

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

AGENDA

February 2, 2022 – 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**
 5. **CASE #1:** Request for variance (40-3-6) submitted by Eric Luebbers, 20986 Beaver Rd, Carlyle, IL. 62231 to reduce the front setback from the center of Beaver Rd from 75' to 55' to allow for a new grain bin. Property is zoning agricultural and owned by Eric Luebbers.
Location of property:
Apart of the Northwest ¼ of the Northwest ¼ of Section 10, Township 3 North, Range 3 West Wheatfield Township. Consisting of approximately 38.41 acres.
- CASE #2:** Request for a map amendment (40-9-30) submitted by Justin Detmer, 7813 Cemetery Rd, St Rose, IL, 62230 to rezone from a (C) Commercial lot to (R-2) Residential lot to build a new single family dwelling. The property is located in Hillside Estates on Rose Haven Ct, St Rose, IL 62230. Owned by Justin Detmer.
Location of property:
FUTURE RESIDENCE & NORTH SHED TRACT
Perimeter description

Part of the Northwest Quarter of Section 28 and Part of Lot 13 of Hillside Estates, a subdivision recorded in Plat Envelope 816B, Township 3 North, Range 4 West of the Third Principal Meridian, Village of St. Rose, Clinton County, Illinois, described as follows:

Beginning at the Northwest corner of Lot 13 of Hillside Estates, a subdivision recorded in Plat Envelope 816B of Clinton County, Illinois, Records; thence, N.01°37'20"W, (bearing assumed), along the East line of Lot 12 of said Hillside Estates, 51.62 feet; to the Northeast corner of said Lot 12; thence, S.88°19'14"E., collinear with the North line of said Lot 12, 123.98 feet to the East line of a Tract recorded in Document 2014R04203; thence, S.01°23'48"E., along said East line, 51.28 feet to a point on the North line of said Lot 13; thence, S.88°28'14"E., 112.31 feet to the Northeast corner of said Lot 13; thence, S.01°36'09"E., along the East line of said Lot 13, 105.00 feet; thence, N.88°28'14"W., 186.11 feet to the ROW line of Rose Haven Court; thence, along said ROW line on a curve having a radius point to the west, a radial distance of 50.00 feet, a chord bearing, N.48°50'38"W., and a chord distance of 67.92 feet to a corner of said Lot 13; thence, leaving said ROW, N.01°37'20"W., 61.62 feet to the point of beginning, containing 29,411 square feet (0.675 acres), more or less.

SOUTH SHED TRACT

Perimeter description

Part of Lot 13 of Hillside Estates, a subdivision recorded in Plat Envelope 816B, and situated in part of the Northwest Quarter of Section 28, Township 3 North, Range 4 West of the Third Principal Meridian, Village of St. Rose, Clinton County, Illinois, described as follows:

Beginning at the Southeast corner of Lot 13 of Hillside Estates, a subdivision recorded in Plat Envelope 816B of Clinton County, Illinois, Records; thence, N.56°43'27"W, (bearing assumed), along a southerly line of said Lot 13, 237.28 feet to the ROW line of Rose Haven Court; thence, along said ROW line on a curve having a radius point to the west, a radial distance of 50.00 feet, a chord bearing, N.13°36'18"E., and a chord distance of 33.66 feet; thence, leaving said ROW, S.88°28'14"E., 186.11 feet to the East line of said Lot 13; thence, S.01°36'09"E., 168.00 feet to the point of beginning, containing 18,375 square feet (0.422 acres), more or less.

CASE #3: Request for a map amendment (40-9-30) submitted by Wade Township, % Ronald Becker, P.O Box 23, 111 E Beckemeyer Ave, Beckemeyer, IL, 62219 to rezone Agricultural (A) lot to Commercial (C) lot for a future township building. The property is located on E 1st St, Beckemeyer, IL 62219 in Wade Township. Owned by the Village of Beckemeyer, 191 E First St, Beckemeyer, IL, 62219. Location of property:

Part of the Northwest Quarter of the Northeast Quarter of Section 22, Township 2 North, Range 3 West of the Third Principal Meridian, Clinton County, Illinois, further described as follows:

Commencing at the northeast corner of said Section 22; thence South 00 degrees 21 minutes 09 seconds East on the east line of said Northeast Quarter of Section 22, 799.19 feet to the south right of way line of the CSX Railroad; thence South 86 degrees 19 minutes 39 seconds West on said south right of way line, 1321.89 feet to the east line of said Northwest Quarter of the Northeast Quarter of Section 22, being the Point of Beginning; thence South 00 degrees 44 minutes 28 seconds East on said east line, 275.23 feet to the centerline of East First Street; thence South 86 degrees 56 minutes 42 seconds West on said centerline, 741.77 feet to the southeast corner of a tract of land as recorded in Deed Book 185, Page 403 of the Clinton County Illinois Recorder's Office; thence North 01 degree 03 minutes 47 seconds West, 267.15 feet to the northeast corner of said tract of land, being on said south right of way line of the CSX Railroad; thence North 86 degrees 19 minutes 39 seconds East, 743.64 feet to the Point of Beginning, containing 4.62 acres, more or less.

6. OTHER BUSINESS:

Agricultural Exemptions in Zoning Code (Family Split)

7. PUBLIC COMMENTS:

8. ADJOURN