

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

AGENDA

September 6, 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: Request for a variance (40-3-14) submitted by Scott Kuhl, 11316 Old State Rd. Carlyle, IL. 62231 to reduce the west setback from 25' to 6' for two (2) new existing sheds and Also, requesting to reduce the west setback from 25' to 6' for proposed future shed in which will be in line with the other two (2). The property is zoned agricultural and owned by Scott Kuhl.

Location of property:

Part of the Southeast Quarter of the Northwest Quarter and part of the Northeast Quarter of the Southwest Quarter of Section 1, Township 2 North, Range 4 West of the 3rd Principal Meridian, Clinton County, Illinois, being more particularly described as follows:
Commencing at an iron pin marking the intersection of the centerline of Old State Road and the west line of the Southeast Quarter of the Northwest Quarter of said Section 1; thence southeasterly along the centerline of said Road having an assumed bearing of S.74°-35'-37"E, 686.23 feet to an iron pin marking the point of beginning; thence S.75°-05'-06"E, along said Road centerline 700.78 feet to the intersection of said centerline with the east line of said Quarter Quarter; thence S.00°-42'-07"W, 655.50 feet to a stone marking the southeast corner of said Quarter Quarter; thence S.00°-07'-42"W, along the east line of said Northeast Quarter of the Southwest Quarter 717.42 feet to the southeast corner of a 18.74 Acre Tract described in the Clinton County Recorder's Deed Book 244, Page 435 and Book 39, Page 604; thence N.87°-11'-36"W, along the south line of said 18.74 Acre Tract 724.89 feet to an iron pin and cap; thence N.02°-07'-53"E, 716.74 feet to an iron pin and cap on the south line of the Southeast Quarter of the Northwest Quarter of said Section; thence N.02°-07'-53"E, 802.06 feet to the point of beginning, as platted on Plat of Survey dated August 15, 2003, and recorded August 15, 2003, as Document Number 2003R8564 in Slide #597.
Containing 23.27 Acres, more or less.

CASE #2: Request for a variance (40-3-14) submitted by Michael W. Taylor, 12110 Linden Grove Rd, Breese, IL 62230 to reduce the setback from 25' to 17' for an addition to an existing shed. The property is zoned agricultural and owned by Michael W. Taylor.

Location of the property:

Part of the Southwest Quarter of the Southwest Quarter of Section 20, Township 2 North, Range 4 West of the Third Principal Meridian, Clinton County, Illinois, described as follows: Commencing at the Southwest corner of said Southwest 1/4; thence, N. 00° 20' 47" W., (bearing assumed) along the West line of said Southwest 1/4, 629.11 feet to the point of beginning; thence, continuing N. 00° 20' 47" W., along said West line, 225.00 feet; thence, S. 84° 25' 03" E., 243.61 feet; thence, S. 00° 20' 47" E., parallel to said West line, 225.00 feet; thence, N. 84° 25' 03" W., 243.61 feet to the point of beginning, referenced on Plat of Survey prepared by Netemeyer Engineering Associates, Inc. recorded April 30, 2008 at 9:25:07 A.M. as Document No. 2008R02885 in Plat Envelope 643.

Except any interest in the coal, oil, gas and other mineral rights underlying the land which have been heretofore conveyed or reserved in prior conveyances, and all rights and easements in favor of the estate of said coal, oil gas and other minerals, if any.

CASE #3: Request for a variance (40-3-14) submitted by Nathan & Karla Tebbe, 20515 St. Rose Rd, Highland, IL 62249 to reduce the setback from 25' to 10' on the North property line for an addition to an existing shed. The property is zoned agricultural and owned by Nathan & Karla Tebbe.

Location of property:

PART OF THE NORTHEAST QUARTER OF SECTION 8, TOWNSHIP 3 NORTH, RANGE 4 WEST OF THE THIRD PRINCIPAL MERIDIAN, CLINTON COUNTY, ILLINOIS, DESCRIBED BY:

BEGINNING AT A CONCRETE MONUMENT ON THE SOUTH LINE OF SAID NORTHEAST QUARTER AND ON THE WEST LINE OF THE HIGHLAND-CARLYLE ROAD; THENCE N 86 DEGREES 32 MINUTES 30 SECONDS W. ALONG SAID SOUTH LINE 330.6 FEET TO AN IRON ROD; THENCE NORTH PARALLEL WITH THE WEST LINE OF SAID ROAD 200.0 FEET TO AN IRON ROD; THENCE S 86 DEGREES 32 MINUTES 30 SECONDS E. PARALLEL WITH SAID SOUTH LINE 330.6 FEET TO AN IRON ROD ON THE WEST LINE OF SAID ROAD; THENCE SOUTH ALONG SAID WEST LINE 200.0 FEET TO THE POINT OF BEGINNING, ACCORDING TO THE PLAT OF SURVEY PREPARED BY THOMAS J. PFIBER AND RECORDED NOVEMBER 23, 1977 AT 3:00 P.M. IN DEED RECORD 191 ON PAGE 250 AS DOCUMENT NO. 236390, NOW PLAT ENVELOPE 337-B.

