

Smith Crossing announces \$35 million expansion

Smith Crossing a continuing care retirement community in Orland Park announces plans to increase residences by 60 percent.

Dec. 16, 2009 - [PRLog](#) -- Plans are underway for Smith Crossing to build a \$35 million addition that will increase by nearly 60 percent the number of residences at its Orland Park, Ill., continuing care retirement community (CCRC). This 200,000 square-foot expansion includes additions to every area of the community, from expanded and new common areas to 106 new apartment homes that will offer accommodations at all levels of care. Additionally, 16 existing memory care suites will be converted to skilled nursing care rooms.

For its initial phase of development, Smith Crossing built 260,639 square feet of residences and common areas. Opened in November 2004, this all-new retirement community was a \$60 million investment by the not-for-profit Smith Senior Living.

“This major expansion makes it possible for us to extend our mission by enriching the lives of many more senior adults through the highest quality of services and the finest residences in all levels of care,” says Michael A. Flynn, chief executive officer of Smith Senior Living. “Smith Crossing’s significant waiting list for independent living apartments prompted us to take a closer look at this opportunity to extend our services.”

Sustained expansion in the last decade has fueled an unprecedented period of growth for Smith Senior Living. In November 2007, Smith Senior Living completed a \$66.3 million total redevelopment of Smith Village, its first retirement community that was established in 1924.

The expansion of Smith Crossing continues the company’s remarkable momentum.

With this newest development project, Smith Crossing is anticipating the skyrocketing need for superior residences and services for older adults. In the Orland Park area, the senior population is expected to top 67,000 people by 2013. With 36 percent of those households over age 75, the need for services to current and future seniors is greater than ever.

Growth in five years

Currently Smith Crossing has 175 residences with 87 apartments and 10 free-standing villas for independent living, 32 assisted living apartments, 16 suites for Alzheimer’s and memory care, and 30 accommodations for skilled nursing care.

This second phase of development adds three new wings to the existing main building. Two new wings to the east will house 76 new independent living apartments and common areas. The new west wing will contain 14 assisted living apartments and residences for 16 more seniors in Alzheimer’s and memory support. The latter will replace 16 suites that are being converted into skilled nursing care accommodations.

Residents engaged in planning process

To ensure that the addition meets the needs of seniors today and tomorrow, Smith Crossing consulted experts—its current residents. “Our residents are very engaged in the development of phase two,” says Smith Crossing’s executive director Frank Guajardo. “We conducted focus groups with current residents to gather ideas to make our community even stronger.”

As a result of this exchange, the new apartments will keep popular walk-in closets and washer/dryers. Balconies and patios, now attached to many of the current residences, will be part of every new apartment. There also will be some modifications to current floor plans to optimize the use of apartment space, as well as improvements to common areas.

The new independent living apartments will be available in one-bedroom and two-bedroom combinations, as well as a one-bedroom plus den. New common areas will include a theater, arts studio, gallery, a pub and an additional meeting room, as well as two formal gardens.

Smith Crossing creates expansion team

Smith Crossing will once again be working with AG Architects, the original architect for Smith Crossing and the redevelopment of Smith Village, and Weis Builders, Inc., the general contractor for Smith Village's construction, to be certain that the project is completed to Smith Crossing's exacting standards. The Lakota Group will complete the landscape architecture for all exterior spaces.

"Every detail of the construction is important so we can provide the quality Smith Crossing residents deserve," says Jim Fitch, the special projects manager who is coordinating the construction for Smith Senior Living. "We consider the needs of current and future residents to ensure the construction is completed to the highest quality with the least disruption to our current community. We are confident that we've chosen the best possible professionals to help us achieve these goals."

Sawgrass Partners, a development advisory firm that specializes in senior living, will assist with strategic planning, market research, financial planning, marketing and sales, and development throughout the expansion phase.

About Smith Crossing

Smith Crossing is one of only 15 CCRCs in Illinois awarded a five-year term of accreditation for "exemplary conformance" to international standards set by CARF-CCAC, the industry's sole accrediting body. This honor reflects the outstanding standard of care and the host of services and amenities designed for residents in villas and spacious apartments at Smith Crossing.

The community is part of the highly regarded Smith Senior Living communities in the southwestern region of metropolitan Chicago. The not-for-profit organization established its first community in 1924 in Chicago's historic Beverly neighborhood.

For more information about Smith Crossing call 708-326-2300 or visit smithcrossing.org.

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Smith Crossing a premier continuing care retirement community in Orland Park, IL. For more information about Smith Crossing call 708-326-2300 or visit smithcrossing.org.

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