



**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**  
**July 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 May 3, 2023 ZBA Minutes**

**4. OLD BUSINESS**

- 4.1** S-01-05-23 a petition filed by Eric Rubright requesting a Special Use Permit to allow the operation of the sale and transfer of firearms and ammunition business in (A-1) Agricultural Zoning. The property is commonly known as 1804 E Hampshire Road, Maroa, IL 61856  
Maroa Township PIN: 10-02-24-300-002
- 4.2** V-02-05-23 a petition filed by AgReliant Genetics LLC requesting a variance to change the required front setback from 50 feet to 12 feet and the maximum height from 35 feet to 35 feet 3 inches in (A-1) Agricultural Zoning. The property is commonly known as 4775 W Pershing Road, Decatur, IL 62526  
Harristown Township PIN: 06-11-01-200-001
- 4.3** S-03-05-23 a petition filed by Paul Butler requesting a Special Use Permit to allow the operation of a winery and venue facility in (A-1) Agricultural Zoning. The property is commonly known as 6671 Hibbard Road, Macon, IL 62544  
South Wheatland Township PIN: 17-16-18-200-004
- 4.4** S-04-05-23 a petition filed by SolAmerica Energy LLC requesting a Special Use Permit to allow the development and construction of a solar energy system on approximately 12 acres of an existing 38.33 acre tract of land in (A-1) Agricultural Zoning. The property is commonly known as Cundiff Road, Decatur, IL  
Whitmore Township PIN: 18-08-20-100-007

**5. NEW BUSINESS**

- 5.1** R-01-07-23 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 at along South Route 121, Hervey City, Illinois  
Mt Zion Township PIN: 12-17-15-200-019
- 5.2** S-02-07-23 a petition filed by Gregory Hostetler requesting a Special Use Permit for the operation of a junk yard in (M-2) Heavy Industrial Zoning. The property is commonly known as along South Route 121, Hervey City, Illinois.

Mt Zion Township PIN: 12-17-15-200-019

- 5.3** R-03-07-23 a petition filed by Gregory Hostetler requesting to rezone approximately 1.96 acres from (A-1) Agricultural Zoning to (M-2) Heavy Industrial Zoning. The property is commonly known as along South Route 121, Hervey City, Illinois.  
Mt Zion Township PIN: 12-17-14-100-014
- 5.4** R-04-07-23 a petition filed by Gregory Hostetler requesting to rezone approximately .52 acres from (RMH-1) Single Family Residential Zoning to (M-2) Heavy Industrial Zoning. The property is commonly known as 1350 S State Route 121, Mt Zion, IL 62549  
Mt Zion Township PIN: 12-17-14-100-005
- 5.5** V-05-07-23 a petition filed by Gregory Hostetler requesting a variance to change the required minimum lot size from 1 acre to .52 acres in (M-2) Heavy Industrial Zoning. The property is commonly known as 1350 S State Route 121, Mt Zion, IL 62549  
Mt Zion Township PIN: 12-17-14-100-005
- 5.6** S-06-07-23 a petition filed by Gregory Hostetler requesting a Special Use Permit for the operation of a junk yard in (M-2) Heavy Industrial Zoning. The property is commonly known as 1350 S State Route 121, Mt Zion, IL 62549  
Mt Zion Township PIN: 12-17-14-100-005
- 5.7** V-07-07-23 a petition filed by Michael Wilson, executor of the estate of Donald & Thelma Wilson, requesting a variance to change the required minimum lot size from 10 acres to 4 acres in (A-1) Agricultural Zoning. The property is commonly known as 13411 N Route 51, Maroa, IL 61756  
Maroa Township PIN: 10-02-15-200-006

**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.