

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

March 10, 2020

Proceedings and Recommendations made and ordered of record of said Commission in the Village of Diamond, State of Illinois, on the tenth day of March, 2020.

**Diamond, Illinois
March 10, 2020**

The special meeting of the Planning & Zoning Commission was held on Tuesday, March 10, 2020, and called to order at 5:00 P.M., in the Conference Room of the Village Hall, Chairman Craig VanDuyne presiding. Upon Roll Call, present were Bob Bianchetta, Scott Tidwell, Juston McDonald and Mindy Rampa. Roll Call was called by Cindy Haywood, Secretary.

APPROVAL OF MINUTES

MOTION was made by Commissioner Tidwell and **SECOND** by Commissioner McDonald to approve the special meeting minutes dated November 12, 2019. **All Ayes, Motion Carried.**

PUBLIC HEARING

PZ-01-2020: Map Amendment: 2255 E. Division Street

MOTION was made by Commissioner Bianchetta and **SECOND** by Commissioner McDonald to open public hearing PZ-01-2020: Map Amendment. **All Ayes, Motion Carried.**

Project Engineer Wes Kistler referred to the plan and stated that they propose to construct a 2- unit building with one tenant utilizing the space as a restaurant and the other is presently unleased. Rezoning of the property to B-3 is being requested in order to provide a pick-up window without a drive-through order station. Mr. Kistler added that the properties to north, west and east are zoned B1 and residential to the south.

Village Attorney John Gallo said that there is a 20 foot wide alley to the south of the property that will be vacated which will be divided between the developer and the property owner to the south. A privacy fence will also be provided along the south property line. Attorney Gallo added that, in order to provide more parking (primarily for employees), additional spaces will be provided along the east side of the property in the right of way (similar to the parking adjacent to Busey Bank). The Village will enter into a license agreement with the property owner regarding the use and maintenance of the area.

Public comment:

Ashley Feehan, 95 S. School Street, expressed some concern about additional traffic and inquired about the hours of operation. Mr. Kistler said he was unsure about the hours but thought perhaps 11 AM into the evening. He added that the restaurant is primarily delivery service but will also have indoor dining.

MOTION was made by Commissioner Bianchetto and **SECOND** by Commissioner McDonald to close public hearing PZ-01-2020: Map Amendment. **All Ayes, Motion Carried.**

NEW BUSINESS

Consideration of PZ-01-2020: Map Amendment – 2255 E. Division Street

MOTION was made by Commissioner Bianchetto and **SECOND** by Commissioner Tidwell to recommend to the Village Board approval of the application in Case PZ 01-2020: to rezone the property commonly known as 2255 E. Division Street, from the B1 – Retail Business District to the B-3 – Service Business District including and based on the 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.
6. The possession of the off-site parking facilities (via a License Agreement with the Village to use part of School Street) are reasonably certain to continue and that the off-site parking facilities will be maintained at all times during the life of the proposed use.

All Ayes, Motion Carried.

Consideration of Final Plat of Subdivision – MBR Subdivision

Attorney Gallo said that the property consists of 3 legal lots that will be combined into 1 as shown on the final plat.

MOTION was made by Commissioner Tidwell and **SECOND** by Commissioner McDonald to recommend to the Village Board approval of the Final Plat of Subdivision for MBR Management Subdivision. **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

MOTION was made by Commissioner Bianchetta and **SECOND** by Commissioner Bonarek to adjourn at 5:37 P.M. **ALL AYES, MOTION CARRIED.**

Respectfully Submitted,

/s/ Cindy Haywood

**Cindy Haywood
Planning & Zoning Secretary**