

# COMMITTEE REPORT

**COMMITTEE:** Development & Planning (D&P)

**CHAIRPERSON:** Brandon Behlke, Chairman

**DATE/TIME:** May 28, 2019 @ 7:10 p.m.

**PRESENT:**

<input checked="" type="checkbox"/> Brandon Behlke	<input type="checkbox"/> John Schultz	<input checked="" type="checkbox"/> Robert O'Connor
<input checked="" type="checkbox"/> Robert Heuerman	<input checked="" type="checkbox"/> Staci Duerr	<input checked="" type="checkbox"/> Ron Smith
<input checked="" type="checkbox"/> Scott Toot		

A quorum was established.

Other Board members: Diane Gallagher and Hendrica Regez

Others: Gary Diedrick, Mike Dittmar, Lisa McCarthy, Dan Reimer and Eric Tison

**1. Approval of Minutes**

- a) Review and approve minutes for the April 23, 2019 Development & Planning Committee meeting – **Staci Duerr made a motion to approve the minutes for the April 23, 2019 Development & Planning Committee meeting. Seconded by Robert O'Connor and motion passed.**

**2. Citizens' Comments - None**

**3. Unfinished Business**

- a) FY2017/FY2018 Strategic Goals & Plans – Timelines/Responsibilities – Brandon Behlke discussed that the Executive committee will be review all of the Committee assignments from the 2019 County Board Retreat at their next meeting. The committee briefly reviewed their committee assignments from the summary report of committee goals. The committee added to their 2019 list, goals from the 2017 County Board Retreat that were still in progress.
- b) Update on Enterprise Zone – Ron Smith reported that the enterprise zone application for Stephenson/Jo Daviess County was submitted in December and has been reviewed. The awards should be announced in September which will go into effect at the end of the year. Lisa McCarthy added that there were fourteen openings and fourteen applications. It is not a done deal but we are confident about where we are at this point. McCarthy suggested that the Jo Daviess County Legislative Committee contact our legislators to make them aware and ask them to assist in any way can.
- c) Discussion and possible action on the Jo Daviess County Revolving Loan Fund Policy and Application – Ron Smith commented that he has received a couple of phone calls asking about the planned revisions to the Revolving Loan Fund policy. One gentleman has concerns. Scott Toot added that anyone with concerns is welcome to attend a committee meeting and express them. Dan Reimer added that every application will be based on its own merit. Staci Duerr commented that we began looking at updating this policy and application prior to receiving the application from Dittmar Farms. Staci Duerr and Dan Reimer met with some of the local bankers to get their input. The County will reach out to all of the banks. Duerr explained how the revolving loan process works. **Scott Toot made a motion to approve the Revolving Loan Fund Application as revised. Seconded by Bob Heuerman.** Lisa McCarthy commented that under terms we have prime rate adjusted as prime rate changes. On page 6 McCarthy suggested to consider a lower rate than prime, for example one or two points lower than prime and Staci Duerr had agreed. **Scott Toot amended the motion to revise the rate to 2% below prime with an annual review. Seconded by Staci Duerr and motion passed. The original motion was then voted on and passed by unanimous voice vote.**
- d) Update, discussion and possible action on the Revolving Loan Application request from Dittmar Farms, LLC – Mike Dittmar discussed his experience with the special use permit and guest accommodations process. Dittmar has expended more money so far for survey's and fees than he budgeted for, so he may need to increase his loan request to pay for all the

County requirements. Dittmar reviewed a handout showing all the different requirements and the associated fees that he is required to pay. Eric Tison, Jo Daviess County Planning & Development Administrator clarified that Dittmar Farms is going through a special use process for a residence on a lot of less than 40 acres. This is discussed under standard 33 for single family detached on agricultural residences. The LESA score is part of the evaluation process which is in the zoning ordinance for these size lots. Dittmar discussed that the actual site is less than an acre that has never been farmed. There are other reports required for the septic and soil so he feels it is not needed. The guest accommodations permit is \$900 which includes a zoning permit of \$500 and guest accommodations permit of \$400 for the first year, then \$325 every year after that. Dittmar presented a list of recommendations to the committee to streamline the process and cut costs. By following these recommendations you could reduce the cost in half to get something built, give Tison more authority to make decisions and streamline the process. Ron Smith commented that he does not agree with overriding some of the requirements. Scott Toot commented that he would abstain from voting on anything if there is a vote on this item. There was considerable discussion on this item. Dan Reimer commented that this committee has previously considered and recommended to the County Board approval of Dittmar Farms revolving loan application request based on bank approval. The bank recommended that Dittmar receive approval of a special use permit first. Dittmar has been working with Tison on the special use permit and guest accommodations process. The Revolving Loan Fund request was for \$25,000. The next step is to submit a special use request to the Zoning Board of Appeals. The Committee discussed if Dittmar would like to increase his loan request he should amend and resubmit his application. Dittmar expects to know more in August.

