

DEKALB COUNTY

PLANNING, ZONING AND BUILDING DEPARTMENT



ANNUAL REPORT

FISCAL YEAR 2013

OVERVIEW

The primary function of the Planning, Zoning and Building Department is to help direct and manage growth and oversee land use issues in DeKalb County. The principal way in which the Department aids in such management and oversight is through the interpretation, application and enforcement of the County's Unified Comprehensive Plan, Zoning Ordinance, Subdivision Regulations, building codes, and Stormwater Management Regulations. The Department provides staff support and offers advice and assistance to the County Board, Planning and Zoning Committee, Zoning Hearing Officers and other County departments, as well as to local communities and citizens. The Planning Director serves as the County Zoning Administrator, Plat Officer and Code Enforcement Officer, and is primarily responsible for interpretation and enforcement of the Zoning Ordinance, Subdivision Regulations, Stormwater Management Plan and Ordinance, and Unified Comprehensive Plan. The Planning Director serves as the Director of the DeKalb County Regional Planning Commission, a cooperative organization consisting of representatives from 14 municipalities and the County, that serves as a forum for communication, cooperation and coordination on issues of regional importance. The Planning Director also chairs the County's Stormwater Management Planning Committee and the All-Hazards Mitigation Planning Committee. The Department staff prepares and updates elements of the Comprehensive Plan for the County and helps coordinate planning activities for the various communities within the County, and reviews and issues all building permits and site development (grading and stormwater management) permits for construction in unincorporated DeKalb County, conducts inspections of construction, and investigates complaints of zoning and grading violations.

Pursuant to Chapter 34, Illinois Revised Statutes, DeKalb County has a Zoning Hearing Officer to conduct public hearings to consider Zoning Map Amendments, Zoning Text Amendments, requests for Special Uses, Variations, and Appeals of decisions from the Planning Director. The Hearing Officer has final administrative decision authority on bulk regulation Variations and Appeals, and makes findings and recommendations to the County Board on Amendments, Special Uses and Use Variances. Subdivision review and approval is the jurisdiction of the Planning and Zoning Committee and the County Board.

DEPARTMENT STAFF

Paul R. Miller, Planning Director
Rebecca Von Drasek, Assistant Planner
Keith Anderson, Chief Building Inspector
Marcellus Anderson, Zoning Technician
Kathy West, Administrative Clerk
Merle Carter, Plumbing Inspector

ZONING ACTIVITY IN FY 13

Zoning Map Amendments -- No applications for Zoning Map Amendment were filed in FY 13. The absence of private and commercial zoning change applications reflects not only the state of the local and national economy, but the general policy of the Unified Comprehensive Plan and the County Board to encourage non-agricultural growth and development to occur through annexation to the municipalities. It also reflects the consequence of the fact that most zoning districts in the County are “conservation” districts that are restricted to properties already so zoned.

Special Uses -- There were three (3) applications for new Special Use Permits filed in FY 13. Two (2) were approved and one (1) was denied. One Special Use allowed the operation of a landscaping business from a farm (Marshall). The other approved Special Use Permit allowed a large-scale agritainment use in the form of a yoga retreat (Stonehouse Farm). A requested Special Use Permit for a home-based business in the form of firearms sales from a house was denied (Budoff).

Variations -- The County took action on four (4) Variation requests in FY 13, all of which were approved by the Hearing Officer. Approved Variations included one (1) to allow an accessory building to be taller than the principal structure (Mosca/Wisniewski), one (1) to allow a swimming pool in a front yard (Baumet), and one (1) to allow a third identification sign on a commercial property (R-Equipment). A Variation from the lot width requirement of the A-1 District was also approved (Brian).

Use Variations -- The County Board received no applications for Use Variation in FY 13. These requests are to allow houses to be constructed on lots of less than 40 acres in size located in the A-1, Agricultural District.

Planned Developments -- There were no applications for planned developments in FY 13. Such requests are generally to allow multiple uses to take place on a single piece of property.

Zoning Text Amendments -- One (1) Zoning Text Amendment application was approved during Fiscal Year 2013. The Amendment, requested by the DeKalb County Farm Bureau, updated the definitions of “agriculture” and “agribusiness” to better reflect the modern state of agricultural practice. This zoning action was complicated and required many hours of Staff time over several months.

