

	<div style="text-align: center;">AGENDA ITEM SUMMARY</div> <div style="border: 1px dashed purple; padding: 5px; float: right; margin-top: 10px;"> District Impacted <input type="checkbox"/> 1 = Wolosin <input type="checkbox"/> 2 = Woolard <input type="checkbox"/> 3 = Scott <input checked="" type="checkbox"/> 4 = Boddie <input type="checkbox"/> 5 = Macaluso <input type="checkbox"/> All </div>
Agenda Date	<i>December 01, 2020</i>
Requested Action	Request for a Building Permit to demolish a structure located at 313 East Theissen Street (KAD 23109, Heffner Addition Lot 33, 35, Pt 37, Pt 39, 0.654acres). (Lisa Espelage) I. STAFF PRESENTATION II. PUBLIC HEARING III. MAKE RECOMMENDATION
Contact Person	Sara Serra-Bennett, Planner II
HLC Case no.	2020-12-006
Zoning	R-3 High-Density Residential District
Contribution/ Integrity	N/A
Background Information	<p>The property is not part of the Historic District, but structures inside the City limits that are older than 50 years and request a demolition permit need to receive approval from the Historic Landmark Commission.</p> <p>The applicant is requesting to demolish the accessory structures located on the property: a wood garage building with a carport that encroaches into the neighbor's property, a wood building located in the middle of the yard, and metal building located in the east side of the property. The structures are in considerable state of disrepair, and the owner wishes to remove them to be able to have a better use of the property.</p> <p>According to the information provided by the Kendall County Appraisal District the structures in the property were built in 1954, but the Sanborn map from 1937 has the main structure, the garage building, and the structure in the middle of the lot present. No historical information about the property was found.</p> <p>On November 19, Commissioners Cali Redd, Justin Boerner, and Michael Nichols had the opportunity to do a site visit and evaluate the condition of the structures.</p>
Financial Considerations	
Citizen Input/Board Review	As required by State regulation, notifications were sent to the property owners within 200 ft from the subject property.
Legal Review	

Alternative Options	
Additional Information	N/A
Supporting Documents	Supporting documentation is attached