

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

AGENDA

December 1 , 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 #2T: Request for a variance (40-3-14)(B)(2) submitted by Michael & Catherine Kinsman, 110 Wedgewood Ln, Trenton, IL, 62293 to reduce the (rear) east setback from 7' to 1'8" for gazebo and 7' to 5'4" for existing in-ground pool. The property is zoned Agricultural and is owned by Michael & Catherine Kinsman.

Location of property:

Lot Seven (7) of Wedgewood Subdivision, a subdivision located in the Southwest Quarter of the Northwest Quarter of Section Twenty one (21), Township Two (2) North, Range Five (5) West of the Third Principal Meridian, Sugar Creek Township, Clinton County, Illinois, as appears in Plat recorded in the records of the recorder's office of Clinton County in Plat Book D-1, Page 1. Subject to the restrictions as to building and use as appears in the records of the recorder's office of Clinton County in Book 194 of Mortgages and Miscellaneous on Page 36.

CASE #1: Request for a variance (40-3-6) submitted by Randy Litteken, 1248 Cypress Road, St. Jacob, IL, 62281 to reduce the rear setback from 10' to 5' for a new manufactured home. It's currently zoned R-3, located at 21713 Oriole Lane, Carlyle, IL 62231 in Harbor Light Bay and owned by Randy & Jill Litteken.

Location:

Lot #214 in Harbor Light Bat #2, being platted on part of the Northeast Quarter of the Northeast Quarter of Section 15, East Half of the Northwest Quarter of the Northwest Quarter of Section 15 all in Township 3 North, Range 2 West of the Third Principal Meridian, Clinton County, Illinois.

CASE #2: Request for a variance (40-3-6) submitted by Kevin Vosholler, 18029 St. Rose Rd, Breese, IL, 62230 to reduce the front setback from the center of St. Rose Rd from 100' to 51' 7" for a new porch. It's currently zoned R-2 and owned by Kevin & Judith Vosholler.

Location:

The East Half (E-1/2) of Lots One (1) and Two (2) in Block Six (6), of the Town of Blue Mound, also known as St. Rose, as laid out upon a part of the Southeast Quarter (SE-¼) of the Southeast Quarter (SE-¼) of Section Twenty (20), Township Three (3) North, Range Four (4) West of the Third Principal Meridian. **EXCEPT** Six (6) Feet off the North side of the said East (E ½) of Lot Two (2). Situated in Clinton County, Illinois.

CASE #3: Request for an extension of special use permit (40-9-16) submitted by SolarStone Partners, LLC, 2325 Girard Avenue South, Minneapolis, MN 55405 to extend Special Use Permit 2019JASU1 for 2 Megawatt Solar Farm Energy System for 3 years. Property is currently zoned Agricultural. Property is located at 29600 Sand Ridge Rd, Centralia, IL 62801. Owned by Gerald & Joyce Huelsmann, 10916 State Rt 160, Trenton, IL 62293.

Location:

TRACT I:

A part of the Northeast Quarter of Section 25, Township 2 North, Range 1 West of the 3rd P.M., Clinton County, Illinois, being more particularly described as follows:

Commencing at an iron pin marking the Northwest corner of said Quarter; thence easterly along the North line of said Quarter and a parcel described in Deed Book 146, Page 340, having an assumed bearing of S. 89°46' 30" E. 417.59 feet to an iron pin and cap marking the Northeast corner of said recorded parcel at the point of beginning; thence S. 02°27' 24" E. along the East line of said recorded tract 417.59 feet to an iron pin; thence N. 89°46' 30" W. along the South line of said recorded parcel 417.59 feet to an iron pin marking the Southwest corner of said recorded parcel; thence S. 02°27' 24" E. along the West line of said Quarter 1795.28 feet to an iron pin; thence N. 89°51' 38" E. 954.42 feet to the centerline of Prairie Creek; thence Northwesterly along the centerline of said Creek generally described along the following courses: N. 04°18' 13" E. 177.18 feet, N. 02°46' 00" W. 200.87 feet, a 303.40 feet radius curve, concave to the East 316.66 feet with a chord bearing of N. 27°07' 54" E. 302.47 feet, a 312.43 feet radius curve concave to the North 295.48 feet with a chord bearing of N. 83°17' 28" E. 284.59 feet, a 111.87 feet radius curve concave to the South 129.23 feet with a chord bearing of N. 60°17' 27" E. 122.10 feet, a 60.91 feet radius curve concave to the Northwest 105.09 feet with a chord bearing of N. 52°57' 27" E. 92.63 feet, a 862.81 feet radius curve concave to the East 176.97 feet with a chord bearing of N. 09°28' 33" E. 176.66 feet, N. 15°25' 15" E. 300.84 feet; thence N. 08°34' 18" W. leaving said creek 174.43 feet to an iron pin and cap; thence N. 17°28' 20" W. 1036.07 feet to an iron pin and cap; thence N. 37°58' 21" W. 656.48 feet to an iron pin and cap on the North line of said Quarter; thence N. 09°45' 30" W. along said North line 98.24 feet to the point of beginning.

