DESIGN AND PROJECT REVIEW COMMITTEE  
(DAPR)  

Wednesday, September 18, 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. MINUTES:  
1. September 4, 2019, DAPR Committee meeting minutes.  
2. September 11, 2019, DAPR Committee meeting minutes.  

III. NEW BUSINESS  
1. 1605-1631 Chicago Avenue  
   Subdivision and Major Adjustment to a Planned Development  
The applicant, Horizon Realty Group, 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 units from 205 to 186 (includes 65 dwelling units). No new site development allowance will be needed.  

2. 1621 Chicago Avenue  
   Planned Development  
The applicant, Horizon Realty Group, submits a planned development application to construct a 19-story apartment building with 240 units, 85 subterranean parking spaces, and approximately 3,540 sq. ft. of ground floor retail space in the D4 Downtown Transition District. Site development allowances are being requested for: 1) a building height of 211 ft. 8 in. where 105 ft. is allowed), 2) an FAR of 11.62 where a maximum of 5.4 is allowed, 3) 240 dwelling units where 54 is maximum is allowed, 4) 85 parking spaces where a minimum 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, September 25, 2019, at 2:30 pm in Room 2404 of the Lorraine H. Morton Civic Center.