

Gated apartment community planned in West Dundee



Site plans for the Springs at Canterfield development call for a clubhouse with fitness facility, large gathering room, outdoor pool, fenced-in pet playgrounds, pet washing station, and a car care area. (Village of West Dundee / HANDOUT)

By **Erin Sauder**
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A new gated apartment community coming to West Dundee will not only fill a housing gap, but also likely act as a catalyst to spur development along the Route 31 corridor, officials said.

Continental Properties, a Wisconsin-based real estate development company, got the go-ahead this week from trustees on plans to build the Springs at Canterfield development on about 24 acres on the Haeger property immediately north of the River Valley Memorial Gardens.

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The community will include 13 freestanding buildings with 20 apartment units per building. Those market-rate units will be a mix of studio, one, two and three-bedroom apartments.

Results from the 2014 Chicago Metropolitan Agency for Planning's Homes for a Changing Region study showed one of the largest projected future demands for West Dundee would be for multi-unit developments, including those serving seniors and younger working-age households, officials said.

And while West Dundee officials want to heed those results, they are also discerning on where those types of projects can go.

"Our board is not necessarily supportive of placing multi-family development adjacent to single family homes," Mayor Chris Nelson said.

Case in point, in 2014, the Village Board said no to Continental Properties' proposal to put an apartment complex on the Haeger property at Route 31 and Boncosky Road due to concerns about density and location.

"The (Springs at Canterfield) parcel chosen in this case is ideal because it is near the border with Elgin on a parcel that has changing heights of terrain so this type of development doesn't present challenges for multi-family residential where it probably would for commercial or office," Nelson said.

He added that developments like Springs at Canterfield create more residential density which in turn makes the village more competitive with other regions for retail and office developments.

"That's not to say we're looking to greatly expand our population of West Dundee but we do need more rooftops to support the retail and office built in the 1980s," Nelson said. "The housing study took some of that into account and did indicate that multi-family developments can be helpful in gaining some of that headcount."

Elizabeth Adler of Continental Properties said the same at Monday's board meeting.

"We feel this proposed use as a multi-family project will be a great use for the area to act as a catalyst and begin spurring development in this vacant area," she said.

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Nelson said many of today's renters are young professionals with families.

"They're 20 and 30-year-olds who actually have a substantial disposable income," he said. "The developers are excited because they feel it's a great location to attract that type of renter."

West Dundee is also ideally situated, Nelson said.

"There are jobs in our immediate area and it's easy to get to Rockford, Crystal Lake, Schaumburg, Oak Brook or even get down to the city," he said.

Village officials have been wanting to kick-start development on the east side of Route 31.

"And we believe this development will help with that," Nelson said.

Erin Sauder is a freelance reporter for The Courier-News.

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