

Planning & Zoning Commission
Special Meeting-Proceedings and Minutes
Diamond, Illinois

June 26, 2012

Proceedings and Recommendations made and ordered of record of said Commission in the Village Of Diamond, State of Illinois, on the twenty-sixth day of June, 2012.

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The **special meeting of the Planning & Zoning Commission** was held on Tuesday, June 26th, 2012, and called to order at 5:00 P.M., in the Conference Room of the Village Hall, Chair Mark Adair presiding. Upon Roll Call, present were Joe Trippiedi, Kim Voichescu and Craig VanDuyne. Roll Call was called by Cindy Haywood, Secretary.

APPROVAL OF MINUTES

Motion was made by Commissioner Voichescu and **Second** by Commissioner VanDuyne to approve the May 15, 2012 Regular Meeting Minutes. **All Ayes, Motion Carried.**

PUBLIC HEARING

Motion was made by Commissioner Voichescu and Second by Commissioner Trippiedi to Open Public Hearing (PZ-04-2012): An application of David A. Wozniak and Andrew Wozniak, to rezone the property located on the East side of Will Road, between IL Route 113 and Spring Road Diamond IL (PIN 24-06-100-012) from the R4 General Residence District to the I1 Limited Industrial District for which testimony and evidence will be heard. **All Ayes, Motion Carried.**

Sarah Beach spoke on behalf of the petitioners David Wozniak and Andrew Wozniak who stated that they are requesting to rezone the property from the R4 General Residence District to the I1 Limited Industrial District in order to participate in the proposed TIF District.

There was no public comment.

Motion to Close Public Hearing PZ-04-2012 made by Commissioner Voichescu and Second by Commissioner Trippiedi. All Ayes, Motion Carried.

Motion was made by Commissioner Trippiedi and Second by Commissioner Voichescu to Open Public Hearing (PZ-05-2012): An Application of Lauren Fey, c/o Marquette National Bank as Trustee under Trust 14296 and dated January 8, 1998, to rezone the property located on the East side of Will Road, between IL Route 113 and Spring Road, Diamond IL (PIN 24-06-100-014) from the R4 General Residence District to the I1 Limited Industrial District for which testimony and evidence will be heard. **All Ayes, Motion Carried.**

Mr. George Geoig spoke on behalf of the petitioner Lauren Fey and stated that she requests to rezone the property from the R4 General Residence District to the I1 Limited Industrial District. He added that they have no plans to develop at this time.

There was no public comment.

Motion to Close Public Hearing PZ-05-2012 made by Commissioner Voichescu and Second by Commissioner Trippiedi. All Ayes, Motion Carried.

Motion was made by Commissioner Voichescu and Second by Commissioner Trippiedi to Open Public Hearing (PZ-06-2012): An Application of Don Verelote and Nora Verelote, to rezone the property located on the East side of Will Road, between IL Route 113 and Spring Road, Diamond IL (PIN 24-06-100-013) from the R1 One Family Residence District to the I1 Limited Industrial District for which testimony and evidence will be heard. **All Ayes, Motion Carried.**

Petitioner Don Verelote said that he requests rezoning of his property from the R1 Single Family Residence District to the I1 Limited Industrial District in order to participate in the proposed TIF.

There was no public comment.

Motion to Close Public Hearing PZ-06-2012 made by Commissioner Voichescu and Second by Commissioner Trippiedi. All Ayes, Motion Carried.

Motion was made by Commissioner Voichescu and Second by Commissioner VanDuyne to Open Public Hearing (PZ-07-2012): An Application of Charles Phillips, c/o NorthStar Trust Company as successor to Harris NA, as successor to NLSB, as Trustee under Trust 1314 and dated November 24, 1989 to rezone the property located on the East side of Will Road, between IL Route 113 and Spring Road, Diamond IL (PIN 24-06-300-005) from the R1 One Family Residence District to the I1 Limited Industrial District for which testimony and evidence will be heard. **All Ayes, Motion Carried.**

Petitioner Charles Phillips said that he is requesting to rezone his property from the R1 One Family Residence District to the I1 Limited Industrial District to participate in the proposed TIF.

There was no public comment.

Motion to Close Public Hearing PZ-07-2012 made by Commissioner Trippiedi and Second by Commissioner Voichescu. All Ayes, Motion Carried.

Motion was made by Commissioner Voichescu and Second by Commissioner Trippiedi to Open Public Hearing (PZ-08-2012): An Application of Mark Goodwin, to rezone the property located on the East side of Will Road, between IL Route 113 and Spring Road, Diamond IL (PIN 24-06-300-006) from the R1 One Family Residence District to the I1 Limited Industrial District for which testimony and evidence will be heard. **All Ayes, Motion Carried.**

Petitioner Mark Goodwin said that he requests rezoning of his property from the R1 One Family Residence District to the I1 Limited Industrial District.

There was no public comment.

Motion to Close Public Hearing PZ-08-2012 made by Commissioner Voichescu and Second by Commissioner Trippiedi. All Ayes, Motion Carried.

Motion was made by Commissioner Voichescu and Second by Commissioner Trippiedi to Open Public Hearing (PZ-09-2012): An Application of Jay Honrud and Charlotte Honrud, to rezone the property located East of Will Road, between IL Route 113 and Spring Road, Diamond IL (PIN 24-06-100-015) from the R4 General Residence District to the I1 Limited Industrial District for which testimony and evidence will be heard. **All Ayes, Motion Carried.**

Petitioner Jay Honrud said that he requests to rezone his property from the current R4 General Residence District to the I1 Limited Industrial District in order to participate in the proposed TIF.

