



**REVA**  
DEVELOPMENT  
PARTNERS LLC

June 12, 2019

Ms. Staci Springer, AICP  
Planning and Development Director  
VILLAGE OF GLEN ELLYN  
535 Duane St.  
Glen Ellyn, IL 60137

**Re: AVERE on Duane Residential Redevelopment Application- Final Submittal**

Dear Ms. Springer,

REVA Development Partners is pleased to re-submit plans for AVERE on Duane, a luxury multifamily development to be located on approximately 1.18 acres at 427-443 Duane St. and 425-435 Melrose Ave.

The Property:

The Property is an assemblage of eight individual land parcels along the Southeast corner of Duane St and Melrose Ave totaling approximately 1.18 acres. The parcels include six structures and surface parking for the various small businesses. The property is bordered by the Glen Public Library on the North and is four blocks from the Glen Ellyn Metra stop. The five parcels along Duane St are currently zoned C5B, and the three parcels along Melrose Ave are currently zoned R4 and R2. The C5B zoning currently allows for multifamily development, and the parcels zoned R4 and R2 are where the proposed surface parking will be located.

The Plan:

The plan is to construct a four-story, 48-unit luxury rental apartment building with underground parking garage and additional surface parking. This transit-oriented development includes 1 bedroom, 1 bedroom+den, 2 bedroom and 2 bedroom+den apartment homes ranging in size from approximately 868 sq.ft. to 1,615 sq.ft. The flats will be accessible via elevators and residents may access their home directly from common area. The underground parking garage, accessed from Melrose Ave., will have 48 parking spaces, with an additional 34 surface parking spaces for residents and guests, providing a total of 1.7 parking spaces per unit. The building includes a community room on the second floor over the lobby providing a gathering place including media and coffee/wet bar. The primary pedestrian entrance to the building is on the south side, adjacent to the surface parking lot with a pedestrian path leading east to Prospect, within easy walkable distance to Glen Ellyn stores, restaurants, and Metra station just a few blocks away.

The proposed architecture and unit mix is designed to meet the needs of affluent suburban markets like Glen Ellyn with larger than traditional apartments (1,332 sq.ft. average size) to appeal to a wide range of residents, including empty nesters, young professionals, relocating families and corporate employees. This "purpose built" luxury rental community will feature professional management and desirable amenities such as a package



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concierge system, pet wash/grooming area, underground parking, smart home technology, and private storage spaces.

Detailed architectural and site plans are included in the submittal along with a series of images included in the landscape plan set that illustrates community context through computer generated 3D imagery depicting the proposed structure within the surrounding community.

Our intent is to construct a building with timeless architectural character and curb appeal. We endeavor to achieve our goal through good design and a mix of quality, low maintenance materials. The apartments will feature contemporary open floor plans, condominium quality interior finishes, state of the art technology and a variety of “green” features promoting healthy resident lifestyle.

#### Construction Information:

4 Stories of Residential (R-2) over 1 Story of Parking Garage (S-2)

R-2 occupancy will be Type V-A construction with an NFPA 13 R sprinkler system.

S-2 occupancy will be Type I-A construction with an NFPA 13 sprinkler system.

R-2 & S-2 occupancies will be separated with a 3 hour fire rated non-combustible floor/ceiling assembly.

S-2 bearing walls will be 3 hour fire rated assemblies, non-combustible

R-2 floor/ceilings & roof ceiling will be 1 hour fire rated assemblies, combustible

R-2 bearing walls, unit demising walls and corridor/unit walls will be 1 hour fire rated assemblies, combustible

Exit stair tower walls will be 2 hour fire rated assemblies, combustible

#### TIF Support

In keeping with our prior submittals, due the cost of the land assemblage and attendant demolition and redevelopment expenses, the project is economically viable only with TIF support as previously outlined.

#### Planned Development:

The proposal for a planned development which includes certain deviations from the underlying zoning and further clarifications of codes as outlined in greater detail in the submittal.

#### Development Team:

The principals of REVA are industry veterans with more than thirty years of residential development experience building luxury for-sale single-family and rental multi-family housing in highly discerning communities including Deerfield, Glenview, Lake Forest, Lake Bluff, Wilmette, Winnetka, Northfield, Hinsdale and Burr Ridge and other Chicago area communities. The team of consultants which includes BSB Design (Architects), Lakota Group (Land planner & Landscape Architect), and Kinzie Builders (General Contractor) have a similar track record supporting the highest level of quality in their commercial, retail and residential developments. The team proposes to continue its collaboration with the AVERE on Duane residential project with the intent to create value while fulfilling a need within the community.



We have submitted the following documents for review:

**PLANS:**

1. ALTA Survey
2. Surrounding Conditions Plan
3. Engineering Plans
4. PUD Site Plan
5. Turning exhibits
6. Consolidation Plat
7. Landscape & Hardscape Plans
8. Sign Plan
9. Photometric Plan
10. Light fixture cut sheets
11. 3-D models
12. Building Plans
13. Building Elevations/Renderings

**DOCUMENTS:**

14. Cover letter & Narrative
15. Ownership Matrix
16. List of Deviations and Clarifications
  - a. Roof Height Illustration
  - b. Roof Form Perspectives
  - c. Building Height Study
  - d. Building Section Study
17. Construction Schedule
18. Market Study
19. Traffic Study
20. Kane DuPage Land Use Opinion
21. Endangered Species Report (IDNR)
22. Geotech Report
23. Drainage Analysis
24. Sign Variation Application
  
25. Special Use Permit Application
26. Zoning Map Amendment Application
27. Exterior Appearance Application
28. Lot Consolidation Application
29. PUD – Preliminary and Final Application
30. Proof of Ownership
31. Disclosure of Interest and Affidavits of Authorization
32. Reimbursement of Fees Agreement



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We look forward to presenting our plans to the Plan Commission and Board of Trustees.

Sincerely,

**REVA DEVELOPMENT ACQUISITIONS, LLC**

By: REVA Development Partners, LLC

By: Warren A. James, Manager