

NEW BERLIN ZONING BOARD OF APPEALS
September 24, 2007

The New Berlin Board of Appeals met on September 24, 2007 at 7:00 p.m. to consider a change of zoning for Vince King and a side and rear yard variance for Jason and Melissa Komnick.

1. Jason and Melissa Komnick are requesting a variance to a side yard and back yard for a storage shed that is 12' wide x 16' long x 12' high located at 404 Clover lane. They are requesting a 3' side and 3' back yard to proposed shed.
2. A request by Vince King for a change of zoning district from agricultural to commercial district for lots 1, 2 & 3 of King Minor Subdivision, County Highway 10, 1255.52' west 867.88 east x 413.18' deep.

Chairman Berry opened the meeting with roll call. Members Cantrall, Hatfield, King, and Sweet answering present. Members Rhodes and Gorsich were absent.

The August 23, 2007 minutes were waived from reading with a motion by Member Hatfield and seconded by Member Cantrall. Motion passed.

OLD BUSINESS – None

NEW BUSINESS -

Chairman Berry reviewed with the Board and the audience the purpose of the zoning board of appeals and that it serves as an advisory board to the New Berlin Village Board for them to consider in making the final decision.

Chairman Berry asked Jason Komnick who was present to give an overview of his variance request and to answer any questions from the zoning board members. Mr. Komnick also presented two letters from adjacent property owners, the Sangamon County Fair Board and David Danenberger. Both letters (on file) stated no objections to the placement of the shed three feet from their property lines.

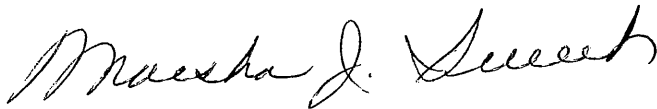
After discussion, Member Sweet made the motion to recommend to the New Berlin Village Board approval of Jason and Melissa Komnick's variance request. Member Cantrall seconded the motion and was passed unanimously on a roll call vote with Members Cantrall, Sweet and Hatfield voting Aye, Members Rhodes and Gorsich, absent.

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Vince King's request was next on the agenda. Due to Vince King being a Zoning Board member and the property owner making the request, he excused himself from the meeting. Member Sweet asked for clarification of the existing lots to be considered for the zoning request from agriculture to commercial. As explained by Mr. King, this request includes all the remaining lots including the portion of lot 1. The other portion of lot 1 had previously been rezoned to commercial.

It is noted that due to Member King recusing himself from the meeting and two other members being absent, Chairman Berry will have to vote on the motion to make the quorum. Member Cantrall made the motion to recommend to the New Berlin Village Board approval of the rezoning request on Lots 2, 3 and the last portion of lot 1 from agriculture to commercial. Member Hatfield seconded the motion and was carried unanimously on a roll call vote with Members, Hatfield, Cantrall, Sweet and Chairman Berry voting aye, Members Rhodes and Gorsich being absent.

The meeting adjourned at 7:20 p.m. with a motion by Member Hatfield and seconded by Member Cantrall. Motion carried.



Marsha J. Sweet
Recording Secretary

CERTIFICATE OF PUBLICATION IN THE NEW BERLIN BEE

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

Public Notice

NOTICE OF PUBLIC HEARING

The New Berlin Zoning Board of Appeals will meet Monday, September 24, 2007 at 7:00 p.m. at the Village Hall.

Vince King has requested a change of Zoning District from an Agricultural District to a Commercial District for Lots 1, 2 & 3 of King Minor Subdivision, County Hwy 10, 1255.52' West 867.88' East x 413.18' deep.

Jason & Melissa Kominick have requested a variance to side yard and back yard for a storage shed that is 12' wide x 16' long x 12' high. Location is at 404 Clover Lane, New Berlin, IL. Request to have 3' side and 3' back to proposed shed.

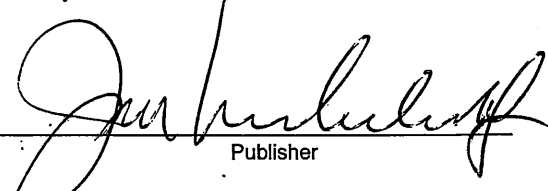
All interested parties are welcome to attend this meeting. Zoning Board of Appeals
Tim Berry, Chairman

NB:9:7p

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 Pleasant Plains 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 publication of said notice was on the 7th day of September, A.D., 20 07 and the last said publication was on the 7th day of September, A.D., 20 07. And the undersigned does further certify that the said New Berlin Bee has been and was regularly published in said city, county and state for at least six months prior to the first publication of said notice.

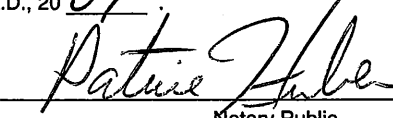
In Witness whereof the undersigned publisher as aforesaid has hereunto set his hand and seal on this 7th day of September, A.D., 20 07.



Publisher

Subscribed and sworn to before me this 7th day of September, A.D., 20 07.





Notary Public

Date 8-16-07

ZONING BOARD OF APPEALS
VILLAGE OF NEW BERLIN

I (We) Vincent King and _____

of 401 Berlin Rd. New Berlin Ill. 67670
(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 AGRICULTURE District to a COMMERCIAL District.
- 6. A request to establish, place or erect a _____ (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.).

