



PLANNING & ZONING DEPARTMENT
141 South Main Street, Suite 501
Decatur, Illinois 62523

217-424-1466 (voice)
217-424-1459 (fax)

AGENDA
Zoning Board of Appeals Hearing
January 3, 2024 8:30 A.M.
141 South Main, Room 514

****Please note that Citizen remarks are limited to a total of 20 minutes, 5 minutes maximum per person****

- 1. CALL TO ORDER**
- 2. ROLL CALL**
- 3. APPROVAL OF December 6, 2023 ZBA Minutes**
- 4. OLD BUSINESS**
 - 4.1** V-01-12-23 a petition filed by Rodney Rhoades requesting a Variance to change the required minimum lot size from 10 acres to 3.47 acres in (A-1) Agricultural Zoning. The property is commonly known as IL Route 121, Decatur, Illinois.
Long Creek Township PIN: 09-13-33-351-007 (part of) ***WITHDRAWN***
 - 4.2** S-02-12-23 a petition filed by Classy Grass Services, LLC requesting a Special Use Permit to allow the operation of a landscaping business in (R-1) Single Family Residential Zoning. The property is commonly known as 2855 S Baltimore Ave, Decatur, Illinois.
Long Creek Township PIN: 09-13-29-352-016
 - 4.3** V-03-12-23 a petition filed by GBJ Enterprise, LLC requesting a Variance to reduce the required side setback from 10 feet to 7.2 feet in (R-1) Single Family Residential Zoning. The property is commonly known as 2855 S Baltimore Ave, Decatur, Illinois.
Long Creek Township PIN: 09-13-29-352-016
 - 4.4** V-04-12-23 a petition filed by Norman & Mary Ross requesting a Variance to reduce the required minimum lot size from 10 acres to 5 acres in (A-1) Agricultural Zoning. The property is commonly known as 6551 Ocean Trail Road, Decatur, Illinois.
Long Creek Township PIN: 09-13-27-251-005
 - 4.5** S-05-12-23 a petition filed by Oreana Renewables, LLC requesting a Special Use Permit to allow the development and construction of a solar energy system on approximately 21 acres of an existing 78 acre tract of land and within a 3 year period, obtain a building permit and begin to establish the use in (A-1) Agricultural Zoning. The property is commonly known as the Northeast Corner of Jordan Road and Connors Road, Argenta, Illinois. .
Whitmore Township PIN: 18-08-02-300-004

5. NEW BUSINESS

- 5.1** V-01-01-24 a petition filed by Teresa Cothren requesting a variance to reduce the required front setback from 35 feet to 15 feet in (B-2) Commercial Zoning. The property is commonly known as 5705 E William Street Road, Decatur, Illinois
Long Creek Township PIN: 09-13-09-453-010

**6. CITIZEN REMARKS – PUBLIC COMMENT
(Limited to a total of 20 minutes, 5 minutes maximum per person)**

7. ADJOURNMENT

*All hearings are held at 141 S. Main Street in the Macon County Board Room #514. All hearings will be held at 8:30 A.M. or as soon thereafter as is possible.