

CLINTON COUNTY ZONING BOARD OF APPEALS

Clinton County Board Room

(County Jail)

810 Franklin St.

Carlyle, IL 62231

AGENDA

October 1, 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 variances (40-3-14) & (40-3-13) submitted by Charles “Rick” Zumwalt, 15804 Menzel Manor Rd, Carlyle, IL. 62231 to reduce the front setback from 25’ to 12’ for carport in Residential (R-3) district with no principal structure. The property is located at 15803 Douros Dr, Carlyle. It is zoned R-3 and is owned by Charles & Kathy Zumwalt.

Location of property:

Lot 105 in Edgewater Beach Subdivision Outlot No., being a part of the NE ¼ NE ¼, Section 6 Township 2W of the third Principal Meridian, Clinton County, Illinois.

CASE #2: Request for a map amendment (40-9-30) submitted by Daniel B Loepker, 8410 Slant Rd, Bartelso, IL 62218 to rezone 2.71 acres Commercial(C) to Residential (R-2). Property is located in Bartelso at the end of Church St and is currently multi-zoned Residential (R-2) & Commercial (C). The property is owned by Daniel B Loepker Trust. Location of property:

Part of the Northwest Quarter of the Northeast Quarter of Section 18, Township 1 North, Range 3 West of the Third P.M., Village of Bartleso, Clinton County, Illinois, described as follows:

Commencing at the Northeast corner of Lot 27 of Loepker's 5th Addition as recorded in Plat Envelope 351A of the Clinton County, Illinois records; thence, S.89°55'49"W. (bearing assumed) collinear with the North Line of said Lot 27 of Loepker's 5th Addition, 450.36 feet to the Northwest corner of Lot 29 of said Loepker's 5th Addition said point being on the East line of the existing James A. Hellmann Trust tract as recorded in Document No. 2018R04108 of the Clinton County, Illinois records; thence, along said East line of the existing James A. Hellmann Trust tract, N.00°03'51"W., 190.00 feet to the Westerly extension of the North R.O.W. line of Church Street being the point of beginning; thence, continuing along said East line of the existing James A. Hellmann Trust tract N.00°03'51"W., 260.73 feet to the South R.O.W. line of Illinois Route 161; thence, along said South R.O.W. line of Illinois Route 161, N.89°35'56"E., 449.82 feet; thence, S.00°08'00"E., 263.33 feet to said North R.O.W. line of Church Street; thence, S.89°55'49"W., 450.13 feet to the point of beginning, containing 2.70 acres, more or less.

CASE #3: Request for a variance (40-3-14) submitted by Steve Mall, 150 Hickory St, Caryle, IL. 62231 to reduce the front setback from 25' to 8' for a detached shed. The property is zoned Residential (R-2) and owned by Steve Mall.

Location of property:

Lots 12-26, in Block Ten (10) in Royal Lakes Resort Properties No. 2, being a subdivision in Santa Fe Township 1N & 1S, Range 3W containing 1.08 acres
Parcel # 13-12-01-104-027.

CASE #4: Request for a variance (40-3-6) submitted by Tim Rehkemper (Rehkemper Construction Co.) 8034 Northland Dr, St. Rose, IL 62230 to reduce the front setback from the center of Main Street from 100' to 63' for Lots 48 & 52-60 for new construction. Property is located at 8106, 8110, 8114, 8118, 8122, and 8130 Main St, St Rose and zoned Residential (R-2). Lots 48 & 52-56 are owned by Rehkemper Construction Co % of Tim Rehkemper and Lots 59 & 60 by Tyler & Hannah Schrage, 13559 Richter Rd, Aviston, IL. 62216.

Location of property:

Part of the N.W. ¼ Section 28 T. 3N., R. 5W. of the 3rd P.M. Clinton County, Illinois.
September 15, 1989 & October 4, 1989.

CASE #5: Request for a variance (40-3-14) submitted by Thomas Hagen, 101 West Waters Edge Belleville, IL 62221 to reduce the side setback from 7' to 2' for a detached shed. The property is located at 12 Sunset Dr, Carlyle, IL 62231. Property is zoned Residential (R-3) and owned by Thomas H. Hagen.

Location of property:

Lot Six (6) in Edgewater Beach Subdivision being a part of the Northeast Quarter of the Northeast Quarter of Section six (6), Township two (2) North, Range two (2) West of the third P.M., as recorded in the Office of the recorder of Clinton County, Illinois, in Plat Recorded "E", Page 85.

CASE #6: Request for a special use family split (40-4-3) submitted by Thomas A Johnson, 714 Locust St, P. O. Box 242 Germantown, IL 62245 to allow for a qualified family member to build a detached single-family dwelling in an agricultural district containing 3.00 acres. The property is in Germantown Township on Illinois Route 161 Rd, Germantown. The property is currently owned by Thomas A Johnson Revocable Living Trust.

Location of the property:

Part of the Northwest Quarter of the Northwest Quarter of Section 14, T 1 N, R 4 W of the 3rd P.M.

CASE #7 Request for a special use family split (40-4-3) submitted by James C Ranz Estate & David R Ranz Executor, 333 N Van Buren St, Trenton, IL 62293 to allow for qualified family member to build a detached single- family dwelling on an agricultural tract containing 13.21 acres. The property is in Sugar Creek Township on Ranz Rd. Property is owned by James C Ranz Estate, & David R Ranz Executor and zoned agricultural.

Location of the property:

Part of the Northeast Quarter of the Southeast Quarter of Section 14, T 2 N, R 5 W of the 3rd P.M.

CASE #8: Request for a map amendment (40-9-30) submitted by Dustin Taylor & Jamie Hoffmann, 1530 Livingston St. Carlyle, IL 62231 to rezone approximately 10 acres from Agricultural (A) to Agricultural-Residential (A-R) for a single family dwelling on 3 acres. The property is located in Lake Township on Hugo Road. Property is owned by Ryan & Ciera Peck, 22615 Hugo Rd, Centralia, IL 62801.

Location of property:

Northeast Quarter of the Northwest Quarter of Section Eleven (11), all in Township one (1) North, Range two (2) West of the third Principal Meridian, Clinton County, Illinois.

5. OTHER BUSINESS

6. PUBLIC COMMENTS

7. ADJOURN