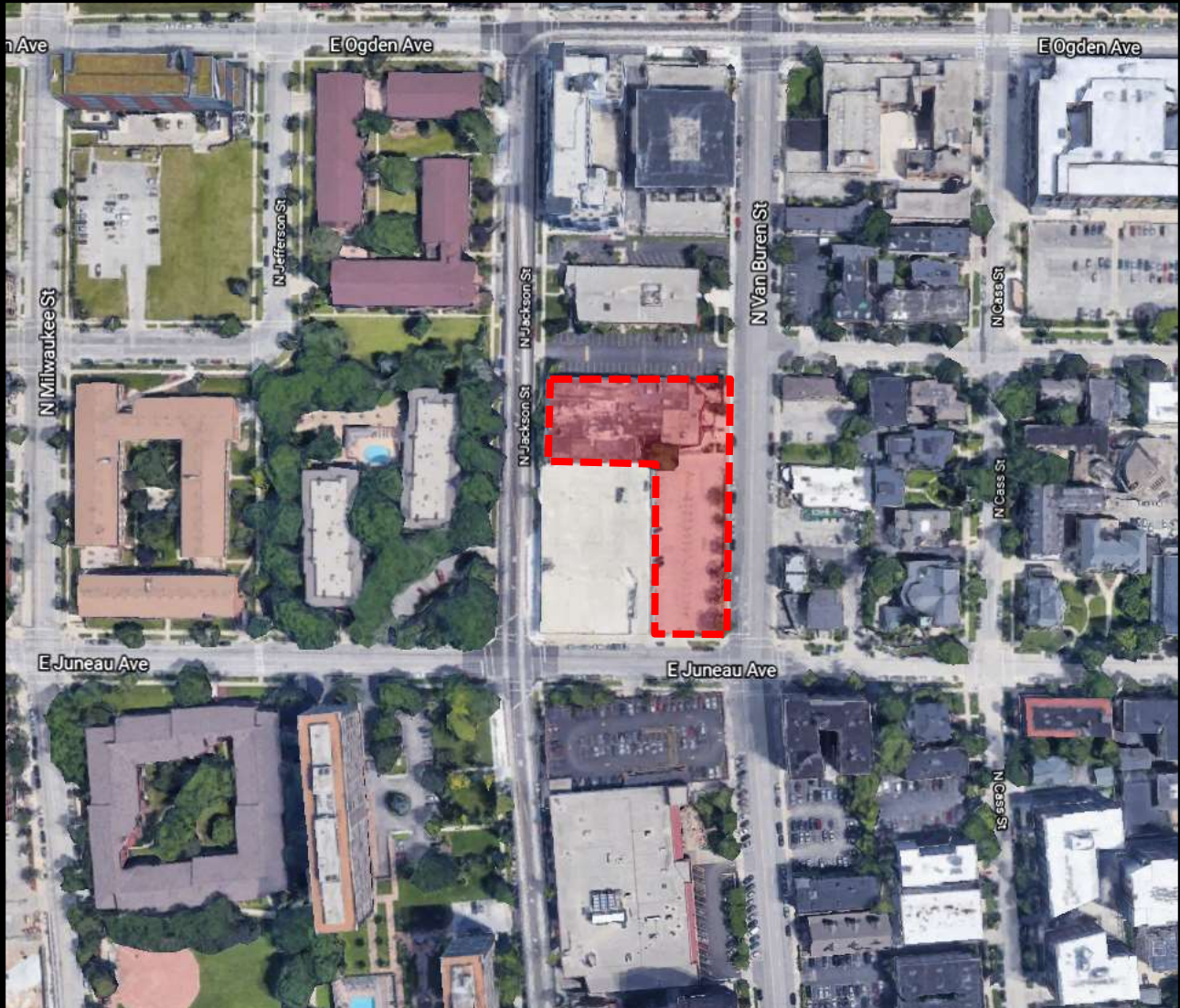


File No. 201143. A substitute ordinance relating to the change in zoning from Downtown Neighborhood Retail, C9C, to a Detailed Planned Development known as Nova for a mixed use development on the property located at 1237 North Van Buren Street, on the west side of North Van Buren Street, north of West Juneau Avenue, in the 4th Aldermanic District.



File No. 201143. Site Context Photos.