EXCEPTING THEREFROM A TRACT BEGINNING AT A CONCRETE MONUMENT ON THE SOUTH LINE OF SAID NORTHEAST QUARTER AND ON THE WEST LINE OF THE HIGHLAND-CARLYLE ROAD; THENCE N 86 DEGREES 32 MINUTES 30 SECONDS W ALONG SAID SOUTH LINE 10 FEET; THENCE NORTH PARALLEL WITH THE WEST LINE OF SAID ROAD 200.0 FEET; THENCE S 86 DEGREES 32 MINUTES 30 SECONDS E, PARALLEL WITH SAID SOUTH LINE 10 FEET TO A POINT ON THE WEST LINE OF SAID ROAD; THENCE SOUTH ALONG SAID WEST LINE 200.0 FEET TO THE POINT OF BEGINNING, SITUATED IN CLINTON COUNTY, ILLINOIS.

CASE #4: Request for a variance (40-3-14) submitted by Gregory Varel, 13222 Pioneer Rd, Bartleso, IL 62218 to reduce the setback from 25' to 2' on the North property line to replace an existing shed. The property is zoned agricultural and owned by Gregory & Jeanne Varel.

Location of the property:

Part of the Southwest Quarter (SW-1/4) of Section 17, Township 1 North, Range 3 West of the Third Principal Meridian, Clinton County, Illinois, and being more particularly described as follows, to-wit:

Commencing the survey at the Northwest corner of said Southwest Quarter (SW-1/4) of said Section 17, running thence in an Easterly direction along the North line of said Southwest Quarter (SW-1/4) of Section 17 a distance of 1431.33 feet to a point, running thence Southerly along a line making a counterclockwise angle from the last described course of 92 degrees 11 minutes a distance of 1372.33 feet to a point, running thence in an Easterly direction at right angles a distance of 15.0 feet to a point, said point being the point of beginning of the tract herein being described; continuing thence in an Easterly direction along the last described course a distance of 305.75 feet to a point, running thence in a Southerly direction at right angles a distance of 388.19 feet to a point, running thence Westerly at right angles a distance of 305.75 feet to a point, running thence Northerly at right angles a distance of 388.19 feet to the point of beginning and containing 2.72 acres, more or less.

Together with and subject to the right of ingress and egress over and across a 30 foot wide strip of land lying East of and adjacent to a line, commencing at a point located on the North line of said Southwest Quarter (SW-1/4) of Section 17 a distance of 1431.33 feet East of the Northwest corner of said Southwest Quarter (SW-1/4) of Section 17 and extending in a Southerly direction along a line making a counterclockwise angle of 92 degrees 11 minutes with the last described course a distance of 1760.52 feet.

CASE #5: Request for a variance (40-3-14) submitted by Glen Netemeyer, 5200 Shoal Creek Rd. Bartleso, IL. 62218 to reduce the setback from 25' to 15' on the North property line for a new shed. The property is zoned agricultural and owned by Glen Netemeyer. Location of the property:

Part of the Southeast One-Quarter (SE $\frac{1}{4}$) of Section 27, Township 1 North, Range 4 West of the 3rd Principal Meridian, Clinton County, Illinois, being more particularly described as follows:

Commencing at a monument marking the Northwest corner of the Southwest One-Quarter (SW $\frac{1}{4}$) of the Southeast One-Quarter (SE $\frac{1}{4}$) of said Section 27; thence Southerly along the West line of said Section, having an assumed bearing of South 00 degrees 56 minutes 10 seconds East, 285.00 feet; thence North 88 degrees 29 minutes 59 seconds East, 422.21 feet to a pin in the centerline of Shoal Creek Road said point also being the point of beginning; thence North 17 degrees 16 minutes 19 seconds West along said centerline, 51.96 feet to a pin; thence North 88 degrees 29 minutes 59 seconds East, 365.59 feet to a pin and cap; thence North 82 degrees 43 minutes 50 seconds East, 193.88 feet to a pin and cap; thence North 01 degree 20 minutes 47 seconds West, 210.48 feet to a pin and cap; thence North 88 degrees 39 minutes 13 seconds East, 436.62 feet to a pin and cap; thence South 04 degrees 42 minutes 20 seconds West, 192.68 feet to a pin and cap; thence North 85 degrees 17 minutes 40 seconds West, 142.02 feet to a pin and cap; thence South 58 degrees 31 minutes 50 seconds West, 134.85 feet to a pin and cap; thence South 82 degrees 43 minutes 50 seconds West, 350.51 feet to a pin and cap; thence South 88 degrees 29 minutes 59 seconds West, 353.99 feet to the point of beginning.

CASE #6: Request for a variance (40-3-14) submitted by Bonita Mickelson, 207 S B St, Bartelso, IL 62218, to reduce the setback from 7' to 1' to allow a greenhouse. The property is zoned Residential (R-2) and owned by Dean & Bonita Mickelson.

Location of property:

Section 18, Township 1N, Range 3W, PT W $\frac{1}{2}$ NE. .31 Acres.

5. OTHER BUSINESS:

- **Sharon Logan- Hidden Acres Estates (Trenton)- Animals**
- **Jim & Ruth Kalmer- Hidden Acres Estate (Trenton)- Animals**
- **Dale Zurliene – Hidden Acres Estates (Trenton) – Animals**
- **Brent & Annie Bailey-Hidden Acres Estates (Trenton)- Animals**
- **Jennifer & Michael Flanagan- Hidden Acres Estates (Trenton)- animals**
- **Decommissioning for solar farms**

6. PUBLIC COMMENTS:

7. ADJOURN