

PREPARED FOR THE PLAN COMMISSION



Project Address: 5817 Cottage Grove Road (District 16 – Ald. Tierney)

Application Type: Demolition Permit

Legistar File ID # [56542](#)

Prepared By: Colin Punt, Planning Division
Report Includes Comments from other City Agencies, as noted

Reviewed By: Kevin Firchow, AICP, Principal Planner

Planning Division staff have provided additional information regarding the condition and history of the structure requested for demolition, at the request of the Plan Commission.

The applicant acquired 5817 Cottage Grove Road in 1995. The applicant made some updates to the building in 1996, shortly after acquiring the building, and performed some work on the roof in 2008. It appears that otherwise, the applicant has done a minimum amount of work necessary to keep the property safe and rentable. The building does not appear to have any structural issues, but because it is an older structure and has not received substantial investment, it is in poor condition.

In July 2018, the building was inspected by the Building Inspection Division and the applicant was provided official notice requiring them to scrape and repaint exterior surfaces of the house and garage, repair and replace siding and trim on the garage, and obtain an HVAC permit and schedule an inspection for work done without a permit. The Building Inspection Division will typically grant extensions to required actions if demolition proceedings have begun with Planning and Zoning staff, which occurred in this case. The applicant applied for a demolition permit to raze the garage on the property earlier this year; accessory building demolitions are permit-based and do not require any additional approvals from Plan Commission.

The Planning Division recommends the following condition be added to the list of recommended conditions:

Recommended Conditions of Approval Major/Non-Standard Conditions are Shaded

Planning Division (Contact Colin Punt, 243-0455)

1. After demolition and removal of the structure, the site shall be graded and seeded or sodded with grass or similar high-quality ground cover.