Subdivisions -- There were no new subdivisions approved in FY 13. This reflects not only the slow state of growth and development in the current State and national economy, but the policy of the Unified Comprehensive Plan to discourage nonagricultural uses from taking place in unincorporated DeKalb County.

Appeals -- No Appeals of decisions by the County Zoning Administrator were filed in FY 13.

In summary, the Planning, Zoning and Building Department processed eight (8) zoning and

administrative applications in FY 13. The following chart itemizes these zoning actions.

FY '13 Zoning Hearings

| Month | Application Type | Applicant | Case # | Description | Decision |
|--------------|-------------------------|------------------|---------------|--|-----------------|
| January | Variation | Mosca | SA-13-01 | To allow accessory building taller than principal building | Approved |
| February | Special Use | Marshall | CO-13-02 | To allow landscaping business | Approved |
| | Special Use | Stonehouse | PP-13-03 | To allow agritainment use | Approved |
| March | Variation | Baumet | SA-13-04 | To allow pool in front yard | Approved |
| June | Variation | R-Equipment | MY-13-05 | To allow third sign | Approved |
| August | Special Use | Budoff | SY-13-06 | To allow home business | Denied |
| October | Variation | Brian | GE-13-07 | To allow 150-foot lot width | Approved |
| | Text Amendment | Farm Bureau | DC-13-08 | To amend definitions of agriculture and agribusiness | Approved |

PLANNING & ZONING HIGHLIGHTS IN FY 13

Important projects and non-zoning activities undertaken by the Planning, Zoning and Building Department in FY 13 included:

1. Oversight of the update to the DeKalb County All-Hazards Mitigation Plan. This plan, which is coordinated with 13 of the 14 municipalities within DeKalb County, along with Northern Illinois University and Kishwaukee College, is required to be updated every five years. The All-Hazard Mitigation Plan is a required document by the Federal Emergency Management Agency if the County is to be eligible for Federal funds for mitigation projects such as removal of homes from floodplains and building tornado shelters. The updated plan was duly adopted by the County on August 21, 2013. Staff worked with the other jurisdictions to help them through the process of adopting the Plan;
2. Administering the grant to mitigate the Evergreen Village mobile home park, which is located in the floodway of the Kishwaukee River. The project entails the County purchasing the property, the trailers, and the buildings, and paying relocation assistance for the approximately 400 residents. Staff devoted hundreds of hours to this complicated project. Activities included staying in frequent contact with the Illinois Emergency Management Agency throughout the year, coordinating with the County's land acquisition consultant, and providing information to the park's owner and residents. Staff gathered necessary information about the 123 trailers on the park, wrote requests for proposals and granted bids for a park manager, asbestos testing company, and demolition firm, conducted a public information meeting for residents in October of 2013, and issued an Offer to Purchase letter to the owner of the mobile home park in November. Acquisition of the property is expected in early 2014, with the formidable task of working to relocate the residents to occur thereafter and throughout the year;
3. Staffing the DeKalb County Stormwater Management Planning Committee. The Committee meets quarterly and oversees the implementation of the Stormwater Management Plan and Ordinance. In FY 13, the Committee reviewed and researched the issue of maintenance dredging within regulatory floodplain, a complicated question which involved coordination with the County engineer, other counties, and the State EPA. The Committee also considered a project to refine the depicted boundaries of wetlands on the County GIS maps. Finally, the Committee oversaw the administration of a grant which was awarded in FY 12 by the Illinois Environmental Protection Agency (IEPA) in the amount of \$58,000 to conduct a watershed plan for the headwaters of the East Branch of the South Branch of the Kishwaukee River (see below);
4. Providing staff services for the Watershed Steering Committee, which was created by the Stormwater Management Committee to administer the IEPA grant for creation of a watershed plan for the East Branch of the South Branch of the Kishwaukee River. The watershed covers all of Sycamore, portions of Cortland and Maple Park, and a large area east of Sycamore and extending into Kane County to include Virgil and Lily Lake. The grant

was sought with the participation of the DeKalb Community Foundation. Beginning in January 2013, staff set up and attended monthly meetings, coordinated with the consultant engineers, and created minutes. Development of the watershed plan is well under way, and is expected to be ready for adoption by August of 2014;

