

**MINUTES OF THE ZONING BOARD OF APPEALS**  
**July 25, 2016**

The regular meeting of the Zoning Board of Appeals was called to order by Vice Chairman Mark Moore at 7:00 p.m. at the Village Hall.

Members present: Vice Chairman Mark Moore, Amy Flores, Walter Oakley, Kurt Schultz, and David Semmelman.

Members absent: Chairman William Cotey and Matthew Krummick.

A quorum was established.

Village Staff present: David Smith, Senior Planner.

**OLD BUSINESS:** None.

**NEW BUSINESS:**

**ZBA 16-16 Rajeev and Sunanda Gokhale, Applicants**  
**119 Appley Avenue**

**Request is for a variation to reduce the minimum required front yard setback from 30 feet to approximately 16 feet in order to rehab and convert a two-family residential structure into a single family detached residential structure currently located in a C-2, Downtown Community Commercial District.**

Mr. David Smith, Senior Planner, introduced the requested zoning actions. Mr. Smith stated the petitioner is requesting a Zoning Map Amendment to rezone property from C-2 to R-6 and a Variation to reduce the minimum required front yard setback in order to rehab and convert a two-family residential structure into a single family detached residential structure currently located in a C-2, Downtown Community Commercial District at 119 Appley Avenue. Mr. Smith stated that the subject site is located on a 6,056 square foot lot improved with an unoccupied two story residential structure that was last used as two-family residential structure with an existing setback from the front property line approximately 16 feet. Mr. Smith stated that the property is bounded by the R-6 district on the east and the north, and C-2 on the west and south, and immediately to the west is the George Garner Cyclery bike shop.

Mr. Smith stated that the property is currently zoned C-2 Downtown Community Commercial District, the existing structures on the subject lot predate Village building permit records except for maintenance or additions. He stated that the subject site has been zoned either commercial or business since the original 1925 Zoning Map. Mr. Smith stated that the petitioner is requesting to rezone this lot from its current C-2 classification to R-6 Single Family Residential and that the Village's Comprehensive Plan supports this as this parcel lies within Single Family Residential land use classification as indicated in the Comprehensive Plan.

Mr. Mike Ralph, attorney representing the petitioner, stated that the petitioner is proposing to

**Minutes of the July 25, 2016, Zoning Board of Appeals Meeting**  
**Page 2 of 2**

rehab the existing structure and convert its two-family use into a single family detached dwelling unit use without changing the footprint of the structure. He stated that the structure was constructed around 1900 which predates zoning for the Village of Libertyville. He stated that this will be a nice improvement.

Mr. Tim Anderson, 821 Bartlett Terrace, stated that he supports the request by the petitioner. He stated that currently the site is an eye sore.

Ms. Barbara Garner, 740 N. Milwaukee Avenue and owner of the adjacent bike store, stated that she is concerned about any expansion to the subject property.

Mr. Ralph stated that the petitioner is not seeking to expand the footprint of the existing structure.

Ms. Jennifer Clark, 916 Bartlett Terrace, stated that she supports the proposal.

Board Member Oakley asked if the subject site will be owner occupied or a rental property. Mr. Ralph stated that the owner has not decided as of yet.

Board Member Flores stated that consideration should be given to being cautious about the lot coverage as it currently only has a one-car garage. She stated that she is happy about the improvement.

Vice Chairman Moore asked if the petitioner would like to proceed to a recommendation. Mr. Ralph stated that he would like for the Zoning Board of Appeals to render their recommendation to the Village Board of Trustees.

*In the matter of ZBA 16-16, Board Member Schultz moved, seconded by Board Member Flores, to recommend the Village Board of Trustees approve a variation to reduce the minimum required front yard setback from 30 feet to approximately 16 feet in order to rehab and convert a two-family residential structure into a single family detached residential structure currently located in a C-2, Downtown Community Commercial District, in accordance with the plans submitted.*

*Motion carried 6 - 0.*

*Ayes: Moore, Flores, Oakley, Schultz, Semmelman*  
*Nays: None*  
*Absent: Krummick, Cotey*

**COMMUNICATIONS AND DISCUSSION:** None.

Board Member Schultz moved, seconded by Board Member Oakley, to adjourn the Zoning Board of Appeals meeting.

Motion carried 6 - 0.

Meeting adjourned at 7:16 p.m.