

Zoning Board of Appeals

Aug. 1, 2011

Village Hall

Attendees: Acting Chairman Marsha Sweet, Artie Hatfield, Ed Cantrall, Gene Rhodes, Vince King, Sharon LaFauce and Acting Secretary Deborah Lakamp. Tom Gorsich was absent.

Audience members: Evelyn Nagel, Charlotte Davenport, Paul Sweet, Mike Williams, Jim Davenport.

Acting Chairman Marsha Sweet called the meeting to order at 7:04 p.m.

MOTION: To waive the minutes.

Moved by: Sharon LaFauce

Seconded by: Artie Hatfield

Motion carries unanimously.

Sweet announced the purpose of the meeting was to discuss a variance request by Mike Williams to install a 12' x 24' billboard between East Birch and Illinois Streets on property owned by him, commonly known as the Laundromat. Mr. Williams explained his purpose for a variance request and gave the following brief summary of the billboard description. Before the 1960s, billboards had been at this location when it was a gas station and prior to any zoning ordinances being adopted in the Village. The proposed billboard will be 12' x 24' and set on a single pole and stand 32' tall. It will be lit facing upward and be on a scaffolding structure. The billboard would have a community message on it the first month and after that, anyone or business could purchase the billboard space for advertising or a message. /A permit from the State of Illinois will be obtained by Mr. Williams.

AUDIENCE:

Chairman Sweet opened the meeting to the Audience for their comments or questions to Mr. Williams or the Zoning Board.

Evelyn Nagel, 401 E Elm St.: Doesn't want to see a billboard across the street from the Veteran's Memorial. She feels this would distract from the Memorial site.

Charlotte Davenport, 305 N. Henry: She stated that she feels a billboard of this size would not be an improvement to the Village, but actually be a degrading of residential property values.

Paul Sweet, 126 Heritage Point; As a resident and property owner of New Berlin, he stated that he is not be in favor to the placement of this sign on the designated property because it is too large for the area and that it is a detraction to the Veterans Memorial across from this property.

After hearing from the Audience, the Zoning Board Members discussed their views on the matter. Chairman Sweet pointed out to members that there are right of way issues to this

property, explaining that, according to the Village street map, East Birch Street has a 47' foot right of way and East Illinois Street has a 60' right of way. As she stated, any placement of this sign on a right of way could pose a liability issue for the Village.

Chairman Sweet read Article 24-2-4 and 24-2-6 of the Village Zoning Revised Code, page 576 pertaining to Unauthorized Signs and Advertising Signs. It states that the placement of any sign shall not be placed on property that could interfere with the movement of traffic or interferes with the effectiveness of any traffic control device. This ordinance may or may not apply, but as pointed out, there is a flashing control device at this corner. The State of Illinois placed this flashing light there due to the number of previous traffic accidents at this corner

Several members voiced their concerns as to the size of the sign and what messages that could be placed on the sign.

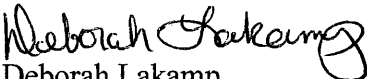
After discussion, a motion was made by Ed Cantrall and seconded by Artie Hatfield to make a recommendation to the New Berlin Village Board to not approve the variance request made by Mr. Mike Williams to place the 12' x 24' billboard sign on his property. A roll call vote was taken with all members present voting Yea and motion carried. Tom Gorsich was absent from the meeting.

As explained to Mr. Williams, this recommendation will be sent to the New Berlin Village Board which will meet on August 17, 2011 at 7:00 p.m. and they will make the final decision to this recommendation.

MOTION: To adjourn.
Moved by: Sharon LaFauce
Seconded by: Vince King
Motion carries unanimously.

The meeting adjourned at 7:35 p.m.

Respectfully Submitted,


Deborah Lakamp
Clerk, Village of New Berlin

Date 7/8/14

ZONING BOARD OF APPEALS
VILLAGE OF NEW BERLIN

I (We) Michael W Williams and Joyce E Williams
of 2270 S. Spring Creek Rd Pleasant Plains, IL 62677
(Address)

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

(Circle 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 12x24 Sign / BILLBOARD.
(Type of Use or Variance)
7. A variance to the (area) (height) (coverage) (_____ 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.).

INSTALL A BILLBOARD FOR OFF-PREMISE
ADVERTISING

The premises are situated at 714-716-718 E. Illinois

in a Commercial District.

Lot No. (s) _____ of _____
(Addition, Subdivision, etc.)

