

3 buildings done, 10 underway at 260-unit apartment complex in West Dundee

 chicagotribune.com/suburbs/elgin-courier-news/news/ct-ecn-springs-at-canterfield-west-dundee-st-0608-story.html

Erin Sauder

A gated apartment community under construction along West Dundee's Route 31 corridor is likely to be completed by year's end, village officials said.

Called Springs at Canterfield, the development sits on about 24 acres of former Haeger property immediately north of the River Valley Memorial Gardens.

The development will include 13 freestanding buildings with 20 apartment units per building. Three of those buildings are already completed, West Dundee Community Development Director Tim Scott said.

"We have residents that have signed leases," he said. "It's definitely a phased approach. The other buildings are in various states of construction. The last building just broke ground within the last month or so."

The units at Springs at Canterfield are a mix of studio, one-, two- and three-bedroom apartments.

"And all have individual entrances which is a really nice feature," Scott said.

Results of a study done in 2014 for the Chicago Metropolitan Agency for Planning 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.

The gated community being built by Continental Properties, a Wisconsin-based real estate development company, will help not only fill a housing gap, but could be a catalyst for future development along and adjacent to the Route 31 corridor, village officials said.

"By bringing additional households to the community, there is the potential for an economic multiplier that can result from new local spending," Scott said. "That, in turn, helps attract some of the projects the village is hoping for along the corridor. And additional households growing the market helps with business retention as well."

He cited the recently approved Casey's General Store set to be built at 700 S. Eighth St. as an example. Village officials said the gas station/convenience store is an ideal use for the site and will help increase activity along the Route 31 corridor.

"Casey's is an example of a new commercial project that arose after the Canterfield project was initiated and well on its way," Scott said.

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

