

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

September 15, 2015

Proceedings and Recommendations made and ordered of record of said Commission in the Village Of Diamond, State of Illinois, on the fifteenth day of September, 2015.

**Diamond, Illinois
September 15, 2015**

The regular meeting of the Planning & Zoning Commission was held on Tuesday, September 15, 2015, 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 and Bob Bianchetta. Absent was Lori Bonarek. Roll Call was called by Cindy Haywood, Secretary.

APPROVAL OF MINUTES

MOTION was made by Commissioner Bianchetta and **SECOND** by Commissioner VanDuyne to approve the special meeting minutes dated June 1, 2015 and August 10, 2015. **All Ayes, Motion Carried.**

PUBLIC HEARING

PZ-04-2015: Map Amendment (Rezoning) 58 & 60 S. Will Road

MOTION was made by Commissioner VanDuyne **SECOND** by Commissioner Bianchetta to open public hearing PZ-04-2015: 58 & 60 S. Will Road Map Amendment (Murphy). **All Ayes, Motion Carried.**

Attorney Frank Cortina, representing the owner John Murphy, stated that in order to be in compliance, the Village informed the owner that the property needed to be rezoned to the B3 Service Business District to accommodate the existing auto service/repair use. He said that the business has existed for many years and no changes to the property or business are contemplated. Furthermore, it is consistent with the Village's Comprehensive Plan.

The Commission noted that the proposed zoning is appropriate.

There was no public comment.

MOTION was made by Commissioner VanDuyne and **SECOND** by Commissioner Bianchetta to close public hearing PZ-04-2015: 58 & 60 S. Will Road Map Amendment (Murphy). **All Ayes, Motion Carried.**

NEW BUSINESS

Consideration of PZ-04-2015: Map Amendment (Rezoning) 58 & 60 S. Will Road

MOTION was made by Commissioner Bianchetta and **SECOND** by Commissioner VanDuyne to recommend to the Village Board approval of Case PZ 04-2015: to rezone the properties at 58 and 60 S. Will Road located on the west side of Will Road and south of IL Route 113 from the B-1 Retail Business District to the B-3 Service Business District.

Also, including and based on the following findings with respect to the requested map amendment:

1. Existing uses of property within the general vicinity of the subject Property are compatible.
2. The zoning classification of property within the general vicinity of the subject Property are compatible.
3. The use of the subject Property is suitable for uses allowed under the existing B-3 zoning classification.
4. The trend of development in the general vicinity of the subject Property, including changes, if any, that may have taken place since the time the subject Property was placed in its present zoning classification support the map amendment.
5. The map amendment is consistent with the Village Comprehensive Plan.

All Ayes, Motion Carried.

OLD BUSINESS

No discussion or consideration.

VILLAGE LEGAL COUNSEL

There was no comment.

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 VanDuyne and **SECOND** by Commissioner Bianchetta to adjourn at 6:06 P.M. **ALL AYES, MOTION CARRIED.**

Respectfully Submitted,

/s/ Cindy Haywood

**Cindy Haywood
Planning & Zoning Secretary**