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

## AGENDA

## May 5, 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 special use (40-9-16) submitted by Vickie Wellen, P.O. Box 408 Carlyle, IL, 62231 to allow for temporary permit for a truck trailer storage container to be used for household storage until their new home is constructed in 2022. Property is currently zoned agricultural and owned by Margaret Jakel, 1192 N 10th St. Breese, IL, 62230.

**Location of property:**

57.1 acres more or less in part of the Southwest Quarter of the Northeast Quarter and the North Half of the Northwest Quarter of the Southeast Quarter of Section 14, Township 2 North, Range 4 West of the 3rd Principal Meridian, Clinton County, Illinois as platted on a Plat of Survey recorded with the Clinton County Recorder February 11, 2002 as Document No. 02R1517

**CASE #2:** Request for a variance (40-3-14)(B3) submitted by Allen Albers, 505 Elm St. Germantown, IL, 62245 & Keith Santel 9906 Woodlane Rd, Germantown, IL, 62245

to reduce side setback from 25' to 10' to create a new property line between them. The property is zoned agricultural and owned by Allen Albers & Keith Santel, located on Woodlane Rd, Germantown, IL 62245.

**Location of property:**

A parcel of land in the Northwest Quarter of the Northwest Quarter of Section 5, of Germantown Township, Township 1 North, Range 4 West of the Third Principal Meridian, more particularly described as follows: Commencing at the Northwest corner of the Northwest Quarter of the Northwest Quarter of said Section 5, thence South along the West line of said Quarter-Quarter Section, a distance of 174 feet to a point in the Wes line of said Quarter-Quarter Section, said point being the point of beginning of the parcel herein described; thence, East and parallel with the North line of said Quarter-Quarter Section, a distance of 410 feet to a point; thence, South and parallel to the West line of said Quarter-Quarter Section, a distance of 530 feet to a point; thence, West and parallel to the North line of said Quarter-Quarter Section, a distance of 410 feet to a point in the West line of said Quarter-Quarter Section; thence, North along the West line of said Quarter-Quarter Section, a distance of 530 feet to the point of beginning of the parcel to be described herein. Situated in CLINTON COUNTY, ILLINOIS.

**CASE #3:** Request for a variance (40-3-14)(B3) submitted by Leon & Mary Jo Varel, 8480 Munich Rd, Bartelso, IL, 62218 to reduce the north property line from 25' to 10' to for a new detached garage. The property is currently zoned A-R and owned by Leon & Mary Varel.

Location of property:

The Northwest Quarter (NW 1/4) of the Southeast Quarter (SE 1/4) of Section 11, Township 1 North, Range 4 West of the 3rd Principal Meridian, Clinton County, Illinois, EXCEPT the South 454 feet thereof. ALSO EXCEPT the East 545 feet thereof. ALSO EXCEPT that portion dedicated as Munich Road for public road purposes.

**CASE #4:** Request for a variance (40-3-14)(B3) submitted by Dennis & Sylvia J. Kleiboeker, 26313 Sandridge Rd, Carlyle, IL, 62231 to reduce the north setback line from 25' to 3.4' to replace an existing shed in the same location. Property is currently zoned agricultural and owned by Dennis and Sylvia Kleiboeker.

