



PREPARED FOR THE PLAN COMMISSION

Project Address: 1630 Adams Street (District 13 – Ald. Arnsten)

Application Type: Conditional Use

Legistar File ID # [54016](#)

Prepared By: Sydney Prusak, Planning Division

Reviewed By: Kevin Firchow, AICP, Principal Planner

At the March 11, 2019 Plan Commission meeting, the Plan Commission voted to refer this item to a future meeting pending a recommendation from the City Attorney as the Commission did not want to “retroactively approve a violation of the law”. The Plan Commission requested an “investigation and legal analysis on how to remedy a situation regarding a violation of the law when their options are limited”. They also requested that the City Attorney draft some language that would “provide an enforcement mechanism in the future”. Based off those requests, there are two memos provided for the Plan Commission. The first is a legal opinion from the City Attorney, and the second is a detailed history of the demolition from the Zoning Administrator.

The applicant has not changed their request or plans since the March 11th meeting. The Planning Division believes that the previous staff report is still accurate and recommends that the Plan Commission find that the demolition and conditional use standards are met and **approve** the requests to demolish a one-story residence and construct a new two-story residence and construction of an accessory building exceeding ten percent of the lot area at 1630 Adams Street. This recommendation is subject to input at the public hearing and the conditions recommended by the Planning Division and other reviewing agencies.