

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

AGENDA

July 7, 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 #1: Request for a variance (40-3-6) & Special Use (40-9-16) submitted by Wade & Stacy Mickelson, 14520 Baumann Rd, Highland, IL 62249, to reduce the front setback from 75' to 32' from the State Route 161 ROW to allow for a new addition. Also, requesting a special use permit to rent out an existing two bedroom apartment. Property is zoned Commercial and is currently owned by Macjenna's LLC, 7304 Twin Levee Rd, Bartelso, IL. 62218.

Location of property:

The West One-half (½) of Lot Number Three (3) in Block Number Two (2) and All Lots Four (4) and Five (5) in Block Number Two (2) in Gausepohl's First (1st) Addition to the Village of Bartelso, Clinton County, Illinois.

CASE #2: Request for a variance (40-3-6) submitted by Gerald M. Daiber, 221 Sawmill Rd, Pocahontas, IL, 62275 to reduce the front property line from 25' to 8' to allow for new porch. The property is located at 19600 Lou Lane, Carlyle, IL 62231 and is currently zoned R-3. Owned by Gerald M Daiber.

Location of the property:

TRACT I:

Lots 481 and 482 in Harbor Light Bay #5 being platted on part of the South Half (S½) of the Southeast Quarter (SE¼) and part of the Northeast Quarter (NE¼) of the Northeast Quarter (NE¼) of Section Fifteen (15), Township Three (3) North, Range Two (2) West of the Third Principal Meridian, Clinton County, Illinois.

Except coal, oil, gas and other minerals underlying.

TRACT II:

Lots 483, 484, 485 & 486 in Harbor Light Bay #5 being platted on part of the South Half (S½) of the Southeast Quarter (SE¼) and part of the Northeast Quarter (NE¼) of the Northeast Quarter (NE¼) of Section Fifteen (15), Township Three (3) North, Range Two (2) West of the Third Principal Meridian, Clinton County, Illinois.

Except coal, oil, gas and other minerals underlying.

CASE #3: Request for a variance (40-3-6) (40-3-14) (B2) submitted by Kevin & Lori Clouse, 136 N Bryan St, Nashville, IL 62263 to reduce front setback from 25' to 11' to allow for a new manufactured home. Also, requesting north and west setback from 7' to 2' to allow for a detached garage. Property is zoned R-3 and located at 7 Fisherman Dr., Carlyle, IL 62231. Owned by Kevin & Lori Clouse.

Location of the property:

Lot 23 in Edgewater Beach Subdivision being 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 Clinton County, Illinois in Plat Record "E" at page 85.

CASE #4: 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 #5: Request for a variance (40-3-6) and Map Amendment (40-9-30) submitted by William & Sheila Timmerman, 17791 Terrace Dr, St. Rose, IL, 62230. Requesting a variance from the minimum lot size in an Industrial district from 10 acres to 7 acres by separating the existing lot. Also, requesting to rezone 3 acres of (I) Industrial to (A-R) Agriculture-Residential to allow for a new home. Property is currently zoned Industrial and owned by Timmermann Milk Service, Inc, 17701 St Rose Rd, St Rose, IL 62230.

Location of property:

A Part of the Southwest Quarter of the Northeast Quarter, Section 27, Township 3 North, Range 4 West of the 3rd P.M. in Clinton County, Illinois and more particularly described as follows:

Commencing at the Northwest Corner of the Southwest Quarter of the Northeast Quarter, Section 27, thence South 88° 08' 26" East along the North line of said Quarter Quarter for a distance of 50.04 feet; thence South 1° 45' 30" East for a distance of 34.76 feet; thence South 1° 30' 59" East along the East line of Woodland Lane for a distance of 424.48 feet to the Point of Beginning; thence, continuing with the East line of Woodland Lane, South 1° 30' 59" East for a distance of 282.65 feet to the Northwest Corner of Lot 7 of Lake View First Addition; thence South 88° 20' 40" East with the North line of said Lot 7 for a distance of 308.81 feet; thence continuing with the North line of said Lot 7 South 88° 13' 35" East for a distance of 308.67 feet; thence North 1° 31' 37" West for a distance of 141.33 feet; thence North 88° 13' 35" West for a distance of 308.76 feet; thence North 1° 33' 42" West for a distance of 141.32 feet; thence North 88° 20' 40" West for a distance of 308.59 feet to the Point of Beginning, said parcel containing 3.00 acres more or less.

