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Meeting
Of The

OFFICE OF THE
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21

Committee on Zoning Landmark & Building Standards

MONDAY, JULY 28, 2014 AT 10:00 AM
COUNCIL CHAMBERS, 2nd Floor, City Hall

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 at 312-744-6845

- I. Roll Call
- II. Deferred Items
- III. New Business
- IV. Adjournment

Items on this Agenda
Appear in Numerical Order
According to Ward

NO. TAD-520 (14TH WARD) ORDINANCE REFERRED (6-25-14)
DOCUMENT # O2014-5000

To amend Title 17 of the Municipal Code of Chicago, The Chicago Zoning Code, by adding and deleting language in regards to *commercial advertising signage related to for profit businesses*

NO. TAD-521 (31ST & 36TH WARD) ORDINANCE REFERRED (6-25-14)
DOCUMENT # O2014-5009

To amend Title 17 of the Municipal Code of Chicago, The Chicago Zoning Code, by adding and deleting language in regards to *food and beverage retail sales in PMD No. 9*

NO. A-8014 (3RD WARD) ORDINANCE REFERRED (6-25-14)
DOCUMENT # O2014-5036

Common Address: 4655 S Dearborn; 4600-68 S State St; 2-22 East 47th Street; and 4633-69 South Dearborn St

Applicant: Alderman Pat Dowell

Change Request: RT4 Residential Two-Flat, Townhouse and Multi-Unit District to B1-1 Neighborhood Shopping District

NO.18083-T1 (1ST WARD) ORDINANCE REFERRED (6-25-14)
DOCUMENT #O2014-4954

Common Address: 2724-26 West Armitage Avenue

Applicant: Chicago Title Land Trust Co.ATUT # 8002358892 (Lynda Costello)

Owner: Please see application for list of owners

Attorney: Law Offices of Mark J.Kupiec & Assoc.

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

Purpose: Demolish the existing and build one new six dwelling unit building; 6 parking spaces; height : 43'-8"

NO.18085 (1ST WARD) ORDINANCE REFERRED (6-25-14)
DOCUMENT #O2014-4956

Common Address: 1337-39 West Ancona Street, Chicago

Applicant: WEST ANCONA,INC (Ihor Shvetsov)

Owner: WEST ANCONA,INC (Ihor Shvetsov)

Attorney: Law Office of Mark J.Kupiec & Assoc.

Change Request: RS3 Residential Single-Unit (Detached House) District to RM4.5 Residential Multi-Unit District

Purpose: To build 2 new two-story, single family houses; 2 parking spaces; no commercial; height 27'-2"

NO.18091-T1(1st WARD) ORDINANCE REFERRED (6-25-14)
DOCUMENT #O2014-4962

Common Address: 529 North Hartland Court

Applicant: 527 Hartland, LLC (Robert Orlando)

Owner: 527 Hartland, LLC (Robert Orlando)

Attorney: Michael Pildes of Wolin & Rosen, Ltd

Change Request: RS3 Residential Single-Unit (Detached House) District to RM-5 Multi Unit District

Purpose: Proposed use is a single family home with attached 2-car garage per drawings. The four story home is 3327 SF and a height of 41'-1" with a fifth level rooftop stairway enclosure. Front setback, 5'-10"; rear setback, 22'-3"; North and South side setbacks are 2'0" each

NO.18094-T1 (1st WARD) ORDINANCE REFERRED (6-25-14)
DOCUMENT # O2014-4965

Common Address: 1811-25 West Division Street and 1141-57 North Honore Street

Applicant: 1815 West Division, LLC (See application for list of LLC members)

Owner: 1815 West Division, LLC (See application for list of LLC members)

Attorney: Law Office of Samuel V.P. Banks

Change Request: B3-3 Commercial Shopping District to B3-3 Commercial Shopping District Type 1 as Amended

Purpose: The Applicant is seeking to amend the zoning at the subject property in order to redevelop the property with a new three-story commercial/retail building (63631 sq.ft.), with attached parking garage. The first floor of the new (proposed) building will contain three commercial/retail spaces. One of the commercial/retail spaces (14741 sq.ft.) will be occupied by a retail grocer. Tenants for the other two commercial/retail spaces (1962 sq.ft. and 2003 sq.ft. respectfully) have yet to be determined. The second floor and third floor of the new (proposed) building will contain a total of 77 on-site garage parking spaces (37 and 40, respectively) for employees and customers of the commercial/retail tenants. The building will be masonry and corrugated metal in construction and measure 47'-4" (approx.) in height. The proposed plan will take the place of a previously approved Type-I Zoning Amendment (Ordinance No.17478 – January 17, 2013).

