

**Edward Rose & Sons**  
**Romeoville, IL – SWC Weber and Romeo Road**  
**Site Plan Submission Narrative**

**Our Company:**

Edward Rose and Sons is a privately held real estate development and management company that engages in a variety of land development and construction projects with a focus on multi-family communities. Based in Bloomfield Hills, Michigan, Edward Rose and Sons currently manages over seventy thousand apartments in eighteen states and employs over two thousand people. Since its founding in 1921, Edward Rose and Sons has adapted creatively to changes in the real estate market. In the 21<sup>st</sup> century the company established its senior housing brand, Rose Senior Living. Today the company has built six senior living communities in four states.

The company is active in all phases of development of its multi-family communities, from land acquisition to site planning, to construction and community management. Involvement in each phase of development provides the company with a unique perspective that allows it to be proactive in responding to a community's needs before, during and after its development. Unlike the merchant building market, Edward Rose and Sons can sustain a high standard of quality throughout a property's lifecycle.

Edward Rose and Sons' philosophy of ownership and management stands apart in the real estate industry, as it regards projects as long-term investments. The management team approaches these investments as a commitment to the surrounding community, which maximize and retain value over long periods of ownership. As such, the life cycles of infrastructure, buildings and amenities are each carefully considered when planning the project. Each development incorporates attractive, durable, and minimal maintenance materials that retain their appearance and optimize the conservation of resources.

**The Property:**

The subject parcel consists of approximately 69.1 acres of agricultural land, located at the southeast corner of Weber Road and Romeo Road. Approximately 30% (21 acres) of the property lies within the Village of Romeoville and the balance (48 acres) is within the unincorporated portion of Will County. With exception of the utility corridor located south of the subject parcel, all surrounding properties are within the Village of Romeoville's municipal limits. Our proposed development would require annexation of approximately 48 acres into the Village as part of the approval process.

Adjacent property uses include:

- North: Romeoville Towne Center and single family residential
- East: Joliet Junior College and Volunteer Park
- South: Utility corridor and an 8.9-acre parcel, the remaining portion of the Ward farm and consisting of miscellaneous farm structures. South of the utility corridor is an industrial warehouse development.
- West: Carillon Residential Community, active adult resort community.

There are no structures on the subject property.

### Proposed Development:

Edward Rose & Sons is enthusiastic about the opportunity to create a signature residential community. Our proposed development would include a Rose Senior Living Community and 3-story garden style apartments. The site plan reflects several months of collaborative efforts with Village staff to incorporate open spaces, neighborhood groupings, and convenient access to common amenities. We appreciate the meaningful input from staff which has allowed us to design an attractive and thoughtful development plan.

### Rose Senior Living:

Rose Senior Living aims to provide the best quality of life for its residents at the best market-rate price. Each community follows an age-in-place model with residential options ranging from Independent Living to Assisted Living to Memory Care. Each of these home options includes amenities and services tailored to the needs of residents at all levels of care.

Our primary goal is to promote an active lifestyle that fosters independence while also providing 24-hour assistance when necessary. To achieve this, we have assembled a team of professionals and equipped our community with a wide variety of amenities. These three residential types surround the centralized common space, where residents can share meals in the dining hall, watch movies in the movie theater, enjoy a snack in the café or engage in any of the activities organized daily by staff. Other amenities include a fitness center, a pub, hair salon and spa, and a guest suite for visitors. Independent Living units range from one to two-bedroom apartments with full kitchens equipped with stainless steel appliances and granite countertops, full-size washers and dryers and generous closet space. Assisted Living units range from studios to two-bedrooms that include a kitchenette with premium finishes. Level of care for each Assisted Living resident is tailored according to their particular needs, with services offered such as medication reminders, housekeeping, and personal care available. The Memory Care units, designed for residents with Alzheimer's or other forms of Dementia, include studios and one-bedrooms in with private bathrooms and remote health and activity alerts. Memory Care residents are provided with a safe and secure environment. Along with three meals per day including snacks, residents are provided with enrichment activities, led by a caring staff, to enhance quality of life. Our proposed development in Romeoville consists of 80 Independent, 70 Assisted, and 30 Memory Care apartments.



### Garden Style Apartments:

Our proposed development is centered on providing quality materials, contemporary design, and a variety of living styles. All apartments will be market rate, with target rents ranging from \$1,800 to \$2,400 per month and sizes that range from 829 square feet, for a 1 bedroom / 1 bathroom unit to 1,271 square feet for a 3 bedroom / 2-bathroom unit. The garden style apartments will feature stylish kitchens with solid surface countertops, stainless steel appliances including a built-in microwave, undermount sinks with gooseneck faucets, and a coordinating backsplash. The homes will have luxury vinyl plank floors throughout the main living areas and bathrooms, with plush carpeting in the bedrooms. Smart home solutions including an app based smart thermostat and lock will be included as well as USB/USBC outlets. Our proposed unit mix includes approximately 306 one-bedroom, 352 two-bedroom, and 50 three-bedroom apartments.



