

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

AGENDA

MARCH 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 special use (40-9-16) submitted by Craig Wiegmann, 20922 Meadowview Rd, Highland, IL. 62249 to allow chickens in a Residential, R-1, district. The property is located in St Rose Township and is currently zoned Residential, R-1, and is owned by Craig Wiegmann.

Location of property:

Tract No. 3, according to the plat filed of record September 23, 1975, in Plat Record 317-B of Clinton County Records, being a part of the Northwest Quarter of the Northwest Fractional Quarter of Section 7, Township 3 North, Range 4 West of the 3rd P.M., Clinton County, Illinois, EXCEPTING THEREFROM the West 190 feet of that portion of Tract 3 of Meadow View Subdivision, which lies North of a private road, according to the plat thereof. ALSO EXCEPTING THEREFROM the South 290.4 feet of Tract 3 of said Subdivision. EXCEPTING THEREFROM a tract beginning at an iron pin marking the Northeast corner of said Lot III; thence Southerly along the East line of said Lot having a bearing of South 02 degrees 19 minutes 56 seconds East 320.81 feet to an iron pin; thence South 87 degrees 40 minutes 00 seconds West 299.97 feet to an iron pin; thence North 02 degrees 20 minutes 00 Seconds West 83.25 feet to an iron pin; thence North 87 degrees 40 minutes 00 seconds East 184.75 feet to an iron pin; thence North 02 degrees 19 minutes 56 seconds West 241.39 feet to an iron pin on the North line of said Lot III; thence North 89 degrees 34 minutes 00 seconds East along the North line of said Lot III a distance of 115.29 feet to the point of beginning as platted on Plat of Survey recorded with the Clinton County Recorder March 29, 1999 as Document No. 99R2183.

CASE #2: Request for a map amendment (40-9-30) submitted by Elmer Dean Oelze, 5617 Albers Rd, Damiansville, IL 62215 to rezone approximately 10 acres from Agricultural (A) to Agricultural-Residential (A-R). The property is located in Lookingglass Township on Airport Rd and owned by Elmer Dean Oelze.

Location of property:

Part of the Southeast Quarter of the Southeast Quarter of Section 29, Township 1 North, Range 5 West of the Third Principal Meridian, Clinton County, Illinois, which contains 10.00 acres, more or less, and is subject to the right of way of record.

CASE #3: Request for a map amendment (40-9-30) submitted by David Bassen, 6808 Bassen Rd, Centralia, IL 62801 to rezone 10 acres from Agricultural (A) to Agricultural – Residential (A-R) to allow for one more home. Property is located in Lake Township on Bassen Rd. Property is currently zoned Agricultural (A) and is owned by David Bassen.

Location of property:

The West Half of the West Half of the Northwest Quarter of the Northeast Quarter of Section 22, Township 1 North, Range 2 West of the Third Principal Meridian, Clinton County, Illinois.

CASE #4: Request for a special use (40-4-3) to construct a series of communication towers designed to improve county wide public safety by bridging communication gaps for the County's emergency personnel and first responders. Submitted by Clinton County, 850 Fairfax St, Carlyle, IL 62231. The property is located at 7704 State Route 161, Germantown, IL 62245 and zoned agricultural. Property is owned by Germantown Township, 7700 State Route 161, Germantown, IL 62245.

Location of property:

Part of the Northeast Quarter of Section 8, Township 1 North, Range 4 West of the Third Principal Meridian, Clinton County, Illinois

CASE #5: Request for a special use (40-4-3) to construct a series of communication towers designed to improve county wide public safety by bridging communication gaps for the County's emergency personnel and first responders. Submitted by Clinton County, 850 Fairfax St, Carlyle, IL 62231. The property is located at 20927 Bullfrog Lane, Carlyle, IL 62231 and zoned agricultural. Property is owned by Clinton County, 850 Fairfax St, Carlyle, IL 62231.

