

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

AGENDA

December 4, 2024 – 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 special use (40-4-3) submitted by William Huffstutler, 10882 Slate Rd, Carlyle, IL. 62231 to allow William and his parents to camp short-term during months of May, June, September and October when visiting for a week at a time in a camper/RV. The property is currently zoned agricultural and owned by William & Marvin Huffstutler. Property is located at 10303 Camp Joy Rd, Carlyle, IL. 62231.

Location of property:

A parcel of ground being a part of the Northwest Quarter (NW1/4) of the Southeast Quarter (SE1/4) of Section Thirty-five (35) Township Two (2) North, Range Three (3) West of the Third Principal Meridian, more particularly described as follows:
Commencing at a point being the Southeast corner of the Northwest Quarter (NW1/4) of the Southeast Quarter (SE1/4) of said Section Thirty-five (35); thence, running North a distance of Forty (40) feet to a point of beginning of the lands to be conveyed; thence, running West a distance of Four Hundred Sixteen (416) feet; thence, North One Hundred Four (104) feet; thence, East Four Hundred Sixteen (416) feet; thence, South One Hundred Four (104) feet to the point of beginning, situated in Clinton County, Illinois.

CASE #2: Request for a map amendment (40-9-30) submitted by Jim & Linda Huels, 16227 Emerald Rd, Carlyle, IL. 62231 to rezone 10.68 acres from Agricultural (A) to Agricultural-Residential (A-R) to build a home. Located in Wheatfield Township on Emerald Rd. The property is owned by Jim & Linda Huels.

Location of Property:

Part of the S.E. ¼ of the S.W. ¼ of Sec. 11, T. 3 N., R. 3 W. of the 3rd P.M. Clinton County, Illinois.

CASE #3: Request for a variance (40-7-5) (E) submitted by Ella Marie Rinehart, 7807 Rakers Rd. Carlyle, IL. 62231 to place a new manufactured home on 1 acre after the existing home burnt down and was removed 5 years ago. The property is located at 7714 Rakers Rd, Carlyle, IL 62231 and is zoned agricultural. Property is owned by Ella Marie Rinehart.

Location of property:

Part of the Southwest Quarter of the Northeast Quarter of Section 17, Township 1 North, Range 2 West of the Third Principal Meridian, Clinton County, Illinois, being more particularly described as follows:

Beginning at an iron pin marking the northwest corner of said Quarter Quarter, thence easterly along the north line of said Quarter Quarter having an assumed bearing of N.88°-16'-58" E., 192.74 feet to an iron pin and cap; thence S.00°-17-04"E., 226.00 feet; thence S.88°-16'-58"W., 192.74 feet to an iron pin and cap on the west line of said Quarter Quarter; thence, N.00°-17-04"W. along said west line 226.00 feet to the point of beginning according to Plat of Survey prepared by Abacus Professional Services date April 12, 2012 and recorded in the Clinton County Recorder's Office June 1, 2012 as Document No. 2012R03389 In Plat Envelope 693.

CASE #4: Request for a map amendment (40-9-30) submitted by Adam Alexander, 1691 Clinton St, Carlyle, IL 62231 to rezone 10 acres from Agricultural (A) to Agricultural-Residential (A-R) to build a home. The property is owned by Patrick & Nancy Berrigan, 19 Twilight Plain Pl, The Woodlands, TX 77381. The property is located in Santa Fe Township on Oil Field Rd.

Location of Property:

Part of the Northeast Quarter of Section 8, Township 1 North, Range West of the Third Principal Meridian, Clinton County, Illinois, described as follows:

Commencing at the Northwest corner of said Northeast 1/4; thence S.89°36'07"E., (bearing assumed) along the North line of said Northeast 1/4 147.84 feet to the Northwest corner of a tract of land deeded to Patrick J. & Nancy A. Berrigan, described as Tract 2, recorded as Doc. No. 2018R01475 c the Clinton County, Illinois, Recorder's Office; thence, S.00°56'42"E., along the West line of said Berrigan tract, 990.11 feet to the point of beginning; thence continuing S.00°56'42"E., along said West line, 483.56 feet to the Southwest corner of said Berrigan tract; thence, S.88°42'29"E., 901.51 feet to the Southeast corner of said Berrigan tract; thence, N.00°52'45"W., along the East line of said Berrigan tract, 483.54 feet; thence, N.88°42'29"W., 902.07 feet to the point of beginning, containing 10.00 acres, more or less.

CASE #5: Request for a special use (40-9-16) submitted by Clinton & Stephanie Wedekemper, 10078 Old State Rd, Breese, IL. 62230 to allow one truck storage container to stay on the property. The property is zoned A-R and located in Timberline Estates. Owned by Clinton & Stephanie Wedekemper.

Location of property:

Lot Six (6) of Timberline Estates, a subdivision being part of the Southwest Quarter (SW 1/4) of Section Two (2), Township Two (2) North, Range Four (4) West of the Third Principal Meridian, Clinton County, Illinois, according to the Final Plat of Survey prepared by Netemeyer Engineering Associates, Inc. and recorded April 8, 2002 at 1:23 P.M. as Document No. 02R3174 in Plat Envelope 585+ +.

CASE #6: Request for a map amendment (40-9-30) submitted by Ryan & Emily Johnson, 145 Lake Vista Dr, Carlyle, IL 62231 to rezone .74 acres from Agricultural (A) to Residential (R-1) to build a home. Also, requesting variance for proposed Lot 2 to consist of a total acreage of .086. The property is owned by Don Rakers, 302 W Elm, Aviston, IL 62216. Property is currently a multi-zoned agricultural and residential (R-1) parcel. Located on Aviston Rd, Aviston, IL 62216.

Location of property:

Part of the West Half of the West Half of Section 25, Township 2 North, Range 5 West of the Third Principal Meridian, Clinton County, Illinois

CASE #7: Request for a special use (40-9-16) submitted by Lawrence Rueter, 25212 College Rd, Centralia, IL 62801 to allow two truck storage containers. The property is zoned Agricultural and located at 25100 College Rd, Centralia, IL 62801. Owned by Lawrence Rueter.

Location of property:

The Northwest Quarter (NW 1/4) of the Northwest Quarter (NW 1/4) of Section Five (5), Township One (1) North, Range One (1) West of the Third Principal Meridian, Clinton County, Illinois. EXCEPT a plot of ground beginning at the Northeast Corner of the Northwest Quarter of the Northwest Quarter of Section Five (5), Town One (1) North, Range One (1) West as follows: 176 feet West from the Northeast Corner of the Northwest Quarter of the Northwest Quarter of Section Five (5) running along public right-of-way, thence 189 feet South, thence 176 feet East, thence 189 feet North to the place of beginning, Clinton County, Illinois.

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 Supplementary Regulations, Solar Energy Systems, by requiring all solar farm energy systems, commercial solar energy systems (facilities), located within one and a half (1.5) miles of a municipality to annex into the municipality or obtain an executed annexation agreement with the municipality allowing the municipalities regulations to flow through the property. 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