

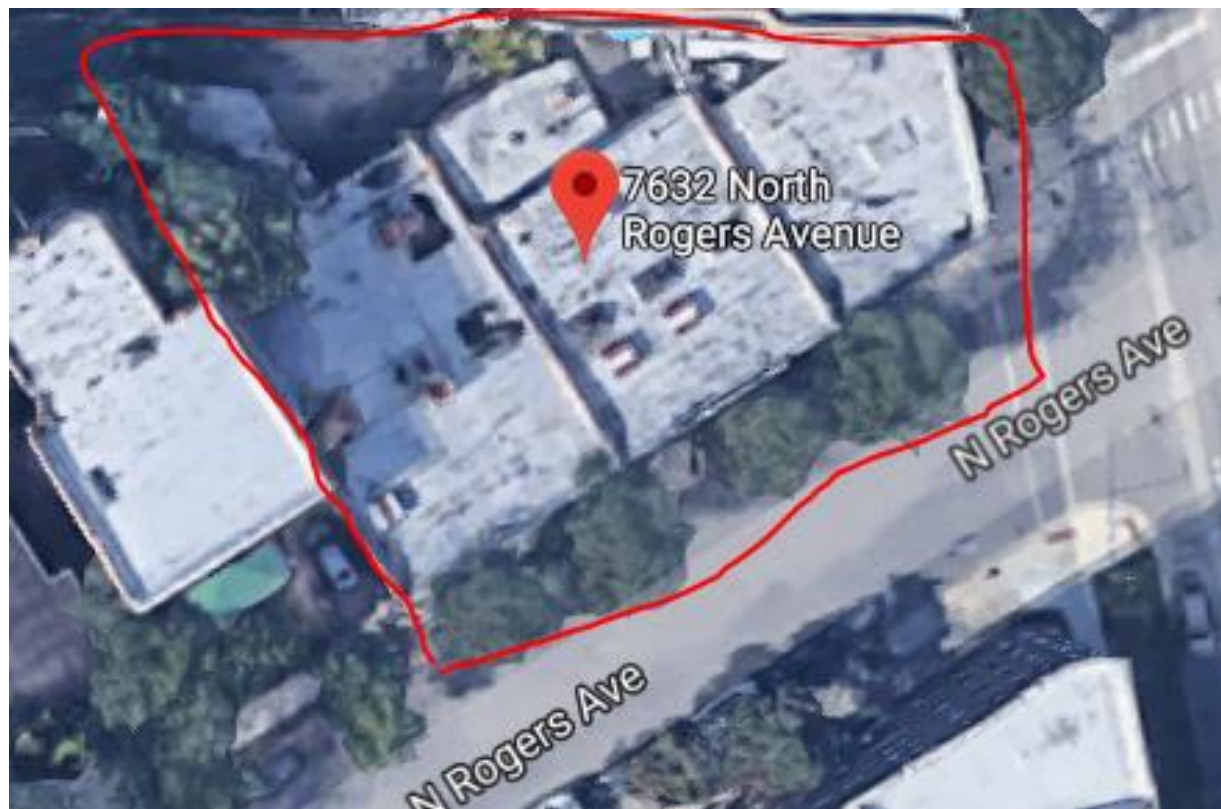
Planned Development

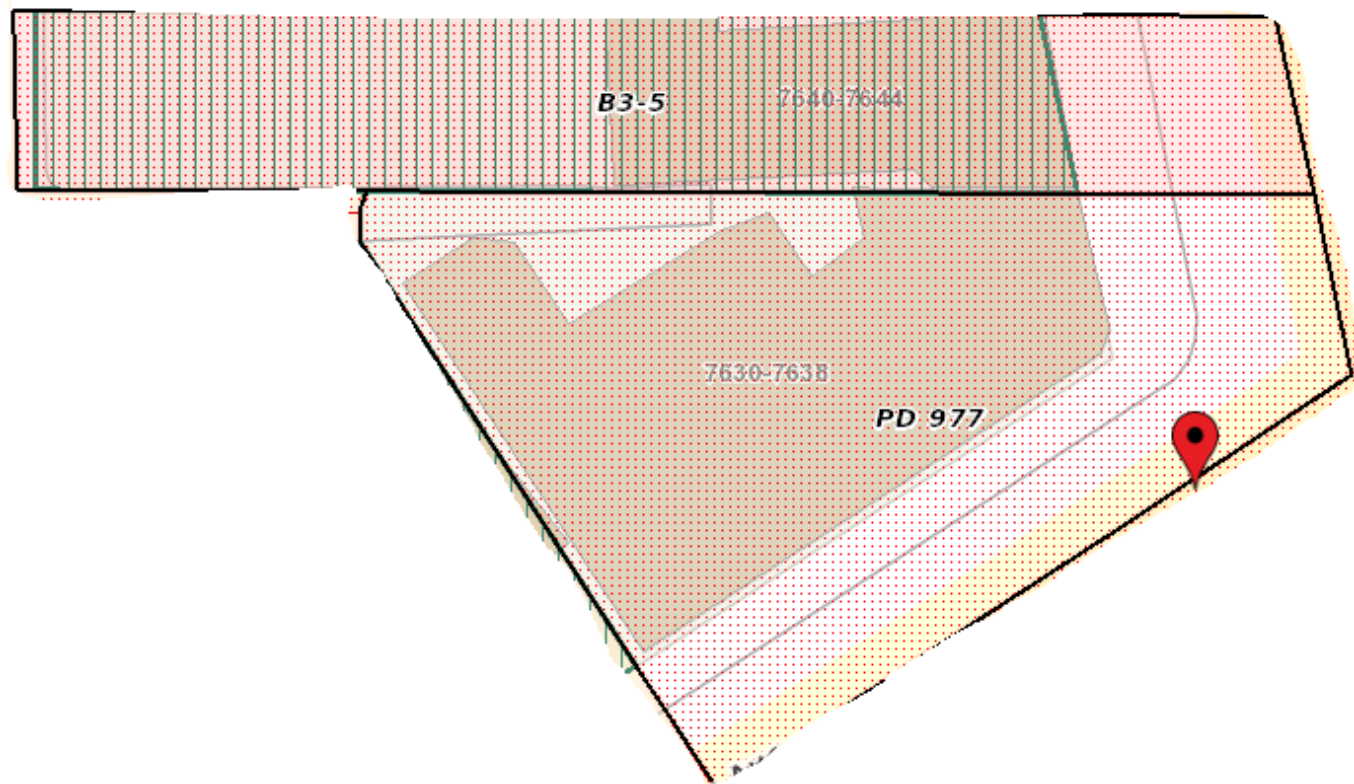
7630-7638 N. Rogers

What is a Planned Development (PD)?

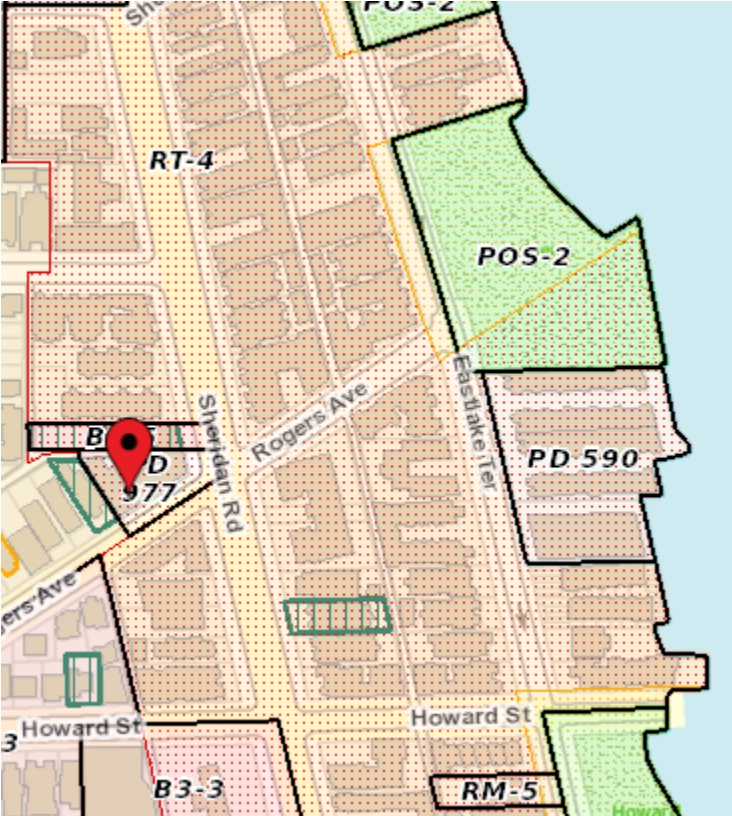
Tall buildings, campuses, and other large developments that must be negotiated with city planners







Surrounding Zoning



What is permitted?

- Maximum Height: 81 Feet
- Maximum Number of Residential Units: 40
- Number off-street parking spaces to be provided: 65
- Permitted Uses: Multi-story residential & business activity

Why are we here?

- The owner sought a zoning change
- Planned Developments expire every 6 years
- This Planned Development expired in 2011
- Alderman have power to select zoning district
- Three recommended zoning options

Recommended Options

- Revert Back to Previous Zone District
- Three options would mean a downzone
- **Downzone means:**
 - Area of land that is rezoned to a usage that is **less dense** and **less developed**

Revert Back to Community Shopping District (B3-5)

- B3 District is intended for large sites on major streets
- This zoning district would NOT restrict the potential commercial activity on both lots (7630-38 N. Rogers & 7640-44 N Sheridan)
- The existing liquor store in the PD would remain as a legal use
- Maximum Building Height: 81 Feet

Neighborhood Shopping District (B1-1)

- This zoning district would restrict the potential commercial activity on both lots
- The existing liquor store in the PD would become a legal non-conforming use
- Maximum Building Height: 38 Feet
- Permits residential dwelling units above ground floor

Residential Two-Flat, TownHouse & Multi-Unit (RT4)

- Accommodate for smaller scale developments
- This zoning district would restrict the potential commercial activity on both lots
- The existing liquor store in the PD would become a legal non-conforming use
- Maximum Building Height: 38 Feet
- The buildings would match the predominant zoning of the area

Residential Multi-Unit Districts (RM5)

- Accommodate moderate to high density buildings
- This zoning district would restrict the potential commercial activity on both lots
- The existing liquor store in the PD would become a legal non-conforming use
- Maximum Building Height: 45 Feet - 47 Feet

Questions?