

COMMITTEE REPORT

COMMITTEE: Development & Planning (D&P)
CHAIRPERSON: Diane Gallagher, Chairperson
DATE/TIME: October 22, 2024 at 5:30 p.m.

PRESENT:

☒ Diane Gallagher
☒ Lynn Gallagher
☒ LaDon Trost

☒ Steve Endress
☒ Bob Heuerman
☒ John Lang

☒ John Schultz
☒ Michael Dittmar

A quorum was established.

Other Board members: Dianne Allendorf, Daisha Boehm and John Creighton

Others: Angela Kaiser, Melissa Soppe and David Schmit of NWILED. Tessa Moore appeared electronically

1. Approval of Minutes –

- a) Review and approve minutes for the September 24, 2024 Development & Planning Committee meeting – **Schultz made a motion to approve the minutes for the September 24, 2024 Development & Planning Committee meeting. Seconded by Heuerman and motion passed following a voice vote resulting in all Ayes.**

2. Citizens' Comments – None.

3. Unfinished Business

- a) FY2023/FY2024 Strategic Goals and Plans – The goals and plans were reviewed briefly.
- b) Update by Gerald Podraza regarding the Twin Cities Zephyr revival initiative – Podraza gave his update on the Twin Cities Zephyr revival initiative.
- c) Consideration and possible action to recommend a first-time homebuyer loan program – with guest Doug Laity, First Community Bank of Galena – Laity spoke about the loan program. There is no security, but he said that he would personally lend it unsecured to the right borrower. There was much discussion, but no action.
- d) Discussion only on business incentive grant implementation steps – David Schmit had some questions as to who was going to be covering the cost of marketing the grants. He offered for NWILED to pay for it.
- e) Discussion on staffing update – Planning & Development Administrator, full-time Administrative Assistant and part-time Code Enforcement Officer – The applicant for Planning & Development Administrator accepted the position and will be starting in a couple of weeks.

4. New Business

- a) Review only of sign ordinance with comparison and contrast with current business development – This task has been saved for Bill Meeker, the new Planning & Development Administrator. He will begin reviewing the sign ordinance once he gets settled in.
- b) Discussion and possible action to recommend a Resolution to Authorize an Amendment to Section 2 of the Intergovernmental Agreement for the Operation of an Enterprise Zone; adding the proposed expansion of the Enterprise Zone to include the Pearl City Elevator, Inc. fueling station/convenience store – **Lang made a motion to recommend approval of a Resolution to Authorize an Amendment to Section 2 of the Intergovernmental Agreement for the Operation of an Enterprise Zone; adding the proposed expansion of the Enterprise Zone to include the Pearl City Elevator, Inc. fueling station/convenience store. Seconded by Schultz and motion carried following a roll call vote resulting in all Ayes.**

- c) Discussion and possible action to recommend an Ordinance Amending the Boundaries of the Joint Northwest Illinois Certified Enterprise Zone to include the Pearl City Elevator, Inc. fueling station/convenience store – **Lang made a motion to recommend an Ordinance Amending the Boundaries of the Joint Northwest Illinois Certified Enterprise Zone to include the Pearl City Elevator, Inc. fueling station/convenience store. Seconded by Schultz and motion carried following a roll call vote resulting in all Ayes.**

5. Reports

- a) Building & Zoning Monthly Reports – Melissa Soppe (Inc. permits, guest accommodations, public hearings, text amendments appeals) – Melissa Soppe, Interim Planning & Development Administrator, gave her monthly report that was also included in the packet. In September, thirty-five (35) building permits were issued with a total construction value of \$3,542,000, including 5 new homes, 6 accessory structures, 13 additions and/or decks and 4 renewable energy permits. The total estimated construction value since January 2024 is \$32,811,405, compared to \$24,328,170 by this time last year. There have been thirty-six (36) new homes permitted since January 2024, compared to twenty-three (23) new homes by this time last year. Soppe reminded everyone of the IACZO fall 2024 meeting via Zoom this Friday, October 25th. Her report also included ZBA agenda items with 2 special use requests and 2 commercial solar requests.
- b) Economic Development Monthly Report – NWILED – David Schmit – David Schmit, Northwest Illinois Economic Development Director, gave his monthly report that was included in the packet. NWILED hosted 374 high-school students and twenty-nine (29) business/agencies at the annual Manufacturing & Trades Day event. He included the press release in his documents that were added to the meeting packet. The finalized marketing card for NWILED's Lunch & Learn event on November 13th was also included. The Infant Care mailer was sent out recently and there are already 3 inquiries. NWILED recently approved their FY2025 budget and also approved a current employee's transition to become a NWILED director.
- c) Blackhawk Hills Regional Council Report on CEDS Plan – Diane Gallagher – Diane Gallagher touched on the CEDS Report and sought input.

6. Citizens' Comments – None.

- 7. Board Member Concerns** – Heuerman commented that he recently visited three nearby counties and there were multiple farm buildings in poor condition, lots of junk sitting around and many empty homes. Schultz asked about the logging Special Use Permit and why they aren't complying with the restrictions. Diane Gallagher said how she is looking for someone to review land use issues and zoning ordinances.

8. Adjourn

The next regular Development & Planning Committee meeting will be Tuesday, November 26, 2024 at 5:30 p.m.

The meeting adjourned at 8:00 p.m. following a motion made by Lang and seconded by Schultz. Motion passed following a voice vote resulting in all Ayes.