### Contemporary building design

All buildings on site will use contemporary color and quality finishes creating a harmonious design thread throughout the project. The architectural style is contemporary with post-modern influences. This style is defined by the flat roofs, with varying parapet heights mixed with arched entrances, and undulating façade planes on the Senior Living building. Black window frames add a cohesive contemporary feel to the project. The structures are anchored by different colored masonry and the timeless quality of limestone. Large public archways of limestone and/or brick siding, define the entrances as well as adjacent landscaping.

### Common Area Amenities:

**Clubhouse:** The clubhouse will include several amenities for residents to enjoy, relax or to work remotely. The interior will include a lounge, fitness area and a shared FlexHub office space. The clubhouse can also be rented out by residents for private events such as parties. Residents will be able to pick up packages at a dedicated parcel locker outside of the clubhouse building, near the mail kiosk. Behind the clubhouse is the swimming pool and sundeck, which includes cabanas and other similar structures. Nearby the clubhouse are numerous sitting areas with either fire pits or outdoor fireplaces. Directly east of the pool are several bocce ball courts and a dog park. As a pet-friendly community, it is important for residents who own dogs to have pet-oriented amenities. Pet waste pick-up stations will also be stationed around the entire site for the convenience of dog-walkers. Additionally, the clubhouse will include a dog “spa” where dog-owning residents can groom their pets.



**Other Amenities** To enhance the character of the community and enrich residents' experience, amenities will be dispersed throughout the site in "pocket parks" between clusters of apartment buildings. Amenities in each pocket will vary slightly to have a more natural and less uniform appearance. Amenities in these spaces will include sitting areas, outdoor grilling spaces, and architectural features or sculptures.

Site amenities near each building will also include bicycle racks and EV charging stations. Detention basins will include aerators with lighting to serve as a passive amenity. The apartment community will foster synergy with the larger community through connecting to the Village's walking and biking trail system.

The community will be landscaped with native plant species only, excluding any invasive or non-native species. Monarch waystations, butterfly gardens designed to attract the threatened monarch butterfly, will also be planted throughout the site.

Residents will have the convenience of submitting rent payments online and setting up recurring ACH payments. Residents will submit maintenance requests online and electronically sign lease documents. Additionally, resident can utilize the smart lock feature and provide guest access codes for services including dog walkers, house cleaners, laundry services, etc.



#### Park Dedication Alternative:

If the Village of Romeoville chooses to exercise the option to expand the park system, Edward Rose & Sons will dedicate approximately 5-acres of land at the south end of the proposed development for park use. Our concept plans illustrate that alternative. With the parkland dedication, the number of apartments will be reduced from 708 to 624 and the Senior Living building will remain unchanged.



**LEGEND**

- ① DETENTION BASIN W/ FOUNTAIN/AERATOR
- ② DOG PARK
- ③ CLUBHOUSE
- ④ GREEN SPACE
- ⑤ PATIO SPACE/POCKET PARK
- ⑥ PARKING GARAGE
- ⑦ PATIO OUTLOOK POINT
- ⑧ MAIL KIOSK
- ⑨ TURF GRASS
- ⑩ SHORT GRASS MEADOW
- ⑪ BUTTERFLY MEADOW
- ⑫ WET TO MESIC PRAIRIE
- ⑬ MAINTENANCE BUILDING
- ⑭ LIFT STATION
- ⑮ POTENTIAL FUTURE ROAD CONNECTION TO CARILLON ROAD
- ⑯ BUILDING NUMBER

NOTE: COMMON AREA AMENITIES WILL BE SHOWN ON DETAILED LANDSCAPING PLANS. AMENITIES WILL INCLUDE GRILLS, DECORATIVE PLANTERS, AND PICNIC TABLES.

**EDWARD ROSE & SONS**  
A PLANNED MIXED-USE DEVELOPMENT  
ROMEOVILLE, IL  
MARCH 27, 2024

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FRONT ELEVATION

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03/27/2024

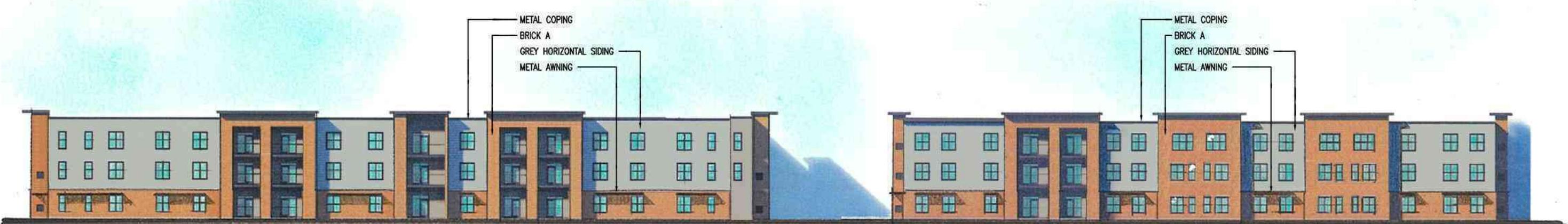
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SENIOR LIVING  
EXTERIOR ELEVATIONS

