

COMMITTEE REPORT

COMMITTEE: Development & Planning (D&P)
CHAIRPERSON: Merri Berlage
DATE/TIME: April 26, 2016, 7:00 p.m.

PRESENT:

<input checked="" type="checkbox"/> Steve Rutz	<input 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 type="checkbox"/> Rick Dittmar		

A quorum was established.

Other Board members:

Others: Linda Delvaux, Dan Reimer and Katherine Walker

1. Approval of Minutes

- a) Review and approve minutes for the March 22, 2016 Development & Planning committee meeting - **RJ Winkelhake made a motion to approve the minutes of the March 22, 2016 Development & Planning Committee meeting. Seconded by John O'Boyle and motion passed.**

2. Citizens' Comments – None

3. Unfinished Business

- a) FY2016 Strategic Goals & Plans – Bypass this item this evening.
- b) Update on Enterprise Zone – Committee Chair, Merri Berlage, discussed that the Enterprise Zone recently held a hearing for the Helm group application. There are two items on tonight's agenda associated with enterprise zone applications. Berlage reported that she has not heard of any legislation changes associated with applications or extensions for enterprise zones. The next State Enterprise Zone Association meeting is in May. The City of Freeport/Stephenson County Enterprise Zone is good thru December 31, 2020. Any economic incentives will end at that time.
- c) Update on Ag promotion/support – Merri Berlage reported that a tour of farms in Jo Daviess County is being planned for sometime this summer.
- d) Re-evaluation of items not fully addressed for the zoning ordinance
 1. Mobile homes – This item will be discussed later in the agenda.
 2. Events/Festivals – Bypass this item this evening.

4. New Business

- a) Discussion and possible action on an Ordinance Amending the Boundaries of the Joint City of Freeport-County of Stephenson Certified Enterprise Zone to include Barkau Group's Collision Center and JJ Freeport Venture's – Merri Berlage, discussed two applications that were submitted for inclusion in the City of Freeport/County of Stephenson Enterprise. The applications were from Barkau Group's Collision Center and JJ Freeport Venture's. The Enterprise Zone Board has recommended approval. **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 Barkau Group's Collision Center and JJ Freeport Venture's. Seconded by Steve Rutz and motion passed.**
- b) Discussion and possible action on a Resolution to Authorize an Amendment to Intergovernmental Agreement for the Operation of an Enterprise Zone to add the proposed expansion of the Enterprise Zone to include Barkau Group's Collision Center and JJ Freeport Venture's – **RJ Winkelhake made a motion to approve a Resolution to Authorize an Amendment to Intergovernmental Agreement for the Operation of an Enterprise Zone to**

add the proposed expansion of the Enterprise Zone to include Barkau Group's Collision Center and JJ Freeport Venture's. Seconded by John O'Boyle and motion passed.

- c) Discussion and possible action on draft of mobile home zoning ordinance – Merri Berlage reported that Building & Zoning Administrator, Linda Delvaux, has received a couple of emails regarding the lengthy process for implementing text amendments. Two people contacted her opposed to allowing mobile homes and one person would like to see them allowed. Berlage reminded the Committee that if they receive questions to direct them to contact Linda Delvaux.
- d) Discussion on draft of events/festivals zoning ordinance – Linda Delvaux provided some background on past discussion by the Ad-hoc Committee on events and festivals. Recommendations that were previously made by the Ad-hoc Committee were considered after public hearing by the Zoning Board of Appeals. It was recommended that more work be done on this item, the concept was something that may be needed but they didn't feel it was quite ready to move on. They recommended denial, but also recommended that it be reviewed again. From some the comments received and meetings with her staff Delvaux drafted a document that took what was originally proposed and simplified. Delvaux discussed an example of a request she received for a sizable 2 or 3 day event and after researched she found the ordinance was silent. According to the regulations in our ordinance if we are silent on it that means that it is not permitted. At that point in time the only way she could offer an opportunity to help with the project was to take it through the Zoning Board of Appeals as a special use permit which could be a two month process. As it turned out this project did not end up going forward. Right now it is listed as a temporary use permit with a minimal fee. County Administrator, Dan Reimer, asked if there are any other counties that have such a permit. Delvaux will research this and this committee will revisit this item again. Berlage would like to get input from the Sheriff's Department and the Highway Department as well. Delvaux will compile the information and send it to the committee prior to the next meeting.

5. Staff Reports

a) Building & Zoning

- i. Monthly Report – Building & Zoning Administrator, Linda Delvaux, reported there are several ongoing nuisance/zoning violations that her office is working with the States Attorney's office on. There is one case that is now scheduled for a bench trial in July. They have issued four new home permits in March and a total of 21 permits were issued including new home, additions, accessory structures and floodplain permits. March 2016 is pretty good compared to March 2015 when only 10 permits were issued. They are working on wrapping up guest accommodations for 2016. They have had 24 licenses that have not renewed this year. Right now there are a total of 529 Guest Accommodations in the unincorporated area of the County. They continue to work with TKI. They are gearing up to finish Phase 1 of the project, so they can bring in product by rail, hold on site, and deliver locally. They will start Phase 2 for production on site, as soon as they get their air permit from the EPA. The Longhollow Canopy Tour project is moving along. They will be setting the tower platforms this week and are hoping to be able to open up Memorial Day weekend. Zoning Board requests seem to stay steady. One new request for this month.

b) Economic Development

- i. CVB Monthly Report – CVB Executive Director, Katherine Walker, reported that they are planning a follow-up meeting with IDOT regarding questions on the scenic overlook; a tentative date is May 6th. Walker reported on a meeting with Viking River Cruises, there are some delays with government approvals and they have not started to build as of yet. We are welcoming a group of seven tour operators from Virgin Atlantic on Friday. They are partners with the airline. On Monday we will be greeting a very prestigious writer from the UK, Clare Vought. She will also be at the dinner that evening. She writes for Mayfair Magazine which is comparable to Vanity Fair and for Canary Wharf which is like Harper's Bazaar. We are

celebrating National Tourism Week next week with a dinner Monday night at the DeSoto House Hotel. Tonight is the last night to register. State Director of Tourism, Cory Jobe, will give a presentation about the state of the state on tourism. He will be staying at the new Jail Hill Inn which will also be featured in the fall Illinois tourism magazine. Memorial Day weekend we will be hosting a group of German journalists and photographers. A German media group of five comes right after that. In mid-June five Japanese tour operators will be here. Our Social Media Specialist, Betsy Kaage's husband has been working at IBM in Dubuque and has recently accepted a position with Amtrak in Philadelphia. She will be leaving us in mid to late July. We have created an Illinois Antique Trail brochure with seventeen antique shops and resale stores. We have done it in cooperation with the Blackhawk Hills Waterways and Freeport/Stephenson County CVB. Seventy-seven businesses are listed and there are six different trails. Ballots are being collected for the new Destination Marketing Organization and hopefully they will have a full board elected next week.

- ii. TCEDA Monthly Report – Tri-County Economic Development Alliance Executive Director, Lisa McCarthy, was unable to attend the meeting. The TCEDA report was included in the informational packet and the committee reviewed the report.

6. Citizens' Comments -- None

- 7. Board Member Concerns** – County Board Chairman, Ron Smith, reported that he attended the Jo-Carroll Enterprise Zone Maintenance Organization meeting.

The next Development & Planning Committee meeting will be Tuesday, May 24, 2016, at 7:00 p.m.

The meeting adjourned at 8:17 p.m. following a motion made by RJ Winkelhake and seconded by John O'Boyle, motion carried.