

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

AGENDA

SEPTEMBER 4, 2024 – 6:00 p.m.

David Timmermann, Chairman

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

CASE #1: Request for a special use (40-9-16) and variance (40-3-14) submit by Brian & Ronda Vielweber, 7711 Woodlane Rd, Germantown, IL. 62245 to allow 2 shipping containers to store supplies for a seasonal business in an agricultural district. Also requesting variance for west side property line setback from 25' to 10'. The property is owned by Brian & Ronda Vielweber.

Location of property:

Part of the South Half of the Northeast Quarter Section 18, Township 1 North, Range 4 West of the Third Principal Meridian, Clinton County, Illinois, described as follows:

Commencing at the N.E. corner of said South $\frac{1}{2}$ of the N.E. $\frac{1}{4}$ of Section 18; thence S. $01^{\circ}56'17''$, (bearing assumed) along the East line of said South $\frac{1}{2}$ of the N.E. $\frac{1}{4}$, 102.42 feet to the point of beginning; thence, S. $01^{\circ}56'17''$ E., continuing along said East line of the South $\frac{1}{2}$ of the N.E. $\frac{1}{4}$, 25.04 feet; thence, N. $88^{\circ}50'18''$ W., 401.98 feet; thence, S. $01^{\circ}56'17''$ E., 187.54 feet to the South line of a tract of land conveyed to Walker and Kathy Malone in Deed Book 241, page 288 of the Clinton County, Illinois records; thence, N. $88^{\circ}50'18''$ W., along the South line of said Malone property, 218.00 feet; thence, N. $01^{\circ}56'17''$ W., 212.58 feet; thence, S. $88^{\circ}50'18''$ E., 619.99 feet to the point of beginning, containing 1.27 acres, more or less.

CASE #2: Request for variances (40-4-42) (40-2-2) submitted by Darrell Schaubert, 2064 E 1200 N, Milford, IL 60953 to allow 2004 manufactured residence with less than 900 square feet of living space. The property is located at 19445 Boulder Rd, Carlyle, IL. 62231 and is zoned R-3. Owned by Daniel & Darrell Schaubert.

Location of property:

A part of the Northeast Quarter of the Southwest Quarter of Section 17, Township 3 North, Range 1 West of the 3rd P.M., Clinton County, Illinois, described as follows: Beginning at a point on the East line of said Northeast Quarter of the Southwest Quarter, said point being 258 feet Southward from the Northeast corner of said Northeast Quarter of the Southwest Quarter of Section 17, thence North 87 degrees 11 minutes West, a distance of 227.6 feet; thence South 0 degrees 00.5 minutes East a distance of 100 feet; thence South 87 degrees, 11 minutes East, a distance of 227.6 feet; thence Northwardly along said East line of said Northeast Quarter of the Southwest Quarter a distance of 100 feet to the point of beginning.

CASE #3: Request for a map amendment (40-9-30) submitted by Dean Thole, 903 Jeffery St, P.O. Box 134, Bartelso, IL. 62218 to rezone 11.75 acres from Agricultural (A) to Residential (R-2). The property is located north of Bartelso in Germantown Township on Weber St. Property is owned by Dean & Lisa Thole.

Location of property:

Part of the Northeast Quarter of the Southeast Quarter of Section 7, Township, 1 North, Range 3 West of the Third Principal Meridian, Clinton County, Illinois, described as follows:

Beginning at the Northwest corner of Lot 39 of Northland Acres, a subdivision recorded as Doc. No. 1999Ro4051 in Clinton County, Illinois, Recorder's Office; thence S.88°48'46"E, (bearing assumed) along the North line of said Northland Acres 3rd Addition, 1046.27 feet to a point on the West line of Weber Subdivision, a subdivision recorded as Doc. No 2002R00627 in P.E. 583 of said Clinton County, Illinois, Recorder's Office; thence, along the perimeter of said Weber Subdivision as follows: N 00°10'37"E, 321.22 feet; N 89°03'32" W., 385.63 feet; N 00°04'01" W., 269.20 feet to the Northwest corner of lot 1 of said Weber Subdivision, said point located on the North line of said Southwest 1/4; thence, N 89°03'05" W., along said North line of the Southeast 1/4, 660.90 feet to the Northwest corner of said Northeast 1/4 of the Southeast 1/4; 660.90 feet to the Northwest corner of said Northeast 1/4 of the Southeast 1/4, 585.97 feet to the point of beginning, containing 11.75 acres, more or less.

