

COMMITTEE REPORT

COMMITTEE: Development & Planning (D&P)
CHAIRPERSON: Diane Gallagher
DATE/TIME: May 27, 2025 at 6:00 p.m.

COMMITTEE MEMBERS PRESENT: Diane Gallagher, Lynn Gallagher, John Schultz, John Lang, and Michael Dittmar

COMMITTEE MEMBERS ABSENT: LaDon Trost and Robert Heuerman

OTHER BOARD MEMBERS PRESENT: None

OTHERS PRESENT: Tessa Moore, Bill Meeker, David Schmit, Steve Keeffer, and Gerald Podraza

1. **Call to Order:** Chairperson Diane Gallagher called the meeting to order at 6:00 p.m. A quorum was established.
2. **Minutes Approval:**
 - a) Minutes of the March 25, 2025 Development & Planning Committee meeting – Schultz/L.Gallagher motioned to approve the minutes of the March 25, 2025 Development & Planning Committee meeting. The motion carried by voice vote.
3. **Citizens' Comments:** Gerald Podraza addressed the committee with his opinion on the utilization of taxpayer funds in regards to Highland Community College.
4. **Unfinished Business:** None
5. **New Business:**
 - a) Discussion and possible action to recommend an Ordinance Amending the Boundaries of the Joint Northwest Illinois Certified Enterprise Zone – Dittmar/Schultz motioned to recommend approval of an Ordinance Amending the Boundaries of the Joint Northwest Illinois Certified Enterprise Zone. The motion carried by voice vote.
 - b) Discussion and possible action to recommend a Resolution to Authorize an Amendment to the Intergovernmental Agreement for the Operation of an Enterprise Zone – Dittmar/Lang motioned to recommend the approval of a Resolution to Authorize an Amendment to the Intergovernmental Agreement for the Operation of an Enterprise Zone. The motion carried by voice vote.
 - c) Discussion and possible action on whether to hold the Development & Planning Committee meeting scheduled for Tuesday, June 24, 2025 at 6:00 p.m. – There was no formal action taken on the June Development & Planning meeting. D. Gallagher feels there will not be any items to bring forth to the meeting, so, she is tentatively cancelling the meeting until closer to the next meeting time.
6. **Reports:**
 - a) Building & Zoning Monthly Report – Bill Meeker presented his monthly report included in the meeting packet, consisting of March and April 2025 activities. In March, 33 building permits were issued, with a total construction value of \$4,081,500; those permits included five new homes, five accessory structures, 17 additions, remodels, renewals and/or decks, and six renewable energy projects. In April, 45 building permits were issued, with a total construction value of \$4,308,450; those permits included five new homes, seven accessory structures, 18 additions, remodels and/or decks, 13 renewable energy projects, and two telecommunications projects. There were some questions and discussion on Guest Accommodations Licenses. Committee member Lang expressed his personal opinion regarding the way that short-term rentals are governed.

- b) NWILED Monthly Report – David Schmit presented his report included in the packet. The past month, NWILED registered their 50th member into the organization. Schmit informed the committee members that S&K Packaging in East Dubuque has acquired an additional line of printing machinery and is working to bring it online. In their most recent publication, NWILED featured S&K in their ‘Made in Northwest Illinois’ spotlight.
- c) Local Redevelopment Authority (LRA) Monthly Report – Steve Keeffer was present to update the members on the LRA master planning, expected to be completed in June. They have asked for an extension due to funds being left over. Keeffer also spoke of a grant for property acquisition through the Bureau of Local Roads. There was extensive discussion in regards to future plans.
- d) Ad-Hoc Zoning Committee progress – Dittmar & D. Gallagher – Members Dittmar and Gallagher spoke about the progress of the Ad-Hoc Zoning Committee and updated the members on what they have been working on.
 - i. Revise the Zoning Ordinance to simplify – Ad-Hoc Zoning Committee is currently reviewing Ordinance to reduce complexities, and reflecting current perspectives
 - ii. Encourage commercial/industrial development - NWILED is assisting with training, retaining, and encouraging business. The County is monitoring the outcome of the 12 Small Business Grants. Promotion of business through changes in the Zoning Ordinance is being pursued.
 - iii. Encourage cooperative planning efforts with municipalities - A recognition of the planning and goals of municipalities is considered with the Ad-Hoc Community Growth and Zoning Committees. Efforts to add housing and commercial sites will be encouraged.

7. Citizens’ Comments: Schmit mentioned the large amount of guest accommodations licenses issued in Jo Daviess County, which is over 700 to date.

8. Committee Member Concerns: Dittmar spoke about the Ad-Hoc Community Growth Committee and their intent to encourage construction of new homes – the committee is currently developing ideas to stimulate economic growth. Lang read a statement he composed concerning guest accommodations and stressed that everyone needs to be on the same page. Schultz spoke about how the zoning ordinance needs to be more easily enforceable. Gallagher reminded everyone of the UCCI annual conference that will be coming up in July at Eagle Ridge.

9. Adjourn: Schultz/Lang motioned to adjourn at 7:32 p.m. The motion carried by voice vote.

The next regular meeting dates:

June – TBD

July – Tuesday, July 22, 2025 at 6:00 p.m.