

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

Date 8/23/07

**ZONING BOARD OF APPEALS
VILLAGE OF NEW BERLIN**

I (We) Jason Kornick and Melissa Kornick
of 404 Clover Lane, New Berlin, IL
(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 _____ (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 appeal being requested is for a storage shed
that is 12' w x 16' L x 12' high. The shed will have 3' of
side yard and 3' of back yard. See attached
sketches for details

The premises are situated at 404 Clover Lane

in a _____ District.

Lot No. (s) 20-19.0-455-014 L18 of Pkt 2/20-19.0-455-030
Prairie West
(Addition, Subdivision, etc.)

Total Property Dimensions: _____ wide _____ deep

*537.5' L
17 Prairie
West
AL2*

Does applicant own the property? YES

What is the approximate cost of the work involved? _____

Present Property Use _____

(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 \$ _____ payable to the Village of New Berlin as payment of the necessary filing fee.

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 8-23-07

[Signature]
(Signature of Applicant)

Telephone No. (217) 652-9288

Melissa M. Komnick
(Signature of Applicant)

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

Hearing Advertised _____, _____.

Date of Hearing _____, _____.

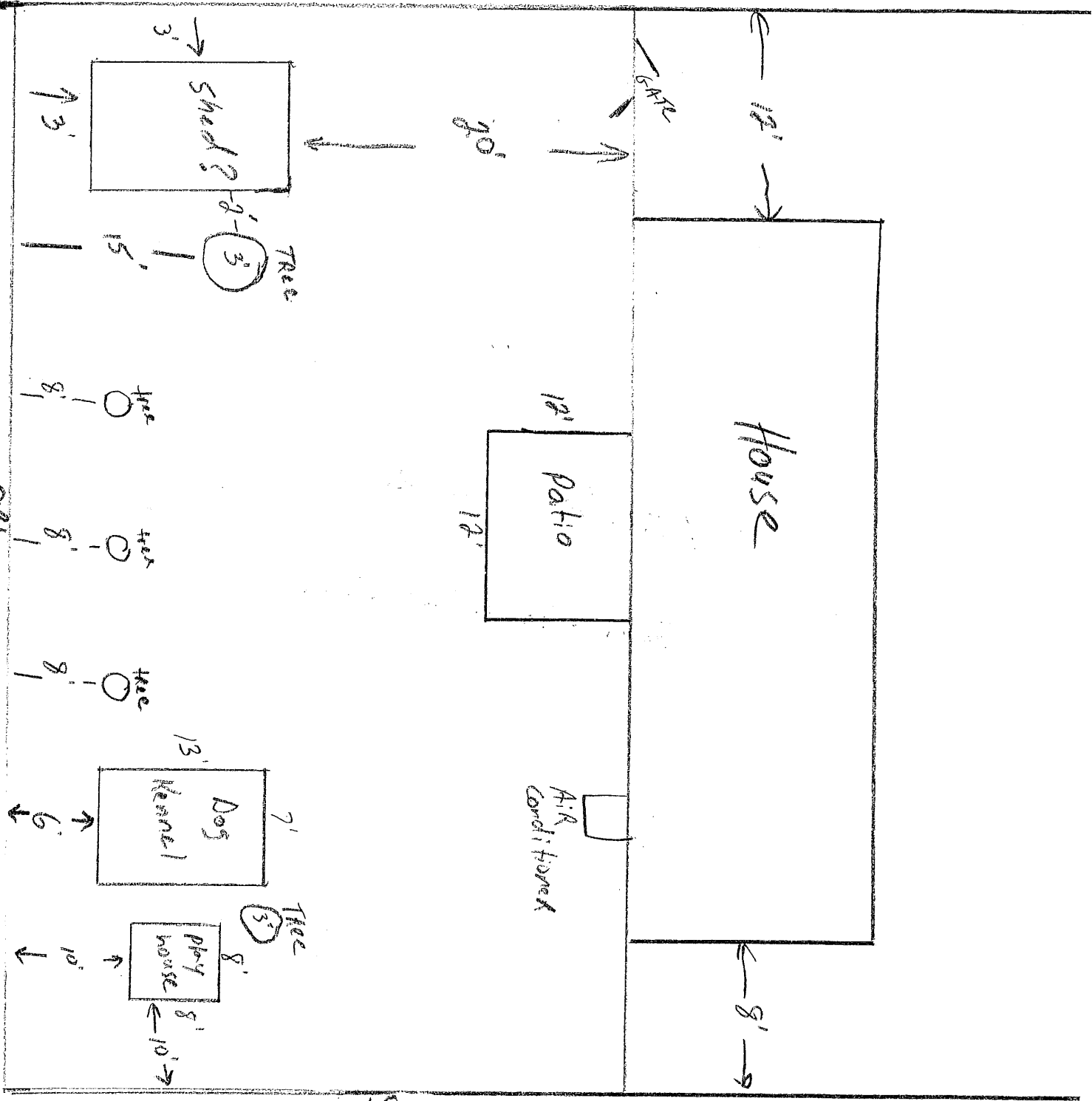
Decision of Zoning Board of Appeals: _____

(Signature)

(Signature)

County Fair

Kevin
Danner



51'



P.O. Box 147 • New Berlin, IL 62670 • 217-488-2685 • Fax: 217-488-7411

September 11, 2007

To Whom It May Concern:

The Sangamon County Fair and Agriculture Association has no Objection for Jason M. and Melissa A. Komnick to put a building outside the stated perimeter closest to the fairgrounds on property at 20.19.0-455-014 L18 Prairie West Plat 2 and 20.19.0455-030 537.5' L 17 Prairie West Plat 2.

Yours truly,

A handwritten signature in cursive script that reads "Steve Walter".

Steve Walter, President
Sangamon County Fair
By Elizabeth McDevitt

To Whom It May Concern:

I have no objection for my neighbors, Jason and Melissa Komnick, to put a building outside the stated guidelines set by the New Berlin Zoning Board closest to my property line.

A handwritten signature in black ink, appearing to read "Kevin Deane". The signature is written in a cursive style with a long horizontal stroke extending to the right.