

New Berlin Zoning Board of Appeals Minutes  
July 10, 2018

The meeting was called to order by Chairperson Marsha Sweet at 7:00 p.m.

Attendance: Marsha Sweet, Vince King, Dave Kuehl, Ed Cantrall, Artie Hatfield, Carrie Adams, Joe Byer, Village Attorney Jason Brokaw and Village Clerk Kelly Yates.

**Audience:** Mike Krall, Pat Newman and Mark Adams

Joe Byer was sworn in as new Zoning Board member.

**Motion:** To waive the reading of the March 15, 2018 minutes.

Motioned by: Carrie Adams

Seconded by: Artie Hatfield

Motion carries

Chairperson Sweet stated the purpose of the meeting was to review petitions for variances and make recommendations to the village board.

**Old Business:** Vince King stated there was incorrect information regarding compensation amounts for board members and the chairperson. The correct amounts are \$25 per meeting for board members and \$50 per meeting for the chairperson.

A discussion was held regarding appropriate participation from audience during meetings. Village Attorney Jason Brokaw outlined protocol for evidentiary proceedings:

- a.) The person that has applied for a petition has an opportunity to present their case
- b.) That person has an opportunity to present their own testimony and the testimony of any witnesses
- c.) Anyone else present has an opportunity to present testimony on requested petitions
- d.) The board will debate the issue
- e.) The board is not required but has the right to open testimony again if they so choose
- f.) The board will make their recommendation
- g.) The Village Attorney may intervene if asked.

**New Business:** Petition Variances received by Madison Center, LLC, Owner Pat Newman

605 Liana Avenue – Parcel 13A of Lot 13, Plat 4, Windrow Subdivision

Lot Area – 5560 sq. ft. (7500 sq. ft. Zoning Ordinance)

Rear Yard – 23.85 (25' setback)

Side Yard – 9.64 (10' setback)

607 Liana Avenue, Parcel 13B of Lot 13, Plat 4, Windrow Subdivision

Lot Area – 5480 sq. ft. (7500 sq. ft. Zoning Ordinance)

Rear Yard – 21.90 (25' setback)

Side Yard 8.78 (10' setback)

Village Attorney Brokaw stated that Mr. Newman submitted the variance petitions after some dialog with himself and with the village board. Mr. Newman raised an issue about Lot Area. Brokaw also reported, for the record, that Mr. Newman had previously received a duplex approval, a vague reference to a duplex variance allowing him to build one structure spanning two parcels. He did not have to seek a variance for the adjoining side lot line, which also covered the total lot area requirement. Due to that prior approval, the only two variances Mr. Newman needs are the outside sideyard setback and rear yard setback. He also stated that Mr. Newman was granted those two forms of relief which no longer exists under the current zoning scheme. The issue arose when the county received his application to subdivide and noted once the property was to be subdivided, the setbacks would not meet the current requirement of the village code.

**Audience:** Pat Newman addressed the Board members regarding his concerns over lot sizes. Chairperson Sweet advised Mr. Newman that he could submit a blanket application to encompass his remaining properties in a single petition process.

**Motion:** To approve petition variances 605 and 607 Liana Avenue variances.

Motioned by: David Kuehl

Seconded by: Joe Byer

Motioned carried on a roll call vote.

Carrie Adams-Yes

David Kuehl-Yes

Ed Cantrall-Yes

Joe Byer-Yes

Artie Hatfield-Yes

Vince King-Yes

**Motion:** To reject amending Zoning Chapter of New Berlin Code of Ordinances to establish a position of Zoning Hearing Officer.

Motioned by: Ed Cantrall

Seconded by: Artie Hatfield

Motion carried on a roll call vote.

Carrie Adams-Yes

Ed Cantrall-Yes

Artie Hatfield-Yes

Vince King-Yes

David Kuehl-Yes

Joe Byer-Yes

Motion: To adjourn

Motioned by: Vince King

Seconded by: David Kuehl

Respectfully submitted,



Kelly Yates  
Village Clerk

Zoning Board  
of Appeals

July 10, 2018

- 1 Marsha Sweet, Chairman
- 2 Carrie Adams
- 3 Ed Cantrell
- 4 Artie Hatfield
- 5 Vince King
- 6 David Kuehl
- 7 Joe Byer

- P
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Couldn't  
locate  
roll call book  
for 7/10/18  
meeting

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VILLAGE OF NEW BERLIN, ILLINOIS  
PETITION FOR ZONING VARIANCE

TO: Zoning Board of Appeals and Village Board  
New Berlin, IL 62670

Date: 5/30/18

[DO NOT WRITE IN THIS SPACE -- FOR OFFICE USE ONLY]

Date Set for Hearing 7-10-18 Fee \$ 200

Notice Published 6-21-18 Date Paid 7-18-18

Newspaper New Berlin Bee

Notice Mailed to Adjacent Landowners MIKE PATTERSON

Notice Posted on Subject Property \_\_\_\_\_

Date 6/21/18

Zoning Board of Appeals  
Recommendation

Village Board Action Date 7-18-18

Approve Date 7-10-18  
 Deny Chairman's Initials MS  
 Approve with Modification

Denied  
 Approved (Ordinance No. \_\_\_\_\_)

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An applicant for variance must show that (a) the property in question cannot yield a reasonable return if permitted to be used only under the conditions allowed by the regulations in the zone; (b) the plight of the owner is due to unique circumstances; (c) the variation, if granted, will not alter the essential character of the locality. The burden of providing substantiating evidence is on the applicant.

NAME OF APPLICANT: MADISON CENTER, LLC

ADDRESS OF APPLICANT: P.O. BOX 118, NEW BERLIN, IL 62670

PHONE NUMBER: 217-306-2531 e-mail: apha99@att.net

Interest of Applicant in the Subject Property (if not owner)

1. This application must be filed with an accurate legal description and one copy of a plat map or aerial (from Sangamon County GIS) of the property showing the location of all existing and proposed structures and setbacks, and structures on all adjacent properties.

LEGAL DESCRIPTION PLAT OF SURVEY (ATTACHED)  
Lot, Block, Subdivision, Metes and Bounds--may be on attachment

2. Street Address AND Property Index Number (PIN) of Property  
605 / 607 LIANA AVE 20-19.0-380-021

3. Area of land variance requested for 5560 square feet. 605 (LEFT SIDE)

4. (a) Present Zoning District Classification of subject and adjacent properties (show zone district boundaries on plat): RESIDENTIAL

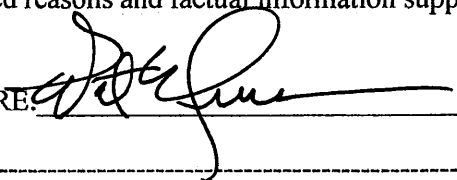
(b) Nature of requested variance: 40-2-6 5560 SF LOT AREA LOT WIDTH 61.79'

5. Present use of Property: RESIDENTIAL

6. Names, addresses and phone numbers of all owners of record:  
PATRICK NEWMAN, MANAGER (217) 306-2531  
MADISON CENTER, LLC  
P.O. BOX 118 NEW BERLIN, IL 62670

7. NAMES AND ADDRESSES OF ALL ADJACENT PROPERTY OWNERS ARE ATTACHED.

8. A variance is requested to vary the requirements of the Zoning Ordinance with respect to the property described herein. A statement of the applicant's described reasons and factual information supporting the requested variance is attached.

