

Shelby County Zoning
315 1/2 East Main St.
Shelbyville, IL 62565
217-294-3876
Email: shelbyzoning@shelbycounty-il.com

July 11, 2024

Minutes for Zoning Board of Appeals

Meeting was held on September 28th, 2023, at 6pm In the Office of the Zoning Administrator.

Roll Call

Jim Hampton
Betsy Stilabower
Mike Meyers
Secretary Scott McKee

Absent Ted Warren

Resignation by Bruce Steinke the previous week

Agenda

Item #1

- Process application for Map Amendment for Troy Coleman to rezone his property at 1790 County Highway 42 for General Business.

Item #2

- Review and vote to approve amendments to the ordinances regarding solar farms and wind energy system standards.

In the absence of a Chairman, Secretary Scott McKee called the meeting to order at 6pm.

Reading of the minutes from the previous session were held.

Betsy Stilabower made a motion to accept the minutes. Jim Hampton seconded the motion. Motion passed.

Zoning Administrator Scott McKee presented Item #1. Discussion between the board about the fact that the property was not already zoned for business despite having several campers already on the property. Mike Meyers stated he felt the current state of the property was an eye sore and was uncomfortable with the idea of granting him the amendment if he was going to continue to have

campers scattered on his property with grass growing around them, but that he felt he needed to abstain from making any motions because he had a storage facility business near the proposed business location. Zoning Administrator said that it was an enforceable offense to have conditions like that, but that no person had turned in a complaint. Jim Hampton stated he didn't want to take away Troy Coleman's opportunity to run a storage business, especially since so many other similar businesses had been approved.

Betsy Stilabower made a motion to approve the application for a Map Amendment for Troy Coleman on the grounds that his business be kept in compliance with zoning ordinances, specifically regarding the upkeep of the grass and the scattering of campers on the grounds, which is a nuisance.

Jim Hampton seconded the motion.

All were in favor. Motion carried.

Zoning Administrator presented Item #2, the updated drafted ordinance regarding solar energy conversion systems and wind farms. Zoning Administrator explained the County Board had asked the item to be withdrawn until the Zoning Board of Appeals approved the drafted documents. The Zoning Board of Appeals, during its meeting on June 29th, had rejected the proposed updates on the grounds that they had not been reviewed by the States Attorney.

Zoning Administrator said he had since been in contact with the States Attorney about these documents and that Mr. Hanlon had expressed that, "The law is the law." That Shelby County was required to comply with the law the State of Illinois passed on January 27th regarding commercial solar and wind. Mr. Hanlon said, "Present for approval an amended ordinance that adopts the provisions of the state statute on Wind and solar energy and incorporate all aspects of the provisions relating to wind and solar restrictions as provided in state law."

Zoning Administrator went on to say that these documents were exactly that. That the point of these documents is to make Shelby County compliant with the State of Illinois. Expressed the only 2 legal options for the County are to adopt these ordinances or have no ordinances at all and miss out on the revenue collected in the permitting process.

Jim Hampton expressed that he was not in favor of wind farms but if it must happen, he wouldn't want the taxpayers to miss out on the opportunity to collect fees from these projects. Said he had been inundated with requests from solar companies about leasing property from him.

Mike Meyers made a motion to accept the updated drafted ordinances and recommend to the County Board that they adopt them.

Jim Hampton seconded the motion.

All were in favor. Motion carried.

Betsy Stilabower made a motion to adjourn.

Motion was seconded by Mike Meyers.

Adjournment at 6:23pm.

Minutes recorded by Secretary Scott McKee.