

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

**AGENDA**

**June 7, 2023 – 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:** A variance (40-3-14) submitted by Douglas & Diane Kuhl, 10025 Schrage Lane, Breese, IL 62230 to reduce the setback from 25' to 10' for a new detached garage. The property is zoned A-R and owned by Douglas & Diane Kuhl.

Location of property:

Lot Five (5) of St. Francis Estates. Part of the Southwest Quarter of Section 2, Township 2 North Range 4 West of the third Principal Meridian, Clinton County, Illinois, according to Plat of Survey prepared by Netemeyer Engineering Associates, Inc. and recorded November 22, 2010 at 2:20:54 P.M. as Document No. 2010R6885 in Plat Envelope 690.

**CASE #2:** A variance (40-3-14) submitted by Angie Becker, 14345 Flat Branch Rd. Carlyle, IL. 62231 to reduce the setback from 25' to 5' for a new detached shed. The property is located at 14223 Flat Branch Rd, Carlyle, IL 62231. Zoned agricultural and owned by Schmeink Legacy Irrevocable Trust.

Location of property:

The East One Hundred (100) acres of the Southwest Quarter (SW ¼) of Section Eleven (11), Township Two (2) North, Range Three (3) West of the Third Principle Meridian, Clinton County, Illinois.

Except part of the East 100 Acres of the Southwest Quarter of Section 11, Township 2 North, Range 3 West of the 3<sup>rd</sup> Principle Meridian, Clinton County, Illinois, being more particularly described as follows: Beginning at an iron pin marking the northeast corner of said East 100 Acres of the Southwest Quarter; thence southerly along the east line of said East 100 Acres of the Southwest Quarter having an assumed bearing of S. 01° 37' 20" W. along said east line 75.05 feet to an iron pin; thence N. 88° 25' 45" W. 1634.27 feet to a point on the west line of the East 100 Acres of the Southwest Quarter; thence N. 01° 37' 20" E. along said west line 26.00 feet to an iron pin and cap marking the northwest corner of said East 100 Acres of the Southwest Quarter; thence N. 89° 51' 06" E. along the north line of said East 100 Acres of the Southwest Quarter 1635.04 feet to the point of beginning.

Also Excepting part of the East Half of the Southwest Quarter of Section 11, Township 2 North, Range 3 West of the 3<sup>rd</sup> Principle Meridian, Clinton County, Illinois, being more particularly described as follows: Commencing at an iron pin marking the northeast corner of said Half Quarter; thence southerly along the east line of said Half Quarter having an assumed bearing of S. 01° 37' 20" W. 650.62 feet to an iron pin marking the point of beginning; thence continuing along said east line S.01° -37-20"W. 485.90 feet to an iron pin; thence N. 88° 22' 40" W. 277.11 feet to an iron pin and cap; thence N .01° 37' 20" E. 485.90 feet to an iron pin and cap; thence S. 88°22' 40" E. 277.11 feet to the point of beginning.

Further Excepting that portion previously deeded to the State of Illinois, for the use of the Department of Public Works and Buildings, dated June 17, 1971, recorded in the Recorder's Office in Clinton County, Illinois, in Book No. 155 page 92 Document No. 210261.

**CASE #3:** A variance (40-3-14) submitted by Nancy Timmermann, 15222 Nehrt Rd. Carlyle, IL. 62231 to reduce the setback from west property line from 25' to 10' to allow for a 24' x 30' pole barn. The property is zoned agricultural and owned by Nancy L. Timmermann.

**Location of property:**

A part of the Northeast corner of the Northwest Quarter of the Quarter of Section Fifteen (15), Township, Two (2) North, Range (3) West of the Third Principal Meridian, more particularly described as follows: Beginning at the Northeast corner of the Northwest Quarter of the Southwest Quarter of said Section Fifteen (15), running South Four Hundred Forth (440) feet, thence West Two Hundred Fifteen (215) feet, thence North Four hundred forty (440), thence West Fifteen (215) feet, to the point of beginning, County of Clinton, State of Illinois.

**CASE #4:** Variances (40-3-6) & (40-3-13) submitted by Steve Neff, 124 Pine Hollow Ln, Collinsville, IL. 62234 to reduce the front setback from 25' to 12' and to allow a carport in an R-3 district without a principal structure. The property is located at 21814 N Harbor Dr, Carlyle, IL 62231 and is owned by Steve & Stacy Neff.

