

# HIGHLAND PARK NEWS

## Single-family homes eyed for Spectrum's senior site

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A well-known home builder is proposing to construct 10 single-family residences on the site where Spectrum Retirement Communities had hoped to construct an 89-unit assisted living facility.

The Jacobs Companies is in the early stages of seeking City of Highland Park approval for Hidden Oak, a development of detached homes on a 2.9-acre site at the southwest corner of Livingston Street and Compton Avenue.

The property south of Half Day Road borders single-family homes, the Highland Park public works campus and the Highland Park Country Club. The property is prone to flooding, which city officials and developers have noted makes it difficult and costly to develop. The site also is close to The Legacy Club, a gated community of single-family homes and condominiums.

Early plans indicate the builder would construct 10 building pads, each around 2,700 square feet, and construct the homes on those pads — five on Livingston Street and five on Compton Avenue south of Livingston. The development would include shared open space and a storm water detention area.

"The homes will be ideal for smaller households and those who do not wish to do extensive home maintenance," noted the developer in a statement of objectives.

Both Livingston and Compton would terminate in cul-de-sacs.

The proposal for Hidden Oak represents the third petition for the site in the past decade. In 2006, the Highland Park City Council approved an 18-unit townhome development dubbed Fairway Haven for the site and rezoned the property for medium-density residential. However, the development became a casualty of the sharp economic downturn that followed and was never built.

In the fall of 2013, Spectrum Retirement Communities sought approval for the 89-unit assisted living facility to include dementia care for people with Alzheimer's disease. Neighbors contended the proposal represented more of a commercial than a residential use.

The Highland Park City Council last year rejected Spectrum's request that the property be rezoned for high-density, multi-family development, with some council members saying the property could and should be redeveloped under its current medium-density residential zoning. After that denial, Spectrum representatives offered to scale back the size of the project to win city approval, but met with a cool reception and never submitted that proposal.

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