

COMMITTEE REPORT

COMMITTEE: Development & Planning (D&P)

CHAIRPERSON: Merri Berlage

DATE/TIME: January 26, 2016, 7:00 p.m.

PRESENT:

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|---|---|---|
| <input checked="" type="checkbox"/> Steve Rutz | <input checked="" type="checkbox"/> Robert Heuerman | <input checked="" type="checkbox"/> RJ Winkelhake |
| <input checked="" type="checkbox"/> Merri Berlage | <input checked="" type="checkbox"/> John O'Boyle | <input checked="" type="checkbox"/> Ron Smith |
| <input checked="" type="checkbox"/> Rick Dittmar | | |

A quorum was established.

Other Board members:

Others: Linda Delvaux and Dan Reimer

1. Approval of Minutes

- a) Review and approve minutes for the November 24, 2015 Development & Planning Committee meeting – **Rick Dittmar made a motion to approve the minutes of the November 24, 2015 Development & Planning Committee meeting. Seconded by RJ Winkelhake and motion passed.**

2. Citizens' Comments

3. Unfinished Business

- a) FY2015/FY2016 Strategic Goals & Plans – The committee reviewed their strategic goals for FY2015/2016. Merri Berlage discussed the Special Development & Planning Committee regarding agriculture in Jo Daviess County, the meeting is planned for February 3rd. She doesn't think final decisions will be made that day, but what direction do you want to go as a committee so that she can set the agenda. Berlage discussed that so far she has invited guests from Illinois Extension, Jo Daviess County Conservation Foundation, the JDC Farm Bureau, the State Farm Bureau, Illinois Milk Producers Assoc., and several others for the roundtable discussion. Donna Berlage will present on assessments. The committee felt a roundtable discussion to get everything out there to see what we have and what ideas come to the table. The meeting will be Wednesday, February 3rd at the Village of Elizabeth Board Room at 1:30 p.m.
- b) Update on Enterprise Zone – Merri Berlage reported that there was an Enterprise Zone hearing yesterday in Freeport and there are four resulting items listed under new business.
- c) Update from Zoning Ad-Hoc Committee – This committee is not sending anything back to the Zoning Ag-Hoc Committee, so we can safely remove this item from future agendas.
- d) Discussion and possible action on committee assignments from the 2015 County Board retreat – The committee briefly reviewed their assignments. Steve Rutz commented that attracting new business is good, but we should also continue to help current businesses grow and expand.
- e) Re-evaluation of items not fully addressed for the zoning ordinance
 1. Mobile homes – Berlage reported that this item will be placed on the February agenda. Linda Delvaux added that she would like to give the committee homework for that meeting. She requested that Committee members come back to the next meeting and let her know exactly what their objectives are and what kind of need we are looking to fill. This will help her to write better language for any ordinance amendments. Specifically, what we are trying to achieve, what we want to address. This would allow her to provide the committee with options, items to consider and possible scenarios on how to address the issue. The committee would also like information from the Assessment office on mobile homes.

4. New Business

- a) Discussion and possible action on Definitions for Solar Energy Systems, Commercial and Solar Energy Systems, Private ordinance – Linda Delvaux reported that she research definitions for solar energy systems and also discussed with Jo-Carroll Energy. They were very helpful. Delvaux reviewed each of the definitions. **Steve Rutz made a motion to approve the definitions for Solar Energy Systems, Commercial and Solar Energy Systems, Private ordinance as presented. Seconded by John O’Boyle and motion passed.** Delvaux discussed that each of the re-evaluated items for the zoning ordinance will go to public hearing at a later date. There will be a final resolution to pass all of the items to the County Board.
- b) Discussion and possible action on bid for a 2016 model year, full size 4-wheel drive pickup for the JDC Building and Zoning Department – Linda Delvaux reviewed the bid tabulations. There were four bidders who responded. The low bidder was Mike Finnin Ford with a Ford F-150 with the extended cab at a cost of \$21,588.00 plus trade-in. In the course of opening the bids we had a unsolicited bid that was sent in at the same time as one of the solicited bids. One of the dealers bid a 2015 truck and our bid specs specifically asked for a 2016 truck. Because they did not comply with the bid specifications those bids were not allowed and not considered. **RJ Winkelhake made a motion to approve the purchase of a 2016 F-150 extended cab, short box pickup truck from Mike Finnin Ford with the trade-in of a 2009 Dodge Dakota extended cab 4 x 4 pickup at a cost of \$21,588.00. Seconded by Rick Dittmar and motion passed.**
- c) Discussion and possible action on an Ordinance Amending the Boundaries of the Joint City of Freeport-County of Stephenson Certified Enterprise Zone to include Berner Foods – The committee reviewed the ordinance. This will be a new facility that will employ 200. They currently have a facility in the City of Freeport. **RJ Winkelhake made a motion to approve an Ordinance Amending the Boundaries of the Joint City of Freeport-County of Stephenson Certified Enterprise Zone to include Berner Foods. Seconded by Bob Heurman and motion passed.**
- d) Discussion and possible action on a Resolution to Authorize an Amendment to Section 2 of the Intergovernmental Agreement for the Operation of an Enterprise Zone to add the proposed expansion of the Enterprise Zone to include Berner Foods – **Rick Dittmar made a motion to approve a Resolution to Authorize an Amendment to Section 2 of the Intergovernmental Agreement for the Operation of an Enterprise Zone to add the proposed expansion of the Enterprise Zone to include Berner Foods. Seconded by John O’Boyle and motion passed.**
- e) Discussion and possible action on an Ordinance Amending the Boundaries of the Joint City of Freeport-County of Stephenson Certified Enterprise Zone to include JJ Freeport Venture I LLC – The committee reviewed the ordinance. This is near Jo-Ann Fabric on the south side of Freeport. The mini-mall is already in the enterprise zone, this is the section to the south of it. **Rick Dittmar made a motion to approve an Ordinance Amending the Boundaries of the Joint City of Freeport-County of Stephenson Certified Enterprise Zone to include JJ Freeport Venture I LLC. Seconded by Bob Heurman and motion passed.**
- f) Discussion and possible action on a Resolution to Authorize an Amendment to Section 2 of the Intergovernmental Agreement for the Operation of an Enterprise Zone to add the proposed expansion of the Enterprise Zone to include JJ Freeport Venture I LLC – **Bob Heurman made a motion to approve a Resolution to Authorize an Amendment to Section 2 of the Intergovernmental Agreement for the Operation of an Enterprise Z one to add the proposed expansion of the Enterprise Zone to include JJ Freeport Venture I LLC. Seconded by Rick Dittmar and motion passed.**

