

**Special Joint Meeting
Diamond Village Board/Planning & Zoning Commission
Comprehensive Plan Update
Proceedings and Minutes
Diamond, Illinois**

June 11, 2024

Proceedings and Recommendations made and ordered of record of said Commission in the Village of Diamond, State of Illinois, on the eleventh day of June, 2024.

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The special joint meeting of the Diamond Village Board & Planning & Zoning Commission was held on Tuesday, June 11, 2024, and called to order at 5:00 P.M., in the Conference Room of the Village Hall, Mayor Teresa Kernc presiding. Upon Roll Call, present were Dean Johnson, Mark Adair, Bob Bianchetta, Scott Tidwell, Mike Jenke and Planning & Zoning Chairman Craig VanDuyne. Absent was Chairman Dave Warner, Jeff Kasher and Tracy Warner. Roll Call was called by Cindy Haywood, Secretary.

COMPREHENSIVE PLAN UPDATE

Mike Hoffman with Teska discussed the purpose of a comprehensive plan and its impact on future development, infrastructure, community facilities, etc. He said the existing comprehensive plan was last updated in 2015. Members of the village board and planning and zoning committee agreed the existing mission statement should be maintained. Hoffman referred to the 7 future vision points shown on his presentation and Mayor Kernc asked that shopping be added to number 1. Mayor Kernc said that the village plans to focus on providing multi-use paths on Will, Spring and Berta Roads as well as any new residential subdivisions and industrial areas including snow removal for year-round use of the paths.

Yuchen Ding with Teska discussed Diamond's population and said, although being a small town, Diamond has grown 165% over the past 30 years. He said that Diamond is a young community with residents under the age of 20 and 35-59 being the two largest groups. Also 80+ also doubled during the past 10 years. Ding reviewed race and ethnicity and education trends. There has been steady growth in household income from \$43,750 in 2000 to \$67,167 in 2022. He added that the top industry sectors in Diamond include healthcare and administration. Ding stated that most new housing occurred between 1970 and 1999, primarily the 90's, which is positive comprising of mostly single-family homes that are owner occupied.

Hoffman and Ding asked the village board and planning and zoning commission members to participate in a S.W.O.T. analysis exercise identifying strengths, weaknesses, opportunities and threats of the community. Board and commission members noted some of Diamond's strengths which included being small town friendly and rural and proximity to the highway. Weaknesses identified were the need for more retail and restaurants, sidewalks and parks and the need for more community events. Opportunities for Diamond's future would include industrial projects and additional retail development providing employment opportunities and convenience, grant money,

zero entry homes, parks and multi-use paths in new subdivisions. Threats included flooding issues, truck traffic from surrounding areas, increased crime from the highway and solar farms too close to residential areas.

Regarding challenges locating to Diamond, Mayor Kernc stated undermined areas is an issue for large scale buildings and poses limitations on the industrial area. Hoffman asked for any additional information she could provide from the studies previously done by outside parties.

Hoffman asked the board and commission members how they envision the Division Street Corridor, and it was noted that industrial development would be appropriate east of Will Road and also continue with retail in both Will and Grundy counties. A hotel would be desirable and a car dealership near the highway.

In general, additional senior housing and more duplexes with large garages incorporated into residential developments would be desirable. Mayor Kernc added that someone contacted her regarding a sports complex which she feels would be an asset. Regarding transportation issues, the length of trains is a concern and frustration. Mayor Kernc stated that the signal at Will Road and 113 will soon be operable and will assist with traffic flow. She added that the overall goal is to provide the needs of the community within Diamond and feels we are getting close to achieving that.

VILLAGE LEGAL COUNSEL

There was no comment.

PUBLIC COMMENT

There were no comments.

ADJOURNMENT

MOTION was made by Commissioner Bianchetta and **SECOND** by Commissioner Johnson to adjourn at 6:00 P.M. **ALL AYES, MOTION CARRIED.**

Respectfully Submitted,

/s/ Cindy Haywood

Cindy Haywood
Planning & Zoning Secretary