

COMMITTEE REPORT

COMMITTEE: Development & Planning (D&P)

CHAIRPERSON: Diane Gallagher, Chairman

DATE/TIME: March 22, 2022 at 5:31 p.m.

PRESENT:

☒ Diane Gallagher

☒ John Schultz

☒ Bill Bingham

☒ Staci Duerr

☒ Bob Heuerman

☐ John Lang

☒ Don Hill (left at 7:00 p.m.)

☒ Darcy Wild (5:34 p.m.)

A quorum was established.

Other Board members: Hendrica Regez

Others: Melissa Soppe, David Schmit, Loras Herrig, Monica Enriquez, Alan Quick, Amy Bashiti, Jacob Ambrosia, Dan Payette, Joe Ambrosia, Mike Dittmar and Scott Toot

1. Approval of Minutes –

- a) Review and approve minutes for the March 3, 2022 Development & Planning Committee meeting – **John Schultz made a motion to approve the minutes for the March 3, 2022 Development & Planning Committee meeting. Seconded by Bob Heuerman and motion passed.**

2. Citizens' Comments – None.

3. Unfinished Business

- a) Discussion and possible action on position of zoning hearing officer. – Melissa Soppe, Interim Planning & Development Administrator, discussed the research she compiled on the position of a zoning hearing officer. She sent out multiple emails to the area Counties with questions regarding a zoning hearing officer and policies related to a zoning hearing officer. John Schultz said he was the board member that suggested looking into getting a zoning hearing officer at the County Board retreat. After reviewing the research provided Schultz recommended the County not pursue getting a zoning hearing officer. The initial idea to have a zoning hearing officer was to speed up the zoning approval process but it appears with the research provided that would not be the case. John Lang was not present but reached out to the committee chair with the same opinion as John Schultz. Don Hill also agreed not to pursue appointing a zoning hearing officer. Dan Payette spoke as well.
- b) Discussion and possible action on a scope of service and RFP for an update to the Comprehensive Plan. – Nothing further at this time.

4. New Business

- a) "Housing Affordability in Jo Daviess County" an educational presentation by Alan Quick, Illinois Housing Development Authority – Managing Director Strategic Planning and Reporting (SPAR) and Amy Bashiti – Alan Quick, Managing Director of Strategic Planning and Reporting (SPAR), reviewed their "Housing Affordability in Jo Daviess County" presentation. He advised that The Illinois Housing Development Authority (IHDA) is more than just funding programs. Their mission is to provide safe and decent affordable housing opportunities across Illinois and while financing is incredibly impactful, the "new" IHDA offers many other ways for communities to identify, quantify, and describe their housing needs. Some of the highlights of the presentation include IHDA Funding programs: offers prospective homeowners education and financial literacy and pre purchase counseling. They provide current homeowners: foreclosure prevention counseling, home accessibility program and single family rehabilitation program. IHDA funding program also assists renters, local partners and developers/property managers with rental assistance and special population financing. Low income housing tax credit (LIHTC)'s are assigned to developments and redevelopments and sold on the private market, generating equity and capital for innovative and well-built rental developments throughout the State. Community needs are sometimes hard to identify. IHDA defaults to looking at data and analytics to identify community

needs. Areas of Community Revitalization; economic development, housing development, and community development. Discussion regarding the Shimer Square redevelopment plan in Mt Carroll.

- b) Staffing updates – Planning & Development Administrator position – Scott Toot updated that there will be a Special Executive Committee Meeting and a Special County Board meeting on Thursday night.

5. Staff Reports

a) **Building & Zoning**

- 1. Monthly Report – Melissa Soppe, Interim Planning & Development Administrator, reviewed her report that was included in the informational packet.

b) **Economic Development**

- 1. NW Illinois Economic Development Monthly Report – David Schmit, Interim NW Illinois Economic Development Executive Director, reviewed his report that was included in the informational packet. He stated they hosted officials from the Illinois Department of Commerce and Economic Opportunity. Meetings were held with the Savanna Industrial Park, Upper Mississippi River International Port District, Village of Hanover, and Logistics Park Dubuque w/ City of East Dubuque. This was the 3rd DCEO visit NWILED has hosted in the last six months. Wednesday, April 6th is manufacturing day. All high schools in Carroll and Jo Daviess Counties, plus Lena-Winslow in Stephenson County, are participating and together are sending approximately 320 students to 15 different manufacturers and logistics companies across Northwest Illinois for site visits. Additionally, CTEA will offer students to select from 3 out of 5 different learning session presented by staff from 3 local businesses. This is a workforce development and youth retention project. Diane Gallagher added that any volunteers are welcome to help with the manufacturing day event.

- c) **Ad Hoc Economic Development Committee** – John Schultz commented that no meeting is scheduled. Scott Toot advised that the committee chair is out of state and there is not currently a committee vice chair so there will not be a meeting until April.

- d) **Blackhawk Hills Regional Council** – Diane Gallagher advised that the Blackhawk Hills Regional Council meeting will be the last Monday in April at that time they should be discussing the recent housing study.

- e) **LRA Board** – Diane Gallagher advised she visited the LRA and port district.

- 6. **Citizens' Comments** – Mike Dittmar stated that the Village of Elizabeth is not interested in IHDA program because of prevailing wage requirements.

- 7. **Board Member Concerns** – Bob Heuerman stated he does not think the County needs low income housing but perhaps improving what we already have.

The next regular Development & Planning Committee meeting will be Tuesday, April 26, 2022 at 5:30 p.m.

The meeting adjourned at 7:19 p.m. following a motion made by John Schultz and seconded by Bob Heuerman. Motion passed following a voice vote resulting in all ayes.