



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 5, 2023 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 February 1, 2023 ZBA Minutes

4. OLD BUSINESS

4.1 S-01-02-23 a petition filed by John C Lee M.D. requesting renewal of a Special Use Permit to allow a doctor's office in (R-1) Single Family Residential Zoning. The property is commonly known as 1714 S Blaine Lane, Decatur, IL 62521
Long Creek Township PIN: 09-13-20-378-001

4.2 R-02-02-23 a petition filed by Illinois Valley Paving, a division of United Contractors Midwest, Inc. requesting to rezone approximately 30.66 acres from (A-1) Agricultural Zoning to (M-2) Heavy Industrial Zoning. The property is commonly known as 5515 S Business Route 51, Decatur, IL and the parcel directly north of this address.
South Wheatland Township PIN: 17-16-09-200-004 & 17-16-09-200-008

5. NEW BUSINESS

5.1 V-01-04-23 a petition filed by Jason Brown requesting a variance to change the required lot size from 10 acres to 1.3 acres in (A-1) Agricultural Zoning. The property is commonly known as 7754 Pleasant View Road, Blue Mound, IL 62513
Blue Mound Township PIN: 02-15-20-100-005

5.2 R-02-04-23 a petition filed by Gregory Hostetler requesting to rezone approximately 4.47 acres from (A-1) Agricultural Zoning to (M-2) Heavy Industrial Zoning. The property is commonly known as along South Route 121, Hervey City, IL 62549
Mt Zion Township PIN: 12-17-15-200-019

5.3 S-03-04-23 a petition filed by Gregory Hostetler requesting a Special Use Permit for operations of a salvage/junk yard in (M-2) Heavy Industrial Zoning. The property is commonly known as along South Route 121, Hervey City, IL 62549
Mt Zion Township PIN: 12-17-15-200-019

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.