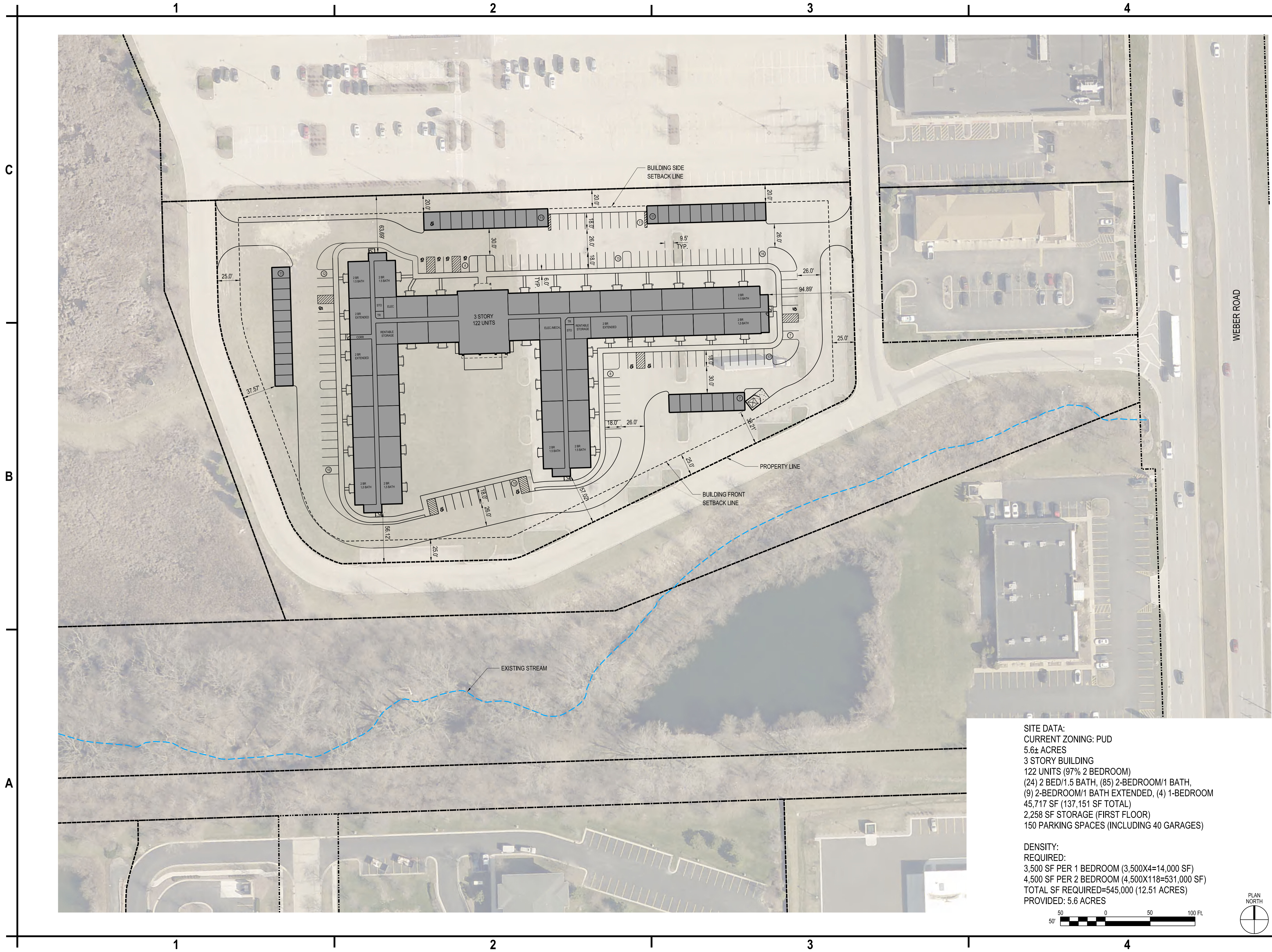
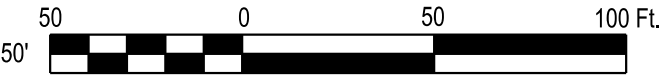




SITE DATA:
CURRENT ZONING: PUD
5.6± ACRES
3 STORY BUILDING
122 UNITS (97% 2 BEDROOM)
(24) 2 BED/1.5 BATH, (85) 2-BEDROOM/1 BATH,
(9) 2-BEDROOM/1 BATH EXTENDED, (4) 1-BEDROOM
45,717 SF (137,151 SF TOTAL)
2,258 SF STORAGE (FIRST FLOOR)
150 PARKING SPACES (INCLUDING 40 GARAGES)

