

Village of Romeoville

Request for Village Board Action

Date: August 8, 2024

Description/Title: An Ordinance Approving a Special Use Permit for a Planned Unit Development-General Development Plan for Edward Rose & Sons Senior Living and Apartment Community (Monarch Grove)

Workshop **Regular**

Summary:

Edward Rose Properties is proposing the development of a 180-unit, 3-story senior living community, and 3-story apartments with a total of 708 units for a grand total of 888 units on approximately 67 acres at the southeast corner of Weber Road and Romeo Road. The alternate site includes a park land dedication of approximately 5 acres thus reducing the number of apartment units from 708 to 624.

A PUD – General Development Plan (GDP) approves the preliminary site plans for the site. Final Development Plans (FDP) with greater levels of detail will be provided following the approval of the PUD – General Development Plan. The FDP shall be reviewed and approved by Village staff for compliance with Village ordinances and the GDP.

The following chart describes the zoning and land uses surrounding the property:

	ZONING	LAND USE	USER
SITE	A-1, Agriculture, Will County	Vacant	Rose & Char Ward
NORTH	B-3, Highway / Regional Shopping	Commercial	Romeoville Towne Center
SOUTH	A-1, Agriculture, Will County	Utility	Com Ed ROW
EAST	U-D, University District E-R, Estate Residential	Institutional	JJC Volunteer Park
WEST	R-6, Residential, Will County	Residential	Carillon

Project Description

The project includes a 180-unit, 3-story senior living community, and 3-story apartments with a total of 708 units for a grand total of 888 units.

The senior community includes 80 Independent, 70 Assisted and 30 Memory Care units. The residential units surround a centralized common space. Amenities include a fitness center, pub, hair salon/spa and guest suite for visitors. Out of the 25 apartment buildings, 16 will be “Type A” 24-unit buildings. The remaining “Type B” will be 36-unit buildings. The total unit breakdown is 306 one bedroom, 352 two bedroom, and 50 three bedroom units.

Serving the apartment development is a 7,500 square-foot clubhouse which includes a community room, exercise room, dog spa and property management offices. A pool, sun deck and cabanas will be located behind the clubhouse along with an outdoor gathering area. Other accessory structures include a maintenance building, mail kiosk, detached garage buildings and trash compactor enclosures. Site

amenities include bicycle racks, EV charging stations, sitting areas, outdoor grilling spaces, dog parks and bocce ball courts.

Alternative

There is an alternative site plan showing a potential park dedication. The size of this dedication is approximately 5 acres located in the southeast corner of the development. If this dedication occurs, the number of apartment buildings will go from 25 to 22 buildings (two fewer "Type A" and 1 fewer "Type B") with a corresponding reduction of the total number of units from 708 to 624 units. The number of parking spaces would also be reduced by 168 parking spaces including the loss of three detached garage buildings. The senior community would be unaffected.

Access and Parking

Two access points with medians are proposed from Romeo Rd: the western point is the main entrance for the senior living building while the eastern one serves as one end of the development's primary road. An additional access point with a median is proposed from Weber Road. The primary road will terminate near the Ward farm parcel to link up with a southern future section leading to Weber Road. In conjunction with the Weber Road expansion project, which will require a ROW dedication from the subject property, traffic signals will be constructed at the intersection with S. Carillon Dr. and this proposed connection through the Ward farm parcel at Weber Rd.

There are a total of 1,536 parking spaces provided, including 237 garage spaces. The total amount of parking provided exceeds the 1,521 parking spaces that are required by the Parking Code.

Open Space and Pedestrian Connectivity

The 3-story product allows 50% of the site to be dedicated open space with a focus on native plant species and includes Monarch waystations/butterfly gardens. Walkways are provided throughout the site and will have external connections. Three detention ponds are proposed. The one at the corner of Weber Rd. and Romeo Rd. will be heavily landscaped and have added features in recognition of its' prominent gateway location.

The preliminary landscape plan provides for 78 parkway trees and 891 internal trees located along the internal roadway, in landscape islands, or functioning as perimeter screening. Parking lot landscaping is also provided, and all buildings include foundation planting areas. A final landscape plan will be submitted with the FDP.

Architecture

The principal exterior building materials contain a large percentage of brick and horizontal siding with a contemporary design. Architectural features include varying use of accents and colors (two different bricks colors and limestone accenting certain entranceways), a large percentage of windows, parapets of varying heights, and vertical and horizontal articulation. The architecture pattern is consistent throughout the site and carryovers to the accessory buildings.

Signage

A comprehensive signage package has not been formally submitted. These plans will be required in the FDP submittal.

Code Exceptions

1. Residential Density (Section 159.068.A). The developer is asking to increase the maximum density from 12 units per acre to 13.3 units per acre for the main alternative (versus 13.1 for the park dedication). The proposed density is consistent with the other communities in the area, including Village Place Apartments – 16.9 units per acre; Remington – 16.7 units per acre; High Point Serenity – 16.8 units per acre; and, Springs at Weber Road project – 15.8 units per acre. Although this project has a slightly higher density than required by code, the proposed design allows for additional open space. The development is accommodating a denser, senior living community with smaller memory care units which lack kitchenettes and rely on common areas and amenities.
2. Site Runoff and Storage Facility Design (160.035). Developer is providing the required detention volume, but requests the following to facilitate more open space and aesthetic design considerations: (i) A reduction in the required area for the Normal Water Level (NWL) from 1.0 acres to 0.5 acres; and (ii) an increase in the maximum bounce from 4 feet to 5 feet for a 100-

year storm event and from 1 foot to 2 feet for a two-year storm event; and (iii) a reduction in required side slope from 5:1 to 4:1; and (iv) an increase in the allowable drawdown time as a function of the existing site outfall.

Code Clarifications

Staff does not consider the following items to be code exceptions but are identified as code clarifications to recognize certain design elements included in the General Development Plan and are consistent with other developments.

1. Residential District Requirements – Building Design Guidelines (Section 159.60.H.1 and 159.60.H.3). The proposed development is designed such that all buildings are oriented internally around common amenities and the internal road network.
2. Fenestration (Section 159.60.H.4). A high percentage of windows are incorporated across each façade of the buildings. The detached garages do not include windows but will include knee-high brick walls, parapets, and foundation landscaping.
3. Parking/Garages (Section 159.60.H.5.b). Parking is provided via a combination of surface parking, detached garages and attached garages. The development will not provide a minimum of two attached garage spaces for each unit.
4. Parking/Garages (Section 159.60.H.5.b). Due to the shared nature of the development, windows are not included.

This list of exceptions and clarifications is included with the GDP. If the applicant requests any additional code exceptions, they will require approval by the Village Board as provided in the Annexation Agreement.

Recommendation / Comments by Other Boards or Commissions:

The Planning and Zoning Commission held a Public Hearing on May 14, 2024. They recommended approval of the PUD-GDP contingent on compliance with staff comments.

The Village Board held a Public Hearing on the Annexation Agreement on June 12, 2024. The Board voted to approve the agreement at a subsequent meeting held on June 26, 2024.

Aerial:



Action Requested by Village Board:

Approval, Denial, or Approval with comments

Presenter: J.P.

Dept. Manager: _____

Proofed by: _____

Village Manager: _____