

NEW BERLIN ZONING

MINUTES

February 22, 1994

The New Berlin Zoning Board met on February 22, 1994 at 8:00 p.m. at the New Berlin Village Hall. Chairman Prince opened the meeting with the calling of the roll, showing all zoning members present but Stritzel and Wilson.

Reading of the minutes of the last zoning meeting were waived by Chairman Prince.

The purpose of this meeting was to consider a petition from Construx Co. for a variance to Chapter 9, Article 2, Section 9.204 and 9.206 of the New Berlin Zoning Code. This petition was requesting that the minimum lot size of 7500 sq. ft. be reduced to 6000 sq. ft.. Also, they are requesting that the side yards be changed from 10 ft. on each side to a total of 10 ft. with minimum of either side being three ft.

This petition was published in the February 4, 1994 edition of the New Berlin Bee.

Chairman Prince asked for comments or any questions from the audience.

Several questions and concerns were expressed from those present in regard to the water drainage problem and the installation of storm sewers.

Mr. Sudohnik from Construx explained there would be a retention pond on the west portion of the development to take care of water drainage. As stated by him, most of the time retention ponds do not stand with water, but evaporate or drain out into a storm sewer when at capacity.

The storm sewer ordinance standards will be followed by his Company, and storm sewers will not be hooked up to the existing Village storm sewers.

These homes, as explained by the engineer, Mr. Gregg Humphrey and Mr. Sudohnik, owner of Construx Co., are not low-income housing nor will be used for rental property, but are single-frame homes with 1000 to 1300 sq. ft. of living space with basements and attached garage ranging in price from \$60,000 to \$75,000. There are 23 various models of these homes.

The question was asked who would be responsible for the installation of water and sewer lines for these homes. As stated, this would be at the expense of the developers. The systems were designed to handle a population of 1500.


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There were some concerns from the Board regarding the three feet side yard variance. Mr. Sudohnik explained that most of the homes will be much further apart, and the three feet is the restriction to go by for the construction. After discussion, Mr. Sudohnik did agree with the Board to make it a minimum of four feet for side yards.

Don Prince made the motion and John Frank seconded the motion to rezone Plats 10 through 13 from Commercial to Residential zoning. Roll call was taken and passed with four members voting Yea, 0 Nay, two Absent.

John Frank made the motion and Copeland seconded the motion to approve the lot size reduction from 7500 sq. ft. to 6000 sq. ft, and the side yard requirements to a total of 10 ft. with a minimum of four feet on either side yard. Roll call was taken and passed with four members voting Yea, 0 Nay, two Absent.

Being no further business, the meeting adjourned at 9:00 p.m. with a motion by Delaney and seconded by Prince.


Marsha J. Sweet
Village Clerk

Date FEB. 22, 1994

ZONING BOARD OF APPEALS
VILLAGE OF NEW BERLIN, ILLINOIS

I (We) GREEN & BRADFORD, IN and _____
of 3501 CONSTITUTION DR. SPRINGFIELD, IL. 62707
(Address)

respectfully request that a determination be made by the Zoning Board of Appeals on the following appeal:

(Check and complete the applicable appeal)

- 1. An interpretation of Section _____ of the Zoning Ordinance.
- 2. An interpretation of a _____ District Boundary of the Zoning Map.
- 3. A review by the Board of Appeals to interpret whether a _____ shall be permitted in a _____ (Type of Use) Commercial District,
- 4. A review by the Board of Appeals to interpret and recommend approval or disapproval of the use of a building or premise for an Industrial purpose in an Industrial District.
- 5. A request to amend (or re-zone) a Zoning District from a _____ District to a _____ District.
- 6. A request to establish, place or erect a _____ (Type of Use or Variance).
- 7. A variance to the LOT (area) (height) (coverage) (SIDE yard) _____ (other) provisions of the Zoning Ordinance.

Describe the appeal being requested more specifically. (i.e. Type of use, type and dimensions of structure, dimension of yard variance, etc.).

VARIANCE TO CHAPTER 9, ARTICLE 2, SECTIONS 9.204 & 9.206
OF THE VILLAGE CODE. MINIMUM LOT SIZE REDUCED TO
6000 SQ. FT. FROM 7500 SQ. FT. ALSO THEY REQUEST
SIDE YARDS BE CHANGED FROM 10 FEET EACH
SIDE TO A TOTAL OF 10 FEET WITH A MINIMUM OF
3 FEET ON EITHER SIDE. (SEE ATTACHED LETTER)

(see reverse side)

The premises are situated at PRAIRIE WEST SUBDIVISION
in a RESIDENTIAL/COMMERCIAL District.