DENSITY:
REQUIRED:
3,500 SF PER 1 BEDROOM (3,500X4=14,000 SF)
4,500 SF PER 2 BEDROOM (4,500X118=531,000 SF)
TOTAL SF REQUIRED=545,000 (12.51 ACRES)
PROVIDED: 5.6 ACRES



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Buffalo, New York 14203
Phone: 716-847-1630
Fax: 716-847-1454
www.cscos.com

PRELIMINARY
NOT FOR
CONSTRUCTION



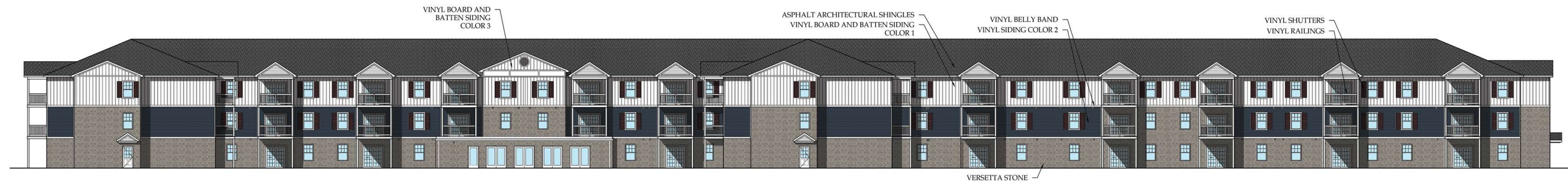
SENIOR HOUSING
ROMEIOVILLE CROSSING
ROMEIOVILLE, IL

MARK	DATE	DESCRIPTION
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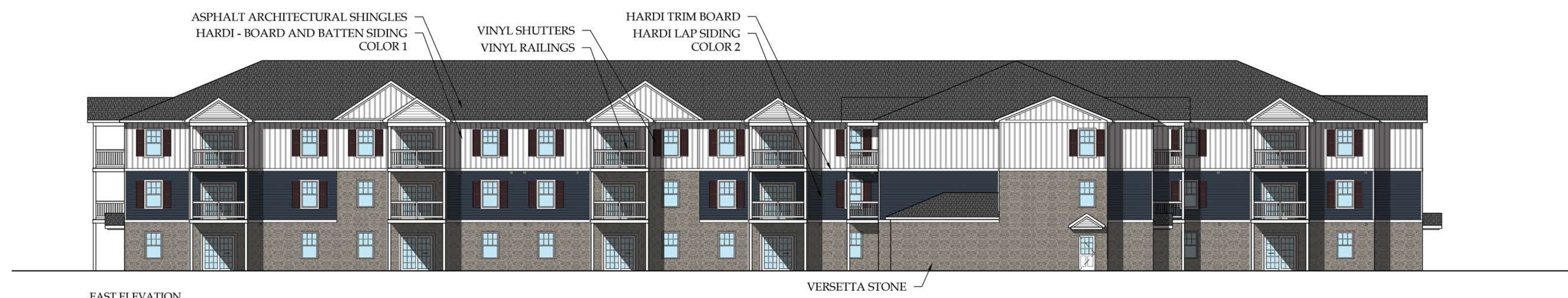
REVISIONS

PROJECT NO:	F53.547.001
DATE:	OCTOBER 2, 2025
DRAWN BY:	S. SCHIENER
DESIGNED BY:	
CHECKED BY:	

