

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

AGENDA

April 3, 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 (40-4-3) submitted by William Rensing, P.O. Box 158, Albers, IL. 62215 to allow a small rural business for agronomy products with 2 employees other than family members and storage of agricultural equipment and shop use. The property is zoned Agricultural, owned by Rensing Family Holdings, LLC. Property is located at 6500 Albers Rd, Albers, IL. 62215.

Location of property:

Sec 24 TWP 1N RNG 5W S PT S ½ NW & N ½ SW 98.71 acres

CASE #2: Request for a map amendment (40-9-30)(B) and variance (40-3-6) submitted by Eric & Erin Pollmann, 35 Royal Court Aviston, IL. 62216 to rezone from (Ag) Agricultural to (A-R) Agricultural-Residential to build one (1) single family dwelling. Also, requesting a variance to reduce the required acreage district size to rezone from 10 acres to 7 acres. The property is located on Old State Rd, Breese, IL. 62230 and owned by Kathy & Stanley Holtgrave.

Location of property:

Part of the West ½ of the Northeast Quarter of Section 2, Township 2 North, Range 4 West of the Third Principal Meridian, Clinton County.

CASE #3: Request for variances (40-2-2) (40-3-14) submitted by Stephen Kuczka, 8849 Sorrell Woods Rd, Dittmer, MO 63023 to place a new manufactured residence in an R-3 district having a width/length living area of 4.75 to 1 ratio, exceeding the 3 to 1 ratio. Also, requesting to reduce the front setback from 25' to 19' and rear setback from 10' to 5'. The property is located at 21633 Robin Lane, Carlyle, IL 62231 and is owned by Stephen Kuczka.

Location of property:

Lot 190 & 191 in Harbor Light Bay #2, a subdivision laid out on part of the Northeast Quarter of the Northeast Quarter of Section 15, Township 3 North, Range 2 West of the third principal Meridian in Clinton County, Illinois.

CASE #4: Request for variance (40-3-6) submitted by Keith Athmer, 9852 Clinton County Line Rd, Trenton, IL. 62293 to reduce setback from State Route 160 R.O.W. from 75' to 35' and to reduce the north and west setback from 10' to 5'. Property is located at 7031 State Route 160, New Baden, IL 62265. The property is zoned agricultural and owned by Keith & Jane Athmer.

Location of property:

A tract of land described as commencing at a point in the West line of the Public Highway there being Three Hundred Forty Nine (349) feet north of the Southeast corner of the Southeast Quarter (SE 1/4) of Section Eighteen (18), Township One (1) North, Range Five (5) West of the Third P.M., Clinton County, Illinois, thence North along the West line of said Highway Ninety (90) feet, thence West One Hundred (100) feet, thence South Ninety (90) feet, thence East One Hundred (100) feet to place of beginning, excepting a point of 349 feet more or less north of the south line of said SE1/4 SE1/4 Section 18, and 40 feet westerly of the said proposed highway centerline when measured at right angles; thence in a northerly direction parallel to and 40 feet westerly of said proposed highway centerline for a distance of 90 feet, more or less, to the north property line of the said Edward F. Baehr property.

CASE #5: Request for a special use (40-4-3) submitted by Clinton Solar 5 LLC (Pivot Energy), 444 W Lake St, Suite 1700, Chicago, IL. 60606 for operation of a 5MW AC Solar Farm. Property is owned by St. Lawrence Catholic Church, 412 N Vine St, P.O. Box 278, Sandoval, IL. 62882. The property is located in Meridian Township, 0.50 miles east of the intersection of Shattuc Rd and Sandridge Rd, Shattuc, IL. 62231. The total acres of proposed project is 27 acres. Located on parcels number 10-09-22-400-006 and 10-09-22-400-004.

Location of property:

The West Half of the Southeast Quarter of Section 22, Township 2 North, Range 1 West of the

Third Principal Meridian, Lying Southwest of the Chicago, Burlington and Quincy Railroad
Right of Way, In Clinton County, Illinois.

5. OTHER BUSINESS:

6. PUBLIC COMMENTS:

7. ADJOURN