



AGENDA ITEM SUMMARY

District Impacted

- ☐ 1 = Wolosin
- ☐ 2 = Woolard
- ☒ 3 = Scott
- ☐ 4 = Boddie
- ☐ 5 = Macaluso
- ☐ All

Agenda Date	September 07, 2021												
Requested Action	<p>To consider the demolition request for a structure located at 249 North Main Street (KAD 19930) (David Spencer)</p> <ul style="list-style-type: none"> I. Staff Presentation II. Public Hearing III. Make Recommendation 												
Contact Person	Sara Serra-Bennett, Planner II, Planning and Community Development Department												
Background Information	HLC Case Number: 2021-09-006B												
	Zoning: C-3 Community Commercial District												
	Contribution/ Integrity: Contributing/ Medium												
	<p>All properties built 50 years ago or before required HLC approval to receive a demolition permit, and the property requesting demolitions is part of the Historic District.</p> <p>The application is for the demolition of a structure located at 249 N. Main Street. According to the Kendall County Appraisal District, the site was developed in 1964.</p> <p>The property has recently changed ownership, and the new owner wishes to remove all the structures on site. There are multiple structures on the site, but the request is only the structure that faces Main Street as the other structures are condemned by the Code Enforcement Department and the Fire Marshal's Office.</p> <p>On August 27th a group of Commissioners had the opportunity to do a site visit and evaluate the condition of the structure under consideration.</p>												
Item Justification	<table border="0"> <tr> <td><input type="checkbox"/> Legal/Regulatory Obligation</td> <td><input type="checkbox"/> Infrastructure Investment</td> </tr> <tr> <td><input type="checkbox"/> Reduce Costs</td> <td><input checked="" type="checkbox"/> Customer Demand</td> </tr> <tr> <td><input type="checkbox"/> Increase Revenue</td> <td><input type="checkbox"/> Service Enhancement</td> </tr> <tr> <td><input type="checkbox"/> Drive Down Risk</td> <td><input type="checkbox"/> Process Efficiency</td> </tr> <tr> <td><input type="checkbox"/> Master Plan</td> <td><input type="checkbox"/> Other: _____</td> </tr> <tr> <td>Recommendation</td> <td>_____</td> </tr> </table>	<input type="checkbox"/> Legal/Regulatory Obligation	<input type="checkbox"/> Infrastructure Investment	<input type="checkbox"/> Reduce Costs	<input checked="" type="checkbox"/> Customer Demand	<input type="checkbox"/> Increase Revenue	<input type="checkbox"/> Service Enhancement	<input type="checkbox"/> Drive Down Risk	<input type="checkbox"/> Process Efficiency	<input type="checkbox"/> Master Plan	<input type="checkbox"/> Other: _____	Recommendation	_____
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Recommendation	_____												
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	
Supporting Documents	Supporting documentation is attached.