EDWARD  
ROSE  
& SONS

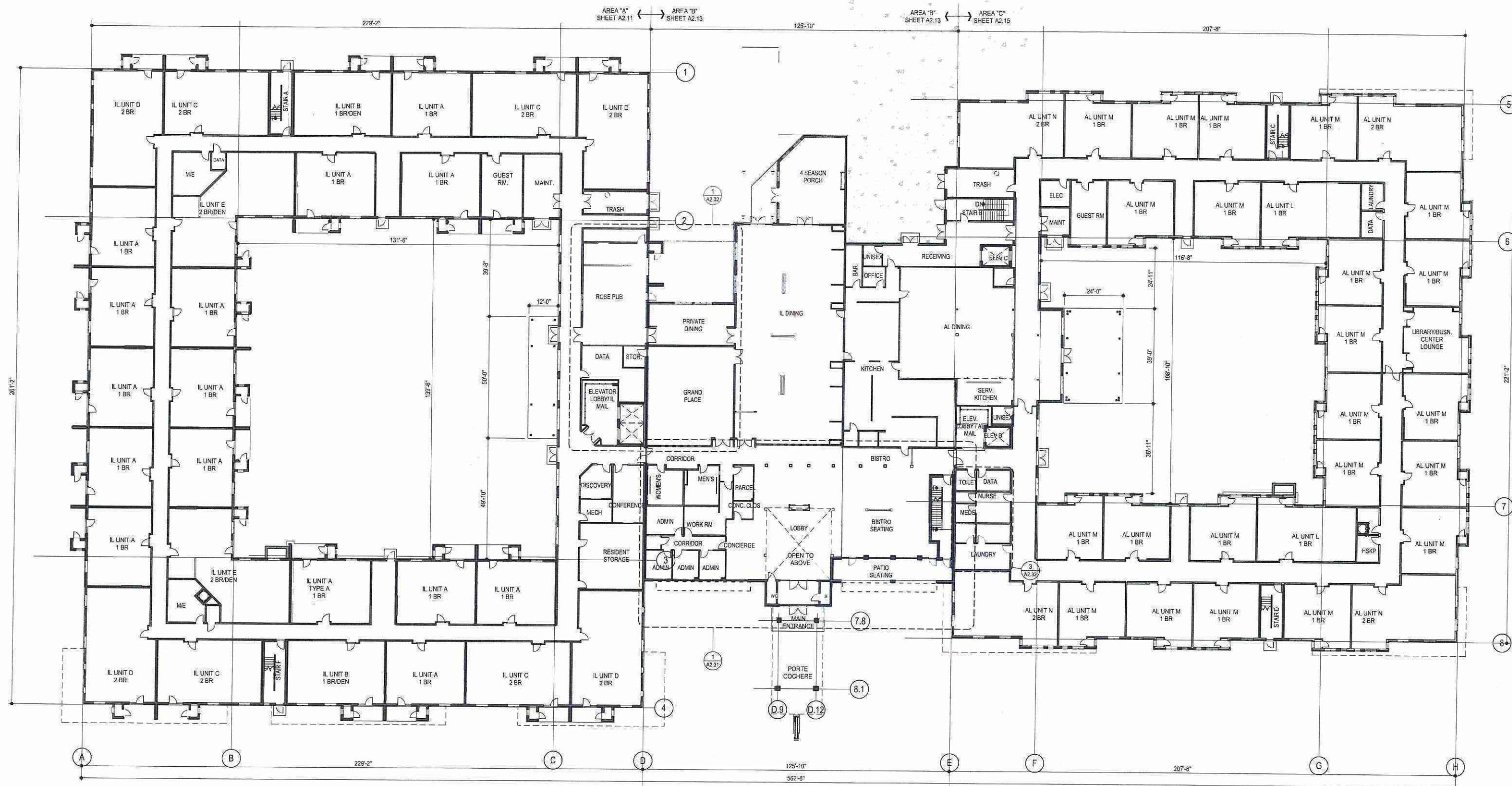


REAR ELEVATION



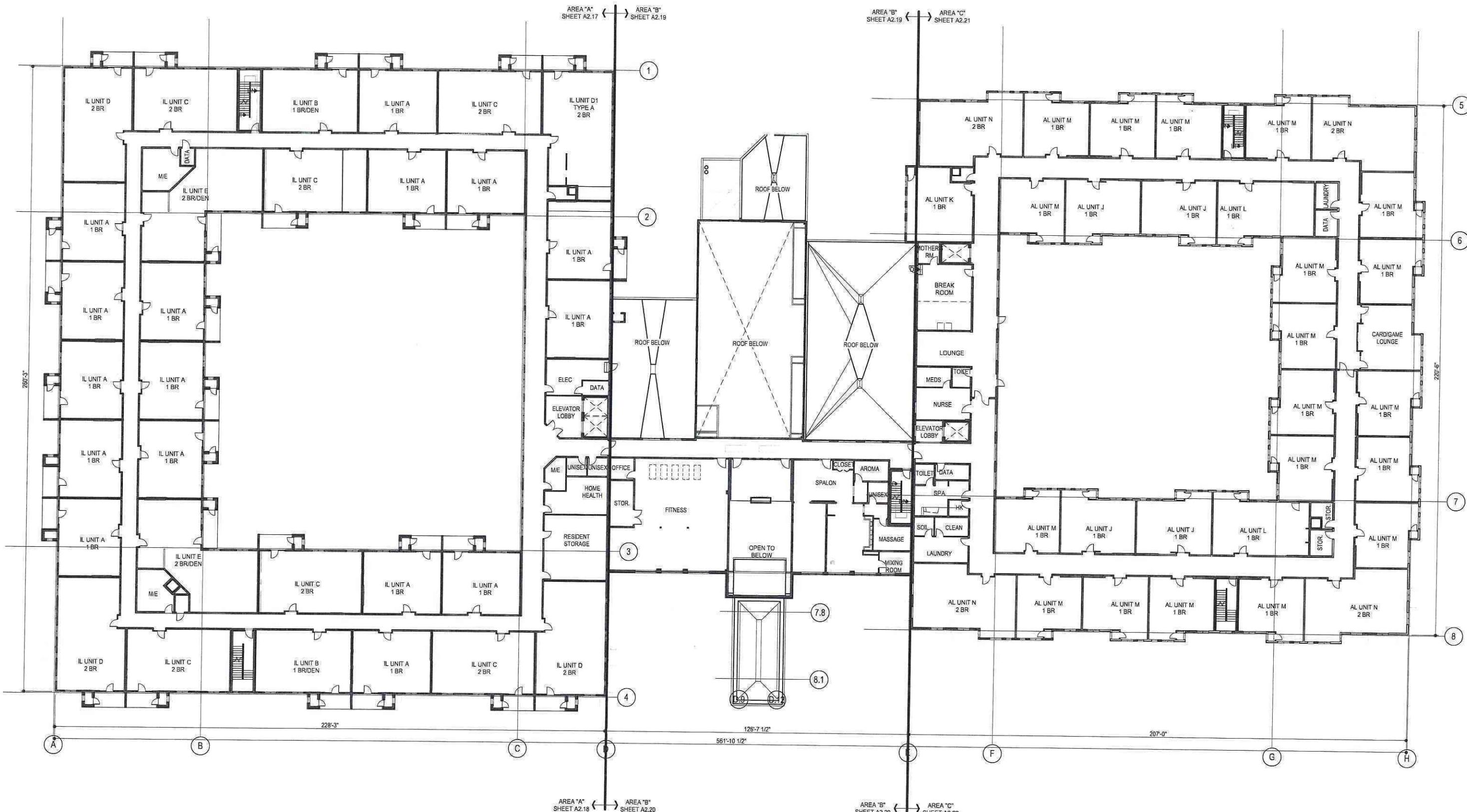
LEFT ELEVATION

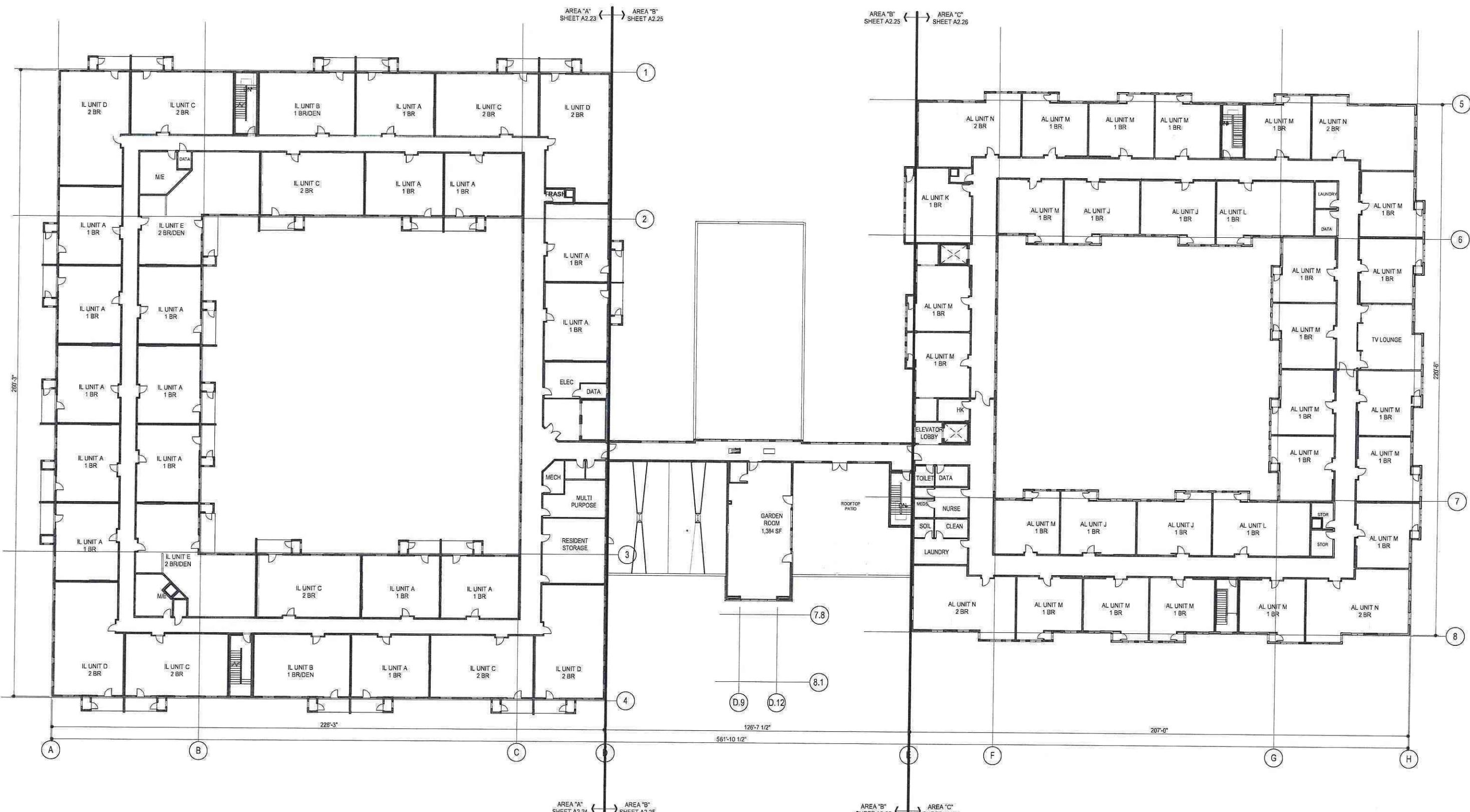
RIGHT ELEVATION



**BUILDING DATA (3-STORIES):**

GROSS AREA = 255,000 sf  
FOOTPRINT = 94,000 sf  
UNITS = 177 TOTAL (87 I.L., 90 A.L.)







