



## October 25, 2022

### **Proceedings, transactions, and resolutions made and order of said record of said Board in the Village of Diamond, IL on the 25<sup>th</sup> of October 2022.**

The scheduled meeting of the Diamond Village Board was held on Tuesday, October 25, 2022, at 6:00 p.m. with Mayor Teresa Kernc presiding. Upon roll call Commissioners present were Dean Johnson, Jeff Kasher and Dave Warner. Absent: Mark Adair.

#### **Approval of 10-11-2022 Minutes**

**MOTION** was made by Commissioner Kasher, **SECOND** by Commissioner Johnson to approve the 10/11/2022 regular meeting minutes and place on file. **All Ayes: Motion Carried.**

#### **Approval of October 25, 2022, Bill List**

**MOTION** was made by Commissioner Johnson, **SECOND** by Commissioner Warner to approve the October 25, 2022, bill list and place it on file. **All Ayes: Motion Carried.**

#### **Public Comment**

Mayor Kernc welcomed Jim Dzabiri to the meeting. Dzabiri discussed the zoning and the potential development of a property in Diamond. Village Building Administrator Cindy Haywood presented the current zoning of the property and what would be permitted on the development which is currently zoned residential and B3 business. Kernc discussed the building structure which cannot be a pole building, must be concrete etc. and follow all building codes required. Kernc also reiterated, no cargo containers can be stored on the property. Discussion of building a road to the property was discussed along with numerous other questions and answers. Dzabiri wanted feedback from the board to see if they would approve his concept for the property. Commissioner Kasher stated Dzabiri should leave the property as is, Commissioner Warner could see the concept of the business however, natural fencing, berms etc. would need to be in place. Commissioner Johnson stated he cannot make a decision without the property concept completed by an engineering firm with a true concept plan etc. The information he provided tonight is too premature to make a decision at this time. Village Engineer Mike Perry discussed the engineering of a road at another location of the property, and for Dzabiri to obtain legal counsel and an engineering firm to complete with a formal preliminary plat, concept plans etc. which is needed for redevelopment of any property in Diamond. Kernc stated Dzabiri must come back with an official plan and until that time, a decision cannot be made until he has all his “ducks in a row”.

#### **New Business**

#### **Approve Ordinance #2022-10, Amending the Diamond Zoning Code, Section 151.020 (A)(2) To Revise Certain Coverage Standard for Residential Buildings (Roof Mounted Solar Energy Systems) PZ-01-2022**

Mayor Kernc stated this was recommended and approved by the Planning and Zoning board at the meeting held earlier this evening. **MOTION** was made by Commissioner Warner, **SECOND** by Commissioner Kasher to Approve Ordinance #2022-10, Amending the Diamond Zoning Code, Section 151.020 (A)(2) To Revise Certain Coverage Standard for Residential Buildings (Roof Mounted Solar Energy Systems) PZ-01-2022. **All Ayes: Motion Carried.**

**Approve Ordinance #2022-11, Granting Certain Variances from the Zoning Code (Case #PZ-02-2022) Cowherd -70 S. School Street**

**MOTION** was made by Commissioner Kasher, **SECOND** by Commissioner Warner to Approve Ordinance #2022-11, Granting Certain Variances from the Zoning Code (Case #PZ-02-2022) Cowherd -70 S. School Street. **All Ayes: Motion Carried.**

**Approve Ordinance #2022-12, Granting Certain Variances from the Zoning Code (Case #PZ-03-2022) Millard – 390 S. Calkey Street**

**MOTION** was made by Commissioner Johnson, **SECOND** by Commissioner Kasher to Approve Ordinance #2022-12, Granting Certain Variances from the Zoning Code (Case #PZ-03-2022) Millard – 390 S. Calkey Street. **All Ayes: Motion Carried.**

**Approve Ordinance #2022-13, Granting Certain Variances from the Zoning Code (Case #PZ-04-2022) Kiley – 1060 S. Heritage Drive**

**MOTION** was made by Commissioner Kasher, **SECOND** by Commissioner Warner to Approve Ordinance #2022-13, Granting Certain Variances from the Zoning Code (Case #PZ-04-2022) Kiley – 1060 S. Heritage Drive. **All Ayes: Motion Carried.**

**Approve Ordinance #2022-14, Authorizing a Loan Agreement Between the Village of Diamond and the Illinois Environmental Protection Agency from the Public Water Supply Loan Program**

**MOTION** was made by Commissioner Warner, **SECOND** by Commissioner Johnson to Approve Ordinance #2022-14, Authorizing a Loan Agreement Between the Village of Diamond and the Illinois Environmental Protection Agency from the Public Water Supply Loan Program.

