



PREPARED FOR THE PLAN COMMISSION

Project Address: 3758 East Washington Ave. & 1518 Mendota St. (District 17-Ald. Baldeh)
Application Type: Demolition Permit, Conditional Use, Zoning Map Amendment and Certified Survey Map
Legistar File ID # [46120](#), [46121](#), and [46315](#)
Prepared By: Kevin Firchow, AICP, Planning Division
Report includes comments from other City agencies, as noted

The following updated conditions are recommended by reviewing agencies:

Comment #1 (Engineering Division) should be replaced with the following:

The applicant shall make arrangements via existing or new private agreements to direct stormwater from the proposed development to the public right of way. These agreements shall be recorded and referenced on the face of the CSM.

Comment 29 (Engineering Division-Mapping) should be replaced with the following:

The Declaration of Drainage Easement per Document No. 3169024 and Easement For Irrigation and Lighting per Document No. 3549201 shall be amended and/or an additional agreement drafted and recorded. In the end, the drainage agreements together shall address any and all storm water drainage that will discharge over any adjacent property.

Comment 31 (Engineering Division-Mapping) should be replaced with the following:

The Restrictive Covenant, Grant of Reciprocal Easements per Doc No. 3106110 shall be amended and recorded as required by the document as the access routes are being modified with the redevelopment of this site. Also the parcel numbers and legal descriptions shall be updated in the agreement to be current and include all lands subjected to the easement agreement.