

CLINTON COUNTY ZONING BOARD OF APPEALS

Clinton County Board Room

(County Jail)

810 Franklin St.

Carlyle, IL 62231

AGENDA

September 7, 2022 – 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 variance (40-3-13) & (40-3-14) submitted by Tom Thomas, 21112 4th St, Keyesport, IL, 62253 to increase the height of a new shed from 17' to 18' 8" and to allow the shed to be larger than the principal structure. The property is zoned R-1 and owned by John Thomas & Tom Thomas.

Location of property:

TRACT I:

Part of the Southwest Quarter of the Southeast Quarter of Section Two (2), Township Three (3) North, Range Two (2) West of the Third (3rd) Principal Meridian, Clinton County, Illinois more fully described as follows:

Commencing at the South Quarter corner of Section 2 thence North 00 degrees 46 minutes 29 seconds West a distance of 761.14 feet to a point of beginning; thence North 00 degrees 46 minutes 29 seconds West a distance of 100.00 feet; thence South 88 degrees 53 minutes 59 seconds East a distance of 562.59 feet; thence South 15 degrees 19 minutes 23 seconds West a distance of 103.10 feet; thence North 88 degrees 53 minutes 59 seconds West a distance of 533.99 feet to the point of beginning.

TRACT II:

Part of the Southwest Quarter of the Southeast Quarter of Section Two (2) Township Three (3) North, Range Two (2) West of the Third (3rd) Principal Meridian, Clinton County, Illinois, more fully described as follows:

The North 50 feet of the following; commencing at the South Quarter corner of Section 2 thence North 00 degrees 46 minutes 29 seconds West a distance of 661.14 feet to a point of beginning; thence North 00 degrees 46 minutes 29 seconds West a distance of 100.00 feet; thence South 88 degrees 53 minutes 59 seconds East a distance of 533.99 feet; thence South 15 degrees 19 minutes 23 seconds West a distance of 103.10 feet; thence North 88 degrees 53 minutes 59 seconds West a distance of 505.38 feet to the point of beginning.

TRACT III:

A part of the North ¼ of the Southwest ¼ of the Southeast ¼ of Section 2, Township 3 North, Range 2 West of the 3rd Principal Meridian, Clinton County, Illinois, described as: Beginning at a point which is North 00°49' West a distance of 200.00 ft. from the Southwest corner of said North ¼; thence North 89°37' East a distance of 573.75 ft.; thence North 16°03.5' East a distance of 2.16 ft.; thence North 60°27.8' West 373.43 ft.; thence South 59°57' West 165.0 ft.; thence South 89°11' West 107.60 ft.; thence South 00°49' East 105.87 ft. to the point of beginning; containing 1.44 acres, more or less; and SUBJECT to the Flowage Easement granted to the United States of America (Tract 1007E) in Book 117 at page 264, Recorder's Office of Clinton County; and further subject to all other public utilities and road easements of record.

CASE #2: Request for a variance (40-3-13) & (40-3-14) submitted by Kelly & Gina Markus, 99 North Page St, Aviston, IL, 62216 to build 66' x 30' new shed with no principal structure on the property. Also requesting to increase the height from 17' to 18' for the proposed 66' x 30' shed with a kitchen and bath. Current zoning is R-3 and owned by Kelly & Gina Markus. Property is located on Boulder Rd, Carlyle, IL 62231.
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, being more particularly described as follows:

Commencing at a concrete monument marking the southeast corner of said Southwest Quarter; thence northerly along the east line of said Quarter having an assumed bearing of N. 00°-00'-30" W. 2676.66 feet to an iron pin; thence N. 86°-59'-27" W. along the north line of said Quarter 101.19 feet to an iron pin and cap marking the northeast corner of Parcel 6 as described in Document #2018R01783; thence S. 00°-02'-41" W. along the east line of said Parcel 6 a distance of 12.62 feet; thence N. 86°-59'-27" W. 20.03 feet; thence S. 00°-02'-41" W. 46.66 feet; thence N. 86°-55'-26" W. 234.90 feet to a point on the west line of Parcel 3 in said Document #2018R01783; thence N. 00°-02'-42" W. along said west line 68.80 feet to an iron pin marking the northwest corner of said Parcel 3; thence S. 86°-59'-27" E. along the north lines of Parcels 3, 4, 5, and 6 in said Document #2018R01783 a distance of 256.00 feet to the point of beginning.

Containing 0.32 Acres, more or less.

CASE #3: Request for a variance (40-3-14) submitted by Floyd Trame, 1003 Cherry St, Bartelso, IL, 62218, to reduce the setback from 7' to 1' for an addition to an existing carport. The property is zoned R-3 and owned by Floyd & Denise Trame. Located at 5 Sunset Dr, Carlyle, IL 62231 in Edgewater Beach Subdivision.

