

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

AGENDA

July 3, 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 special use (40-4-3) submitted by Chad & Tara Voss, 15090 Old State Rd, Carlyle, IL. 62231 to allow a small rural dog breeding business in an Agricultural District. The property is owned by Chad & Tara Voss.

Location of property:

Part of Lot 4 of Alexa's Dream II Subdivision, a subdivision of part of the Northwest Quarter of the Northwest Quarter of Section 15, and part of the Northeast quarter of the Northeast Quarter of Section 16, Township 2 North, Range 3 West of the Third Principal Meridian, Clinton County, Illinois, being more particularly described as follows: Beginning at an iron pin and cap marking the Northeast corner of said Lot; thence Southerly along the East line of said Lot having an assumed bearing of S. 00° 39' 52" W., 243.84 feet to an iron pin and cap marking the Southwest corner of Lot 1 of Alexa's Dream Subdivision; thence N. 13° 46' 23" W., 174.61 feet to an iron pin and cap; thence N. 30° 52' 58" E., 86.50 feet to the point of beginning. Situated in Clinton County, Illinois. EXCEPT all coal, oil, gas, and other minerals.

CASE #2: Request for a special use (40-9-16) and variance (40-3-14) submitted by Glen Roeckenhau, 11480 Old State Rd, Carlyle, IL. 62231 to allow 2 truck storage containers in an agricultural district. Also requesting variance for west side property line setback from 25' to 4' 3". The property is owned by Glen Roeckenhau.

Location of property:

Part of the Southeast Quarter of the Northwest Quarter and part of the Northeast Quarter of the Southwest Quarter, all in Section 1, Township 2 North, Range 4 West of the Third Principal Meridian, Clinton County, Illinois, described as follows:

Beginning at the point of intersection of the South R.O.W. line of Old State Road with the East Line of said S.E. 1/4 of the N.W. 1/4 of Section 1; thence, South, collinear with the East line of said S.E. 1/4 of the N.W. 1/4 and the East line of the N.E. 1/4 of the S.W. 1/4, 660.00 feet; thence, West parallel with the South R.O.W. line of Old State Road, 201.00 feet; thence, North, parallel with said East line of the S.E. 1/4 of the N.W. 1/4, 660.00 feet to said South R.O.W. line of Old State Road, thence, East, along said South R.O.W. line of Old State Road, 201.00 feet to the point of beginning, containing 3.0 acres, more or less. Situated in Clinton County, Illinois.

CASE #3: Request for variance (40-3-13) submitted by Kevin Becker, 8210 Gross Lane, Bartelso, IL. 62218 to construct a shed in an R-2 district with no principal structure. The property is located on Cedar St in Royal Lake Resort and owned by Kevin Becker.

Location of property:

Subdivision: Royal Lake Resort #2 Block 20 Lots 84-85-86- & 87.

CASE #4: Request for a special use (40-9-16) submit by Dale & Nancy Fisk, 402 East Chestnut St, Percy, IL. 62272 to allow an RV in a Residential (R-1) District for occasional use to camp. The property is located at 18940 Boulder Rd, Carlyle, IL, 62231. The property is owned by Dale & Nancy Fisk.

Location of property:

Village of Boulder Lots 18 & 19 Sec. 20 TWP 3N RNG 1W

CASE #5: Request for variance (40-3-6) submitted by Travis Navickas, 23057 St. Rose Rd, Highland, IL. 62249 to reduce setback from St Rose Rd R.O.W. from 75' to 49' 19" and to reduce the setback from center of Baumann Rd. from 75' to 45' 53" for a portable detached shed. The property is zoned Residential (R-1) and is owned by Travis Navickas.

Location of property:

Part of Lot 3 of the Southwest Fractional Quarter of Section 6, Township 3 North, Range 4 West of the Third Principal Meridian, Clinton County, Illinois, more particularly described as follows:

Commencing at the Northwest corner of said Lot 3; thence, S. 0 deg. 00' 00" W., (bearing assumed) along the West line of said Lot 3, 2316.00 feet to the point of beginning; thence, S. 88 deg. 33' 04" E., 524.82 feet; thence S. 0 deg. 04' 24" W., 359.29 feet, to the North Right of Way line of State Aid Route 14; thence, N. 87 deg. 11' 12" W., along said North Right of Way line 524.82 feet, to the West line of said Lot 3; thence, N. 0 deg. 00' 00" E., along West line, 346.80 feet to the point of beginning, containing 4.24 acres, more or less.

CASE #6: Request for a special use (40-9-16) submitted by Franklin Kious II, 250 Beech St. Carlyle, IL. 62231 for a temporary permit to allow a camper in a Residential (R-2) District until he builds a home on the property. The property is in Royal Lake on Beech St, Carlyle, IL, 62231 and owned by Franklin Kious II.

Location of property:

Lots 1, 2, 3, and 4 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, in all Township 1 North, Range 3, West of the Third Principal Meridian containing 40 acres, more or less situated in the County of Clinton in the State of Illinois:

CASE #7: Request for a special use (40-9-16) submitted by Eric Dillon, 15 Mid Circle Dr, Maryland Heights MO, 63043-5019 to allow 2 truck storage containers in an R-2 district to store lawn equipment. The property is located in Royal Lakes at 416 Pine St. Carlyle, IL. 62231 and owned by Eric Dillon.

