

COMMITTEE REPORT

COMMITTEE: Development & Planning (D&P)

CHAIRPERSON: Diane Gallagher, Chairman

DATE/TIME: September 28, 2021 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: Steve McIntyre

Others: Eric Tison, Emily Legel, Carrie Clark, Susan Hanley, Michael Dittmar and Scott Toot

1. Approval of Minutes –

- a) Review and approve minutes from the April 27, 2021 Development & Planning Committee meeting – **John Schultz made a motion to approve the minutes for the April 27, 2021 Development & Planning Committee meeting. Seconded by John Lang. Motion passed following in all ayes.**

2. Citizens' Comments – Michael Dittmar, presented a slide show presentation regarding the current zoning ordinances.

3. Unfinished Business

- a) Discussion on suggestions for FY2021/FY2022 priority goal of “simplification and replacement of present zoning ordinances to encourage business (49)” – Simplify and replace present zoning ordinances to encourage business. The County is required by the State to conduct a fee schedule study and adjust the fees accordingly. Eric Tison, Planning and Development Administrator advise the current number of guest accommodations licenses in our County is between 540/545. County building codes require 4 separate inspections for new home construction: footing, framing, ruffing, and final. The guest accommodations only require one inspection for life safety. John Lang advised the need for building codes and inspections is for safety purposes. Emily Legel offered to work with the Planning and Development office in recording a simple step by step tutorial about the permitting process of building a new home in Jo Daviess County. John Lange suggested to reach out to the emergency agencies and fire departments on the grade ordinance requirement. The grade requirement came about many years ago because of an emergency situation where the grade made proper and expedient medical care an issue.

4. New Business

- a) Review, Discussion and possible action on Lola's Deli Revolving Loan Fund application. – Carrie Clark and Susan Hanley presented their business model for Lola's Deli in Elizabeth. **John Lang made a motion to approve the Lola's Deli Revolving Loan Fund application. Seconded by John Schultz. Motion passed following in all ayes.**

5. Staff Reports

a) Building & Zoning

1. Monthly Report– Eric Tison, Planning & Development Administrator, reviewed his monthly report that was included in the informational packet. He advised there was a slight volume decrease in August.

b) Economic Development

1. NW Illinois Economic Development Monthly Report – Emily Legel, NW Illinois Economic Development Executive Director, reviewed her report that was included in the informational packet. The annual meeting is scheduled for tomorrow.

- c) **Ad Hoc Economic Development Committee** – John Schultz advised there was no meeting this month. Steve McIntyre advised that there will be an Ad Hoc Economic Development

meeting in October. He also advised that there is a grocery store in Hanover that is closing. This store carries mostly local foods. There was discussion on the need for a local meat processing plant.

- d) **Blackhawk Hills Regional Council** – Diane Gallagher advised there was a Blackhawk Hills Regional Council meeting and they discussed the ongoing work force housing study. They are working on a three year planning grant for economic development.

6. Citizens' Comments – None.

- 7. **Board Member Concerns** – John Schultz advised that there is a joint budget meeting on Thursday, with the Finance, Tax, and Budget and the Social and Environmental committees. He asked that everyone who is able to attend.

The next regular Development & Planning Committee meeting will be Tuesday, October 26, 2021 at 5:30 p.m.

The meeting adjourned at 7:06 p.m. following a motion made by John Lang and seconded by John Schultz. Motion passed following a roll call vote resulting in all ayes.