

JO DAVIESS COUNTY
DEVELOPMENT & PLANNING COMMITTEE
MEETING MINUTES
JULY 22, 2025

I. Call to Order

Committee Chairperson Diane Gallagher called the meeting to order at 6:00 PM on Tuesday, July 22, 2025 in the Jo Daviess County Board Room, Jo Daviess County Administrative Offices in Galena, Illinois.

II. Roll Call

Roll Call was answered as follows: Present – Diane Gallagher, Lynn Gallagher, John Lang, John Schultz, LaDon Trost. Present: 5. Present electronically – 0. Present electronically: 0. Absent – Michael Dittmar, Robert Heuerman. Absent: 2.

III. Approval of Minutes

IV. Citizens' Comments

There were no citizens' comments.

V. Unfinished Business

VI. New Business

The committee discussed how to prioritize goals for economic development based on the FY2025/2027 Strategic Goals that were formulated during the County Board retreat. Chairperson Gallagher asked David Schmit of NWILED to share his thoughts regarding what he believed to be important to Jo Daviess County. Schmit spoke extensively on the Industrial Park development concepts that total 208 acres in both the Village of Stockton and City of Galena. He believes both municipalities will ask for financial assistance for either a site feasibility study and/or implementation costs. He is assisting both municipalities in the completion of their applications for the DCEO Site Readiness Program and those awards will be announced in the fall. This will determine how each municipality moves forward. He also suggested the committee review and possibly revise the current revolving loan application to ensure the county's intent is properly reflected in the loan's criteria; perhaps adding a job creation/retention element and not narrowing the focus to specific business models. The committee went on to say completing the revision of the zoning ordinance is high on the list of their goals. Committee members complemented the FY2025 grant program for small businesses, but were united in the belief that it was a low priority with the other projects that were on the horizon. With less funding to work with, the committee wants to focus on the biggest projects.

In a continuation of the previous agenda item, the committee discussed what the possible requests for funding might be, with David Schmit suggesting a possible \$50,000-\$60,000 per municipality for the Industrial Park developments. Members also believe funding should be set aside for the First Homebuyer Loan program but are inclined to limit that amount to \$50,000 for the fiscal year. The yearly membership for NWILED is \$15,000, which is less than previous years. County Administrator

Angela Kaiser gave an update on what funding might be available for FY2026, based on current fund balance and loan applications. If no additional loans are given in FY2025, the fund balance going into FY2026 will be approximately \$300,000. There is a dedicated revenue stream of cannabis retailer's occupational tax provided for in a recent resolution, however that funding will not be physically present in fund 018 until mid-summer of 2026 at the earliest, so budgeting any expense against that money is not advised at this time.

The committee asked the county administrator to prepare a draft budget to present at the next meeting using the priorities that had been discussed.

VII. Reports

There was no monthly report from Building & Zoning.

David Schmit presented his report, which was included in the meeting packet.

Chairperson Gallagher gave the Ad-Hoc Zoning Committee report; they are doing a very thorough job by going through the ordinance line by line to identify problem areas. They are making motions on their findings in order to compile their ultimate report/recommendations to submit to the County Board.

Chairperson Gallagher did not have a copy of the Ad-Hoc Community Growth Committee's meeting minutes, but stated they are working on their report regarding community growth incentive ideas.

VIII. Citizens' Comments

There were no citizens' comments.

IX. Committee Member Concerns

Chairperson D. Gallagher read email from member Michael Dittmar, asking the committee to budget \$200,000 for loans.

John Schultz would like to cap the budget expense to a total of \$300,000 for FY2026.

Lynn Gallagher feels the bulk of the FY2026 expense budget should be dedicated to large projects and loans rather than grants, other than seed money for industrial park development.

John Lang would like the Chair and County Administrator to put together possible budget scenarios to present at the August meeting. Lang also thinks the county should notify property owners of subdivision covenants when issuing permits and enforce said covenants. Chairperson Gallagher responded with her doubt that the county can legally enforce a subdivision's covenants.

X. Adjourn to Tuesday, August 26, 2025 at 6:00 p.m.

Motion to adjourn was made at 7:30 PM by John Schultz and seconded by Lynn Gallagher. Motion carried by voice vote.