Location of property:

Part of the Northwest Quarter of Section 10, Township 3 North, Range 2 West of the Third Principal Meridian, Clinton County, Illinois

CASE #6: Request for a special use (40-4-3) to construct a series of communication towers designed to improve county wide public safety by bridging communication gaps for the County's emergency personnel and first responders. Submitted by Clinton

County, 850 Fairfax St, Carlyle, IL 62231. The property is located at 9706 Shattuc Rd, Centralia, IL 62801 and zoned agricultural. Property is owned by Community College District #501, 27210 College Rd, Centralia, IL 62801.

Location of property:

Part of the Northwest Quarter of Section 3, Township 1 North, Range 1 West of the Third Principal Meridian, Clinton County, Illinois.

CASE #7: Request for a special use (40-9-16) and variance (40-5-23)(D)(8)(k) submitted by Odyssey Sandoval Solar Phase 2 LLC, 1083 N Collier Blvd, Unit 408, Marco Island, FL 34145 for the operation of a 2-Megawatt Facility on approximately 13 acres and variance from obtaining an annexation agreement with municipalities within 1.5 miles of the proposed project. Property is zoned Agricultural and is located at 29600 Sand Ridge Rd, Centralia IL 62801. Part of parcel 10-09-25-200-007. Property is owned by Gerald and Joyce Huelsmann, 10916 State Route 160, Trenton, IL 62293.

Location of property:

Parcel Parcels

TRACT 1:

A PART OF THE NORTHEAST QUARTER OF SECTION 25, TOWNSHIP 2 NORTH, RANGE 1 WEST OF THE 3RD P.M., CLINTON COUNTY, ILLINOIS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT AN IRON PIN MARKING THE NORTHWEST CORNER OF SAID QUARTER, THENCE EASTERLY ALONG THE NORTH LINE OF SAID QUARTER AND A PARCEL DESCRIBED IN DEED BOOK 143, PAGE 341, HAVING AN ASSUMED BEARING OF S. 89° 43' 30" E. 417.59 FEET TO AN IRON PIN AND CAP MARKING THE NORTHEAST CORNER OF SAID RECORDED PARCEL; THENCE CONTINUING S. 89° 45' 30" E. ALONG THE NORTH LINE OF SAID QUARTER 63.24 FEET TO AN IRON PIN AND CAP MARKING THE POINT OF BEGINNING; THENCE CONTINUING S. 89° 45' 30" E. ALONG SAID NORTH LINE 2145.89 FEET TO AN IRON PIN AND CAP MARKING THE NORTHEAST CORNER OF SAID QUARTER; THENCE S. 02° 31' 09" E. ALONG THE EAST LINE OF SAID QUARTER 493.68 FEET TO AN IRON PIN AND CAP; THENCE N. 79° 25' 48" W. 42.87 FEET TO AN IRON PIN AND CAP; THENCE N. 35° 04' 20" W. 168.53 FEET TO AN IRON PIN AND CAP; THENCE N. 53° 22' 38" W. 68.87 FEET TO AN IRON PIN AND CAP; THENCE N. 79° 58' 51" W. 238.47 FEET TO AN IRON PIN AND CAP; THENCE S. 65° 21' 10" W. 388.38 FEET TO AN IRON PIN AND CAP; THENCE S. 55° 32' 01" W. 241.03 FEET TO AN IRON PIN AND CAP; THENCE S. 21° 34' 13" W. 63.28 FEET TO AN IRON PIN AND CAP; THENCE N. 89° 45' 30" W. 83.09 FEET TO THE CENTERLINE OF PRAIRIE CREEK; THENCE SOUTHERLY ALONG THE MEANDERINGS OF SAID CREEK GENERALLY ALONG THE FOLLOWING COURSES: S. 04° 17' 37" E. 313.03 FEET, S. 02° 13' 45" W. 143.81 FEET, S. 30° 02' 00" W. 183.45 FEET, S. 64° 44' 14" W. 54.84 FEET, S. 23° 43' 33" W. 87.89 FEET, S. 30° 14' 25" W. 83.54 FEET; THENCE N. 88° 34' 18" W. LEAVING SAID CREEK 174.43 FEET TO AN IRON PIN AND CAP; THENCE N. 17° 25' 20" W. 1038.87 FEET TO AN IRON PIN AND CAP; THENCE N. 37° 48' 21" W. 655.43 FEET TO THE POINT OF BEGINNING.

