



**1750 E. DIVISION STREET
DIAMOND, IL 60416**

**SPECIAL
PLANNING & ZONING COMMISSION MEETING
5:00P.M. TUESDAY, SEPTEMBER 9, 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

July 22, 2025 Special Planning & Zoning Commission Meeting

II. PUBLIC HEARINGS

A. PZ-03-2025: Special Use with Variations – 2910 E. Division Street

1. Motion to Open Public Hearing PZ-03-2025

The purpose of the public hearing shall be to receive and consider testimony, public comment and other evidence pertaining to an application (PZ-03-2025) of Ocean Capital IL as petitioner and 113 Diamond LLC as owner, for a special use under the B3 – Service Business District, Diamond Code of Ordinance Sections 151.061 and 151.094, to permit an Adult-Use Cannabis Dispensary to be located at 2910 E. Division Street and variations of certain landscape provisions, Diamond Code of Ordinance Section 151.137

1. Public Comment

2. Motion to Close Public Hearing PZ-02-2025

III. NEW BUSINESS

- A. Consideration of PZ-03-2025: special use with variations 2910 E. Division Street, including findings

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

V. VILLAGE LEGAL COUNSEL

VI. BOARD MEMBERS OPEN FORUM

- Bob Bianchetto
- 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 September 16, 2025

(there are no matters for consideration at this time)

Special Meeting Scheduled September 23, 2025 5:00 PM