

**Mason County Zoning Board of Appeals
Public Hearing**

Mason County Courthouse
(Upstairs Courtroom)
125 N. Plum St., Havana, IL.
Monday, November 2, 2026, at 6:00 p.m.

AGENDA

Call to Order:

Pledge of Allegiance:

Approval of Minutes – September 3, 2026, Public Hearing

Registration of Witnesses: Any person, other than the applicant or applicant's representative, who wishes to provide testimony regarding an application before the Board, shall complete and submit a witness slip prior to providing testimony.

Meeting Conduct: Only registered witnesses shall be permitted to address the hearing. Witnesses shall address only the Zoning Board and shall not engage in statements to members of the audience, nor shall members of the audience address or comment to witnesses.

Swearing In of Witnesses:

1. Request from Paula Sturgis for a Zoning Variance to deviate from the required two (2) foot setback and place a residential fence directly on the edge of the public right-of-way on the South property line, on property zoned R-3. The subject property is located in John Lane Subdivision, Lot 25, of Quiver Township and has a property address of 22328 Kohl Street, Topeka, IL 61567. PIN: 02-31-318-059.
2. Request from Leann Doerr for a Special Use Permit to allow the placement and occupancy of a new 1,664-square-foot manufactured home, with the existing dwelling permitted to remain on the property temporarily and required to be demolished within one (1) year of the issuance of the Special Use Permit. The subject property is located on the Southeast part of the Southeast ¼ of Section 6, Township 19, Range 8, and has a property address of 16836 CR 400N, Kilbourne, IL 62655. PIN: 24-06-400-006.
3. Prairie Power, Inc.
 - A. Request from Prairie Power, Inc. for a Special Use Permit to construct, maintain, and operate an electrical power substation on property zoned Agriculture. The subject property consists of approximately 5.008 acres, being part of the Southeast ¼ of Section 24, Township 23 North, Range 7 West, of the Third Principal Meridian, Manito Township, Mason County, Illinois, and is located at the northeast corner of County Highway 15 (E. County Road 2500N) and County Road 2750E. The property is part of PIN 02-24-400-001.

- B.** Request from Prairie Power, Inc. for a Zoning Variance from Section 5.25(4) of the Mason County Zoning Ordinance to permit barbed wire on top of a six (6) foot chain-link fence, rather than locating the hazardous portion of the fence at least eight (8) feet above grade.

4. Public Comment

5. Board Discussion

6. Adjournment