

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

**AGENDA**

**January 4, 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 (40-3-6) submitted by Don Tebbe, 18202 Ellwood Rd, Breese, IL. 62230 to reduce the setback from the center of Ellwood Rd from 75' to 64' to rebuild a shed on current foundation. The property is zoned agricultural and owned by Donald & Karen Tebbe.

Location of the property:

That part of the West One-Half (W $\frac{1}{2}$ ) of the Southwest One-Quarter (SW $\frac{1}{4}$ ) of Section 22, Township 3 North, Range 4 West of the Third Principal Meridian, Clinton County, Illinois, described as follows: Commencing at a brass monument found at the Southwest corner of the Southwest One-Quarter (SW $\frac{1}{4}$ ) of the Southwest One-Quarter (SW $\frac{1}{4}$ ) of said Section 22; thence North 01 degrees 37 minutes 01 seconds West on the West line of said Southwest One-Quarter (SW $\frac{1}{4}$ ) of the Southwest One-Quarter (SW $\frac{1}{4}$ ), 830.52 feet to a mag spike set at the Southwest corner of the North 15 acres of the Southwest One-Quarter (SW $\frac{1}{4}$ ) of the Southwest One-Quarter (SW $\frac{1}{4}$ ) and the point of beginning; thence continuing North 01 degrees 37 minutes 01 seconds West on said West line, 286.44 feet to an iron pin found at the Southwest corner of a tract of land described in Warranty Deed in Trust to Donald J. Tebbe and Karen V. Tebbe as Co-trustees of the Tebbe Joint Tenancy Revocable Trust dated March 12, 2014 and recorded in Document Number 2014R01235 in the Recorder's Office of Clinton County, Illinois; thence North 88 degrees 21 minutes 28 seconds East on the South line of said Tebbe Trust tract, 195.09 feet to an iron pin found at the Southeast corner thereof; thence North 00 degrees 02 minutes 44 seconds West on the East line of said Tebbe Trust tract, 99.54 feet to an iron pin found at the Northeast corner thereof; thence South 88 degrees 21 minutes 16 seconds West on the North line of said Tebbe Trust tract, 197.82 feet to an iron pin found on the West line of said Southwest One-Quarter (SW $\frac{1}{4}$ ) of the Southwest One-Quarter (SW $\frac{1}{4}$ ); thence North 01 degrees 37 minutes 01 seconds West on said West line, 109.67 feet to a nail found at the Southwest

corner of the Northwest One-Quarter (NW¼) of the Southwest One-Quarter (SW¼) of said Section 22; thence continuing North 01 degrees 37 minutes 01 seconds West on the West line of said Northwest One-Quarter (NW¼) of the Southwest One-Quarter (SW¼), 501.33 feet to a mag spike set; thence Southeasterly on the Northeasterly top of bank of an existing ditch the following seven (7) courses and distances: 1) thence South 78 degrees 12 minutes 53 seconds East, 60.72 feet; 2) thence South 60 degrees 49 minutes 20 seconds East, 90.46 feet; 3) thence South 39 degrees 43 minutes 10 seconds East, 107.93 feet; 4) thence South 26 degrees 54 minutes 28 seconds East, 59.00 feet; 5) thence South 12 degrees 29 minutes 36 seconds East, 105.00 feet; 6) thence South 02 degrees 38 minutes 21 seconds East, 180.00 feet; 7) thence South 30 degrees 18 minutes 31 seconds East, 71.00 feet to an iron pin set; thence North 70 degrees 36 minutes 19 seconds East, 67.11 feet to an iron pin set; thence South 86 degrees 03 minutes 47 seconds East, 397.00 feet to an iron pin set; thence South 67 degrees 47 minutes 36 seconds East, 20.00 feet to an iron pin set; thence South 50 degrees 01 minutes 48 seconds East, 286.75 feet to an iron pin set; thence South 74 degrees 45 minutes 54 seconds East, 83.00 feet to an iron pin set; thence South 73 degrees 09 minutes 28 seconds East, 288.42 feet to an iron pin set on the East line of the Southwest One-Quarter (SW¼) of the Southwest One-Quarter (SW¼); thence South 01 degrees 37 minutes 05 seconds East on said East line, 190.50 feet to an iron pin set at the Southeast corner of the North 15 acres of said Southwest One-Quarter (SW¼) of the Southwest One-Quarter (SW¼); thence North 88 degrees 38 minutes 05 seconds West on the South line of said North 15 acres, 1332.31 feet to the point of beginning.