NO.18097-T1 (1st WARD) ORDINANCE REFERRED (6-25-14)
DOCUMENT #O2014-4968

Common Address: 1659 West Grand Avenue

Applicant: William Gold

Owner: William Gold

Attorney: Gordon & Pikarski

Change Request: C2-1 Motor Vehicle Related Commercial District and C1-2 Neighborhood Commercial District to B2-3 Neighborhood Mixed-Use District

Purpose: The subject site will be improved with a four story (61 feet) high residential building containing 15 residential dwelling units a ground floor commercial space and 23 parking spaces.

NO.18098(9th WARD) ORDINANCE REFERRED (06-25-14)
DOCUMENT #O2014-4969

Common Address: 10355 South Woodlawn Avenue

Applicant: Chicago Neighborhood Initiatives, Inc

Owner: Chicago Neighborhood Initiatives, Inc.

Attorney: DLA Piper LLP(US), Attn: David L. Reifman and Mariah F. DiGrino

Change Request: B1-2 Neighborhood Shopping District to a Planned Development

Purpose: The Applicant requests a rezoning of the subject property from the B1-2 Neighborhood Shopping District to a Planned Development to allow for the development of the Property with an approximately 135648 square foot community center (with a possible future 67824 square foot expansion), including indoor participant sports and recreation uses, on-premise and sponsorship video display signs and approximately 366 parking spaces.

NO.18075 (10th WARD) ORDINANCE REFERRED (6-25-14)
DOCUMENT #O2014-4946

Common Address: 8850 South Mackinaw Avenue

Applicant: Kendra Jenkins

Owner: Kendra Jenkins

Attorney: Law Offices of Samuel VP Banks

Change request: RS2 Residential Single-Unit (Detached House) District to B3-1 Community Shopping District

Purpose: The Applicant is seeking a zoning change to permit the establishment of a restaurant at the site. The property is currently improved with one-story brick building. The building will be renovated to accommodate the proposed restaurant. The resulting building will contain no dwelling units. The building will contain 1336 square feet of commercial space for the restaurant and will be 13 feet in height. Two on-site parking spaces are proposed at the rear of the lot.

NO.18074 (11th WARD) ORDINANCE REFERRED (6-25-14)
DOCUMENT #O2014-4945

Common Address: 2929 S.Shields Ave.

Applicant: Scott Eifert

Owner: Scott Eifert

Attorney: N/A

Change Request: RS3 Residential Single-Unit (Detached House) District to RT4 Residential Two-Flat, Townhouse and Multi-Unit District

Purpose: Currently exceeds the maximum allowed floor area ratio; seeking to add 3rd floor addition. 2 dwelling units will remain. Owner occupied unit will expand to 3 bed/3 bath and add closets to current bedrooms. Parking remains unchanged. Height of building unchanged(31.34 ft)

NO.18086-T1 (11th WARD) ORDINANCE REFERRED (6-25-14)
DOCUMENT #O2014-4957

Common Address: 2525 S Hillock Avenue

Applicant: Thomas Doyle

Owner: Thomas Doyle

Attorney: Paul Kolpak

Change Request: M1-2 Limited Manufacturing/ Business Park District to RS3 Residential Single-Unit (Detached House) District

Purpose: To construct a 2-story masonry 26'6" tall single family residence with basement and a 2 car garage.

NO.18087-T1(11th WARD) ORDINANCE REFERRED (6-25-14)
DOCUMENT #O2014-4958

Common Address: 2517-2521 S Hillock Avenue

Applicant: Kasper Development LLC 2521

Owner: Kasper Development LLC 2521

Attorney: Paul Kolpak

Change Request: M1-2 Limited Manufacturing/ Business Park District to RS3 Residential Single-Unit (Detached House) District

Purpose: To construct two, 2 – story masonry single family residences, 26'6" in height, with basement and a 2 car garage for each.