Location of the property

Lot Thirty-Two (32) in Edgewater Beach Subdivision being a part of the Northeast Quarter (NE1/4) of the Northeast Quarter (NE1/4) of Section Six (6), Township Two (2) North, Range Two (2) West of the Third Principal Meridian, as recorded in the office of the Recorder of Clinton County, Illinois, in Plat Record "E" Page 85 (now 217A), 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;

CASE #4: Request for a special use (40-9-16) submitted by Jacob Cotton, 907 N 3rd St, Breese, IL, 62230 to allow for a storage container to be used for storing construction supplies for one year to store construction supplies while building new home. Property is zoned agricultural and owned by Jacob Cotton. Property is located at 10306 Oak Hill Dr, Breese, IL 62230.

Location of property:

Lot 1 of Leann Cotton's First Subdivision being a part of the Northeast Quarter of the Northwest Quarter of Section 2, Township 2 North, Range 4 West of the Third Principal Meridian, Clinton County, Illinois, as shown in Plat Envelope 825B as Document Number 2021R04213 of the Clinton County, Illinois records.

CASE #5: Request for a variance (40-3-14) submitted by Nicholas & Brandi Gehrs, 25101 Nut Rd, Carlyle, IL, 62231 to reduce the setback from 25' to 6' for a 26' x 25' detached shed. The property is zoned agricultural and owned by Nicholas & Brandi Gehrs.

Location of property:

Part of the Southwest Quarter (SW1/4) of the Southwest Quarter (SW1/4) of Section 20, Township 3 North, Range 1 West of the Third Principal Meridian, Clinton County, Illinois, more fully described as follows:
Beginning at the Southwest Corner of Section 20, thence N.00°-27'-23"E., a distance of 177.00 feet; thence S.87°-10'-26"E., a distance of 583.96 feet; thence S.01°-50'-10"W., a distance of 178.18 feet; thence N.87°-02'-42"W., a distance of 579.72 feet to the point of beginning.

Containing 2.371 acres, more or less.

CASE #6: Request for a Special use (40-9-16) & Variance (40-3-13)(40-3-14)(40-3-6) submitted by Joseph L Tognarelli , 236 Sumner Blvd, Collinsville, IL, 62234 to allow an RV to stay on lot all year for recreational use. Also requesting to build a carport without a principal structure and reduce front setback from 25' to 15' , reduce setback from center of Emerald Rd from 100' to 74', the South setback from 7' to 4' , north setback from 7' to 5' and increase the height from 17' to 18'. The property is zoned R-3 and owned by Joseph & Vicky Tognarelli. Located at 21721 North Harbor Dr, Carlyle, IL 62231.

Location of property:

Lot #130 in North Harbor #2, being platted on part of the Northeast Quarter of the Northeast Quarter of Section 10, Township 3 North, Range 2 West of the Third Principal Meridian, Clinton County, Illinois.

CASE #7: Request for a variance (40-3-13) submitted by Rick Engelmann, 7513 Sunshine Lane, Albers, IL, 62215 to reduce the setback from the centerline of Albers Rd from 100' to 71' for a new front porch. The property is zoned agricultural and owned by Richard & Kathy Engelmann & Engelmann Family Revocable Living Trust. Property is located at 7517 Albers Rd, Albers, IL 62215.

Location of property:

A parcel of land being part of the South Half (S 1/2) of the Southeast Quarter (SE 1/4) of the Northeast Quarter (NE 1/4) of Section Fourteen (14), Township One (1) North, Range (5) West of the Third Principal Meridian, Clinton County, Illinois, being more particularly described as follows: Beginning at a point where the West right of way line of State Aid Route 8 intersects the North line of said South Half of the Southeast Quarter of the Northeast Quarter, running thence West a distance of 131.2 feet, running thence South parallel with the West right of way line of said State Aid Route 8, a distance of 166 feet, running thence East a distance of 131.2 feet to the right of way line of said State Aid Route 8, running thence North along said right of way line a distance of 166 feet to the place of beginning, being also known as Lot 4 in Ben Korte's Subdivision, recorded in Plat B, Page 256, in the Recorder's Office of Clinton County, Illinois, situated in Clinton County, Illinois.

AND,

Lot 2 in Ben Korte's Subdivision in Section 14, Township 1 North, Range 5 West of the Third Principal Meridian, Clinton County, Illinois, recorded in Plat Book B, Page 256, in the Recorder's Office of Clinton County, Illinois, situated in Clinton County, Illinois.

CASE #8: Request for a variance (40-3-6) submitted by Melvin & Marilyn Traub, 16000 Jamestown Rd, Breese, IL, 62230 to reduce the setback from the center of Creekside Dr. from 75' to 49' and to reduce front setback from 50' to 19' to allow for a 16' x 32' shed on skids. The property is zoned agricultural and owned by Melvin & Marilyn Traub.

