

**VILLAGE OF NEW BERLIN  
ZONING BOARD MINUTES  
Tuesday, November 16, 1999**

The New Berlin Zoning Board met on November 16, 1999 at 7:00 p.m. with Members Ed Cantrall, James Copeland, Bill Roach, Chairman Prince, and Marsha Sweet, Recording Secretary. John Frank, Member, abstained from the meeting due to the conflict of interest in the matter. The meeting was detained a few minutes for Kevin DeGroot who was going to be a few minutes late. Kevin DeGroot did arrive within a short time. The purpose of the meeting was to hear three petitions for variances by Mike Clayton.

Bill Roach asked Mike Clayton if there would be a conflict of interest since Roach was an employee of the Bank. Mike Clayton said he did not have any objection to Roach voting on the matter.

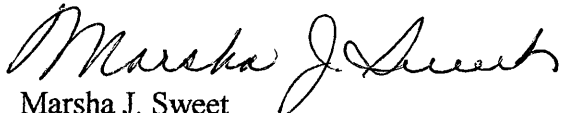
Mike Clayton's first request was for a variance to construct a 91' x 20' commercial mini storage building on his north lot located at 107 N. Olive St. The building will be one foot off the rear yard (west). As required by Ordinance, the rear yard set back is 20 ft. There were no objections from adjoining property owners to this variance request. A motion was made by Roach and seconded by DeGroot to make the recommendation to the Village Board to approve this variance. Roll call was taken and passed unanimously.

Clayton's second request was for a variance to construct a 24' x 24' garage for personal use five feet from the south line on his property located at 204 S. Henry. There were no objections from adjoining property owners to this variance request. A motion was made by Roach and seconded by DeGroot to make the recommendation to the Village Board to approve this variance. Roll call was taken and passed unanimously.

Clayton's third request was for a variance to construct a commercial mini storage building on property located on N. Oak St. A building permit was approved by the Village Building Inspector prior to Clayton's beginning construction of the building. Due to the error of issuing the permit, Clayton was written a letter requesting the stopping of construction until a variance could be granted. A variance is needed because the building covers more than 75% of the lot and the rear property line is to be 20 ft from the building. The east line (rear) is on the line. John Frank, adjoining property owner was present and voiced his concerns to the placement on the east line which he felt could be on his property and to the south line. Clayton had a survey done of the property. The findings of the survey were that the building is on the north line and 3 ft 10 inches from the south line. It was also clarified that the doors would not open out onto the south, and the building would have one foot overhangs on the south, none on the east. A motion was made by Cantrall and seconded by Chairman Prince to make the recommendation to the Village Board to not approve the variance based on the objection of the adjoining property owner, John Frank. Roll call was taken and passed with three Aye votes

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Being no further business, the meeting was adjourned with a motion being made by DeGroot and seconded by Roach. Motion carried on a voice vote.

  
Marsha J. Sweet  
Recording Secretary

VILLAGE OF NEW BERLIN, ILLINOIS

APPLICATION FOR BUILDING PERMIT

NO. 778

FOR NEW BUILDINGS, AND TO MAKE ADDITIONS, ALTERATIONS  
REPAIRS, BASEMENTS, AND FOUNDATIONS

NEW BERLIN, ILL. 10-25 1999

BUILDING LOCATED 107 NORTH OLIVE

TYPE OF BUILDING MINI STORAGE

PROPOSED USE STORAGE

USE DISTRICT \_\_\_\_\_ AREA DISTRICT \_\_\_\_\_

LOT NO. AND LEGAL DESCRIPTION 28-004-27003 ORIGINAL TOWN

LOT SIZE \_\_\_\_\_ WIDE 94.17 91.68 DEEP

BUILDING SIZE \_\_\_\_\_ WIDE 91' LONG 20' FT. HIGH ONE STORIES

OWNER'S NAME MIKE CLAYTON ADDRESS NEW BERLIN IL

ARCHITECT " " ADDRESS \_\_\_\_\_

CONTRACTOR " " ADDRESS \_\_\_\_\_

VOLUME OF BUILDING \_\_\_\_\_ CUBIC FT. ESTIMATED COST \$ 30,000

ATTACHED TO THE ORIGINAL OF THIS APPLICATION IS A PLAT OR FLOOR PLAN OF THE PROPOSED CONSTRUCTION, SHOWING POSITION OF IMPROVEMENT ON PROPOSED BUILDING SITE, TOGETHER WITH DISTANCES AND DIMENSIONS.

THIS APPLICATION APPROVED BY BUILDING INSPECTOR \_\_\_\_\_

THE APPLICANT HEREBY AGREES THAT THE APPROVAL OF PLANS, OR THE ISSUING OF A PERMIT, PROCURED BY MISREPRESENTATION OF FACTS OR CONDITIONS, MISSTATEMENT IN APPLICATION, OR THROUGH IMPROPER ACTION OF ANY OFFICER OR EMPLOYEE OF THIS DEPARTMENT, DOES NOT LEGALIZE AN ILLEGAL CONSTRUCTION, ARRANGEMENT OR CONDITION.

[Signature]  
 \_\_\_\_\_  
 OWNER OR AGENT  
 FEE FOR BUILDING PERMIT \$ 30

BUILDING PERMIT NO. 778

THIS APPLICATION FOR BUILDING PERMIT IS NOT VALID UNLESS MARKED "PAID" BY VILLAGE TREAS.

Approved  
11-17-99  
M. Sweet  
Clerk.