NO.18088-T1(11th WARD) ORDINANCE REFERRED (6-25-14)
DOCUMENT #O2014-4959

Common Address: 3134-3136 S Throop Street

Applicant: Thomas Doyle

Owner: So Yin Ng

Attorney: Paul Kolpak

Change Request: M1-2 Limited Manufacturing/ Business Park District to RS3 Residential Single-Unit (Detached House) District

Purpose: To construct two, 2-story single family residences with basements, a total height being 26.1' and a 2 car garage for each 24' x 124' lot.

NO.18089-T1 (11th WARD) ORDINANCE REFERRED (6-25-14)
DOCUMENT #O2014-4960

Common Address: 2543-2545 S Hillock Avenue

Applicant: Thomas Doyle

Owner: (2543 S Hillock Avenue) Bruce Haugh, Lawrence A. Haugh, Michael A. Haugh, and Herbert Wilson

Attorney: Paul Kolpak

Change Request: M1-2 Limited Manufacturing/ Business Park District to RS3 Residential Single-Unit (Detached House) District

Purpose: To construct two, 2 – story single family residences, 26'3" tall, with basement and a 2 car garage for each.

NO.18090-T1 (11th WARD) ORDINANCE REFERRED (6-25-14)
DOCUMENT #O2014-4961

Common Address: 301-25 W 31st Street

Applicant: Union Property Chicago LLC (Huan Yi Fang)

Owner: Union Property Chicago LLC (Huan Yi Fang)

Attorney: Thomas S. Moore

Change Request: C1-3 Neighborhood Commercial District to C1-3 Neighborhood Commercial District Type1, as Amended

Purpose: On 02/05/14 owner/applicant rezoned the property from M1-3 to C1-3 to allow a day care business to share the ground floor with an auto repair business. The ground floor was not large enough to house both businesses so the applicant now seeks to construct a second floor to a portion of the building for the day care center. The building height will be 22 feet. There will be 14 indoor parking spaces. There are an additional 6 parking spaces for the existing auto repair business. The square footage of the second floor will be 12500 for a total of 42425 square feet.

NO.18072 (12th WARD) ORDINANCE REFERRED (6-25-14)
DOCUMENT #O2014-4943

Common Address: 1751-1759 W. 35th Street, Chicago, IL 60609

Applicant: 1751 W.35th Street, LLC

Owner: 1751 W.35th Street, LLC

Attorney: Jared M. Lavelle

Change Request: RS-3 Residential Single Unit District to B2-1 Neighborhood Mixed-Use District

Purpose: The Applicant is seeking a zoning amendment in order to locate an apartment broker's office space within the retail tenant space at 1751 W. 35th Street, and a retail tenant within the retail tenant space at 1759 W.35th Street. There are no proposed changes to the interior of the subject tenant spaces at 1751 and 1759 W.35th Street, and there are no proposed changes to or expansions of the existing one and two story buildings at 1751-1759 W.35th Street. The seven (7) parking spaces located on the subject zoning lot will remain and serve the retail uses. The existing four(4) residential units will remain with no changes.

NO.18099(12th WARD) ORDINANCE REFERRED (6-25-14)
DOCUMENT #O2014-4975

Common Address: 200S S.Washtenaw Ave./ 2657-59 W.Cullerton St

Applicant: Houlihan Development, LLC (Jospeh and Michael Houlihan)

Owner: Houlihan Development, LLC (Jospeh and Michael Houlihan)

Attorney: Homero Tristan

Change Request: RT4 Residential Two-Flat, Townhouse and Multi-Unit District to B3-2 Community Shopping District

Purpose: Three story building with five residential units and ground floor retail use and one story building to be used for retail. Total combined retail use will have approximately 1500 sq.ft. No parking or loading will be provided.

