



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
November 2, 2022 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 September 21, 2022 ZBA Minutes**
- 4. OLD BUSINESS**
 - 4.1** S-03-09-22 a petition filed by Nexamp Solar, LLC (Oreana Solar Project) for a Special Use Permit to allow the development and construction of a solar energy system on approximately 12.3 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. This property is located at the Northeast Corner of Jordan Road and Connors Road, Macon County, Illinois.
Whitmore Township PIN: 18-08-02-300-004
 - 4.2** S-04-09-22 a petition filed by Nexamp Solar, LLC (Argenta Solar Project) for a Special Use Permit to allow the development and construction of a solar energy system on approximately 24.2 acres of an existing 34.2 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. This property is located in the Northeast Quadrant of Wise Road and State Highway 48, Macon County, Illinois.
Friends Creek Township PIN: 05-03-35-300-003
 - 4.3** S-05-09-22 a petition filed by Nexamp Solar, LLC (Maroa Solar Project) for a Special Use Permit to allow the development and construction of a solar energy system on approximately 32.7 acres of an existing 64.98 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. This property is located near the Northeast Corner of Route 51 and Duroc Road, Macon County, Illinois.
Maroa Township PIN: 10-02-11-300-011

5. NEW BUSINESS

- 5.1** S-01-11-22 a petition filed by Jackie Campbell (purchasing contract for deed from Tim Dowd) requesting a Special Use Permit to operate a trucking business in (A-1) Agricultural Zoning. The property is commonly known as 2595 Peru Road, Decatur, IL 62522.
Blue Mound Township PIN: 02-11-26-300-017
- 5.2** V-02-11-22 a petition filed by Lilly LePaul & Zachary Kistenfeger requesting a variance to change the required lot size from 1 acre to .9 acres in (R-1) Single Family Residential Zoning. The property is commonly known as 8795 Countryside Drive, Dalton City, IL.
Mt. Zion Township PIN: 12-18-06-101-040
- 5.3** R-03-11-22 a petition filed by Advanced Disposal Services Solid Waste Midwest, LLC requesting to rezone approximately 3.75 acres from (R-4) Single Family Residential Zoning to (M-2) Heavy Industrial Zoning. The property is commonly known as 1025 S Bear Road, Decatur, IL 62522
Harristown Township PIN: 06-11-24-101-004

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.