

SENIOR HOUSING NEWS

ARCHITECTURE & DESIGN AWARDS

Plymouth Place

315 N. La Grange Road, La Grange Park, Illinois 60526

Renovation/Repositioning (Campus)

City/State: La Grange Park, IL

Date of Completion: 04/30/2024

Project Size (SQ. FT): 166,000 SF

Owner: Plymouth Place

Operator: Plymouth Place

Development Manager: Eventus Strategic Partners

Architect: AG Architecture

Interior Design Firm: Spellman Brady & Company

Builder/Contractor: Pepper Construction

Plymouth Place

Recognizing the rising competition, aging infrastructure, and shifting desires of prospective residents, this provider took decisive action. They invested in a comprehensive market study and strategic planning and engaged a planning/development consultant to ensure a thoughtful and future-focused approach. Through in-depth focus groups and a collaborative charrette, they developed a phased master plan to revitalize the existing campus, enhance the dining program, introduce modern wellness amenities, and offer new consumer-driven housing options.

Project Scope

Based on the extensive master planning process, the project encompassed the renovation and remodeling of existing spaces, including a gift shop, multi-use area, dining room, exercise areas and art studios. The new construction of a wellness-focused commons, the Center for Healthy Living (CHL), and a new Independent Living offering rounded out the program. Thoughtful landscape design saved significant existing trees and added to the species mix, qualifying the property as an arboretum and informing the branding for the new IL component—The Arboretum Villas. The CHL features amenities such as an indoor pool and spa, locker rooms, a dining venue with vaulted ceilings and a fireplace, a wine bar, and a creative learning center. Indoor corridors connect the CHL to the villa buildings for ease of access. The four lower-scale villa buildings were configured to support resident privacy. Each building has no more than six units per floor and offers varying unit sizes with customizable finish options. Each villa has a private patio or balcony, indoor parking, and access to outdoor amenities, including bocce ball, pickle ball, a putting green, walking paths, and a rooftop garden. A clubhouse with a kitchen and a golf simulator lounge are available for resident use or to reserve for private gatherings and entertainment.

Design Intent

The design focused on integrating the campus with the surrounding Villages of La Grange and La Grange Park, Illinois, while creating a cohesive and inviting atmosphere. The new residential development draws inspiration from the Chicago area's signature brownstone and row house residential typologies. The uniquely designed villa buildings provide the desired density while being different from the bygone cottages of the past and the site's eight-story, Georgian-style tower. A restructured site plan organizes the varying height villa structures around ample green space to create dynamic outdoor gathering and activity areas that unify the entire campus. Vehicular traffic was pushed to the perimeter of the property to increase pedestrian access to all exterior activities. Outdoor areas transition to semi-transparent interior spaces to offer residents a harmonious blend of indoor and outdoor living. The inviting interiors enhance the resident experience with a sophisticated palette of rich materials, warm wood tones, layered textures and curated furnishings, art and accessories.

Evidence of Success

The extensive preliminary work directly led to the ultimate success of this project, which is demonstrated by the team exceeding financial goals in pre-sales, shortened fill-up timing, on-budget construction cost, and a shortened completion schedule. In addition, resident enthusiasm and donations helped to realize several planned amenities.





EXTERIOR IMAGES



Entrance to The Center for Healthy Living (CHL)

The master plan introduces a clubhouse (CHL) as a main connector between the existing tower and the new villas. It diminishes the Us vs. Them mentality as a wellness-focused amenity for ALL. The clubhouse features a variety of dining venues and culinary experiences and an increased wellness component, including an aquatic center, lifelong learning spaces, a greenhouse, and outdoor amenities.

Courtyard connection between the CHL and existing tower

The restructured site plan provided opportunities to connect new and existing structures around ample outdoor space to create dynamic gathering and activity areas that unify the entire campus.



CHL Exterior

The CHL provides an architectural transition, in scale and style, between the existing eight-story, Georgian-style tower and the new villa housing option. The CHL and outdoor areas offer ample amenities for all residents to enjoy.



The Arboretum Villas

An aerial view of the four villas and well-considered landscaping. Vehicular traffic was pushed to the perimeter of the property to increase pedestrian access to all exterior activities.

A parking structure with a rooftop garden solved accessibility challenges while creating a unifying element to the overall plan.





The Arboretum Villas

The new residential development draws inspiration from the Chicago area's signature brownstone and row house residential typologies.