CASE #4: Request for a special use (40-9-16) submitted by Matthew Rainey, 16263 Pollmann Rd, Bartelso, IL. 62218 to allow 2 shipping containers to store supplies, cars and parts in an agricultural district. The property is owned by Matthew & Rhonda Rainey.

Location of property:

A part of the Northeast Quarter of the Northwest Quarter of Section 2, Township One North, Range Three West of the Third Principal Meridian more particularly described as follows:

Commencing at the Northeast corner of the Northwest Quarter of said Section 2, thence on an assumed bearing of North 89 degrees 18 minutes 55 seconds West, on the North line of said Section 2, a distance of 581.37 feet to an iron pin set; said point to be known as the point of beginning of the following tract:

thence from the point of beginning South 00 degrees 00 minutes 00 seconds a distance of 145.35 feet to an iron pin set; thence South 39 degrees 28 minutes 25 seconds West a distance of 324.69 feet to an iron pin set; thence North 89 degrees 18 minutes 55 seconds West a distance of 497.72 feet to an iron pin set; thence North 00 degrees 01 minutes 08 seconds East a distance of 398.44 feet to an iron pin set; thence South 89 degrees 18 minutes 55 seconds East along the North line of Section 2, to the point of beginning.

Said tract containing 5.81 acres, more or less.

CASE #5: Request for a variance (40-7-5) (E) submitted by Matt Schomaker, 17000 Flat Branch Rd, Carlyle, IL 62231 to rebuild a single-family dwelling after removing the existing home in 2022. The property is located at 17401 State Route 127, Carlyle, IL 62231 and is zoned agricultural and owned by Matt Schomaker.

Location of property:

Part of the Southeast Quarter of the Northeast Quarter and part of the Northeast Quarter of the Southeast Quarter of Section 25, Township 3 North, Range 3 West of the Third Principal Meridian, Clinton County, Illinois, described as follows:

Beginning at the Southwest corner of said Southeast Quarter of the Northeast Quarter; thence, North 00 degrees 11 minutes 25 seconds West, (bearing assumed) along the West line of said Southeast Quarter of the Northeast Quarter, 192.00 feet to a point near the centerline of a ditch; thence, along said ditch as follows: South 63 degrees 02 minutes 01 seconds East, 435.84 feet; South 68 degrees 19 minutes 39 seconds East, 302.39 feet; South 82 degrees 08 minutes 52 seconds East, 270.35 feet; North 85 degrees 34 minutes 20 seconds East, 110.92 feet; South 82 degrees 55 minutes 24 seconds East, 184.43 feet; South 72 degrees 21 minutes 40 seconds East, 98.97 feet to a point on the East line of said Southeast Quarter; thence South 00 degrees 18 minutes 31 seconds East, along said East line 453.89 feet; thence South 89 degrees 14 minutes 49 seconds West, 1324.91 feet to a point on the West line of said Northeast Quarter of the Southeast Quarter; thence North 00 degrees 11 minutes 28 seconds West, along said West line of the Northeast Quarter of the Southeast Quarter, 669.70 feet to the point of beginning, containing 18.26 acres, more or less.

CASE #6: Request for variance (40-4-32) submitted by James Eichenseer III, 9101 Maddox Rd, Bartelso, IL 62218 to allow a 1966 mobile home with 720 sq ft living space. The property is zoned R-2 and located on Redwood St, Carlyle, IL 62231. Property is owned by James A Eichenseer III.

Location of property:

Lots 10, 11, 12, 13 and 14 in Block 25 in Royal Lake Resort Properties No. 2, being a subdivision of the Northwest Quarter of the Northeast Quarter of Section 2, containing 39 and 1/100 acres, and 99/100 acres off the East side of the Northeast Quarter of the Northwest Quarter of Section 2, all in Township 1 North, Range 3 West of the Third Principal Meridian, Clinton County, Illinois. Situated in Clinton County, Illinois.

CASE #7: Request for a special use (40-5-13)(B)(C)submitted by Shea & Catherine Sunday, 27225 Louse Creek Rd, Patoka, IL 62875 to temporarily allow camper as a dwelling until future home is built on the property. Property is zoned agricultural and owned by Shea & Catherine Sunday.

