



VILLAGE OF Diamond

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

**SPECIAL
PLANNING & ZONING COMMISSION MEETING
5:00P.M. TUESDAY, OCTOBER 25, 2022
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 13, 2021 Planning & Zoning Commission Special Meeting

II. PUBLIC HEARINGS

A. PZ-01-2022: Text Amendment – Solar Panels

• Motion to Open Public Hearing PZ-01-2022

The purpose of the public hearing shall be to receive and consider testimony, public comment and other evidence pertaining to a proposed amendment to the text of the Village of Diamond Code of Ordinances. The purpose is to amend Chapter 151.020(A)(2) to remove the following: “Solar panels shall not cover more than 25% of the total roof surface of a structure”.

• Public Comment

• Motion to Close Public Hearing PZ-01-2022

B. PZ-02-2022: Variation – 70 S. School Street

- **Motion to Open Public Hearing PZ-02-2022**

The purpose of the public hearing shall be to receive and consider testimony, public comment and other evidence pertaining to an application of Betsy Cowherd for a variation of Chapter 151.020(A)(2) of the Village of Diamond Code of Ordinances to permit roof mounted solar panels to be located on a roof face that faces the front yard of a lot and to allow the total amount of coverage to exceed 25% of the total roof surface.

- **Public Comment**
- **Motion to Close Public Hearing PZ-02-2022**

C. PZ-03-2022: Variation – 390 S. Calkey Street

- **Motion to Open Public Hearing PZ-03-2022**

The purpose of the public hearing shall be to receive and consider testimony, public comment and other evidence pertaining to an application of Edward Millard for a variation of Chapter 151.020(A)(2) of the Village of Diamond Code of Ordinances to permit roof mounted solar panels to be located on a roof face that faces the front yard of a lot and to allow the total amount of coverage to exceed 25% of the total roof surface.

- **Public Comment**
- **Motion to Close Public Hearing PZ-03-2022**

D. PZ-04-2022: Variation – 1060 S. Heritage Drive

- **Motion to Open Public Hearing PZ-04-2022**

The purpose of the public hearing shall be to receive and consider testimony, public comment and other evidence pertaining to an application of William Kiley for a variation of Chapter 151.020(A)(2) of the Village of Diamond Code of Ordinances to permit roof mounted solar panels to be located on a roof face that faces the front yard of a lot and to allow the total amount of coverage to exceed 25% of the total roof surface.

- **Public Comment**
- **Motion to Close Public Hearing PZ-04-2022**

III. NEW BUSINESS

- A. Consideration of PZ-01-2022: Text Amendment Solar Panels
- B. Consideration of PZ-02-2022: Variation 70 S. Schools Street
- C. Consideration of PZ-03-2022: Variation 390 S. Calkey Street
- D. Consideration of PZ-04-2022: Variation 1060 S. Heritage Drive

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 November 15, 2022 (*presently no matters to be considered*)