

Hearing Date: September 7, 2022

Case Number: 2022SETA1

Case & Amendment information below:

CASE 9: Request for a text amendment submitted by Clinton County Zoning Board of Appeals, 850 Fairfax, Carlyle, IL 62231 to amend the Clinton County Zoning Ordinance as follows:

ARTICLE IV – REGULATIONS FOR SPECIFIC DISTRICTS

DIVISION I – AGRICULTURAL

40-4-2 **PERMITTED USES.** Provided all pertinent requirements of this Code are met the following uses are permitted in the **"A" District:**

DELETE THE FOLLOWING:

Detached single-family dwellings – single-family dwellings shall be permitted on an agricultural lot of record provided the occupants of said single-family dwelling are directly related by birth, marriage or adoption to the owners of the lot of record and at least one of the occupants must be one of the following: sister, brother, son, daughter, mother, or father of one of the owners of the lot of record. A minimum of **one (1) acre** shall be deeded with the dwelling. This must comply with the Clinton County Subdivision Code and the Illinois Plat Act.

40-4-3 **SPECIAL USES.** The following uses shall be permitted in the **"A" District** only upon the issuance of a special use permit in accordance with the provisions of **Section 40-9-16.**

ADD THE FOLLOWING:

Detached Single-Family Dwellings – single-family dwellings shall be permitted on an agricultural lot ("A" Districts) of record provided the occupants of said detached single-family dwelling are directly related by birth, marriage or adoption to the owners of the lot of record and at least one of the occupants must be one of the following: son, daughter, mother, or father of one of the owners of the lot of record. A minimum of three (3) acres shall be deeded with the dwelling. This must comply with the Clinton County Subdivision Code and the Illinois Plat Act. All Detached Single-Family Dwellings must also be subject to the following requirements:

- (1) The parent parcel does not have any outstanding zoning ordinance violations;
- (2) The Detached Single-Family Dwelling parcel to be split from the parent parcel has or will have frontage on a public road or provides proof of access to a public road through a private drive or easement;
- (3) The Detached Single-Family Dwelling split complies with all applicable building setbacks and health department regulations;
- (4) After the Detached Single-Family Dwelling split, the parent parcel will comply with all applicable lot size, setback and lot coverage requirements or remains as compliant as before the split; and
- (5) A parent parcel or a Detached Single-Family Dwelling parcel shall be split no more than once per each qualifying person consisting of the father, mother, son, or daughter of the owner(s) of said parcel.

ARTICLE IX – BOARD OF APPEALS AND SPECIAL PROCEDURES

DIVISION III - SPECIAL USE PERMITS

DELETE THE FOLLOWING:

40-9-16 NATURE OF SPECIAL-USES.

Such "special uses" require careful case-by-case review, and may be allowed only by the Clinton County Zoning Board of Appeals.

ADD THE FOLLOWING:

40-9-16 NATURE OF SPECIAL-USES.

Such "special uses" require careful case-by-case review, and may be approved only by the Clinton County Zoning Board of Appeals, except as provided in 40-9-20 (B) or (C), where it is subject to final approval by the Clinton County Board.

40-9-19 FACTORS CONSIDERED. The Zoning Board of Appeals shall consider the following factors in making their decision on whether to grant a Special Use Permit:

40-9-20 FINDINGS OF FACT, TERMS OF RELIEF, REPORT OF RECORD.

(A) Except as provided in subsections (B) and (C) below,

(B) **DETACHED SINGLE-FAMILY DWELLINGS – “A” DISTRICTS; ADVISORY REPORT.** Within a reasonable time after the public hearing regarding a special use permit for a Detached Single-Family Dwelling, the Zoning Board of Appeals shall submit an advisory report to the County Board. Said advisory report shall include a recommendation regarding approval or denial of the requested Detached Single-Family Dwelling Special Use Permit, and the reasons therefor, including the factors listed in Section 40-9-19 of this Code.

(C) **ACTION BY COUNTY BOARD.** The County Board shall act on every proposed Detached Single-Family Dwelling Special Use Permit request at their next regularly scheduled meeting following the submission of the aforementioned advisory reports from the Zoning Board of Appeals. Without further hearing, the County Board may grant or deny, or refer back to the Zoning Board of Appeals for further consideration, any Detached Single-Family Dwelling Special Use Permit by simple majority vote.

Hearing Date: September 7, 2022

Case Number: 2022SETA2

Case & Amendment information below:

CASE 10: Request for a text amendment submitted by Clinton County Zoning Board of Appeals, 850 Fairfax, Carlyle, IL 62231 to amend the Clinton County Zoning Ordinance as follows:

ARTICLE V - SUPPLEMENTARY REGULATIONS

40-5-23

(D) **Solar Farm Energy Systems (SFES).** Solar Farm Energy Systems (SFES) is a facility on a parcel of **five (5)** or more acres for on-site or off-site use with the primary purpose of selling wholesale or retail generated electricity. All Solar Farm Energy Systems (SFES) will require a Special Use Permit, which may be applied for in Agricultural, Commercial or Industrial Districts.

(1) **Setback and Height Restrictions.**

DELETE THE FOLLOWING:

- (b) All solar panels in a Solar Farm Energy System (SFES) shall be kept at least **seven hundred fifty (750) feet** from a residence that is not part of the specific solar energy system permit/plan.

ADD THE FOLLOWING:

- (b) All solar panels in a Solar Farm Energy System (SFES) shall be kept at least **one thousand feet (1000) feet** from a residence that is not part of the specific solar energy system permit/plan.