DATE: 5-30-18 SIGNATURE: 

OWNERS' CONSENT

[This part need be signed only if the applicant is different from the owner or if there is more than one owner of record]

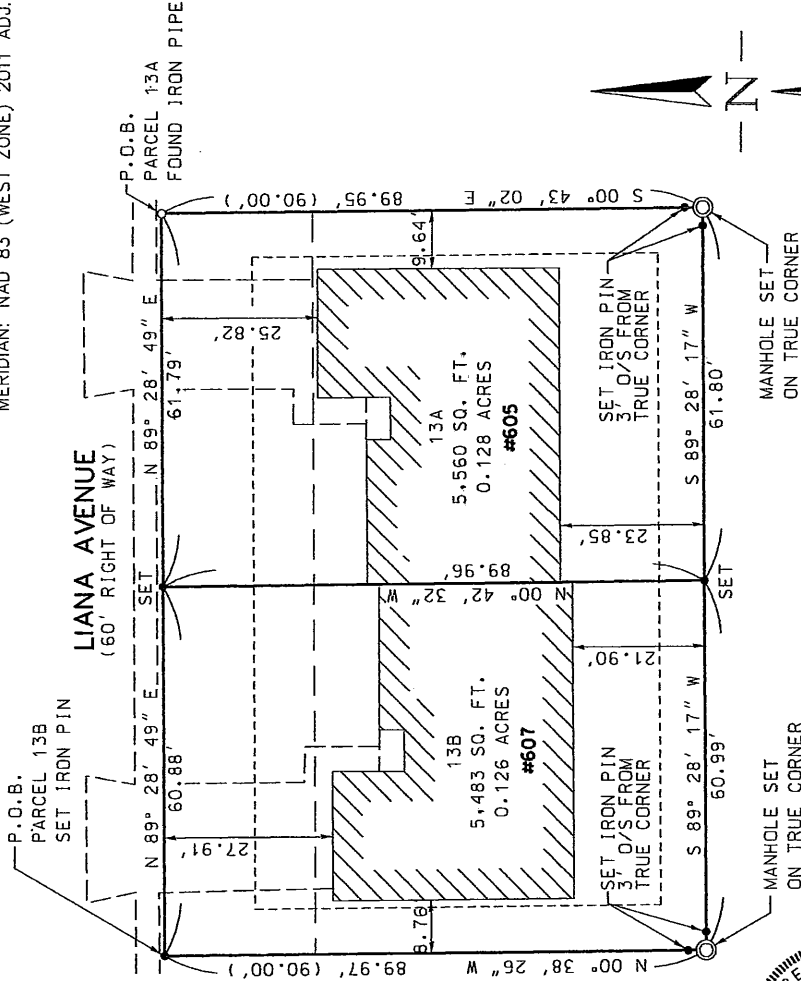
I consent to this requested variance.

N-A  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

*Emailed Petitions  
to Joe Ziebert  
on 7/20/18  
Need to email  
minutes when  
available*

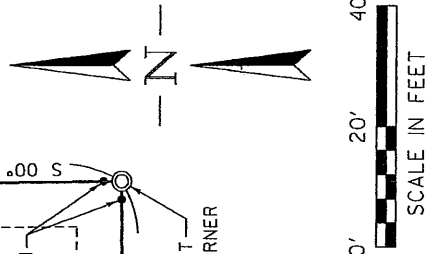
**PLAT OF SURVEY**  
**ZERO LOT LINE**

OWNER: MADISON CENTER, LLC.  
PAT INEWMIAN  
TAX ID NUMBER: 20-19.0-380-021  
ADDRESS: 607 LIANA AVENUE  
NEW BERLIN, IL 62670  
PHONE: (217) 306-2531  
TOWNSHIP: NEW BERLIN  
FIELD WORK COMPLETED: 3/28/2018  
MERIDIAN: NAD 83 (WEST ZONE) 2011 ADJ.



**LOT 13 IN PLAT 4**  
**OF WINDROW SUBDIVISION**

NO PART OF THIS PLAT OF SURVEY IS LOCATED WITHIN A SPECIAL FLOOD HAZARD AREA AS IDENTIFIED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY AS PER MAP 17167C1052F DATED 08-02-2007



**LEGEND**

- IRON PIN
- IRON PIPE
- SETBACK LINE
- UTILITY/ DRAINAGE/ CATV EASEMENT LINE

**LEGAL DESCRIPTION**

PARCEL 13A  
PART OF LOT 13 IN PLAT 4 OF WINDROW SUBDIVISION RECORDED AS DOCUMENT NUMBER 2009R12247 IN THE SANGAMON COUNTY RECORDER'S OFFICE AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:  
BEGINNING AT A FOUND IRON PIPE MARKING THE NORTHEAST CORNER OF SAID LOT 13, THENCE SOUTH 00 DEGREES 43 MINUTES 02 SECONDS EAST ON THE EAST LINE OF SAID LOT 13 A DISTANCE OF 89.95 FEET TO THE SOUTHEAST CORNER OF SAID LOT 13, THENCE SOUTH 89 DEGREES 28 MINUTES 17 SECONDS WEST ON THE SOUTH LINE OF SAID LOT 13 A DISTANCE OF 61.80 FEET TO A SET IRON PIN, THENCE NORTH 00 DEGREES 42 MINUTES 32 SECONDS WEST A DISTANCE OF 89.96 FEET TO A SET IRON PIN ON THE NORTH LINE OF SAID LOT 13, THENCE NORTH 89 DEGREES 28 MINUTES 49 SECONDS EAST ON SAID NORTH LINE A DISTANCE OF 61.79 FEET TO THE POINT OF BEGINNING.  
SAID PARCEL CONTAINS 5,560 SQUARE FEET (0.128 ACRES), MORE OR LESS, ALL IN SANGAMON COUNTY, STATE OF ILLINOIS.