Location of property:

A part of the South 16 acres of the West Half of the Northwest Quarter of Section 3, Township 3 North, Range 1 West of the Third Principal Meridian, Clinton County, Illinois, more particularly described as follows:

Beginning at the Southeast corner of said West Half of the Northwest Quarter of Section 3; thence along the East line of said West Half of the Northwest Quarter of Section 3, North 4 degrees 28 minutes West 234 feet; thence West 236.8 feet; thence South 4 degrees 28 minutes East 234 feet; thence East along the South line of said West Half of the Northwest Quarter of Section 3, a distance of 236.8 feet to the point of beginning.

Excepting therefrom all that part thereof lying within the Right-of-Way of Louse Creek Road.

CASE #8: Request for a special use (40-9-16) & variance (40-3-14) submitted by Philip Stellhorn, 649 S. Clinton St, Aviston, IL 62216 to allow 1 shipping container in an agricultural district and reduce the setback from 7' to 5'6" from the north and east property line. The property is owned by Phillip & Brittany Stellhorn.

Location of property:

Part of the Southwest Quarter of Section 24, Township 2 North, Range 5 West of the Third Principal Meridian, Clinton County, Illinois, described as follows:

Commencing at the Southeast corner of G. Brefeld Subdivision to Aviston, being the intersection of the South and East lines of two Alleys, as shown on the original plat; thence S. 01° 33' 10" E., (bearing assumed) collinear with the East line of said G. Brefeld Subdivision to Aviston, 889.06 feet; thence N. 89° 39' 13" W., 448.66 feet to a point on the East R.O.W. line of Aviston-Albers Road (C.H. 8); thence N. 01° 14' 46" W., along said East R.O.W. line of Aviston-Albers Road (C.H. 8), 6.50 feet to the point of beginning; thence continuing N. 01° 14' 46" W., along said East R.O.W. line of Aviston-Albers Road (C.H. 8), 273.90 feet; thence S. 89° 39' 13" E., 279.14 feet; thence S. 01° 33' 10" E., 273.94 feet; thence N. 89° 39' 13" W., 280.60 feet to the point of beginning. Situated in Clinton County, Illinois.

Together with a 30 foot wide, Ingress/Egress Easement, the South line of which is described as follows: Commencing at the Southwest corner of said American Legion Post #1239 Mondt & Lampe; thence, (bearing assumed) along the East R.O.W. line of Aviston-Albers Road (C.H. 8) as follows: S. 01° 14' 46" E., 35.90 feet; N. 89° 39' 13" W., 5.00 feet; S. 01° 14' 46" E., 78.76 feet to the point of beginning; thence S. 89° 39' 13" E., 279.14 feet to the endpoint of said easement.

CASE #9: Request for a special use family split (40-4-3) submitted by Victoria Arentsen, 4583 Monterey Rd, Albers, IL. 62215 to build a detached single- family dwelling on an agricultural tract containing 6.08 acres for a qualifying family member. The property is located in Looking Glass Township on Monterey Rd. The property is zoned agricultural and owned by parents, Kevin & Sheri Arentsen.

Location of property:

Part of the Southwest Quarter of the Southeast Quarter of Section 14, Township 1 North, Range 5 West of the Third Principal Meridian, Clinton County, Illinois, described as follows:

Commencing at the Southwest corner of said Southeast 1/4; thence, N.00°55'37"W., (bearing assumed) along the West line of said Southeast 1/4, 777.03 feet to the point of beginning; thence, continuing N.00°55'37"W., along said West line, 552.11 feet; thence, N.89°27'32"E., 478.66 feet; thence, S.01°51'34"E., 544.30 feet; thence, S.88°31'28"W., 487.53 feet to the point of beginning, containing 6.08 acres, more or less.

Subject to and together with a 50 foot wide Roadway Easement, the East line of said easement is described as follows:

Commencing at the Southwest corner of the Southeast Quarter of said Section 14, said point being marked by a 1" diameter iron pin as recorded in Monument Record Bk. 1, pg. 8 of the Clinton County, Illinois, records; thence, S.89°33'42"E., (bearing assumed), along the South line of said Southeast Quarter, 501.11 feet to the point of beginning; thence, N.00°58'26"W., 1337.72 feet to the endpoint of said easement.

