

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

AGENDA

November 6, 2024 – 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 special use (40-4-3) submitted by Steven Netemeyer, 365 N 11th St. Breese, IL. 62230 for a clubhouse/deer stand with deck in an agricultural district. The property is owned by Steven Netemeyer and is located in Looking Glass (N) Township on Court Rd, Germantown, IL 62245.

Location of property:

Part of the S.W. ¼ of Sec. 3, T. 1N., R. 5 W. of the 3rd P.M., Clinton County, Illinois. Based upon field surveys completed on 8-28-24.

CASE #2: Request for a map amendment (40-9-30) submitted by John & Kimberly Peluso, 6588 Greenwood Rd. Centralia, IL. 62801 to rezone 5.50 acres from Agricultural (A) to Agricultural- Residential (A-R) that currently adjoins an A-R district to build one single-family dwelling next to an existing single-family dwelling. The property is owned by John & Kimberly Peluso and located in Lake Township on Greenwood Rd, Centralia.

Location of property:

Part of the Northwest Quarter of the Northeast Quarter of Section 21, Township 1 North, Range 2 West of the 3rd P.M., Clinton County, Illinois, being more particularly described as follows:

Commencing at a stone marking the northwest corner of said Quarter Quarter; thence easterly along the north line of said Quarter Quarter having an assumed bearing of N. 89°-33'-49" E. 195.98 feet to an Iron pin and cap marking the point of beginning; thence continuing N. 89°-33'-49" E. along said north line 365.54 feet to an Iron pin and cap; thence S. 00°-26'-11" E. 655.42 feet to an Iron pin and cap; thence S. 89°-33'-49" W. 365.54 feet; thence N. 00°-26'-11" W. 655.42 feet to the point of beginning.

Containing 5.50 Acres, more or less.

CASE #3: Request for variance (40-3-14) submitted by David White, 404 N Western Ave, Minier, IL, 61759 requesting to increase height restriction to 23' for a new shed in a Residential (R-3) district. The property is located in Lake Villa Subdivision on Lake View Dr, Carlyle, IL. 62231. Property is currently owned by Jacob Eversgerd, 506 Main St, Shattuc, IL 62231.

Location of property:

Lots 21,22,23 & 24 of Lake Villa Subdivision, a part of the North Half (N ½) of the Northeast Quarter (NE ¼) of Section 30, Township 3 North, Range 1 West of the Third Principal Meridian, Clinton County, Illinois as recorded Plat Book "F" Page 5, now Plat Envelope, of the Clinton County Records.

CASE #4: 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 II of the Zoning Code For Selected Definitions of clubhouses, Article III of the Zoning Code for General Regulations, Accessory Use Restrictions for height, Article IV of the Zoning Code for Regulations For Specific Districts, Division V – Overlay Districts by adding overlay to provide standards for pre-existing subdivisions, currently zoned Residential (R-3), which allowed dwellings and recreational vehicles in their pre-zoning recorded covenants. 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 II and IV 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.illinois.gov/county-offices/zoning/>

5. OTHER BUSINESS:

6. PUBLIC COMMENTS:

7. ADJOURN