**Location of property:**

Lot #116 in North Harbor #2, being platted on the Northeast Quarter (NE ¼) of the

Northeast Quarter (NE ¼) of Section Ten (10), Township 3 North, Range 2 West of the Third Principal Meridian, Clinton County, Illinois.

**CASE #5:** A variance (40-3-14) submitted by Ronald Kohbrecher, 7216 Iberg Rd, St. Rose, IL. 62230 to reduce the setback on the East property line from 25' to 13' for an addition to an existing shed. The property is zoned agricultural and owned by Ronald & Carol Kohlbrecher.

**Location of property:**

Part of the Northwest Quarter of Section 20 and part of the Northeast Quarter of the Northeast Quarter of Section 19, all in Township 3 North, Range 4 West of the Third Principal Meridian, Clinton County, Illinois, described as follows:

Commencing at the Northwest corner of said Northwest 1/4 of Section 20; thence, S.88°22'57"E., (bearing assumed) along the North line of said Northwest 1/4 of Section 20, 364.45 feet to the point of beginning; thence, continuing S.88°22'57"E., along said North line, 35.03 feet; thence, S.00°36'49"E., 1258.83 feet; thence, S.88°22'57"E., 56.77 feet; thence, S.01°59'59"E., 216.43 feet; thence, N.88°22'57"W., 425.74 feet to a point on the West line of said Northwest 1/4; thence, N.01°59'59"W., along said West line, 145.32 feet to the Southeast corner of said Northeast 1/4 of the Northeast 1/4 of Section 19; thence, N.88°34'37"W., along the South line of said Northeast 1/4 of the Northeast 1/4 of Section 19, 41.55 feet; thence, N.01°59'59"W., 394.60 feet; thence, S.88°22'57"E., 383.33 feet; thence, N.00°36'49"W., 935.88 feet to the point of beginning as referenced on the Plat of Survey prepared by Netemeyer Engineering Associates Inc. and recorded in the records of Clinton County on October 22, 2009 as Document Number 2009R07710 in Plat Envelope 666.

**CASE #6:** Request for a special use for a family split and variance (40-4-3) submitted by Amber & Sean Meyer, 318 Elevator Rd, Carlyle, IL. 62231 for a detached single family dwelling on an agricultural lot of 2.98 acres from her grandfather that had an existing dwelling that was removed between 2016 - 2017. The property is located at 14017 Ladue Rd, Carlyle IL 62231. Owned by Sean & Amber Meyer.

**Location of property:**

The Southwest corner (S.E./c) of said Tract A, thence West (W) along the South (S) Line of Tract A, a distance of 208 feet to a point, thence North (N) 624 feet to a point, thence East (E) parallel with the South (S) line of said Tract A 208 feet, more or less to a point on the East (E) line of Tract A thence South (S) along said East (E) line of said Tract A 624 feet more or less to the point of beginning, containing Three (3) acres, more or less, all in Section Eight (8), Township Two (2) North, Range One (1) West of the Third Principal Meridian, Clinton County, Illinois.

**CASE #7:** Request for a variance (40-3-14) submitted by Robert & Heidi Mueller, 5110 Wesclin

Rd. Germantown, IL. 62245 to reduce the East setback from 25' to 5' and the South setback from 25' to 15' for a shed. The property is zoned agricultural and owned by Heidi & Robert Mueller.

**Location of property:**

Lot 1 of Arnold E. Henss First Subdivision of part of the Northwest ¼ of the Northwest ¼ of Section 1 in Township 1 North, Range 5 West of the Third Principal Meridian, Clinton County, Illinois.

**CASE #8:** Request for a variance (40-3-6) submitted by JT Build, LLC., 12707 Drive In Rd, Breese, IL. 62230 to reduce the front set back front the center of Drive-in Rd from 75' 60' to add a front porch. The property is zoned Industrial and owned by JT Build, LLC.