Also,

Together with a 12.75 foot wide Roadway Easement, the West line of said easement is described as follows:

Commencing at the Southwest corner of the Southeast Quarter of said Section 14, said point being marked by a 1" diameter iron pin as recorded in Monument Record Bk. 1, pg. 8 of the Clinton County, Illinois, records; thence, S.89°33'42"E., (bearing assumed), along the South line of said Southeast Quarter, 501.11 feet; thence, N.00°58'26"W., 100.00 feet to the point of beginning; thence, continuing N.00°58'26"W., 1237.72 feet to the endpoint of said easement.

CASE #10: Request for a variance (40-3-14) submitted by Craig & Peggy Timmermann, 14616 Russland Rd, Aviston, IL. 62216-4710 to reduce the north setback from 25' to 5' to solar arrays. The property is zoned agricultural & owned by Craig & Peggy Timmermann.

Location of the property:

Part of the South Half of the Northwest Quarter of Section 12, Township 2 North, Range 5 West of the Third Principal Meridian, Clinton County, Illinois, being more particularly described as follows: Commencing at an iron pin marking the southwest corner of said Half Quarter; thence northerly along the west line of said Half Quarter having an assumed bearing of N. 01°-18'-49" W. 666.16 feet to an iron pin marking the point of beginning; thence continuing N. 01°-18'-49" W along said west line 30.01 feet to an iron pin; thence N. 89°-48'-52" E. 1274.15 feet to an iron pin and cap; thence N. 01°-20'-08" W. 108.27 feet to an iron pin and cap; thence S. 89°-33'-17" E. 1281.42 feet to an iron pin and cap; thence S. 40°-16'-53" W. 458.30 feet to an iron pin and cap; thence N. 89°-33'-17" W. 976.89 feet to an iron pin and cap; thence N. 01°-20'-08" W. 213.82 feet to an iron pin and cap; thence S. 89°-48'-52" W. 1274.16 feet to the point of beginning, according to the Plat of Survey prepared by Abacus Professional Services recorded August 17, 2011 at 10:43:46 A.M. as Document No. 2011R04594 in Plat Env. 683.

Together with an easement for the maintenance and replacement etc. of an existing private waterline that serves the above described tract, being a strip of ground, lying west of a line that is 5 feet east of the centerline of said waterline, as it is now located along the east side of Russland Road, lying within the South 667 feet of said Half Quarter as shown on Plat of Survey recorded as Document No. 2011R04594 in Plat Env. 683.

CASE #11: Request for variances (40-3-13)(40-3-14) submitted by Mario Berrios, 924 Indian Prairie Dr, Mascoutah, IL 62258 to allow a 40' x 15' shed with a 40' x 15' lean to without a principal structure. Also requesting to reduce the side and rear setback from 7' to 5' and to increase height restriction to 21' 1". The property is located at 19711 Oak Dr, Carlyle, IL 62231 and is zoned Residential R-3 and is owned by Mario Berrios.

Location of property:

Lot No. 658 in Harbor Light Bay No. 6, a Subdivision laid out on a part of the South Half (S½) of the Northeast Quarter (NE¼) and part of the Northeast Quarter (NE¼) of the Northeast Quarter (NE¼) of Section 15, Township 3 North, Range 2 West of the Third Principal Meridian, Clinton County, Illinois, according to the Plat thereof recorded May 17, 1983 in Plat Envelope 420-D, as Document Number 260324 in the Recorder's Office of Clinton County, Illinois. Situated in Clinton County, Illinois.

CASE #12: Request for variance (40-3-14) submitted by Anna and Ryan Venhaus, 9628 Meadowbrook Ln, Bartelso, IL 62218 to allow a detached shed with a height of 25'. The property is zoned Residential (R-1) and is owned by Anna and Ryan Venhaus.

Location of property:

Lot 13 of Hillbrooke Estates 2nd Subdivision, a subdivision in part of the Southwest Quarter of the Northwest Quarter of Section 22, Township 1 North, Range 4 West of the Third Principal Meridian, Clinton County, Illinois, and platted on Plat of Subdivision prepared by Netemeyer Engineering Associates, Inc., recorded August 24, 2010 at 8:59:48 A.M. as Document No. 2010R04569 in Plat Envelope 686. Situated in Clinton County, Illinois.

5. OTHER BUSINESS:

6. PUBLIC COMMENTS:

7. ADJOURN