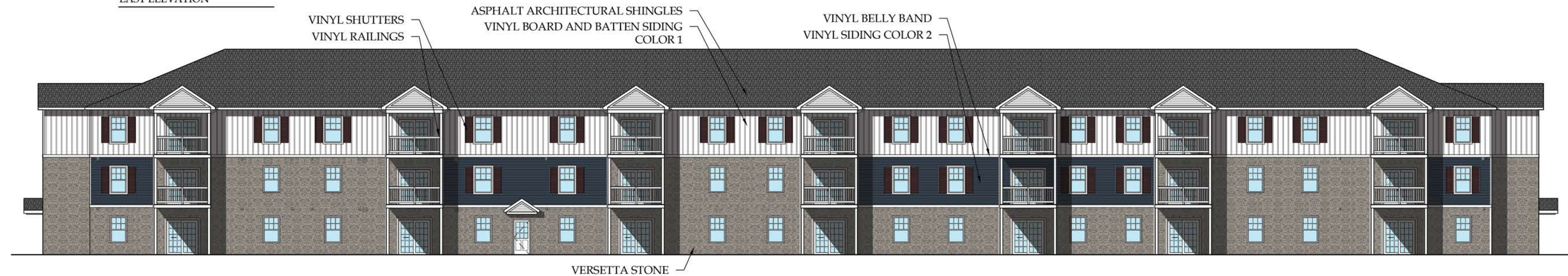
CONCEPT PLAN



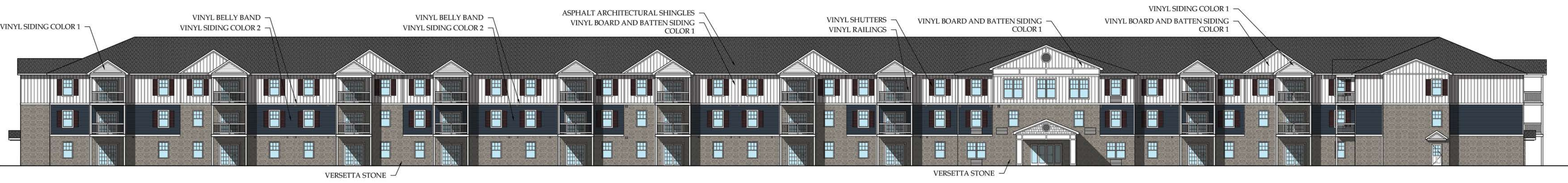
SOUTH ELEVATION



EAST ELEVATION



WEST ELEVATION



NORTH ELEVATION

Who is Clover?

Full-service acquisition, development, construction, and property management firm with 38 years of experience.

Owns and manages over 50 market-rate, Senior (55+ years old) Independent Living apartment communities, totaling over 6,000 units in (8) states. We also have another (7) Senior Independent Living properties under construction currently.

Additionally, Clover manages many condo associations and commercial space. Our portfolio consists of more than 150 properties.

Clover Focus

Over the past 20 years the company's strategy has been to focus on Market-Rate, Senior Independent Living Apartment Communities.

Clover develops, owns, and operates the communities for the long term.

Clover has never converted a senior community to low income. Clover has never converted a senior community from age-restricted to an all-age community.

Clover has no HUD funded properties in its portfolio

What is a Clover Active- Adult community?

A market-rate alternative for senior (55+) residents who no longer desire to own and do not want to move into an expensive full-service retirement community.

Our senior residents typically come from a three to five-mile radius around the Community so they can remain close to family & friends.

Our developments allow for these senior citizens to remain in the community that they grew up and raised their families in, to continue attending their place of worship, to enjoy their local restaurants and entertainment facilities, and to continue seeing their own doctors which in turn contributes to the economic welfare of the community. Our facilities also create home ownership opportunities by freeing up single family housing stock, while enhancing generational diversity.

Good neighbors

We don't impact peak traffic. Our residents control their schedules and can choose when they want to be on the road. Typically, our peak hour is between 2 pm and 3 pm with a traffic count of 32 cars per hour during that timeframe.

We have no impact at all on the school districts.

We don't have dining or healthcare so we do not have employee traffic throughout the entire day and night.

We restrict trash pickup to normal workday hours.

We comply with the Fair Housing Rules and Regulations. Those regulations provide an exception for being able to age-restrict a property to 55+. Our criteria to lease is set that no one may live in the complex if they are not over 55 years old.

Unit Amenities

Full/Modern kitchen with breakfast bar and pantry

Stainless Steel Appliances including refrigerator, microwave, range and dishwasher, in-unit washer/dryer

Walk in showers

Master bedroom

Slider patio doors

Private patio or balcony

Indoor Mailboxes

Individually controlled heat and A/C

Emergency Pull Cords in each Unit

Typical floorplan



Typical 2 Bedroom Unit

Community Amenities

Community Room as well as reading room / library on 1st floor

Special event dinners including Birthday Parties, Holiday Parties & More

Card games/Board games / Bingo / Wii Bowling

Ice Cream Socials / Pizza Parties / Movie Night / Bible Study

Outdoor Patio Space for outdoor recreation and events

Fitness Center & Fitness Classes

On-site Beauty Salon and coffee bar

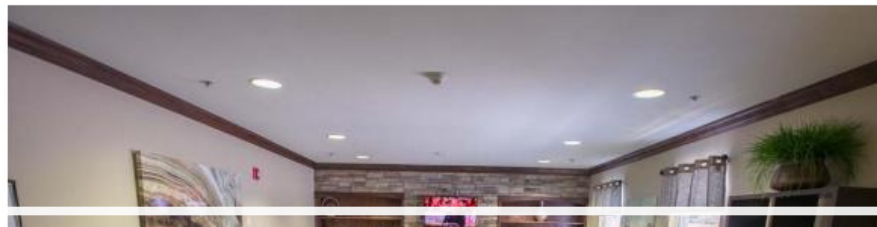
Family Room

Day Trips (shows, etc.)

