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.
Action: Approved, 8-0.

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.
Action: Held in Committee, item relates to agenda item #2.

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.
Action: Held in Committee in order to allow the applicant to address concerns including: driveway access location to parking garage, portion of the required parking for The Merion located on development site, requested site development allowances, public benefits, bike storage room access, bay windows encroaching over into Chicago Avenue right-of-way, bird friendly measures.

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.