The Arboretum Villas

The four lower-scale villa buildings were configured to support resident privacy. Each building has no more than six units per floor and offers varying unit sizes with customizable finish options. Each villa also has a private patio or balcony, indoor parking, and access to outdoor amenities.





Pedestrian Bridge

The success of the project is evidenced by resident engagement, including resident donations to realize planned amenities, such as a pedestrian bridge over the pond.



View at Dusk from the CHL

The fire pit provides a central gathering area and a meaningful connection point between the existing tower and the villas. This area, at the heart of the plan, reinforces a warm communal appeal, commitment to exemplary living, and a true sense of community.

A light blue background with a decorative crosshair made of dashed lines. The vertical line is on the left side, and the horizontal line is near the bottom. They intersect at a point.

COMMON ROOM IMAGES

AFTER

Pre-Function

Prioritizing renovations in the existing commons proved to be a powerful internal marketing strategy. This allowed current residents to see and feel an immediate benefit. This also allowed the team to make strategic space planning adjustments to support future phases of the project.

This is an inviting gathering space and pass through to the renovated dining room and added marketplace. Tall ceilings, modern lighting, natural materials and mixed metals provide textured and layered details to assist in the seamless transition between the new and existing buildings.

BEFORE



AFTER

Corridor from the existing tower to CHL

The renovated corridor is adorned with bright, cheerful floral wallcovering and improved lighting. Artwork niches and furniture break up the hallway, evoking an art museum atmosphere while creating a memorable connecting point back to the existing building.



BEFORE



CHL Reception

An inviting reception desk, large art pieces, and warm wooden accents offer a friendly and easily visible space to warmly greet residents and guests. Acoustic wood-look baffles and accent paint assist in wayfinding.

The existing dark wood flooring from the original building was integrated into the CHL and paired with a new lighter wood flooring. The darker wood is installed on one side to define space and break up the hallway.





Corridor Lounge

This inviting lounge bridges the existing community building with the new CHL. Clean lines provide an updated feel, while the cheerful floral fabrics beautifully complement the traditional charm of the existing building. An airy drapery treatment adds a soft touch while maintaining views of the courtyard and allowing natural light to energize the interior.



CHL Multipurpose Room & Group Fitness

Designed with flexibility in mind, this multipurpose room is booked throughout the day with group fitness classes, guest speakers, and continued education classes. The warm and inviting space includes state-of-the-art AV technology, dimmable lighting, darkening drapes, and an acoustical wood ceiling.

Villa Golf Lounge

The Golf Lounge is a masterful blend of luxury and technology. This space epitomizes country club comfort with a golf simulator, a kitchenette, and a beverage station. Residents enjoy playing games while catching a game and have direct access to the rooftop garden.

Branding and art played a huge role in the development of this space. Custom signage and playful artwork lean into the golf theme.





Villa Clubhouse Lounge

Designed with a full kitchen, a cozy fireplace, and versatile tables for dining and activities, it serves continental breakfast each morning and offers residents a warm and inviting gathering area with direct access to the rooftop garden.

This space is available to residents to rent out as an extension of their home for large private events.

Villa Commons

Each villa building offers a common area strategically positioned adjacent to the rooftop garden. These were planned destinations to encourage resident interaction and activity across campus. In addition to the active Clubhouse and Golf Lounge, two, more intimate lounge areas provide space for conversations, reading and puzzle time.

See the plan view locations on The Arboretum Villas Floor Plan (Keyed 4, 5, & 6)





DINING AREA IMAGES

CHL Dining

The impressive two-story dining space is a vibrant social hub that incorporates stone and wood with soft materials to balance acoustics. The color palette blends blues, greens, and oranges to create a calming, serene dining experience. The two-sided fireplace connects a corridor lounge with the main dining room. The elegant atmosphere makes it a favorite location for social gatherings and special occasions.

One couple recently celebrated their 50th wedding anniversary by renewing their vows in the new dining venue, surrounded by family and friends. This heartwarming event highlights how residents make these spaces their own, using them for everyday living and creating lasting memories in a place that feels like home.



CHL Dining & Bar

Custom bar millwork houses an extensive wine collection.

All lighting is dimmable for intimate dining experiences.



**CHL Dining
& Bar**





CHL Dining

At the heart of the CHL plan, the well-appointed dining area is a central meeting point between the villas and the existing tower and a focal point on the path of travel. In addition to mealtimes, residents gather with friends and guests, enjoy special events or simply pass through on their way to other activities. A tribute wall adds to the ambiance of this area, a detail that celebrates the past, present and future of the community and unites the residents.

