

COMMITTEE REPORT

COMMITTEE: Development & Planning (D&P)

CHAIRPERSON: Diane Gallagher, Chairman

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

PRESENT:

☒ Diane Gallagher

☒ John Schultz

☒ Bill Bingham

☒ Staci Duerr

☒ Bob Heuerman

☒ John Lang

☒ Don Hill

☐ Darcy Wild

A quorum was established.

Other Board members: None.

Others: Peter Huschitt, David Schmit, Kristina Tranel and Scott Toot

1. Approval of Minutes –

- a) Review and approve minutes for the May 24, 2022 Development & Planning Committee meeting – **John Lang made a motion to approve the minutes for the May 24, 2022 Development & Planning Committee meeting. Seconded by John Schultz and motion passed following a voice vote resulting in all ayes.**

- 2. Citizens' Comments** – Diane Gallagher commented that the June 28, 2022 Development & Planning committee meeting was cancelled because it did coincide with the primary election.

- 3. Unfinished Business** - None.

4. New Business

- a) Discussion and possible action to hire a consultant for the purpose of conducting an update to the Jo Daviess Comprehensive Plan, Zoning, and Subdivision Ordinances – Diane Gallagher reminded the committee that the current plan we have in place was completed in 2012 and by legal statute we are to update it. Our vision statement at that time is posted on the wall here in the County Board room. Kristina Tranel added that we received two proposals for the comprehensive plan update and also the Zoning and Subdivision ordinances update. One was from MSA and the other from Northern Illinois University Center for Governmental Studies. These two proposals are both pretty impressive. They go through and provide background information on who would be working on the project and their resumes. They also provide information on some of the projects that they have done in the county. Both are pretty extensive in working with different communities in our county. The MSA proposal was a cost of \$92,000. The Northern Illinois University Center for Governmental Studies proposal was a cost of \$96,500. John Lang asked Tranel for a recommendation. Tranel replied that her recommendation is Northern Illinois University Center for Governmental Studies. Scott Toot commented that they are the high bidder and there is certain criteria that we need to follow and be able to articulate because County code says we must go with the low bidder, however if we can document and articulate why we shouldn't we have to have that as part of the recommendation. Diane Gallagher and Scott Toot read through the county code in reference. John Schultz appreciated Tranel's input on this because reading the proposals he was impressed with both of them. Staci Duerr echoed Schultz comment. Peter Huschitt did not have ample time to fully review the two proposals. He questioned the two fee structure from Northern Illinois University. Huschitt likes the fact that MSA is one organization. Tranel clarified that Northern Illinois University is two separate proposals where MSA is all wrapped up into one proposal. Don Hill commented that he thought we were just going to look at what we currently had and revise it rather than completely start over with developing a new plan. After much discussion, Scott Toot recommended that we delay this item until next month, have the two applicants come to that meeting to answer any questions and then make the decision that evening. Staci Duerr suggested getting those questions to them prior to the meeting. Committee members will each email one question to Kristina Tranel to compile a list of those questions to send to the

two applicants. **John Lang made a motion to postpone the decision to hire a consultant for the purpose of conducting an update to the Jo Daviess Comprehensive Plan, Zoning, and Subdivision Ordinances until the August 23, 2022 Development & Planning Committee Meeting. Seconded by Bill Bingham and motion passed following a voice vote resulting in all ayes.**

- b) Discussion of Planning Education – Diane Gallagher commented that she would like to add an educational topic to the agenda on a regular basis. John Schultz commented that he is more than willing to let our chairman educate us as we go along.

5. Staff Reports

a) Building & Zoning

- 1. Monthly Report – Kristina Tranel, Planning & Development Administrator, reviewed her report that was included in the informational packet. Ongoing are investigations into nuisance and zoning violations. The case on 4081 S. Massbach Road is set for a hearing tomorrow. There is still an ongoing investigation on that. The building permit report was included in the packet. Building permits issued for the 2022 year so far are at 147. Three were for new homes, five additions, five accessory buildings and 20 other such as solar/decks/cell tower equipment. The home values total approximately \$1,000,000. Total construction value on the current 32 permits is around \$2.5 million. We have had 28 new Guest Accommodation licenses issued so far this year. So far we have had nineteen different requests for public hearing variances, special use, and appeal, map amendment, etc. The 10 questions survey is still available. We have had 37 responses. We have not received any new responses since May.

