

Shelby County Zoning
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Shelbyville, IL 62565
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Minutes for Zoning Board of Appeals on July 11th, 2024, at 6pm In the Office of the Zoning Administrator at 315 ½ East Main Street Shelbyville, Illinois.

Call to Order

Chairman Stilabower calls the meeting to order at 6:01pm.

Roll Call

Betsy Stilabower	Present (X)	Absent (___)
Jim Hampton	Present (X)	Absent (___)
Sandra Earp	Present (X)	Absent (___)

*Board of Appeals currently only has 3 of 5 members.

Reading of the Minutes

Minutes read from May 23rd Meeting.

Jim Hampton made a motion to accept the minutes as read.

Betsy Stilabower seconded the motion.

Agenda

1. Process the request for Variance by Brian Rushing

Zoning Administrator Scott McKee presents the variance on behalf of Brian Rushing for his property on Mattoon Lake, parcel number 0115-36-00-200-008. Mr. Rushing would like to build a 24' X 28' garage on this parcel, but the setbacks are too narrow because it is zoned as agriculture. The setbacks for side yard lines for agriculture are 20 feet. This lot is only 50 feet wide. The parcels immediately to his East are zoned as R1, single family residence, and he would like his setbacks to be the same. Side yard setbacks for R1 zoned lots are 6 feet.

Betsy Stilabower made a motion to recommend granting the variance to the full County Board.

Sandra Earp seconded the motion.

Ayes (3) Nays (___) Motion is unanimously approved (X)

Discussion by Zoning Board of Appeals about amending the Zoning Ordinance regarding the processing of Amendments and Variances.

Sandra Earp makes a motion to have amendments prepared that authorizes the Zoning Board of Appeals to have Final Authority over Variances.

Jim Hampton seconds the motion.

Ayes (3) Nays (___) Motion is unanimously approved (X)

Sandra Earp makes a motion to have prepared amendments that authorizes the Zoning Board of Appeals to approve Amendments instead of the Zoning Planning Commission.

Jim Hampton seconds the motion.

Ayes (3) Nays (___) Motion is unanimously approved (X)

Betsy Stilabower Makes a motion to have amendments prepared that retires the Planning Commission.

Sandra Earp seconds the motion.

Ayes (3) Nays (___) Motion is unanimously approved (X)

Sandra Earp makes a motion to have prepared a sunset provision amendment that will give the County Board final say on wind and solar energy facilities if PA 102-1123 is found invalid through the Illinois Appellate Court and is not appealed to the Illinois Supreme Court or the Illinois Supreme Court declines to hear an appeal.

Betsy Stilabower seconds the motion

Ayes (3) Nays (___) Motion is unanimously approved (X)

Public Body Comment – No member of the public was present.

Adjournment

Sandra Earp made a motion to adjourn.

Jim Hampton seconded the motion.

Adjournment at 6:27pm

Minutes recorded by Secretary Scott McKee.

A handwritten signature in black ink, appearing to read "S. McKee", written over a horizontal line.

Shelby County Zoning Administrator