

AGENDA
COMMITTEE ON ZONING,
LANDMARKS & BUILDING STANDARDS
TUESDAY, APRIL 16, 2024
AT 10:00 A.M.
COUNCIL CHAMBERS, CITY HALL, 121 N. LASALLE

Please Note:

Items on this Agenda are subject to change. If you have any questions regarding this Agenda, please contact the Committee on Zoning, Landmarks & Building Standards via email at nicole.wellhausen@cityofchicago.org

- I. Roll Call
- II. Approval of Rule 45 Minutes
- III. Deferred Items
- IV. Public Commentary
- V. New Business
- VI. Adjournment

Each person participating in public comment shall have up to three minutes to address all items on the agenda during the public comment period. The committee will not conduct separate public comment for each agenda item.

APPOINTMENT

DOC# A2024-0008369 (MAYORAL INTRODUCTION) INTRODUCED (3-20-24)

Appointment of Marlene Hopkins as Commissioner of Department of Buildings

TEXT AMENDMENTS

DOC # O2023-2075 (44TH WARD) INTRODUCED 5/24/23**

Amendment of Municipal Code Chapter 17-7 by adding modifying Sections 17-7-0571 and 17-7-0572

***Please note that the item is on the Agenda to introduce a substitute, there will be no final action taken on the matter*

LANDMARK ITEMS

DOC # O2024-0008226 (24TH WARD) INTRODUCED (3-20-24)

Historical landmark designation for Apollo's 2000 at 2875 W Cermak Rd

LARGE SIGNS OVER 100 FEET IN AREA, 24 FEET ABOVE GRADE –

DOC#	WARD	LOCATION	PERMIT ISSUED TO
TBD	44	900 W Nelson St	Advocate Illinois Masonic Medical Center
TBD	44	900 W Nelson St	Advocate Illinois Masonic Medical Center
TBD	45	5160 N Northwest Hwy	Extra Space Storage
TBD	47	2156 W Montrose Ave	Small Cheval

MAP AMENDMENTS - FOR PREVIOUSLY DEFERRED ITEMS PLEASE SEE PAGE 18

NO. A-8831 (1st WARD) ORDINANCE REFERRED (4/19/23)

DOCUMENT #O2023-1616

Common Address: 1416 N Maplewood Ave

Applicant: Alder Daniel LaSpata

Change Request: B2-3 Neighborhood Mixed-Use District to RS3 Residential Single Unit (Detached House) District

NO. A-8871 (26th WARD) ORDINANCE REFERRED (3-20-23)

DOCUMENT #O2024-0008314

Common Address: 3508 W Armitage

Applicant: Alder Jesse Fuentes

Change Request: B3-3 Community Shopping District to B2-3 Neighborhood Mixed-Use District

NO. 22389-T1 (1st WARD) ORDINANCE REFERRED (3-20-24)

DOCUMENT #O2024-0008452

Common Address: 2418-2426 North Milwaukee Avenue

Applicant: GW Logan Square LLC

Owner: GW Logan Square LLC

Attorney: Sara K. Barnes

Change Request: C2-2 Motor Vehicle-Related Commercial District to C1-3 Neighborhood Commercial District

Administrative Adjustment 17-13-1003 Variation 17-13-1101

Purpose: The applicant is seeking a Zoning map amendment to permit the rehabilitation and expansion of the existing five-story (with basement) orange-rated warehouse/ storage building, the programming for which such proposed improvements calls for the adaptive reuse and reactivation of the site and corresponding structures into a newly rendered mixed-use development, that will include divisible commercial/retail spaces and off-street parking at grade level and a diverse mix of residential dwelling units on the upper (2nd through 5th) floors

NO. 22377 (2nd WARD) ORDINANCE REFERRED (3-20-24)
DOCUMENT # O2024-0008415

Common Address: 1600, 1620, 1609-1641 & 1647 N. LaSalle; 1601 N. Wells; 130 & 200 W. North Ave

Applicant: Old Town Triangle Partners ILLC

Owner: Brian K. Furlong Trust u/t/a dated July 26, 2007, owns the property located at 1620 N. LaSalle; The Moody Church owns the property located at 1600 & 1609-1641 N. LaSalle; 1647 N. LaSalle LLC owns the property located at 1647 N. LaSalle; Walgreens Co. owns the property located at 1601 N. Wells; 130 West North LLC owns the property located at 130 W. North and Old Town Development Associates, L.L.C owns the property located at 200 W. North

Attorney: Katie Jahnke Dale & Rich Klawiter

Change Request: B1-3 Neighborhood Shopping District, Planned Development 89 and RM-5 Residential Multi-Unit District to B1-5 Neighborhood Shopping District then to a Residential-Business Planned Development.

