

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

AGENDA

AUGUST 7, 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 map amendment (40-9-30) submitted by Connie Robben, 13765 Maple Ct, Aviston, IL 62216 & Matt Rakers, 14201 Ranz Rd, Aviston, IL 62216 to rezone 46.54 acres from Agricultural (A) to Agricultural-Residential. Located in Sugar Creek Township on Ranz Rd and Rakers Rd. The property is owned by Jim & Marilyn Rakers, 601 East 4th St, Aviston & Brett & Tiffany Zurliene, 5220 Leah Lane, Aviston, IL 62216.

Location of Property:

DESCRIPTION:

Part of the Southwest Quarter of Section 11, Township 2 North, Range 5 West of the Third Principal Meridian, Clinton County, Illinois, and Lot 2 of Zurliene Subdivision, a subdivision recorded as Doc. No. 2015R05102 in P.E. 751 of the Clinton County, Illinois, Recorder's Office, described as follows:

Beginning at the Southeast corner of said Southwest 1/4; thence, S.89°50'10"W., (bearing assumed) along the South line of said Southwest 1/4, 1869.02 feet to the Southwest corner of said Lot 2 of Zurliene Subdivision; thence, along the perimeter of said Lot 2 as follows: N.00°09'50"W., 329.19 feet; S.89°52'40"E., 330.39 feet; N.00°09'50"W., 227.49 feet to the Northwest corner of said Lot 2, said point being located on the South R.O.W. line of Rakers Road; thence, along a curve along said South R.O.W. line of Rakers Road, having a radius point to the South, a radial distance of 25.00 feet, a chord bearing, S.37°19'09"W., and a chord distance of 1.02 feet; thence, along a curve continuing along said South R.O.W. line of Rakers Road, having a radius point to the North, a radial distance of 60.00 feet, a chord bearing, N.38°09'18"W., and a chord distance of 115.53 feet to the Southeast corner of a tract of land deeded to Jason & Colette Rakers, recorded as Doc. No. 2007R02690 of said Clinton County, Illinois, Recorder's Office; thence, along the East line of said Rakers tract as follows: N.22°27'51"W., 320.43 feet; N.01°18'16"W., 296.20 feet to the Northeast corner of said Rakers tract, said point located near the approximate centerline of a ditch; thence, along said approximate centerline of a ditch as follows: S.86°59'09"E., 29.37 feet; S.89°43'29"E., 72.35 feet; N.85°03'51"E., 503.52 feet; N.61°21'32"E., 182.95 feet to the Northwest corner of a tract of land deeded to Matt & Mary Rakers, recorded as Doc. No. 2005R07869 of said Clinton County, Illinois, Recorder's Office; thence, S.37°32'10"E., 344.41 feet to the Southwest corner of said Rakers tract; thence, N.87°16'36"E., along the South line of said Rakers tract, 737.59 feet to a point on the East line of said Southwest 1/4; thence, S.01°34'28"E., along said East line of said Southwest 1/4, 1124.40 feet to the point of beginning, containing 46.54 acres, more or less.

CASE #2: Request for a special use (40-9-16) & (40-4-3) submitted by Dale Kampwerth, 10919 Kampwerth Rd. Breese, IL. 62230 to allow (3) truck storage containers and a small rural business, collecting and selling tractor parts & scrap to be recycled in an agricultural district. The property is owned by Eileen & Dale Kampwerth Trust, 10923 Kampwerth Rd. Breese, IL. 62230.

Location of property:

The Southeast One-Quarter (SE¼) of Section Twenty-three (23), also the West One-Half (W½) of the Southwest One-Quarter (SW¼) of Section Twenty-four (24), all in Township Three (3) North, Range Four (4) West of the Third Principal Meridian, Clinton County, Illinois.

CASE #3: Request for a special use (40-9-16) submitted by Thomas Ripperda, 3301 West Main Belleville, IL. 62226 to allow a camper in a Residential (R-2) District for holiday & weekend use for camping & fishing. The property is in Royal Lake on Beech St, Carlyle, IL, 62231 and owned by Chad & Shelly Ripperda, 51 Lillian Dr, Belleville, IL 62226.

