



**1750 E. DIVISION STREET
DIAMOND, IL 60416
SPECIAL
PLANNING & ZONING COMMISSION MEETING
5:00P.M. TUESDAY, JULY 8, 2025
DIAMOND VILLAGE HALL, BOARD ROOM**

I. CALL TO ORDER:

A. Pledge of Allegiance:

B. Roll Call:

Bob Bianchetta	Present_____	Absent_____
Scott Tidwell	Present_____	Absent_____
Tracy Warner	Present_____	Absent_____
Mike Jenke	Present_____	Absent_____
Craig VanDuyne- Chair	Present_____	Absent_____

C. Approval of Minutes

December 10, 2024 Special Planning & Zoning Commission Meeting

II. PUBLIC HEARINGS

A. PZ-01-2025: Four Seasons Diamond Storage – Rezoning with Variations

1. Motion to Open Public Hearing PZ-01-2025

A. The purpose of the public hearing shall be to receive and consider testimony, public comment and other evidence pertaining to an application (PZ-01-2025) of Anthony Maffeo, Four Seasons Diamond LLC as petitioner and TBS-Diamond, LLC as owner, to rezone the property commonly known as Lots 10 & 11 of TBS Diamond Resubdivision, Diamond, IL 60416 (located south of IL 113, east of Will Road); Lot 10 rezone from the B-3 Service Business District to the I-1 Limited Industrial District; and, Lot 11 rezone from the R4 Multi-Family Residence District to the I-1 Limited Industrial District; variations of the Village of Diamond Code of Ordinances: (1) Section 151.107 - to exceed the maximum allowable lot coverage of 60%; (2) Section 151.105(D)(1) - to allow a portion of the subject property to accommodate outside storage of RV's, boats, etc. not completely enclosed by a solid wall or fence; (3) Section 151.137(d)(2) - variations of certain landscape provisions; and (4) Section 151.139(B) variations for screening of exterior storage at an opacity of not less than 75%.

1. Public Comment

2. Motion to Close Public Hearing PZ-01-2025

III. NEW BUSINESS

- A. Consideration of PZ-01-2025: Four Seasons Diamond Storage Rezoning with Variations
- B. Site Plan – Four Seasons Diamond Storage
- C. Final Plat – Four Seasons Diamond Resubdivision

IV. OLD BUSINESS (There is no old business for consideration)

V. VILLAGE LEGAL COUNSEL

VI. BOARD MEMBERS OPEN FORUM

- Bob Bianchetta
- Scott Tidwell
- Tracy Warner
- Mike Jenke
- Craig VanDuyne- Chair

VII. PUBLIC COMMENT

Please limit comments to 5 minutes, per topic.

VIII. ADJOURNMENT

Next Regular Scheduled Meeting July 15, 2025

(there are no matters for consideration at this time)