Total Property Dimensions: _____ wide _____ deep

Does applicant own the property? YES

What is the approximate cost of the work involved? \$25,000

Present Property Use Laundry & Storage

(Circle One)

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



② 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 \$ 100.00 payable to the Village of New Berlin as payment of the necessary filing fee.

BY: CK 28257

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 7/8/11

[Signature]
(Signature of Applicant)

Telephone No. 217-488-6022
306-1493

(Signature of Applicant)

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

Hearing Advertised _____, _____.

Date of Hearing _____, _____.

Decision of Zoning Board of Appeals: _____

(Signature)

(Signature)

**,PUBLIC HEARING
NEW BERLIN ZONING BOARD OF APPEALS**

The New Berlin Zoning Board of Appeals will meet on Monday, August 1, 2011 at 7:00 p.m. in the Village Hall of New Berlin to consider the following:

The Board of Appeals will consider a variance request to install an advertising billboard (12 feet by 24 feet) located on commercial property owned by Mike Williams between East Illinois and East Birch. This property is at the eastern edge upon entering New Berlin and directly east of the Laundromat, also owned by Mike Williams.

The meeting is open to the public and any interested party or their representative who may wish to appear in person is encouraged to attend

**Marsha J. Sweet,
Interim Chairman
New Berlin Zoning Board of Appeals**

PUBLISHED: July 15, 2011

CERTIFICATE OF PUBLICATION IN THE NEW BERLIN BEE

STATE OF ILLINOIS
COUNTY OF SANGAMON, SS
VILLAGE OF NEW BERLIN

Public Notice

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Interim Chairman
New Berlin Zoning Board of Appeals

NB-7-15

The undersigned, Joseph Michelich, publisher of the NEW BERLIN BEE, a secular newspaper of general circulation in said county, printed and published in the aforesaid Village of New Berlin, county of Sangamon and state of Illinois, does hereby certify that a notice of which the annexed is a true copy has been regularly published in said newspaper one time each week for one successive weeks.

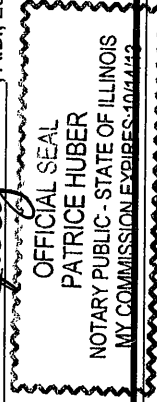
The first publications of said notice was on the 15th day of July, A.D., 20 11 and the last publications was on the 15th day of July, A.D., 20 11. And the undersigned does further certify that the said NEW BERLIN BEE, has been and was regularly published in said village, county and state for at least six months prior to the first publication of said notice.

In Witness whereof the undersigned publisher as aforesaid has hereunto set his hand and seal on this 15th day of July, A.D., 20 11.

Joseph Michelich
Publisher

Subscribed and sworn to before me this 15th day of July, A.D., 20 11.

Patrice Huber
Notary Public



CERTIFICATE OF PUBLICATION

State of Illinois)
) ss.
County of Sangamon)

In the _____ Court

To the _____ Term, A.D. 20____

Printed Copy of Notice

State of Illinois)
) ss.
County of Sangamon)

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Marsha J. Sweet, - Interim Chairman
New Berlin Zoning Board of Appeals

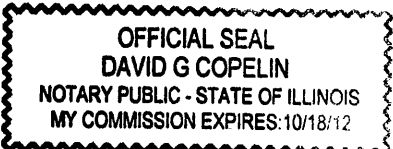
I, the undersigned, Nancy P. Copelin do hereby certify that I am the publisher of the County Tribune. That said County Tribune is a public and secular newspaper of general circulation published weekly in the Village of New Berlin, County of Sangamon, State of Illinois, and that the same has been regularly published for twelve months prior to the day of the first publication of the notice hereinafter mentioned. I further certify that the notice, of which the annexed is a true printed copy, has been regularly published in said newspaper 2 times, once in each week for 2 successive weeks, the first publication thereof having been made in the issue of said newspaper published on July 15th, 2011, and the last publication thereof having been made in the issue of said newspaper published on July 22nd, 2011, the same being regular days for the publication of said newspaper.

I further certify that said newspaper is a newspaper as defined in 'an act to revise the law in relation to notices' as amended by Act July 17, 1959--Ill. Revised Statutes, Chap. 100, Para. 1 & 5.

IN WITNESS WHEREOF, I have hereunto set my hand at New Berlin in said County and State this 27th day of July, A.D. 2011.

Publication Fee, \$ 24⁰⁰

Signed Nancy Copelin
Received payment from _____



Subscribed and sworn to before me this 27th day of July, 2011.
[Signature]