FRONT ELEVATION A



FRONT ELEVATION B



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MULTI-FAMILY APARTMENTS  
EXTERIOR ELEVATIONS

EDWARD  
ROSE  
& SONS

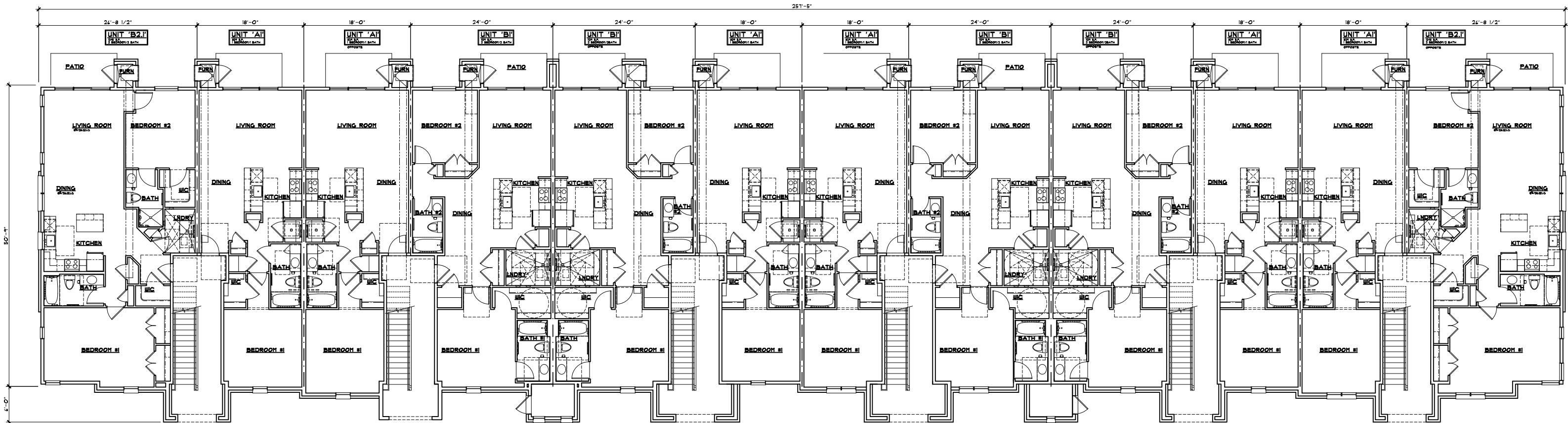


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0 10 20 40  
MULTI-FAMILY APARTMENTS  
EXTERIOR ELEVATIONS

EDWARD  
ROSE  
& SONS



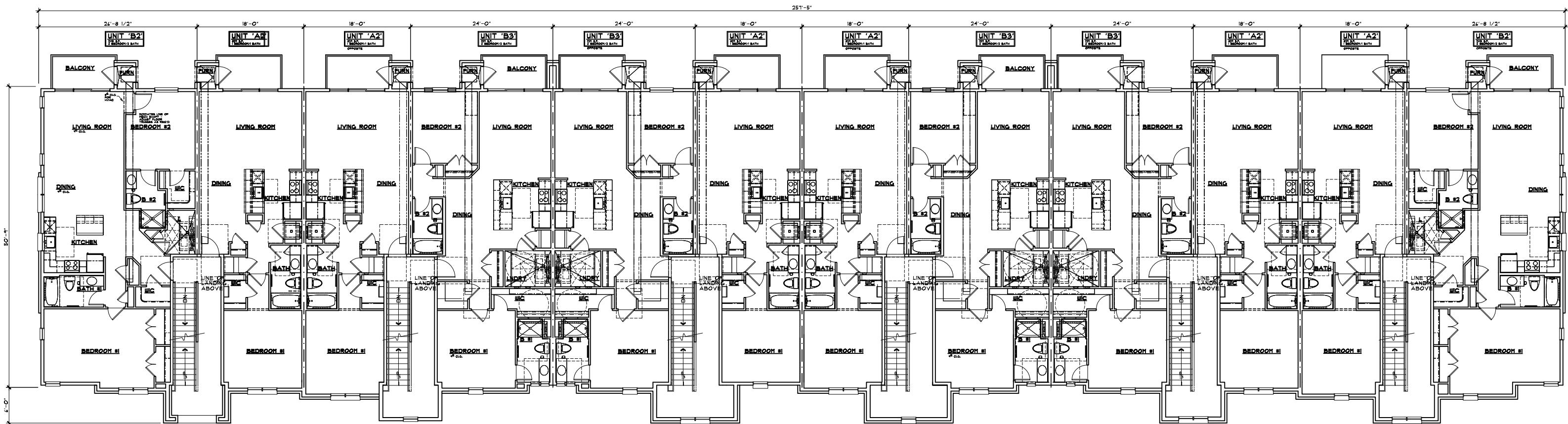
