

COMMITTEE REPORT

COMMITTEE: Development & Planning (D&P)

CHAIRPERSON: Diane Gallagher, Chairperson

DATE/TIME: February 28, 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 Scott Toot

1. Approval of Minutes –

- a) Review and approve minutes for the January 24, 2023 Development & Planning Committee meeting – **Bob Heuerman made a motion to approve the minutes for the January 24, 2023 Development & Planning Committee meeting. Seconded by John Schultz 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** – Diane Gallagher commented that Kristina Tranel did a nice job going through those goals and responding to them last time. Talking about simplifying ordinances, solar alternatives, encouraging businesses, developing economic development performance measures and investigating having a hearing officer. There were also some goals that all committees agreed to and the two most pertinent to us is to increase public participation in committee work for planning and decision making through various methods and to decrease the number of committees by combining and/or repurposing their work.
- b) **Discussion on the proposals received from the Request for Proposals (RFP's) for an update to the Comprehensive Plan** – Kristina Tranel reported that we had two submittals and they were two that had submitted previously. NIU proposed a budget of \$55,500 with some add-on options if we wanted to choose those. MSA also submitted a proposal at a cost of \$34,550 with also some additional public outreach options to add on. In looking at these proposals both groups have done quite a bit of work in the county. They are both very aware and active in this area. They are both good options. They have quite a bit of experience in comprehensive planning here and elsewhere. Their methodologies are going to be somewhat similar. They both are looking to keep information from our 2012 comprehensive plan where it is appropriate. Tranel pointed out some of the things that she felt are different between the two. NIU is suggesting that the goals and vision statements be developed after some community input. MSA is proposing to utilize what we currently have and have an open meeting to get suggestions from the group. **John Lang made a motion to accept the proposal from MSA Professional Services, Inc. at a cost of \$34,550 for an update to the Comprehensive Plan. Seconded by John Schultz and motion carried following a roll call vote resulting in all ayes. Ayes: 7 Nays: 0 Absent: 0** The committee then reviewed and discussed the options available. Scott Toot recommended that the committee do all of the a la carte options presented by MSA. **John Schultz made a motion to accept all the options as presented in the MSA proposal for seven (7) different options totaling \$13,600. Seconded by John Lang and motion carried following a roll call vote resulting in all ayes. Ayes: 7 Nays: 0 Absent: 0**
- c) **Discussion on the Jo Daviess County Housing Study** – The committee briefly discussed the Housing Study.

4. New Business

- a) **Discussion and possible action on the Siting Reform for energy** – This was a discussion at one of the UCCI meetings. Kristina Tranel commented that in the packet is the approved legislation from the state for wind and solar energy. This lays out what counties can restrict and not restrict. Can require and not require. We can't be more restrictive than what they have in here for setbacks and that's really the biggest change that we will be seeing in the ordinance. Tranel has also included a draft of the changes that she thinks we need to make to the ordinance. **Steve McIntyre made a motion to move this item forward to the Zoning Board for their consideration. Seconded by John Schultz and motion carried following a voice vote that resulted in all ayes.**

5. Reports

a) Building & Zoning

- (i) Monthly Report – Kristina Tranel, Planning & Development Administrator, reported on the permits issued in the month of January. There were 14 total permits issued, compared to last year being 10. They included 2 additions, 1 deck, 6 alternative energy source permits, and 5 others. The staff has received the majority of the guest accommodations and short-term rental renewal fees. Inspections are underway. Earlier discussed were the Comprehensive Plan and the Siting Reform. McIntyre questioned why the County doesn't have more of an incentive for residents looking to get solar installed on their properties, like a waiver or reduction of permit fees. Gallagher reminded him that there are tax incentives and deductions for it; McIntyre doesn't see that as an incentive. More on the Comprehensive Plan and a fee study were discussed.

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. Things have been very busy this time of year. There was a Lunch & Learn this month. Manufacturing & Trades Day is coming up in a couple of weeks. Over 300 students will be attending. 20 businesses are already signed up to be involved. Schmit mentioned that anyone who is interested can volunteer. The Elizabeth Business Hub has their website up and going now. People can buy a daily, monthly or annual subscription to use the hub. Schmit also talked about the idea of the Galena Teaching Community, an initiative to get college students internships at area businesses.
- c) **Blackhawk Hills Regional Council** – Diane Gallagher reported that BHRC is appreciative of the County's involvement in the completion of the countywide housing study. The consultant, Redevelopment Resources, emphasizes the need to invest in housing that supports workers and seniors. Dan Payette recommends continuing meetings with employers, communities, developers and policy staff to begin this spring.
- d) **LRA Board** – Steve KEEffer was not in attendance, but Gallagher pointed out some things that were shared last month that were included in the packet.

6. Citizens' Comments – None.

7. **Board Member Concerns** – Heuerman mentioned that he had lunch with people at the extension facility. He said it was very informative. The fees for farmers markets came up and they were very pleased with that. McIntyre commented that there is an Enterprise Zone meeting next week and there hasn't been one in some time. He emphasized on technologies and changes, noting that we need to make sure our ordinances stay up-to-date, and we need to be proactive. It's hard to update ordinances as technology changes every 18 months. Trost brought up solar and wind energy and how it is somewhat of a controversy on what will happen in the future. In the East side of the county, wind energy will increase. Gallagher said she learns more and more how important the sense of community in Jo Daviess County is. We need to always look out and encourage people to become a stronger part of our community.

8. Adjourn

The next regular Development & Planning Committee meeting will be Tuesday, March 28, 2023 at 5:30 p.m.

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