Administrative Adjustment 17-13-1003 **Variation 17-13-1101**

Purpose: The reuse of certain existing commercial and religious assembly buildings and to construct a new 480' residential building with 500 residential units, 20,000 square feet of retail use on the ground and first floors, 450 accessory parking spaces, bicycle parking spaces, together with accessory and incidental uses

NO. 22381 (6th WARD) ORDINANCE REFERRED (3-20-24)
DOCUMENT # O2024-0008419

Common Address: 6529- 6533 S Stewart Ave

Applicant: Grow Greater Englewood NFP

Owner: Grow Greater Englewood NFP

Attorney: Renee Hatcher

Change Request: RT-4 Residential Two-Flat, Townhouse, and Multi-Unit District to C1-1 Neighborhood Commercial District

Administrative Adjustment 17-13-1003 **Variation 17-13-1101**

Purpose: To establish a community center and resiliency hub with approximately 30,331 square feet of commercial space, a restaurant with a shared kitchen, workforce development training space, and a community garden. 27 parking spaces; no residential use; 832 square feet lobby new addition, no other change to 3 story structure

NO. 22394-T1 (10th WARD) ORDINANCE REFERRED (3-20-24)
DOCUMENT # O2024-0008460

Common Address: 8707-09 S Houston Avenue

Applicant: Crystal L. Hammond

Owner: Crystal L. Hammond

Attorney: Frederick E. Agustin

Change Request: RS-3 Residential Single-Unit District to RM-4.5 Residential Multi-Unit District

Administrative Adjustment 17-13-1003 **Variation 17-13-1101**

Purpose: The applicant is seeking a zoning change to permit the construction of two three-story multi-unit residential buildings at the subject property. The proposed buildings will each consist of four dwelling units, for a total of eight dwelling units. Additionally, each proposed building will provide a surface parking pad for three at the rear for a total of six parking spaces at the subject property. The property is in a Transit Served Location (TSL). The proposed buildings will be 35.42 ft in height

NO. 22393-T1 (10th WARD) ORDINANCE REFERRED (3-20-24)
DOCUMENT # O2024-0008459

Common Address: 8719 S Houston Avenue

Applicant: Crystal L. Hammond

Owner: Crystal L. Hammond

Attorney: Frederick E. Agustin

Change Request: RS-3 Residential Single-Unit District to RM-4.5 Residential Multi-Unit District

Administrative Adjustment 17-13-1003 **Variation 17-13-1101**

Purpose: The applicant is seeking a zoning change to permit the construction of a three-story multi-unit residential building at the subject property. The proposed buildings will each consist of four dwelling units and a surface parking pad for three vehicles at the rear. The property is in a Transit Served Location (TSL). The proposed buildings will be 35.42 ft in height

NO. 22395 (10th WARD) ORDINANCE REFERRED (3-20-24)
DOCUMENT # O2024-0008461

Common Address: 10145-10207 S. Torrence Ave.

Applicant: ATG, LLC

Owner: ATG, LLC

Attorney: Tawfik Tawil

Change Request: M1-1 Limited Manufacturing/Business Park District to M2-1 Light Industry District

Administrative Adjustment 17-13-1003 **Variation 17-13-1101**

Purpose: To be able to use the property as outdoor storage of Motor Vehicles, Trucks, heavy equipment, U-Haul, and Construction Equipment. No Building, and no accessory Parking

NO. 22396-T1 (10th WARD) ORDINANCE REFERRED (3-20-24)
DOCUMENT # O2024-0008462

Common Address: 10209-10257 S. Torrence Ave.