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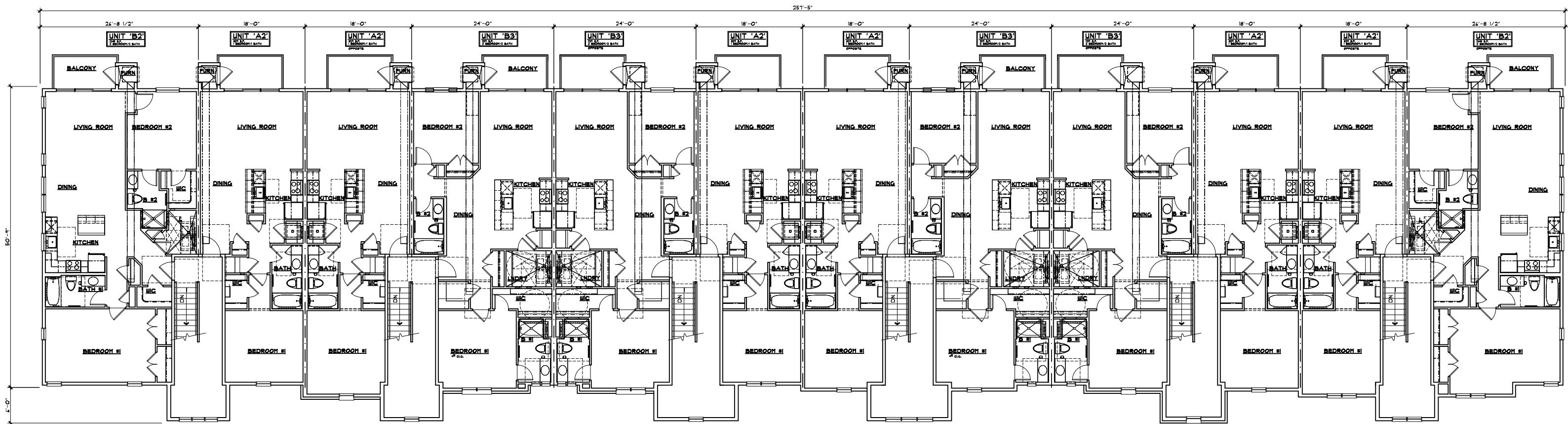
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MULTI-FAMILY APARTMENTS  
 FIRST FLOOR PLAN







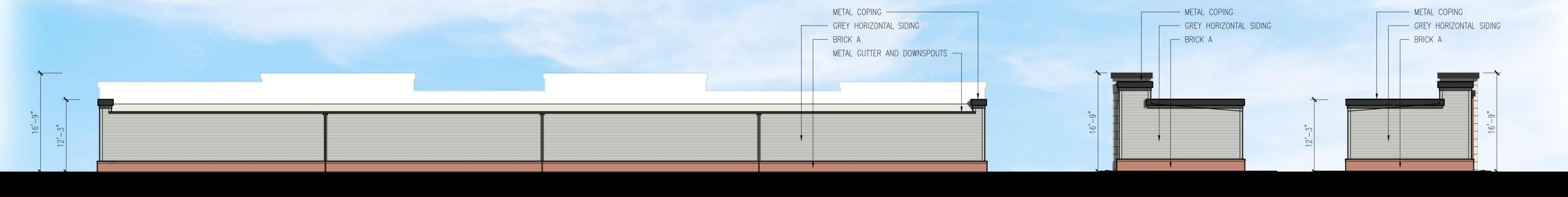


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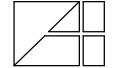
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0 10 20 40  
GARAGES  
FRONT ELEVATION