**CASE #2:** Request for a variance (40-3-13) submitted by Clinton Bland, 21508 Finch Lane, Carlyle, IL. 62231 to allow a shed on the property without a principal structure. The property is zoned R-3 and owned by Flatwater Land Trust #101, Clinton & Kim Bland Trustee. Property is located at 21511 Finch Lane, Carlyle, IL 62231.

Location of property:

Lot #395 in Harbor Light Bay #4, being platted on part of the West half (W ½) of the Northwest Quarter (NW ¼) of the Northeast Quarter (NE ¼) of section 15, Township 3 North, Range 2 West of the Third Principal Meridian, Clinton County, Illinois.

**CASE #3:** Request for a Variance (40-3-14) submitted by Kimberly Luitjohan, 13040 Gerdes Hill Rd, Bartleso, IL. 62218 to increase the height from 17' to 22' for a covered patio and storage area. The property is zoning R-2 and owned by Kimberly Luitjohan.

Location of property:

Lot 11 of the Hillcrest Estates Subdivision, as per plat of Subdivision dated June 21, 2017 and recorded June 30, 2017 as Document 2017RO3002 and prepared by Patrick R. Netemeyer, IRPE No. 37441 of Netemeyer Engineering and recorded in the Clinton County, Illinois Recorder of Deeds Office, also being part of Northeast ¼ of Section 18, and part of the Northwest ¼ of Section 17 and a re-subdivision of Lot 14 and West ½ of the vacated street between Lots 13 & 14 of Green Valley Estates Subdivision 2<sup>nd</sup> Amended Plat recorded as Document 98R4985 in PE 334B of Clinton County, Illinois Recorder's Office, all in Township 1 North, Range 3 West of the 3<sup>rd</sup> PM, Clinton County, Illinois.

**CASE #4:** Request for a variance (40-3-14) submitted by David Veizer, 8012 Blue Mound Dr, St. Rose, IL. 62230 to reduce the setback from 7' to 2' on the south side for a 12' x 8' shed. The property is zoned R-2 and owned by David Veizer.

Location of property:

Lot twenty-nine (29) in St. Rose Terrace, being a subdivision in the Northwest Quarter (NW ¼) of the Northwest (NW ¼) of Section 28, Township 3 North, Range 4 West of the Third Principal Meridian, Clinton County, Illinois.

**CASE #5:** Request for a variance and special use (40-4-3) submitted by Brent Hanke, 15919 Candy Corner Lane, Carlyle, IL. 62231 for a split on agricultural ground which was previously a homestead and is owned by both brothers. The property is zoned agricultural and is owned by Eric and Brent Hanke Farms an Illinois General Partnership, 22947 Sand Ridge Rd. Carlyle, IL. 62231. Property is located at 10500 Knolhoff Rd, Carlyle, IL 62231.

Location of the property:

The Southwest Quarter (SW ¼) of the Northeast Quarter (NE ¼); the Northwest Quarter (NW ¼) of the Southeast Quarter (SE ¼); and the Southeast Quarter (SE ¼) of the Northwest Quarter (NW ¼); all in Section 36, Township 2 North, Range 2 West of the Third Principal Meridian, Clinton County, Illinois. Situated in Clinton County, Illinois.

AND,

Twenty (20) feet off of the North side of the Southeast Quarter (SE ¼) of the Northeast Quarter (NE ¼) of Section 36, Township 2 North, Range 2 West of the Third Principal Meridian, Clinton County, Illinois. Situated in Clinton County, Illinois.

**CASE #6:** Request for a map amendment (40-9-30) submitted by David Ratermann, 13304 Lake Branch Rd, Breese, IL. 62230 to rezone 10 acres from (Ag) agricultural to (A-R) Agricultural- Residential to create two (2) three (3) acres tracts and one (1) four (4) acres tract with the existing home. The property is currently zoned agricultural and owned by David Ratermann.

Location of property:

Part of the NW ¼ of the SW ¼ of section 17, T2N, R4W of the 3<sup>rd</sup> PM, Clinton County, Illinois.

**5. OTHER BUSINESS:**

**6. PUBLIC COMMENTS**

**7. ADJOURN**