b) Economic Development

- 1. NW Illinois Economic Development Monthly Report – David Schmit, NW Illinois Economic Development Executive Director, reported that he has been working with seven JDC businesses/entrepreneurs interested in the NWILED Genz Memorial Investment Fund, which is a gap financing grant open to businesses in Carroll and Jo Daviess County. We are finalizing a drone marketing video of the Savanna Industrial Park / LRA / former Army depot. This four-minute video highlights land ready for industrial development, the proposed port, and details site facts presented in English, Spanish, and Chinese. This video will be posted on the NWILED website, as well as the LRA, Upper Mississippi River International Port District, and Foreign Trade Zone #271 websites. Schmitt attended the United Way of NW Illinois Emergency Food and Shelter Board meeting where Phase 39 and ARPA grants were disbursed to agencies in Carroll and Jo Daviess counties. Reviving the NWILED online site map, which details industrial sites and storefronts that are for sale in Carroll and Jo Daviess County. All field research is completed for JDC, with six properties already listed and six more pending. About 40% of the listings are not connected into the MLS, which makes this free service an asset to sellers. Note major commercial storefronts and all industrial sites connect into the Intersect IL site selection system, which NWILED manages. We are preparing for a new Covid 19 relief program from the Illinois Department of Commerce and Economic Opportunity specific to pandemic born companies, which were excluded from previous programs. Pandemic born businesses should email NWILED to receive an alert when this program is announced. The NWILED Annual Meeting is set for Thursday, September 29, 2022, at Eagle Ridge Inn & Resort. It will be an evening affair in their Eagle Ballroom with a dual entrée meal and cash bar. Dan Seals, CEO at Intersect Illinois, has been confirmed as the keynote and Kim Ewoldsen from the SBDC at Sauk Valley Community College will again moderate a community leader panel. NWILED, in coordination with local chambers of commerce from Carroll and Jo Daviess counties, is organizing a 'Bring a Kid to Work Day' event for Wednesday, August 3, 2022. We are encouraging businesses who are members of their local chamber of commerce to participate. This could mean allowing their employees to bring their kid, their grandkid, or their neighbor's kid to work. This event is meant as a fun workforce development + chamber development + youth retention initiative. Participating chambers include the Elizabeth Area Chamber of Commerce, Galena Area Chamber of

Commerce, Galena Downtown Business Association, Lanark Chamber of Commerce, Savanna Chamber of Commerce, and the Stockton Chamber of Commerce. Together more than 350 chamber member businesses were invited to participate. The Jo Daviess County Workforce Housing Needs Assessment Study is expected to be released soon. Once released, NWILED will present the report to stakeholders.

- c) **Ad Hoc Economic Development Committee** – John Schultz commented that he had a conversation with Mr. McIntyre and Mr. Hill and it appears that this committee has served its purpose at this time. This committee will temporarily cease and this item will be removed from future agendas.
 - d) **Blackhawk Hills Regional Council** – Diane Gallagher commented that Blackhawk Hills Regional Council has a meeting coming up later in the week.
 - e) **LRA Board** – no report at this time. There is an LRA Board meeting next week.
6. **Citizens' Comments** – None.
7. **Board Member Concerns** – Diane Gallagher asked Staci Duerr to explain the Revolving Loan Fund history. Duerr would be happy to meet with Tranel and Schmit to go over this which would be a better use of their time. John Schultz is very unhappy that we do not have any county Board candidates for districts 4, 5, 6, 8, 11 or 12 and he heard today that someone has been cajoled into running against Mr. Hill. Duerr responded that for her to not run again personally it is a time factor. She has a full-time job at a bank and also runs a business here in the County as well as two kids in school. John Lang echoed Mr. Schultz comments. Bill Bingham commented that he has other things going on now and he is been bumping up on ten years as a County Board member. He feels that is sufficient enough. Diane Gallagher asked if township officials could also serve on the County Board. Scott Toot responded that can be done as he had served on both at the same time in the past.

The next regular Development & Planning Committee meeting will be Tuesday, August 23, 2022 at 5:30 p.m.

The meeting adjourned at 7:14 p.m. following a motion made by John Lang and seconded by John Schultz. Motion passed following a voice vote resulting in all ayes.