EDWARD  
ROSE  
& SONS 12



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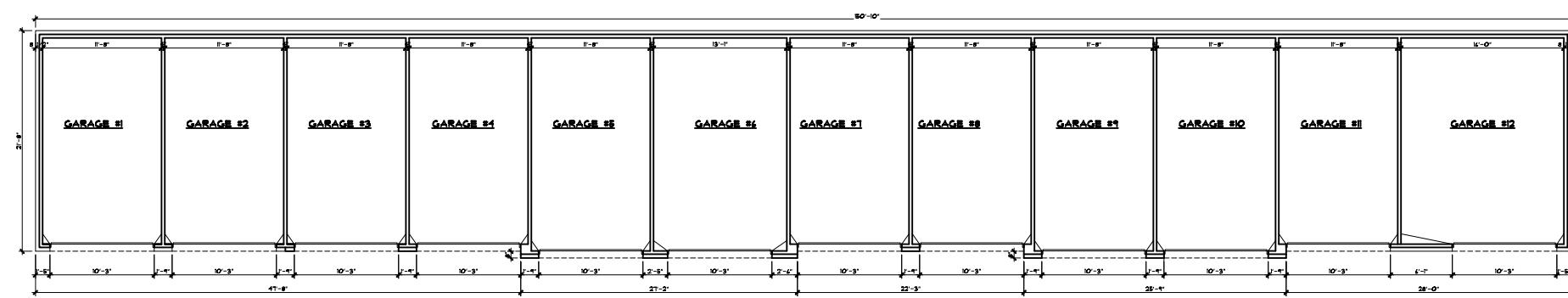


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ROMEOVILLE, IL  
03/27/2024

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GARAGES  
REAR & SIDE ELEVATIONS

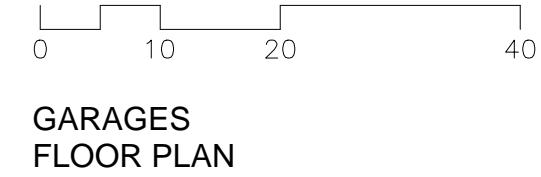
EDWARD  
ROSE  
& SONS

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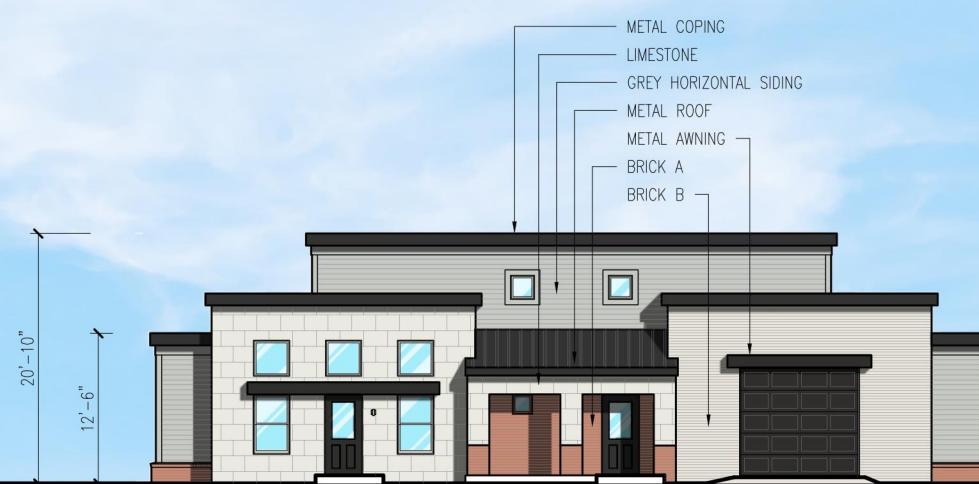
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EDWARD  
ROSE  
& SONS

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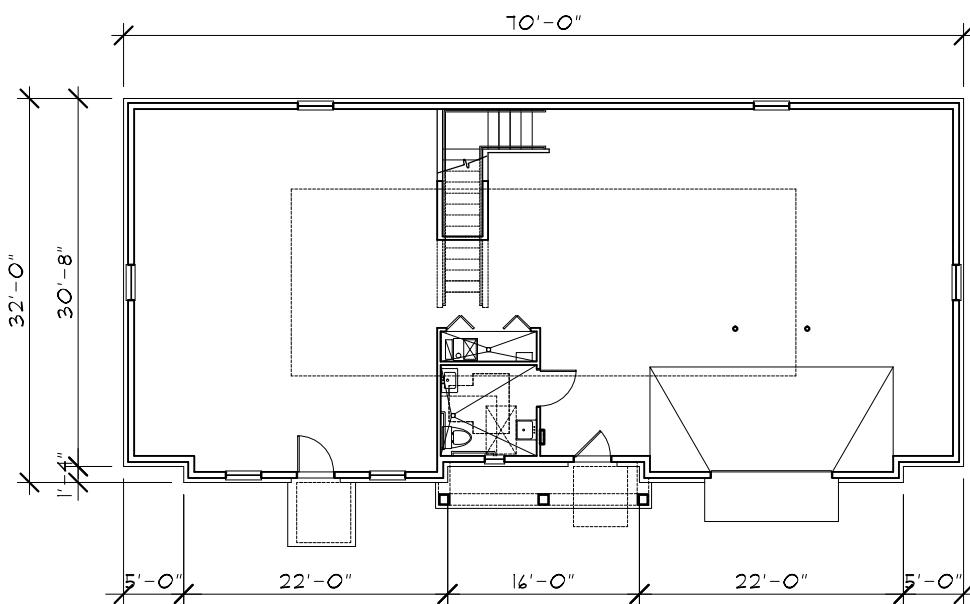