AFTER



Renovated Tower Dining

Prioritizing renovations in the existing commons, such as the dining room, proved to be a powerful internal marketing strategy to avoid creating an “Us vs. Them” feeling with the addition of new community components. This allowed current residents to see and feel an immediate benefit. Due to the location of the building, this also allowed the team to make strategic space planning adjustments to support future phases of the project and address important operational improvements.



BEFORE

Courtyard connection between the CHL and existing tower

The restructured site plan provided opportunities to connect new and existing structures with outdoor gathering areas. This courtyard features a pizza oven, a planned amenity realized through resident donations.



ADDITIONAL AMENITIES IMAGES

CHL Pool

The natatorium features brightly colored ceramic tiles, warm wood accents, and abundant natural light, creating a dynamic environment for all aquatic activities. Wood beams frame the space and draw the eye to the accent feature wall, complemented by modern lighting for a contemporary touch.



Hot Tub

The octagon-shaped hot tub, surrounded by large windows, offers stunning courtyard views, blending indoor comfort with outdoor beauty. Accent tile patterns ground the space, while custom millwork provides convenient storage for warm towels and towel returns.

Residents soak in the serene surroundings and relax in style.



Outdoor Amenities

Indoor corridors connect the CHL to the villa buildings for ease of access to indoor and outdoor amenities, including walking paths, raised garden beds, pickleball courts, a greenhouse and bocce ball.



Villa Rooftop Garden

Each villa has a private patio or balcony and access to outdoor amenities located on the rooftop garden. Residents can enjoy grilling, dining, lounging or putting.





Outdoor Amenities

From walking paths and bocce ball to a fire pit with lounge chairs and other outdoor seating options, the plan offers residents opportunities for active or passive outdoor experiences. Resident satisfaction with the project resulted in significant contributions to realize several special project enhancements, such as the greenhouse.

Arts & Craft + Education

The versatile renovated craft room features lightweight furniture and tables with casters, allowing it to serve multiple functions. Equipped with technology for online tutorials, conferences, and demonstrations, it also boasts a gallery to display resident artwork. With ample storage for improved functionality, enhanced lighting, and light finishes complemented by pops of blue, this space is designed to foster creativity.



