

CLINTON COUNTY ZONING BOARD OF APPEALS

Clinton County Board Room

(County Jail)

810 Franklin St.

Carlyle, IL 62231

AGENDA

February 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 variances (40-3-6) (40-3-14) submitted by Charles Hughes, 246 Oak Dr, Bethalto, IL. 62010 to reduce the front setback from 25' to 10' the West from 10' to 5' for a new manufactured home. Also requesting to reduce south setback from 7' to 2' for a deck in the future. The property is located at 21812 Lynn Lane, Carlyle, IL 62231. Zoned R-3 and owned by Charles Hughes.

Location of property:

Lots 681 & 682 in 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, Illinois.

CASE #2: Request for a flood plain variance (14-1-10) submitted by Keith Athmer, 9852 Clinton County Rd, Trenton, IL. 62293 requesting floodplain variance for structure more than 500 sq ft and more than \$15,000 for an existing 32' x 48' metal shed with 16' x 48' lean-to. Property is zoned agricultural and owned by Keith Athmer. Property is located on Can Can Rd in Lookingglass Township.

Location of property:

The South ½ of the Southwest Quarter of the Southeast Quarter of Section 18 and the West ½ of the Northwest Quarter of the Northeast Quarter of Section 19, all in Township 1 South Range 5 West of the Third Principal Meridian, Clinton County, Illinois.

CASE #3: Request for a special use family split (40-4-3) submitted by Daniel & Kelli Maue, 14921 Sportsmen Rd. Trenton, IL. 62293 to allow their child to build a single-family dwelling on 3 acres. The property is zoned agricultural and owned by Daniel & Kelli Maue.

Location of property:

Part of the Southeast Quarter of the Southeast Quarter of Section 4, Township 2 North, Range 5 West of the Third Principal Meridian, Clinton County, Illinois, described as follows:

Commencing at the Southwest corner of said Southeast 1/4; thence, N.00°13'23"W., (bearing assumed) along the West line of said Southeast 1/4, 690.37 feet; thence, N.89°07'18"E., 1501.16 feet to the point of beginning; thence, continuing N.89°07'18"E., 150.08 feet; thence, N.02°45'31"W., 175.84 feet; thence, N.83°40'44"E., 434.64 feet; thence, N.03°25'45"W., 150.00 feet to the Southeast corner of a tract of land deeded to Michael Schremp, recorded as Doc. No. 2017R05356 of the Clinton County, Illinois, Recorder's Office; thence, S.89°43'12"W., 582.59 feet to the Southwest corner of said Schremp tract; thence, S.02°45'31"E., 373.11 feet to the point of beginning, containing 3.0 acres, more or less.

Together with a 25 foot wide, Ingress/Egress Easement, the North line of said easement is described as follows:

Commencing at the Southwest corner of said Southeast 1/4; thence, N.00°13'23"W., (bearing assumed) along the West line of said Southeast 1/4, 690.37 feet to the point of beginning; thence, N.89°07'18"E., 1521.16 feet to the endpoint of said easement.

Subject to a 20 foot wide, Ingress/Egress Easement, the easement is adjacent to and West of the West line of the above described tract.

CASE #4: WITHDREW

CASE #5: Request for variances (40-3-13) & (40-3-14) (A1) was submitted by Bradley & Rebecca Varel, 10662 Buckingham Ct, Breese, IL. 62230 to construct 46' x 84' bus storage shed in an R-2 district with no principal structure and to increase the height from 17' to 22'. The property is Lot 4 in Sunrise Terrace Subdivision on Wilshire Drive, Bartelso, IL 62218. The property is owned by Joan Varel.

Location of property:

Part of the South Half of the Southwest Quarter of Section 8, Township 1 North, Range 3 West of the Third Principal Meridian, Clinton County, Illinois. The northwest corner of Sunrise Terrace Subdivision. Containing .12 acres more or less.

CASE #6: Request for a variance (40-3-14) (B1) submitted by Superior Storage 160 Inc, Scott Meinhardt, 8 North 2nd St, New Baden, IL, 62265 to reduce the north setback from 25' to

19' 5" and the East setback from 25' to 5' for a new 50' x 160' storage building in Industrial District. The property is owned by Superior Storage 160, Inc. Property is located at 7742 State Rt 160, New Baden, IL 62265.

Location of property:

Tract 1:

Part of the Northwest Quarter of the Southwest Quarter of Section 17, Township 1 North, Range 5 West of the Third Principal Meridian in Clinton County, Illinois, described as follows:

Commencing at the intersection of the East Right-of-Way line of Illinois Route 160 and the South Right-of-Way line of Norfolk Southern Railroad; thence North 89°34'20" East (bearing assumed) along said South Right-of-Way line of Norfolk Southern Railroad 505.01 feet to the point of beginning; thence South 00°06'02" East 155.00 feet; thence South 89° 34' 20" West 505.01 feet; thence North 00°06'02" West 135.00 feet, thence East 50.00 Feet; thence North 20 feet to the South Right-of-Way line of the Norfolk Southern Railroad; thence North 89°34'20" East 455.01 feet to the point of beginning.

Tract 2:

Part of the Northwest Quarter of the Southwest Quarter of Section 17, Township 1 North, Range 5 West of the Third Principal Meridian in Clinton County, Illinois, described as follows:

Commencing at the intersection of the East right of way line of Illinois Route 160 and the South right of way line of Norfolk Southern Railroad; thence South 00°06'02" East, (bearing assumed) along said East right of way line of Illinois Route 160, 155.00 feet to the point of beginning; thence continuing South 00°06'02" East, along said East right of way line of Illinois Route 160, 25.00 feet; thence North 89°34'20" East, 505.01 feet; thence North 00°06'02" West, 25.00 feet; thence South 89°34'20" West, 505.01 feet to the point of beginning

CASE #7: Request for variance (40-3-14) submitted by Gregory & Nancy Rehkemper, 7515 Keyesport Rd, Highland, IL 62249 to relax setbacks from 25' to 18'9" between the house and shed to allow a 1 acre split with house. Property is zoned agricultural and owned by Gregory & Nancy Rehkemper.

Location of property:

Part of the S.W. ¼ of the N.E. ¼ of Sec. 5, T. 3 N, R. 4 W, of the 3rd PM, Clinton County, Illinois.

CASE #8: Request for variance (40-3-6) submitted by Mark Krausz, 4929 State Route 160, New Baden, IL 62265 to reduce setback from State Route 161 R.O.W. from 75' to 45' and to reduce the setback from the centerline of State Route 161 from 100' to 95'. Property is zoned agricultural and owned by Mark Krausz. Property is located at 4515 State Route 160, New Baden, IL 62265.

Location of property:

Section 31 Township 1N Range 5W PT S.E. N.E. 5.00A

5. OTHER BUSINESS:

- Decommissioning estimate for solar farms

6. PUBLIC COMMENTS:

7. ADJOURN