

COMMITTEE REPORT

COMMITTEE: Development & Planning (D&P)

CHAIRPERSON: Diane Gallagher, Chairperson

DATE/TIME: January 24, 2023 at 5:30 p.m.

PRESENT:

☒ Diane Gallagher

☒ Steve Endress

☒ John Schultz

☒ Steve McIntyre

☒ Bob Heuerman

☒ LaDon Trost

☒ John Lang

A quorum was established.

Other Board members: None.

Others: David Schmit, Kristina Tranel and Margaret Larson, U of IL Extension Director.

1. Approval of Minutes –

- a) Review and approve minutes for the November 29, 2022 Development & Planning Committee meeting – **John Schultz made a motion to approve the minutes for the November 29, 2022 Development & Planning Committee meeting. Seconded by Bob Heuerman and motion passed following a voice vote resulting in all ayes.**

2. Citizens' Comments – None.

3. Unfinished Business

- a) **Discussion and possible action on prioritized Development and Planning Committee goals** - Kristina Tranel went over the Development & Planning goals that have been continually worked on by the Committee. One major goal has been to simplify and replace present zoning ordinances to encourage business. She spoke of the legislation that just got approved in early January regarding renewable energy in Illinois. She said they are working with the State's Attorney to make sure we are in compliance with that if and when the Governor signs it. Much discussion took place over the goals presented.
- b) **Discussion on the responses from the Request for Proposals (RFP's) for an update to the Comprehensive Plan** – Tranel said that there are people who have contacted her and also some who have contact David Schmit, interested in doing an RFP.

At this time, the Chairperson asked to move ahead item 4.b. on the Agenda.

- c) **Discussion and possible action on the Jo Daviess County Housing Study** - McIntyre commented that in the next 5 years, 30-40% of the County's population will be aged 65 or older. The median income in the County is less than \$65,000. The senior freeze is at \$65,000, so that means our revenue base will go down and level out – and if we do not do some developing in this County and create some increase, our EAV is going to go down and our tax rate is going to go up. More was discussed. Gallagher read through a comment that she had prepared for the Housing Study. The Telegraph Herald did a story on the Study this past week. She asked the committee how they felt about the Housing Study being published on the County website. They all agreed that it was a good idea. **LaDon Trost made a motion to bring forward completed Housing Study done by Blackhawk Hills Regional Council to the County Board for adoption and posting. Seconded by John Schultz and motion carried following a voice vote resulting in all ayes.**

4. New Business

- a) Receive, discussion and possible action on establishing meeting dates and start time for the FY2023 Development & Planning Committee Meetings – **John Lang made a motion to approve establishing meeting dates and start time for the FY2023 Development & Planning Committee Meetings as presented in the packet. Seconded by Steve Endress and motion passed following a voice vote resulting in all ayes.**

- b) **Report on a rural tourism grant from U of IL Extension Director, Margaret Larson** – Margaret Larson, University of Illinois Extension Director, gave her report on a rural tourism grant.

5. Reports

a) Building & Zoning

- (i) Monthly Report – Kristina Tranel, Planning & Development Administrator, reported on the permits for 2022 and comparisons over previous years. Guest accommodation renewals went out recently. Almost 600 were sent out for the year.

b) Economic Development

- (i) NW Illinois Economic Development Monthly Report – David Schmit, NW Illinois Economic Development Executive Director, reported on Economic Development as of late. He talked about the NWILED flyer they have on their website, in addition to a mailer that will be sent out for Business Financing Programs in 2023. Schmit talked about their online property database showing area businesses for sale. Currently, there are about 25 properties listed, both industrial and commercial. Schmit also mentioned some transportation projects and talked about the passenger rail. John Lang commented that he would really like to see Highway 20 worked on before looking at other transportation projects. Schmit gave an overview of everything that has been happening since the last meeting. Some more discussion of the Housing Study was held.
- c) **Blackhawk Hills Regional Council** – Diane Gallagher commented on BHRC and that they're updating their policy manual. They have asked Gallagher to be a representative for Jo Daviess County on their Executive Committee, and that will be brought to their board at the February meeting.
- d) **LRA Board** – Steve Keeffer was not in attendance at this time. Gallagher mentioned that she zoomed in on their last meeting and they received a \$4 million grant to build a biodiversity digester.

6. Citizens' Comments – None.

- 7. **Board Member Concerns** – LaDon Trost spoke about how the Development & Planning Committee is very important, as it affects every single citizen of Jo Daviess County. He mentioned a plan to make a trail system back in the 1960's from the Galena/East Dubuque area, all the way into Winnebago County. Trost also talked about the Kraft plant in Stockton and when that was taken down. Kraft Foods wanted to give the plant to the Village of Stockton, but they wanted it taken down – so it was. He also mentioned the John Deere plant that was going to be built originally outside of Galena. It ended up going outside of Dubuque, Iowa. Trost gave many examples of great opportunities that have been missed in the past, and said that we need to take these opportunities as they come in the future. Heuerman agreed that there are many wonderful opportunities that have been passed by.

8. Adjourn

The next regular Development & Planning Committee meeting will be Tuesday, February 28, at 5:30 p.m.

The meeting adjourned at 7:40 p.m. following a motion made by John Lang and seconded by John Schultz. Motion passed following a voice vote resulting in all ayes.