

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

December 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 December, 2015.

**Diamond, Illinois
December 15, 2015**

The regular meeting of the Planning & Zoning Commission was held on Tuesday, December 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 Bob Bianchetta & Scott Tidwell. Absent was Craig VanDuyne and Lori Bonarek. Roll Call was called by Cindy Haywood, Secretary.

APPROVAL OF MINUTES

This matter will be considered at the next scheduled meeting.

PUBLIC HEARING

PZ-05-2015: Map Amendment (Rezoning) 120 S. Berta Road

MOTION was made by Commissioner Bianchetta and **SECOND** by Chairman Adair to open public hearing PZ-05-2015: 120 S. Berta Road. **All Ayes, Motion Carried.**

Mr. Jason Engberg of Teska Associates explained that the purpose of the various map amendments is to coincide with the recently adopted rewrite of the Village of Diamond Zoning Ordinance. He said that in this particular case, the subject property is the only B2 zoning district in the Village. As part of the Zoning Ordinance update, the B2 district was eliminated and combined with the B1 District.

In response to a question by Mr. Scerine, owner of the property, Village Attorney John Gallo added that the map amendments being considered were initiated by the Village and rezoning will not affect development of the property.

MOTION was made by Commissioner Tidwell and **SECOND** by Commissioner Bianchetta to close public hearing PZ-05-2015:120 S. Berta Road Map Amendment. **All Ayes, Motion Carried.**

PZ-06-2015: Map Amendment (Rezoning) 2850 E. Division Street

MOTION was made by Commissioner Bianchetta and **SECOND** by Commissioner Tidwell to open public hearing PZ-06-2015: 2850 E. Division Street. **All Ayes, Motion Carried.**

Attorney Gallo stated that most of the subject property is presently zoned B3 and it is appropriate to rezone the remainder from R4 to B3. He added that the property owner has no objection to the map amendment.

There was no public comment.

MOTION was made by Commissioner Bianchetta and **SECOND** by Commissioner Tidwell to close public hearing PZ-06-2015: 2850 E. Division Street Map Amendment. **All Ayes, Motion Carried.**

PZ-07-2015: Map Amendment (Rezoning)1.6 Acres located East of Will Road, South of IL Route 113

MOTION was made by Commissioner Bianchetta and **SECOND** by Commissioner Tidwell to open public hearing PZ-07-2015: 1.6 Acres located East of Will Road, South of IL Route 113 Map Amendment. **All Ayes, Motion Carried.**

Attorney Gallo explained that this sliver of property should have been rezoned to the Limited Industrial District as part of the TIF rezoning; however, it was overlooked at the time.

Planning and Zoning Secretary Cindy Haywood noted that there was no objection from the property owner.

There was no public comment.

MOTION was made by Commissioner Bianchetta and **SECOND** by Commissioner Tidwell to close public hearing PZ-07-2015: 1.6 Acres located East of Will Road, South of IL Route 113 Map Amendment. **All Ayes, Motion Carried.**

PZ-08-2015:Village of Diamond – Zoning Ordinance: Section 5.03 Amendment of Zoning Map

MOTION was made by Commissioner Bianchetta and **SECOND** by Commissioner Tidwell to open public hearing PZ-08-2015: Amendment of Village of Diamond Zoning Map. **All Ayes, Motion Carried.**

Attorney Gallo referred to the memo prepared by Planning and Zoning Secretary and described the overall map changes shown that reflect past map amendment approvals and a few minor corrections.

There was no public comment.

MOTION was made by Commissioner Bianchetta and **SECOND** by Commissioner Tidwell to close public hearing PZ-08-2015: Amendment of Village of Diamond Zoning Map. **All Ayes, Motion Carried.**

NEW BUSINESS

Consideration of PZ-05-2015: Map Amendment/Rezoning

MOTION was made by Commissioner Bianchetta and **SECOND** by Commissioner Tidwell to recommend to the Village Board approval of Case PZ 05-2015: to rezone the property at 120 S. Berta Road from the B2 Retail and Service Business District to the B-1 Retail 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 B1 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.

Consideration of PZ-06-2015: Map Amendment/Rezoning

MOTION was made by Commissioner Tidwell and **SECOND** by Commissioner Bianchetta to recommend to the Village Board approval of Case PZ 06-2015: to rezone the property at 2850 E. Division Street from the R4 General Residence 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 B3 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.

Consideration of PZ-07-2015: Map Amendment/Rezoning

MOTION was made by Commissioner Tidwell and **SECOND** by Commissioner Bianchetta to recommend to the Village Board approval of Case PZ 07-2015: to rezone approximately 1.6 acres located South of Route 113, East of Will Road from the R1 One Family Residence District to the I1 Limited Industrial 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 I1 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.

Consideration of PZ-08-2015: Diamond Zoning Ordinance-Amendment of Zoning Map

MOTION was made by Commissioner Tidwell and **SECOND** by Commissioner Bianchetta to recommend to the Village Board approval of Case PZ 08-2015: to approve various map amendments that reflect revisions to the existing zoning uses, divisions, restrictions, regulations and classifications. **All Ayes, Motion Carried.**

OLD BUSINESS

No discussion or consideration.

VILLAGE LEGAL COUNSEL

There was no comment.

BOARD MEMBERS OPEN FORUM

Chairman Adair welcomed new Planning & Zoning Commissioner member Scott Tidwell.

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 Tidwell to adjourn at 6:25 P.M. **ALL AYES, MOTION CARRIED.**

Respectfully Submitted,

/s/ Cindy Haywood

**Cindy Haywood
Planning & Zoning Secretary**