5. Administering an Illinois Emergency Management Grant in the amount of \$194,333 to purchase a repetitive flood property located on Thompson Road in unincorporated Mayfield Township. The five-acre residential property has been subject to repeated flooding. The grant is to acquire the property, demolish the structures, and return the parcel to open space. The closing was held on November 26, 2013. Staff has since written and awarded a bid for demolition of the structures and site restoration, as well as hiring an asbestos testing service. Demolition is expected to occur in early 2014. Staff is working with the DeKalb County Forest Preserve District on the future use of this property;
6. Providing staff services to the DeKalb County Regional Planning Commission, which met bi-monthly throughout FY 2013. Topics before the Planning Commission included information on the Living Health DeKalb County initiative, population projections for residential developments, review of the DeKalb and Sycamore municipal comprehensive plans, review of the DeKalb-Taylor Municipal Airport as a regional asset, and review of municipal boundary agreements and intergovernmental agreements as tools for development regulation; and
7. Inputting data from 30 years of written Building Permit records into the Department's permit tracking software. This project was carried out by the Administrative Assistant and required all year to complete. The records are now searchable by computer query, representing a substantial savings in time and improvement in efficiency.

In conclusion, the projects and tasks above required considerable staff resources, and demonstrate the value of the Planning, Zoning and Building Department beyond processing zoning applications and building permits.

SUBDIVISIONS IN FY 13

The DeKalb County Board has vested its Planning and Zoning Committee with subdivision review authority. The full County Board approves an ordinance for Preliminary Plats, and the Committee has approval authority for Final Plats. Zoning Amendments creating subdivisions through the Planned Development Zoning District Classification are also under the jurisdiction of the full County Board. The absence of new, stand-alone subdivisions within unincorporated DeKalb County is evidence of a general adherence to the long-term policy of the County Comprehensive Plans to encourage development to occur within the corporate limits of the municipalities, or immediately adjacent to those limits, where they can be served by municipal infrastructure and services.

ZONING CODE VIOLATIONS IN FY 13

The Planning, Zoning and Building Department enforces the Zoning Ordinance in part through the abatement of violations of its various provisions. Formal zoning violations are typically the result of inquiries made by County residents or Sheriff's Deputies, however, Planning, Zoning and Building Department staff may initiate violation inquiries in the event that public safety or welfare appears to be in danger. During Fiscal Year 2013, the Department investigated numerous citizen inquiries and complaints regarding potential Zoning Ordinance violations. Of those inquiries, 37 new cases were determined to be apparent violations of the Ordinance. Further, 24 cases from previous years carried over into 2013. Of the 61 violation inquiries in FY 2013, 43 were resolved through compliance. There are 19 open inquiry files. Sixteen (16) violation inquiry files were forwarded to the DeKalb County Hearing Officer for Code Violation Hearings, six (6) of which were found in violation and were assessed a fee and fine, the other ten files were closed by compliance prior to the Hearing date. A copy of the 2013 Zoning Violation Log is attached (see Attachment "A").

The amount of staff time devoted to violation complaints is dependent on many factors including the type of violation, the size or scope of the issue, and the level of cooperation from the property owner. On average a violation complaint requires at least five (5) hours per week considering phone calls, site visits, office visits, and paperwork generation. The average number of days to close a violation file in 2013 was 115 days. This average included a few files which had been open for many years which staff successfully closed in 2013. This equates to approximately 82 staff hours to close a single violation file.

BUILDING PERMITTING IN FY 13

The DeKalb County Planning Department issued a total of 208 permits for construction proposed in unincorporated DeKalb County in FY 13. Of this total, 13 permits were issued for new house construction (six (6) of which were for farm dwellings), 50 for commercial or industrial construction, and 53 for alterations to existing residences (five (5) of which were for an alteration to a farm dwelling). Also, 92 permits were issued for noncommercial, nonindustrial accessory structures (of these, 53 were issued for farm structures). Of the permits issued for new homes in unincorporated DeKalb County in FY 13, there were one (1) each in Mayfield, Pierce, Sandwich, Shabbona and Squaw Grove Townships, two (2) each in Clinton and Sycamore, and four (4) in Cortland Township.

The total number of permits reflect approximately \$9,360,431 in construction value. The Department collected and deposited with the County Treasurer \$31,487 in Building Permit fees. For comparison, permit totals spanning the last ten years are presented in Attachment "B."

