

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

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**July 13, 2021**

**Proceedings and Recommendations made and ordered of record of said Commission in the Village of Diamond, State of Illinois, on the thirteenth day of July, 2021.**

**Diamond, Illinois  
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The special meeting of the Planning & Zoning Commission was held on Tuesday, July 13, 2021, 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 and Tracy Warner. 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 March 10, 2020. **All Ayes, Motion Carried.**

**PUBLIC HEARING**

**PZ-01-2020: Map Amendment: 1275 E. Division Street**

**MOTION** was made by Commissioner Bianchetta and **SECOND** by Commissioner Warner to open public hearing PZ-01-2021: Map Amendment. **All Ayes, Motion Carried.**

Project Engineer Wes Kistler described the plan and stated that the new Midland States Bank will be constructed west of the existing bank and rezoning to the B3 Service Business District is necessary to allow a drive-up. He added that a sidewalk will be installed with painted crosswalk pavement markings along Berta Road and pedestrian push buttons and pedestrian signal heads on both sides of Berta Road. The property will be subdivided into 2 lots and there are no plans to develop proposed Lot 2 at this time. In response to Commissioner Bianchetta, Mr. Kistler said ingress/egress easements are being provided at Route 113 and Berta Road. Chairman VanDuyne asked how stormwater will be managed, and Mr. Kistler said that the properties are under 1 acre and are not subject to certain requirements under the Will County Stormwater Ordinance but will comply with IDOT regulations for off-site storm water discharge on Route 113.

**MOTION** was made by Chairman VanDuyne and **SECOND** by Commissioner Bianchetta to close public hearing PZ-01-2021: Map Amendment. **All Ayes, Motion Carried.**

## **NEW BUSINESS**

### **Consideration of PZ-01-2021: Map Amendment – 1275 E. Division Street**

**MOTION** was made by Commissioner Bianchetta and **SECOND** by Commissioner Warner to recommend to the Village Board approval of the application in Case PZ 01-2021: to rezone the property commonly known as 1275 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.

**All Ayes, Motion Carried.**

### **Consideration of Final Plat of Subdivision –Midland States Bank**

**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 Midland States Bank. **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 Warner to adjourn at 5:12 P.M. **ALL AYES, MOTION CARRIED.**

**Respectfully Submitted,**

**/s/ Cindy Haywood**

**Cindy Haywood  
Planning & Zoning Secretary**