There was no public comment.

Motion to Close Public Hearing PZ-09-2012 made by Commissioner Trippiedi and Second by Commissioner Voichescu. All Ayes, Motion Carried.

Motion was made by Commissioner Trippiedi and Second by Commissioner Voichescu to Open Public Hearing (PZ-10-2012): Proposed adoption of an amendment to the text of the Village of Diamond Zoning Ordinance. The purpose of such amendment is to amend Section 9.01.3 to add Adult Uses as a Special Use within the I1 Limited Industrial District and to amend Section 3.02 of the Village of Diamond Zoning Ordinance to add a definition for Adult Uses for which testimony and evidence will be heard. **All Ayes, Motion Carried.**

Village Attorney John Gallo said that based on recent inquiry, the Village has determined necessary to amend Section 9.01.3 of the Zoning Ordinance to allow for adult uses as a Special Use and to add a definition for adult uses. He added that regulations for such uses have been presented in the packet for consideration.

There was no public comment.

Motion to Close Public Hearing PZ-10-2012 made by Commissioner Voichescu and Second by Commissioner VanDuyne. All Ayes, Motion Carried.

NEW BUSINESS

Consideration of Case PZ-04-2012 Rezoning (Wozniak)

MOTION was made by Commissioner Voichescu and **SECOND** by Commissioner Trippiedi to recommend to the Village Board approval of the application in Case PZ 04-2012 to rezone the property located on the East side of Will Road, between IL Route 113 and Spring Road Diamond IL (PIN 24-06-100-012) from the R4 General Residence District to the I1 Limited Industrial District. **All Ayes, Motion Carried.**

Consideration of Case PZ-05-2012 Rezoning (Fey)

MOTION was made by Commissioner Voichescu and **SECOND** by Commissioner Trippiedi to recommend to the Village Board approval of the application in Case PZ 05-2012 to rezone the property located on the East side of Will Road, between IL Route 113 and Spring Road, Diamond IL (PIN 24-06-100-014) from the R4 General Residence District to the I1 Limited Industrial District. **All Ayes, Motion Carried.**

Consideration of Case PZ-06-2012 Rezoning (Vercelote)

MOTION was made by Commissioner Voichescu and **SECOND** by Commissioner Trippiedi to recommend to the Village Board approval of the application in Case PZ 06-2012 to rezone the property located on the East side of Will Road, between IL Route 113 and Spring Road, Diamond IL (PIN 24-06-100-013) from the R1 One Family Residence District to the I1 Limited Industrial District. **All Ayes, Motion Carried.**

Consideration of Case PZ-07-2012 Rezoning (Phillips)

MOTION was made by Commissioner Voichescu and **SECOND** by Commissioner Trippiedi to recommend to the Village Board approval of the application in Case PZ 07-2012 to rezone the property located on the East side of Will Road, between IL Route 113 and Spring Road, Diamond IL (PIN 24-06-300-005) from the R1 One Family Residence District to the I1 Limited Industrial District. **All Ayes, Motion Carried.**

Consideration of Case PZ-08-2012 Rezoning (Goodwin)

MOTION was made by Commissioner Voichescu and **SECOND** by Commissioner Trippiedi to recommend to the Village Board approval of the application in Case PZ 08-2012 to rezone the property located on the East side of Will Road, between IL Route 113 and Spring Road, Diamond IL (PIN 24-06-300-006) from the R1 One Family Residence District to the I1 Limited Industrial District. **All Ayes, Motion Carried.**

Consideration of Case PZ-09-2012 Rezoning (Honrud)

MOTION was made by Commissioner Voichescu and **SECOND** by Commissioner Trippiedi to recommend to the Village Board approval of the application in Case PZ 09-2012 to rezone the property located East of Will Road, between IL Route 113 and Spring Road, Diamond IL (Part PIN 24-06-100-015) from the R4 General Residence District to the I1 Limited Industrial District. **All Ayes, Motion Carried.**

Consideration of Case PZ-10-2012 Text Amendment to Village of Diamond Zoning Ordinance -Adult Uses

MOTION was made by Commissioner Voichescu and **SECOND** by Chairman Adair to recommend to the Village Board approval of the application in Case PZ 10-2012 for an amendment to the text of the Village of Diamond Zoning Ordinance by amending Section 9.01.3 to add Adult Uses as a Special Use within the Limited Industrial District and to amend Section 3.02 of the Village of Diamond Zoning Ordinance to add a definition for Adult Uses. **All Ayes, Motion Carried.**

OLD BUSINESS

There was no old business.

VILLAGE LEGAL COUNSEL

There were no further comments.

BOARD MEMBERS OPEN FORUM

There were no further comments

PUBLIC COMMENT

There was no one to speak.

ADJOURNMENT

The Commission determined there were no further matters for discussion. **MOTION** was made by Commissioner Trippiedi and **SECOND** by Commissioner Voichescu to adjourn at 6:17 P.M. **ALL AYES, MOTION CARRIED.**

Respectfully Submitted,

**Cindy Haywood
Planning & Zoning Secretary**