



CEDARHURST OF ST. CHARLES

INDEPENDENT LIVING, ASSISTED LIVING AND MEMORY CARE

Construction of a 151-Unit Independent Living, Assisted Living and Memory Care Community

Located

SWC of Dean St. & Peck Rd.

St. Charles, IL



Cedarhurst Overview



- Cedarhurst Senior Living is a company based out of St. Louis, MO that manages over 4,200 units of independent, assisted living, and memory care throughout 50+ communities across the Midwest and Southeast.
- This is Cedarhurst's 9th development in Illinois and 6th in the Chicago area including Naperville, McHenry, Frankfort, Yorkville and Woodstock.
- Cedarhurst Senior Living's parent company, The Dover Companies, is a vertically integrated senior housing development, construction, management, and pharmacy company.

St. Charles, IL – Senior Housing Demand

- Age 75+ Population Growth Rate over next five years: 21.9%
- Average year built of existing senior housing product: 2009
- Current Independent Living Unmet Demand: 236
- Current Assisted Living Unmet Demand: 285
- Current Memory Care Unmet Demand: 268

Project Overview

- PHASE I: 87-unit, one-story, assisted living and memory care community to provide housing and care for the seniors of St. Charles and the surrounding areas. The facility will be ± 76,000 square feet.
- PHASE II: 64-unit independent living cottage community featuring 16 four-plex buildings and a clubhouse
- 151 total units of independent living, assisted living, and memory care.
- Estimated Total Project Cost: \$64,000,000
- Anticipated to generate 60+ quality jobs with annual payroll exceeding \$3 Million
- Dover Companies general contractor affiliate, Brahms Construction, will utilize local labor and materials creating over 200 construction jobs

Estimated Project Schedule:

- Groundbreaking: Summer 2026
- Construction Complete: Spring 2028
- Fully Leased & Operational: Summer 2029

Job Category	# of New Full-Time Employees	# of New Part-Time Employees	Average Hourly Wage per Employee
Executive	1	-	\$52
Professional	6	3	\$28
Administrative	8	2	\$19
Caregivers	10	5	\$25
Dining	3	2	\$20
General Labor	5	5	\$18

Project Description



Cedarhurst of St. Charles plans to provide a residential living environment to serve a broad spectrum of seniors throughout St. Charles and Kane County in the following ways:

- Part of our mission is to provide needs-based housing with quality care to our residents.
- Offering a mix of studio, one-bedroom, and two-bedroom apartments featuring a range of sizes, amenities, and price points
- 60+ full and part time employees on site to create an environment where seniors can age in place, receive assistance with activities of daily living, enjoy restaurant style dining experiences, and engage in social and wellness activities to improve their quality of life.



Location



Additional Photos



Exterior from Dean St



Exterior Dining Area



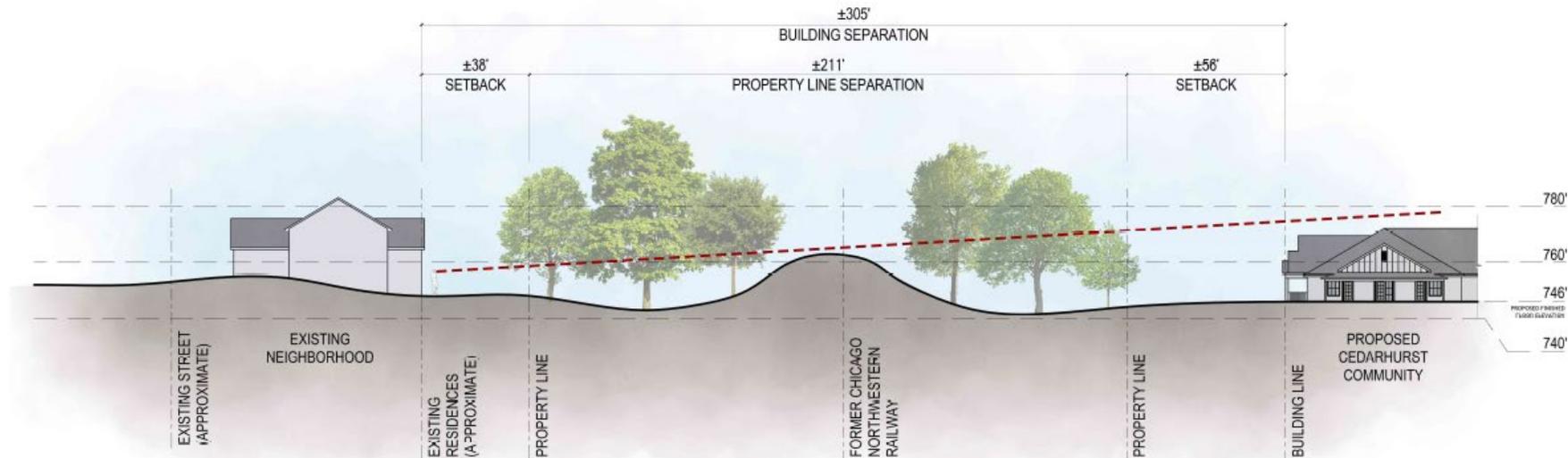
Cross Section



Aerial Diagram



Location Map



Cedarhurst of St. Charles, Illinois

01/12/2026

BRAHMS
design