

COMMITTEE REPORT

COMMITTEE: Development & Planning (D&P)
CHAIRPERSON: Diane Gallagher, Chairperson
DATE/TIME: January 28, 2025 at 6:00 p.m.

PRESENT:

☒ Diane Gallagher	☒ Lynn Gallagher	☒ John Schultz
☐ Michael Dittmar	☒ Robert Heuerman	☒ John Lang (zoom)
☒ LaDon Trost		

A quorum was established.

OTHER BOARD MEMBERS PRESENT: Jacob Ambrosia

OTHERS PRESENT: Angela Kaiser, Bill Meeker and Tammy Cahill

1. **Call to Order:** Chairperson Diane Gallagher called the meeting to order at 6:00 p.m.
2. **Minutes Approval:**
 - a) Minutes of the December 19, 2024 Development & Planning Committee meeting – **Schultz made a motion to approve the minutes of the December 19, 2024 Development & Planning Committee meeting. Seconded by L. Gallagher and motion carried by voice vote.**

3. **Citizens' Comments:** None.

At this time, D. Gallagher exercised her Chairperson prerogative and skipped to New Business.

4. **Unfinished Business:**
 - a) FY2023/FY2024 Strategic Goals and Plans – The members reviewed the goals and plans. L. Gallagher asked if Zoning would be on the list. Trost explained the idea of the creation of an Ad-Hoc Zoning Committee going to Executive for approval.
5. **New Business:**
 - a) Incentive Programs Review Enterprise Zones, their history, value and opportunity – **Speaker Andrea Schulz Winter, AICP, Executive Director, Greater Freeport Partnership** – Andrea Schulz Winter gave an informative presentation. Andrea touched on the Northwest Illinois Enterprise Zone, the details, benefits and the zone expansion process. There was much discussion.

At this time, the Chairperson moved back to Unfinished Business, which followed with Reports.

6. **Reports:**
 - a) Building & Zoning Monthly Report – Bill Meeker presented his monthly report included in the meeting packet. In December of 2024, 33 building permits were issued, with a total construction value of \$3,185,250; those permits included six new homes, four accessory structures, three additions and/or decks and ten renewable energy. In comparison to December of 2023, there were only 11 permits issued with a total construction value of \$977,250. Meeker also explained to the Committee that the amount of Guest Accommodations licenses are closer to 700.
 - b) Economic Development Monthly Report - NWILED – David Schmit presented his report included in the packet. The past month, NWILED monitored S&K Packaging's Revolving Loan Fund application and organized a site visit with County Board members at the East Dubuque facility. Regarding the Small Business Development Grant, NWILED hosted their Executive

Committee to review applications, which resulted in 9 recommendations to the County Board. Schmit gave the Committee many other updates on what is on the horizon for NWILED this year.

- c) Blackhawk Hills Regional Council Report – New planner as a staff member – D. Gallagher discussed the BHRC Report. She gave a summary of the most recent meeting.

7. Citizens' Comments: None

8. Board Member Concerns: Lang said the presentation was interesting. Schultz spoke about an informational meeting regarding 13,000 acres at the LRA. D. Gallagher mentioned the LRA as well and has drafted a letter for the County Board to review.

9. Adjourn: Motion to adjourn was made at 7:44 p.m. by Schultz and seconded by Heuerman. Motion passed by voice vote.

Next regular meeting will be on Tuesday, February 25, 2025 at 6:00 p.m.