PARCEL 13B  
PART OF LOT 13 IN PLAT 4 OF WINDROW SUBDIVISION RECORDED AS DOCUMENT NUMBER 2009R12247 IN THE SANGAMON COUNTY RECORDER'S OFFICE AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:  
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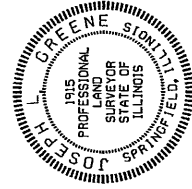
I HEREBY CERTIFY THAT A SURVEY WAS PERFORMED BY ME UNDER MY DIRECT SUPERVISION AND THE FOREGOING PLAT ACCURATELY REPRESENTS THE RESULTS OF SAID SURVEY.

JOSEPH L. GREENE  
ILLINOIS PROFESSIONAL LAND SURVEYOR #1915

DATE SIGNED

THE PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY.

EXPIRES: 11/30/18



DATE	3/28/2018	APPROVED GREENE
CHECKED	GREENE	APPROVED GREENE
DRAWN	MACK	
SURVEYED	MACK	
DATE		
BY		
REVISION		

**GREENE & BRADFORD, INC.**  
CONSULTING ENGINEERS  
3501 CONSTITUTION DRIVE  
SPRINGFIELD, ILLINOIS 62711  
PROFESSIONAL LAND SURVEYOR REG. NO. 048-000098  
P.L.S. LICENSE NO. 184-000017  
(217) 793-8844, 793-6227 (F), E-MAIL - [cad@greenelandbradford.com](mailto:cad@greenelandbradford.com)

**PLAT OF SURVEY**  
ZERO LOT LINE  
LOT 13 IN PLAT NO. 4  
NEW BERLIN, IL

PROJ. NO. 18B20  
FIELD BOOK PROJ. SCALE  
CONTRACT NO. 18-02  
SHEET NO. 1  
OF 1 SHEETS

VILLAGE OF NEW BERLIN, ILLINOIS  
PETITION FOR ZONING VARIANCE

TO: Zoning Board of Appeals and Village Board  
New Berlin, IL 62670

Date: 5/30/18

[DO NOT WRITE IN THIS SPACE -- FOR OFFICE USE ONLY]

Date Set for Hearing 7-10-18 Fee \$ 300-

Notice Published 6-21-18 Date Paid 7-18-18

Newspaper New Berlin Bee

Notice Mailed to Adjacent Landowners Mike PATTERSON

Notice Posted on Subject Property \_\_\_\_\_

Date 6-21-18

Zoning Board of Appeals  
Recommendation

Village Board Action Date 7-18-18

Approve Date 7-10-18  
 Deny Chairman's Initials MIS  
 Approve with Modification

Denied  
 Approved (Ordinance No. \_\_\_\_\_)

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PHONE NUMBER: 217-306-2531 e-mail: apha99@att.net

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1. This application must be filed with an accurate legal description and one copy of a plat map or aerial (from Sangamon County GIS) of the property showing the location of all existing and proposed structures and setbacks, and structures on all adjacent properties.

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2. Street Address AND Property Index Number (PIN) of Property  
605/607 LANA AVE 20-19.0-380-021

3. Area of land variance requested for 5560 square feet.

4. (a) Present Zoning District Classification of subject and adjacent properties (show zone district boundaries on plat): RESIDENTIAL

(b) Nature of requested variance: 605 (LEFT SIDE)  
SIDE YARD EAST 9.64' AND "0"  
LOT LINE TO WEST

5. Present use of Property: RESIDENTIAL

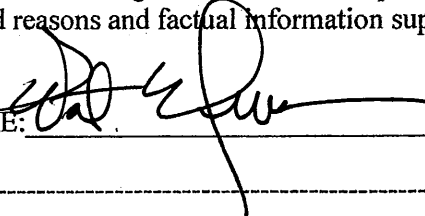
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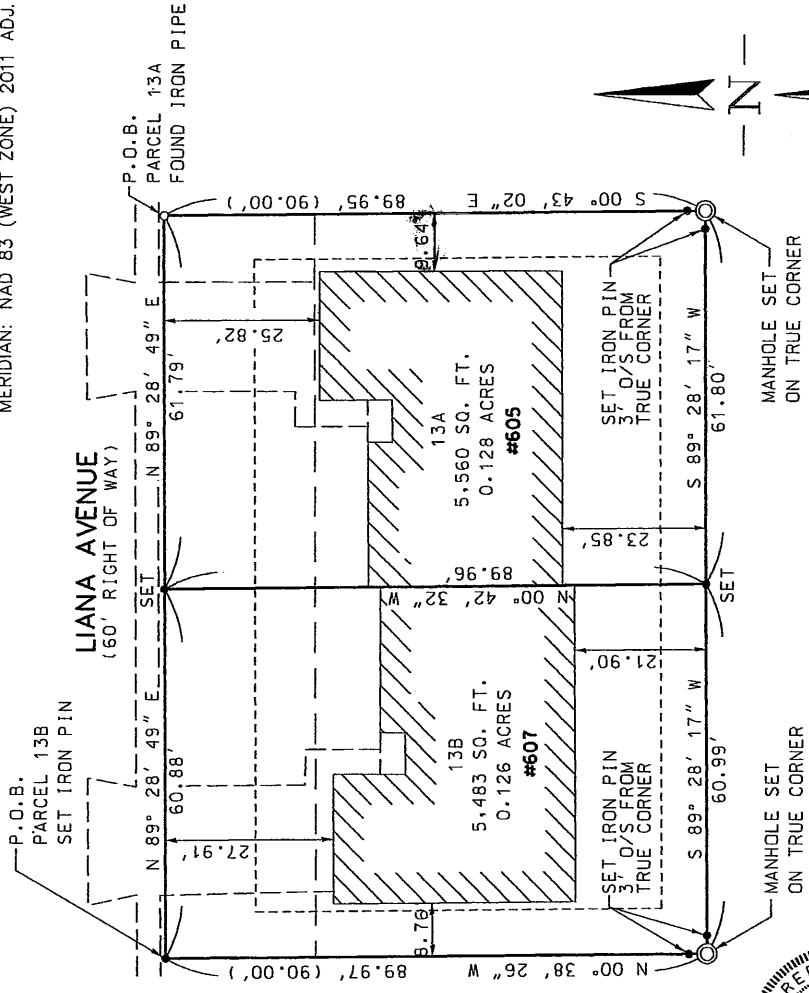
I consent to this requested variance.