Applicant: ATG, LLC

Owner: ATG, LLC

Attorney: Tawfik Tawil

Change Request: M1-1 Limited Manufacturing/Business Park District to C2-1 Motor Vehicle Related District

Administrative Adjustment 17-13-1003 **Variation 17-13-1101**

Purpose: To develop the property with two retail buildings, 6 unit retail shopping center, gas fuel station facility with drive thru restaurant and retail space

NO. 22388 (11th WARD) ORDINANCE REFERRED (3-20-24)
DOCUMENT # O2024-0008451

Common Address: 2847-53 South Hillock Avenue

Applicant: Jeff Ng

Owner: Jeff Ng

Attorney: Gordon and Pikarski Chartered

Change Request: RS-3 Residential Single-Unit District to RT-4 Residential Two-Flat, Townhouse and Multi-Unit District

Administrative Adjustment 17-13-1003 **Variation 17-13-1101**

Purpose: To subdivide the existing improved zoning lot into two lots. The resulting northern lot 37.70 feet will maintain the existing single-family home, without alterations. The southern lot will be improved with a three-dwelling unit residential building and three parking spaces. No commercial was proposed

NO. 22380 (12th WARD) ORDINANCE REFERRED (3-20-24)
DOCUMENT # O2024-0008418

Common Address: 3787-89 S Archer

Applicant: Ernesto Perez Real Estate LLC

Owner: Ernesto Perez Real Estate LLC

Attorney: Homero Tristan

Change Request: C1-2 to Motor Vehicle-Related Commercial District to C2-2 Motor Vehicle-Related Commercial District

Administrative Adjustment 17-13-1003 **Variation 17-13-1101**

Purpose: To allow for the establishment to use lot for accessory outdoor activities for the existing animal service use on the zoning lot. The existing commercial space contains 3500 square feet, existing 4 on-site parking spaces: non-residential. No changes to the existing building will result from the proposed zoning change

NO. 22383- T1 (16th WARD) ORDINANCE REFERRED (3-20-24)
DOCUMENT # O2024-0008437

Common Address: 1946-48 W. 63rd Street

Applicant: Reynoso Insulation LLC

Owner: Reynoso Insulation LLC

Attorney: Tyler Manic

Change Request: RS-3 Residential Single-Unit District to C2-1 Motor Vehicle –Related Commercial District

Administrative Adjustment 17-13-1003 **Variation 17-13-1101**

Purpose: To meet the use table standards of the C2-1 Zoning District to permit off-site accessory parking.

NO. 22397 (22ND WARD) ORDINANCE REFERRED (3-20-24)
DOCUMENT # O2024-0008465

Common Address: 2505-2535 S Pulaski Road

Applicant: The Resurrection Project

Owner: Self Help Federal Credit Union & SHVF Pulaski LLC

Attorney: Steven Friedland

Change Request: B3-2 Community Shopping District to B3-3 Community Shopping District

Administrative Adjustment 17-13-1003 **Variation 17-13-1101**

Purpose: To develop a mixed-use development with up to 54 dwelling units and approximately 8,420 sf of ground floor commercial space and 19 parking spaces. The height of the building will not exceed 57'10" feet and 1 loading berth will be provided

NO. 22382 (25th WARD) ORDINANCE REFERRED (3-20-24)
DOCUMENT # O2024-0008421

Common Address: 2286 S Blue Island Avenue

Applicant: 2286 Blue Island LLC

Owner: 2286 Blue Island LLC

Attorney: Tyler Manic

Change Request: C1-2 Neighborhood Commercial District to B2-3 Neighborhood Mixed-Use District

Administrative Adjustment 17-13-1003 **Variation 17-13-1101**

Purpose: To convert the vacant ground-floor commercial space into a residential dwelling unit within the existing mixed-use commercial/residential building with 5 dwelling units for a total density of 6 dwelling units

NO. 22390- T1 (26th WARD) ORDINANCE REFERRED (3-20-24)
DOCUMENT # O2024-0008454

Common Address: 1806 N Monticello Avenue

Applicant: William Aquino

Owner: William Aquino

Attorney: Fred Agustin

Change Request: RS-3 Residential Single-Unit District to RM-5 Residential Multi-Unit District

Administrative Adjustment 17-13-1003 **Variation 17-13-1101**

Purpose: To permit the establishment of a fifth dwelling unit at the subject property. The proposed dwelling unit will be located in the basement of the existing building. The footprint and height of the building will remain without change

NO. 22391-T1 (26th WARD) ORDINANCE REFERRED (3-20-24)
DOCUMENT # O2024-0008457

Common Address: 1800-1804 N Monticello Avenue

Applicant: William Aquino

Owner: William Aquino

Attorney: Frederick E. Agustin

Change Request: RS-3 Residential Single-Unit District to RM-4.5 Residential Multi-Unit District

Administrative Adjustment 17-13-1003 **Variation 17-13-1101**

Purpose: To permit the construction of two new three-story multi-unit residential buildings each containing three dwelling units. There will also be a total of six off-street parking spaces. The footprint and height of the proposed buildings will be 38 ft.

