

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

**AGENDA**

**June 3, 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 variances (40-3-14) submitted by Jeff Krebs, 10 Lakeview Dr, Carlyle, IL, 62231 to reduce the North setback from 7' to 5' for a new shed. The property is zoned R-3 and is located at 8 Lakeview Dr, Carlyle, IL 62231. Owned by Jeff Krebs.  
Location of property:  
Lot #27 of Edgewater Beach Subdivision, part of the NE ¼ of Sec. 6, Twp 2N, Range 2W of the 3<sup>rd</sup> P.M., Clinton County Il. 62230. Parcel #08-08-06-257-007.

**CASE #2:** WITH DREW

**CASE #3:** Request for a special use family split (40-4-3) submitted by Jenna Trotta, 1330 Damiansville Rd, New Baden, IL 62265 to allow for a qualified family member to build a detached single-family dwelling in an agricultural district containing 3 acres. The property is owned by Guerin Sharol Lee Trust and located at 4444 State Route 160, New Baden, IL 62265.  
Location of property:  
A tract of land located in the Northwest one-quarter (NW ¼) of the Southwest one quarter (SE ¼) of Section 32, Township 1 North, Range 5, West of 3<sup>rd</sup> P.M., Clinton County, IL. Containing 3.00 acres, more or less. Part of parcel ID# 11-10-32-300-036.

**CASE #4:** Request for variances (40-3-6) submitted by Todd & Bobbi Sine, 711 Savannah Dr, Glen Carbon, IL 62034 to reduce the front setback from 25' to 22'5", the north setback from 10' to 7' and the south setback from 10' to 5' for a new manufactured home. The property is located at 3 Edgewater Beach Dr, Carlyle, IL 62231. Owned by Todd and Bobbi Sine.  
Location of property:  
Lot 3 in Edgewater Beach Subdivision being a subdivision of part of the Northeast

Quarter (NE ¼) of the Northeast Quarter of section 6, Township 2, North Range 2 West of the third Principal Meridian. Parcel ID #08-08-06-253-022

**CASE #5:** Request for variances (40-3-14) submitted by Douglas Rakers, 3000 Court Rd, New Baden, IL. 62265 to reduce the West setback from 25' to 15' 5" and South setback from 25' to 13' for a new shed. Property is zoned agricultural and owned by Douglas Rakers.

Location of property:

Lot 1 of "Mueller Acres Subdivision" A subdivision located in part of the Northwest ¼ of the North West ¼ of section 10, Township 1 North, Range 5 West of the 3<sup>rd</sup> Principal Meridian, Clinton County, IL. Parcel ID# 11-10-10-100-011

**CASE #6:** WITH DREW

**CASE #7:** Request for variance (40-3-14) submitted by Christopher & Tammy Boyer, 3898 Clinton County Line Rd, Mascoutah, IL. 62258 to reduce the East setback from 25' to 10' for a garden shed. Property is zoned agricultural and owned by Christopher and Tammy Boyer.

Location of property:

A part of the North ½ of the Northwest ¼ of Section 6, Township 1S. Range 5W, of the 3<sup>rd</sup> Principal Meridian, Clinton County, IL. Parcel ID # 11-15-06-100-004.

**CASE #8:** Request for a variance (40-3-6) special use (40-4-3) submitted by Alvina Schomaker, 15118 Flat Branch Rd, Carlyle, IL. 62231 to reduce the rear setback from the deck of new home from 25' to 7'. Also, requesting a special use to stay in camper while building new house. Property is zoned agricultural and owned by Gerard and Alvina Schomaker.

Location of property:

Part of Lot 1 in Schomaker's #3 Subdivision, being a subdivision of part of the SE ¼ of Section 2, Township 2N, Range 3W, of the third principal meridian, Clinton County IL. Parcel ID# 07-07-02-400-004

**CASE #9:** Request for special use permit (40-4-3) submitted by NM Land LLC, 7100 Albers Rd, Albers, IL 62215 to reopen the vacant Hidden Lake Winery property as venue establishment, food and liquor, retail, cabins and house rental, seasonal special events, camping, and water activities. The property is owned by NM Land LLC and is zoned agricultural. Property is located at 10180 & 10580 Wellen Rd, Aviston, IL. 62216. Parcel ID#s 05-05-35-300-019, 05-05-35-300-020, 05-05-35-300-009.

