DESIGN AND PROJECT REVIEW COMMITTEE (DAPR)

Wednesday, July 17, 2019
2:30 P.M.
Lorraine H. Morton Civic Center, 2100 Ridge Avenue, Room 2404

AGENDA

I. CALL TO ORDER/DECLARATION OF QUORUM, JOHANNA LEONARD, CHAIR

II. APPROVAL OF MINUTES: July 10, 2019, DAPR Committee meeting minutes.

III. NEW BUSINESS

1. 1605-1631 Chicago Ave.

   Subdivision and Major Adjustment to a Planned Development

   Horizon Realty Group, the applicant, submits for a Subdivision and Major Adjustment to a Planned Development in the D4 Downtown Transition District. The requested adjustment will increase FAR from 3.15 to 4.2, increase parking spaces from 32 (23 on-site, 9 leased) to 38 (all leased off-site), and a decrease in total number of independent living units from 205 to 186 (includes 65 dwelling units). No new site development allowance will be needed.

2. 1621 Chicago Ave.

   Planned Development

   Horizon Realty Group, the applicant, submits for a Planned Development to construct a 19-story apartment building with 240 dwelling units, 85 subterranean parking spaces, and approximately 3,540 sf of ground floor retail space in the D4 Downtown Transition District. Site development allowances are being requested for: 1) a building height of 211.7’ where a maximum of 105’ is permitted, 145’ with site development allowance), 2) an FAR of 11.62 where a maximum of 5.4 is permitted, 6.0 with site development allowance, 3) 240 dwelling units where 54 is the maximum permitted, 4) 85 parking spaces where a minimum of 185 is required, and 5) 1 short loading berth where 2 short loading berths are required.

IV. ADJOURNMENT

The next DAPR meeting is scheduled for Wednesday, July 24, 2019, at 2:30 pm in Room 2404 of the Lorraine H. Morton Civic Center.