

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

September 12, 2023

Proceedings and Recommendations made and ordered of record of said Commission in the Village of Diamond, State of Illinois, on the twelfth day of September, 2023.

**Diamond, Illinois
September 12, 2023**

The special meeting of the Planning & Zoning Commission was held on Tuesday, September 12, 2023, 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 Jenke to approve the special meeting minutes dated October 25, 2022. **All Ayes, Motion Carried.**

PUBLIC HEARINGS

PZ-01-2023: Variation: 1515 E. Hugh Street

MOTION was made by Commissioner Bianchetta and **SECOND** by Commissioner Jenke to open public hearing PZ-01-2023: Variation: 1515 E. Hugh Street. **All Ayes, Motion Carried.**

Property owner, Loyd Vaughn, described the plan and said they exceed the maximum allowable coverage by 5 percent for an inground pool. He said his contractor has taken drainage into consideration and the proposed pitch will not create a negative impact on the neighbors. He added that they plan to bring the pool onto the property from the alley and the neighbor's trees will not be disturbed. Village Engineer, Mike Perry said he did not object to the requested variance and did not feel there would be any adverse impact on the adjacent properties. He added that the pool itself also provides some means to contain water from run-off onto adjacent properties. Members of the Commission agreed.

MOTION was made by Commissioner Bianchetta and **SECOND** by Commissioner Jenke to close public hearing PZ-01-2023: Variation: 1515 E. Hugh Street. **All Ayes, Motion Carried.**

NEW BUSINESS

Consideration of PZ-01-2023: Variation: 1515 E. Hugh Street

MOTION was made by Commissioner Bianchetta and **SECOND** by Commissioner Warner to recommend to the Village Board approval of a variation of Section 7.05 of the Village of Diamond Zoning Ordinance (Section 151.080 of the Village of Diamond Code of Ordinances) to permit more than 35% of total lot coverage allowed under the R-1 One Family Residence District, 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 5:11 P.M. **ALL AYES, MOTION CARRIED.**

Respectfully Submitted,

/s/ Cindy Haywood

**Cindy Haywood
Planning & Zoning Secretary**