The Building Inspectors conducted a total of 381 separate inspections of structures under construction in FY 13 an increase of 30% over FY 12. This is an average of approximately 32 inspections per month. The Chief Building Inspector also conducted 113 plan reviews for proposed construction projects, had numerous site visits to meet with homeowners/contractors to discuss code issues related to the construction of their projects, created two spreadsheets one for tracking daily inspections and another for tracking permits before/when they expire and attended 36 hours of

building code seminars/training. The Plumbing Inspector not only carried out plumbing inspections but provided general building inspection services for County residents when the Chief Building Inspector was out of the office.

The Zoning Technician conducted a total of 268 inspections in FY 13 of construction projects to verify compliance with zoning regulations such as building setbacks. Of these visits, 140 were initial site inspections to determine compliance with dimensional standards of the zoning district. There were 10 additional follow-up visits to projects that required longer than six (6) months to complete, and 126 final site visits after construction was completed to verify compliance with approved plans. This allowed staff to close 53 projects that began in FY 12, and 30 projects that started in FY 13. Additionally, 26 site visits were conducted in response to zoning, violation, or address inquires. In all, the Zoning Technician reviewed 206 Building Permit applications for zoning compliance. The Zoning Technician also carried out 14 site visits for the installation and removal of signs announcing zoning hearings in FY 13.

SITE DEVELOPMENT PERMITS IN FY 2013

One of the major elements of property development is grading: the movement of dirt on a piece of property to change the physical topography. Grading has consequences not only for the property on which it takes place, but also on adjoining properties. The County's Stormwater Ordinance requires that some development projects receive a Site Development Permit prior to completing grading work. These Permits are part of the County's effort to regulate the amount of water runoff from a developed site and prevent increased flooding risks throughout the County. The Planning, Zoning and Building Department works in conjunction with the County Highway Department to review the Site Development Permits. Planning, Zoning and Building Department staff is responsible for collecting the initial application, collecting the associated fees, tracking a financial guarantee, and confirming a final inspection takes place to approve the grading work. The Highway Department is responsible for review, approval, and inspection of the grading work. There were twenty-two (22) on-going and 31 new Site Development Permit applications in FY 2013. Staff closed or waived regulatory compliance for 43 Permits (see Attachment "C"). In 2013 an average Site Development Permit was open for 138 days, counted from the date of application to the final approval of the grading work or a waiver letter provided to the applicant. One permit originally opened in 2004 was considered an outlier in the 2013 data and was removed from the averages. Staff dedicated approximately one and a half (1.5) hours a week to each permit, although it should be noted that there is considerable variety to grading projects and some require substantially more time than others. In previous year end reports staff has suggested that two (2) hours a week are committed to each project, however, a growing number of applications are waiver requests that are reviewed by the County Engineer but do not require the same follow-up from staff so the amount of staff time was reduced. Therefore, the average time devoted to processing any given Site Development Permit was approximately 30 hours.

STORMWATER MANAGEMENT IN FY 2013

The Stormwater Management Planning Committee met four (4) times in FY 2013. The Planning

Director chairs this Committee, and Department staff conducts research, arranges meetings, and carries out follow-up on Committee decisions. The primary tasks undertaken by the Committee included research and refinement of the County regulation of dredging in the floodplain (in accordance with State and Federal laws), and initiating a project to refine and improve the depicted wetlands on the County GIS maps. The Committee also provided oversight on the project to create a watershed plan for the headwaters of the East Branch of the South Branch of the Kishwaukee River (see “Planning and Zoning Highlights” above).

FY 2013 DEPARTMENT BUDGET

The Planning, Zoning and Building Department operated in FY 13 on a total budget of \$475,400. Of that total, \$445,000 was for staff salaries and benefits. These compensation levels are set by the County Board and Finance Department, and are not within the control of the PZ&B Department. The remaining \$30,400 consists of Asset Replacement contributions (vehicles and computers) and Commodities and Services, and include such items as compensation to the Hearing Officers, publication costs for public notices, fuel for Department vehicles, and office supplies. Asset Replacement contributions are set by the Finance Department; the PZ&B Department only sets and monitors Commodities and Services. In FY 13, expenses for Commodities and Services came in under budget (87%), as has been the case for each of the past five years. Details and graphic representations of the Budget are shown on Attachment “D”.