Lot No. (s) PLATS IV THRU XII of PRAIRIE WEST
(Addition, subdivision, etc)

Total Property Dimensions: _____ wide _____ deep.

Does applicant own the property? NO

What is the approximate cost of the work involved? \$ _____

Present Property Use AGRICULTURAL

(check one)

I hereby request that this appeal be considered at the next regularly scheduled hearing of the Zoning Board of Appeals.
(NO FEE).

I hereby request that this appeal be considered as promptly as a hearing can be arranged, due notice given and advertisement made. Attached is a check in the amount of \$ 50.00 payable to the Village of New Berlin as payment of the necessary filing fee. (Interpretations-\$20.00. Variations and amendments-\$50.00).

I further state that if this request is granted, I will proceed with the actual construction within one year from the date of approval of this appeal.

Date FEB 22, 1994

(Signature of Applicant)

Telephone No. 217-793-8844

(Signature of Applicant)

***** FOR USE OF ZONING BOARD OF APPEALS ONLY *****

Hearing Advertised _____, _____.

Date of hearing FEB. 22, 1994.

Decision of the Zoning Board of Appeals: _____

(Signature)

(Signature)



GREENE & BRADFORD, INC.
OF SPRINGFIELD
CONSULTING ENGINEERS

3501 CONSTITUTION DRIVE
SPRINGFIELD, ILLINOIS 62707
(217) 793-8844
(217) 793-6227 FAX

December 23, 1993

Mr. Donald Prince, Chairman
New Berlin Zoning Board of Appeals
202 East Gibson
New Berlin, IL 62670

RE: Prairie West Plats IV thru XIII
Zoning Variance

Dear Mr. Prince:

The current zoning on Plats IV thru IX of the referenced subdivision is residential. Plats X thru XIII is zoned commercial. The property is sold subject to a variance of New Berlin's Zoning Ordinance.

The contract buyers of the property in question are seeking a variance to Chapter 9, Article 2, Sections 9.204 and 9.206 of the New Berlin's Zoning Ordinance. They request that the minimum lot size of 7500 square feet be reduced to 6000 square feet. Also, they request that the side yards be changed from 10 feet each side to be a total of 10 feet with a minimum of either side being 3 feet.

We want to clarify that on cul-de-sac streets that the right-of-way diameter shall be 110 feet and the frontage at the setback line shall not be less than 60 feet on a curved line.

Attached is a copy of a check in the amount of \$50.00 for the filing fee. The check was sent to the Village Clerk, Ms. Marsha Sweet.

Please schedule a meeting of the Zoning Board of Appeals as soon as possible to consider our request.

Respectfully,
GREENE & BRADFORD, INC.

Joseph L. Greene, P.E.

xc: John Narmont
Mike Suhadolnik
Marsha Sweet, Village Clerk

JLG/srf



GREENE & BRADFORD, INC.
OF SPRINGFIELD
 JOSEPH L. GREEN - ROBERT BRADFORD, JR.
 3501 CONSTITUTION DRIVE
 SPRINGFIELD, IL 62707

FIRST NATIONAL BANK OF SPRINGFIELD
 SPRINGFIELD, IL 62701
 70-27-711

5694

DATE
 12/23/93

AMOUNT

PAY Fifty dollars and no/100 -----

\$50.00

TO THE ORDER OF
 Village of New Berlin

⑈005694⑈ ⑆071100272⑆

6236079⑈

Joseph L. Green

February 8, 1994

TO: ALL ZONING BOARD MEMBERS

RE: ZONING HEARING FOR PROPOSED SUBDIVISION

For your information, I have enclosed a copy of the the Zoning hearing article scheduled for February 22, 1994 at 8:00 p.m. at the New Berlin Village Hall.

Your presence is important for this meeting.

Thank you..

Sincerely,

Marsha
Marsha J. Sweet
Village Clerk

FRIDAY, FEBRUARY 4, 1994

NOTICE OF PUBLIC HEARING

The Zoning Board of Appeals, Village of New Berlin, Illinois will meet at 8 p.m. on February 22, 1994 to hear the following Zoning Petition:

Petition for a variance to Chapter 9, Article 2, Sections 9.204 and 9.206 of the New Berlin Zoning Ordinance. Petition requests that the minimum lot size of 7500 square feet be reduced to 6000 square feet. Also, petition requests that the side yard requirements be reduced from 10 feet each side to a total of 10 feet between structures, with a minimum of three feet on either side.

This petition requests these variances in Plats IV through IX (residential) and Plats X through XIII (commercial) of the Prairie West Subdivision in the Village of New Berlin, Illinois.

The Petition will be heard in the Village Hall, New Berlin, Illinois. All interested parties are welcome to attend.
DON PRINCE, Chairman
Zoning Board of Appeals