#### 4. New Business

- a) Discussion and possible action regarding proposed Cannabis Regulation and Tax Act, amendment to Senate Bill 7 to legalize recreational use of cannabis in Illinois – Brandon Behlke discussed that there is information on the proposed legislation in the committee packet including a summary from IACBM that was emailed out by Kelly Murray. Behlke will attach additional documents that he has for the next committee meeting.
- b) Discussion and possible action on a request for a building permit fee waiver from the Village of Stockton – Eric Tison commented that he received a written request from the Village of Stockton to waive the zoning and building permit fees for the waste water treatment facility. They plan to purchase approximately 19 acres to expand the Stockton waste water treatment plant. As a major utility this has to go through the special use process Tison met with Steve Schmidt from MSA late last week and received a fee waiver request for that. County Board policy authorizes zoning fees to be waived for municipalities. Tison would like some direction from this committee on waiving the building permit fees for the Village of Stockton.. **Scott Toot made a motion to waive the building permit fee for the Village of Stockton for the waste water treatment facility. Seconded by Robert O'Connor and motion passed.**

#### 5. Staff Reports

##### a) Building & Zoning

- i. Monthly Report – Eric Tison, Planning & Development Administrator, reported that building permits are increasing slightly in the last couple of months. There were two new home permits this month. Demolition of the gas station at US 20 and Rt. 84 has been completely.

##### b) Economic Development

- i. NW Illinois Economic Development Monthly Report – Lisa McCarthy, NW Illinois Economic Development Executive Director, reported, we will revive our TPM Manufacturing Collaborative joining Stephenson and Green Counties' Executives. We have reached out to three high school counselors at River Ridge, Scales Mound, and Galena to ask for their participation in TPM and are waiting for their responses.

NWILED is participating on the Steering Committee for the project. WSP, which includes prior Bi-State freight study consultants, won the bid for the 14-month study to increase capacity at Dubuque and East Dubuque ports. Economic Growth Corp. presented their plans to redevelop the Campbell Center to Mt. Carroll's City Council April 30. The plans were well received. Economic Growth Corp. worked with Mt. Carroll and revived Mayfest at the campus May 24-26. The Enterprise Zone application has been submitted. The State of Illinois will award the zones in September 2019, which begin January 2020. 14 applications were submitted for 14 slots so the odds are good we will get an Enterprise Zone. Honeywell will offer a job fair for its employees in September. Several businesses have expressed interest and we will contact local businesses once the details are known. The plant is scheduled to close by the end of 2019. Honeywell does not have a price for the building. When we receive it, we will list it on our website at no charge. The Build It Grow It businesses education program is held at the Stockton Township Library on the 2<sup>nd</sup> Thursday of the month, Jan.-Oct., 8:30 – 10:00 a.m. Brian McIntyre will have five hours of private consulting available each month from 10:15 – 3:30 p.m. at IL Bank & Trust in Stockton. Businesses can sign up for free consulting at <http://www.mwiled.org/builditgrowit>. All these services are at no charge. Build it Grow it's Entrepreneurial Mastermind Forum will be held on the 4<sup>th</sup> Thursday of the month, Jan – Oct., 8:00 – 9:00 a.m. at Prairie Ridge in Galena. All businesses in the region are welcome. Creating your Dream Team: Contracting, Hiring, and Retention. The charge is only \$15 per person. Email [info@nwiled.org](mailto:info@nwiled.org) for more information. The Galena consulting sessions will assist 3 businesses to complete 15 hours of private consulting over 10 months with Brian at \$900 per business. A free hour of consulting is offered Jan. – Oct., 8 – 9:00 a.m. at IL Bank & Trust on Main St. in Galena. We have hosted a pilot class and eight Hour of Code programs in the County. Classes are free for middle-school students. The final class was a pizza party at Happy Joes. Students competed on a coding project in the final class. A student survey will be completed to determine next steps. Email [dboden@nwiled.org](mailto:dboden@nwiled.org). for more information. We appreciate Debbie and Christine's work on this pilot program. NWILED has finalized its contract this month and has launched a new website and You Tube channel for the Savanna Industrial Park. We hosted an invitation-only tour of the property April 26 that was well received. You can read the survey details here: <https://www.surveymonkey.com/results/SM-BDC5T9GBV> A second tour will be scheduled for fall of this year with a wider reach in to the Midwest. We co-sponsored a session on retaining Millennials May 21 at the City of Galena, working with U of I Extension and NIU. The Ad Hoc Committee is now working on this project. For more information email [bbehлке@jodaviess.org](mailto:bbehлке@jodaviess.org). Like our Facebook page and follow us on Twitter for updates on economic development activities in our region. We often use #GrowNWIL and #ruraldevelopment in our tweets for easy searches and sharing of content. The next NWILED Board meeting is August 15, 5:30 – 7:00 p.m. at the NWILED office in Hanover. The NWILED Board is currently searching for a new Executive Director. Debbie Boden will be your point of contact until a new Director is hired. You can reach her at (815) 858-0791 or at [dboden@nwiled.org](mailto:dboden@nwiled.org). It has been my pleasure to serve over 6+ years and appreciate all the financial and volunteer assistance the county has provided.

c) **LRA Board** – Ron Smith reported that there is nothing new to report.

6. **Citizens' Comments** – Mike Dittmar thanked the committee again for their considerations.

7. **Board Member Concerns** – Robert O'Connor commented that we should try to attract producers who want to grow cannabis. Growers he has talked to are hesitant because there are no area processors. We should try to attract a processor. Brandon Behlke commented that he, Hendrica Regez and Lisa McCarthy attended the Retaining Millennials session. And it was very beneficial. We plan to work with the Ad-Hoc Economic Development Committee on devising a survey that can be sent out to millennials and use the results to develop a plan to attract individuals and businesses to the county.

The next regular Development & Planning Committee meeting will be Tuesday, June 25, 2019 at 7:00 p.m.

The meeting adjourned at 8:57 p.m. following a motion made by Scott Toot and seconded by Staci Duerr, motion passed.