NO. 22386-T1 (27th WARD) ORDINANCE REFERRED (3-20-24)
DOCUMENT # O2024-0008449

Common Address: 455 N Carpenter

Applicant: Range 455 Owner LLC

Owner: The Ilene B. Sievert Revocable Trust U/T/A February 28, 2008

Attorney: Katie Jahnke Dale

Change Request: M2-2 Light Industry District to B3-5 Community Shopping District

Administrative Adjustment 17-13-1003 **Variation 17-13-1101**

Purpose: To allow for the redevelopment of the subject property with up to 72 residential units, 30 parking spaces, and 3,605 square feet of ground-floor commercial space. The overall FAR will be 5.0. The Applicant is also seeking relief to reduce the required parking by more than 50% and reduce the rear yard setback to 12 feet

NO. 22387-T1 (27th WARD) ORDINANCE REFERRED (3-20-24)
DOCUMENT # O2024-0008450

Common Address: 1157 W Grand Ave

Applicant: KFT Realty, LLC

Owner: KFT Realty, LLC

Attorney: Barry Ash

Change Request: M2-2 Light Industry District to B2-2 Neighborhood Mixed-Use District

Administrative Adjustment 17-13-1003 **Variation 17-13-1101**

Purpose: To allow the existing commercial on the ground floor to continue to be used as commercial and one dwelling unit on the second floor to be used and established as a shared housing units

NO. 22378 (27th WARD) ORDINANCE REFERRED (3-20-24)
DOCUMENT # O2024-0008416

Common Address: 734 N. Milwaukee Avenue, 736 N. Milwaukee Avenue, 700 N Carpenter Street, 1040 W. Huron Street

Applicant: 730 N Milwaukee LLC

Owner: 730 N Milwaukee LLC

Attorney: Katrina S. McGuire/Thompson Coburn LLP

Change Request: Residential Business Planned Development 1396 to Residential Business Planned development 1396, as amended

Administrative Adjustment 17-13-1003 **Variation 17-13-1101**

Purpose: To permit the addition of 32 additional residential units and eliminate office and retail square footage, 81 parking spaces and 198 bicycle parking spaces

NO. 22374 (27th WARD) ORDINANCE REFERRED (3-20-24)
DOCUMENT # O2024-0008372

Common Address: 303 W. Division St./ 1140 N. Wells St./ 202 W. Hill St.

Applicant: Onni Atrium Development No. 1 Limited Partnership

Owner: Onni Atrium Development No. 1 Limited Partnership

Attorney: Edward J. Kus/ Taft Stettinius & Hollister LLP

Change Request: Planned Development 136, as amended to Planned Development 136 as amended

Administrative Adjustment 17-13-1003 **Variation 17-13-1101**

Purpose: To add medical services and animal services as permitted use in Subarea A. No change to existing four buildings

NO. 22373 (29th WARD) ORDINANCE REFERRED (3-20-24)
DOCUMENT # O2024-0008371

Common Address: 5730-5736 W Roosevelt Road

Applicant: UHS of Hartgrove Inc. D/b/a Hartgrove Behavioral Health System

Owner: Grow Greater Englewood NFP

Attorney: Anthony Licata

Change Request: M2-2 Light Industry District and Institutional Planned Development 933 to Institutional Planned Development 933 as amended

Administrative Adjustment 17-13-1003 **Variation 17-13-1101**

Purpose: To allow the construction and operation of (1) Phase 1 of the project, on the vacant parcel generally located at 5736 W. Roosevelt Road, to be purchased from the City of Chicago, a new wing of the hospital containing approximately 18,367 square feet of floor area, measuring approximately 14'5" in height, and including a total of 48 additional patient beds, spaces for other hospital and accessory uses, and a surface parking lot containing approximately 21 parking spaces; and (2) in phase 2 of the project, on the parcel generally located at 5730-32 W. Roosevelt Road, and addition to the hospital containing approximately 4,410 square feet of floor area, measuring approximately 14'5" in height, an including spaces for hospital and accessory uses

