

COMMITTEE REPORT

COMMITTEE: Development & Planning (D&P)

CHAIRPERSON: Diane Gallagher, Chairperson

DATE/TIME: November 29, 2022 at 2:30 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: LaDon Trost, David Schmit, Kristin Tranel, Scott Toot, Andy Shaw, Kristin Fish-Peterson, and Dan Payette

1. Approval of Minutes –

- a) Review and approve minutes for the August 23, 2022 Development & Planning Committee meeting – John Schultz made a motion to approve the minutes for the August 23, 2022 Development & Planning Committee meeting. Seconded by John Lang and motion passed following a voice vote resulting in all ayes.

2. Citizens' Comments – None.

At this time, the Chairperson asked to move ahead item 4.a. on the Agenda.

3. Unfinished Business

- a) Discussion on report from Ad Hoc Comprehensive Plan Committee – **Don Hill spoke of the Ad Hoc Comprehensive Plan and the recommendation for a revised Request for Proposal (RFP) to update the Comprehensive Plan.** He said that it came back and it was going to be a lot of money, so he suggested that they put together another committee to go over the RFP to either simplify or make it a little clearer, that we already have a Comprehensive Plan. There was a plan in 1999 and another in 2012. He said the estimate came in and it looked like they were going to start over and redevelop our entire plan. He mentioned that Kristina Tranel did some looking and found an old RFP. Hill said they looked at it as a committee, and added and removed what was needed and what wasn't. Doing so, they learned the Comprehensive Plan we have now is a good plan. It is 10 years old and it looks like maps need to be updated, and studies and research may be a bit outdated. At the end of the timeline, if it comes back and still doesn't look right, there are a couple committee members that came to Hill and said that we could just do it ourselves. He said that is basically what happened in 2012. Kristina Tranel, Planning & Development Administrator, reiterated that this one is more focused and used the 2012 as an example. She wanted to stress the importance of re-review and revalidation of the current plan. Tranel said that the renewable energies and utilities section was a part that had needed changing. They also have a projected timeline in there and it can be changed if anything needs to be moved around. John Lang said how great of a job Don Hill did and how hard he worked on this. Hill commented that he couldn't have done this without Kristina and David. Schmit said they used Madison County, as it mirrors Jo Daviess quite a bit, and they used it as somewhat of a checkoff.
- b) Discussion and possible action on a scope of service and Request for Proposal (RFP) for an update to the Comprehensive Plan – **John Lang made a motion to move forward to the County Board Agenda for December 13, 2022, a scope of service and Request for**

Proposal for an update to the Comprehensive Plan. John Schultz seconded and motion carried following a voice vote resulting in all ayes.

4. New Business

- a) Receive, discussion and possible action on JDC Housing Study report contracted by BHRC. The Zoom presentation will be made by Kristen Fish-Peterson from Redevelopment Resources. – **Kristin Fish-Peterson, Redevelopment Resources, gave her presentation of the Jo Daviess County Housing Study Report. Diane Gallagher thanked her for gathering everything together for the presentation. John Schultz talked about the higher interest rates and people having to ‘sit’ on houses they’re looking to sell, because nobody wants to buy them. Fish-Peterson said how the demand is still there, but people are either staying in place, saving their money, or trying other options. LaDon Trost mentioned that the County has an ordinance in place preventing people from building new homes on anything less than 40 acres. He feels that hinders people from building new homes in the area. He also said that because of Brewster Cheese in Stockton redeveloping their entire factory, he believes that will drive a lot of home sales and also employ a lot more people, which would be a tremendous help. Bob Heuerman spoke of low-income housing and housing for the elderly being hard to find. John Lang agreed. John Schultz gave some statistics and said that of people that work in the county, 2,091 people live here, and 4,595 of them live outside of the county.**
- b) Discussion on new committee assignments and dates/times. – **Diane Gallagher wanted to make everyone aware that the committees and assignments will be changing with the reorganization. The members that are currently on the committee that are sitting another term each said that they would like to continue being on the Development & Planning Committee. Those members were John Schultz, John Lang and Bob Heuerman. Gallagher was wondering if Zoom meetings would stay the same or maybe go away altogether. She asked Toot’s opinion and he replied that he thinks Zoom is here to stay. Gallagher said she feels like Zoom has been such a great thing because it truly allows the public to attend meetings and a lot of people have work schedules that may make it difficult for people to attend in person. More discussion on times of the day that would work for future Development & Planning Committee meetings was had.**
- c) Discussion and possible action on suggested meeting per-diem for Zoning Board members. – **Diane Gallagher mentioned how the per diem increase was suggested in the Finance Committee, but that it was too late in the Budget process to increase the rate. Toot said that he is looking into things and it may be possible to change the per diem in the middle of the fiscal year. He said that he knows how hard they work and how much time they put into everything. Tranel asked if this would be the same for the Building Code Board of Appeals members as well. Some more on their meetings and how often they meet was discussed. John Schultz made a motion to approve raising the Zoning Board members’ and Building Code Board of Appeals members’ per diem rate to match the County Board members’ rate. John Lang seconded and motion carried following a voice vote resulting in all ayes.**

