

Village of
West Dundee



October 4, 2019

Sent Via Email: *BoardOfDirectors@FairhillsHOA.com*

Fairhills of Canterfield Homeowners Association Board Members:

Ann Meyer, President
Tom Wolfe, Vice President
Evan Christensen, Director
Nicole Trivieri, Director
Cathy Sarsany, Director

RE: Proposed Senior Living and Memory Care Facility – HLC Partners Site

Dear President Meyer and HOA Board Members:

HLC Partners has recently gone under contract with Nelson Construction and Development for development of a senior living facility with a memory care component on the northernmost 12 acres of the 18 acre site that fronts Route 31, between Boncosky and Angle Tarn. As part of this purchase, Nelson will also retain right of first refusal for the 6 acres at the corner of Boncosky and Route 31.

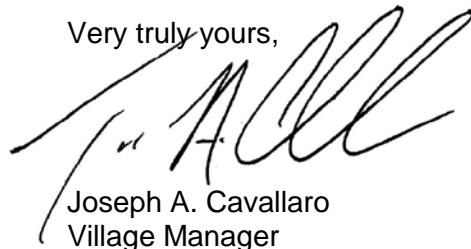
Copies of their basic concept plan and proposed elevations are attached.

This proposed development is on the Village Board Agenda for Monday, October 7, 2019 for concept plan consideration and potential referral to the Planning & Zoning Commission for further review. In addition, HLC Partners, along with the Village, require additional review and approvals for the site plan and architectural elevations beyond this stage.

I would ask that you disseminate this information to the Fairhills homeowners. The Village staff is happy to address any questions or concerns that may be raised as we review this development proposal.

Should you have any questions, please feel free to contact me.

Very truly yours,



Joseph A. Cavallaro
Village Manager

JAC:kat
Attachments

VILLAGE HALL
102 South Second Street
West Dundee, IL 60118
(847) 551-3800
FAX 551-3809

POLICE DEPARTMENT
555 South Eighth Street
West Dundee, IL 60118
(847) 551-3810
FAX 551-3843

COMMUNITY DEVELOPMENT & FIRE
100 Carrington Drive
West Dundee, IL 60118
(847) 551-3806 / 3805
FAX 551-3814

PUBLIC WORKS
900 Angle Tarn
West Dundee, IL 60118
(847) 551-3815
FAX 551-3842



October 3, 2019

Nelson Construction and Development intends to develop a 200-unit senior housing campus comprised of Independent Living, Assisted Living, and secure Memory Care households on 12 acres in the Canterfield master plan community in West Dundee.

The heights of the buildings will vary with grade but the structures will be between one and three stories. The commons will be one story with a partially exposed lower level. Memory Care will be a one story structure. The Assisted Living and Independent Living are right now assumed to be three stories, and where the hill side falls off, there would be exposed lower-level parking.

In consideration of the neighbors to the west, we intend to provide screening through a landscaping buffer. This will be accomplished through preservation of existing trees and installation of new evergreen trees. Also, interior garages are accessed from the south for the independent living wings, taking advantage of the existing grading. We are also creating an amenity feature in the northeast corner that would include a gathering space and visual landmark which would also incorporate the project's identity and signage.

Exterior materials will exceed village requirements with the adoption of the Canterfield master plan design standards. Landscaping will also exceed minimum standards and provide beautifully manicured lawns, ample plantings, courtyards, and water features to enhance the appearance and feeling of the community.

Traffic is low in these types of developments as the majority of our residents do not drive any longer. The site will be over-parked beyond required minimums to avoid parking spilling into the streets of the adjacent community. Our residents are quiet folks who are typically life-long homeowners themselves, so they understand what it means to be good neighbors.

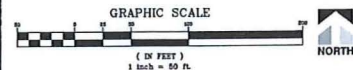
A feasibility study shows a need for more quality options for senior care in this community. With that in mind, our development will be amenity-laden providing convenience, care, and high levels of service to provide peace of mind and enrich the lives of seniors in West Dundee and the surrounding area.

The team at Nelson have developed seven similar communities throughout the Midwest and are excited to partner with the Zachrich family and the Village of West Dundee to bring this vision to life.



SITE DATA

BUILDING AREA	2.57	21.5%
PARKING / DRIVES	2.06	17.1%
STORMWATER BASINS	1.48	12.2%
OPEN SPACE	5.89	49.2%
TOTAL PROJECT SITE	11.98 AC	100%
ASSISTED LIVING UNITS	60	
INDEPENDANT LIVING UNITS	100	
MEMORY CARE BEDS	32	
COMMONS AREA	0	
TOTAL UNITS	200	



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SHEET	1	OF	1
PROJECT NO.	13-001	DATE	09/15/13
SCALE	1"=50'		

SENIOR DEVELOPMENT
WEST DUNDEE, ILLINOIS
CONCEPTUAL SITE PLAN

Manhard CONSULTING LTD.
 200 Springer Drive, Lemont, IL 60439 • 630.831.8100 • FAX 630.831.8888
 Professional Engineers • Surveyors • Water Resource Engineers • Water & Wastewater Engineers
 Construction Managers • Environmental Scientists • Landscape Architects • Planners

DATE	REVISION	BY



DESIGN STYLE AND MATERIAL CHOICES BASED
ON LOCAL JURSDICTION AND THEIR SPECIFIC REQUIRMENTS
WEST DUNDEE DESIGN INTENDED TO WORK WITHIN
CANTERFIELD DESIGN REQUIRMENTS

RECENT PROJECT EXAMPLE COMMONS ENTRY





DESIGN STYLE AND MATERIAL CHOICES BASED
ON LOCAL JURSDICTION AND THEIR SPECIFIC REQUIRMENTS
WEST DUNDEE DESIGN INTENDED TO WORK WITHIN
CANTERFIELD DESIGN REQUIRMENTS

RECENT PROJECT EXAMPLE COMMONS COURTYARD





MEMORY CARE EXTERIOR



ASSISTED AND COMMON AREA EXTERIOR

DESIGN STYLE AND MATERIAL CHOICES BASED
ON LOCAL JURSDICTION AND THEIR SPECIFIC REQUIRMENTS
WEST DUNDEE DESIGN INTENDED TO WORK WITHIN
CANTERFIELD DESIGN REQUIRMENTS

**RECENT PROJECT EXAMPLE
ASSISTED LIVING**

