

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

AGENDA

December 3, 2025 – 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 family split (40-4-3) submitted by Jameson Rakers, 1975 J Rock Rd. Trenton, IL. 62293 to allow a detached single-family dwelling on an agricultural tract containing 3.07 acres. The property is located at 2101 Rocky Ford Rd, Trenton, IL 62293 and owned by Joan Rakers Revocable Family Trust.

Location of the property:

Section 28, Township 2N, Range 5W PT W ½ NW PT of lot 13 Four J Subdivision containing more or less 38.40 acres. Parcel #05-05-28-100-010

CASE #2: Request for variance (40-3-13) submitted by Michael & Lisa Tate to build a shed in a Residential (R-2) district with no principal structure. The property is located at 1002 S. Brookside Ave, Centralia, IL. 62801 and owned by Michael & Lisa Tate.

Location of property:

Pullen Hgts. By Pullen Estates Lot 1,2,3,4 Blk 1. Situated in the County of Clinton, State of Illinois. Permanent Parcel #15-14-24-202-001.

CASE #3: Request for a special use (40-9-16) submit by Jason & Terri Boeser, 804 State Rt 160, Highland, IL. 62249 to allow a camper and construction trailer in an agricultural district for short term personal camping with no utilities. The property is located on Old US Hwy 50 W, Beckemeyer, IL, 62219 and

owned by Jason & Terri Boeser.

Location of property:

The Southwest Quarter of the Southeast Quarter of Section 17, Township 2 North, Range 3 West of the Third Principal Meridian, Clinton County, Illinois. Parcel ID # 07-07-17-400-007.

CASE #4: Request for a special use family split (40-4-3) submitted by Sandra Goeble, 2500 Damiansville, Rd. New Baden, IL. 62265 & Clarence Goebel Jr., 400 N 1st St, Breese, IL. 62230 to allow a family member to build a detached single-family dwelling on an agricultural tract containing 7.17 acres. The property is located at 2500 Damiansville Rd, New Baden, IL 62265. Property is owned by Sandra S. Goebel & Clarence B Goebel Jr.

Location of the property:

PT SE NW and 1 Acre NE NW and SW NE 80 acres in Section 28, Township 1N Range 5W. Part of parcel ID #11-10-28-100-006.

CASE #5: Request for a special use family split (40-4-3) submitted by Mikaela Kues, 605 Main St, Germantown, IL 62245 to build a detached single-family dwelling on an agricultural tract containing 3.2 acres. The property is in Germantown Township on State Rt 161, Bartelso and is owned by David Wuebbels, Kristopher Wuebbels & Jenna Kues.

Location of the property:

Section 15, Township 1 N Range 4 W PT SE NE 8.20 acres.
Parcel ID #12-11-15-200-014.

CASE #6: Request for a variance (40-3-14) submitted by Julia Becker, 680 N Main St. Breese, IL. 62230 to reduce the front setback from 25' to 16' and the side setback from 7' to 3' for a garage. The property is zoned Residential (R-3). Located at 22 S. Circle Dr, Carlyle, IL. 62231 and owned by Julia Becker.

Location of property:

Lot #72 of Edgewater Beach Subdivision being a part of the Northeast Quarter of the Northeast Quarter of Section 6, Township 2 N, Range 2 W of the third principal meridian.

CASE #7: Request for variances (40-3-6) (40-2-2) submitted by Kaden Mollet, 1290 Kane St, Carlyle, IL. 62231 to reduce front property line setback on Crocker Rd from 50' to 18' and the rear line from 25' to 18' for a new manufactured home. Also, requesting to reduce the living space of a single wide manufactured home from 980 sq ft to 784 sq ft. The property is located in Lake Township at 208 Crocker Rd, Carlyle, IL.

62231. Owned by James & Holly Mollet.

Location of property:

Commencing at the Northwest corner of the Northeast Quarter of the Northeast Quarter of Section 18, Township 1 North, Range 2 west of the Third principal Meridian.

CASE #8: Request for a special use family split (40-4-3) submitted by Travis Crocker, 10004 Holy Cross Ln, Breese, IL 62230, to build a detached single family dwelling on agricultural tract containing 3 acres. The property is in Lake Township on Hugo Rd. Owned by Carolyn Crocker, 1490 Abbott St, Carlyle, IL 62231.

Location of property:

Part of the Southeast Quarter of the Southeast Quarter of Section 3, Township 1 North, Range 2 West of the Third Principal Meridian.

5. OTHER BUSINESS

6. PUBLIC COMMENTS

7. ADJOURN