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MAINTENANCE BUILDING  
FRONT ELEVATION





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0 10 20 40  
 MAINTENANCE BUILDING  
 FLOOR PLAN



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COMMUNITY BUILDING  
FRONT ELEVATION

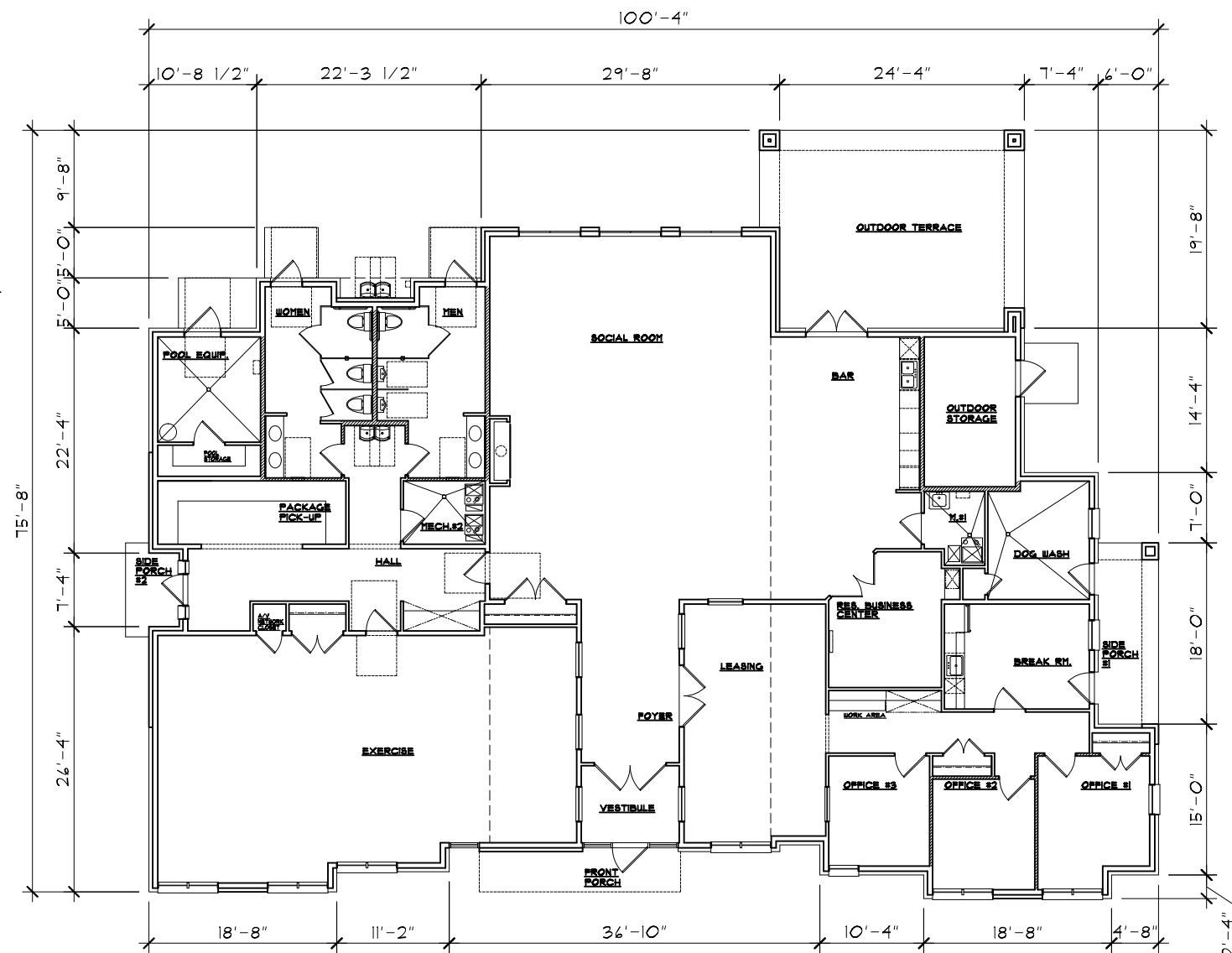




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COMMUNITY BUILDING  
REAR ELEVATION



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# A PLANNED MIXED-USE DEVELOPMENT ROMEOVILLE, IL

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# COMMUNITY BUILDING FLOOR PLAN



