



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
December 6, 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 October 4, 2023 ZBA Minutes

4. OLD BUSINESS

4.1 S-01-10-23 a petition filed by Izaak Walton League of America requesting renewal of a Special Use Permit to allow the operation of a private campground in (R-1) Single Family Residential Zoning. The property is commonly known as 5179 Old Stagecoach Road, Oreana, Illinois.
Whitmore Township PIN: 18-08-22-300-007

4.2 S-02-10-23 a petition filed by Stephen & Shannon Comer requesting renewal of a Special Use Permit to allow a second residence on the property where a primary residence already exists in (R-4) Single Family Residential Zoning. The property is commonly known as 5874 Apollo Drive, Decatur, Illinois.
Oakley Township PIN: 14-13-03-301-004

5. NEW BUSINESS

5.1 V-01-12-23 a petition filed by Rodney Rhoades requesting a Variance to change the required minimum lot size from 10 acres to 3.47 acres in (A-1) Agricultural Zoning. The property is commonly known as IL Route 121, Decatur, Illinois.
Long Creek Township PIN: 09-13-33-351-007 (part of)

5.2 S-02-12-23 a petition filed by Classy Grass Services, LLC requesting a Special Use Permit to allow the operation of a landscaping business in (R-1) Single Family Residential Zoning. The property is commonly known as 2855 S Baltimore Ave, Decatur, Illinois.
Long Creek Township PIN: 09-13-29-352-016

5.3 V-03-12-23 a petition filed by GBJ Enterprise, LLC requesting a Variance to reduce the required side setback from 10 feet to 7.2 feet in (R-1) Single Family Residential Zoning. The property is commonly known as 2855 S Baltimore Ave, Decatur, Illinois.
Long Creek Township PIN: 09-13-29-352-016

- 5.4** V-04-12-23 a petition filed by Norman & Mary Ross requesting a Variance to reduce the required minimum lot size from 10 acres to 5 acres in (A-1) Agricultural Zoning. The property is commonly known as 6551 Ocean Trail Road, Decatur, Illinois.
Long Creek Township PIN: 09-13-27-251-005
- 5.5** S-05-12-23 a petition filed by Oreana Renewables, LLC requesting a Special Use Permit to allow the development and construction of a solar energy system on approximately 21 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. The property is commonly known as the Northeast Corner of Jordan Road and Connors Road, Argenta, Illinois. .
Whitmore Township PIN: 18-08-02-300-004

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.