

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

**AGENDA**

**October 6, 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 (40-3-14)(B2) submitted by Thomas & Phyllis Korte, 35 South Porte Dr, Highland, IL, 62249 to reduce the North & East setback line from 7' to 3' to allow for a 12' x 17' detached shed. Property is zoned Residential (R-3) located at 19513 Timber Lane, Carlyle, IL, 62231 and owned by Thomas & Phyllis Korte.

**Location of property:**

Lot 632 and the West Half of Lot 631 in Harbor Light Bay #6, being a subdivision in part of the Northeast Quarter of Section 15, Township 3 North, Range 2 West of the Third Principal Meridian, Clinton County, Illinois. Situated in Clinton County, Illinois.

**CASE #2:** Request for a variance (40-3-14) (A1) submitted by Bruce Benhoff, 1308 Pinewood Lane, Breese, IL, 62230 to increase the maximum height from 17' to 22'5" for a 36' x 34' detached garage. Property is currently zoned Residential (R-1) and owned by Bruce & Cindy Benhoff.

**Location of property:**

Part of Lots 11 and 12 of Dave Glaub's 1st Subdivision as Recorded in Plat Envelope 489A of the Clinton County, Illinois Records, being a part of the Southwest Quarter of the Northwest Quarter of Section 14, Township 2 North, Range 4 West of the Third Principal Meridian, Clinton County, Illinois, described as follows: Commencing at the N.E. corner of said Lot 12; thence, S. 18° 19' 40" W. (bearing assumed) along the East line of said Lot 12, 367.90 feet to the point of beginning; thence, continuing, S. 18° 19' 40" W., 170.00 feet to the N.E. corner of said Lot 11; thence, S. 20° 55' 34" W., along the East line of said Lot 11, 30.00 feet; thence, N. 88° 57' 06" W. 280.33 feet to the centerline of a 50' wide private roadway and utility easement; thence, along a curve on said centerline having a radius point to the West, a radial distance of 200.00 feet, a chord bearing N. 19° 51' 55" E., and a chord distance of 173.99 feet; thence, continuing along said centerline N. 05° 55' 07" W., 184.37 feet; thence, S. 61° 51' 48" E. 345.12 feet to the point of beginning, containing two acres more or less.

**CASE #3:** Request for a variance (40-3-14)(B3) submitted by Gary Frerker, 7306 Woodlane Rd, Germantown, IL, 62245 to reduce the side set back from 25' to 2' for a 10' x 16' shed, grain legs & dryer. The property is zoned (Ag) agricultural and is owned by Franklin & Ruby Frerker.

**Location of property:**

The North Half (N½) of the Southwest Quarter (SW¼) of Section No. Seventeen (17) and Five (5) acres of the North Side of the Southwest Quarter (SW¼) of the Southwest Quarter (SW¼) of Section Seventeen (17) and the Southeast Quarter (SE¼) of the Southwest Quarter (SW¼) of Section No. Seventeen (17) and the East Side of the Southwest Quarter (SW¼) of the Southwest Quarter (SW¼) of Section Seventeen (17), containing Eight and Three Fourths (8 3/4) acres and the East Side of the Northwest Quarter (NW¼) of Northwest Quarter (NW¼) of Section Twenty (20) containing Ten (10) acres and the East Half (E½) of the Southwest Quarter (SW¼) of the Southeast Quarter (SE¼) of Section Twenty (20) containing Twenty (20) acres and the Northeast Quarter (NE¼) of the Northwest Quarter (NW¼) of Section Twenty (20) and the Southwest Quarter (SW¼) of the Northwest Quarter of Section Twenty-one (21) and the East Half (E½) of the East Half (E½) of the Southwest Quarter (SW¼) of the Northeast Quarter (NE¼) of Section Twenty-nine (29) containing Ten (10) acres all in Township One (1) North, Range Four (4) West of the Third (3rd) Principal Meridian, containing in all Two Hundred Fifty-three and Three Fourths (253 3/4) acres and Twelve (12) acres of the West Side of the Northwest Quarter (NW¼) of

the Southeast Quarter (SE $\frac{1}{4}$ ) and Twelve (12) acres of the West Side of the Southwest Quarter (SW $\frac{1}{4}$ ) of the Southeast Quarter (SE $\frac{1}{4}$ ) and Sixteen (16) acres of the South and Middle Part of the Southwest Quarter of the Southeast Quarter (SE $\frac{1}{4}$ ) commencing at the Southeast Corner of said Tract of Southwest Quarter (SW $\frac{1}{4}$ ) of the Southeast Quarter (SE $\frac{1}{4}$ ) thence running North Two Hundred and Fifty-one (251) yards, thence West Fifty-six (56) Rods, thence South to the Section line, thence East to the place of beginning and all the Southeast Quarter (SE $\frac{1}{4}$ ) of the Southeast Quarter (SE $\frac{1}{4}$ ) all of Section No. Seventeen (17) of Township No. One (1) North, Range No. Four (4) West of the Third (3rd) Principal Meridian, containing in all Eighty (80) acres more or less.

Also an interest in a road described as follows, to-wit: Sixteen (16) feet of the South End of East Half (E $\frac{1}{2}$ ) of the Southwest Quarter (SW $\frac{1}{4}$ ) of the Northeast Quarter (NE $\frac{1}{4}$ ) and Sixteen Feet of the East Side of the East Half (E $\frac{1}{2}$ ) of the Southwest Quarter (SW $\frac{1}{4}$ ) of the Northeast Quarter (NE $\frac{1}{4}$ ) and Sixteen Feet (16) of the East Side of the Northwest Quarter (NW $\frac{1}{4}$ ) of the Northeast Quarter (NE $\frac{1}{4}$ ) all in Section Seventeen (17) Town One (1) North, Range Four (4) West of the Third (3rd) Principal Meridian, (according to a deed from Gerhard Thoele to Bernard Frerker, recorded in Vol. 29 of deed, Page 75.

**5. OTHER BUSINESS:**

**6. PUBLIC COMMENTS:**

**7. ADJOURN**