Safety Features including Safety Seminars, TV Monitored and controlled building entry system

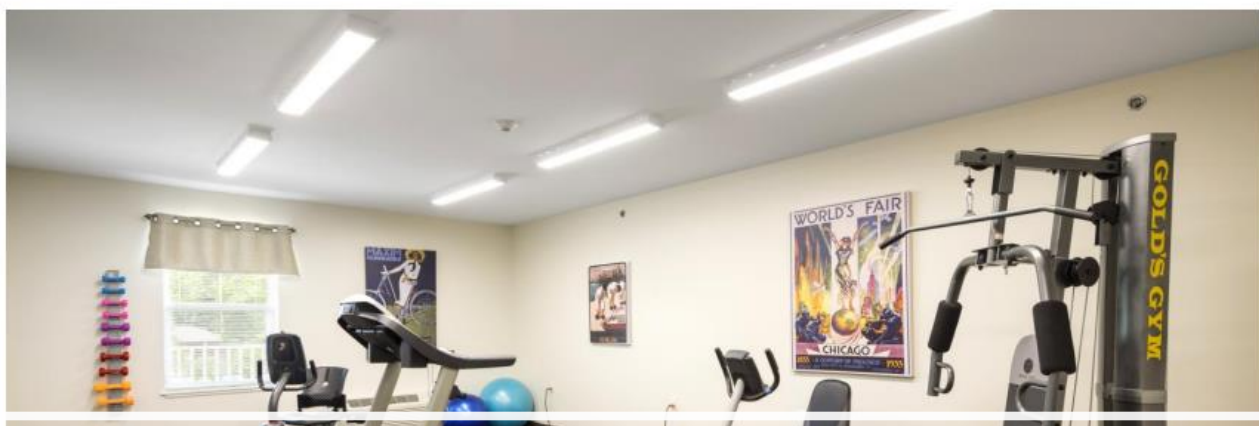
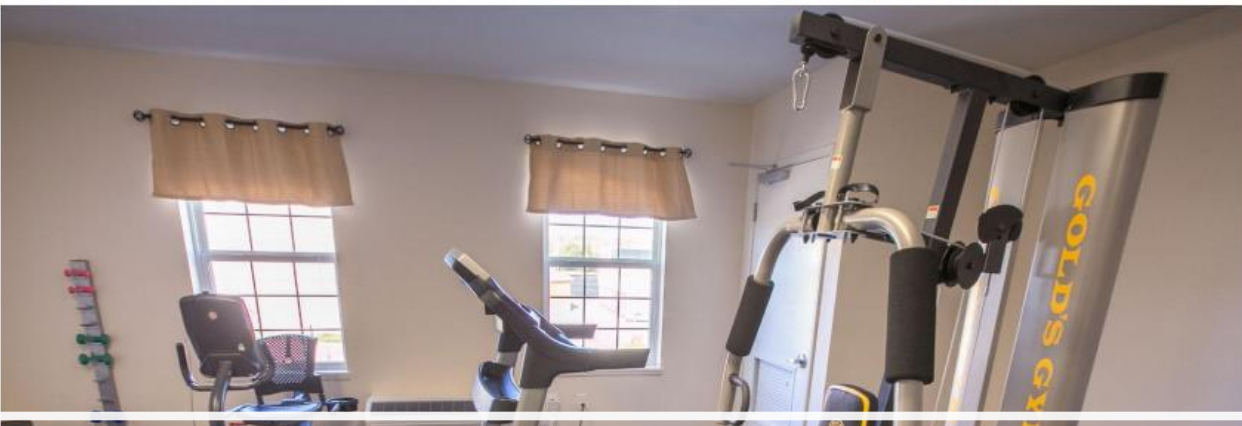
Other Conveniences including Elevator Service, Convenient Indoor Trash Facilities, Central Indoor Mail System

