

COMMITTEE REPORT

COMMITTEE: Development & Planning (D&P)

CHAIRPERSON: Diane Gallagher, Chairman

DATE/TIME: October 26, 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:

Others: Eric Tison, Emily Legel, Mel Gratton, Mike 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 – Mike Dittmar spoke regarding the New Business a) item; he asked that the ordinance be clarified. He spoke regarding a school program encouraging entrepreneurship.

3. Unfinished Business

- a) Discussion and possible action on goal “simplify and replace present zoning ordinances to encourage business (clarify or identify the range of businesses to be prioritized)” – John Lang stated that he is not against change but most of the zoning ordinances were put into place because of issues that arose years ago. He agrees they may need to be changed but slowly and not to be taken lightly because they were put in place for a reason. Diane Gallagher feels the County needs to support particular types of businesses. Businesses that; support good paying jobs, increase tax revenue, increase tourism, increase young people moving to our County, long term and short term business plans, location being in areas of need, and other prioritized goals. High speed internet availability in our County was discussed and advised to be put on the list as a priority. Don Hill asked about prioritizing manufacturing companies. Don Hill and Bob Heuerman both spoke regarding the need for ATV/UTV usage being allowed on our road ways. They believe this would help out tremendously with additional traffic in our county. Staci Duerr advised people are leaving Illinois in general. She stated unfortunately she does not believe Jo Daviess County has the financial backing to entice a large manufacturing company.

4. New Business

- a) Discussion and possible action on Zoning Ordinance Chapter 6 Guest Accommodations (target 4-6-5 for close review). Eric Tison advised that this is not in the Zoning Ordinance. It is in Title 4 Licensing Chapter 4-6-5. Scott Toot read the current Licensing Chapter 4-6-5, it states: *It shall be unlawful for any person to establish, operate or maintain, or permit to be established, operated or maintained upon any property owned or controlled by him, a guest accommodation, including lodging or rooming houses as defined by the NFPA, exclusive of a bed and breakfast facility, within the boundaries of the county, but outside the limits of the cities, villages and incorporated towns, without having first secured a license therefor from the county building and zoning administrator granted in compliance with the terms of this chapter. Dwelling units designed/constructed to be owned/used independently shall be licensed individually. Such license shall terminate on the last day of the calendar year following the date of issuance, but it may be renewed under the provisions of this chapter for additional periods of one year.* Currently the ordinance states you cannot start booking rental property until the licenses are approved. Discussion continued on whether to allow booking before all licenses are approved. John Lang suggested if there was going to be change in the

licensing statue that there be some drafts drawn up and brought back to the committee next month for review.

- b) Review of letter to emergency personnel regarding grade level criterion. Diane Gallagher went over the letter drafted to be sent out to the emergency personnel regarding grade level criteria.

5. Staff Reports

a) Building & Zoning

- 1. Monthly Report– Eric Tison, Planning & Development Administrator, reported the total permit volume took a downward trend. There has been at least 3 new home housing permits every month since April. Average cost of a new home continues to be around \$300,000.

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.

- c) **Ad Hoc Economic Development Committee** – John Schultz reported that the Ad Hoc Economic Development Committee met last night. There was a presentation from Lance Lawson and Rob Davies regarding natural gas.

- d) **Blackhawk Hills Regional Council** – Diane Gallagher advised no updates from Blackhawk Hills Regional Council.

- 6. **Citizens' Comments** – Mike Dittmar thanked the committee for their continued work on the simplifications of the zoning ordinances.

- 7. **Board Member Concerns** – None.

The next regular Development & Planning Committee meeting will be Tuesday, November 23, 2021 at 5:30 p.m.

The meeting adjourned at 7:02 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.