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.
   Action: Committee voted, 6-0, 1 abstention, to approve the September 4, 2019, DAPR Committee meeting minutes, 7 members present for vote.

2. September 11, 2019, DAPR Committee meeting minutes.
   Action: Committee voted, 6-0, 1 abstention, to approve the September 11, 2019, DAPR Committee meeting minutes, 7 members present for vote.

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.
   Action: Committee voted, 8-0, to recommend approval to Plan Commission, 8 members present for vote.

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.
**Action:** Committee voted, 8-0, to recommend denial to Plan Commission, 8 members present for vote.

IV. **ADJOURNMENT**

The next DAPR meeting is scheduled for **Wednesday, September 25, 2019**, at 2:30 p.m. in Room 2404 of the Lorraine H. Morton Civic Center.