

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

**AGENDA**

**January 7, 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 variance (40-3-6) submitted by William & Nancy Eischeid, 16006 Old State Rd. Carlyle, IL. 62231 to relax the setback from the center of Pipeline Rd from 75' to 63' to allow for an addition to an existing shed. Property is zoned agricultural and owned by William & Nancy Eischeid.  
Location of property:  
All that part of the Southwest Quarter of the Northwest Quarter of Section 14, Township 2 North, Range 3 West of the third Principal Meridian lying South of the St. Louis & Vincennes Rd. & North of the Carlyle & Buxton Rd.

**CASE #2 & #3:** Request for variances (40-3-6) & (14-1-10) submitted by Denis Munie, 2817 Aster Court, Highland IL. 62249 to relax the setback from the center of St. Rose Rd from 100' to 75' to allow for a new home. Also, requesting a wet flood proofing variance for an existing 12' x 20' shed and will install the flood vents to meet requirements. Property is located at 20905 Meadow View Rd, Highland IL 62249. The property is zoned Residential (R-1) and owned by Denis Munie.  
Location of property:  
Tract #1 according to the Plat filed recorded September 23, 1975 at 11 am in Plat Record 317-B of the Clinton County, Il being a part of the Northwest Quarter of the Northwest Fractional Quarter of Section 7, Township 3 North, Range 4 West of the Third Principal Meridian, situated in Clinton County, IL. Together with a 30-foot private roadway conveyed to the Meadow View



Subdivision Owners Association which is shown on the Plat of Subdivision; Excepting therefrom: That part conveyed to the County of Clinton and State of Illinois in Warranty Deed recorded on August 24, 1987 in Book 246 Page 257 more particularly described as follows: A strip of land 10' wide off the North side of Tract #1 according to the Plat filed of record September 23, 1975 @ 11 am in Plat Recorded 317-B of the records of Clinton County, IL. Being a part of the Northwest Quarter (NW ¼) of the Northwest Fraction Quarter of Section 7, Township 3 North, Range 4 West of the third Meridian, situated in Clinton County, Illinois.

**CASE #4:** Request for a Special Use Permit (40-4-3) submitted by Chris Korte, 3410 Fairway Dr, Highland, IL 62249 to re-open the former Twin Oaks Golf Course. The property is zoned agricultural and is located at 21900 State Rt 127, Greenville, IL 62246.  
Location of the property:  
Part of Northwest Quarter of Section 6, Township 3 North, Range 2 West of the 3<sup>rd</sup> P.M. Clinton County, IL. Parcel ID# 03-03-06-100-017

**CASE #5:** Request for a special use family split (40-4-3) submitted by Joseph Thole, 861 West First St, Aviston, IL. 62216 to allow for a qualified family member to build a detached single-family dwelling in an agricultural district containing 3.00 acres. The property is currently owned by Thole Trust, 5101 Lee Rd, Aviston, IL. 62216. Located on Russland Rd, Aviston, IL. 62216  
Location of property:  
Part of the South Quarter of the Northwest Quarter of Section 12, Township 2 North, Range 5 West of the Third Principal Meridian, Clinton County Illinois, being more particularly described as follows:  
beginning at an iron pin marking the Southwest corner of said Quarter Quarter; thence Northerly along the West line of said Quarter Quarter; having an assumed bearing of N.01°-18'-49" W. 255.00 feet; thence N 89°-09'-21" E. 535.00 feet; thence S. 01°-18'-49" E. 255.00 feet to a point on the South line of said Quarter Quarter; thence S. 89°-09'-21" W. along said South line 512.47 feet to the point of beginning. Containing 3 acres, more or less.

**CASE #6:** Request for variance (40-3-6) submitted by Joseph & Stanley Kalmer, 2618 Airport Rd, New Baden, IL. 62265 to relax the setback from 25' to 15' for an addition to an existing shed. The property is zoned agricultural and owned by Joseph & Stanley Kalmer.  
Location of property:  
Tract 1: The West Half of the Northeast Quarter of Section Thirty-Three



(33), containing 80 acres; the Northwest Quarter of the Southeast Quarter of Section Thirty-Three (33), containing 40 acres; the Northwest Quarter of the Northeast Quarter of the Southeast Quarter of section Thirty-Three (33), containing 10 acres; all situated in Township one (1) North, Range Five (5) West of the Third Principal Meridian, Clinton County, Illinois Permanent Parcel #'s: 11-10-33-200-001 & 11-10-33-400-001

**CASE #7:** Request for variance (40-3-6) submitted by Timothy Gebke, 19808 Hen House Rd, Shattuc, IL 62231 to relax the setback from the center of Hen House Rd from 75' to 50' to allow for a new 30' x 30' shed. The property is zoned agricultural and owned by Timothy A Gebke.  
Location of property:  
Part of the South Quarter of the Northwest Quarter of the Northwest Quarter of Section 14, Township 3 North, Range 1 West of the Third Principal Meridian, Clinton County Illinois. Parcel # 04-04-14-100-015

**CASE #8:** Request for variance (40-3-6) submitted by Keith W Hamilton, Gateway FS, Inc, 221 East Pine St, Red Bud, IL 62278 to relax the setback from the Right of way from 75 feet to 0 feet to match the existing building on the property for the construction of new building.  
Property is zoned commercial and owned by Gateway FS, Inc. Located at 12805 Ferrin Rd, Carlyle, IL 62231.  
Location of property:  
Parcel A block lettered "A" and block lettered "B" in the Village of Schafly, Illinois, now Ferrin, as designated and shown by the plat of Schlafly, Illinois and which plat is recorded in Plat Record "A" page 21 (now Plat Envelope 10A) in the Recorder's Office of the County of Clinton, State of Illinois.  
Parcel #10-09-19-257-001

## **5. OTHER BUSINESS**

## **6. PUBLIC COMMENTS**

## **7. ADJOURN**