STAFF ACHIEVEMENTS IN FY 2013

Paul Miller, Planning Director, attended the National Planning Conference and acquired enough Certification Maintenance points to maintain his membership in the American Institute of Certified Planners. Keith Anderson, Chief Building Inspector, attended 36 hours of continuing education classes, and obtained two certifications, Residential Plans Examiner and Residential Energy Inspector/Plans Examiner.

2013 Open Violation Files

| DATE | FILE # | NAME | LOCATION | VIOLATION | STATUS | Last Contact |
|------------|---------|-------------------------|---------------|---|-------------------|----------------|
| 11/5/2004 | V-04-46 | Marsh | 02-23-200-013 | Grading in Floodplain | Active (Attorney) | SAO 9/23/13 |
| 6/9/2006 | V-06-34 | Bish | 15-15-151-014 | Excavation / Fill | Active (Attorney) | SAO 9/23/13 |
| 11/18/2008 | V-08-43 | Kirby (B&O) | 06-29-451-001 | Signage w/o Permit | Active (Attorney) | SAO 9/23/13 |
| 11/24/2009 | V-09-32 | Hansen | 06-06-228-012 | Building Permit Suspended + 6 months | Active | 7/5/13 (CVH) |
| 12/3/2010 | V-10-46 | Tenney Trust | 11-02-300-007 | Violation of Ordinance 2009-02 | Active (Attorney) | SAO 9/23/13 |
| 4/11/2012 | V-12-4 | Harrington | 02-23-200-017 | Multiple inoperable vehicles | Active (Attorney) | SAO 9/23/13 |
| 9/13/2012 | V-12-25 | Heibel | 02-23-200-020 | Second Residence | Active (Attorney) | SAO 9/23/13 |
| 11/1/2012 | V-12-31 | Cole/ Hunter | 03-35-300-002 | Expired Bldg. Permit & Bldg. w/o Permit | Active (Attorney) | SAO 9/23/13 |
| 12/7/2012 | V-12-34 | Monk | 09-21-200-009 | Multiple inoperable vehicles | Active | 11/13/2013 © |
| 4/12/2013 | V-13-6 | Larson | 09-11-400-009 | Multiple inoperable vehicles | Active | 10/30/13 (C) |
| 5/14/2013 | V-13-14 | Kuntz | 14-35-400-003 | Building Permit Suspended + 6 months | Active | SAO 10/30/13 |
| 6/7/2013 | V-13-18 | Derasadourian | 04-18-251-001 | Multi. Inoperable Vehicles | Active | 11/26/13 © |
| 7/15/2013 | V-13-23 | Nelson | 04-28-300-004 | Building without Permit | Active | 11/25/13 (LM) |
| 7/19/2013 | V-13-24 | Rock | 02-16-451-009 | Sump Pump Discharge | Active | 11/14/13 (LM) |
| 9/6/2013 | V-13-29 | He Chubbuck Farm Trust | 04-03-200-001 | Filling / Grading without SDP | Active | 11/13/13 (LM) |
| 9/6/2013 | V-13-30 | Holman | 06-19-300-017 | Roofing without Permit | Active | 11/21/13 © |
| 10/10/2013 | V-13-33 | Sycamore Sportsman Club | 05-24-200-020 | Building without Permit | Active | 11/21/13 (LM) |
| 10/10/2013 | V-13-34 | Kline | 02-16-300-024 | Filling / Grading without SDP | Active | 11/14/13 (LM) |
| 12/9/2013 | V-13-37 | Maercker | 12-14-100-006 | Building without Permit | Active | 12/10/13 (Ltr) |

2013 Closed Violation Files

| DATE | FILE # | NAME | LOCATION | VIOLATION | STATUS | Date Closed |
|------------|---------|-------------|---------------|--|--------|-------------|
| 6/1/2012 | V-12-12 | Edwards | 06-28-200-007 | Filling / Grading without SDP and Second Residence | Closed | 1/2/2013 |
| 12/14/2012 | V-13-1 | Goldin | 08-36-400-002 | Multiple Family Housing & Illegally Lot | Closed | 1/14/2013 |
| 11/13/2012 | V-12-32 | Anderson | 19-11-300-033 | Business in Res. District | Closed | 1/23/2013 |
| 10/24/2012 | V-12-30 | Hougham | 16-23-400-011 | Fence w/o Permit | Closed | 1/23/2013 |
| 12/19/2012 | V-13-2 | Dobberstein | 04-18-204-012 | NUSIANCE Complaint | Closed | 2/1/2013 |
| 1/14/2013 | V-13-3 | Atkinson | 16-23-400-009 | Fence w/o Permit | Closed | 2/7/2013 |