N-A  
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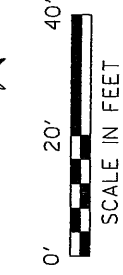
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PAT NEWMAN  
TAX ID NUMBER: 20-19.0-380-021  
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PHONE: (217) 306-2531  
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FIELD WORK COMPLETED: 3/28/2018  
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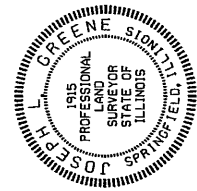
**LEGEND**

●	IRON PIN
○	IRON PIPE
—	SETBACK LINE
- - -	UTILITY/ DRAINAGE/ CATV EASEMENT LINE

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PLAT OF SURVEY ZERO LOT LINE WINDROW SUB. LOT 13 IN PLAT NO. 4 NEW BERLIN, IL	SHEET NO. 1 OF 1 SHEETS	FIELD BOOK / PLOT SCALE 3006 COUNTY OF ILLINOIS SURVEY NO. 20
REVISIONS DATE 3/28/2018 DRAWN MACK CHECKED GREENE APPROVED GREENE	DATE 3/28/2018 BY REVISION	

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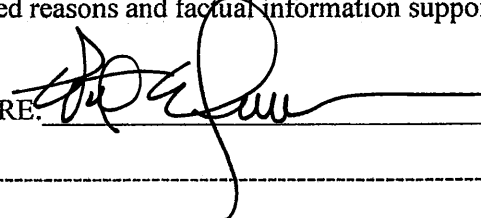
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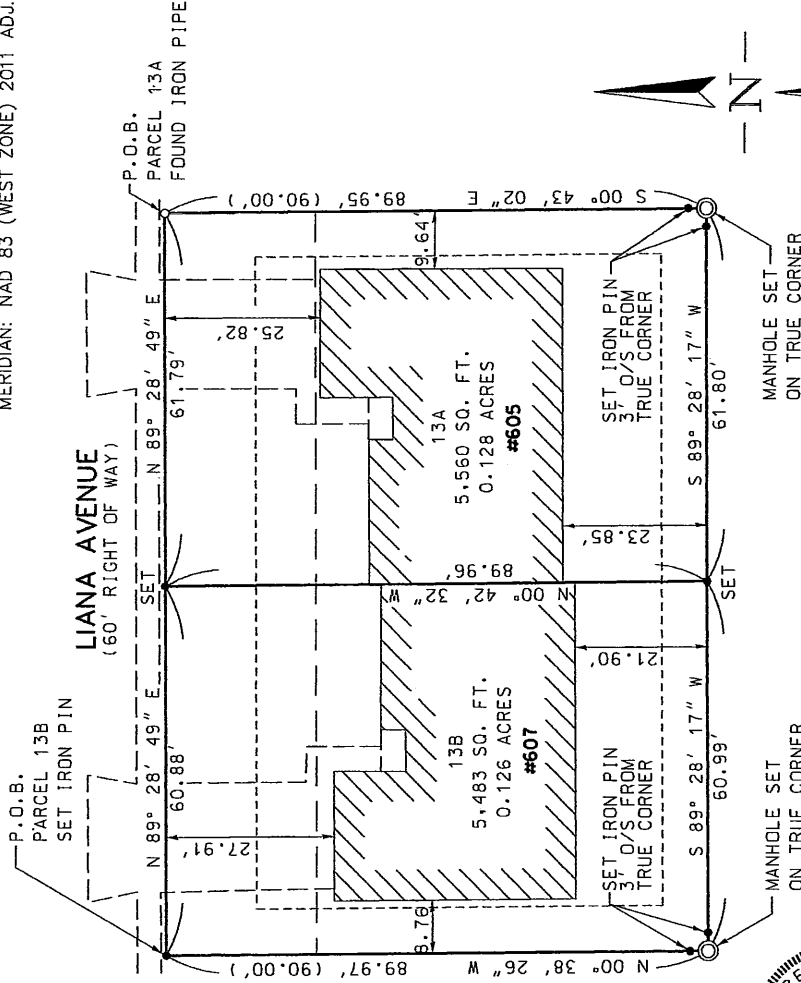
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N-A  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

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ZERO LOT LINE

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PAT NEWMAN  
TAX ID NUMBER: 20-19,0-380-021  
ADDRESS: 607 LIANA AVENUE  
NEW BERLIN, IL 62670  
PHONE: (217) 306-2531  
TOWNSHIP: NEW BERLIN  
FIELD WORK COMPLETED: 3/28/2018  
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SAID PARCEL CONTAINS 5.483 SQUARE FEET (0.126 ACRES), MORE OR LESS, ALL IN SANGAMON COUNTY, STATE OF ILLINOIS.

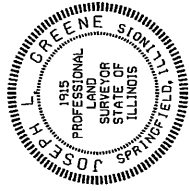
I HEREBY CERTIFY THAT A SURVEY WAS PERFORMED BY ME OR UNDER MY DIRECT SUPERVISION AND THE FOREGOING PLAT ACCURATELY REPRESENTS THE RESULTS OF SAID SURVEY.

JOSEPH L. GREENE  
ILLINOIS PROFESSIONAL LAND SURVEYOR #1915

DATE SIGNED

THE PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY.

EXPIRES: 11/30/18



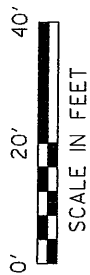
**LOT 13 IN PLAT 4 OF WINDROW SUBDIVISION**

NO PART OF THIS PLAT OF SURVEY IS LOCATED WITHIN A SPECIAL FLOOD HAZARD AREA AS IDENTIFIED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY AS PER MAP 17167C1052F DATED 08-02-2007

PLAT OF SURVEY  
ZERO LOT LINE  
LOT 13 IN PLAT NO. 4  
WINDROW SUB.  
NEW BERLIN, IL

APPROVED GREENE	DATE 3/28/2018
CHECKED GREENE	
DRAWN MACK	
SURVEYED MACK	
DATE	BY

GREENE & BRADFORD, INC.  
CONSULTING ENGINEERS  
SPRINGFIELD ILLINOIS 62711  
2501 CENTURION BLVD.  
SPRINGFIELD ILLINOIS 62711  
PROFESSIONAL DESIGN FIRM NO. 184-00179  
REGISTERED UNDER THE REG. NO. 040-00098  
(217) 793-8844, 793-6327 (F), E-MAIL: cody@greenandbradford.com



SCALE IN FEET

VILLAGE OF NEW BERLIN, ILLINOIS  
PETITION FOR ZONING VARIANCE

TO: Zoning Board of Appeals and Village Board  
New Berlin, IL 62670

Date: 5/30/18

[DO NOT WRITE IN THIS SPACE -- FOR OFFICE USE ONLY]

Date Set for Hearing 7-10-18 Fee \$ 200-

Notice Published 6-21-18 Date Paid 7-18-18

Newspaper New Berlin Bee

Notice Mailed to Adjacent Landowners MIKE PATTERSON

Notice Posted on Subject Property \_\_\_\_\_

Date 6-21-18

Zoning Board of Appeals  
Recommendation

Village Board Action Date 7/18/18

Approve Date 7-10-18  
 Deny Chairman's Initials MJS  
 Approve with Modification

Denied  
 Approved (Ordinance No. \_\_\_\_\_)

INSTRUCTIONS TO APPLICANTS: All information required by this Application must be completed and submitted herewith. Applicants are encouraged to visit the Village office for any assistance needed in filling out this form.