View from North Jackson Street looking south-east



View from Juneau and Van Buren looking north-west



View from Van Buren and Knapp looking south-west

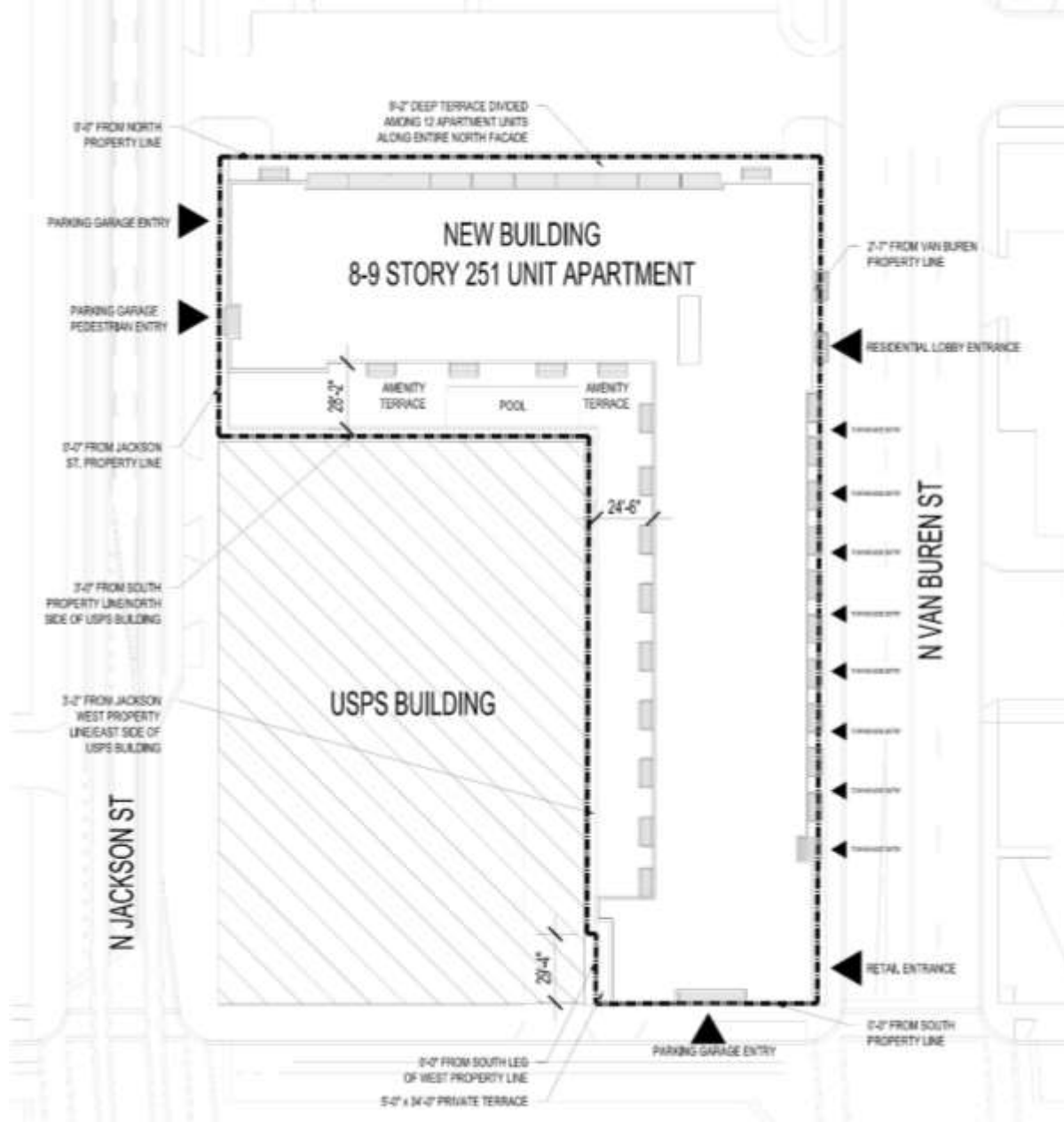
File No. 201143. Consistency with Area Plan.



Downtown Area Plan

- Design goals include “adding enclosure to street and creating a vista along Van Buren from the south”
- Calls for enhanced pedestrian experience along Van Buren
- Additional residential density near Streetcar stop
- Development reduces surface parking lots downtown
- **Proposed DPD is consistent with the Downtown Area Plan**







FROM SOUTH



FROM SOUTHEAST



FROM EAST



FROM NORTHEAST



FROM NORTHWEST



FROM WEST