**All Ayes: Motion Carried.**

**Approve CMAP Pavement Management Planning Grant Application**

Mayor Kernc stated this application was opened the other day and realized the application deadline date was about to expire, therefore she proceeded to complete it and submitted it immediately. This is something Kernc would like the village to have, however she does not have the expertise. This would be useful since experts will go throughout the village and rate your roadways. This would check our existing streets with regards to their conditions and be able to schedule maintenance, repairs etc. for the future and then to be able to budget accordingly. The village is a Cohort 3 therefore the local match is very minimal if the village is awarded the grant. If the village does get awarded the grant, we will not have to accept it if the board doesn't feel it is necessary. **MOTION** was made by Commissioner Johnson, **SECOND** by Commissioner Kasher to Approve CMAP Pavement Management Planning Grant Application. **All Ayes: Motion Carried.**

**Braceville Sewer Treatment IGA**

This item was passed. This would only be required if a construction grant is awarded to Braceville.

**Old Business**

**Grundy and Will County Sheriff's Monthly Update**

No Reports

**Legal Counsel**

No Report

### **Engineer Updates**

No Report

### **Public Works Department Updates**

Mayor Kernc presented pictures of a fire hydrant which was damaged on the former EZ Living property. Commissioner Kasher stated to place bollards around it so no trucks can damage the new one. During the preventative maintenance on the village vehicles, it was discovered the oil pan in the big truck was rusting away. An after market stainless steel pan was ordered which will prevent the pan from rusting in the future. The village is still waiting for the quotes from Premier Asphalt for patching work and crack fill in several areas. Public Works Supervisor Dunning spoke with Gary regarding the concrete work needed on Girot Lane and Will Road. Dunning needs to order 1 new fire hydrant since they had to use the one back up hydrant for the old EZ Living property. The cost is approximately \$5,000.00.

### **Clerk Updates**

No Report

### **Commissioner Comments**

#### **Commissioner Adair**

Absent

#### **Commissioner Johnson**

No Report

#### **Commissioner Kasher**

No Report

#### **Commissioner Warner**

No Report

### **Mayor Kernc**

Kernc stated she attended the Grundy County Transportation Master Plan meeting today in Morris. Utilizing the data will assist in prioritizing projects within the county. This will also assist in grant applications. Sometimes there is competition between municipalities thinking their project is a higher priority. However, when you look over the entire county, that might not be the case. This study is a good way of prioritizing and rating projects. Kernc added, previously the village contributed approximately \$2,000.00 toward the preparation of the grant application to enable this study to be completed. The grant was awarded, and there is an 80% grant with a 20% local match for the cost of the actual plan completion. Therefore, they are asking if all the municipalities within the county could contribute the same amount which they did for the grant application. The village will receive an invoice for the amount. Commissioner Kasher inquired what does the village receive in return by contributing to this. Kernc responded, we get a study which will /can be utilized when applying for grants. Kernc added, the types of grants which we can apply for are getting limited. This study can be used for ITEP grants/multi-use paths also. Realistically, how much Diamond will receive in Diamond from the participation will be limited however, she sees what the regional benefit for the village. The money can be used for roads around Diamond as a region. This could assist those traveling into and out of Diamond within the county. Kernc feels it would be beneficial to be a partner in this because we benefit from all of Grundy County roads being in good condition.

**Adjournment**

**MOTION** was made to adjourn at 7:11 p.m. by Commissioner Kasher, **SECOND** by Commissioner Adair. **All Ayes: Motion Carried.**

**Respectively Submitted:**

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**Lori Holmes, Village Clerk**

