



PREPARED FOR THE PLAN COMMISSION

Project Address: 5781 Cottage Grove Road (District 16 – Ald. Tierney)
Application Type: Demolition Permit
Legistar File ID # [56543](#)
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 5781 Cottage Grove Road in 1995. The building has had Building Inspection orders as recently as 2017 for junk and inoperable cars in the yard. The occupancy permit for the building was issued in 2001, which appears to be the last time there was significant work done on the building, though it does appear that it was used as a residence before that time. Building Inspection has provided no other recent official notices regarding this property. It appears that generally, except for some initial work when it was acquired, 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.

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.