An applicant for variance must show that (a) the property in question cannot yield a reasonable return if permitted to be used only under the conditions allowed by the regulations in the zone; (b) the plight of the owner is due to unique circumstances; (c) the variation, if granted, will not alter the essential character of the locality. The burden of providing substantiating evidence is on the applicant.

NAME OF APPLICANT: MADISON CENTER, LLC

ADDRESS OF APPLICANT: P.O. BOX 118, NEW BERLIN, IL 62670

PHONE NUMBER: 217-306-2531 e-mail: apha99@att.net

Interest of Applicant in the Subject Property (if not owner)

1. This application must be filed with an accurate legal description and one copy of a plat map or aerial (from Sangamon County GIS) of the property showing the location of all existing and proposed structures and setbacks, and structures on all adjacent properties.

LEGAL DESCRIPTION PLAT OF SURVEY (ATTACHED)  
Lot, Block, Subdivision, Metes and Bounds--may be on attachment

2. Street Address AND Property Index Number (PIN) of Property

605 / 607 LIANA AVE. 20-19.0-380-021

3. Area of land variance requested for 5180<sup>+</sup> square feet. 607 (LEFT RIGHT SIDE)

4. (a) Present Zoning District Classification of subject and adjacent properties (show zone district boundaries on plat): RESIDENTIAL 5180<sup>+</sup>-SF

(b) Nature of requested variance: 40-2-6 LOT AREA / LOT WIDTH 60.88'

5. Present use of Property: RESIDENTIAL

6. Names, addresses and phone numbers of all owners of record:

PATRICK NEWMAN, MANAGER (217) 306-2531

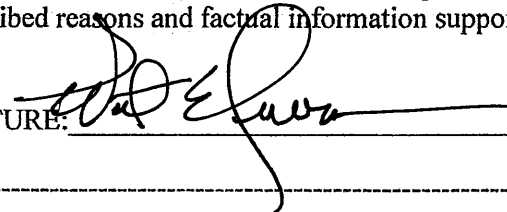
MADISON CENTER, LLC

P.O. BOX 118 NEW BERLIN, IL 62670

7. NAMES AND ADDRESSES OF ALL ADJACENT PROPERTY OWNERS ARE ATTACHED.

8. A variance is requested to vary the requirements of the Zoning Ordinance with respect to the property described herein. A statement of the applicant's described reasons and factual information supporting the requested variance is attached.

DATE: 5-30-18

SIGNATURE: 

OWNERS' CONSENT

[This part need be signed only if the applicant is different from the owner or if there is more than one owner of record]

I consent to this requested variance.

N-A

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**PLAT OF SURVEY**  
**ZERO LOT LINE**

OWNER: MADISON CENTER, LLC.  
 PAT NEWMAN  
 TAX ID NUMBER: 20-19.0-380-021  
 ADDRESS: 607 LIANA AVENUE  
 NEW BERLIN, IL 62670  
 PHONE: (217) 306-2531  
 TOWNSHIP: NEW BERLIN  
 FIELD WORK COMPLETED: 3/28/2018  
 MERIDIAN: NAD 83 (WEST ZONE) 2011 ADJ.

**LEGAL DESCRIPTION**

**PARCEL 13A**  
 PART OF LOT 13 IN PLAT 4 OF WINDROW SUBDIVISION RECORDED AS DOCUMENT NUMBER 2009R12247 IN THE SANGAMON COUNTY RECORDER'S OFFICE AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:  
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 SAID PARCEL CONTAINS 5,560 SQUARE FEET (0.128 ACRES), MORE OR LESS, ALL IN SANGAMON COUNTY, STATE OF ILLINOIS.

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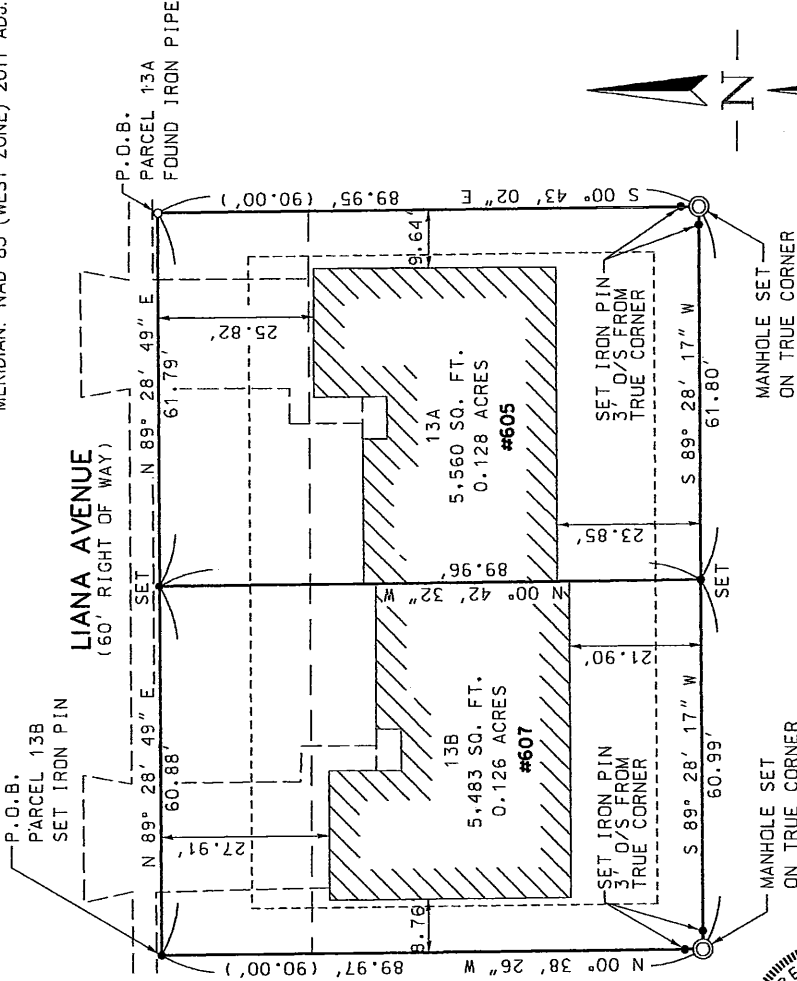
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JOSEPH L. GREENE  
 ILLINOIS PROFESSIONAL LAND SURVEYOR #1915

DATE SIGNED

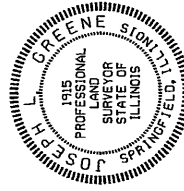
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EXPIRES: 11/30/18



