

'Exclusive' older adult community proposed for Hampshire

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By Jeanie Mayer SPECIAL TO THE COURIER NEWS

HAMPSHIRE -- The village board is taking an in-depth look at a planned residential development concept for a seniors-only active-adult community north of Big Timber Road.

The developer, Arthur Zwemke of the Robert Arthur Land Company in St. Charles, told board members this week that the total 952-unit development would be separated into a gated, private community with 835 single-family homes for residents age 55 and older. A separate development of 117 traditional family homes would be included. Additionally, the plan calls for a 26-acre retail/office park that would offer strip mall shops and possibly a restaurant.

Zwemke cited several advantages to having an active adult community in the village, including the zero-impact on the school district, the large residential tax base and the comparatively high level of disposable income among the residents who would be spending their money in the village.

But some board members voiced criticism with the plan on several points, including having an exclusive, gated community in the village; that the overall size of the proposed lots are smaller than zoning now requires; and that the pool, clubhouse and paved path system in the community would be exclusive to those residents living in the development.

Trustee Karyn Danielson said she felt the exclusive nature of the development wasn't a fit with the community.

"This is very exclusive. Hampshire is inclusive," Danielson said.

Zwemke said the issue was not of exclusion, but of meeting the needs of a particular market that has not yet approached the village.

The board recommended the developer re-evaluate key issues in the plan. No formal action was taken.

In other business, the board agreed to appoint Village Administrator Eric Palm as deputy village clerk for the purpose of acting in the clerk's capacity when Clerk Linda Vasquez is unavailable. Palm will be sworn into office officially at a later date.