CASE #6: Request for a special use (40-4-3) submitted by Keyesport Sand & Gravel, LLC, 202 W. Main St, Salem, IL 62281 to allow for surface mining. The property is currently zoned agricultural and owned by Brad Zachry, 10900 Slant Rd, Carlyle, IL, 62231 and Brett Zachary, 15231 County Farm Rd, Carlyle, IL, 62231. Property is located on Beaver Rd, Carlyle, IL in Wheatfield Township.

Location of the property:

S/2 NE SW Section 3-3N-3W 20 acres and Part NW SW Section 3-3N-3W 38.6 acres.

CASE #7: Request for a special use (40-4-3) submitted by Keyesport Sand & Gravel, LLC 202 W Main St, Salem, IL to allow for surface mining. The property is currently zoned agricultural and owned by Brad Zachry, 10900 Slant Rd, Carlyle, IL 62231 and Brett Zachry, 15231 County Farm Rd, Carlyle, IL 62231. Property is located on Beaver Rd in Wheatfield Township.

Location of the property:

SE/4 SW/4 and the West 70 acres of the S/2 SE/4 all in Section 3, Township 3 Range 3 West of the third Principal Meridian.

CASE #8: Request for a special use (40-4-3) submitted by Keyesport Sand & Gravel, LLC 202 W. Main St, Salem, IL 62881 to allow for an installation and operation of a conveyor system for surface mining on nearby tracts. The property is currently zoned agricultural and owned by First National Bank in Carlyle, Trustee of the Earl H Luebbers Trust, Marian J Luebbers, Trustee of the Marian J Luebbers Declaration of Trust and Keyesport Sand and Gravel. Property is located in Wheatfield Township.

Location of the property:

A part of the Southwest Quarter of the Southwest Quarter of Section 2, Township 3 North, Range 3 West of the Third Principal Meridian, Clinton County, Illinois, more particularly described as follows: Beginning on an iron pin found at the Northeast corner of the Southwest Quarter of the Southwest Quarter of Section 2; thence South 89° 19' 38" West along the North line of said Quarter-Quarter, for a distance of 1310.42 feet to the Northwest corner of said Quarter-Quarter, thence South 01° 05' 48" East along the West line of said Quarter-Quarter, for a distance of 50.15 feet to the thread of a creek; thence South 71° 33' 54" East along the thread of the creek, for a distance of 57.64 feet; thence South 54° 32' 40" East along said thread, for a distance of 248.06 feet; thence South 00° 51' 17" East along said thread, for a distance of 265.35 feet; thence South 09° 08' 30" East, for a distance of 153.28 feet, thence South 00° 59' 47" West, for a distance of 117.38 feet; thence South 11° 54' 55" East along said thread, for a distance of 113.86 feet; thence South 18° 39' 48" East along said thread, for a distance of 253.11 feet; thence South 32° 12' 24" East along said thread, for a distance of 308.10 feet to a point on the South line of said Southwest Quarter of the Southwest Quarter; thence North 89° 21' 17" East along said South line, for a distance of 783.01 feet to an iron pin set at the Southeast corner of the Southwest Quarter of the Southwest Quarter; thence North 01° 04' 16" West along the East line of said Quarter-Quarter, for a distance of 1320.40 feet to the point of beginning. Situated in Clinton County, Illinois. EXCEPT any interest in the coal, oil, gas, and other minerals underlying the land which have been heretofore conveyed or reserved in prior conveyances, and all rights and easements in favor of the estate of said coal, oil, gas and other minerals, if any.

Legal Description for Leased Ground:

5. **OTHER BUSINESS:**
6. **PUBLIC COMMENTS:**
7. **ADJOURN**