Containing 46.0 Acres more or less.

CASE #4: Request for an extension of special use permit (40-9-16) submitted by SV CSG Aviston 2 LLC, N27 W24025 Paul Ct, Suite 100, Pewaukee, WI, 53072 to extend

Special Use Permit 2019JASU2 for 3 years for construction of 2 MegaWatt Solar Garden. Property is currently zoned Agricultural and is located on the SW corner of Aviston Rd and Highline Rd, Germantown, IL 62245. Owned by Jeffrey J and Patrick J Gebhart Trust, 10620 Tank Rd, Trenton, IL 62293.

Location of property:

ALL THAT PART OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 35, LYING NORTH OF LAKE BRANCH AS NOW LOCATED, LYING IN TOWNSHIP 2 NORTH, RANGE 5, WEST OF THE THIRD PRINCIPAL MERIDIAN, CLINTON COUNTY, ILLINOIS.

ALSO THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 35, TOWNSHIP 2 NORTH, RANGE 5 WEST OF THE THIRD PRINCIPAL MERIDIAN, CLINTON COUNTY, ILLINOIS, EXCEPTING THE FOLLOWING DESCRIBED TRACT: COMMENCING AT THE CORNER OF SAID SECTION 35; THENCE NORTH 89 DEGREES 35 MINUTES 05 SECONDS WEST, (BEARING ASSUMED) ALONG THE NORTH LINE OF SAID SECTION 35, 224.43 FEET TO THE POINT OF BEGINNING; THENCE ALONG SAID NORTH LINE, NORTH 89 DEGREES 35 MINUTES 05 SECONDS WEST, 475.00 FEET; THENCE SOUTH 01 DEGREE 22 MINUTES 32 SECONDS WEST, 45.59 FEET; THENCE SOUTH 89 DEGREES 35 MINUTES 05 SECONDS EAST, 475.00 FEET; THENCE, NORTH 01 DEGREE 22 MINUTES 32 SECONDS EAST, 458.59 FEET TO THE POINT OF BEGINNING;

ALSO, EXCEPTING THE FOLLOWING DESCRIBED TRACT:

COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 35; THENCE NORTH 89 DEGREES 35 MINUTES 05 SECONDS WEST, (BEARING ASSUMED) ALONG THE NORTH LINE OF SAID SECTION 35, 99.71 FEET TO THE POINT OF BEGINNING; THENCE, CONTINUING ALONG SAID NORTH LINE, NORTH 89 DEGREES 35 MINUTES 05 SECONDS WEST, 124.72 FEET; THENCE SOUTH 01 DEGREE 22 MINUTES 32 SECONDS WEST, 146.95 FEET; THENCE SOUTH 85 DEGREES 14 MINUTES 12 SECONDS EAST, 101.94 FEET; THENCE NORTH 09 DEGREES 47 MINUTES 33 SECONDS EAST, 156.75 FEET TO THE POINT OF BEGINNING;

ALSO EXCEPTING THE FOLLOWING DESCRIBED TRACT:

PART OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 35 AND PART OF THE NORTHWEST QUARTER OF THE NORTHWEST OF SECTION 36, TOWNSHIP 2 NORTH, RANGE 5 WEST OF THE THIRD PRINCIPAL MERIDIAN, CLINTON COUNTY, ILLINOIS, DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHEAST CORNER OF SAID SECTION 35; THENCE NORTH 89 DEGREES 35 MINUTES 05 SECONDS WEST, (BEARING ASSUMED) ALONG THE NORTH LINE OF SAID SECTION 35, 99.71 FEET; THENCE, SOUTH 09 DEGREES 47 MINUTS 33 SECONDS WEST, 156.75 FEET; THENCE, NORTH 85 DEGREES 14 MINUTES 12 SECONDS WEST, 101.94 FEET; THENCE SOUTH 01 DEGREES 22 MINUTES 32 SECONDS WEST, 311.64 FEET; THENCE SOUTH 89 DEGREES 35 MINUTES 05 SECONDS EAST, 512.33 FEET; THENCE

5. OTHER BUSINESS:

Agricultural Exemptions in Zoning Code (Family Split)

6. PUBLIC COMMENTS:

7. ADJOURN