

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

AGENDA

February 3 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 # 1T: Request for a variances (40-4-42) (40-3-6) submitted by Kyle Anderson, 337 Barnett, Edwardsville, IL 62025 to allow a 1993 mobile home in Harbor Light Bay. Also, requesting to reduce setback from 25' to 24' from front property line. Property is zoned R-3 and is located at 19848 Acorn, Carlyle, IL 62231. Owned by Kyle Anderson.

Location of property:
Subdivision Harbor Light Bay #4 Lot 335

CASE #1: Request for a variances (40-3-13)(40-3-6) submitted by Dan Porter, 8962 E Mill Creek, Troy, IL, 62294 to allow a portable shed and two carports without a principal structure. Also, requesting 7' setback on Lou Lane and Oak Dr to allow for carport and portable shed. Property is zoned R-3 and is located at 19622 Lou Lane, Carlyle, IL 62231. Owned by Dan Porter.

Location of property:
Lot #494 (Four hundred Ninety-four) in Harbor Light Bay #5, a subdivision laid out on a part of the South Half (S ½) of the Northeast Quarter (NE ¼) and part of the Northwest Quarter (NE 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 #2: Request for a special use (40-4-3) submitted by Scott Holtmann, 305 Locust- P.O. Box 369, Germantown, IL, 62245 to allow a welding business in an agricultural zoned area. Property is located at 7500 Patricia Lane, Germantown, IL 62245 and owned by Glen & Kim Holtmann.

Location of property:

Part of the North Half of Section Seventeen (17), Township One (1) North, Range Four (4) West of the Third Principal Meridian, described as follows: Beginning at the Northwest corner of the Northwest Quarter of the Northeast Quarter of said Section 17; thence, S. 2° E., (bearing assumed) along the West line of said Northwest Quarter of the Northeast Quarter, 1328.10 feet; thence, S. 0°55'39" E., 389.25 feet to an iron pin which lies 3200.71 feet southeasterly of the Northwest corner of said Section 17, as recorded in Monument Record Book 1, page 272 of the Clinton County Records and 2750.69 feet northeasterly of the Southwest corner of said Northwest Quarter of Section 17, as recorded in said Monument Record; thence, S. 0°40'09" E., 240.30 feet to an iron pin; thence, S. 37°21'29" E., 55.93 feet to an iron pin; thence, S. 1°44'16" E., 648.74 feet to an iron pin which lies 2650.75 feet westerly of said Southwest corner of the Northwest Quarter and 3830.83 feet southeasterly of said Northwest corner of said Section 17; thence, southerly, approximately 1 foot to the South line of the North Half of said Section 17; thence, along said South line, easterly, 640 feet, more or less, to the East line of the West Half of the Southwest Quarter of

the Northeast Quarter of said Section 17; thence, northerly, along said East line, 869.64 feet to an iron pin set in an existing fence near said East line, lying 3805.43 feet southeasterly of said Northwest corner of Section 17 and 3364.32 feet northeasterly of said Southwest corner of the Northwest Quarter; thence, N. 89°57'03" W., 586.98 feet to an iron pin thence, N. 2°05'45" W., 66.91 feet to an iron pin; thence, N. 88°55'28" W., 57.62 feet to an iron pin; thence, N. 0°55'39" W., 389.39 feet; thence, N. 2° W., 1328.09 feet to the North line of the Northeast Quarter of said Section 17; thence, along said North line N. 89°24'45" W., 15.00 feet to the point of beginning, containing 13.49 acres, more or less.

