

COMMITTEE REPORT

COMMITTEE: Development & Planning (D&P)
CHAIRPERSON: John Schultz, Vice-Chairman
DATE/TIME: August 27, 2019 @ 7:18 p.m.

PRESENT:

<input type="checkbox"/> Diane Gallagher	<input checked="" type="checkbox"/> John Schultz	<input checked="" type="checkbox"/> Robert O'Connor
<input checked="" type="checkbox"/> Robert Heurman	<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: None.

Others: Emily Legel, Dan Reimer and Eric Tison

1. **Introductions** - None.
2. **Approval of Minutes** – None.
3. **Citizens' Comments** - None
4. **Unfinished Business**
 - a) FY2019/FY2020 Strategic Goals & Plans – Timelines/Responsibilities – The committee bypassed this item at this time.
 - b) Update on Enterprise Zone – Ron Smith reported that that state has awarded an Enterprise Zone to Northwest Illinois (Stephenson/Jo Daviess Counties) effective January 1, 2020 for fifteen years.
 - c) Update, discussion and possible action on the Revolving Loan Application request from Dittmar Farms, LLC – Eric Tison reported that the special use permit for Dittmar Farms, Inc. was approved. Mr. Dittmar can now move forward and is in the process of securing contractors for construction of the home. He has one year from the date that the ordinance was approved to begin the process of construction and that could be something as simple as submitting a building permit for review. The Committee discussed the revolving loan application for Dittmar Farms. Staci Duerr will follow up and notify Mr. Dittmar's bank so they can start the revolving loan application request process.
 - d) Update on a Jo Daviess County Karst Feature Database – Dan Reimer spoke to Beth Baranski yesterday. She is unable to attend tonight's meeting. She will report on items 6d., 6e. and 6f. at the September committee meeting. Baranski has been working on drafting a memorandum of understanding whereby the County would serve as grantee for certain grants applied for by the League of Women Voters.
 - e) Update on Countywide Water Resource Management
 - f) Update on potential grant applications for water resource management
5. **New Business**
 - a) Discussion and possible action on a possible text amendment related to adult use (recreation) cannabis – Eric Tison commented that IML put out some information based on the recently approved public act which Tison feels provides some very useful information in a slightly more concise fashion than he had for this committee in the past. It does help define things for the future. Tison reminded everyone that Section 8. 5.a.-4 of the zoning ordinance specific to the use table, is the uses are not identified in the zoning district regardless of

whether it is in a table or narrative form, the zoning ordinance does not allow that use. Further complicated by the fact in the white paper that the regulations for applications require zoning sign off be submitted for the applications. The model ordinance could prove to be very helpful. Tison wants to make sure the committee has an opportunity to review those definitions. Bringing those forward to the Zoning Board for a public hearing on a text amendment would put us in a position should the County decide to allow this. There are standards that Tison does not have available to him right now to authorize the placement of any of these different types of uses. As a reminder we are looking at craft growers, cultivation centers, dispensing organizations, cannabis infuser organizations, processing organizations and transporting organizations. All of them have to go through the state approval process. The standards will be very helpful in terms of where these facilities can be located. They are very specific. Tison recommends this committee have him draft the text amendment to make these locations conditional as opposed to permitted so that we know where these are because otherwise he does not have any way to tell anybody where they might be since he does not monitor any type of business licensing. **Scott Toot made a motion to direct Eric Tison to draft a possible text amendment related to adult use (recreation) cannabis and bring back to the September 24 Development & Planning Committee meeting. Seconded by Bob Heurman and motion passed.**

6. Staff Reports

a) Building & Zoning

- i. Monthly Report – Eric Tison, Planning & Development Administrator, reported that the beginning of the guest accommodations renewal process begins the end of August. There are currently approximately 530 licenses. Tison has three pending zoning applications for guest accommodations licenses coming forward in the next two months. The building permit report is going to look a little higher because they adjusted the way they are reporting things for solar projects. Last month there were no new homes. On the plus side, he did just sign off on a new home this week in the Galena Territory. Overall building permit activity is down but he is hoping August, September and October will continue to show an upturn.

b) Economic Development

- i. NW Illinois Economic Development Monthly Report – Emily Legel, NW Illinois Economic Development Executive Director, reported we are eagerly awaiting the official announcement from the State of Illinois for the Enterprise Zone Application. Should the area receive the anticipated zone which would begin January 2020, we would like to host, with the support of the county, an EZone lunch & learn for area bankers, developers and real estate professionals. The Build it Grow it business education program continues at the Stockton Township Library on the 2nd Thursday of the month through October, 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.nwiled.org/builditgrowit>. All services are at no charge to the business owner or manager thanks in part to the county. The Build it Grow it Entrepreneurial Mastermind forum is held on the 4th Thursday of the month through October, 8:00 – 9:00 a.m. at Prairie Ridge in Galena. All businesses in the region are welcome. The charge is only \$15 per person. Email info@nwiled.org for more information. Build It Grow It locations have been selected! We are pleased to announce not one but TWO locations for Build It Grow It in 2020. While the exact locations are yet to be determined we will be holding one session in Galena on the fourth Thursday of the month and one session in Fulton on the second Tuesday of the month. Stay tuned with NWILED for more updates. NWILED will build on the success of its Hour of Code pilot program. This year the program will be offered to students from four area primary schools to teach coding basics. NWILED staff is in the process of reaching out to local schools to recruit students from Galena, River Ridge, Stockton, and West Carroll, with plans to hold classes at local libraries. We anticipate classes starting in September. Mike

Dittmar and Libby Miller have stepped down as board members of our board; Dittmar had served since its founding in 2019. Miller was a board member for many years and served most recently as treasurer. We thank them for their service and support. NWILED would like to announce three new members to our board. Mr. Patrick Winders of East Dubuque, Mr. Warren Dorn of Galena, and Mr. Joseph Mattingly of Scales Mound. Like our Facebook page and follow us on Twitter and Instagram 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 will be held Wednesday, October 9th from 4:30 – 6 PM at the NWILED office in Hanover.

c) LRA Board

- i. Update on LRA/Port Authority Discussions - Ron Smith had nothing new to report at this time.

7. Citizens' Comments – None.

- 8. Board Member Concerns –** Bob O'Connor commented that at the July 23rd committee meeting where Ms. Baranski informed the Committee on some projects she was involved in, Trina Orr's name was mentioned. She has a lot on her plate. Perhaps the League of Women Voters might consider looking at other possible options for grant assistance.

The next regular Development & Planning Committee meeting will be Tuesday, September 24, 2019 at 7:00 p.m.

The meeting adjourned at 7:53 p.m. following a motion made by Scott Toot and seconded by Bob Heurman, motion passed.