NO.18081 (17th WARD) ORDINANCE REFERRED (6-25-14)
DOCUMENT #O2014-4952

Common Address: 2000-2010 West 71st Street and 7050 South Damen

Applicant: GALAXY MARATHON, L.L.C (See application for list of LLC members)

Owner: MOHAMMAD YASLEEN MOTLANT

Attorney: Philip L.Mandell /Pitler and Mandell

Change Request: RS-2 Residential Single-Unit (Detached House) and C2-1 Motor Vehicle Related Commercial District to C2-1 Motor Vehicle Related Commercial District

Purpose: Expanding the use of the gas station and Mini Food Mart at 7050 South Damen, Chicago, Illinois by combining the vacant lot at 2000-2010 West 71st Street, Chicago, Illinois, which vacant lot will be used for parking of patrons. The Applicant proposes to use the vacant lot to contain six(6) parking spaces for use by patrons of the gas station and Mini Food Mart and will provide access thru the gas station existing driveways. Applicant will erect a fence so there is no access thru 71st Street or the alley north of the vacant lot. Applicant will continue to operate the existing gas station and Mini Food Mart and use the vacant lot for parking only.

NO.18084-T1 (25th WARD) ORDINANCE REFERRED (6-25-14)
DOCUMENT #O2014-4955

Common Address: 1913 West 17th Street

Applicant: 1913 W 17TH LLC (Frank Richardson)

Owner: 1913 W 17TH LLC (Frank Richardson)

Attorney: Law Office of Mark J.Kupiec & Assoc.

Change Request: M1-2 Limited Manufacturing/ Business Park District to B2-3 Neighborhood Mixed-Use District

Purpose: To allow the conversion from the commercial space to a DU at the first floor rear and to allow a fourth floor addition to the existing mixed use building (commercial / retail at the first floor front – approximately 600 square feet; 1 DU first floor rear and 4 DU on upper floors); no existing parking; 4 story, height: 42'-8"

NO.18092-T1(32nd WARD)ORDINANCE REFERRED(6-25-14)
DOCUMENT #O2014-4963

Common Address: 2309-2323 North Damen Avenue

Applicant: Lister Acquisitions II, LLC (Michael Lerner)

Owner: Lister Acquisitions II, LLC (Michael Lerner)

Attorney: Law Offices of Samuel VP Banks

Change Request: M3-3 Heavy Industry District and B3-3 Community Shopping District to B3-3 Community Shopping District

Purpose: The applicant seeks to rezone the property in order to construct a new 4-story addition to the existing mixed use building. The addition will contain residential and commercial uses that do not comply with the current zoning. The expanded building will contain 4 ground floor retail units with a total of 7330 square feet of commercial space. The 2nd through 4th floors will contain a total of 30 residential units with on-site parking for 30 vehicles. The addition will be the same height as the existing structure at 49 feet 4 inches.

NO.18093-T1(32nd WARD) ORDINANCE REFERRED (6-25-14)
DOCUMENT #O2014-4964

Common Address: 2136-2138 North Damen Avenue

Applicant: 2136-38 Damen, LLC (Bart Przyjemski)

Owner: 2136-38 Damen, LLC (Bart Przyjemski)

Attorney: Law Offices of Samuel VP Banks

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

Purpose: The applicant is seeking a zoning change to allow for the expansion of the ground floor commercial space that exceeds the allowable floor area ratio. The commercial unit will be expanded from the existing 1320 square feet to 2520 square feet. To accommodate the expansion the applicant will reduce on-site parking from 9 parking spaces to 7. The building currently contains 3 residential units in addition to the ground floor commercial unit. The 3 residential units will remain, and the height of the building will remain at 49'-11''

NO.18079 (38th WARD) ORDINANCE REFERRED (6-25-14)
DOCUMENT #O2014-4950

Common Address: 8345-8357 West Irving Park Road / 3947-3957 North Cumberland

Applicant: Irving Cumberland, LLC (Ronald Kaine)

Owner: Irving Cumberland, LLC (Ronald Kaine)

Attorney: Law Offices of Samuel VP Banks

Change Request: RS2 Residential Single-Unit (Detached House) District to B3-1 Community Shopping District

Purpose: The applicant is seeking a zoning change to permit the establishment of a retail center at the site. The proposed retail center will contain 4350 square feet of retail space with on-site parking for 18 vehicles. The proposed building will rise to a height of 24'-2''. The proposed building will not contain any residential dwelling units.

