

COMMITTEE REPORT

COMMITTEE: Development & Planning (D&P)

CHAIRPERSON: Diane Gallagher, Chairman

DATE/TIME: February 23, 2021 @ 5:30 p.m.

5PRESENT:

☒ Diane Gallagher

☐ John Schultz

☒ Bill Bingham

☒ Staci Duerr

☒ Bob Heuerman

☒ John Lang

☒ Scott Toot

☒ Darcy Wild

A quorum was established.

Other Board members: None

Others: Mel Gratton, Emily Legel, Dan Reimer and Eric Tison

1. Moment of silence in respect of Steve Allendorf – Diane Gallagher

2. Approval of Minutes

- a) Review and approve minutes for the January 26, 2021 Development & Planning Committee meeting – Staci Duerr made a motion to approve the minutes for the January 26, 2021 Development & Planning Committee meeting. Seconded by Scott Toot. Motion passed following a roll call vote resulting in all ayes.

3. Citizens' Comments – None

4. Unfinished Business

- a) Review of Economic Development presentation – Emily Legel, Executive Director, NW Illinois Economic Development (NWILED) prepared a presentation entitled Intro to Economic Development, What the Planning and Development Committee Needs to Know. Legal discussed that the main goal of economic development is improving the economic well-being of a community through efforts that entail job creation, job retention, tax base enhancements and quality of life. Legal reviewed the NWILED Mission Statement and discussed some the NWILED goals. Legal also reviewed some NWILED success stories, current initiatives and current projects. Legal discussed the role of a County Economic Development Leader and some of the next steps which include provide a vision, identify sites for development and focus on the good. Our area has a lot to offer. Let's focus on the good things that are happening to encourage locals and visitors to take pride in the county. This will encourage retention of businesses and workers alike.
- b) Relocation Guide Progress – Emily Legel discussed that the Relocation Guide is completed and it was a really great collaborative effort between three of the largest business associations in the County and the City of Galena. The Guide is called the Jo Daviess County New Residents Welcome Kit and is hosted on the NWILED website; it is posted on social media and is also on the Visit Galena website. Everything you need to know to move here is included in this guide.
- c) Discussion and possible action on Scope of Services for Comprehensive Plan RFP to be requested from possible plan consultants – Eric Tison – Nothing new at this time.
- d) Review and discussion of Chapter 9 of Comprehensive Plan – Eric Tison commented that previously provided for your review, were enhanced pages from Chapter 9 of the Comprehensive Plan. Starting with this month's meeting, Tison will help the Committee review and note their thoughts regarding each of the sections within the chapter. For this initial attempt Tison would like to get through the first three sections of Chapter 9. The purpose with this brainstorming exercise is to provide each member with a better understanding, from your own observations and thoughts as to how the Comp Plan has achieved the stated goals and objectives in each section. Additionally, it will provide some needed feedback to staff on where opportunities might lie to focus an update of the document, potentially during the next budget cycle. This brainstorming exercise can lead to a revised

scope of work and a more focused cost estimate for an update, if necessary. We can continue with the next three sections of the chapter at the March meeting, with the intention of completing the review in April.

5. New Business

- a) 32nd Annual Rural Economic Development Conference hosted by Illinois Institute for Rural Affairs – virtual attendance (This \$25 event starts at 12:30 pm on February 24, 2021 and runs until 5:00 pm on February 25, 2021) – Diane Gallagher discussed the 32nd Annual Rural Economic Development Conference hosted by the Illinois Institute for Rural Affairs, begins on February 24th and encouraged anyone interested to register.

6. Staff Reports

a) Building & Zoning

- 1. Monthly Report including building permits – Eric Tison, Planning & Development Administrator, reported that there are several ongoing investigations into nuisance/zoning violations. The month of January saw 11 permits issued with a value just over \$408,000, including one (1) new home. While yearly comparison going forward may be skewed because of the circumstances that occurred during 2020, January 2019 saw the same permit volume, with a higher construction value of \$547,000+. Of note, TKI is adding 2 new 27,000 gallon tanks for fertilizer processing. Also, residential solar in the Jo-Carroll service area is slowing as the electrical grid is nearing maximum kilowatt capacity. This is based on the net metering contract Jo-Carroll has with Touchstone Energy, which allows for energy production credits on each solar installation. Renewal inspections continue for all GA license holders. As typically happens during the renewal process, some licenses are not renewed, perhaps because it has become a full time residence or the new owner simply is not interested. There continue to be regular inquiries on new properties. As staff works to catch up on renewals from the prior year as well as the current renewal period Tison can provide a more accurate count, which has been hovering near 535 active licenses each year.

b) Economic Development

- 1. NW Illinois Economic Development Monthly Report – Emily Legel, NW Illinois Economic Development Executive Director, reviewed her report that was included in the informational packet.

c) Ad Hoc Economic Development Committee

d) LRA Board

- 1. Update on LRA/Port Authority Discussions – No report

7. Citizens' Comments – None

8. Board Member Concerns – None.

The next regular Development & Planning Committee meeting will be Tuesday, March 22, 2021 at 5:30 p.m.

The meeting adjourned at 7:14 p.m. following a motion made by Bob Heuerman and seconded by John Lang. Motion passed following a roll call vote resulting in all ayes.