

The New Berlin Zoning Board meeting was held on February 29, 1988 at 7:00 p.m. Roll call shows the following present:

Prince, Chairman
Ed Cantrall
James Copeland
Wm. Krajec
Marsha J. Sweet, Recording Sec.

The Zoning Board meeting was to approve a variance for George Simpson to change Lot #17 from 54 feet wide to 44 feet wide, and change Lot #4 from 50 feet wide to 60 feet wide.

George Simpson owns both properties and has asked for a variance to take 10 feet from one lot and adding it to another lot.

Krajec motioned that the variance be accepted and Copeland seconded. Roll call was taken. Cantrall, Copeland, Krajec, and Prince voting Yea. 0 Nays. 2 Absent. Passed unanimously.

This variance will be forwarded to the Village Board for thier approval as recommended.

Copeland motioned to adjourn and Krajec seconded. Motion carried.

Meeting adjourned at 7:40 p.m.


Marsha J. Sweet
Recording Secretary

Date 2-29-88

ZONING BOARD OF APPEALS
VILLAGE OF NEW BERLIN, ILLINOIS

X (We) GEORGE W. SIMPSON and MAXINE A. SIMPSON
of 1700 W. WASHINGTON ST., SPRINGFIELD, IL. 62702
(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 _____ Commercial District,
(Type of Use)
- 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 (area) (height) (coverage) (SIDE yard) _____ provisions of the Zoning Ordinance.
(other)

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

VARIANCE OF SIDE YARD REQUIREMENTS. SECTION
9.206(B) OF THE MUNICIPAL CODE, VILLAGE OF NEW
BERLIN 1976 (SEE ATTACHED LETTER)

(see reverse side)

VILLAGE OF NEW BERLIN, ILLINOIS

TO: The Zoning Board of Appeals

PETITION FOR ZONING VARIANCE

Petitioners, GEORGE W. SIMPSON and MAXINE A SIMPSON, respectfully petition the Zoning Board of Appeals of New Berlin, Illinois as follows:

1. They are the owners of the real estate described on the Plat of Survey attached to this Petition as EXHIBIT "A".

2. They have contracted to sell the North 60 feet of said property subject to the granting of the variance requested in this Petition.

3. There is situated on Lot 17 a house which Petitioners rent to a third party. The sale of the North 60 feet of Petitioners' property will leave a side yard of eight (8) feet along the North side of the house on Lot 17. This is in violation of Section 9.206(b) of the Village Zoning Ordinance requiring side yards of ten (10) feet for lots greater in width than 50 feet.

4. A variance of the ten (10) feet side yard requirement of 9.206(b) as it pertains to the North side of the house situated on Lot 17 as shown on EXHIBIT "A" is required and is hereby requested.

5. With respect to the requested variance, Petitioners state that:


a. There are special circumstances applying to this case which do not apply generally to property in the vicinity, and strict application of the ordinance would deprive Petitioners of reasonable use of their property. If the lot on which the house on Lot 17 is situated were less than fifty (50) feet in width, only a three (3) feet side yard would be required.

b. The requested variance is therefore necessary for the reasonable use of Petitioners' property and the variance requested is the minimum variance to accomplish this purpose. It will in effect enlarge the rear yard of the property which Petitioners desire to sell.

c. The requested variance is in harmony with the general purpose of the Village Zoning Ordinance and will not be injurious or detrimental to the neighborhood or the public welfare or in conflict with the General Plan.

Petitioners therefore request the granting of the variance set forth in paragraph 4. above.

Respectfully submitted,


GEORGE W. SIMPSON


MAXINE A. SIMPSON

EXHIBIT "A"

WALSCHLEGER

REGISTERED LAND SURVEYOR
1630 South Sixth St. Springfield, Illinois 62703

Phone 528-4328

For: George W. Simpson
P.O. Box 235
New Berlin IL. 62670

PLAT OF SURVEY

THE EAST 97 FEET OF LOT 4 & 17 AND THE NORTH 4 FEET OF THE EAST 46.37 FEET OF LOT 25 AND THE NORTH 4 FEET OF LOT 24 IN YATES ADDITION TO THE TOWN OF NEW BERLIN, SANGAMON COUNTY, ILLINOIS

ELLIS ST.

OAK (EAST BERLIN) ST.