NO.18078 (31st WARD) ORDINANCE REFERRED (6-25-14)
DOCUMENT #O2014-4949

Common Address: 3037-39 North Cicero Avenue

Applicant: SK Chicago Investment, Inc. (Samsuddin Khaja)

Owner: SK Chicago Investment, Inc. (Samsuddin Khaja)

Attorney: Law Offices of Samuel V.P. Banks

Change Request: B1-1 Neighborhood Shopping District to C2-1 Motor- Vehicle Related Commercial District

Purpose: The current use (automobile dealership) of the existing property is non-conforming. The Applicant is seeking a zoning amendment in order to bring the existing automobile dealership (use) at the property into compliance with the Zoning Ordinance. The existing one-story commercial building and paved parking lot will remain – unchanged. There will be no physical alterations or additions to the subject property.

NO.18071(32nd WARD) ORDINANCE REFERRED (6-25-14)
DOCUMENT #O2014-4942

Common Address: 2113 West McLean Avenue

Applicant: 2113 W. McLean, LLC (Matthew Cibula, Timothy Quirk, Joshua Sedler)

Owner: 2113 W. McLean, LLC (Matthew Cibula, Timothy Quirk, Joshua Sedler)

Attorney: Law Offices of Samuel V.P. Banks

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

Purpose: The Applicant is seeking a zoning amendment in order to permit the redevelopment of the subject property with a new three-story single family residence, with detached garage. The existing one-and-half (1 ½) story residential building and detached garage will be razed. The proposed new building will be masonry in construction and measure 38' (approx.) in height

NO.18103 (32nd WARD) ORDINANCE REFERRED (6-25-14)
DOCUMENT #O2014-4979

Common Address: 2422 N Greenview Avenue

Applicant: James Kelly

Owner: Howard Ankin

Attorney: Paul Kolpak

Change Request: B3-2 Community Shopping District to RT4 Residential Two-Flat, Townhouse and Multi-Unit District

Purpose: To construct a new 2 story 2526 square feet single family residential building with a total height of 30 ft, no commercial space and 2 indoor parking spaces

NO.18101(27th WARD) ORDINANCE REFERRED (6-25-14)
DOCUMENT #O2014-4977

Common Address: 1146 West Hubbard

Applicant: Campus Construction Co. (See application for list of LLC members)

Owner: Chicago Title Land Trust, Successor Trustee to Exchange National Bank of Chicago A/T/U Under Trust Agreement Dated 9/4/1956, Known as Trust Number 6856

Attorney: F4 Consulting Ltd.

Change Request: M2-2 Light Industry District to B2-3 Neighborhood Mixed-Use District

Purpose: 8 dwelling unit building, approximately 50' in height with 9 off-street parking spaces

NO.18102 (27th WARD) ORDINANCE REFERRED (6-25-14)
DOCUMENT #O2014-4978

Common Address: 442-470 West Division Street; 1200-1232 North Clybourn Avenue; 1201-1213 North Cleveland Avenue

Applicant: Clydiv, LLC, an Illinois limited liability company

Owner: City of Chicago

Attorney: Steven Friedland, Applegate & Thorne- Thomsen

Change Request: C1-2 Neighborhood Commercial District to C1-5 Neighborhood Commercial District and then to a Planned Development

Purpose: Applicant intends to develop a mixed-use building with 82 dwelling units above the first floor; a total of 78 parking spaces; approximately 18000 square feet of commercial space; and a building height of 80 feet

NO.18095(28th WARD) ORDINANCE REFERRED (6-25-14)
DOCUMENT #O2014-4966

Common Address: 1501-21 S.Laflin St./1401- 59 W. 15th St./1500 – 22 S. Loomis St.

Applicant: Maduro Holdings, LLC (See application for list of LLC members)

Owner: Maduro Holdings, LLC (See application for list of LLC members)

Attorney: Rolando Acosta

Change Request: Residential Planned Development 1078 to B2-3 Neighborhood Mixed-Use District

Purpose: Reuse of existing building and vacant property for such uses as allowed in accordance with the B2-3 regulations.

NO.18082 (26th WARD) ORDINANCE REFERRED (6-25-14)
DOCUMENT #O2014-4953

Common Address: 649 North Talman Avenue

Applicant: 649 N Talman Incorporated (Markian Kuzycz)

Owner: 649 N Talman Incorporated (Markian Kuzycz)

Attorney: Law Offices of Mark J.Kupiec & Assoc.