AFTER

BEFORE

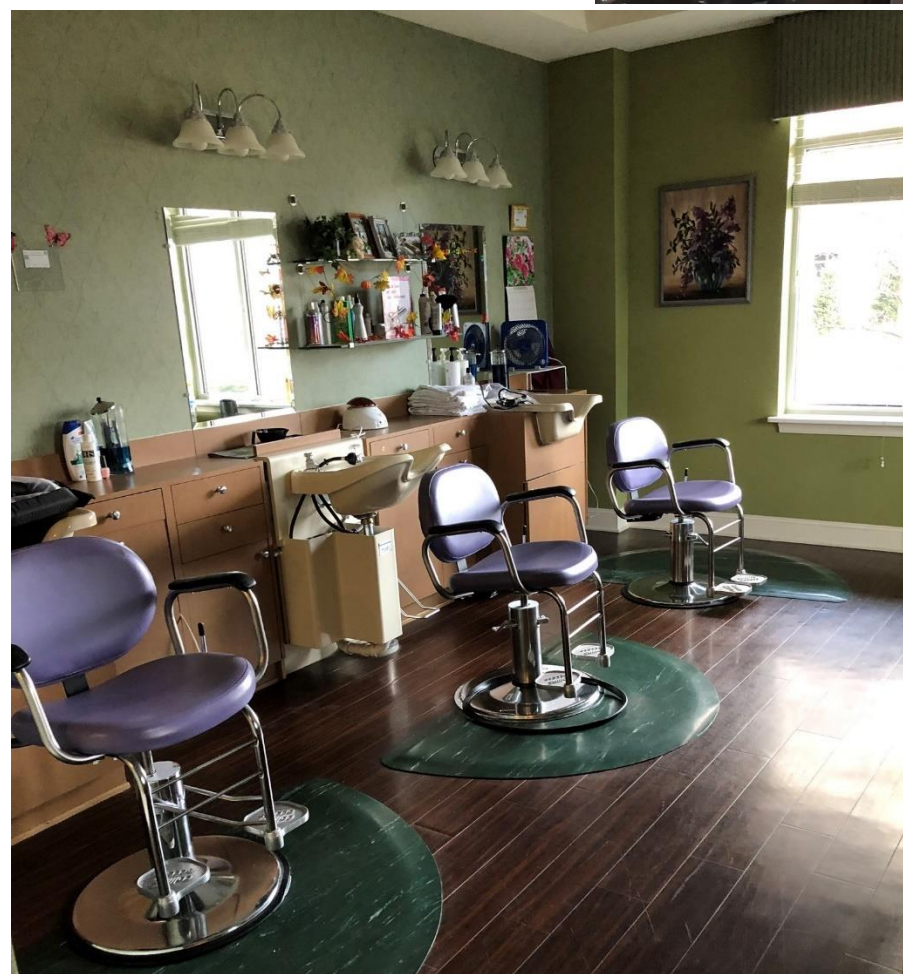
Salon

Programmed to meet the community's needs, this destination space features elegant, layered finishes, textured tile, gold accents, and styling station details with a waterfall edge. Accent wallcoverings and detailed flooring add to the luxurious atmosphere.

AFTER



BEFORE





PERSONAL RESIDENCE IMAGES

Villa Living Room

Each villa building has no more than six units per floor and offers varying unit sizes with customizable finish options, ample natural light, and access to the outdoors.





Villa Kitchen

The spacious kitchens support daily living and are perfect for entertaining.

Villa Layout

Open floor plans meet the needs of modern living. Varying unit sizes each offer configurations that balance a sense of intimacy with plenty of space for entertaining.



Villa Primary Suite

Each unit offers customizable finish options and ample daylighting.





Villa Amenities

Each villa benefits from ample daylight and direct access to the outdoors via a private patio or balcony and a rooftop garden with a putting green.