2013 Zoning Violation Log

Attachment "A"

| 2013 Closed Violation Files | | | | | | |
|-----------------------------|---------|-----------------|-------------------------------|---|--------|-------------|
| DATE | FILE # | NAME | LOCATION | VIOLATION | STATUS | Date Closed |
| 12/10/2012 | V-12-35 | O'Donnell | 6-05-127-010 | Livestock on a Residential Lot | Closed | 2/7/2013 |
| 10/12/2012 | V-12-27 | Hintzsche | 01-26-300-008 & 01-26-300-014 | Construction without Permit | Closed | 2/22/2013 |
| 11/5/2010 | V-10-41 | Crest | 15-15-326-004 | Business w/o SU | Closed | 3/11/2013 |
| 8/29/2012 | V-12-20 | Carpenter | 08-13-101-006 | Business Operating in Residential District | Closed | 3/18/2013 |
| 11/29/2012 | V-12-33 | Marshall | 09-33-400-003 | Business Operating w/o Special Use | Closed | 3/25/2013 |
| 2/25/2013 | V-13-5 | Pizzo | 17-14-400-002 | Grading without SDP | Closed | 3/27/2013 |
| 9/5/2012 | V-12-23 | Mamoser | 02-18-100-006 | Grading without SDP | Closed | 4/17/2013 |
| 1/30/2013 | V-13-4 | Oldham | 6-19-400-014 | Vehicles and Const. Debris Burning | Closed | 5/9/2013 |
| 5/14/2013 | V-13-13 | Roberts | 02-25-401-007 | Building Permit Suspended + 6 months | Closed | 5/29/2013 |
| 5/14/2013 | V-13-12 | Majerus - Kelly | 06-14-103-002 | Building Permit Suspended + 6 months | Closed | 6/6/2013 |
| 10/11/2012 | V-12-26 | Groh | 12-26-300-003 | Multiple inoperable vehicles | Closed | 6/12/2013 |
| 5/24/2013 | V-13-15 | Laborn | 06-29-204-001 | Mult. Inop. Vehicles | Closed | 6/14/2013 |
| 5/13/2013 | V-13-11 | Wilkinson | 18-05-400-004 | Building Permit Suspended + 6 months | Closed | 5/31/2013 |
| 5/30/2013 | V-13-16 | Hruby | 17-22-300-003 | Filling / Grading without SDP | Closed | 6/24/2013 |
| 5/13/2013 | V-13-10 | Elliott | 11-03-200-053 | Building Permit Suspended + 6 months | Closed | 7/1/2013 |
| 10/24/2012 | V-12-29 | Galloway | 15-10-300-006 | Business Operating w/o Special Use | Closed | 7/2/2013 |
| 3/22/2010 | V-10-7 | Montoya | 05-26-200-004 | Business Operating in Residential District | Closed | 7/2/2013 |
| 6/12/2013 | V-13-19 | Mick | 06-06-228-010 | Multi. Inoperable Vehicles | Closed | 7/15/2013 |
| 7/5/2013 | V-13-22 | Rowe/Bucklan | 09-24-400-006 | Building without Permit | Closed | 7/29/2013 |
| 6/14/2013 | V-13-20 | Halverson | 09-20-326-005 | Building without Permit | Closed | 7/31/2013 |
| 5/3/2013 | V-13-8 | Stice | 09-03-352-006 | Building without Permit & Structure located within the Floodplain | Closed | 8/5/2013 |
| 5/9/2013 | V-13-9 | Marshall | 08-11-203-007 | Building without Permit & Structure located within the Floodplain | Closed | 7/1/13 © |

