

At the Public Hearing held in the Council Chambers by the City Council, June 7, 2021, the following proceedings were held and entered in this record in the following words and figures to wit:

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City Clerk

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Mayor

The Mayor called the Public Hearing to order at 6:15 P.M.

Roll Call - Aldermen Brown, Bryant, Driskell, Olive, and Wilson were present. Aldermen Budd, Dorchinecz, and Skultety were absent.

Also present were Mayor Barry, City Clerk Lilly, City Attorney Romano, HBO Goodall, Bill Sleeman, Alta and Lynn Himstedt, along with Plan Commission members Chairman Joe Hauser, Pat Kretzer, Scott McClure, Kevin Hamell, Matthew Yard, Tony Verardi, and Jim Altman (via Zoom).

Mayor Barry announced that the purpose of the Public Hearing was to consider the Rezone and Special Use Request by Doug and Nancy Miller for the property located at 307-315 Heights Avenue from Residential-1 to Residential-2 with a Special Use and 60-70 Heights Circle from Commercial-1 to Residential-2 with a Special Use.

Mayor Barry opened the meeting to the City Council and the audience to speak in regards to the request. Mrs. Alta Himstedt inquired as to what Mr. Miller's intentions were for this Rezone and Special Use. She and her husband own an adjacent property. The Mayor stated that Mr. Miller intends to sell as individual condominiums, making no structural changes.

Discussion was then held regarding the Condominium Property Act of Illinois, along with the limitations imposed by the Taylorville City Code, and the importance of this Special Use to follow those restrictions. Kevin Hamell questioned whether the properties could be built up to a second level or the footprint changed. HBO Goodall addressed section 10-4-4 in the City Code stating that housing structures cannot be more than two stories. As all of these properties are located under the same overall roof, all or none would have to do this. City Attorney Romano also stated that a variance may be needed per City Code 10-4-3 stating that the minimum lot width is 50', and each property must be at least 1500 square feet. There were no objections by the Plan Commission or City Council for this change in zoning or special use.

The Plan Commission voted (7-0) to approve the Rezone and Special Use Requests and made a motion to recommend to the City Council to direct the City Attorney to prepare an Ordinance to Reclassify the properties located at 307-315 Heights Avenue and 60-70 Heights Circle to Residential-2(R-2) and to grant a Special Use permitting condominiums, conditioned upon the properties following the Condominium Act of Illinois and the Taylorville City Code, and to waive the 50' width lot size requirements.

Motion by Alderman Brown and seconded by Alderman Driskell to adjourn the meeting. Motion carried (6-0).

The Public Hearing adjourned at 6:43 P.M.