

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

October 25, 2022

Proceedings and Recommendations made and ordered of record of said Commission in the Village of Diamond, State of Illinois, on the twenty-fifth day of October, 2022.

**Diamond, Illinois
October 25, 2022**

The special meeting of the Planning & Zoning Commission was held on Tuesday, October 25, 2022, and called to order at 5:00 P.M., in the Conference Room of the Village Hall, Acting Chairman Bob Bianchetta presiding. Upon Roll Call, present were Tracy Warner and Mike Jenke. Absent were Craig VanDuyne and Scott Tidwell. Roll Call was called by Cindy Haywood, Secretary.

APPROVAL OF MINUTES

MOTION was made by Commissioner Jenke and **SECOND** by Commissioner Warner to approve the special meeting minutes dated December 14, 2021. **All Ayes, Motion Carried.**

PUBLIC HEARINGS

PZ-01-2022: Text Amendment – Solar Panels

MOTION was made by Commissioner Warner and **SECOND** by Commissioner Jenke to open public hearing PZ-01-2022: Text Amendment – Solar Panels. **All Ayes, Motion Carried.**

Cindy Haywood, Zoning Administrator, explained that the village board recently discussed the overall regulations for roof top solar energy systems and agreed that limiting the amount of coverage to 25% should be removed from the ordinance since it may reduce the efficiency of the panels. Members of the Commission agreed.

MOTION was made by Commissioner Jenke and **SECOND** by Commissioner Warner to close public hearing PZ-01-2022: Text Amendment – Solar Panels. **All Ayes, Motion Carried.**

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

MOTION was made by Commissioner Jenke and **SECOND** by Commissioner Warner to open public hearing PZ-02-2022: Variation – 70 S. School Street. **All Ayes, Motion Carried.**

Haywood explained that this hearing as well as the next are a result of 2 permits previously authorized for the installation of roof top solar panels which face the front of the property and exceed the maximum allowable coverage of 25%. She reiterated that the board of commissioners did not object to allowing more than 25% overall coverage; however, they felt if panels were proposed to face the front of a property, it should be reviewed on a case-by-case basis by application for a variance to show evidence for the need. In response to Commissioner Jenke,

Village Attorney John Gallo said they still must consider the maximum allowable coverage of 25% since the village board has not yet officially approved it.

MOTION was made by Commissioner Warner and **SECOND** by Commissioner Jenke to close public hearing PZ-02-2022: Variation – 70 S. School Street. **All Ayes, Motion Carried.**

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

MOTION was made by Commissioner Jenke and **SECOND** by Commissioner Warner to open public hearing PZ-03-2022: Variation – 390 S. Calkey Street. **All Ayes, Motion Carried.**

Haywood explained that this request for variance request is the same as the prior and added that in both cases there was not enough southern roof exposure to maximize the panels production which is also needed.

In response to Acting Chairman Bianchetta, Haywood said that roof top solar panels are permitted to be installed on the roof of a permitted accessory use.

MOTION was made by Commissioner Jenke and **SECOND** by Commissioner Warner to close public hearing PZ-03-2022: Variation – 390 S. Calkey Street. **All Ayes, Motion Carried.**

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

MOTION was made by Commissioner Warner and **SECOND** by Commissioner Jenke to open public hearing PZ-04-2022: Variation – 1060 S. Heritage Drive. **All Ayes, Motion Carried.**

Mr. Kiley, owner of the property, was present and had no additional comment regarding the need for the requested variance.

Mayor Kernc said that she and the board agreed, if residents make an effort to save money, they did not want to prohibit that. Bianchetta added that it is also necessary to ensure that the roof can withstand the load; therefore, installing over the span of the roof sometimes including the front may be necessary.

MOTION was made by Commissioner Jenke and **SECOND** by Commissioner Warner to close public hearing PZ-04-2022: Variation – 1060 S. Heritage Drive. **All Ayes, Motion Carried.**

NEW BUSINESS

Consideration of PZ-01-2022: Text Amendment Solar Panels

MOTION was made by Commissioner Jenke and **SECOND** by Commissioner Warner to recommend to the Village Board an amendment to the text of the Diamond Code of Ordinances to revise Chapter 151.020(A)(2) to remove “solar panels shall not cover more than 25% of the total roof surface of a structure, including and based on the findings. **All Ayes, Motion Carried.**

Consideration of PZ-02-2022: Variation 70 S. School Street

MOTION was made by Commissioner Warner and **SECOND** by Commissioner Jenke to recommend to the Village Board approval of 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, including and based on the findings. **All Ayes, Motion Carried.**

Consideration of PZ-03-2022: Variation 390 S. Calkey Street

MOTION was made by Commissioner Jenke and **SECOND** by Commissioner Warner to recommend to the Village Board approval of 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, including and based on the findings. **All Ayes, Motion Carried.**

Consideration of PZ-04-2022: Variation 1060 S. Heritage Drive

MOTION was made by Commissioner Warner and **SECOND** by Commissioner Jenke to recommend to the Village Board approval of 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, including and based on the findings. **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 Warner to adjourn at 5:16 P.M. **ALL AYES, MOTION CARRIED.**

Respectfully Submitted,

/s/ Cindy Haywood

**Cindy Haywood
Planning & Zoning Secretary**