Location of property:

Tracts of land in Section 35, Township 2N, Range 5W, of the 3<sup>rd</sup> Principal Meridian, Clinton County, IL.

Tract I:  
The South Half (S-1/2) of the North Half (N-1/2) of the Southwest Quarter (SW-1/4) of the Southwest Quarter (SW-1/4) of Section Thirty-five (35), Township Two (2) North, Range Five (5) West of the Third Principal Meridian.

Tract II:  
The North Half (N-1/2) of the South Half (S-1/2) of the Southwest Quarter (SW-1/4) of the Southwest Quarter (SW-1/4) of Section Thirty-five (35), Township Two (2) North, Range Five (5) West of the Third Principal Meridian.

Tract III:  
Beginning Fifteen (15) chains North of the Southwest corner of the West Half of the Southwest Quarter of Section Thirty-five (35) and running from said place East Ten Chains; thence North Ten (10) Chains; thence West Ten (10) Chains; thence South Ten (10) Chains to the place of beginning, lying and being situated in Township Two (2) North, Range Five (5) West of the Third Principal Meridian. EXCEPT the coal underlying. Situated in Clinton County, Illinois.

Tract IV:  
The South Half (S-1/2) of the Southwest Quarter (SW-1/4) of the Northwest Quarter (NW-1/4) of Section Thirty-five (35), Township Two (2) North, Range Five (5) West of the Third Principal Meridian, Clinton County, Illinois.

Tract V:  
The North 30 acres of the West Half (W-1/2) of the Southwest Quarter (SW-1/4) of Section Thirty-five (35), Township Two (2) North, Range Five (5) West of the Third Principal Meridian, Clinton County, Illinois. EXCEPT the coal underlying.

Tract VI:  
The North Half of the following described real estate: Part of the West Half (W 1/2) of the Southwest Quarter (SW 1/4) of Section Thirty-five (35), Township Two (2) North, Range Five (5) West of the Third Principal Meridian, described as: Commencing fifteen chains North of the Southeast corner of the West Half (W 1/2) of the Southwest Quarter (SW 1/4) of Section Thirty-five (35), and running from said place West 10 chains, thence North 10 chains, thence East 10 chains, thence South 10 chains, to the Place of Beginning, all situated in Clinton County, Illinois.

Tract VII:  
North Half of the Northeast Quarter of the Southwest Quarter of Section 35, Township Two North, Range Five West, of the Third Principal Meridian, Clinton County, Illinois.

Together with an easement for the the benefit of Tracts VI and VII as created by Deed dated January 28, 2003 and recorded January 31, 2003 as Document No. 03R0868 for the purpose of ingress and egress over the following described tract of land:

A 50 foot wide strip of land the centerline of which is located along the centerline of the as-constructed roadway surface located in the South Half of the Southwest Quarter of the Northwest Quarter and the West Half of the Southwest Quarter, all in Section 35, Township 2 North, Range 5 West, Third Principal Meridian, Clinton County, Illinois extending generally from a point on the West line of said Section 35, approximately 400 feet South of the Northwest corner of said South Half of the Southwest Quarter of the Northwest Quarter; thence, meandering Southeasterly 2200 lineal feet, more or less to a point on the North line of the South 1/2 of the North 1/2 of the Southwest Quarter of the Southwest Quarter of said Section 35, said point lying 200 feet, more or less, West of the Northeast corner of said South Half of the North Half of the Southwest Quarter of the Southwest Quarter.

PPN: 05-05-35-300-019 (Tracts IV, V, VI & pt. III)  
05-05-35-300-020 (Tracts I, II & pt. III)  
05-05-35-300-008 (Tract VII)

**CASE #10:** Request for a special use family split (40-4-3) submitted by Jason Bergmann, 12121 Pioneer Rd, Bartelso, IL. 62218 to allow for a qualified family member to build a detached single-family dwelling in an agricultural district containing 5 acres. Property located at 6315 Twin Levee Rd, Bartelso, IL 62218 and owned by Jason Bergmann.

Location of property:

Part of the West half of the Southeast Quarter of Section 19, Township 1N, Range 3 W of the 3<sup>rd</sup> P. M. of Clinton County. Parcel ID # Part of 13-12-19-400-001.

## 5. OTHER BUSINESS

## 6. PUBLIC COMMENTS

## 7. ADJOURN