“The quality of Smith Village’s facilities and services are certainly noteworthy,” said executive director Jatis, “but what is really significant is the vitality everyone experiences by living in a community comprised of people with similar values and interests. 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.



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Smith Village at-a-glance

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/Morgan Park area		
Location	2320 W. 113 th Place, bounded by South Western Avenue and Oakley Avenue, between 112 th and 113 th places		
Sponsor	Smith Senior Living, a not-for-profit organization serving the lifestyle, housing and healthcare needs of seniors for since 1924		
Type	CCRC (continuing care retirement community) providing residences and services for older adults whose lifestyle and healthcare needs may change over the years		
Residences	One hundred forty-eight one- and two-bedroom independent living apartments, 82 assisted living and Alzheimer’s and memory support residences, 100 skilled nursing care and rehabilitation beds and three guest suites		
Construction	All new in 2007, with the exception of the 102-bed Johanson Wing that was renovated in 2010 and provides skilled nursing care and rehab services		
Executive Team	Marti Jatis, executive director Amanda Mauceri, associate executive director <i>Smith Senior Living:</i> Kevin McGee, president and CEO		
Architect	AG Architecture, Milwaukee, Wis.; Stephen Alexander, AIA, principal		
Amenities for IL Residents	<table border="0"> <tr> <td style="vertical-align: top;"> <ul style="list-style-type: none"> ▪ Dining with wait staff service in both a formal dining room with linens ▪ Marketplace for snacks and carryout food ▪ Private dining room for entertaining guests ▪ Day spa, beauty salon and barber shop ▪ Arts and crafts studio ▪ Fitness center with a senior fitness specialists </td> <td style="vertical-align: top;"> <ul style="list-style-type: none"> ▪ Community Hall for entertainment, meetings and worship ▪ Computer lab, business center and library ▪ General store ▪ Linen laundry service, housekeeping, maintenance and utilities ▪ Transportation to shopping, cultural and social events ▪ A comprehensive healthcare package </td> </tr> </table>	<ul style="list-style-type: none"> ▪ Dining with wait staff service in both a formal dining room with linens ▪ Marketplace for snacks and carryout food ▪ Private dining room for entertaining guests ▪ Day spa, beauty salon and barber shop ▪ Arts and crafts studio ▪ Fitness center with a senior fitness specialists 	<ul style="list-style-type: none"> ▪ Community Hall for entertainment, meetings and worship ▪ Computer lab, business center and library ▪ General store ▪ Linen laundry service, housekeeping, maintenance and utilities ▪ Transportation to shopping, cultural and social events ▪ A comprehensive healthcare package
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Continuing care retirement communities reduce financial risk

Smith Senior Living helps seniors understand the dollars and sense of CCRCs

Finding a continuing care retirement community (CCRC) that suits your needs may have become more challenging during the past decade, not easier, because there are so many more options in the field of senior living.

“Like many other CCRCs, we initially considered the lifestyle and healthcare needs



Kevin McGee
President and CEO
Smith Senior Living

of the Greatest Generation, born between 1900 and 1924,” according to Kevin McGee, president and CEO of Smith Senior Living in Chicago, which sponsors Smith Village in the Beverly neighborhood and Smith Crossing in Orland Park, Ill

Today, he points out, younger members of the Silent Generation, born between 1925 and 1945, also are choosing CCRCs. They survived the Korean War, experienced unparalleled prosperity and enjoyed education, enrichment and travel.

Most recently, Baby Boomers, born between 1946 and 1964, have begun to think more about taking up residence in retirement communities.

With each successive generation, Smith Senior Living has diversified and expanded its programs and services, and even modified menus to keep pace of these changing appetites for an active, more engaging senior lifestyle. “When everything is taken into account,” adds McGee, “living in a CCRC is a journey, not a destination.”

Fitness and Fun

Fitness becomes important to all generations as they grapple with health and wellness challenges. For the Greatest Generation and others, body builder and stunt man Jack LaLanne encouraged exercise with a 1950s television show about fitness. Other popular fitness trends—jogging, running, weight lifting and simply working out—

CCRCs reduce risk/add one

developed more than 20 years later. Anticipating the increased demand for fitness, Smith has expanded its fitness centers at both campuses to cater to more active older adults.

Beyond fitness, recreation and life enrichment are important to older adults. That's why, McGee explains, Smith has included other enhancements: club room, library, crafts center, billiards room, and large meeting spaces for holding a variety of activities.

'Never eat alone again'

In Illinois, 28 percent of households consisted of people who live alone, and much of this group happens to be older according to U.S. Census statistics pertaining to American communities surveyed between 2007 and 2011.

"We tell residents and those considering our lifestyle, that when they live at Smith Village or Smith Crossing they never again need to eat alone," says McGee. "Many of our residents look forward to dining with friends and fellow residents, and share meals with different people throughout the week as a way to socialize."

While members of the Greatest Generation seem to prefer more basic meat and potatoes fare, members of the Silent Generation, who have traveled more extensively, appreciate a more diverse menu. Like the Silent Generation, Baby Boomers enjoy more exotic and sophisticated cuisine, and expect a health-conscious menu.

Apartments with benefits

Many Smith residents have been disciplined income earners, savers and long-range planners. For them, choosing to live in a retirement community offering enriching activities and other supports made financial sense. For many, the carefree lifestyle gained additional appeal as they grew tired of mowing their lawns and doing housework, wanting instead to travel and simply enjoy life.

By offering a variety of settings, Smith Senior Living supports active retirees who value quality of life. It also provides for healthcare needs and memory support.

The communities' Green Leaf Rehabilitation Services offer private rooms and effective therapy programs for those outside of the community who are in need of short-term care, as well as for Smith residents. And Green Leaf recognizes strong relationships with doctors affiliated with local hospitals.

