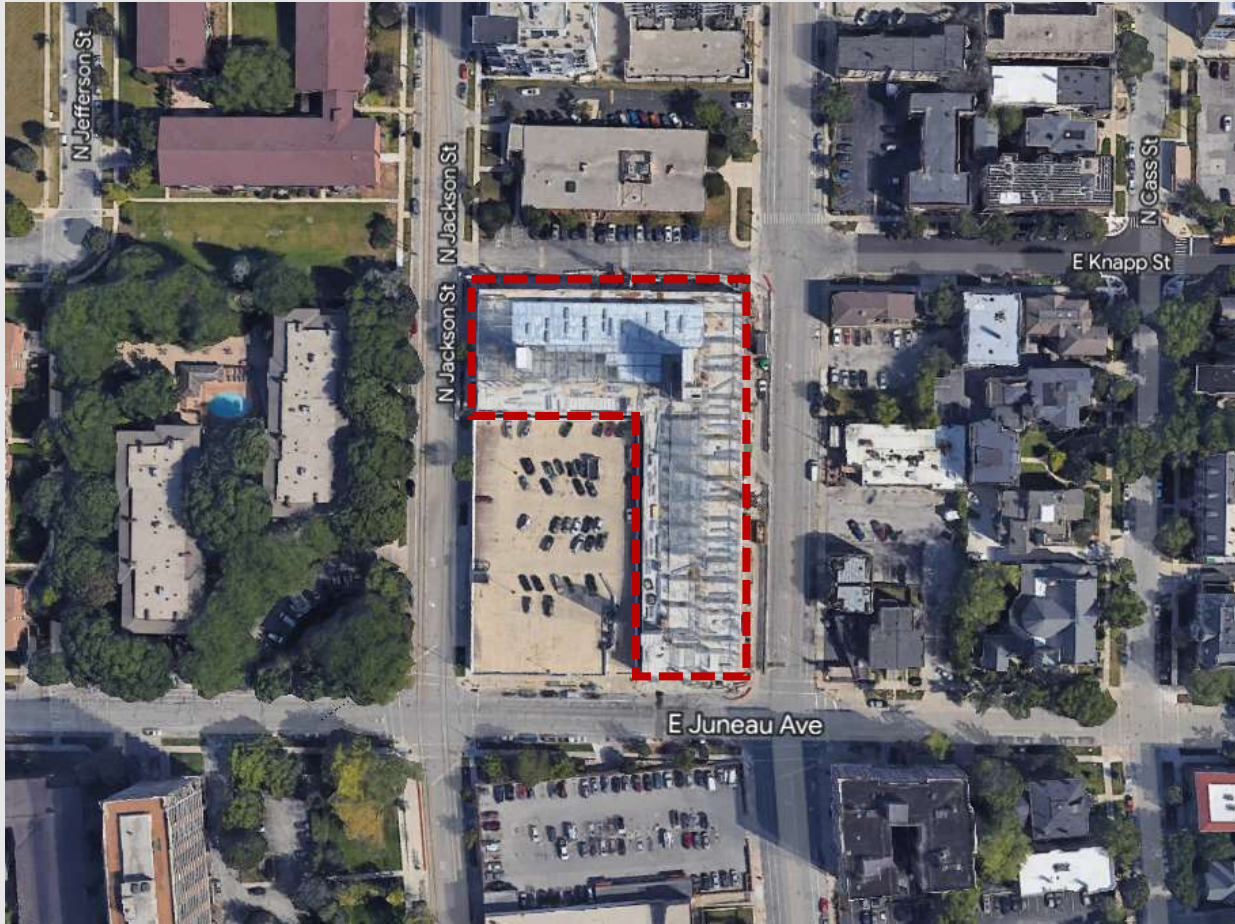


File No. 230044. A substitute ordinance relating to the 1st Amendment to the Detailed Planned Development, DPD, known as Nova to add Commercial Hotel as a permitted use within the previously approved mixed-use residential building located at 1237 North Van Buren Street, on the west side of North Van Buren Street, north of West Juneau Avenue, in the 4th Aldermanic District.



File No. 230044. Site Context.



View from Jackson St looking southeast

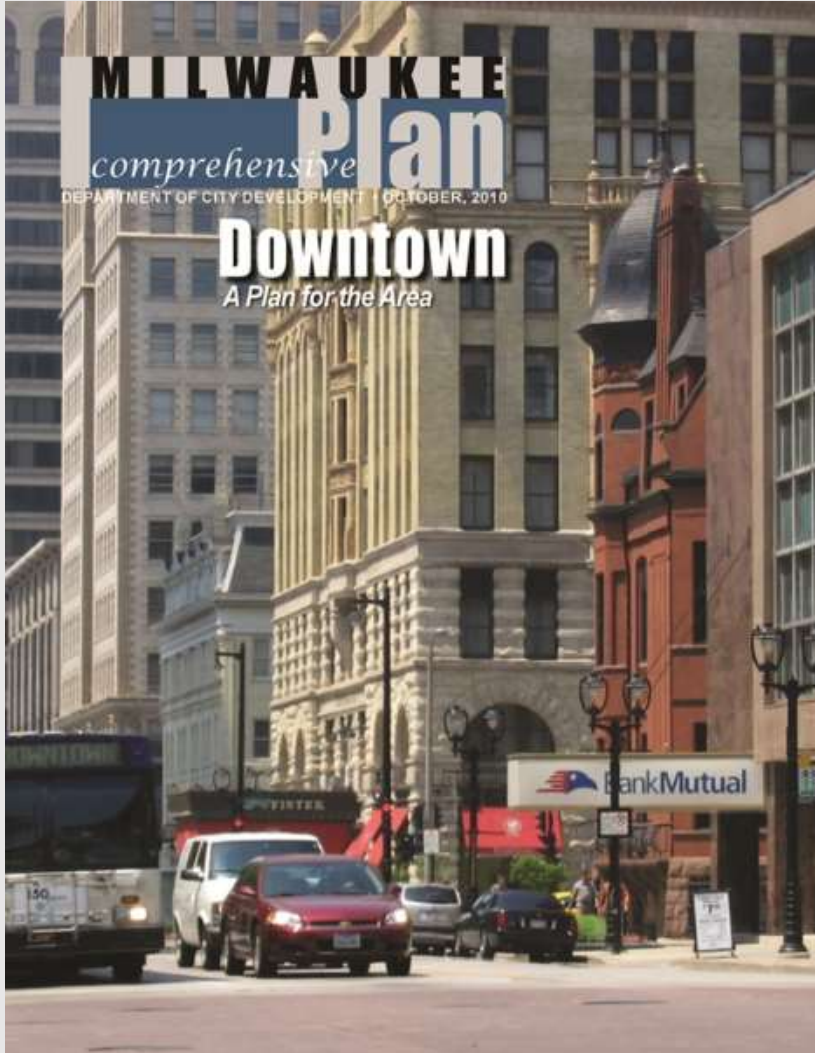


View from Van Buren looking southwest



View from Van Buren looking north

File No. 230044. Consistency with the Comprehensive Plan.



Downtown Plan

- Adopted in 2010; update underway
- Both plans support a broad mix of compatible land uses throughout Downtown, including hotel uses, which are generally allowed in all Downtown zoning district.
- Proposal is consistent with the plan recommendations.