**LOT 13 IN PLAT 4**  
**OF WINDROW SUBDIVISION**

NO PART OF THIS PLAT OF SURVEY IS LOCATED WITHIN A SPECIAL FLOOD HAZARD AREA AS IDENTIFIED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY AS PER MAP 17167C1052F DATED 08-02-2007



PLAT OF SURVEY ZERO LOT LINE LOT 13 IN PLAT NO. 4 WINDROW SUB. NEW BERLIN, IL		SHEET NO. 1 OF 1 SHEETS
DATE: 3/28/2018 SURVEYED: MACK DRAWN: MACK CHECKED: GREENE APPROVED: GREENE	GREENE & BRADFORD, INC. CONSULTING ENGINEERS 3501 CONSTITUTION DRIVE SPRINGFIELD, ILLINOIS 62711 PROFESSIONAL LAND SURVEYING FIRM NO. 048-000088 (217) 793-8844, 793-6227 (F), E-MAIL - <a href="mailto:cad@greeneston.com">cad@greeneston.com</a>	FIELD BOOK: 1915 SCALE: 1" = 20' JOB NO.: 17167C1052F SHEET NO.: 1
REVISIONS DATE BY		

VILLAGE OF NEW BERLIN, ILLINOIS  
PETITION FOR ZONING VARIANCE

TO: Zoning Board of Appeals and Village Board  
New Berlin, IL 62670

Date: 5/30/18

[DO NOT WRITE IN THIS SPACE -- FOR OFFICE USE ONLY]

Date Set for Hearing 7-10-18 Fee \$ 200

Notice Published 6-21-18 Date Paid 7-18-18

Newspaper New Berlin Bee

Notice Mailed to Adjacent Landowners Mike PATTERSON

Notice Posted on Subject Property \_\_\_\_\_

Date 6-21-18

Zoning Board of Appeals  
Recommendation

Village Board Action Date 7/18/18

Approve Date 7-18-18  
 Deny Chairman's Initials MS  
 Approve with Modification

Denied  
 Approved (Ordinance No. \_\_\_\_\_)

INSTRUCTIONS TO APPLICANTS: All information required by this Application must be completed and submitted herewith. Applicants are encouraged to visit the Village office for any assistance needed in filling out this form.

An applicant for variance must show that (a) the property in question cannot yield a reasonable return if permitted to be used only under the conditions allowed by the regulations in the zone; (b) the plight of the owner is due to unique circumstances; (c) the variation, if granted, will not alter the essential character of the locality. The burden of providing substantiating evidence is on the applicant.

NAME OF APPLICANT: MADISON CENTER, LLC

ADDRESS OF APPLICANT: P.O. BOX 118, NEW BERLIN, IL 62670

PHONE NUMBER: 217-306-2531 e-mail: apha99@att.net

Interest of Applicant in the Subject Property (if not owner)



1. This application must be filed with an accurate legal description and one copy of a plat map or aerial (from Sangamon County GIS) of the property showing the location of all existing and proposed structures and setbacks, and structures on all adjacent properties.

LEGAL DESCRIPTION PLAT OF SURVEY (ATTACHED)  
Lot, Block, Subdivision, Metes and Bounds--may be on attachment

2. Street Address AND Property Index Number (PIN) of Property  
605/607 LIANA AVE 20-19.0-380-021

3. Area of land variance requested for 583 square feet.

4. (a) Present Zoning District Classification of subject and adjacent properties (show zone district boundaries on plat): RESIDENTIAL

(b) Nature of requested variance: 607 RIGHT SIDE SIDE YARD WEST 8.78' AND "0" LOT LINE TO EAST.

5. Present use of Property: RESIDENTIAL

6. Names, addresses and phone numbers of all owners of record:  
PATRICK NEWMAN, MANAGER (217) 306-2531  
MADISON CENTER, LLC  
P.O. BOX 118 NEW BERLIN, IL 62670

7. NAMES AND ADDRESSES OF ALL ADJACENT PROPERTY OWNERS ARE ATTACHED.

8. A variance is requested to vary the requirements of the Zoning Ordinance with respect to the property described herein. A statement of the applicant's described reasons and factual information supporting the requested variance is attached.

DATE: 5-30-18

SIGNATURE: [Handwritten Signature]

OWNERS' CONSENT

[This part need be signed only if the applicant is different from the owner or if there is more than one owner of record]

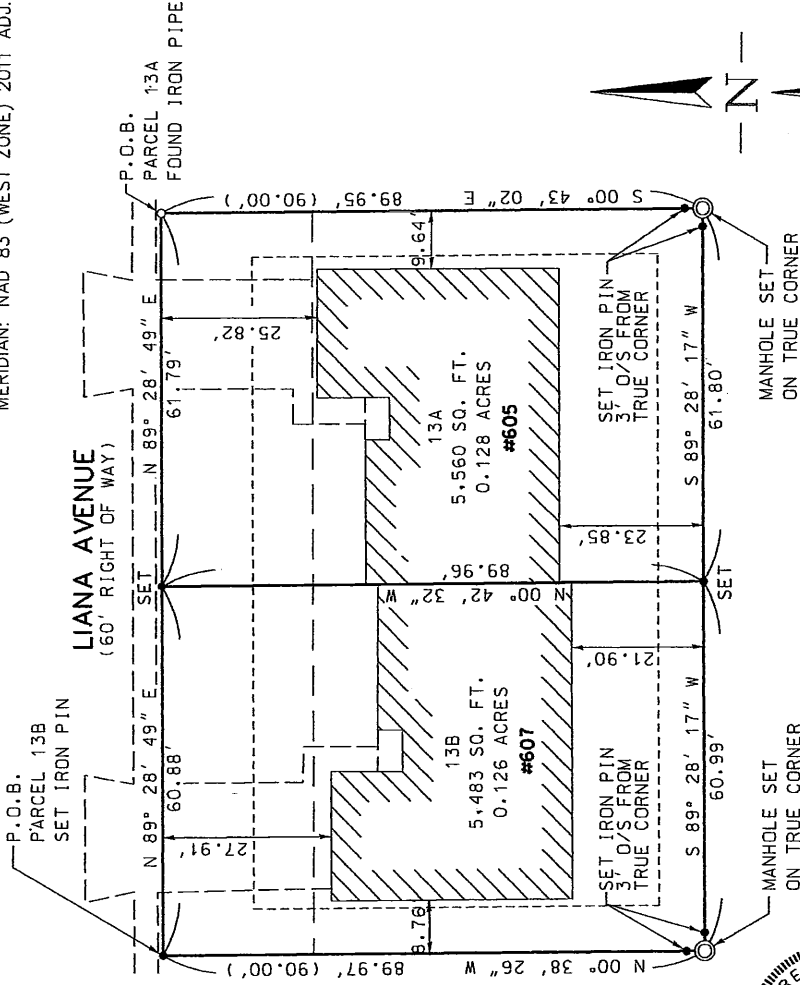
I consent to this requested variance.

