

At the Public Hearing held in the Council Chambers by the City Council, February 3, 2020, 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 6:30 P.M.

Roll Call - Aldermen Bryant, Budd, Burtle, Dorchinecz, Driskell, Lanzotti, Olive, and Skultety were present.

Also present were Mayor Barry, City Clerk Lilly, Randy Mitchelson, Jack Daughtery, Ron and Alisha Noblet, Reggie Benton, HBO Andy Goodall, City Attorney Romano by video call, along with Plan & Zone Commission members Acting Chairman Pat Kretzer, Jim Altman, Scott McClure, Kevin Hamell, and Tony Verardi.

Mayor Barry announced that the purpose of the Public Hearing was to consider the Special Use Request of Randy and Kathryn Mitchelson pursuant to Paragraph E of Section 10-5-6 of Title 10 of the Taylorville City Code to allow the subdivision of the following described real estate in a C-1 (Commercial) Zoning District without any side yard setback requirements for the existing adjoining and connected commercial buildings located at 205 East Main Cross Street, Taylorville, IL.

Mayor Barry opened the meeting to the City Council and the audience to speak in regards to the request. It was noted that Mr. Mitchelson will be selling the back half of his building with a common wall. City Attorney Romano announced that a Common Wall Maintenance Agreement must be in place. Mr. Mitchelson stated that this has been signed by both parties and that both parties have agreed to close on the sale once the Ordinance has passed, and within thirty days.

The Plan Commission discussed the proposed subdivision of the property. Acting Chairman Kretzer inquired as to the type of common wall; it is a fire proof wall. He also asked what would happen to the Special Use should one party sell their half of the building. At that time, the current agreement would be null and void and the new owners would be required to file a new Special Use Request. It was also noted that a new owner could have any type of business in the location that is permitted in a C-1 zoning district.

The Plan Commission voted unanimously (5-0) to recommend to the City Council to approve the Special Use Request and Ordinance.

Mayor Barry welcomed new member Kevin Hamell to the Plan Commission.

Motion by Alderman Bryant and seconded by Alderman Driskell to adjourn the meeting. Motion carried (8-0).

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