

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

AGENDA

October 2, 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 (40-9-16) and variance (40-2-2) submitted by Matt Hamblin (Hamblin Auto Upholstery), 309 N 8th St. New Baden, IL, 62265 to allow a small rural Upholstery business inside an existing garage in an R-1 district. Also, requesting up to 2 storage containers for storing upholstery. The property is located at 14715 Sportsmen Rd, Trenton IL. 62293.

Location of property:

**Part of the NW1/4 of Section 9, T2N, R5W, 3rd P.M., Clinton County, Illinois, more particularly described by:*

Beginning at a point in the center of a public road which is 1208.41 feet South along the East line of said NW1/4 and 153.24 feet West of the NE corner of the NW1/4 of Section 9; thence along the centerline of said public road S. 9° 31' W. 172.40 feet to a point, a 1/2" iron rod bears N. 72° 46.5' W. 25.23 feet; thence S. 24° 56' W. 185.00 feet to a point; a 1/2" iron rod bears N. 70° 15' W. 20.1 feet; thence S. 14° 33.5' W. 545.54 feet to a 3/4" iron pipe on the bank of Little Sugar Creek; thence continuing S. 14° 33.5' W. 14.5 feet more or less to the center of said creek; thence along said creek N. 87° 21' W. 203.19 feet to a point, a 1/2" iron rod bears N. 8° 53' E. 22.0 feet; thence along said creek N. 77° 00' W. 168.48 feet to a point in the creek; thence N. 3° 19' E. 24 feet more or less to a 1/2" iron rod on the bank of the creek; thence continuing N. 3° 19' E. 543.28 feet to a 1/2" iron rod in an East/West fence line; thence S. 87° 01' E. 91.78 feet to a 1/2" iron rod; thence N. 10° 27.5' E. 307.48 feet to a 1/2" iron rod; thence S. 89° 01' E. 415.24 feet to a 1/2" iron rod; thence S. 89° 01' E. 20.28 feet to the point of beginning.

Less and EXCEPTING: that portion being used by the public for road purposes.

Also less and EXCEPTING:

*A tract of land located in the N.W. 1/4 of Section 9, T. 2N, R.5W of the Third Principal Meridian, Clinton County, Illinois, more fully described as follows:
Beginning at a point in Sportsman Lake Road at a point 1208.41 feet South and 153.24 feet West of the Northeast corner of the N.W. 1/4 of Section 9; thence South 9°-31' West from said beginning point along the centerline of said road a distance of 122.40 feet to a point of curve; thence along a curve to the right having a radius of 369.40 feet a distance of 99.40 feet; thence South 24°-56' West continuing along said centerline of road a distance of 72.07 feet to a point of curve; thence along a curve to the left having a radius of 693.16 feet a distance of 125.52 feet to a point of tangent; thence Westerly at right angles to said tangent point a distance of 25.0 feet to the Westerly right-of-way line of said road; thence Westerly deflecting to the left with an angle of 13°-32'30" a distance of 442.52 feet; thence North 9°-19' East a distance of 94.84 feet; thence South 87°-01' East a distance of 91.78 feet; thence North 10°-27'-30" East a distance of 307.48 feet; thence South 89°-01'-30" East a distance of 435.52 feet to the point of beginning.*

EXCEPT therefrom a uniform strip of land 25.0 feet in width from off the entire East side of the above described tract.

CASE #2: Request for a map amendment (40-9-30) and special use (40-4-3) submitted by Dale Kampwerth, 10919 Kampwerth Rd, Breese, IL 62230 to rezone 10 acres from Agricultural (A) to Industrial (I) for a small rural business for scrap yard. The property is located on Kampwerth Rd in St Rose Township and owned by Bill, Eileen & Dale Kampwerth Trust.

Location of the property:

The Southeast One-Quarter (SE¼) of Section Twenty-three (23), also the West One-Half (W½) of the Southwest One-Quarter (SW¼) of Section Twenty-four (24), all in Township Three (3) North, Range Four (4) West of the Third Principal Meridian, Clinton County, Illinois.

Location of Industrial:

Part of the Southeast Quarter of Section 23 and part of the Southwest Quarter of Section 24, Township 3 North, Range 4 West of the Third Principal Meridian, Clinton County, Illinois, described as follows:

Beginning at the Southwest corner of said Southwest 1/4 of Section 24; thence, N.01°20'55"W., (bearing assumed) along the West line of said Southwest 1/4 of Section 24, 1235.29 feet; thence, N.24°16'25"W., 337.58 feet; thence, S.88°19'11"E., 402.17 feet; thence, S.01°20'55"E., 1538.16 feet to a point on the South line of said Southwest 1/4 of Section 24; thence, N.88°33'04"W., 270.43 feet to the point of beginning, containing 10.00 acres, more or less.

CASE #3: Request for a variance (40-3-14) submitted by Jeffrey Stahl, 12911 Daiber Rd, Highland, IL. 62249 to reduce the front set back from 25' to 22' north setback from 7' to 3' for a new carport. The property is zoned R-3, and located at 19613 Meg Lane, Carlyle in Harbor Light Bay & owned by Jeffrey & Loretta Stahl.

Location of property:

Lot Six Hundred Forty-three (643), Lot Six Hundred Forty-Four (644) and the North 25' of Lot Six Hundred Forty-five (645) in Harbor Light Bay #6, being platted on part of the South half of the Northeast Quarter and part of the Northeast Quarter of the Northeast Quarter of Section 15, Township 3 North, Range 2 West of the Third Principal Meridian, Clinton County, Illinois.

CASE #4: Request for a special use (40-4-3) submitted by Yvonne Shaw, 16303 Baumann Rd, Pocahontas, IL 62275 to reopen existing restaurant/bar located at 2443 Wittenburg Rd, New Baden, IL 62265. The property is currently zoned Agricultural and owned by MWAA, INC, 601 N Main St, Ellsworth, IL 61737.

Location of property:

Part of the Northeast Quarter (NE¼) of the Southwest Quarter (SW¼) of Section Eight (8), Township One (1) South, Range Five (5) West of the Third Principal Meridian, Clinton County, Illinois, described as follows: Commencing at a point where the West line of the State Road called the Nashville Road intersects the North line of the Louisville and Nashville Railroad, thence running North along said State Road to the bend of the road, thence Westwardly along the South line of said road to the Railroad, thence East along said Railroad to the place of beginning. Situated in Clinton County, Illinois.

5. OTHER BUSINESS:

a. Discussion of Overlay District for Residential (R-3)

The purpose of the Residential (R-3) Overlay District is to provide standards for pre-existing subdivisions, currently zoned Residential (R-3), which allowed dwellings and recreational vehicles in the pre-zoning recorded covenants.

- Reduced front setbacks of 10'
- Accessory Structure - Side/Rear Setbacks of 3' or 1/3 of the wall of the building, whichever is greater
- Accessory structures permitted without a principal structure
- Recreational use of camper
- Clubhouse definition of structure containing no less than 200 square feet and occupation up to 120 days within a calendar year.

b. Discuss increasing accessory structure height restriction of 17'.

6. PUBLIC COMMENTS:

7. ADJOURN