Location of property:

Lots 9,10, 11, 12, 13, 14 and 15 in Block 13 in Royal Lake Resort Properties #2, being a subdivision of the Northwest Quarter of the Northeast Quarter of Section 2, containing 39 and 1/100 acres, and 99/100 acres off the East side of the Northeast Quarter of the Northwest Quarter of Section 2, all in Township 1 North, Range 3 West of the 3rd Principal Meridian, situated in Clinton County, Illinois; according to the plat thereof recorded in Plat Envelope 66 and 67 in the Recorder's Office of Clinton County, Illinois.

CASE #4: Request for a variance (40-3-14) submitted by Thomas Albers, 6322 State Route 161 Germantown, IL 62245 to reduce the North setback from 25' to 14' for a new shed. The property is zoned agricultural & owned by Thomas & Wanda Albers.

Location of property:

Part of the Northeast Quarter of the Northwest Quarter of Section 7, Township 1 North, Range 4 West, of the Third Principal Meridian, Clinton County, Illinois, described as follows:

Commencing at the point of intersection of the East line of the West three (3) acres of said N.E. 1/4 of the N.W. 1/4 and the South R.O.W. line of Illinois Route 161; thence, S.01 24'08"E., along said East line, 194.71 ft., to the point of beginning; thence, continuing along said East line, S.01 24'08"E., 232.92 ft.; thence, S.87 58'39"E., 894.87 ft.; thence, N.01 24'08"W., 232.92 ft.; thence, N.87 58'39"W., 396.66 ft.; thence, N.01 24'08"W., 194.71 ft., to said South R.O.W. line of Illinois Route 161, thence, N.87 58'39"W., along said South R.O.W. line, 50.09 ft.; thence, S.01 24'08"E., 194.71 ft.; thence, N.87 58'39"W., 448.12 ft., to the point of beginning, containing 5.00 acres, more or less.

CASE #5: Request for a special use family split (40-4-3) submitted by Logan Speiser, 19608 Boulder Rd, Shattuc, IL 62231 to build a detached single- family dwelling on 5.02 acres of agricultural ground. The property is located in East Fork Township on Speiser Road and is owned by Brian & Gina Speiser, 16935 Speiser Rd, Shattuc, IL 62231.

Location of Property:

Part of the Southwest Quarter of Section 31 in Township 3 North Range 1 West of the Third Principal Meridian in Clinton County, Illinois and described as follows:

A Tract of land beginning at the Northeast corner of the above described tract thence South 515', thence West 420', thence North 515' thence East 420' to the point of the beginning containing 5.02 acres more or less.

CASE #6: Request for variance (40-3-14) submitted by Brad Dierkes, 19703 Oak Dr, Carlyle, IL 62231 to reduce the west setback from 25' to 20'. The property is zoned R-3 and owned by Bradley & Sheila Dierkes.

Location of property:

Lot No. 595 and Lot No. 596 in Harbor Light Bay No. 6, being platted on part of the South Half of the Northeast Quarter and part of the Northeast Quarter of the Northeast Quarter of Section 15, Township 3 North, Range 2 West of the Third Principal Meridian, Clinton County, Illinois.

CASE #7: Request for variance (40-3-6) submitted by Cornelius & Theresa Gebke, 10734 State Rte 161 Bartelso, IL. 62218 to reduce setback from State Route 161 R.O.W. from 75' to 43'. The property is zoned agricultural and owned by Cornelius & Theresa Gebke.

Location of property:

A part of the Northeast Quarter of Section 14, Township 1 North, Range 4 West of the Third Principal Meridian, Clinton County, Illinois, being more particularly described as follows: Beginning at a 2 inch pipe marking the Northeast Corner of said Quarter; thence Westerly along the North line of said Quarter having a recorded bearing of North 87 degrees 24 minutes 52 seconds West 570.79 feet to an iron pin and cap marking the point of beginning; thence South 02 degrees 37 minutes 25 seconds West 679.43 feet to an iron pin and cap; thence North 87 degrees 22 minutes 35 seconds West 641.44 feet to an iron pin and cap; thence North 02 degrees 38 minutes 38 seconds East 679.01 feet to an iron pin and cap on the North line of said Quarter being South 87 degrees 24 minutes 52 seconds East 1418.14 feet from the Northwest Corner of said Quarter; thence South 87 degrees 24 minutes 52 seconds East along said North line 641.21 feet to the point of beginning. Containing 10.00 acres, more or less.

5. OTHER BUSINESS:

6. PUBLIC COMMENTS:

7. ADJOURN