



Washington County Zoning Office

125 W. St. Louis St.
Nashville, IL 62263
618-327-4800 xt. 345

Krystal Althoff – Zoning Administrator

Krystal.althoff@washingtonco.illinois.gov

NOTICE OF PUBLIC HEARING/AGENDA

WASHINGTON COUNTY ZONING BOARD OF APPEALS

TO WHOM IT MAY CONCERN: Public notice is hereby given that a public hearing will be held on Thursday, June 25th, 2026, at 7:00pm at The Washington County Courthouse, 101 W. St. Louis St., Nashville, IL 62263 to consider a request for:

1. Call to order
2. Roll Call
3. Approval of Previous Minutes (See Transcript Provided)
4. Cases: Four zoning Map Amendments, wishing to rezone from “Ag” to “R-1” to build homes. They are:
 - **Case #Z026-007** - Jeff & Heather Miller - Part of the North Quarter and Part of the Southeast Quarter of the Northeast Quarter of Section 28, Township 2 South, Range 4 West, of the third Principal Meridian, Washington County, Illinois. Total Acreage consisting of 10 Acres +/- **Total to re-zone to R-1 6 acres +/-.**
Remaining 4 Acres will stay AG. They will build a new home on the 6 R-1 acres and remove the old farm house.
Parcel # 14-11-28-200-004
 - **Case #Z026-010** - Matthew Janowski & Cheyenne Bell – Part of the Northwest $\frac{1}{4}$ of the Southeast $\frac{1}{4}$ of Section 16, Township 3 South, of the Third Principal Meridian, Washington County, Illinois. **Total Parcel to re-zone consisting of 2.0 Acres +/-.** **To build a home.**
Parcel # 05-19-16-400-011
 - **Case #Z026-009** - Joe & Katie Wolters – 10 Acres off the East Side of the South Half of the Northwest Quarter of Section 27, Township 1 South, Range 2 West of the Third Principal Meridian, Washington County, Illinois. Total Parcel consisting of 10 acres +/- **Total Parcel to re-zone consisting of 2 acres +/- to build a home. Remaining 8 acres will stay AG.**
Parcel #06-08-27-100-004; 100-009



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- **Case #Z026-008** - Christopher Schmitz/Dennis Windler – The North Half of the Northwest Quarter of Section 25, Township 1 South, Range 3 West. Except the Northeast Corner of the Northwest Quarter of the Northwest Quarter – (.5 Acre for homeplace), of the Third Principal Meridian, Washington County, Illinois. Total Parcel consisting of 59.5 Acres +/- **Total Parcel to re-zone 3 acres +/- in the Northeast Corner of parcel, they intend to build a home on the 3 acre parcel.** Parcel #04-07-25-100-006

One Variance Request:

- **Case #Z026-005** - Zachary & Nicole Rakers – This variance requests to reduce the required set back of 7ft from the side lot line to 3ft **to build a 40x40 shed on the property.**
Parcel # 08-10-04-401-006

- 5 Review/Discuss/Revise or Approve 3 Revised Ordinances for Wind/Solar/BESS.
- 6 Other Business
- 7 Comments from Public
- 8 Adjournment

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The next meeting of the Zoning Board of Appeals will be on July 23rd, 2026 at the Washington County Courthouse County Board Room at 7PM.