

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

September 16, 2014

Proceedings and Recommendations made and ordered of record of said Commission in the Village Of Diamond, State of Illinois, on the sixteenth day of September, 2014.

**Diamond, Illinois
September 16, 2014**

The **regular meeting of the Planning & Zoning Commission** was held on Tuesday, September 16th, 2014, and called to order at 6:00 P.M., in the Conference Room of the Village Hall, Chair Mark Adair presiding. Upon Roll Call, present were Craig VanDuyne, Bob Bianchetta, Rusty Elberts and Lori Bonarek. Roll Call was called by Cindy Haywood, Secretary.

APPROVAL OF MINUTES

Motion was made by Commissioner VanDuyne and **Second** by Commissioner Elberts to approve the February 18, 2014 Regular Meeting Minutes and the March 20, 2014 Special Meeting Minutes. **4 Ayes- 1 member abstaining (Bonarek), Motion Carried.**

NEW BUSINESS

Review/Consideration– Village of Diamond Zoning Ordinance Update

Mike Hoffman, of Teska Associates, provided an overview of the revised timeline for the zoning ordinance update. He explained the importance of the update in relation to current development standards and the relationship with the Village's Comprehensive Plan.

Pete Iosue, of Teska Associates, referred to their September 10, 2014 memo and discussed the previous recommendations made by the Planning & Zoning Commission and Village Attorney, some of which included changes to the general provisions, non-conforming uses and residential districts.

Mr. Hoffman further discussed the residential districts and suggested that regulations be provided specifically for townhomes and that districts R1 and R2 are virtually the same and recommended combining them. Village Attorney John Gallo suggested distinction between townhomes and duplexes. Lot width and setback modifications were changed in the R2 District. Members of the Planning and Zoning Board agreed with the suggestions.

Mr. Hoffman recommended the creation of a business transition district to ease the residential districts into commercial. Members of the commission favored that idea. Mr. Hoffman added that all uses for every commercial/industrial district have been placed in table format for easy reference.

Village Attorney John Gallo inquired about regulations for cargo containers/stacking and Mr. Hoffman said that will be addressed. It was agreed that Districts B4, P1 and Floodplain should be eliminated. Loading regulations were also modified.

OLD BUSINESS

No discussion or consideration.

VILLAGE LEGAL COUNSEL

There were no comments.

BOARD MEMBERS OPEN FORUM

There were no comments.

PUBLIC COMMENT

There were no comments.

ADJOURNMENT

The Commission determined there were no further matters for discussion. **MOTION** was made by Commissioner Bianchetta and **SECOND** by Commissioner VanDuyne to adjourn at 7:25 P.M. **ALL AYES, MOTION CARRIED.**

Respectfully Submitted,

/s/ Cindy Haywood

**Cindy Haywood
Planning & Zoning Secretary**

Approved by Planning and Zoning Commission 10/21/14