

MINUTES OF THE PLAN COMMISSION
July 25, 2016

The regular meeting of the Plan Commission was called to order by Chairman Mark Moore at 7:01 p.m. at the Village Hall.

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

Members absent: William Cotey and Matthew Krummick.

A quorum was established.

Village Staff present: David Smith, Senior Planner.

OLD BUSINESS: None.

NEW BUSINESS:

PC 16-23 Rajeev and Sunanda Gokhale, Applicants
119 Appley Avenue

Request is for an Amendment to the Village of Libertyville Zoning Map in order to re-zone land from C-2, Downtown Community Commercial District to R-6, Single Family Residential 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 pre-date 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.

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

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

Commissioner 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.

Commissioner 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.

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

In the matter of PC 16-23, Commissioner Oakley moved, seconded by Commissioner Schultz, to recommend the Village Board of Trustees approve an Amendment to the Village of Libertyville Zoning Map in order to re-zone land from C-2, Downtown Community Commercial District to R-6, Single Family Residential District, in accordance with the plans submitted.

Motion carried 5 - 0.

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

COMMUNICATIONS AND DISCUSSION: None.

Commissioner Schultz moved, seconded by Commissioner Semmelman, to adjourn the Plan Commission meeting.

Motion carried 6 - 0.

Meeting adjourned at 7:16 p.m.