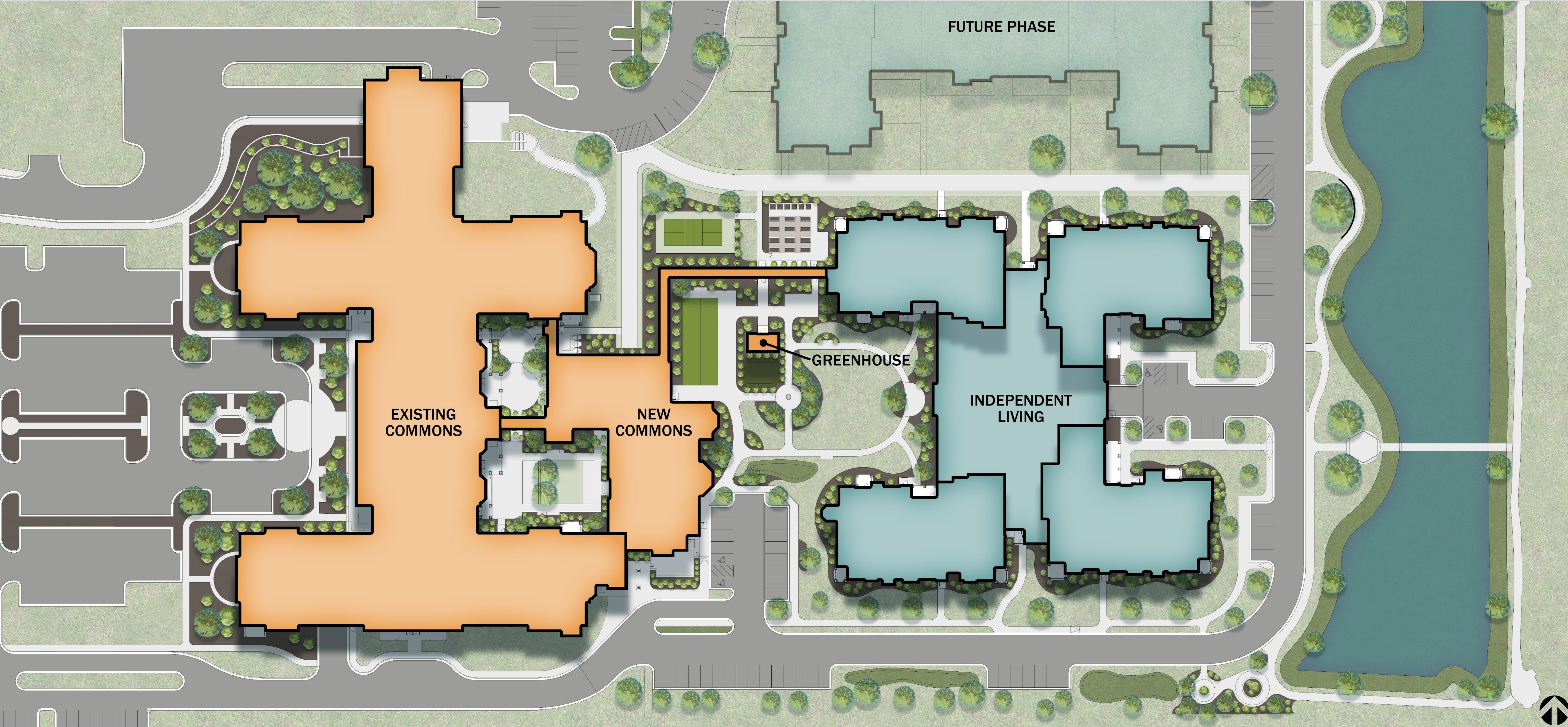


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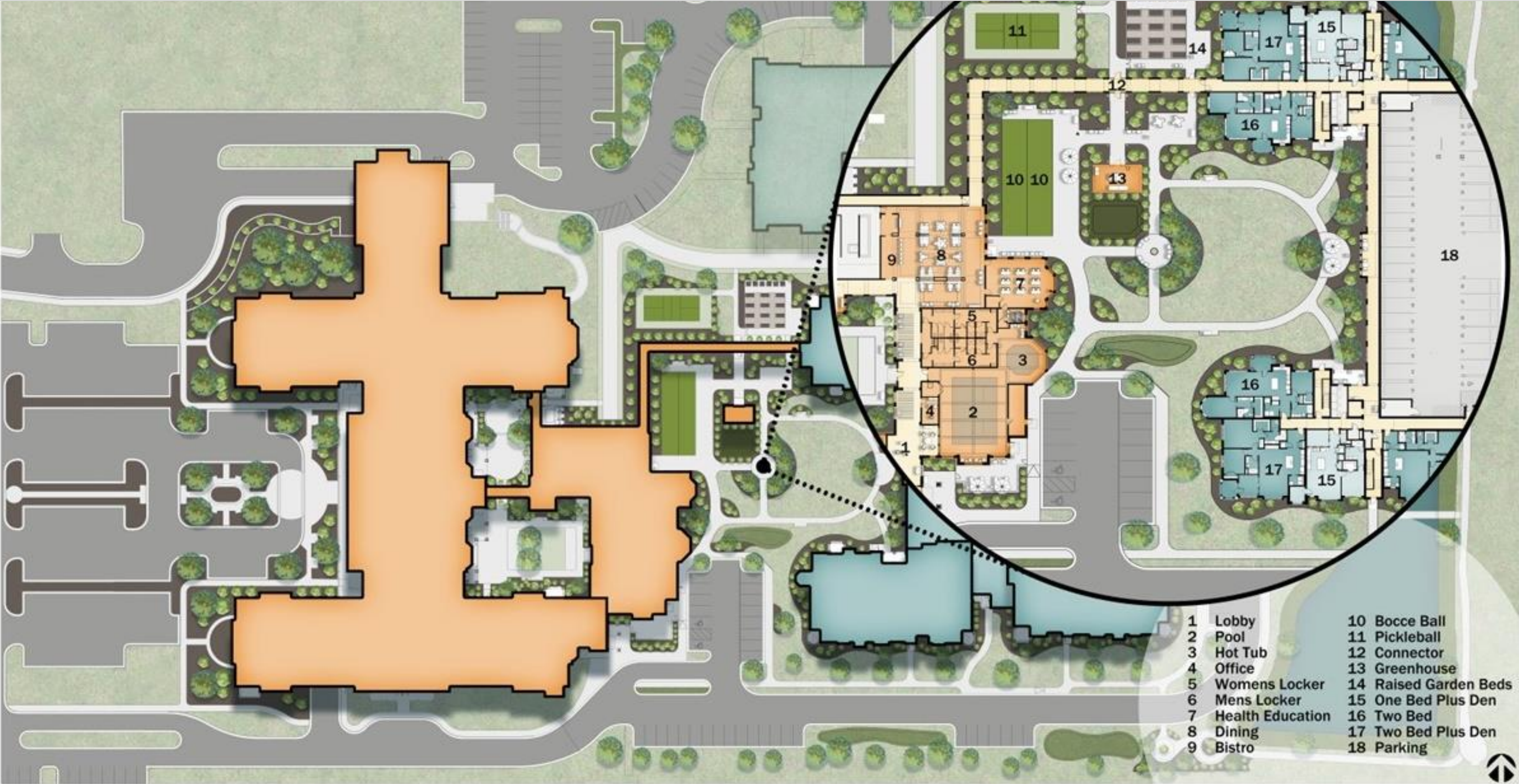
FLOOR PLAN IMAGES

Master Plan

The actual income and early move-ins have exceeded projections with close to \$700,000 in interest savings, \$1.9M in additional rent, and a total realized impact of \$2M.