CCRCs reduce risk/add two

With long-term health insurance benefits escalating, many residents appreciate that Smith Crossing provides a \$48,000 credit toward future skilled nursing care on the campus if and when they need it.

Pets welcome

Many prospective residents are happy to discover Smith communities are a pet-friendly community and that several residents own small dogs and cats. Registered therapy dogs regularly visit all lifestyle settings.

Planned activities, lifestyle support

Smith's team of life enrichment specialists plan and organize outings and activities on campus for all lifestyle settings. They also encourage residents to volunteer at planning social and educational programs. Trained resident services staff members assist residents in making transitions within the community and in addressing other concerns.

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 residents' estate or to them when they move out of the community.

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 residents' health declines, their needs can be met without the emotional and financial upheaval entailed in moving to another community.

What happens if I outlive my savings?

Many older adults 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 McGee. "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." →

CCRCs reduce risk/add three

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.

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

About Smith Senior Living

Smith Senior Living, a not-for-profit organization serving older adults since 1924, sponsors Smith Village in Chicago's Beverly neighborhood and Smith Crossing in Orland Park, Ill. These CCRCs are the only ones located in the Southwest sector of metropolitan Chicago. An innovative leader in providing the finest services and care for seniors, Smith established its first community on the same city block where Smith Village stands today.

Both CCRCs provide spacious independent living residences, apartments for assisted living, as well as memory support and skilled nursing care. In addition, they offer short-term rehab programs for residents and others who have had surgery or a medical incident.

For more information about how Smith Senior Living can help seniors enjoy their retirement, contact Smith Village at 773-474-7300 or visit SmithVillage.org or Smith Crossing at 708-326-2300 or visit SmithCrossing.org.

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FYI To interview Kevin McGee or for a high-resolution JPG of his image, contact Peg Rafferty at 773-238-2935 or pegrafferty@skpr.net



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Smith honors the legacy of nine 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 significantly with the construction of Smith Crossing in Orland Park and rebuilding of 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 retirement 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. Their plans to build were interrupted by World War I.

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 112th and 113th Places, providing accommodations and well-managed care for 24 residents.

In its early years, Oakhaven encountered some financial difficulty. Fundraising was challenging and its coffers were dwindling to precipitously low levels when the opportunity to benefit from the estate of Emilie Smith became the answer to Oakhaven's financial woes.

When Emilie Smith died in 1923, the executor for her trust searched for a worthy charitable organization, particularly one that served older adults. Ms. Smith was the →

Smith Senior Living history/add one

daughter of prominent Chicago businessman and philanthropist Washington Smith and his wife Jane. Both died before the turn of the 20th 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 rename the retirement community “The Washington and Jane Smith Home.”

The contribution made by Emilie Smith’s 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 financially secure retirement community blossomed, accommodating 175 residents, a 500 percent increase, just one decade later.

Through the years, the Smith community 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 2007, the all-new Beverly campus covered a full city block, bordered by Western Avenue, 113th Place, Oakley Avenue and 112th Place, and now accommodates more than 330 residents. It provides independent living, assisted living, memory support and skilled nursing care, as well as rehabilitation services.

“With Smith Village and Smith Crossing, we continue in the tradition established by our founders,” says Smith Senior Living president and CEO Kevin McGee. “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.”

For more information, about Smith Village call 773-474-7300 or visit smithvillage.org. To inquire about Smith Crossing please call 708-326-2300 or visit smithcrossing.org.



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Smith Village names Marti Jatis executive director

CHICAGO (Oct. 11, 2012)—Marti Jatis has been named executive director of Smith Village, a continuing care retirement community at 2320 W. 113th Place in Chicago's



Marti Jatis
Executive Director
Smith Village

Southside Beverly neighborhood. The announcement was made by Kevin McGee, Smith Village's previous executive director who was named chief executive officer of Smith Senior Living, the not-for-profit organization that sponsors Smith Village and Smith Crossing, in Orland Park, Ill.

"Smith residents often associate Marti with special celebrations and an upscale dining experience," says McGee. "Truly a part of our Smith family, Marti has helped many residents plan celebrations for birthdays, anniversaries, and other special occasions. I'm confident she brings that same enthusiastic spirit and talent to her leadership of the entire Smith Village community."

Jatis, who grew up in Chicago's Mt. Greenwood neighborhood, graduated from Mother McAuley High School in 1991. She received her bachelor's and master's degrees in Nutrition from Northern Illinois University. She is a registered dietitian and a licensed nursing home administrator. She first started with the Smith communities in 1998 as the dietitian for the Washington and Jane Smith Community. The property was completely redeveloped in late 2007 and renamed Smith Village.

She briefly worked as director of food and nutrition services for what is now MetroSouth Medical Center in Blue Island but returned to Smith Senior Living when it completed Smith Crossing's Orland Park campus in 2004.

SV names Jatis exec dir/add one

“I discovered I preferred serving residents more than hospital patients because here at Smith Village we enjoy long term relationships. Food is a celebration of life and goes beyond basic sustenance.” Jatis looks ahead adding, “My responsibilities have broadened to all aspects of life here at Smith Village but my goal remains the same—to support staff development and creativity that will add to the quality of life for the people who reside in our community”.

About Smith Village

Smith Village offers resort-style retirement living with beautifully appointed apartments and common areas for residents at all levels of care.

Sponsored by Smith Senior Living, a not-for-profit organization serving older adults since 1924, Smith Village provides spacious residences and engaging programs for independent living as well as assisted living, memory support and skilled nursing care. Smith Village also provides short term rehabilitation services for those requiring assistance after surgery or medical incident.

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