

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

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**December 14, 2021**

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

**Diamond, Illinois  
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The special meeting of the Planning & Zoning Commission was held on Tuesday, December 14, 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, Scott Tidwell and Tracy Warner. 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 July 13, 2021. **All Ayes, Motion Carried.**

**PUBLIC HEARING**

**PZ-02-2021: Sign Variation: 3010 E. Division Street**

The purpose of the public hearing shall be to receive and consider testimony, public comment and other evidence pertaining to an application of Diamond Gas and Wash LLC, an Illinois limited liability company, for various sign variations of Section 151.160 of the Village of Diamond Code of Ordinances, for the property commonly known as 3010 E. Division Street.

**MOTION** was made by Commissioner Tidwell and **SECOND** by Commissioner Warner to open public hearing PZ-02-2021 – Sign Variation. **All Ayes, Motion Carried.**

Mr. Sam VanBruggen, of VanBruggen Signs, stated that they are requesting sign variances for the Gas N Wash project particularly the interstate highway identification sign as well as variances for the canopy signs and the direction of certain wall signs. He described the sign package submitted and said that the Gas N Wash and Dunkin signs proposed, with exception of the highway identification sign, are part of their standard graphic package. Mr. Van Bruggen said that they are proposing the highway ID sign to be between 100'-125' feet high. They plan to complete a highway sign test that will help determine the maximum height of the sign so that it can be seen amongst the trees. He said the sign is similar to the LOVES sign at Bluff Road (100') and the PETRO sign at Lorenzo Road (150'). Mr. VanBruggen added that the proper soil tests will also be completed to ensure the structural integrity of the sign.

Commissioner Bianchetto said he has concerns about the height of the sign.. Mr. Van Bruggen explained that they are trying to clear the trees as best as possible and provide a highway traveler adequate time to exit safely. Leon Baine, owner, assured the Commission they would make every effort to minimize the height if possible.

Commissioner Tidwell said he is not concerned with the height of the sign, but did express some concern about the overall increased traffic from the use. Mayor Kernc explained that the Village has discussed an alternative path for Frontage Road with IDOT that would help alleviate the concern. It is, however, at their discretion whether to move forward at some point in the future.

**MOTION** was made by Commissioner Bianchetto and **SECOND** by Commissioner Warner to close public hearing PZ-02-2021: Sign Variation. **All Ayes, Motion Carried.**

### **NEW BUSINESS**

#### **Consideration of PZ-02-2021: Sign Variation –3010 E. Division Street**

**MOTION** was made by Commissioner Tidwell and **SECOND** by Commissioner Warner to recommend to the Village Board **APPROVAL** of the application in Case PZ-02-2021, for sign variations of Sections 151.160(B)(D)(J) & (J)(6) of the Village of Diamond Code of Ordinances for the property commonly known as 3010 E. Division Street (Gas N Wash), including and based on the findings.

1. The variance will not alter the essential character of the locality.
2. The particular physical surroundings, shape or topographical conditions of the property involved will bring a particular hardship upon the owner, as distinguished from a mere inconvenience, if the strict letter of the regulations were to be carried out.
3. The conditions upon which the variance application is based would not be applicable generally to other property within the same zoning classification.
4. The purpose of the variance is not based exclusively upon a desire to make more money out of the property.
5. The alleged difficulty or hardship has not been created by any person presently having an interest in the property.
6. The granting of the variance will not be detrimental to the public welfare or unduly injurious to other property or improvements in the neighborhood in which the property is located.
7. The requested variance will not impair an adequate supply of light and air to adjacent property, or substantially increase the damage of fire, or otherwise endanger the public safety, or substantially diminish or impair property values within the neighborhood.

**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 5:27 P.M. **ALL AYES, MOTION CARRIED.**

**Respectfully Submitted,**

**/s/ Cindy Haywood**

**Cindy Haywood  
Planning & Zoning Secretary**