Date 10/25/99

ZONING BOARD OF APPEALS  
VILLAGE OF NEW BERLIN, ILLINOIS

I (We) JOSEPH M. CLAYTON and CLAYTON PROPERTIES  
of P.O. BOX 312 NEW BERLIN, IL. 62620  
(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 (area) (height) (coverage) (REAR 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.).

40-4-5 REAR YARD OF TWENTY (20) FT. REQUIRED. 40-4-4

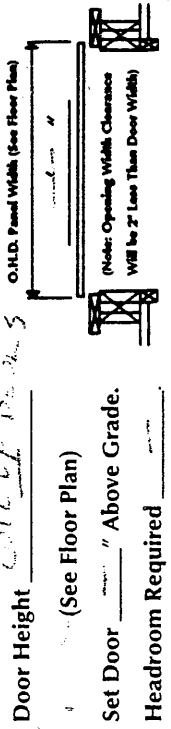
SHALL NOT COVER MORE THAN 75% OF LOT AREA. 40-4-7 B

OFF STREET LOADING

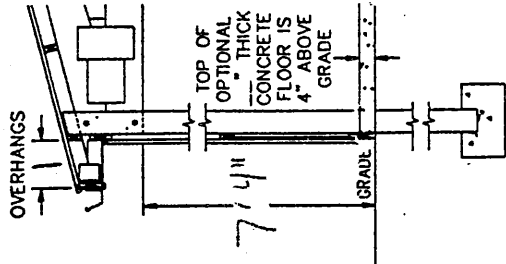
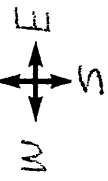
(see reverse side)

Customer's Name DISSCO - 4476 Job No. \_\_\_\_\_

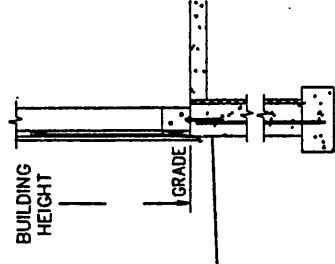
**Overhead Door/Opening Information**



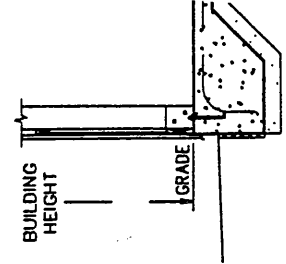
GUTTERS		Accessory Colors (ft. applicab xes)	
DRAIN	EAST	VENT-A-RIDGE	SLIDING DOOR JAMBS
Endwall Overhang Width	1'	ALTERNATE RIDGE CAP	TRACK COVER
Sidewall Overhang Width	Vented	CUPOLA ROOF	SLIDING DOOR RAILS
	Non-Vented (Circle One)	CUPOLA SIDES	TOP SLIDING DOOR TRIM
		GABLE TRIM	OHD TRIM PACKAGE
		FASCIA	BASE TRIM W/O WAINSCOT
		SOFFIT	WALK DOOR WINDOW TRIM
		CORNER TRIM	SHUTTERS
		GUTTERS	DOWNSPOUT



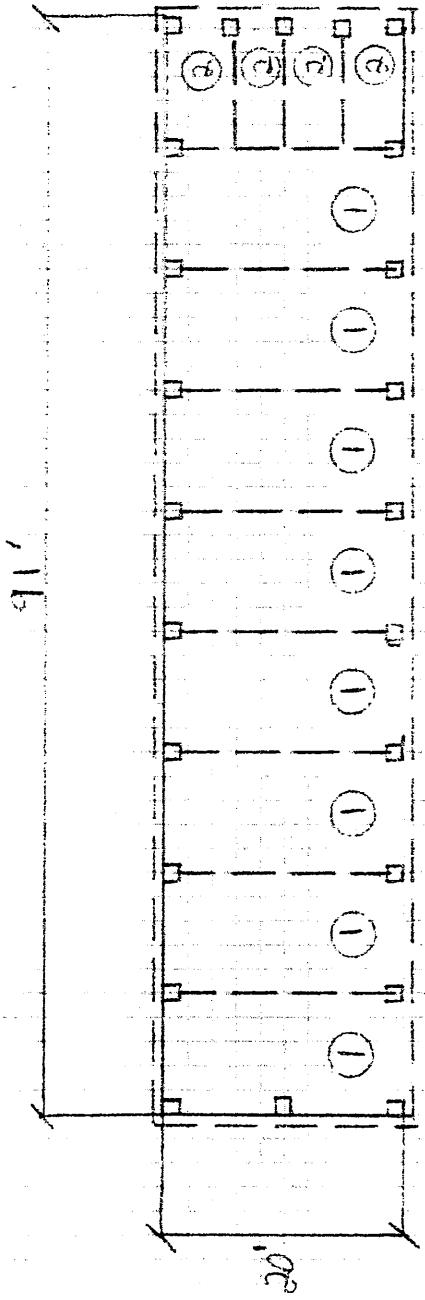
**FOUNDATION OPTIONS**



**FOUNDATION WALL**



**MONOLITHIC SLAB**



- ① 10'x20' WITH 9'x7' TRAC RITE 940 COIL UP DOOR
- ② 5'x10' WITH 3'9" x 7' TRAC RITE 940 COIL UP DOOR

Ventilators, insulation, and vapor barriers will reduce but not eliminate condensation. Sliding door openings will be 4 1/2" to 7 1/2" less in width (except sliding doors located in sidewall corners may be 10" less in width) than door panels and opening height will be reduced by thickness of concrete floor if concrete floors are poured. Visqueen vapor barrier in Energy Performer™ Buildings CANNOT be removed! All dimensions are nominal.