Subject to a Fifteen (15) foot wide roadway and utility easement, the Westerly line of which is described as beginning at said Northwest corner of the Northwest Quarter of the Northeast Quarter; thence, extends S. 2° E., along the West line of said Northwest Quarter of the Northeast Quarter, 1328.10 feet; thence S. 0°55'39" E., 389.25 feet; at this point said easement widens to a Twenty (20) foot wide roadway and utility easement, and the Westerly line continues S. 0°40'09" E., 240.30 feet; thence, S. 37°21'29" E., 55.93 feet; thence, S. 1°44'16" E., 649 feet to the South line of the North Half of said Section 17; at this point the easement turns easterly and the South line of said twenty foot wide easement extends to a point Twenty (20) feet East of the West line of 8 acres off the East side of the West Half of the Northwest Quarter of the Southeast Quarter of said Section 17 and its point of intersection with the South line of said North Half of Section 17.

CASE #3: Request for variance (40-3-13) submitted by Robert & Collette Kehrer,

1643 Church Rd, New Memphis, IL 62266 to allow a 50' x 80' shed without a principal structure. The property is currently zoned R-2 and is owned by Robert & Collette Kehrer.

Location of property:

Part of the Southeast Quarter of Section 32, Township 1 North Range 5 West of the Third P.M., Clinton County, Illinois more particularly described as follows:

Commencing at the Southwest corner of said Southeast Quarter; thence North 89 degrees 30 minute 05 seconds East, (bearing assumed) along the South line of said Southeast Quarter 473.40 feet, to the point of beginning; thence continuing along said South line, N 89 degrees 30 minutes 05 seconds East, 360.00 feet; thence North 0 degrees 53 minutes 13 seconds West 130.48 feet; thence South 89 degrees 30 minutes 05 seconds West, 358.87 feet; thence South 0 degrees 23 minutes 29 seconds East, parallel with the West line of said Southeast Quarter, 130.48 feet to the point of beginning, containing 1.08 acres, more or less.

CASE #4: Request for a map amendment (40-9-30) submitted by Mark & Jan Dall, 5582 Highline Rd, Aviston, IL, 62216 to rezone approximately 13.69 acres from Agricultural (A) to Agricultural-Residential (A-R). Currently zoned agricultural and in Germantown Township. Property is located on State Route 161 and owned by Mark & Jan Dall.

Location of property:

Part of the Southwest Quarter of the Southwest Fractional Quarter of Section 6, Township 1 North, Range 4 West of the Third Principal Meridian, Clinton County, Illinois, described as follows:

Commencing at the Southeast corner of said Southwest 1/4 of the Southwest Fractional 1/4; thence, N.87°59'25"W., (bearing assumed) along the South line of said Southwest Fractional 1/4, 8.88 feet; thence, N.01°02'27"W., 40.06 feet to a point on the North R.O.W. line of Illinois Route 161, said point also being the point of beginning; thence, continuing N.01°02'27"W., 567.86 feet; thence, S.43°35'21"W., 288.86 feet; thence, N.89°42'34"W., 32.72 feet; thence, S.21°18'47"W., 324.82 feet; thence, N.69°19'06"W., 53.31 feet; thence, N.45°22'34"W., 90.17 feet; thence, S.56°41'27"W., 58.98 feet; thence, S.49°44'00"W., 130.01 feet to a point on said North R.O.W. line of Illinois Route 161; thence, S.87°59'25"E., along said North R.O.W. line of Illinois Route 161, 623.18 feet to the point of beginning, containing 3.38 acres, more or less.

CASE #5: Request for a variance (40-3-6) submitted by Troy Hempen, 15925 Walnut Dr. Carlyle, IL, 62231 to reduce west setback line from the center of Lakeshore from 75' to 54' and reduce south setback from front property line from 25' to 12' for a new home. Property is located at 18803 Maple St, Carlyle, IL 62231. Zoned R-2 and owned by Troy Hempen & Janice Valkamp-Hempen.

Location of property:

Lot 49 in Lake Shore Acres Subdivision, being a part of the Southeast Quarter of the Southeast Quarter of Section 31, Township 3 North, Range 2 West of the Third Principal Meridian.

5. OTHER BUSINESS:

6. PUBLIC COMMENTS:

7. ADJOURN