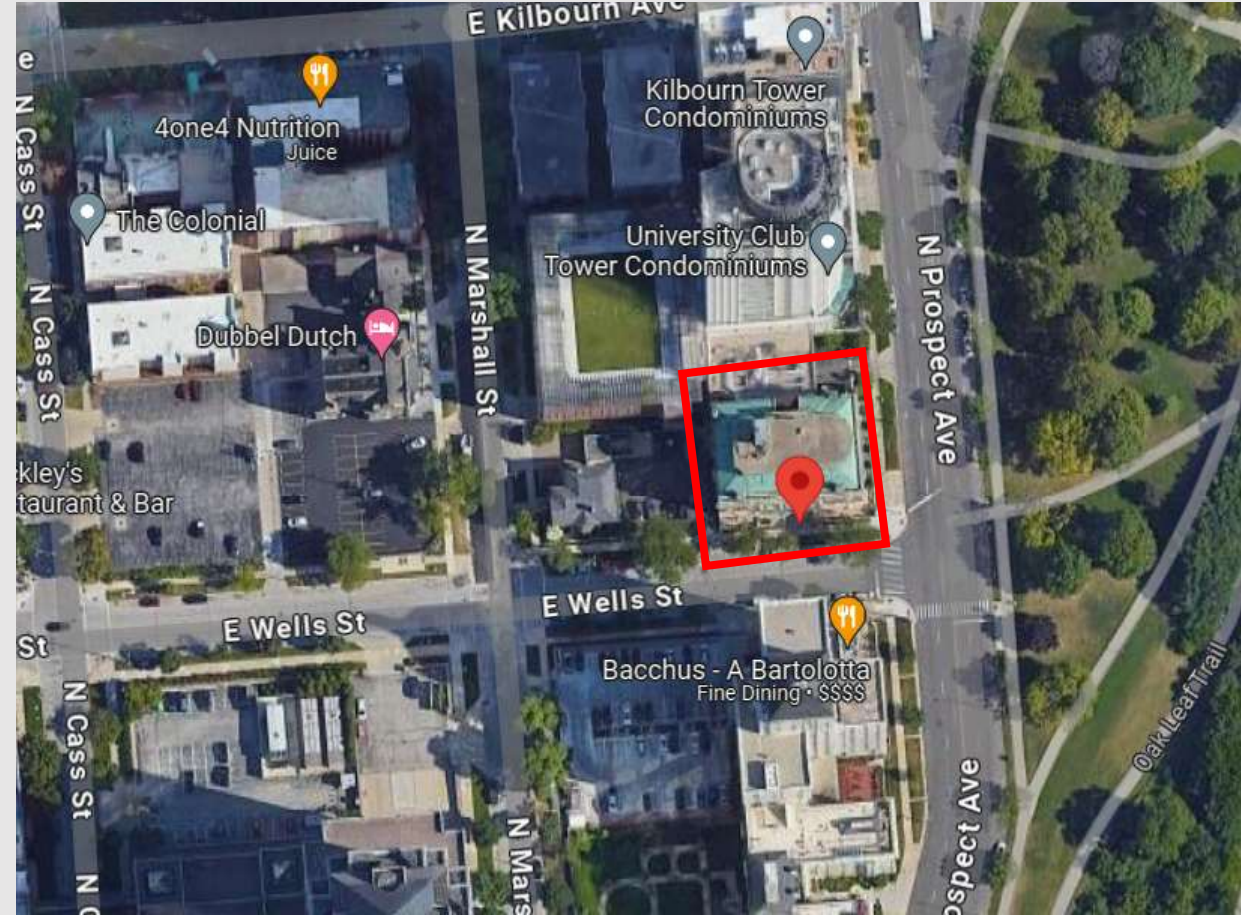
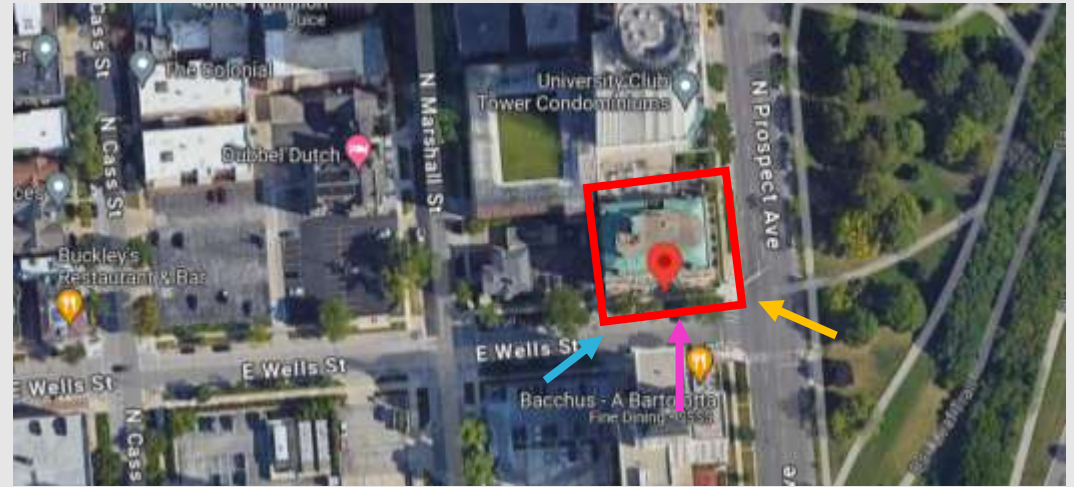


File No. 231936. A substitute ordinance relating to the change in zoning from Detailed Planned Development known as University Club to Downtown - Residential and Specialty Use, C9B, for the property located at 924 East Wells Street, located on the north side of East Wells Street, west of North Prospect Avenue, in the 4th Aldermanic District.



File No. 231936. Context.



File No. 231936. Consistency with Comprehensive Plan.



Downtown Plan

- Adopted in 2023.
- Plan recommends and encourages the preservation, restoration and reuse of historic buildings throughout downtown and encourages a diversity of compatible land uses and building types that contribute to cohesive districts and corridors.
- The former University Club facility was locally designated as a historic structure in 2003.
- The University Club ceased operations in December 2023. To ensure the successful reuse of this historic structure, a broader range of permitted uses is needed – including uses that were not contemplated as part of the existing DPD.
- The proposed zoning change is **consistent** with the recommendations of the Downtown Area Plan.

File No. 231936.

