



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
April 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 March 6, 2024 ZBA Minutes

4. OLD BUSINESS

- 4.1** 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
- 4.2** 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
- 4.3** 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
- 4.4** 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 The property is commonly known as 5705 E William Street Road, Decatur, Illinois ****WITHDRAWN****
Long Creek Township PIN: 09-13-09-453-010

5. NEW BUSINESS

- 5.1** S-01-04-24 a petition filed by Dennis & Debra Park requesting renewal of a Special Use Permit to operate an indoor/outdoor storage for recreational vehicles in (A-1) Agricultural Zoning. The property is located at the corner of Wyckles Road and IL Route 121, Warrensburg, IL
Hickory Point Township PIN: 07-07-19-300-004
- 5.2** S-02-04-24 a petition filed by Jerry Koehler requesting a Special Use Permit to operate a motorcycle repair and restoration shop in (RE-5) Single Family Estate Zoning. The property is commonly known as

4842 W Rock Springs Rd, Decatur, IL
Blue Mound Township PIN: 02-11-25-251-007

- 5.3** S-03-04-24 a petition filed by Long Creek Solar, LLC for a Special Use Permit to allow the development and construction of a commercial solar energy facility on approximately 27 acres of an existing 33.10 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 6650 Angle Crossing Rd, Oakley, IL
Oakley Township PIN: 14-08-34-400-024

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.