NO. 22379 (32nd WARD) ORDINANCE REFERRED (3-20-24)
DOCUMENT # O2024-0008417

Common Address: 3015-3017 N. Lincoln Avenue

Applicant: Trimtab, LLC

Owner: Trimtab, LLC

Attorney: Warren E. Silver

Change Request: B1-5 Neighborhood Shopping District to B1-2 Neighborhood Shopping District

Administrative Adjustment 17-13-1003 **Variation 17-13-1101**

Purpose: To return the subject property to its previous zoning District per agreement with the 32nd Ward alderperson after completion of the interior remodeling of the existing building to convert the existing building to its current office use and one dwelling unit within the existing three-story building. As contemplated by the June 25, 2021 rezoning of the subject property

NO. 22385-T1 (32nd WARD) ORDINANCE REFERRED (3-20-24)
DOCUMENT # O2024-0008445

Common Address: 1352 W Diversey Parkway

Applicant: Development Group LLC- Wrigley Branch

Owner: Development Group LLC- Wrigley Branch

Attorney: Sara K. Barnes

Change Request: B2-2 Neighborhood Mixed-Use District to B2-2 Neighborhood Mixed-Use District

Administrative Adjustment 17-13-1003 **Variation 17-13-1101**

Purpose: To permit the construction of a new four-story three-unit residential building and a detached three-car garage, at the subject property, pursuant to section 17-13-0303-D of the Chicago Zoning Ordinance (as amended December 2023)

NO. 22384-T1 (32nd WARD) ORDINANCE REFERRED (3-20-24)
DOCUMENT # O2024-0008444

Common Address: 3015-3017 N Southport

Applicant: 3015 N Southport LLC

Owner: 3015 N Southport LLC

Attorney: Tyler Manic

Change Request: B2-3 Neighborhood Mixed-Use District to B2-3 Neighborhood Mixed-Use District

Administrative Adjustment 17-13-1003 **Variation 17-13-1101**

Purpose: To construct a five-story, seven-dwelling unit residential building with seven parking spaces. No commercial space will be provided. The height of the building will be 50.33 feet

NO. 22375 (32nd WARD) ORDINANCE REFERRED (3-20-24)
DOCUMENT # O2024-0008412

Common Address: 1000-24 West Jackson Blvd./230-38 South Morgan St./ 1015-27 West Adams St.

Applicant: 1016 W Jackson LLC

Owner: 1016 W Jackson LLC and PR Adams LLC

Attorney: Michael Ezgur

Change Request: Residential Business Planned Development 1562 & DS-3 Downtown Service District to DX-5 Downtown Mixed-Use District, then to residential business planning development 1562, as Amended

Administrative Adjustment 17-13-1003 **Variation 17-13-1101**

Purpose: To increase the boundary area of the current planned development, to allow for an increase to the square footage of the commercial space in subarea A to approximately 23,000 square feet, and increase from 370 to 380 dwelling units, and an increase in automobile parking spaces from 125 to 162. The maximum height will remain at 295 feet

NO. 22372 (35th WARD) ORDINANCE REFERRED (3-20-24)
DOCUMENT # O2024-0008351

Common Address: 2525 N Kedzie Blvd.

Applicant: Metropolitan L Apartments, LP an Illinois limited partnership

Owner: Chicago Transit Authority

Attorney: Steven Friedland

Change Request: B3-3 Community Shopping District to B2-3 Neighborhood Mixed-Use District and then to a Planned Development

Administrative Adjustment 17-13-1003 **Variation 17-13-1101**

Purpose: To develop a mixed used development with 2 buildings, up to 96 dwellings, approximately 5,180 square feet of ground floor retail, 20 auto parking spaces, and 96 bicycle parking spaces. The height of the building will not exceed 80 feet

NO. 22392-T1 (39th WARD) ORDINANCE REFERRED (3-20-24)
DOCUMENT # O2024-0008458

Common Address: 3244-50 W Bryn Mawr

Applicant: 3244-50 West Bryn Mawr LLC

Owner: 3244-50 West Bryn Mawr LLC

Attorney: Ximena Castro

Change Request: B2-3 Neighborhood Mixed-Use District to B2-3 Neighborhood Mixed-Use District