N-A

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**PLAT OF SURVEY**  
ZERO LOT LINE

OWNER: MADISON CENTER, LLC.  
PAT NEWMAN  
TAX ID NUMBER: 20-19.0-380-021  
ADDRESS: 607 LIANA AVENUE  
NEW BERLIN, IL 62870  
PHONE: (217) 306-2531  
TOWNSHIP: NEW BERLIN  
FIELD WORK COMPLETED: 3/28/2018  
MERIDIAN: NAD 83 (WEST ZONE) 2011 ADJ.



**LEGAL DESCRIPTION**

PARCEL 13A  
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**LEGEND**

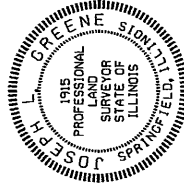
- IRON PIN ○
- IRON PIPE ●
- SETBACK LINE - - - - -
- UTILITY/ DRAINAGE/ CATV EASEMENT LINE - - - - -

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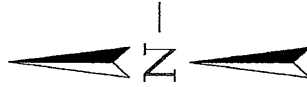
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EXPIRES: 11/30/18

**LOT 13 IN PLAT 4 OF WINDROW SUBDIVISION**

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REVISIONS	DATE	BY
APPROVED GREENE	3/28/2018	
CHECKED GREENE		
DRAWN MACK		
SURVEYED MACK		

GREENE & BRADFORD, INC.  
CONSULTING ENGINEERS  
358 WESTERN DRIVE  
SPRINGFIELD, ILLINOIS 62711  
PROFESSIONAL LAND SURVEYING FIRM NO. 04-000088  
(217) 793-8844, 793-6227 (F), F. MAIL - code@greenebradford.com

PLAT OF SURVEY  
ZERO LOT LINE  
LOT 13 IN PLAT NO. 4  
WINDROW SUB.  
NEW BERLIN, IL

PROJ. NO. 18020	SHEET NO. 1
FIELD BOOK / PLOT SCALE 3008	COMPUTER PLOT NO. 20
DATE PLOTTED 11/17/18	

VILLAGE OF NEW BERLIN, ILLINOIS  
PETITION FOR ZONING VARIANCE

TO: Zoning Board of Appeals and Village Board  
New Berlin, IL 62670

Date: 5/30/18

[DO NOT WRITE IN THIS SPACE -- FOR OFFICE USE ONLY]

Date Set for Hearing 7-10-18 Fee \$ 200-

Notice Published 6-21-18 Date Paid 7-18-18

Newspaper New Berlin Bee

Notice Mailed to Adjacent Landowners Mike PATTERSON

Notice Posted on Subject Property \_\_\_\_\_

Date 6-21-18

Zoning Board of Appeals  
Recommendation

Village Board Action Date 7/18/18

Approve Date 7-10-18  
 Deny Chairman's Initials MS  
 Approve with Modification

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 Approved (Ordinance No. \_\_\_\_\_)

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PHONE NUMBER: 217-306-2531 e-mail: apha99@att.net

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2. Street Address AND Property Index Number (PIN) of Property  
605/607 LIANA AVE. 20-19.0-380-021

3. Area of land variance requested for 5483 square feet.

4. (a) Present Zoning District Classification of subject and adjacent properties (show zone district boundaries on plat): RESIDENTIAL

(b) Nature of requested variance: 607 RIGHT SIDE REAR YARD - SOUTH - 21.90'

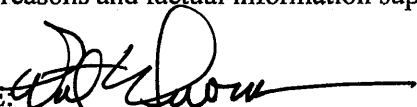
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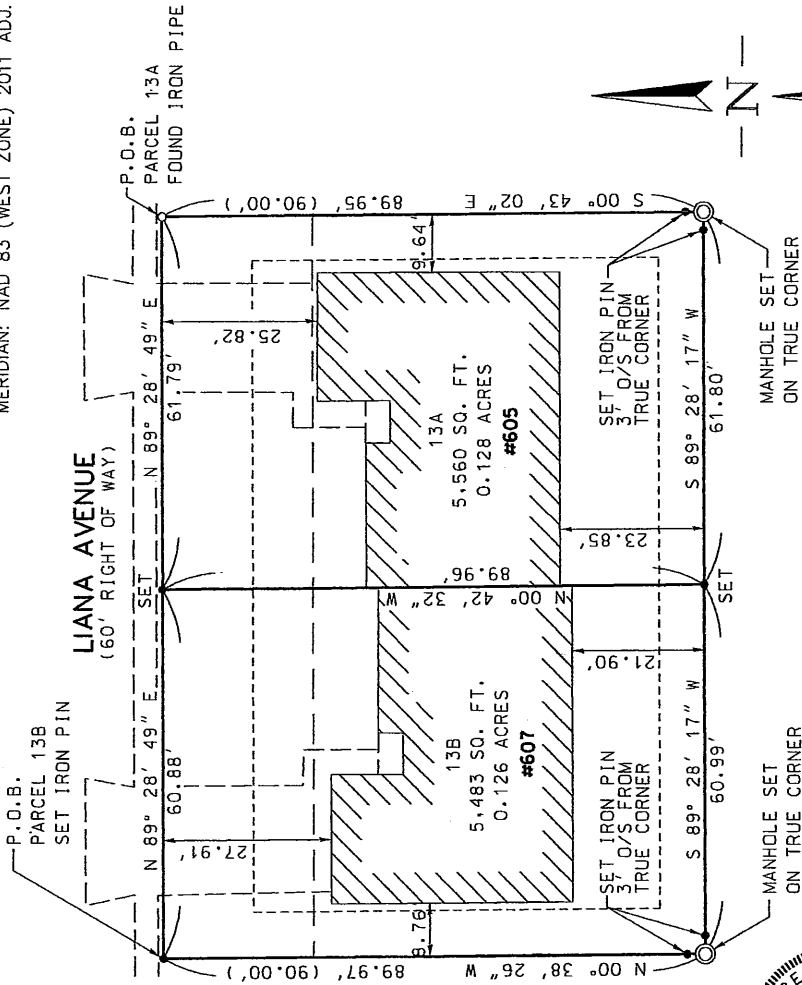
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N-A  
\_\_\_\_\_  
\_\_\_\_\_  
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PAT NEWMAN  
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ADDRESS: 607 LIANA AVENUE  
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PHONE: (217) 306-2531  
TOWNSHIP: NEW BERLIN  
FIELD WORK COMPLETED: 3/28/2018  
MERIDIAN: NAD 83 (WEST ZONE) 2011 ADJ.