The premises are situated at County Hwy. 10, King Minor Subdivision
in a TIF District.

Lot No. (s) 1, 2, 3 of King Minor Subdivision
(Addition, Subdivision, etc.)

Total Property Dimensions: 1255.52 wide 867.88 ~~deep~~ 413.18 x deep
west side East side Wide

Does applicant own the property? yes

What is the approximate cost of the work involved? _____

Present Property Use Agriculture

(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. payable to the Village of New Berlin as payment of the necessary filing fee. #5575

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 _____

(Signature of Applicant)

Telephone No. _____

(Signature of Applicant)

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

Hearing Advertised _____.

Date of Hearing _____.

Decision of Zoning Board of Appeals: _____

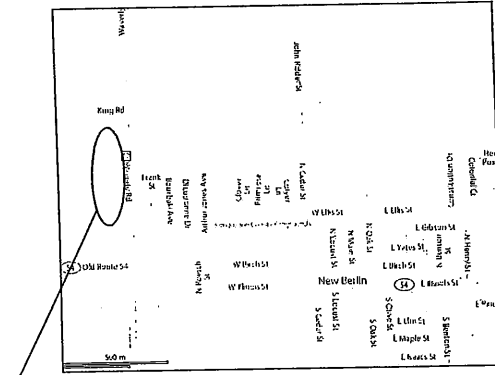
(Signature)

(Signature)

LOCATION MAP

REDIVISION OF LOT 2 OF KING MINOR SUBDIVISION

PART OF THE WEST HALF OF THE SOUTHWEST QUARTER OF SECTION 19,
TOWNSHIP 15 NORTH, RANGE 7 WEST OF THE THIRD PRINCIPAL MERIDIAN,
SANGAMON COUNTY, ILLINOIS.



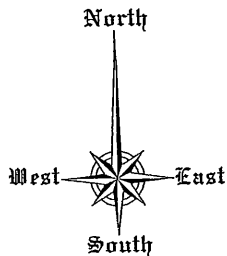
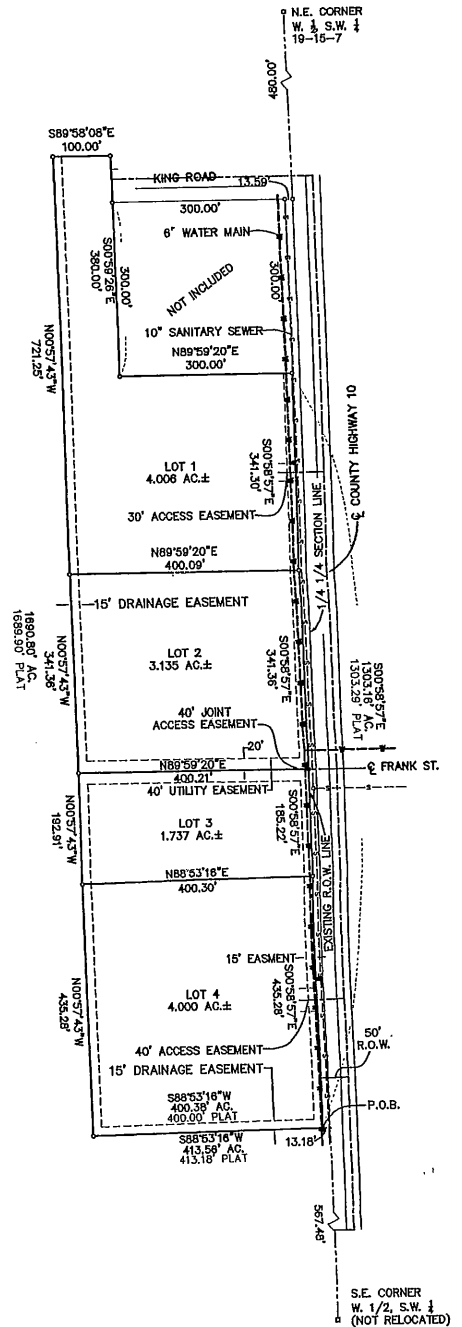
KING MINOR SUBDIVISION LOCATION

EXISTING ZONING—COMMERCIAL
PROPOSED ZONING—COMMERCIAL

UTILITIES:
WATER—NEW BERLIN
ELECTRIC—ILLINOIS POWER
GAS—AMEREN/CILCO
TELEPHONE—VERIZON
FIRE PROTECTION—NEW BERLIN
SCHOOL—DIST. 16
SEWAGE—NEW BERLIN

OWNER AND SUBDIVIDER:
KEITH C. KING
VALERIE G. GARR
VINCENT E. KING (PH. #488-8274)
11913 OLD JACKSONVILLE ROAD
NEW BERLIN, IL 62670

LAND SURVEYOR, PLANNER, & ENGINEER
RAYNOLDS, HIGGINBOTHAM & JACOBS, L.L.C.
1025 SOUTH SECOND STREET
SPRINGFIELD, IL 62704



SCALE 1" = 200'-0"



July, 2007

RAYNOLDS, HIGGINBOTHAM & JACOBS, L.L.C.
LAND SURVEYING, PLANNING & ENGINEERING
1025 South Second St., Springfield, IL. 62704
(217)-241-3500



J:\King\20060721\dwg\LOCATION MAP.dwg Jul 16, 2007 - 4:11pm brodd

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Zoning Board of Appeals
Tim Berry, Chairman