**Location of property:**

COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION 21, SAID POINT BEING AN IRON PIN FOUND PER MONUMENT RECORD AS RECORDED IN BOOK 1-PAGE 270 OF THE CLINTON COUNTY ILLINOIS RECORDER'S OFFICE; THENCE SOUTH 87 DEGREES 11 MINUTES 12 SECONDS EAST ALONG THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 21, 1797.45 FEET TO THE POINT OF BEGINNING; THENCE NORTH 2 DEGREES 33 MINUTES 2 SECONDS EAST, 212.89 FEET; THENCE SOUTH 87 DEGREES 11 MINUTES 12 SECONDS EAST, 69.96 FEET; THENCE SOUTH 2 DEGREES 48 MINUTES 48 SECONDS WEST, 7.61 FEET; THENCE SOUTH 87 DEGREES 11 MINUTES 12 SECONDS EAST, 19.76 FEET; THENCE NORTH 2 DEGREES 48 MINUTES 48 SECONDS EAST, 7.61 FEET; THENCE SOUTH 87 DEGREES 11 MINUTES 12 SECONDS EAST, 118.28 FEET; THENCE SOUTH 2 DEGREES 33 MINUTES 2 SECONDS WEST, 212.89 FEET TO A POINT ON THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 21; THENCE NORTH 87 DEGREES 11 MINUTES 12 SECONDS WEST ALONG THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 21, 208.00 FEET TO THE POINT OF BEGINNING, CONTAINING 1.013 ACRES, MORE OR LESS.

**Case #5:** Request for a variance (40-3-14)(B3) submitted by Charles & Brandy Hines, 1013 Court Rd. New Baden, IL, 62265 to reduce the north property line from 25' to 10' and west property line from 25' to 2' for an existing shed that was placed on the property prior to the purchase of the property in 2020. The property is currently zoned agricultural and owned by Charles & Brandy Hines.

**Location of property:**

A tract of land in that part of the Southwest Quarter of Section 5, Township 1 North, Range 5 West of the Third Principal Meridian and being more particularly described as: Commencing at the Southwest corner of said Section 5; thence N. 89° 45' 29" E., (bearing developed from recorded bearings) along the South line of said Section 5, a distance of 494.80 feet to the point of beginning of the tract herein described; thence continuing N. 89° 45' 29" E., along said South line of Section 5, a distance of 150.00 feet; thence N. 00° 42' W., parallel with the East right of way line of Illinois Route 160, a distance of 150.00 feet; thence S. 89° 45' 29" W., parallel to the South line of said Section 5, a distance of 150.00 feet; thence S. 00° 42' E., parallel with the East right of way line of said Illinois Route 160, a distance of 150.00 feet to the point of beginning, including that portion of the Township Road. Situated in Clinton County, Illinois.

**CASE #6:** Request for a map amendment (40-9-30) submitted by Brian Holtgrave, 16700 Jamestown Rd. Breese, IL, 62230 to rezone approximately 15 acres from Agricultural (A) to Agricultural-Residential (A-R). Currently zoned Agricultural and located in Breese Township off Old State Rd and owned by Stanley & Kathleen Holtgrave.

**Location of property:**

Part of the West Half of the Northeast Quarter of Section 2, Township 2 North, Range 4 West of the Third Principal Meridian, Clinton County, Illinois, described as follows:

Commencing at the Northeast corner of said West 1/2 of the Northeast 1/4 of Section 2; thence, N.88°01'15"W., (bearing assumed) along the North line of said Northeast 1/4, 50.03 feet; thence, S.00°05'47"E., 2160.42 feet to the centerline of Old State Road; thence, S.61°36'27"W., along said centerline, 34.07 feet to the point of beginning; thence, continuing S.61°36'27"W., along said centerline, 85.18 feet; thence, N.00°05'47"W., 306.16 feet; thence, S.89°54'13"W., 539.69 feet to a point on the East line of a tract of land deeded to Debra J. Wesselmann, recorded as Doc. No. 2007R06277 of the Clinton County, Illinois, Recorder's Office; thence, N.28°12'42"W., along said East line of the Wesselmann tract, 589.18 feet to the Northernmost corner of said Wesselmann tract; thence, N.00°05'47"W., 269.44 feet to the Southwest corner of a tract of land deeded to Kyle & Michelle Ritzheimer, recorded as Doc. No. 2011R05136 of said Clinton County, Illinois, Recorder's Office; thence, along the perimeter of said Ritzheimer property as follows: N.89°54'13"E., 892.33 feet; S.00°05'47"E., 1054.87 feet to the point of beginning, containing 15.00 acres, more or less.

