

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

AGENDA

May 6, 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 Jared Kampwerth, 17717 Marydale Rd, Carlyle, IL 62231 to relax the setback from the center of Marydale Rd. from 75' to 60' to allow for a new shed. Property is zoned agricultural and owned by Jared Kampwerth.

Location of property:

The South Half of the South Half of the Southeast Quarter of section Thirteen, Township three North, Range Three West of the third Principal Meridian, Clinton County Illinois. Parcel ID# 02-02-13-400-006.

CASE #2: Request for variance (40-3-6) submitted by Robert & Cheri Griffith, 4120 Radio Tower Rd, Salem, IL. 62881 to relax the setback from the center of Boulder Rd from 100' to 75' to allow for a single-family dwelling. Property is zoned R-1 and located at 30 Clark St, Boulder, IL 62231. Owned by Robert & Cheri Griffith.

Location of property:

Lots 20 & 21 in the Original Town of Boulder, Section 20, Township 3 North, Range 1 West of the Third Principal Meridian, in Clinton County IL.
Parcel ID # 04-04-20-153-017.

CASE #3: Request for variance (40-3-14) submitted by Blake Benhoff, 7215 Cemetery Rd, St. Rose, IL 62230 to relax north setback from 25' to 15' for a new shed. Also, requesting to relax east setback from 25' to 15' for a future shed. The property is zoned agricultural and owned by Blake Benhoff.

Location of property:

Lot 1 of Windy Hill Acres Subdivision being a part of the Northwest Quarter of the

Southwest Quarter & part of the Northeast Quarter of the Southwest Quarter of Section 20, Township 3 North, Range 4 West of the third Meridian, Clinton County, Illinois as shown in Plat filed as Document # 2024R04747 in Plat Envelope 361A in the Recorder's Office of Clinton County, Illinois. Parcel ID # 01-01-20-300-021.

CASE #4: Request for variance (40-3-14) submitted by Kim Schneider, 16470 Spanker Branch Rd, Aviston, IL. 62216 to relax the East setback from 25' to 15' for a new shed. The property is zoned agricultural and owned by Cory & Kimberly Schneider.

Location of property:

Part of the Northeast Quarter of the Southwest Quarter of Section 31, Township 3 North, Range 4 West of the Third Principal Meridian, Illinois Parcel ID # 01-01-31-400-015.

CASE #5: Request for a special use family split (40-4-3) submitted by Gebke Family Trust, Scott & Karen Gebke Co-Trustee's, 340 Kalmer Dr, Aviston, IL. 62216 to allow for a qualified family member to build a detached single-family dwelling in an agricultural district containing 3.33 acres. Located on State Rte. 161, Bartelso, IL. 62218.

Location of property:

Part of the Northeast Quarter of the Northeast Quarter of Section 14, Township 1 North, Range 4 West of the 3rd P.M. All of Parcel ID #'s as follows: 12-11-14-200-006, Part of 12-11-14-200-008 & 12-11-14-200-011.

CASE #6: Request for a variance (40-3-14) & special use family split (40-4-3) submitted by Ronald & GERALYN Huels, 19402 Sand Ridge Rd. Carlyle, IL. 62231 to reduce parts of the ingress/egress utility easement from 25' to no less than 15' and to allow for a qualified family member to build a detached single-family dwelling in an agricultural district containing 20.14 acres. Located on Sand Ridge Rd, Carlyle, IL 62231.

Location of property:

Part of the East ½ of the Southwest ¼ of Section 20, Township 2 North, Range 2 West of the 3rd Principal Meridian, Clinton County Il. Parcel ID # Part of 08-08-20-300-024

CASE #7: Request for a text amendment (40-9-30) by Clinton County Zoning Board of Appeals, 850 Fairfax, Carlyle, IL 62231 to amend Clinton County Zoning Code, Chapter 40, Article V of the Zoning Code for Solar Energy Systems. All persons desiring to appear for or against said petition may appear at said hearing and be heard thereon. Copies of the proposed changes to Clinton County Zoning Code, Chapter 40, Article V will be available in the Clinton County Zoning Office, 850 Fairfax, Carlyle, IL 62231 and posted on the Clinton County Zoning webpage at <https://clintonco.ilinois.gov/county-offices/zoning/>

5. OTHER BUSINESS

- a. Discussion for upcoming solar hearings.
- b. Discussion of fees

6. PUBLIC COMMENTS

7. ADJOURN