



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
March 6, 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 January 3, 2024 ZBA Minutes

4. OLD BUSINESS

- 4.1** 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

5. NEW BUSINESS

- 5.1** S-01-03-24 a petition filed by Scott & Claudia Cassidy requesting renewal of a Special Use Permit to allow the operation of a dog kennel in (R-1) Single Family Residential Zoning. The property is commonly known as 2285 Crossroads Road, Decatur, Illinois
South Wheatland Township PIN: 17-12-30-100-022
- 5.2** S-02-03-24 a petition filed by Prairie Power, Inc. requesting a Special Use Permit to construct and operate an electrical power substation in (A-1) Agricultural Zoning. The property is located on Hilvety Road in Pleasant View Township.
Pleasant View Township PIN: 15-19-15-300-005
- 5.3** V-03-03-24 a petition filed by Prairie Power, Inc. requesting a variance to change the minimum lot size from 10 acres to 7.463 acres, a variance to change the maximum height from 60 feet to 70 feet and a variance to change the required rear setback from 50 feet to 25 feet in (A-1) Agricultural Zoning. The property is located on Hilvety Road in Pleasant View Township.
Pleasant View Township PIN: 15-19-15-300-005
- 5.4** V-04-03-24 a petition filed by Teresa Cothren requesting a variance to change the required minimum lot size from 1 acre to .39 acres m/l in (B-2) 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.