5. Reports

a) Building & Zoning

- (i) Monthly Report – Kristina Tranel, Planning & Development Administrator, spoke about the permit data for the last month. November numbers weren’t finished yet, but in October, there were twenty-three (23) permits. Of those, one (1) was a new home and eight (8) alternative energy source permits. There were 277 total building permits for the year leading up to the end of October, compared to 237 from last year at this point. The total construction value of the permits in October was just over \$1,000,000. Renewal notices for Guest Accommodations licenses went out just before Thanksgiving. 586 properties

were approved in 2022. Some have not paid their 2022 renewal fees, but they have an option to pay because we give them some leeway. Some of these properties have changed hands which is why some of them aren't renewed.

b) Economic Development

- (i) NW Illinois Economic Development Monthly Report** – David Schmit, NW Illinois Economic Development Executive Director, started off with telling everyone about Manufacturing Day. They are hoping to get a tentative date by the end of this week. Schmit said how they were going to change the name to 'Manufacturing & Trades Day', so they can highlight more trades positions and construction. He talked about the Genz Memorial Investment Fund, which is a newer program. NWILED gave a grant of \$4,000 out to Meat Master Processing in Stockton. This was the third award of Genz. All three rewards have gone to Jo Daviess County businesses. They are trying to grow and/or launch new businesses with this grant. The next item on his report was the Elizabeth Business Hub which is being launched as a shared working space in early 2023. It will be somewhere in downtown Elizabeth and already has all the seed money to get started. Last week they met with the Rural Ideas Network Team, who has been charged with implementing the template for The Hub. This is quite unique, because this is something that NW Illinois doesn't have yet. It's brining a big-city feel to Jo Daviess County. They aren't sure exactly the spot they're going to use for The Hub, but things are happening soon. More to come on the Elizabeth Business Hub. He also spoke of the Lunch and Learns that are coming up. There is one in Galena at Blaum Brothers and another in Stockton at Mud Run Brewery, both this week.
- c) Blackhawk Hills Regional Council** – Diane Gallagher commented that BHRC did not meet last night and will have an update for the next meeting.
- d) LRA Board** – Steve Keeffer encourages everyone to look at the LRA Board minutes online: <https://www.savannaindustrialpark.org/agenda-minutes>

6. Citizens' Comments

- 7. Board Member Concerns** – John Schultz commented about the Foreign Trade Zone and said they had a meeting in November to make sure everything is staying current. Gallagher spoke about incoming County Board members and how it would be nice to have an orientation for new people. She also said she appreciates the staff in the Administrator's office. John Lang thanked Gallagher for running the committee for the past year, and also thanked Don Hill for his leadership. Hill also thanked Diane for running the committee. LaDon Trost said this was one of the first times he had been to this particular committee meeting. He is extremely impressed with Gallagher's leadership.

8. Adjourn

The next regular Development & Planning Committee meeting will be Tuesday, January 24, 2023 at 5:30 p.m.

The meeting adjourned at 4:17 p.m. following a motion made by John Schultz and seconded by Bob Heuerman. Motion passed following a voice vote resulting in all ayes.