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**LEGEND**

- IRON PIN
- IRON PIPE
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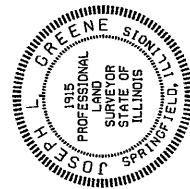
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DATE SIGNED

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EXPIRES: 11/30/18



REVISION	DATE	BY

DATE	3/28/2018
APPROVED GREENE	
CHECKED GREENE	
DRAWN	
SAFETY MARK	

PLAT OF SURVEY  
ZERO LOT LINE  
LOT 13 IN PLAT NO. 4  
WINDROW SUB.  
NEW BERLIN, IL

PROFESSIONAL LAND SURVEYOR REG. NO. 19-00193  
CONSULTING ENGINEERS  
OF SPRINGFIELD  
GREENE & BRADFORD, INC.  
(217) 793-8844, 793-9227 (F), E-MAIL - code@greenandbradford.com

PROJ. NO. 18020  
FIELD BOOK FOLIUM NO. 1  
SHEET NO. 1  
DATE 3/28/2018  
SCALE 1" = 20'  
DATE 11/30/18

# Public Notice

## CERTIFICATE OF PUBLICATION IN THE NEW BEE

### NOTICE OF PUBLIC HEARING NEW BERLIN ZONING BOARD OF APPEALS

The New Berlin Zoning Board of Appeals has scheduled a meeting for Tuesday, July 10, 2018 at 7:00 p.m. at the New Berlin Village Office located at 301 E. Illinois St., New Berlin, Illinois to consider the following petitions:

1. Petition of Madison Center, LLC for a variance of sections 40-2-8(C) Rear Yard Depth; 40-2-8(B) Each Side Yard Width; and 40-2-6 REQUIRED LOT AREA to permit a rear yard of 21.90', side yards of 8.78' and 0', and a total lot area of 5,480 sf +/- with a lot width of 60.88'. For the property located at 607 Liana Avenue (PIN 20-19-0-380-021) and legally described as PARCEL 13B. PART OF LOT 13 IN PLAT 4 OF WINDROW SUBDIVISION RECORDED AS DOCUMENT NUMBER 2009R12247 IN THE SANGAMON COUNTY RECORDER'S OFFICE AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT A SET IRON PIN MARKING THE NORTHWEST CORNER OF SAID LOT 13, THENCE NORTH 89 DEGREES 28 MINUTES 49 SECONDS EAST ON THE NORTH LINE OF SAID LOT 13 A DISTANCE OF 60.88 FEET TO A SET IRON PIN, THENCE SOUTH 00 DEGREES 42 MINUTES 32 SECONDS EAST A DISTANCE OF 89.96 FEET TO A SET IRON PIN ON THE SOUTH LINE OF SAID LOT 13, THENCE SOUTH 89 DEGREES 28 MINUTES 17 SECONDS WEST ON SAID SOUTH LINE A DISTANCE OF 60.99 FEET TO THE SOUTHWEST CORNER OF SAID LOT 13, THENCE NORTH 00 DEGREES 38 MINUTES 26 SECONDS WEST ON THE WEST LINE OF SAID LOT 13 A DISTANCE OF 89.97 FEET TO THE POINT OF BEGINNING. SAID PARCEL CONTAINS 5,483 SQUARE FEET (0.126 ACRES), MORE OR LESS, ALL IN SANGAMON COUNTY, STATE OF ILLINOIS.

2. Petition of Madison Center, LLC for a variance of sections 40-2-8(C) Rear Yard Depth; 40-2-8(B) Each Side Yard Width; and 40-2-6 REQUIRED LOT AREA to permit a rear yard of 23.85', side yards of 9.64' and 0', and a total lot area of 5,560 sf +/- with a lot width of 61.79'. For the property located at 605 Liana Avenue (PIN 20-19-0-380-021) and legally described as PARCEL 13A. PART OF LOT 13 IN PLAT 4 OF WINDROW SUBDIVISION RECORDED AS DOCUMENT NUMBER 2009R12247 IN THE SANGAMON COUNTY RECORDER'S OFFICE AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT A FOUND IRON PIPE MARKING THE NORTHEAST CORNER OF SAID LOT 13, THENCE SOUTH 00 DEGREES 43 MINUTES 02 SECONDS EAST ON THE EAST LINE OF SAID LOT 13 A DISTANCE OF 89.95 FEET TO THE SOUTHEAST CORNER OF SAID LOT 13, THENCE SOUTH 89 DEGREES 28 MINUTES 17 SECONDS WEST ON THE SOUTH LINE OF SAID LOT 13 A DISTANCE OF 61.80 FEET TO A SET IRON PIN, THENCE NORTH 00 DEGREES 42 MINUTES 32 SECONDS WEST A DISTANCE OF 89.96 FEET TO A SET IRON PIN ON THE NORTH LINE OF SAID LOT 13, THENCE NORTH 89 DEGREES 28 MINUTES 49 SECONDS EAST ON SAID NORTH LINE A DISTANCE OF 61.79 FEET TO THE POINT OF BEGINNING. SAID PARCEL CONTAINS 5,560 SQUARE FEET (0.128 ACRES), MORE OR LESS, ALL IN SANGAMON COUNTY, STATE OF ILLINOIS.

ALSO:

The Zoning Board of Appeals will meet to consider an amendment to the Zoning Chapter of the New Berlin Code of Ordinances which would establish the position of hearing officer and upon appointment of an individual to the position of hearing officer, delegate to the hearing officer the authority to: (i) conduct any public hearing -- other than a public hearing provided for in Section 11-13-2 of the Municipal Code (65 ILCS 5/11-13-12) -- required to be held under Division 13 of Article 11 of the Municipal Code in connection with applications for any special use, variation, amendment or other change or modification in any ordinance of the municipality adopted pursuant to Division 13 of Article 11 of the Municipal Code; and (ii) hear and decide appeals from and review any order, requirement, decision or determination made by an administrative official charged with the enforcement of any ordinance adopted pursuant to Division 13 of Article 11 of the Municipal Code.

The Zoning Board of Appeals will make recommendations regarding the petitions for variance and the proposed amendment to the Village Board for further action.

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

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

The first publication of said notice was on the 21st day of June, A.D., 2018.

The undersigned does further certify that the said NEW BERLIN BEE, has been and was published in said 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

21st day of June, A.D., 2018  
Joseph Michelich  
Publisher

Subscribed and sworn to before me this 21st day of June, A.D., 2018.

OFFICIAL SEAL  
ERIN K BIDLEMAN  
NOTARY PUBLIC STATE OF ILLINOIS  
MY COMMISSION EXPIRES: 02/15/20

Erin Bidleman  
Notary Public