

CLINTON COUNTY ZONING BOARD OF APPEALS

Clinton County Board Room

(County Jail)

810 Franklin St.

Carlyle, IL 62231

AGENDA

August 5, 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 variance (40-5-23)(C1) submitted Cory Boswell Straightup Solar, 11696 Lilburn Park Rd, St. Louis MO 63146, for personal solar energy system to occupy more than 2500 square feet of ground space totaling 9,000 square feet of ground space. Owned by Ken Maschoff/Post Oak Farms Inc, 18391 Post Oak Rd, Carlyle, IL 62231. Property is zoned agricultural and located on State Route 127 and Post Oak Rd, Carlyle, IL 62231.

Location of property:

The South Three Hundred (300) feet of the West Two Hundred Fifty (250) feet of the West half (W ½) of the Southeast Quarter (SE ¼) of Section 18, Township One (1) North, Range Two (2) West of the Third Principal Meridian, Clinton County Illinois. Parcel ID # 14-13-18-400-008

CASE #2: Request for a special use (40-4-3) submitted by Phillip & Amanda Schuette, 19716 Low Bridge Rd, Breese, IL 62230 to allow a small rural dog breeding business in existing building with HVAC. Also requesting to operate existing passenger transportation business. The property is zoned agricultural on Low Bridge Rd in St. Rose Township.

Location of property:

The Southwest Quarter of the Northeast Quarter of the Northeast Quarter of Sec 14, TWP 3N, RNG 4W, of the 3rd P.M. in Clinton County, Il. Parcel ID# 01-01-14-20-009.

CASE #3: Request for a variance (40-7-5) (E) submitted by Gebke Family Trust, Scott & Karen Gebke, 340 Kalmer Dr, Aviston, IL. 62216 to remove old cabin and obtain variance to rebuild single family dwelling in the 5 years. Property is zoned agricultural and located at 10730 State Rte. 161, Bartelso, IL. 62218.

Location of property:

Part of the Northeast Quarter of Section 14, Township 1 North, Range 4 West of the 3rd Principal Meridian, Clinton County, Illinois. Parcel ID# 12-11-14-200-006.

CASE #4: Request for a special use family split (40-4-3) submitted by Darrell Loepker, 11442 Loepker Rd, Bartelso, IL. 62218 to allow for a qualified family member to build a detached single-family dwelling in an agricultural district containing 3 acres. The property is owned by Robert & Jeanette Loepker Trust, 501 Maridonna Dr. Bartelso, IL. 62218. Property is on located on Loepker Rd, Bartelso, IL 62218.

Location of property:

A Part of the Northeast Quarter of the Northeast Quarter of Section 25, Township 1 North, Range 4 West of the 3rd Principal Meridian, Clinton County, IL. Part of parcel ID # 12-11-25-200-008.

CASE #5: Request for variances (40-3-14) submitted by Phillip & Elizabeth Oakley, 931 Jordan, O'Fallon, IL 62269 to reduce the west setback from 10' to 5' and south 10' to 8' for a new manufactured home. Property is zoned R-3 and owned by Phillip & Elizabeth Oakley. Located at 19970 Oak Dr, Carlyle, IL 62231.

Location of property:

Lot 641 of Harbor light bay No. 6 being a subdivision in part of the Northeast Quarter of Section 15, Township 3 North, Range 2 West of the third Principal Meridian, Clinton County, IL. Parcel ID #03-03-15-201-012.

CASE #6: Request for variance (40-3-14) submitted by Justin Detmer, 6100 Iberg Rd. Highland, IL. 62249 to reduce the west setback from 25' to 10' for a shed. Property is zoned agricultural and owned by Justin & Lisa Detmer.

Location of property:

SEC. 18 TWP 3N, RNG 4W PT SW 9.8 ACRES Parcel ID #01-01-18-300-024.

CASE #7: Request for a variance (40-7-5) (E) submitted by Brian Lang, 12736 Pipeline Rd, Carlyle, IL 62231 to allow a single-family dwelling to be constructed after removing the existing home several years ago. Property is zoned agricultural and owned by Brian Lang.

Location of the property:

The North 528.69 feet of the following described real estate: Part of the Northwest Quarter of Section 23, Township 2 North, Range 3 West Quarter corner of Clinton County, Illinois. Parcel ID #07-07-23-100-010

CASE #8: 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 for Energy Storage Systems. All persons desiring to appear for or against said petition may appear at said hearing and be heard

thereon. Copies of the proposed changes to Clinton County Zoning Code, Chapter 40, Article V will be available in the Clinton County Zoning Office, 850 Fairfax, Carlyle, IL 62231 and posted on the Clinton County Zoning webpage at <https://clintonco.illinois.gov/county-offices/zoning/>

5. OTHER BUSINESS :

6. PUBLIC COMMENTS

7. ADJOURN