Location of property:

Lots One (1), Two (2), Three (3), Four (4) and Five (5) in Block Fifteen (15), Royal Lake Resort Properties #2, being a subdivision of the Northwest Quarter (NW1/4) of the Northeast Quarter (NE1/4) of Section Two (2) containing 39 and 1/100 acres, and 99/100 acres off the East side of the Northeast Quarter (NE1/4) of the Northwest Quarter (NW1/4) of Section Two (2), all in Township One (1) North, Range Three (3) West of the Third Principal Meridian, Clinton County, Illinois. Situated in Clinton County, Illinois.

CASE #8: Request for a map amendment (40-9-30) submitted by Emily & Nathan Gall, 18909 Jamestown Rd, St. Rose, IL 62230 to rezone lot from Residential (R-2) to Commercial (C). The property is currently zoned Residential (R-2) and located in St Rose on the corner of Main St and West St. Property is owned by DVR Holding LLC- Popeye's Real Estate LLC-Dwight Rutz, 28 Willow Creek Dr, Highland, IL 62249.

Location of Property:

A tract of land commencing at the Southeast corner of Section 20, thence West 330 feet, thence North 99 feet, thence East 330 feet, thence South 99 feet, to the place of beginning, in Township 3 North, Range 4 West of the Third Principal Meridian, Clinton County, Illinois; according to the plat thereof recorded in Deed Book 1 Page 519 in the Recorder's Office of Clinton County, Illinois;

EXCEPT a part of the Southeast Quarter of the Southeast Quarter of Section 20, Township 3 North, Range 4 West of the Third Principal Meridian, also being a part of Lots 1, 2 and 3 of Block 1 of Blue Mound, now St. Rose, being more particularly described as follows: The South 99.00 feet of the East 183.00 feet of said Quarter Quarter in Clinton County, Illinois;

ALSO EXCEPT 20 feet of the East end of 147 feet off of the West end of Lots 2, and 3 of Block 1 platted as Blue Mound, Clinton County, Illinois, located in Section 20, Township 3 North, Range 4 West of the Third Principal Meridian, Clinton County, Illinois.

→ 01-01-20-477-020
John + ERIN Pollock

CASE #9: Request for a special use family split (40-4-3) submitted by Bradley & Karen Maschhoff, 951 10th St, Carlyle, IL. 62231 to build a detached single- family dwelling on an agricultural tract containing 3 acres for a qualifying family member. The property is located in Breese Township on Little Prairie Rd, Breese, IL. 62230. The property is zoned agricultural and owned by Wilbert & Esther Dorries Trust.
Location of property:
Part of the Northwest Quarter of the Northeast Quarter, Section 25, Township 2 North, Range 4 West of the 3rd P.M.

CASE #10: Request for a special use family split (40-4-3) submitted by Henry Huelsmann, 5939 Strieker Rd, Aviston, IL 62216 to build a detached single- family dwelling on an agricultural tract containing 3 acres for a qualifying family member. The property is located in Breese Township on Strieker Rd. The property is zoned agricultural and owned by James Huelsmann, 5939 Strieker Rd, Aviston, IL 62216.
Location of property:
Part of the South Half of Lot Two of the Southwest Quarter of Section 6, Township 2 North, Range 4 West of the Third Principal Meridian, Clinton County, Illinois, described as follows:

Beginning at the Southeast corner of said South Half of Lot 2 of the Southwest 1/4; thence, North, (bearing assumed) along the East line of said Lot 2 of the Southwest 1/4, 1320.0 feet to the Northeast corner of said South Half of Lot 2 of the Southwest 1/4; thence, West, along the North line of said South Half of Lot 2 of the Southwest 1/4, 66.0 feet; thence, South, parallel with said East line of Lot 2 of the Southwest 1/4, 1070.0 feet; thence, West, parallel with the South line of said Southwest 1/4, 174.0 feet; thence, South, parallel with said East line of said Lot 2 of the Southwest 1/4, 250.0 feet to a point on said South line of the Southwest 1/4; thence, East, 240.0 feet to the point of beginning, containing 3.0 acres, more or less.

Case #11: Request for a map amendment (40-9-30) submitted by Matthew & Karen Ratermann, 98 North Clement St., Box 647 Aviston, IL. 62216 to rezone 10 acres from Agricultural (A) to Agricultural-Residential 10 (A-R 10) for 1 home. The property is located off Old Hwy 50, Breese, IL. 62230 & owned by Matthew & Karen Ratermann.
Location of property:

Description:

Part of the Southwest Quarter of Section 17, Township 2 North, Range 4 West of the Third Principal Meridian, further described as follows:

Commencing at the southeast corner of said Southwest Quarter; thence North 00 degrees 35 minutes 03 seconds West (bearing assumed), along the east line of said Southwest Quarter, 39.61 feet to north right-of-way line of Old U.S. Route 50; thence North 89 degrees 26 minutes 05 seconds West, along said north right-of-way line 193.70 feet to the Point of Beginning; thence continuing along said north right-of-way line, North 89 degrees 26 minutes 05 seconds West, 832.71 feet; thence North 00 degrees 23 minutes 00 seconds West, 585.00 feet; thence South 89 degrees 26 minutes 5 seconds East, 695.00 feet; thence South 32 degrees 4 minutes 37 seconds West, 276.00 feet; thence South 87 degrees 29 minutes 11 seconds East, 285.00 feet; thence South 00 degrees 35 minutes 03 seconds East, 340.00 feet to the point of beginning, containing 10.00 acres, more or less.

5. OTHER BUSINESS:

6. PUBLIC COMMENTS:

7. ADJOURN