Administrative Adjustment 17-13-1003 **Variation 17-13-1101**

Purpose: To add a three-story addition to the existing building to accommodate 30 dwelling units. The property will include approximately 1,413 square feet of ground commercial space. The overall height of the building will be 66'-0". The Applicant will provide 30 parking spaces and 15 bicycle spaces

NO. 22398-T1 (40th WARD) ORDINANCE REFERRED (3-20-24)
DOCUMENT # O2024-0008455

Common Address: 1606 W Balmoral Ave/ 5404 N. Ashland Ave

Applicant: Josh Bradley

Owner: Josh Bradley

Attorney: Thomas S Moore

Change Request: RS-3 Residential Single-Unit District to B2-3 Neighborhood Mixed-Use District

Administrative Adjustment 17-13-1003 **Variation 17-13-1101**

Purpose: To meet the bulk and density requirements of a B2-3 zoning district to build a 15-unit four-story residential building with seven parking spaces

NO. 22376 (47th WARD) ORDINANCE REFERRED (3-20-24)
DOCUMENT # O2024-0008413

Common Address: 3959 N Lincoln / 3940 N Damen

Applicant: LDI Partners, LLC

Owner: Fifth Third Bank, National Association, Successor in interest to MB Financial Bank, N.A

Attorney: Richard Klawiter & Katie Jahnke Dale- DLA Piper LLP (US)

Change Request: Business Planned Development No. 665 to Residential-Business Planned Development No. 655, as amended

Administrative Adjustment 17-13-1003 **Variation 17-13-1101**

Purpose: The reuse of the existing five story building and new construction of a five story addition located in Sub Area A with 64 affordable dwelling units and 18 parking spaces. Also, the construction of an 8 story building with up to 170 residential dwelling units, ground floor commercial space and 77 parking spaces in Sub Area B. Overall FAR 3.39

NO. 22371 (48th WARD) ORDINANCE REFERRED (3-20-24)
DOCUMENT # O2024-0008350

Common Address: 5853 N Broadway

Applicant: Bickerdike Redevelopment Corporation

Owner: City of Chicago

Attorney: Steven Friedland

Change Request: B1-2 Neighborhood Shopping District to B2-5 Neighborhood Mixed-Use District and then to a Planned Development

Administrative Adjustment 17-13-1003 **Variation 17-13-1101**

Purpose: To develop an 11-story residential building with up to 90 dwelling units and 17 parking spaces. There will be no commercial spaces. The building height will not exceed 128 feet

NO. 22370-T1 (50th WARD) ORDINANCE REFERRED (2-16-24)
DOCUMENT # O2024-0007783

Common Address: 2701-15 W Touhy Ave

Applicant: Azaad LLC

Owner: Azaad LLC

Attorney: Nick Ftikas

Change Request: B3-1 Community Shopping District to B2-3 Neighborhood Mixed-Use District

Administrative Adjustment 17-13-1003 **Variation 17-13-1101**

Purpose: To permit development of the subject property with a new four-story residential building containing forty-three dwelling units and forty-five off street parking spaces

PREVIOUSLY DEFERRED ITEMS

NO. 22355 (3rd WARD) ORDINANCE REFERRED (2-15-24)
DOCUMENT # O2024-0007701

Common Address: 4500 S Michigan Ave

Applicant: JTM & Associates LLC

Owner: JTM & Associates LLC

Attorney: Jordan Matyas/ Daniel Egan

Change Request: B1-1 Neighborhood Shopping District to RM5 Residential Multi-Unit District

Administrative Adjustment 17-13-1003 **Variation 17-13-1101**

Purpose: Conversion from 3 to 8 dwelling units for residential use; 5 parking spaces; no commercial spaces; no extensive changes to the exterior of the building

NO. 22328 (45th WARD) ORDINANCE REFERRED (1-24-24)

DOCUMENT #O2024-000

Common Address: 3955 N Kilpatrick Ave; 3865 N Milwaukee Ave

Applicant: GW Six Corners LLC

Owner: GW Six Corners LLC

Attorney: Sara Barnes

Change Request: RS3 Residential Single Unit (Detached House) District to B3-3 Community Shopping District and then to a Residential Business Planned Development

Purpose: To reactivate the site with a new mixed-use (residential-business) development complex which will feature four divisible commercial buildings and a multi unit all residential building, along with onsite accessory parking and a series of open landscaped areas (green spaces)