

**NEW BERLIN ZONING BOARD OF APPEALS**  
**August 13, 2007**

The New Berlin Board of Appeals met on August 13, 2007 at 7:00 p.m. to consider a variance for Bonnie Speaks and a request by REK Development for a rezoning of property.

1. A request by Bonnie Speaks for removal of an existing mobile home and replace it with a 16' x 68' mobile home and for a side yard variance of 9' in lieu of 10 for the purpose of placement of this mobile home at 404 S. Jackson St., New Berlin..
2. A request by REK Development, Inc. to amend the rezoning from agriculture to commercial on Lot 4, King Minor Subdivision along County Highway 10, a total property dimension of 435' by 400'.

Chairman Berry opened the meeting with roll call. Members Cantrall, Rhodes, Hatfield, King, Sweet and Gorsich answering present. Chairman Berry introduced the new member, Tom Gorsich and thanked him for agreeing to serve on the zoning board of appeals. He also expressed thanks to resigning member, Roger Keyser, for his time served on the zoning board of appeals.

The April 17, 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 on these requests.

Bonnie Speaks request for a variance was opened for discussion to anyone present in the audience who would like to comment. No one was present to object or make any comments regarding this variance. Question from zoning board members were answered by Bonnie Speaks and after further discussion, a motion was made by Member Hatfield and seconded by Member Cantrall to make the recommendation to the New Berlin Village Board to grant the 9' side yard variance and the placement of the mobile home on the property located at 404 S. Jackson St. Roll call was taken and passed unanimously with 6 Ayes.

The request by REK Development, Inc to amend the zoning from agriculture to commercial was discussed on Lot 4, King Minor Subdivision. Chairman Berry asked the representative from the Company to explain what is being planned for the development of this property.

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As he explained, there are plans to develop Phase 1 for a retail store and to place self storage rental units at the back of the property. The retail business, Family Dollar, will move into the space once it is built. Negotiations are being worked out with the Sangamon County Highway Dept. to build the entrance to the property.

Chairman Berry again opened it to the audience to anyone who would like to comment or ask questions. Chris Ferguson, resident of Windrow Subdivision, and Pat Neuman, Developer of Windrow Subdivision, voiced their objections to the placement of self storage units on the property, but did not have any objections to the retail development. After further questions and discussion by the Zoning Board members, Member Cantrall made the motion to recommend amending the zoning from agriculture to commercial on Lot 4, King Minor Subdivision for the retail development but not approving the placement of self storage units on the property. Gene Rhodes seconded this motion. Roll call was taken with Members Cantrall, Rhodes, Gorsich, and Sweet voting Aye; Member Hatfield voting Nay and Member King abstained. Chairman Berry also voted Aye.

NOTE: Due to an error in the vote count by the recorder, Chairman Berry voted to make a majority vote, but it was noted later that his vote was not needed and the voting is as follows:

AYES – 4  
NAY - 1  
ABSTAINED – 1

Members King made the motion to adjourn the meeting at 8:35 p.m. and Member Hatfield seconded the motion. 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, August 13, 2007 at 7 p.m. at the Village Hall.

Bonnie Speaks has requested a variance to the back yard of 9' in lieu of 10' and additional variance for the removal of existing mobile home 12'x60' then replacing with a 16'x68' mobile home in compliance with existing codes. Location is at 404 S. Jackson, New Berlin, IL 62670.

REK Development LLC of St. Louis has requested to rezone a Zoning District from Residential/Agricultural District to Commercial District for the purpose of General Retail and Self Storage Units location Lot 4 of King Minor Subdivision Property dimensions of 435'x400'.

All interested parties are welcome to attend this meeting.

Zoning Board of Appeals  
Tim Berry, Chairman  
NB:7-20

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 20th day of July, A.D., 2007 and the last said publication was on the 20th day of July, A.D., 2007. 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 20th day of July, A.D., 2007.

*Joseph Michelich*  
\_\_\_\_\_  
Publisher

Subscribed and sworn to before me this 20th day of July, A.D., 2007.

*Patrice Huber*  
\_\_\_\_\_  
Notary Public