CONTAINING 32.33 ACRES, MORE OR LESS, EXCEPT THE COAL UNDERLYING.

ALSO EXCEPT AN UNMOWNED ONE-HALF INTEREST IN THE OIL AND GAS LYING IN AND UNDER THAT PART OF THE ABOVE DESCRIBED REAL ESTATE LYING IN THE S½ OF THE NE¼ OF SECTION 25, T2N, R1W.

TRACT 2:

A PART OF THE NORTHEAST QUARTER OF SECTION 25, TOWNSHIP 2 NORTH, RANGE 1 WEST OF THE 3RD P.M., CLINTON COUNTY, ILLINOIS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT AN IRON PIN MARKING THE NORTHWEST CORNER OF SAID QUARTER, THENCE EASTERLY ALONG THE NORTH LINE OF SAID QUARTER AND A PARCEL DESCRIBED IN DEED BOOK 143, PAGE 341, HAVING AN ASSUMED BEARING OF S. 89° 43' 30" E. 417.59 FEET TO AN IRON PIN AND CAP MARKING THE NORTHEAST CORNER OF SAID RECORDED PARCEL AT THE POINT OF BEGINNING; THENCE S. 02° 27' 24" E. ALONG THE EAST LINE OF SAID RECORDED TRACT 417.59 FEET TO AN IRON PIN; THENCE N. 89° 45' 30" W. ALONG THE SOUTH LINE OF SAID RECORDED PARCEL 417.59 FEET TO AN IRON PIN MARKING THE SOUTHWEST CORNER OF SAID RECORDED PARCEL; THENCE S. 02° 27' 24" E. ALONG THE WEST LINE OF SAID QUARTER 1799.28 FEET TO AN IRON PIN; THENCE N. 89° 51' 38" E. 854.42 FEET TO THE CENTERLINE OF PRAIRIE CREEK; THENCE NORTHWESTERLY ALONG THE CENTERLINE OF SAID CREEK GENERALLY DESCRIBED ALONG THE FOLLOWING COURSES: N. 04° 18' 13" E. 171.18 FEET, N. 02° 45' 00" W. 200.87 FEET, A 303.40 FEET RADIUS CURVE, CONVEX TO THE EAST 318.65 FEET WITH A CHORD BEARING OF N. 27° 07' 54" E. 302.47 FEET, A 312.43 FEET RADIUS CURVE CONVEX TO THE NORTH 263.48 FEET WITH A CHORD BEARING OF N. 63° 17' 28" E. 284.59 FEET, A 111.87 FEET RADIUS CURVE CONVEX TO THE SOUTH 129.23 FEET WITH A CHORD BEARING OF N. 69° 17' 27" E. 122.16 FEET, A 60.01 FEET RADIUS CURVE CONVEX TO THE NORTHWEST 165.09 FEET WITH A CHORD BEARING OF N. 62° 57' 21" E. 92.53 FEET, A 83.81 FEET RADIUS CURVE CONVEX TO THE EAST 178.97 FEET WITH A CHORD BEARING OF N. 09° 28' 33" E. 170.66 FEET, N. 13° 25' 15" E. 380.84 FEET; THENCE N. 88° 34' 18" W. LEAVING SAID CREEK 174.43 FEET TO AN IRON PIN AND CAP; THENCE N. 17° 25' 20" W. 1038.87 FEET TO AN IRON PIN AND CAP; THENCE N. 37° 48' 21" W. 655.43 FEET TO AN IRON PIN AND CAP ON THE NORTH LINE OF SAID QUARTER; THENCE N. 89° 43' 30" W. ALONG SAID NORTH LINE 83.24 FEET TO THE POINT OF BEGINNING. CONTAINING 43.0 ACRES MORE OR LESS.

EXCEPT THE COAL UNDERLYING.

ALSO EXCEPT AN UNMOWNED ONE-HALF INTEREST IN THE OIL AND GAS LYING IN AND UNDER THAT PART OF THE ABOVE DESCRIBED REAL ESTATE LYING IN THE S½ OF THE NE¼ OF SECTION 25, T2N, R1W.

OTHER BUSINESS:

PUBLIC COMMENTS

ADJOURN