Location of the property:

LOT 1 IN STONEFLOWER PRAIRIE 2, REFERENCE BEING HAD TO THE PLAT THEREOF IN THE RECORDER'S OFFICE OF CLINTON COUNTY, ILLINOIS, IN ENVELOPE 781 AND AS DOCUMENT NUMBER 2017R01403. SITUATED IN CLINTON COUNTY, ILLINOIS.

CASE #9: Request for a text amendment (40-9-30) by Clinton County Zoning Board of Appeals, 850 Fairfax, Carlyle, IL 62231 to amend Clinton County Zoning Code, Chapter 40, Article IV of the Zoning Code Regulations For Specific Districts, Division 1-Agricultural, Article IX Board of Appeals and Special Procedures, Division III-Special Use Permits. All persons desiring to appear for or against said petition may appear at said hearing and be heard thereon. The proposed text would change the current permitted use of single family dwelling on agricultural ground for father, mother, sister, brother, son or daughter on one acre or more to a special use permit from the Zoning Board of Appeals for single family dwelling on agricultural ground for only father, mother, son and daughter on three acres or more. The proposed text will also only allow

one split to build on for a father, mother, son or daughter along with other restrictions. The complete proposed text is available for review at the Clinton County Zoning Office, 850 Fairfax, Carlyle, IL 62231 or on the Clinton County Zoning webpage <https://www.clintonco.illinois.gov/county-offices/zoning/>

CASE #10: Request for a text amendment (40-9-30) by Clinton County Zoning Board of Appeals, 850 Fairfax, Carlyle, IL 62231 to amend Clinton County Zoning Code, Chapter 40, Article V of the Zoning Code, Supplementary Regulations for Solar Farm Energy Systems. All persons desiring to appear for or against said petition may appear at said hearing and be heard thereon. The proposed text is to amend the residential setback of a solar farm from 750' to 1000' that is not part of the specific solar energy system permit/plan. The complete proposed text is available for review at the Clinton County Zoning Office, 850 Fairfax, Carlyle, IL 62231 or on the Clinton County Zoning webpage <https://www.clintonco.illinois.gov/county-offices/zoning/>

CASE #11: Request for a variance (40-3-13)(40-3-14) submitted by Sandra Warner-Jenkins, 401 S. Long St, Caseyville, IL, 62232 Matt & Michele Wasser, 106 O'Fallon Dr. Caseyville, IL. 62232 & Mark & Tammy Warner 114 Alpine Dr. Caseyville, IL. 62232 to allow a shed, pavilion & decks for campers on the lot without a principal structure. Also requesting to reduce the front setback from 25' to 20' for a deck and pavilion. Property is located in Harbor Light Bay and is zoned R-3. Property is owned jointly by Sandra Warner-Jenkins, Matt and Michele Wasser, and Mark and Tammy Warner. Location of the property:

Parcel 1: Lot No. 354 and the West 25 feet of Lot No. 355 in Harbor Light Bay #4, being platted on part of the West Half (W $\frac{1}{2}$) of the Northwest Quarter (NW $\frac{1}{4}$) of the Northeast Quarter (NE $\frac{1}{4}$) of Section 15, Township 3 North, Range 2 West of the Third Principal Meridian, Clinton County, Illinois, EXCEPT one (1) acre in the form of a square out of the Northwest corner previously conveyed for school purposes. Situated in Clinton County, Illinois.

Parcel 2: Lot No. 290 in Harbor Light Bay #3, being platted on part of the West Half (W $\frac{1}{2}$) of the Northwest Quarter (NW $\frac{1}{4}$) of the Northeast Quarter (NE $\frac{1}{4}$) of Section 15, Township 3 North, Range 2 West of the Third Principal Meridian, Clinton County, Illinois. Situated in Clinton County, Illinois, EXCEPT one (1) acre in the form of a square out of the Northwest corner previously conveyed for school purposes. Situated in Clinton County, Illinois.

Parcel 3: Lot No. 356, Lot No. 357, and the East 25 feet of Lot No. 355 in Harbor Light Bay #4, being platted on part of the West Half (W $\frac{1}{2}$) of the Northwest Quarter (NW $\frac{1}{4}$) of the Northeast Quarter (NE $\frac{1}{4}$) of Section 15, Township 3 North, Range 2 West of the Third Principal Meridian, Clinton County, Illinois, EXCEPT one (1) acre in the form of a square out of the Northwest corner previously conveyed for school purposes. Situated in Clinton County, Illinois.

5. OTHER BUSINESS:

6. PUBLIC COMMENTS

7. ADJOURN