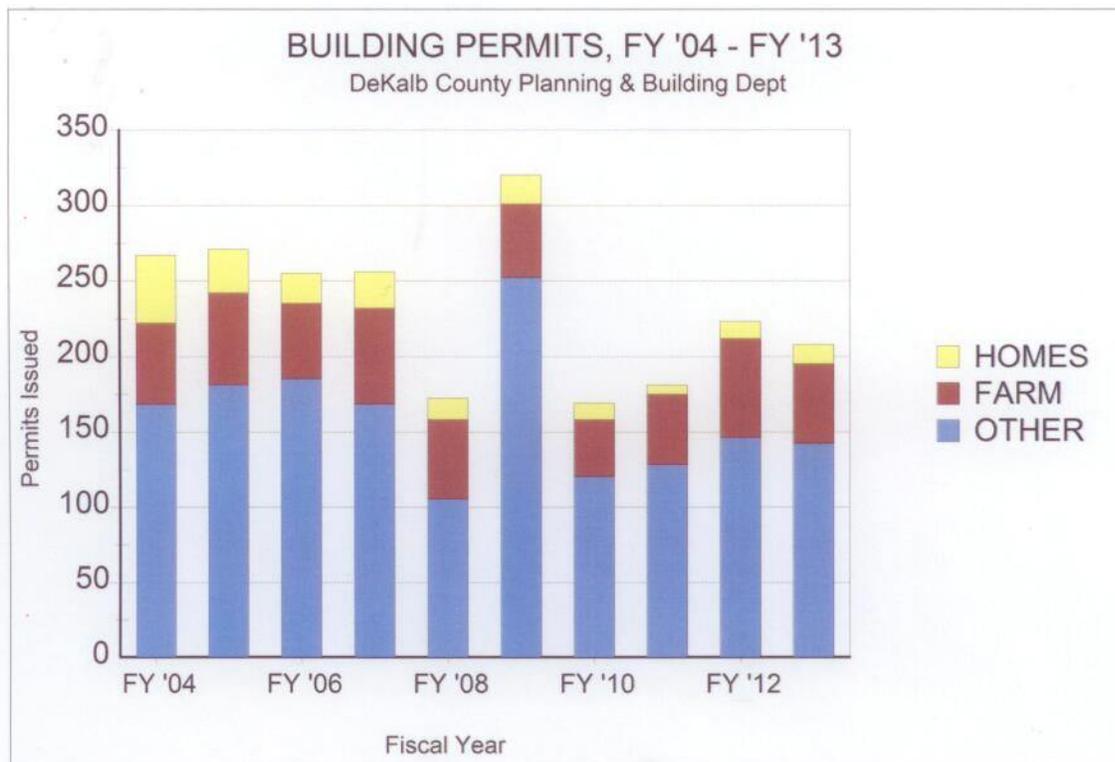
2013 Zoning Violation Log

Attachment "A"

| 2013 Closed Violation Files | | | | | | |
|------------------------------------|---------------|------------------------------|-------------------------------|--|---------------|--------------------|
| DATE | FILE # | NAME | LOCATION | VIOLATION | STATUS | Date Closed |
| 4/25/2012 | V-12-5 | Roller | 13-35-208-004 | Filling / Grading without SDP | Closed | 8/6/2013 |
| 8/23/2012 | V-12-22 | Harris | 06-29-101-011 | Bridge w/o Permit | Closed | 8/21/2013 |
| 7/26/2013 | V-13-25 | Needham | 9-12-200-011 | Second Residence | Closed | 8/28/2013 |
| 8/22/2013 | V-13-27 | Dunham | 08-32-300-004 | Building Permit Suspended + 6 months | Closed | 9/10/2013 |
| 7/26/2012 | V-12-14 | Nicholson | 02-15-176-009 | Multiple inoperable vehicles | Closed | 9/10/2013 |
| 4/24/2013 | V-13-7 | Nalavany | 15-24-200-008 | Dumping and Burning of Landscaping Waste in A-1 District | Closed | 9/12/2013 |
| 8/20/2012 | V-12-18 | Muetze | 16-07-376-002 | Filling / Grading without SDP | Closed | 9/11/2013 |
| 8/7/2013 | V-13-26 | Book | 14-05-300-002 | Building without Permit | Closed | 9/24/2013 |
| 9/23/2013 | V-13-32 | McKay | 6-29-228-001 | Plumbing without a Permit | Closed | 10/10/2013 |
| 9/20/2013 | V-13-31 | Snow | 06-18-100-012 | Filling / Grading without SDP | Closed | 10/16/2013 |
| 6/28/2013 | V-13-21 | Hott | 05-35-300-007 | Grading Activity beyond approved SDP waiver | Closed | 10/16/2013 |
| 6/7/2013 | V-13-17 | Clay | 01-19-329-001 | Building without Permit | Closed | 10/25/2013 |
| 10/18/2013 | V-13-36 | Marilyn J Trott Trust 102 | 5-35-100-010 | Illegal Residence (Occupied Shed) | Closed | 10/25/2013 |
| 10/16/2013 | V-13-35 | Lovett (Resource Bank Trust) | 14-10-200-003 | Failure to Amend Construction Documents | Closed | 11/14/2013 |
| 8/28/2013 | V-13-28 | Hintzsche | 01-26-300-008 & 01-26-300-014 | Failure to request required Buiding Inspections | Closed | 12/2/2013 |