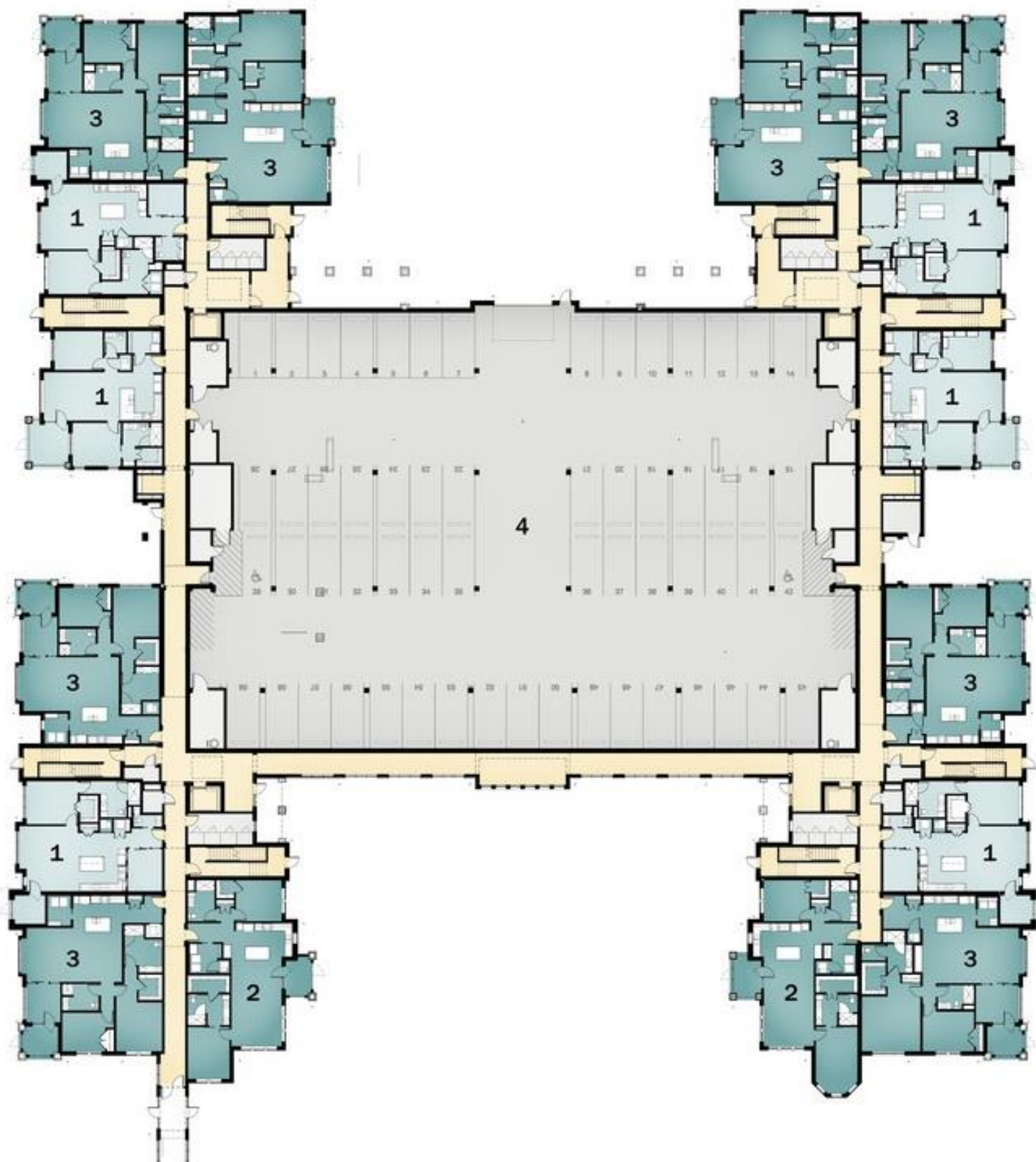
Amenity Overview



Remodeled Commons and CHL Floor Plan



The Arboretum Villas Floor Plan



- 1 One Bed Plus Den
- 2 Two Bed
- 3 Two Bed Plus Den
- 4 Commons
- 5 Bar/Lounge
- 6 Clubroom
- 7 Green Roof
- 8 Putting Green