

Shelby County Zoning
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July 11, 2024

The Zoning Board of Appeals met at the Office of the Zoning Administrator at 315 ½ East Main Street in Shelbyville on August 24th, 2023 at 6pm.

ROLLCALL

Bruce Steinke
Jim Hampton
Betsy Stilabower
Mike Meyers

Secretary Scott McKee

Also present are Donald and Darla Galvin and their son-in-law Lou Maxedon

Minutes were read from the previous meeting held on June 29th at 7pm.

DISCUSSION

Motion to approve the minutes was made by Jim Hampton. Seconded by Betsy Stilabower.

Zoning Administrator explained that Donald and Darla Galvin wished to place a manufactured home on their property at 410 3rd St. in Westervelt. That property is zoned as Residential 1 (R1) and as such mobile homes, manufactured homes, and modular homes are expressly prohibited. The only places that those types of home are allowed are in Agriculturally zoned districts.

Went on to give the definition of a manufactured home as a “Any vehicle, including the equipment sold as part of a vehicle, which is so constructed as to permit its being used as a conveyance upon public streets or highways by either self-propelled means or not self-propelled means which is designed, constructed, or added to by means of an enclosed addition or room in such a manner as will permit the occupancy thereof as a dwelling or sleeping place for one or more persons.”

Chairman Bruce Steinke called upon Donald and Darla Galvin to present evidence.

They produced a picture of the proposed home and explained that it would be on a foundation with no wheels, that it cost \$140,000 dollars, gave a description of the 3 lots, each 50ft x 100ft, including pictures and testimony that there was a manufactured home on the foundation before, but that it had burnt down. They intentionally bought the lot for the purpose of putting a manufactured home on it

for their grandson. They continued by showing that the homes surrounding this proposed structure are owned by either them or their family. They have been buying properties to help clean up the town so it would look nice.

Donald went on to explain that nobody is going to buy a quarter million-dollar house in Westervelt, Illinois. That the proposed manufactured home would cost more than any other house in town would sell for in Westervelt. Explained that the home would be sitting on a foundation and create tax money for the township.

Bruce asked how many other manufactured homes there are in Westervelt.

Discussed that there are at least two as well as two mobile homes.

Betsy Stilabower asked why there were other manufactured and mobile homes in Westervelt, and it was explained that they existed before the ordinance was written in 2005.

Donald explained that they didn't realize the ordinance prohibited manufactured homes when they applied for the building permit. Continued to say that there are several R1 zoned areas with manufactured homes in them and that perhaps the person in the Zoning office previously did not enforce the ordinance.

Betsy Stilabower expressed that she felt they were making the town look better than it currently does with the proposed manufactured homes and the other lots that the Galvin's had already made improvements to.

Chairman Bruce Steinke explained that the Zoning Administrator was just upholding the ordinance written but that it's up to the Zoning Board of Appeals to overrule the decision and recommend amendments to the County Board.

Betsy Stilabower made a motion to overrule the Zoning Administrator's decision and recommend the County Board amend the ordinance so that Donald and Darla Galvin be allowed to place the manufactured home on their property.

Mike Meyers seconded the motion.

All present members were unanimous.

Motion to adjourn was made by Bruce Steinke and seconded by Jim Hampton.

Minutes recorded by
Zoning Administrator,
Scott McKee