**Location of the property:**

Part of the Northeast Quarter (NE 1/4) of the Northeast Quarter (NE 1/4) of Section 20, Township 2 North, Range 4 West of the Third Principal Meridian, more particularly described as: Beginning at the point of intersection of the West right of way line of the Township Road with the North right of way line of the Baltimore and Ohio Railroad, running thence West along said North right of way line of the Baltimore and Ohio Railroad, a distance of 660 feet to a point for corner; thence North and parallel to said West right of way line of the Township Road, a distance of 200 feet to a point for corner; thence East and parallel to said North right of way line of the Baltimore and Ohio Railroad a distance of 660 feet, more or less, to the West right of way line of the Township Road, thence South along said West right of way line of the Township Road, a distance of 200 feet, more or less, to the point of beginning, according to the plat recorded in the Deed Record 174 at Page 613.

**CASE #9:** Request for a special use family split and variance (40-4-3) submitted by Allan L Varel, 106 N Church St, Damiansville, IL. 62215 for a detached single family dwelling on an agricultural lot. Requesting variance to allow for a family split on reduced lot size of 1.93 acres for Lot 1 and 2.32 acres for Lot 2. The property is located at 12600 Old Carlyle Rd, Bartelso, IL 62218. The property is zoned agricultural and owned by Allan L. Varel.

**Location of property:**

**DESCRIPTION:**

Part of the Northeast Quarter of Section 6, Township 1 North, Range 3 West of the Third Principal Meridian, Clinton County, Illinois, described as follows:

Commencing at the Southeast corner of said Northeast 1/4; thence, N.00°44'02"W., (bearing assumed) along the East line of said Northeast 1/4, 10.00 feet; thence, N.89°46'35"W., parallel with the South line of said Northeast 1/4, 1439.51 feet to a point on the East line of the West 37 acres of the Southwest 1/4 of said Northeast 1/4; thence, N.05°16'58"W., along said East line of the West 37 acres of the Southwest 1/4 of the Northeast 1/4, 1036.04 feet to the point of beginning; thence, continuing N.05°16'58"W., along said East line of the West 37 acres of the Southwest 1/4 of the Northeast 1/4, 284.21 feet to a point on the centerline of Old Carlyle Road; thence, along said centerline of Old Carlyle Road as follows: N.75°10'03"E., 247.33 feet; N.80°30'09"E., 150.85 feet; N.68°07'29"E., 31.91 feet; N.55°20'25"E., 33.53 feet; N.41°35'02"E., 54.51 feet; N.33°35'33"E., 31.23 feet; thence, leaving said centerline of Old Carlyle Road, S.13°41'27"E., 152.77 feet; thence, S.00°18'30"E., 322.18 feet; thence, N.89°48'50"W., 510.25 feet to the point of beginning, containing 4.25 acres, more or less.

**CASE #10:** Request for a special use family split (40-4-3) submitted by Alex Albert Duane Zachry, Trustee of Fred B. Zachry Estate Duane & Mary Zachry, 15231 County Farm Rd, Carlyle, IL. 62231, for a son to build a single-family dwelling on 3 acres. The property is zoned agricultural.

**Location of property:**

Part of the West Half of the Southwest Quarter of Section 3, Township 2 North, Range 3 West of the 3<sup>rd</sup> P.M.

**CASE #11:** Request for a special use family split (40-4-3) submitted by Andrew S. Brandt, 11712 End Rd, Shattuc, IL. 62231 for a detached single family dwelling on an agricultural lot of 3 acres. The property is zoned agricultural and currently owned by Robert & Tamera Lyons.

**Location of the property:**

**DESCRIPTION:**

Part of the Southeast Quarter of Section 21, Township 3 North, Range 1 West of the Third Principal Meridian, Clinton County, Illinois, described as follows:

Commencing at the Southeast corner of said Southeast 1/4; thence, N.00°01'40"E., (bearing assumed) along the East line of said Southeast 1/4, 1268.13 feet to the point of beginning; thence, continuing N.00°01'40"E., along said East line, 314.00 feet; thence, N.89°58'21"W., 415.00 feet; thence, S.00°01'40"W., 314.00 feet; thence, S.89°58'21"E., 415.00 feet to the point of beginning, containing 3.00 acres, more or less.

**5. OTHER BUSINESS:**

- a. Michael Hellmann- Talk about his case from last month and the covenants.
- b. Discussion of Late Fees and Enforcement Date and Submittal of Application

**6. PUBLIC COMMENTS:**

**7. ADJOURN**