Change Request: RS3 Residential Single-Unit (Detached House) District to RM4.5 Residential Multi-Unit District

Purpose: To deconvert the existing two-flat to a single family house and to build a new 3-story rear addition to the existing building; 2 parking spaces, no commercial space; 3 story, height 35'

NO.18077-T1 (27th WARD) ORDINANCE REFERRED (6-25-14)
DOCUMENT #O2014-4948

Common Address: 832-856 West Fulton Market Street

Applicant: 832 W.Fulton, LLC (See application for list of LLC members)

Owner: 832 W.Fulton, LLC (See application for list of LLC members)

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

Change Request: C1-1 Neighborhood Commercial District to C3-2 Commercial, Manufacturing and Employment District

Purpose: No dwelling units. There will be about 60000 SF of commercial space and about 18000 SF of ground floor retail space with 50 on-site parking spaces. The maximum height is 50 feet. New additions will be added to the existing historical buildings.

NO.18100(27th WARD) ORDINANCE REFERRED (6-25-14)
DOCUMENT #O2014-4976

Common Address: 1150 West Hubbard

Applicant: 1150 West Hubbard LLC (See application for list of LLC members)

Owner: Chicago Title Land Trust, Successor Trustee to Exchange National Bank of Chicago A/T/U Under Trust Agreement Dated 9/4/1956, Known as Trust Number 6856

Attorney: F4 Consulting Ltd.

Change Request: M2-2 Light Industry District to B2-3 Neighborhood Mixed-Use District

Purpose: 8 dwelling unit building, approximately 50' in height with 12 off- street parking spaces

NO.18096 (42nd WARD) ORDINANCE REFERRED (6-25-14)
DOCUMENT #O2014-4967

Common Address: 200-214 N. Michigan Ave
Applicant: 200 North Michigan Owner LLC (See application for list of LLC members)
Owner: 200 North Michigan Owner LLC (See application for list of LLC members)
Attorney: John J. George, Schuyler, Roche & Crisham PC
Change Request: Residential Business Planned Development 1229 to Residential Business Planned Development 1229, as amended
Purpose: Technical Amendment to remove the upper level set back FAR bonus

NO.18076(44th WARD) ORDINANCE REFERRED (6-25-14)
DOCUMENT #O2014-4947

Common Address: 1431 West Roscoe Street
Applicant: 1431, LLC (Joseph Kiferbaum)
Owner: 1431, LLC (Joseph Kiferbaum)
Attorney: Law Offices of Samuel V.P. Banks
Change Request: RT-3.5 Residential Two-Flat, Townhouse, and Multi-Unit District to RT-4 Residential Two-Flat, Townhouse, and Multi-Unit District
Purpose: The Applicant is seeking a zoning amendment in order to permit the redevelopment of the subject property with a new three-story (with basement), three(3) dwelling unit, residential building, with on-site parking for three vehicles. The existing two-and-half (2 ½) story, two-unit, residential building will be razed. The proposed new building will be masonry in construction and measure 38' (approx.) in height.

NO.18073-T1 (46th WARD) ORDINANCE REFERRED (6-25-14)
DOCUMENT #O2014-4944

Common Address: 4025-27 N. Broadway
Applicant: 4027 Broadway, LLC (See application for list of LLC members)
Owner: Hyo Eun Nam and Cheon Ja Nam
Attorney: Rolando Acosta
Change Request: B3-2 Community Shopping District to B2-5 Neighborhood Mixed Use District
Purpose: Existing one story commercial building will be demolished and the property will be developed with a six story building (64.5 feet tall) containing 20 residential dwelling units, approximately 650 sq. ft. of commercial space (retail/office), 16 parking spaces and no loading berth.

NO.18080 (48th WARD) ORDINANCE REFERRED (6-25-14)
DOCUMENT #O2014-4951

Common Address: 1127-1137 W. Granville

Applicant: BAR-ISTA, LLC (Alan Stoll and Chris Bowler)

Owner: 1127 GRANVILLE, LLC

Attorney: Andrew T.Hays

Change Request: B1-3 Neighborhood Shopping District to B3-3 Community Shopping District

Purpose: The property located at 1133W.Granville will house a restaurant that has bar seating and will serve liquor to its guests under a Consumption on Premises-Incidental Activity liquor license