



**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**  
**August 2, 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 July 5, 2023 ZBA Minutes**
- 4. OLD BUSINESS**
  - 4.1** 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
  - 4.2** 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
  - 4.3** 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
  - 4.4** 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
  - 4.5** 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
  - 4.6** 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
  - 4.7** 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

**5. NEW BUSINESS**

- 5.1** S-01-08-23 a petition filed by Carmen Rivera requesting a Special Use Permit for the operation of an events venue facility in (R-2) Single Family Residential Zoning. The property is commonly known as 2749 Norwood Avenue, Decatur, Illinois.  
Decatur Township PIN: 04-12-04-176-001

**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.