

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

July 8, 2025

Proceedings and Recommendations made and ordered of record of said Commission in the Village of Diamond, State of Illinois, on the eighth day of July, 2025.

**Diamond, Illinois
July 8, 2025**

The special meeting of the Planning & Zoning Commission was held on Tuesday, July 8, 2025, 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, Tracy Warner and Mike Jenke. Absent was Scott Tidwell. Roll Call was called by Cindy Haywood, Secretary.

APPROVAL OF MINUTES

MOTION was made by Commissioner Bianchetta and **SECOND** by Commissioner Warner to approve the special meeting minutes dated December 10, 2024. **All Ayes, Motion Carried.**

PUBLIC HEARINGS

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

MOTION was made by Commissioner Jenke and **SECOND** by Commissioner Warner to open public hearing PZ-01-2025: Four Seasons Diamond Storage Rezoning with Variations. **All Ayes, Motion Carried.**

Jim Kartheiser, TBS Development, introduced Tom Zumm of TBS Development and Tony Maffeo, owner of Four Seasons Storage. Kartheiser described the original plan that was developed in 2001 and said the 2 lots under consideration are Lots 10 and 11. Lot 10 consisting of ½ acre originally platted for detention and Lot 11 slightly over 4 acres currently zoned R4 multi-family. They are proposing to rezone the property to the I1 limited industrial district, consolidate the lots and develop a storage facility consisting of indoor storage and outdoor storage for RVs, boats, etc. Kartheiser added they feel the use will create a good transition between the retail to the north and the light industrial uses that may develop further south, and it will not generate heavy traffic.

Kartheiser described the proposed improvements and said the office and entrance drive are located at the north end of the property. The property will be fenced with wrought iron along Will Road and black chain link along the remaining perimeter. There will be an access gate, and code will be needed for entry. Landscaping and a berm will be provided south of the drive to screen the outdoor storage area closest to Will Road. Additional landscaping is proposed along Will Road further south and the small parking area near the office. They are providing a culvert and 10' asphalt bike path (including a 4'x8' concrete pad for bike repair) extending to the north line of the Buckeye Pipeline Easement.

Tony Maffeo said they plan to phase the construction of the buildings but will do all paving. He presented a rendering of the buildings and provided samples of the brick veneer and concrete board. The buildings are 30'x60' +/- . Security cameras will be installed and lighting will be provided from dusk to dawn. Curley Vaughn, local union representative, inquired about the contractors and Maffeo stated they use union labor.

In response to Commissioner's comments, Village Attorney John Gallo stated that the overall coverage amounts to 79% vs. the 60% allowed. The landscape variations being requested are to eliminate the need to provide 1 tree for each 600 feet of landscape space and 1 tree along the building façade for each 50 lineal feet. Village Engineer Mike Perry explained that the large detention provided on the Jewel/TBS site presently far exceeds the minimum needs for this development and the Jewel property, outlots and strip area. The remainder of the TBS/Jewel site will be reviewed to ensure the stormwater detention requirements are satisfied when later developed.

Chairman VanDuyne inquired about the feasibility of the project and Maffeo said a study will be completed. Commissioner Bianchetta expressed concern that the full ditch along the property was not being enclosed, and Mayor Kern said that portion is included in the STP grant that is programmed for 2028.

MOTION was made by Commissioner Bianchetta and **SECOND** by Commissioner Jenke to close public hearing PZ-01-2025: Four Seasons Diamond Storage – Rezoning with Variations. **All Ayes, Motion Carried.**

NEW BUSINESS

Consideration of PZ-01-2025: Fours Seasons Diamond Storage Rezoning with Variations

MOTION was made by Commissioner Bianchetta and **SECOND** by Commissioner Warner to recommend to the Village Board approval of the application in Case PZ-01-2025 to rezone the property known as Lots 10 & 11 of TBS Resubdivision, to the I1- Limited Industrial District and variations of the Village 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%, including and based on the findings. **All Ayes, Motion Carried.**

Site Plan – Four Seasons Diamond Storage

MOTION was made by Commissioner Bianchetta and **SECOND** by Commissioner Jenke to recommend to the Village Board approval of the site plan for Four Seasons Storage Diamond. **All Ayes, Motion Carried.**

Final Plat – Four Seasons Diamond Resubdivision

MOTION was made by Commissioner Bianchetta and **SECOND** by Commissioner Warner to recommend to the Village Board approval of the final plat of subdivision for Four Seasons Diamond Resubdivision. **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 Jenke and **SECOND** by Commissioner Bianchetto to adjourn at 5:35 P.M. **ALL AYES, MOTION CARRIED.**

Respectfully Submitted,

/s/ Cindy Haywood

**Cindy Haywood
Planning & Zoning Secretary**