

Huntley trustees OK plans for \$30M independent senior living facility

By **HANNAH PROKOP** hprokop@shawmedia.com

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[HUNTLEY](#) – Aside from some concerns with parking, Huntley trustees were supportive of a new independent senior living facility planned to come to the village.

Resort Lifestyle Communities has proposed to bring its development, Huntley Springs Retirement Community, to a 9.6-acre site on Powers Road, east of Route 47 and south of Kreutzer Road.

People age 55 and older would be eligible to live in the \$30 million, 130-unit facility, village documents show. Studio, one-, two- and three-bedroom apartments would be available.

At the Huntley Committee of the Whole meeting Thursday, Huntley development services director Charles Norman said Resort Lifestyle Communities would buy the 30-acre property that the 9.6 acre-parcel is located on, with the idea that other areas could be developed in the future.

This would be the first Illinois location for the Lincoln, Nebraska-based company, he said.

The all-inclusive facility features a library, 150-seat theater and fitness center. Residents would have access to services including three meals a day, housekeeping, valet parking, full-time live-in managers and a fitness director, documents show.

The project was first [brought before Huntley trustees in August](#).

“I’m happy to see this coming – it will be an asset to our community,” Trustee Harry Leopold said Thursday. “But I’m worried about the parking.”

The site would include 40 garage spaces in addition to 120 surface parking spaces, according to village documents. At most, 15 employees would be working at a time, documents show.

According to the village ordinance, 218 parking spaces would be required for the property, documents show, but the petitioner is asking for less.

“If they discovered a parking problem, they could add parking. ... Based on their numbers and their experience, they don’t feel that it would be necessary at this point,” Norman said.

A letter from the director of development with Resort Lifestyle Communities Bob Lewis said the average age of residents in the company’s senior properties is 80, and about 50 percent

of residents do not drive. A bus service also is available to all residents.

For the project to move forward, the property would need a special use permit, and a preliminary plan of subdivisions and planned unit development approved, documents show. An annexation agreement also would need to be amended.

Trustees are expected to approve final plans at a future board meeting.

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