5. Staff Reports

a) Building & Zoning

- i. Monthly Report – Linda Delvaux reported there are several nuisance/zoning violations that are being investigated, Delvaux is working with the State’s Attorney’s office on some of them. Building permits continue to hold steady, 2015 is running somewhat parallel with December 2014 except the construction value is down by approximately \$200,000 and the number of new home permits are down

by a couple homes. Tessengerlo Kerley Services has finished construction of four large storage tanks. They are currently working on the pipe and rack to transport product for load in and load out of the area. The office building is up and they are working on the interior. They are hoping to be taking orders in February and starting delivery in April. Phase two will be the construction of the processing building for the on-site production. IEI Barge Services has pretty much completed work on both of their buildings and will finish the conveyor system once the weather improves. The Galena Territory Owners Club is in the process of remodeling some on their offices and conference room. Delvaux received word from the City of Galena that they completed the Casey's annexation as of December 31st. The Building & Zoning office has sent out approximately 525 Guest Accommodations license notifications for the 2016 licensing year. They have approximately 90 rentals that have not yet turned in their renewal applications.

b) Economic Development

- i. CVB Monthly Report – Katherine Walker was unable to attend the meeting. Dan Reimer handed out copies of *Travel Illinois* magazine. There will be two issues. The Galena River is featured on the front cover. There is a lot of exposure for Jo Daviess County. These will be distributed at Illinois rest stops and the CVB has copies available. Merri Berlage commented that tonight at the CVB Board meeting they approved a grant program which they have not had for several years because of financial restraints. They have made some changes to the program and that will be available again for events throughout the County. They are working on their website and they have a new branding name as well. There is some new marketing that looks nice and looks different to catch people's eye. They are noticing lots of hits on the website. Tomorrow night in Stockton and Thursday morning at the DeSoto Hotel there will be meetings on the scenic overlook. Additional meetings will be scheduled in Warren and East Dubuque.
- ii. TCEDA Monthly Report – A report from TCEDA was provided in the packet.

6. Citizens' Comments -- None

7. **Board Member Concerns** – Ron Smith reported that on January 14th he attended the 3rd Annual Economic Summit in Rock Island. It was sponsored by Congresswoman Cheri Bustos. In the future there will be three million manufacturing jobs that will need to be filled due to retirements. Right now they figure they can only fill about one million of those jobs. The skills gap is currently an issue. They feel now that instead of waiting until a student is a senior or even in college to start talking to them about what they need. A college degree does not always guarantee a job. Tours for students and their parents will show them what opportunities are available. Smith and Dan Reimer attended the County Board Chairs meeting this afternoon. There are nine counties that are filing suit against the State Treasurer and State Comptroller for salary reimbursement for the public defender, State's Attorney and Chief County Assessment Officer. Each County must file their own complaint.

The next Development & Planning Committee meeting will be Tuesday, February 23, 2016, at 7:00 p.m.

The meeting adjourned at 8:25 p.m. following a motion made by Rick Dittmar and seconded by John O'Boyle, motion carried.