

Project Compliance Report

Date: November 20, 2025

Description/Title: Clover Development Senior Independent Housing

Type of Review: Concept Plan

Summary:

Clover Communities Romeoville, LLC, has submitted a concept plan for a new three-story senior independent apartment building in the Romeo Crossing subdivision. The developer is seeking comments prior to submitting final development plans.

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

	ZONING	LAND USE	USERS
Site	B-3, Highway/Regional Shopping	Vacant	Air-Web LLC
North	B-3, Highway/Regional Shopping	Retail	Scene 75
South	B-3, Highway/Regional Shopping	Multi-Tenant Retail	Great Estates Group Series LLC The Weber Series
East	B-3, Highway/Regional Shopping	Retail	Firestone Auto Care
West	B-3, Highway/Regional Shopping	Stormwater Pond	Air-Web LLC

Clover Development intends to develop a three-story, 122-unit, market-rate, active adult [55+] community, located at the south end of the Romeoville Crossing Subdivision on Weber Rd. The product is designed as an alternative for senior residents who no longer desire to own and do not want to move into an expensive full-service retirement community. The development will allow seniors to remain in the community they lived in and continue to utilize services within the Village of Romeoville. The project is a single building, with an elevator and interior corridors. Clover is proposing 85 2 bedroom/1 bathroom, 24 2 bedroom/1.5 bathroom, 9 2 bedroom/1 bath extended, and 4 1 bedroom/1-bathroom units. Unit square footage will range from 600-1,000 square feet. The project will include 150 parking spaces, including 110 surface spaces and 40 garages in accessory buildings along the site perimeter. The proposed building will feature materials of stone and hardi siding. Amenities for residents will include an exercise facility, community room with library on 1st floor, and outdoor gathering spaces. The access to the site would be from two access points entirely from the private Romeo Crossing access road. The property is currently zoned B-3, Highway/Regional Shopping. A rezoning to residential will be required as part of the development. Clover has sought and obtained approval from Walmart for residential use in Romeo Crossing.

Method of Investigation:

The Development Review Committee has reviewed the proposal.

Recommendation: Provide input to the applicant.

Aerial:



Presenter: M.S.