

COMMITTEE REPORT

COMMITTEE: Development & Planning (D&P)

CHAIRPERSON: Diane Gallagher, Chairman

DATE/TIME: June 22, 2021 @ 5:30 p.m.

PRESENT:

☒ Diane Gallagher

☐ Staci Duerr

☐ Vacant

☒ John Schultz

☒ Bob Heuerman

☒ Darcy Wild

☒ Bill Bingham

☒ John Lang

A quorum was established.

Other Board members: Don Hill

Others: Eric Tison, Scott Toot, and Emily Legel

1. Approval of Minutes

- a) Review and approve minutes for the March 23, 2021 Development & Planning Committee meeting – John Lang made a motion to approve the minutes for the March 23, 2021 Development & Planning Committee meeting. Seconded by John Schultz. Motion passed following a roll call vote resulting in all ayes.
- b) Review and approve minutes for the April 27, 2021 Development & Planning Committee meeting - Not included in the packet.

2. Citizens' Comments – None

3. Unfinished Business

- a) Thursday, June 24, 2021, Galena Library program on “What Jo Daviess County does and how to get involved” available by zoom link. Diane Gallagher reminded the board that there will be a program at the Galena Library on “What Jo Daviess County does and how to get involved.” The program starts at noon.
- b) Discussion and possible action on the Ad Hoc Economic Development Committee recommendation for filing a text amendment to the Zoning Ordinance Section 8-6-6-I that currently reads, “I. Abandonment or Discontinuance: When a nonconforming use is discontinued or abandoned for a period of twelve (12) consecutive months, such use shall not thereafter be reestablished or resumed, and any subsequent use or occupancy of such land shall comply with the regulations of the zoning district in which such land is located. “To change a period of 60 months. Report of staff Eric Tison Eric Tison reported that him and his staff have identified three obvious properties that currently fall under the nonconforming use at this time. They may fall under an annexation with the local municipalities. **John Schultz made a motion to file a text amendment to the Zoning Ordinance Section 8-6-6-I that currently reads, “Abandonment or Discontinuance: When a nonconforming use is discontinued or abandoned for a period of twenty-four (24) consecutive months, such use shall not thereafter be reestablished or resumed, and any subsequent use or occupancy of such land shall comply with the regulations of the zoning district in which such land is located. Motion was seconded by Bill Bingham. Followed by a roll call vote resulting in all ayes.**
- c) Discussion and possible action on the Ad Hoc Economic Development Committee recommendation for filing a text amendment to the Zoning Ordinance Section 8-5B-1 Accessory Uses to amend the wording to “Also, one (1) accessory building may be established on a lot prior to the establishment of the principal use.” Options and comparisons presented by staff. Eric Tison advised as a reminder, individual HOA boards, where established, may apply more restrictive use standards in their respective subdivision covenants, including not permitting accessory structures without a principal use. **John Schultz made a motion to modify text amendment to the Zoning Ordinance Section 8-5B-1: “Also, one (1) accessory building may be established on a lot prior to the**

establishment of the principal use, provided that such building shall not exceed the maximum allowable square footage as established in the parcels zoning district intensity of use regulation.” Motion was seconded by Bill Bingham. Followed by a roll call vote resulting in all ayes.

4. New Business

- a) Report of priorities presented from County Board Retreat of June 16, 2021. – The official list of priorities are not posted yet but Gallagher advised priorities would include a housing study, updating the trails and parks plan, but updating the zoning ordinances seem to be prioritized. Discussion of reading over the zoning ordinances and making it more manageable. Recommendations were to speak with the staff regarding the most common complaints or concerns regarding the ordinances and review those particular ordinances first.
- b) Discussion of positive image to business community with July 31, 2021 Chamber event and other opportunities – Diane Gallagher reported on the services that the County provides for the citizens of the County. Scott Toot added that currently the County provides, free of charge, the service for all radio communication for dispatching. July 31, 2021 the Chamber is having an event in which a table will be set up for displays presenting how the County government works.
- c) Discussion and possible action on an Ordinance amending the boundaries of the Joint Northwest Illinois Certificate Enterprise Zone. **John Schultz made a motion to approve an Ordinance amending the boundaries of the Joint Northwest Illinois Certificate Enterprise Zone. John Lang seconded the motion. Followed by a roll call vote resulting in all ayes.**
- d) Discussion and possible action on a Resolution to authorize an Amendment to Intergovernmental Agreement for the Operation of an Enterprise Zone. **John Lang made a motion to approve a Resolution to authorize an Amendment to Intergovernmental Agreement for the Operation of an Enterprise Zone. John Schultz seconded the motion. Followed by a roll call vote resulting in all ayes.**

5. Staff Reports

- a) **Building & Zoning** - Monthly Report– Eric Tison, Planning & Development Administrator, reported him and his staff are investigating several nuisance/zoning violations. Total permit volume and value are down slightly when compared to the previous month but the yearly permit volume and value are holding steady. Over the past 12 months there were 42 new homes with over \$10.7 million in construction cost.
- b) **Economic Development**
NW Illinois Economic Development Monthly Report – Emily Legel, NW Illinois Economic Development Executive Director, reviewed her report that was included in the informational packet. They have finalized funding for the Jo Daviess County housing needs study. They are planning an annual manufacturing day in the fall. Annual meeting will be Wednesday, September 29, 2021 at 6:30 Eagle Ridge.
- c) **Ad Hoc Economic Development Committee** – John Schultz stated that the Ad Hoc Economic Development committee meeting is scheduled next Monday. No report at this time.
- d) **LRA Board** – Steve Keeffer sent in his report that the LRA does have some land, but they have a moratorium in place regarding the sale of LRA property until we complete our current planning activities. That being said, the LRA is always willing to talk to prospective businesses and see what opportunities are available.

6. Citizens’ Comments – None.

7. Board Member Concerns – None.

The next regular Development & Planning Committee meeting will be Tuesday, July 27, 2021 at 5:30 p.m.

The meeting adjourned at 6:59 p.m. following a motion made by Bob Heuerman and seconded by John Schultz. Motion passed following a roll call vote resulting in all ayes.