

COMMITTEE REPORT

COMMITTEE: Development & Planning (D&P)

CHAIRPERSON: Diane Gallagher, Chairman

DATE/TIME: April 26, 2022 at 5:30 p.m.

PRESENT:

☒ Diane Gallagher	☒ John Schultz	☐ Bill Bingham
☒ Staci Duerr (5:32 p.m.)	☒ Bob Heuerman	☒ John Lang
☒ Don Hill	☒ Darcy Wild	

A quorum was established.

Other Board members: Hendrica Regez and Steve McIntyre

Others: Melissa Soppe, Kristina Tranel, Peter Huschitt, Brandon Behlke, M. Post, M. Wedemeier, K. Conklin, A. Scott, and Scott Toot

1. Approval of Minutes –

- a) Review and approve minutes for the March 22, 2022 Development & Planning Committee meeting – **John Schultz made a motion to approve the minutes for the March 22, 2022 Development & Planning Committee meeting. Seconded by Darcy Wild and motion passed following a voice vote resulting in all ayes.**

2. Citizens' Comments – Diane Gallagher introduced the new Planning & Development Administrator, Kristina Tranel. Hendrica Regez spoke in support of the Greenways and Trails Plan. Regez commended the BHRC staff and advisory group for completing the plan. She also appreciates the mention of the positive effects on climate change mitigation that the green space provides. Regez hopes that both counties can continue to add land and amenities to our green spaces.

3. Unfinished Business

4. New Business

- a) “Presentation of the Jo Daviess and Carroll Counties Greenways and Trails Study” – **Daniel Payette** - Daniel Payette, Blackhawk Hills Regional Council, gave his presentation of the Jo Daviess and Carroll Counties Greenways and Trails Study. Don Hill stated that he believes UTV/ATV trails would bring in a lot of tourism dollars to the County. He would appreciate any support to assist with making that happen. Diane Gallagher thanked Daniel Payette for the presentation.
- b) Discussion and possible action to approve an Ordinance Amending the Boundaries of the Joint Northwest Illinois Certified Enterprise Zone to include The Meadows Mall Shopping Property - **John Lang made a motion to approve an Ordinance amending the boundaries of the Joint Northwest Illinois Certified Enterprise Zone to include The Meadows Mall Shopping Property. Seconded by John Schultz. Motion passed following a roll call vote resulting in all ayes.**
- c) Discussion and possible action to approve a Resolution to Authorize an Amendment to Section 2 of the Intergovernmental Agreement for the Operation of an Enterprise Zone to add the proposed expansion of the Enterprise Zone to include the Meadows Mall Shopping Center - **John Schultz made a motion to approve a Resolution to authorize an amendment to Section 2 of the Intergovernmental Agreement for the operation of an Enterprise Zone to add the proposed expansion of the Enterprise Zone to include the Meadows Mall Shopping Center. Seconded by John Lang. Motion passed following a roll call vote resulting in all ayes.**
- d) Discussion and possible action to approve an Ordinance Amending the Boundaries of the Joint Northwest Illinois Certified Enterprise Zone to include Helm Group Technology Center Building Expansion - **Don Hill made a motion to approve an Ordinance amending the boundaries of the Joint Northwest Illinois Certified Enterprise Zone to**

include Helm Group Technology Center Building expansion. Seconded by Staci Duerr. Motion passed following a roll call vote resulting in all ayes.

- e) Discussion and possible action to approve a Resolution to Authorize an Amendment to Section 2 of the Intergovernmental Agreement for the Operation of an Enterprise Zone to add the proposed expansion of the Enterprise Zone to include Helm Group Technology Center Building Expansion - **John Lang made a motion to approve a Resolution to authorize an amendment to Section 2 of the Intergovernmental Agreement for the operation of an Enterprise Zone to add the proposed expansion of the Enterprise Zone to include Helm Group Technology Center Building expansion. Seconded by Bob Heuerman. Motion passed following a roll call vote resulting in all ayes.**

5. Staff Reports

a) Building & Zoning

- 1. Monthly Report – Melissa Soppe and Kristina Tranel, interim and newly hired Planning & Development Administrator, reviewed the building and zoning report that was included in the informational packet. There was a total of 20 permits issued with a construction value of \$1.9 million. Eagle Ridge Resort is working on the spa addition. The office was also contacted for a large project at IEI Barge. Galena Territory Association is moving forward with zoning and building for the Marina project.

b) Economic Development

- 1. NW Illinois Economic Development Monthly Report – David Schmit, Interim NW Illinois Economic Development Executive Director, was not able to attend but his report was included in the informational packet. Diane Gallagher reviewed the report to the committee. Don Hill advised that David Schmit has been working on a proposal to improve water and sewer along US 20 East including Brewster Cheese and Fritz Nursery.

- c) **Ad Hoc Economic Development Committee** – Steve McIntyre commented that the Ad Hoc Economic Development committee has not met in a few months. He stated a couple of the committee members have been reviewing the Counties current building ordinances, specifically the restrictions on businesses. He believes there are at least 10 current ordinances that are business impeding ordinances and they should be reviewed and modified. A lot of people moved to rural areas during Covid and he feels the ordinances should be reviewed to represent post Covid life. He would also like to see definitions listed in the ordinances.

- d) **Blackhawk Hills Regional Council** – Diane Gallagher advised that the Blackhawk Hills Regional Council staff turnover has delayed some things. She is hoping to have the housing study to review in May.

- e) **LRA Board** – no report at this time.

- 6. **Citizens' Comments** – Peter Huschitt, ZBA Chairman, welcomed Kristina. Regarding comments stated earlier regarding current building ordinances, he stated improving all communication and making processes smoother are always welcome.

- 7. **Board Member Concerns** – John Schultz reported he attended a meeting regarding the annexation of property in Galena. Bob Heuerman attended a Wards Grove township meeting. Diane Gallagher reported on an upcoming water resource management meeting. Scott Toot thanked Melissa Soppe for filling in as interim Planning & Development Administrator.

The next regular Development & Planning Committee meeting will be Tuesday, May 24, 2022 at 5:30 p.m.

The meeting adjourned at 7:17 p.m. following a motion made by Bob Heuerman and seconded by John Schultz. Motion passed following a voice vote resulting in all ayes.