

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

AGENDA

May 7, 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 Map Amendment (40-9-30) submitted by Gary Arentsen, 4591 Monterey Rd, Albers, IL to rezone 5.43 acres of agricultural to commercial which adjoins existing commercial property. The property is owned by Jerome and Phillip Arentsen, 6612 Hunter Rd, Albers, IL. Property is located at Kelly & The Colonel, 6755 Albers Rd, Damiansville, IL 62215.

Location of property:

Tract B

Part of the Northeast Quarter of the Northeast Quarter of Section 23, Township 1 North, Range 5 West of the Third Principal Meridian, Clinton County, Illinois, described as follows:

Commencing at the Northeast corner of said Northeast 1/4; thence, N.89°33'42"W., (bearing assumed) along the North line of said Northeast 1/4, 327.06 feet to the Northwest corner of a tract of land deeded to Kelly and The Colonel, Inc., recorded as Doc. No. 2007R01692 of the Clinton County, Illinois, Recorder's Office ; thence, continuing N.89°33'42"W., along said North line of the Northeast 1/4, 351.93 feet to the Northeast corner of Lot 2 of Ralph Brandmeyer's 2nd Subdivision, a subdivision recorded as Doc. No. 1994R03133 in P.E. 519D of the Clinton County, Illinois, Recorder's Office; thence, S.00°32'27"W., 206.07 feet to the Southeast corner of said Lot 2; thence, S.00°22'24"E., parallel with the West line of said Kelly and The Colonel, Inc. tract, 461.62 feet to a point on the South line of the North 1/2 of said Northeast 1/4 of the Northeast 1/4; thence, S.89°42'20"E., along said South line, 355.20 feet to the Southwest corner of said Kelly and The Colonel, Inc. tract; thence, N.00°22'24"W., along the West line of said Kelly and The Colonel, Inc. tract, 666.82 feet to the point of beginning, containing 5.43 acres, more or less.

CASE #2: Request for a Variance (40-3-6) submitted by William John Noble Clossen, 21315 N Emerald Rd Carlyle, IL, 62231 to reduce the setback from the center of N Emerald Rd from 75' to 60' to build a new garage in the same location as the existing one. The property is zoned Residential (R-3) and owned by William John Noble Clossen.

Location of property:

Part of Lot 12 and Lot 7 of Key West Subdivision, a subdivision of the Southeast Quarter of Section 3, Township 3 North, Range 2 West of the Third Principal Meridian, Clinton County, Illinois, reference being had to Plat Book "H" at Page 1 of the Clinton County Records, more particularly described as follows to-wit:

Commencing at a point 585 feet North of the Southeast corner of the Northeast Quarter of the Southeast Quarter of Section 3, Township 3 North, Range 2 West of the Third Principal Meridian; thence North 185 feet; thence West 260 feet; thence South 185 feet; thence East to the point of beginning.

EXCEPT, Commencing at a point 585 feet North of the Southeast corner of the Northeast Quarter of the Southeast Quarter of Section 3, Township 3 North, Range 2 West of the Third Principal Meridian; thence North 185 feet; thence West 30 feet; thence South 185 feet; thence East to the point of beginning. Except the coal underlying.

CASE #3: Request for a special use family split (40-4-3) submitted by Brian Kampwerth, 13162 Beckemeyer Rd, Carlyle, IL 62231 to build a single-family dwelling on 3.49 acres of agricultural ground for a qualifying family member. The property is located in Wade Township on Beckemeyer Rd and is owned by Ray & Etta Kampwerth.

Location of property:

A part of the West Half of the SE ¼ of Section 16 T2N R3W Part of pin # 07-07-16-401-025.

CASE #4: Request for a special use (40-9-16) submitted by Recon Corporation, 4462 S. Elms Rd. Swartz Creek, MI 48473 to allow one truck storage container on the property. The property is zoned agricultural and located at 810 Highline Rd, Trenton, IL. 62293 and owned by Brian Kunz.

Location of property:

The South Half of the North Half of the Southeast Quarter; the South Half of the Southeast Quarter; the above containing 120 acres more or less; all of the above situated in Section 30, Township 2 North, Range 5 West of the Third Principal Meridian.

EXCEPTING approximately 5.00 acres which were sold in August, 2000 described as follows: Commencing at the Southwest corner of the Southeast Quarter of said Section 30; thence South 89 degrees 21 minutes 16 seconds East (bearing assumed) along the South line of said Section 30, 405.30 feet to the point of beginning; thence continuing South 89 degrees 21 minutes 16 seconds East along said South line 243.09 feet; thence North 00 degrees 29 minutes 30 seconds East 826.46 feet; thence North 89 degrees 21 minutes 16 seconds West 306.17 feet; thence South 00 degrees 29 minutes 30 seconds West 269.44 feet; thence South 89 degrees 21 minutes 16 seconds East 63.08 feet; thence South 00 degrees 29 minutes 30 seconds West 557.02 feet to the point of beginning.

CASE #5: Request for a special use (40-9-16) submitted by Gateway FS, Inc. (Carl Tebbe, General Manager) 221 E Pine St, Red Bud, IL. 62278, to allow anhydrous ammonia storage tank, loading risers, scale, LP Gas storage tank and 3 parking spots for employees for use through the months of March to June on 3 acres. The property is zoned agricultural and is located on Ferrin Rd in Meridian Township and owned by Gateway FS, Inc.

Location of property:

30 acres off the East side of the Northeast Quarter of the Southeast Quarter of Section 19, Township 2 North, Range 1 West of the Third Principal Meridian, Clinton County, Illinois.

EXCEPT that part described as: A tract of land situated in the Northeast Quarter of the Southeast Quarter of Section 19, Township 2 North, Range 1 West, Clinton County, Illinois, more particularly described as: Commencing at a point at the Northeast corner of the Northeast Quarter of the Southeast Quarter of said Section, thence Westerly a distance of 295.2 feet parallel to the North line of said Section, thence Southerly a distance of 295.2 feet parallel to the East line of said Section, thence Easterly a distance of 295.2 feet parallel to the South line of said Section, thence Northerly a distance of 295.2 feet to the place of beginning.

CASE #6: Request for a variance (40-4-82) submitted by Ricky Reams, 4451 E Golike Ln, Bethalto, IL. 62010 to allow two (2) clubhouses in a R-3 zoned district. The property is located at 19740 Oak Dr, Carlyle, IL. 62231 Lots 615 & 616 in Harbor Light Bay. The property is owned by Ricky & Lesile Reams.

Location of property:

Lots #615 and #616 of 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. Situated in Clinton County, Illinois. EXCEPT all coal, oil, gas and other minerals.

CASE #7: Request for a special use family split (40-4-3) submitted by Lissa Lance, 1670 Mulliken St., Carlyle, IL. 62231 to build a single- family dwelling on 5 acres of agricultural ground for a qualifying family member. The property is located in East Fork Township on Shattuc Rd and is owned by Brian & Gina Speiser.

Location of property:

Part of the S. $\frac{1}{2}$ of the N.W. $\frac{1}{4}$ of the S.W. $\frac{1}{4}$ of Sec. 27, T.3 N., R. 1 W. of the 3rd P.M. Clinton County, IL.

5. OTHER BUSINESS

6. PUBLIC COMMENTS

7. ADJOURN