On-site parking – including leasable accessory garage

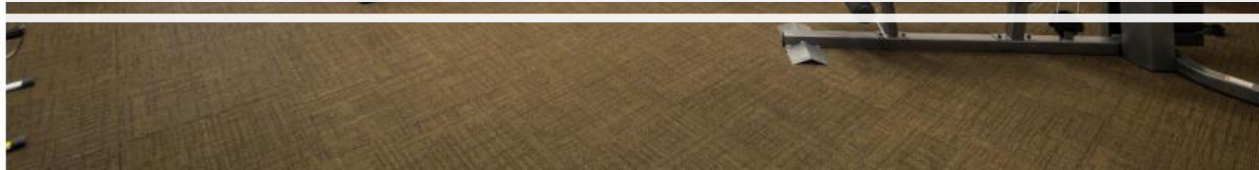


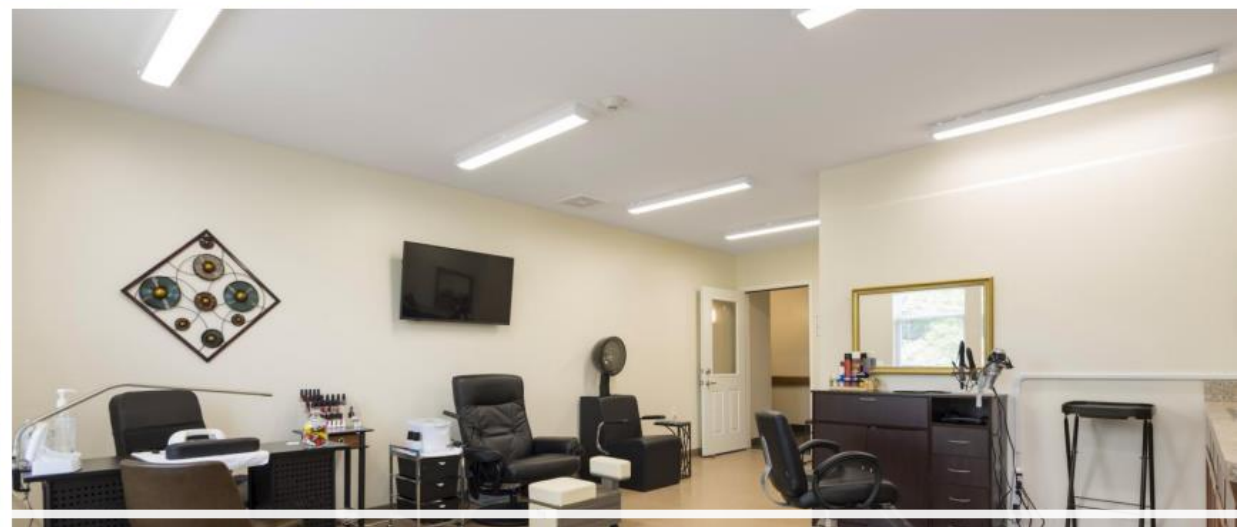
Community Photos



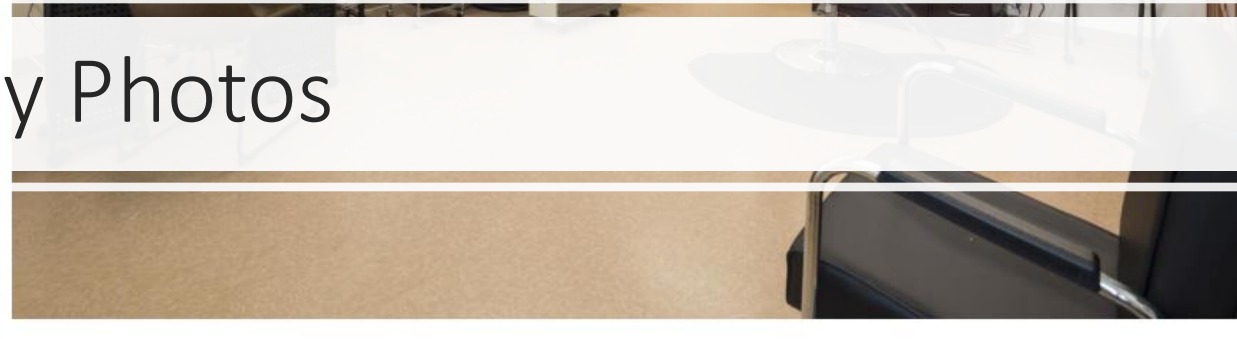


Community Photos





Community Photos





Sample Projects











35100

