

CLINTON COUNTY ZONING BOARD OF APPEALS

Clinton County Board Room

(County Jail)

810 Franklin St.

Carlyle, IL 62231

AGENDA

October 7, 2026 – 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 Permit (40-4-3) submitted by David Bassen and Carrie Haas, 6808 Bassen Rd, Centralia, IL. 62801 to have a small rural business/farm stand market from an existing building. The property is zoned agricultural.

Location of the 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. Parcel # 14-13-22-200-008.

CASE #2: Request for variance (40-3-13) submitted by Bryan Clifton, 21120 Adair Road, Carlyle, IL 62231 to allow a shed without a principal structure. The property is located at 21045 Adair Road, Carlyle, IL 62231 and is zoned R-3.

Location of property:

A tract of land beginning at a point 250.0 feet West & 250.0 feet South of the Northeast corner of the Southwest Quarter (S/W ¼) of the Southwest Quarter (S/W ¼) of Section two (2) in Township Three (3) North, Range Two (2) of the third Principal Meridian, Clinton County Illinois. Parcel # 03-03-02-301-019.

5. OTHER BUSINESS :

- a. Rose Haas-2024 JNSU13-Review-Beth & Abby's Sweet Creations.
- b. Request for special use (40-9-16) submitted by Shoal Creek Solar, LLC, Cultivate Power, LLC, 30 W Hubbard St, Suite 400, Chicago, IL 60654 for the operation of a 10 MW commercial solar energy facility with energy storage system on approximately 46.6 acres. Property is zoned agricultural and is located at 15304 Highline Rd Carlyle, IL 62231. Part of parcel 07-07-27-100- 002. Property is owned by Buxton Farms, LLC, Douglas Beckemeyer.

Location of property: Part of Section 27, Township 2 North, Range 3 West of the 1
Third Principal Meridian, Clinton County, Illinois.

- c. Request for special use (40-9-16) submitted by IL Solar Highline RD Project 1, LLC, Forefront Power, LLC, 255 California St, Suite 900, San Francisco, CA 94111 for the operation of a 2.5MW Facility on approximately 21 acres. Property is zoned agricultural and is located at corner of Clinton County Line Road and Highline Road, Trenton, IL 62293. Part of parcel 05-05-31-100-001. Property is owned by Fuhler Five, LLC, David and Patricia Fuhler. Location of property: Part of the Northwest Quarter of Section 31, Township 2 North, Range 5 West of the Third Principal Meridian, Clinton County, Illinois.

6. PUBLIC COMMENTS

7. ADJOURN