

CLINTON COUNTY ZONING BOARD OF APPEALS
Clinton County Board Room
(County Jail)
810 Franklin St.
Carlyle, IL 62231

AGENDA

FEBRUARY 5, 2025 – 6:00 p.m.

Brian Krausz, Chairman

- 1. CALL TO ORDER**
- 2. ROLL CALL OF MEMBERS**
- 3. APPROVAL OF MINUTES**
- 4. PUBLIC HEARINGS – ADMINISTER OATH**

CASE #1: Request for a variance (40-3-14) submitted by Jared Voss, 11625 Goodings Ford Rd, Carlyle, IL 62231 to reduce the North setback from 25' to 5' and reduce the west setback from 25' to 14' for a new detached shed. The property is zoned agricultural and owned by Jared & Lisa Voss.

Location of Property:

A part of the Southeast Quarter of the Northeast Quarter of Section 24, Township 3 North, Range 4 West of the Third Principal Meridian, Clinton County, Illinois, described as beginning at an iron pin and cap Marking the southwest corner of said Quarter Quarter; thence Northerly along the West line of said Quarter Quarter having an assumed bearing of N. 01 degrees 39' 51" W. 223.22 feet to a pin and cap; thence N. 88 degrees 18' 21" E. 275.12 feet to a pin and cap; thence S. 01 degrees 41' 39" E. 237.61 feet to an iron pin and cap on the South line of said Quarter Quarter; thence N. 88 degrees 42' 06" W. along said south line 275.62 feet to the point of beginning as platted on the Plat of Survey dated October 17, 2000 and recorded November 15, 2000 as Document Number 00R6544

CASE #2: Request for variance (40-3-6) submitted by Adam & Kristen Richter, 1801 Cypress St, Highland, IL 62249 to reduce setback from the center of St. Rose Rd, Breese, IL 62230 from 100' to 80' for a new home. The property is owned by Lisa Helmink, 7800 Old State Rd, Breese, IL 62230. The property is zoned R-1 and is

located in Bokel's Subdivision on Elm Dr, Breese, IL 62230.

Location of property:

Part of Lots 20 and 21 of Bokel's Subdivision, a subdivision recorded in Plat Envelope 360A of the Clinton County, Illinois, Recorder's Office, said subdivision located in the Southeast Quarter of the Northeast Quarter and part of the Northeast Quarter of the Southeast Quarter of Section 8, Township 2 North, Range 4 West of the Third Principal Meridian, Clinton County, Illinois, described as follows: Beginning at the Northwest corner of said Lot 20 of Bokel's Subdivision; thence S. 89° 58' 42" E., (bearing assumed) along the North line of said Lot 20, 185.00 feet to the Northeast corner of said Lot 20; thence S. 00° 01' 18" W., collinear with the East line of said Lot 20, 274.88 feet; thence S. 89° 58' 45" W., 149.94 feet to a point on the East Right-of-Way line of Elm Drive; thence, along a curve having a radius point to the West, a radial distance of 40.00 feet; a chord bearing N. 41° 26' 24" W., and a chord distance of 52.95 feet; thence N. 00° 01' 18" E., collinear with the West line of said Lot 20, 235.32 feet to the point of beginning. Situated in Clinton County, Illinois. Except any interest in the coal, oil, gas, and other minerals underlying the land which have been heretofore conveyed or reserved in prior conveyances, and all rights and easements in favor of the estate of said coal, oil, gas and other minerals, if any.

Property Record Number: 06-06-08-400-047.

CASE #3: Request for a variance (40-3-14) submitted by Clinton & Stephanie Wedekemper, 10078 Old State Rd, Breese, IL 62230 to reduce the east setback from 25' to 5' for a truck storage container. The property is zoned A-R and located in Timberline Estates. Owned by Clinton & Stephanie Wedekemper.

Location of property:

Lot Six (6) of Timberline Estates, a subdivision being part of the Southwest Quarter (SW 1/4) of Section Two (2), Township Two (2) North, Range Four (4) West of the Third Principal Meridian, Clinton County, Illinois, according to the Final Plat of Survey prepared by Netemeyer Engineering Associates, Inc. and recorded April 8, 2002 at 1:23 P.M. as Document No. 02R3174 in Plat Envelope 585+ +.

CASE #4: Request for a special use (40-9-16) submitted by Trenton CSG 1 LLC; Dimension Energy LLC, Sam Younces, Officer, 3050 Peachtree Rd NE, Suite 460, Atlanta, Georgia 30305 for the operation for a 5MW Solar Energy Facility on approximately 28 acres. The property is zoned Agricultural and is owned by Kenneth Graesser, Graesser Farms LLC, 9438 Banyon Tree Ct, St Louis, MO 63126. Property is located in Sugar creek Township on State Route 160 and Highline Rd, Trenton, IL 62293 and is part of parent parcel 05-05-30-400-005, approximately 115 acres.

Location of the property:

The South Half of the North Half of the Southeast Quarter; the South Half of the Southeast Quarter; the above containing 120 acres more or less; all of the above situated in Section 30, Township 2 North, Range 5 West of the Third Principal Meridian.

EXCEPTING approximately 5.00 acres which were sold in August, 2000 described as follows: Commencing at the Southwest corner of the Southeast Quarter of said Section 30; thence South 89 degrees 21 minutes 16 seconds East (bearing assumed) along the South line of said Section 30, 405.30 feet to the point of beginning; thence continuing South 89 degrees 21 minutes 16 seconds East along said South line 243.09 feet; thence North 00 degrees 29 minutes 30 seconds East 826.46 feet; thence North 89 degrees 21 minutes 16 seconds West 306.17 feet; thence South 00 degrees 29 minutes 30 seconds West 269.44 feet; thence South 89 degrees 21 minutes 16 seconds East 63.08 feet; thence South 00 degrees 29 minutes 30 seconds West 557.02 feet to the point of beginning.

5. OTHER BUSINESS:
6. PUBLIC COMMENTS
7. ADJOURN