

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

AGENDA

August 4, 2021 – 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 #4T: Request for a special use (40-9-16) submitted by Susan Reynolds, P.O. Box 12, Keyesport, IL, 62253 to allow a camper for temporary living for recreational use for seven (7) months out of a year with a portable shed and future carport without a principal structure. Property is located in Forest Cove Estates #2 on Lot 164, 21150 Bunny Trail, Carlyle, IL 62231. Property is zoned R-3 and is currently owned by William Warren Trust.

Location of the property:

Forest Cove Estate Lot #164 Sec. 10 Township 3N, Range 2W.

CASE #1: Request for variances (40-3-13)(40-3-6) submitted by Eugene R Strubhart, 3218 Highline Rd, Aviston, IL, 62216 to allow a shed for storage without a principal structure and to reduce the front setback from the centerline of Highline Rd from 100' to 90'. The property is zoned R-1 and owned by Eugene Strubhart, 401 E 8th St, Suite 241-671, Sioux Falls, SD, 57103.

Location of property:

Part of the Northeast One-Quarter (NE¼) of the Southwest One-Quarter (SW¼) of Section Twenty-seven (27), Township Two (2) North, Range Five (5) West of the Third Principal Meridian, Clinton County, Illinois, described as follows:

Commencing at the Southeast corner of said Southwest One-Quarter (SW¼) (N698124.65, E 2447132.21 IL West 83 Grid); thence, North 01 degree 39 minutes 16 seconds West, (bearing assumed) along the East line of said Southwest One-Quarter (SW¼), 1340.87 feet to the Southeast corner of the Northeast One-Quarter (NE¼) of said Southwest One-Quarter (SW¼), said point also being the point of beginning (N 698124.65, E 2447132.21); thence, continuing North 01 degree 39 minutes 16 seconds West, along said East line, 513.43 feet; thence, North 88 degrees 09 minutes 51 seconds West, 497.21 feet; thence, South 45 degrees 36 minutes 04 seconds East, 191.24 feet; thence, South 01 degree 39 minutes 08 seconds East, 28.82 feet; thence, South 45 degrees 36 minutes 04 seconds East, 523.89 feet to the point of beginning, containing 3.00 acres, more or less.

Subject to a 20 foot wide Roadway and Utility Easement described as follows: Commencing at the Southeast corner of said Northeast One-Quarter (NE¼) of the Southwest One-Quarter (SW¼) (N698124.65, E 2447132, IL West 83 Grid); thence, North 01 degree 39 minutes 16 seconds West, (bearing assumed) along the East line of said Southwest One-Quarter (SW¼), 20.00 feet; thence, South 89 degrees 34 minutes 57 seconds West, parallel to the South line of said Northeast One-Quarter (NE¼) of the Southwest One-Quarter (SW¼); 19.69 feet to a point on the Southwesterly line of the above described tract; thence, South 45 degrees 36 minutes 04 seconds East, along said Southwesterly line, 28.37 feet to the point of beginning.

Subject to easements, conditions and restrictions whether of record or visible upon inspection.

CASE #2: Request for variances (40-3-13)(40-3-6) submitted by Stephen Kobylinski, Jr. & Stephen Joseph Kobylinski 815 Birch, Collinsville, IL, 62234 to relax front setback on Oak St. from 25' to 21' and allow a carport without a principal structure. Property is currently zoned R-3 and located at 19619 Mitz Ln, Carlyle, IL 62231. Property is owned by Stephen Kobylinski, Jr. & Stephen Joseph Kobylinski.

Location of property:

Lots #495 & #496 in Harbor Light Bay #5, being platted on part of the South Half (S ½) of the Northeast Quarter (NE ¼) and part of the Northeast Quarter (NE ¼) of the Northeast Quarter (NE ¼) of Section 15, Township 3 North, Range 2 West of the third Principal Meridian. Situated in Clinton County, Illinois.

CASE #3: Request for a variance (40-3-13) submitted by Linda Cassady, #7 Marina Dr, Carlyle, IL, 62231 to relax the front setback from 25' to 3'-5' for a home addition to stay flush with the existing home. Property is zoned R-3, located in Edgewater Beach Subdivision and owned by Linda, Richard & Matthew Cassady.

Location of the property:

Lot 55 in Edgewater Beach Subdivision, being a part of the Northeast quarter of the Northeast Quarter of Section 6, Township 2 North, Range 2 West of the Third Principal Meridian, as recorded in the Office of the recorder of Deeds in Clinton County, in Plat Record "E" Page 85.

CASE #4: Request for variances (40-3-13) submitted by James Eveland, 10054 State Rt 143

Marine, IL, 62061 to allow a carport without a principal structure. The property is currently zoned R-3 and is located at 19616 Kay Lane, Carlyle, IL, 62231. Owned by James & Sheri Eveland.

Location of property:

Lot 353 in Harbor Light Bay No. 5 being a subdivision in part of the Northeast Quarter of Section 15 Township 3 North, Range 2 West of the Third Principal Meridian, Clinton County, Illinois, according to plat of Subdivision.

CASE #5: Request for a special use (40-9-16) submitted by Donald Arana, 1858 Robins Mill Ct, Maryville, IL, 62062 to allow campers for temporary recreational use without a principal structure. Property is currently zoned R-3 and is located in North Harbor Subdivision, Lots 78, 79, 80 & 81 Carlyle, IL 62231. Owned by Arana Living Trust.

Location of property:

Lots #78, #79, #80 and #81 in North Harbor #2 being platted on part of the Northeast Quarter (NE ¼) of the Northeast Quarter (NE ¼) of Section ten (10), Township 3 North, Range 2 West of the Third Principal Meridian, Clinton County, Illinois.

CASE #6: Request for a variance (40-3-6) submitted by Anthony Fleming, 21722 State Rt. 161, Centralia, IL, 62801 to reduce side and rear setbacks from 25' to 2' to allow for a new shed. The property is zoned agricultural and owned by Anthony & Alexandra Fleming.

Location of property:

The West half (W ½) of a tract of land described as part of the North half (N ½) of the Northeast Quarter (NE ¼) of Section Fifteen (15), Township One (1) North, Range Two (2) West of the Third Principal Meridian, Clinton County, Illinois, described as: Beginning at a point on the South line of right of way of Highway #161 where same intersects the West line of a certain lane or private roadway which is approximately the center line of the Northeast Quarter (NE ¼) of said Section 15, T1N, R2W of the Third Principal Meridian, thence running West 250 feet, to the West line of such lane or private roadway, thence North approximately 165 feet to the place of beginning.

5. OTHER BUSINESS:

Discussion of Keyesport Sand and Gravel request to mine within 1000 feet of home if they have ownership of home

6. PUBLIC COMMENTS:

7. ADJOURN