**CASE #7:** Request for a variance (40-3-6) submitted by Tim & Kristy Gebke, 702 Church St, Bartelso, IL, 62218 to reduce the front property setback from 25' to 10' to allow for a new detached shed. Property is zoned Residential (R-1) and owned by Tim & Kristy Gebke.

**Location of property:**

**Lots Twelve (12), Thirteen (13), and Fourteen (14) in Block (F) of Bartelso First Addition to Bartelso, Illinois, (now the Village of Bartelso, Clinton County, Illinois,) as platted in Plat Book "A", on Page #22, in the County Records, at Carlyle, Illinois. Situated in the County of Clinton, State of Illinois.**

**CASE #8:** Request for a setback variance (40-3-6) submitted by Larry O Dell, 8090 Cumming Lane, Edwardsville, IL 62025 to relax setback from 100' of centerline of Emerald Road to 52' 4" to allow a carport. Property is located at 19911 Acorn Dr, Carlyle, IL 62231 and zoned R-3. Owned by Larry O Dell and Pamela Pelot.

**Location of property:**

Lots 300 and 301 In Harbor Light Bay #3, being platted on part of the West Half of the Northwest Quarter of the Northeast Quarter of Section 15, Township 3 North, Range 2 West of the Third Principal Meridian, Clinton County, Illinois.

**CASE #9:** Request for a special use (40-9-16) submitted by Harold Brent Schott, 3337 Venhaus Rd, Trenton, IL 62293 to allow for a temporary permit for a truck trailer storage containers to be used for household storage until new home is constructed. Property is currently zoned Agricultural-Residential (A-R) and owned by Harold Brent Schott.

**Location of property:**

A PART OF TRACT 9 AS REFERENCED ON A PLAT OF SURVEY RECORDED AS DOCUMENT #2009R03527, BEING PART OF THE NORTHWEST QUARTER OF SECTION 15, TOWNSHIP 2 NORTH, RANGE 5 WEST OF THE THIRD PRINCIPAL MERIDIAN, CLINTON COUNTY, ILLINOIS, BEING MORE PARTICULARY DESCRIBED AS FOLLOWS:

COMMENCING AT AN IRON PIN MARKING THE SOUTHEAST CORNER OF SAID QUARTER; THENCE WESTERLY ALONG THE SOUTH LINE OF SAID QUARTER HAVING A RECORDED BEARING OF S. 89°-28'-38" W. 878.69 FEET TO AN IRON PIN MARKING THE SOUTHEAST CORNER OF SAID TRACT 9 AND THE POINT OF BEGINNING; THENCE CONTINUING S. 89°-28'-38" W. ALONG SAID SOUTH LINE 207.25 FEET TO AN IRON PIN MARKING THE SOUTHWEST CORNER OF SAID TRACT; THENCE N. 01°-21'-25" W. ALONG THE WEST LINE OF SAID TRACT 643.86 FEET TO AN IRON PIN AND CAP; THENCE N. 89°-28'-38" E. 207.25 FEET TO AN IRON PIN AND CAP TO AN IRON PIN AND CAP ON THE EAST LINE OF SAID TRACT; THENCE S. 01°-21'-25" E. ALONG SAID EAST LINE 643.86 FEET TO THE POINT OF BEGINNING.

**CASE #10:** Request for a setback variance (40-3-6) submitted by Wally & Karla Burgess, 2160 Lindsay Lane, Florissant, MO 63031 to relax setback front setback on Pam Lane from 25' to 5' to allow an addition onto existing garage. Property is located at 19622 Pam Lane, Carlyle, IL 62231 and zoned R-3. Owned by Walter & Karla Burgess.

**Location of property:**

**Lot #472 in Harbor Light Bay #5, being platting on part of the South Half of the Northeast Quarter and part of the Northeast Quarter of the Northeast Quarter of Section 15, T3N, R2W of the 3rd Principal Meridian, 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, gas, and other minerals, if any.**

**Subject to easements, covenants, and restrictions of record, if any.**

5. **OTHER BUSINESS:**

6. **PUBLIC COMMENTS:**

7. **ADJOURN**