10 YEAR SUMMARY BUILDING REPORT (FISCAL YEARS 2004 - 2013)
DEKALB COUNTY PLANNING, ZONING AND BUILDING DEPT.

| FISCAL YEAR | TOTAL PERMITS | HOMES NEW | FARM BLDGS | OTHER PERMITS | VALUE OF CONSTRUCT. |
|-----------------------|---------------|------------|------------|---------------|----------------------|
| FY '04 | 267 | 45 | 54 | 168 | \$25,140,132 |
| FY '05 | 271 | 29 | 61 | 181 | \$73,207,000 |
| FY '06 | 255 | 20 | 50 | 185 | \$20,082,500 |
| FY '07 | 256 | 24 | 64 | 168 | \$13,123,419 |
| FY '08 | 172 | 14 | 53 | 105 | \$38,164,000 |
| FY '09 | 320 | 19 | 49 | 252 | \$337,634,420 |
| FY '10 | 169 | 11 | 38 | 120 | \$10,620,796 |
| FY '11 | 181 | 6 | 47 | 128 | \$14,876,816 |
| FY '12 | 223 | 11 | 66 | 146 | \$14,380,279 |
| FY '13 | 208 | 13 | 53 | 142 | \$9,360,431 |
| 10 YEAR TOTALS | 2,322 | 192 | 535 | 1,595 | \$556,589,793 |
| 10 YEAR AVGS. | 232 | 19 | 54 | 160 | \$55,658,979 |



| 2013 Site Development Permit Log | | | | | | | | |
|----------------------------------|------------|--------------------------------------|---|------------------------------|---------------|-------------------------|---------------------------|--|
| Date of Application | SDP Number | Applicant Name | P.I.N. | Date Sent to County Engineer | Date Approved | Deadline for Completion | Deadline for L.O.C / Bond | Current Status |
| 3/8/2011 | SD-11-2 | Kishwaukee Community College | 7-15-300-002 & 07-15-300-004 | 3/9/2011 | 3/23/2011 | see SD-12-3 | Waived | In Progress |
| 1/27/2012 | SD-12-3 | Kishwaukee Community College Phase 2 | 7-15-300-002 & 07-15-300-004 | 2/28/2012 | 3/28/2012 | 3/27/2013 | Waived | In Progress |
| 6/1/2012 | SD-12-17 | CNS Farms, LLC | 05-09-200-003 | 6/4/2012 | 9/5/2012 | 8/16/2013 | 12/1/2013 | In Progress |
| 10/30/2012 | SD-12-43 | Marsh | 02-23-200-022 | 10/30/2012 | 6/19/2013 | 6/19/2014 | Cashiers Checks | In Progress |
| 6/10/2013 | SD-13-19 | York (CR Embassy) | 05-25-226-011 | 6/10/2013 | 7/16/2013 | - | - | Waiting on Applicant to Provide Fin. Guar. |
| 6/17/2013 | SD-13-20 | Lovett | 14-10-200-003 | 6/18/2013 | 7/15/2013 | 7/15/2014 | LOC - 8/17/14 | In Progress |
| 7/19/2013 | SD-13-22 | Nicor | 310300002, 0310300004, 0310300005 | 7/19/2013 | 8/19/2013 | 8/19/2014 | Cashiers Checks | In Progress |
| 10/3/2013 | SD-13-26 | Nicor | 01-05-200-006 | 10/3/2013 | 10/16/2013 | 10/16/2014 | Cashiers Checks | In Progress |
| 10/18/2013 | SD-13-27 | Sycamore Sportsman Club (Meier) | 05-24-200-020 | 10/21/2013 | | | | In Review |
| 11/14/2013 | SD-13-31 | Diedrich (Hopper/Wyeth LLC) via SWCD | 01-26-451-004 | 11/14/2013 | | | | In Review |

2013 Closed Site Development Permits

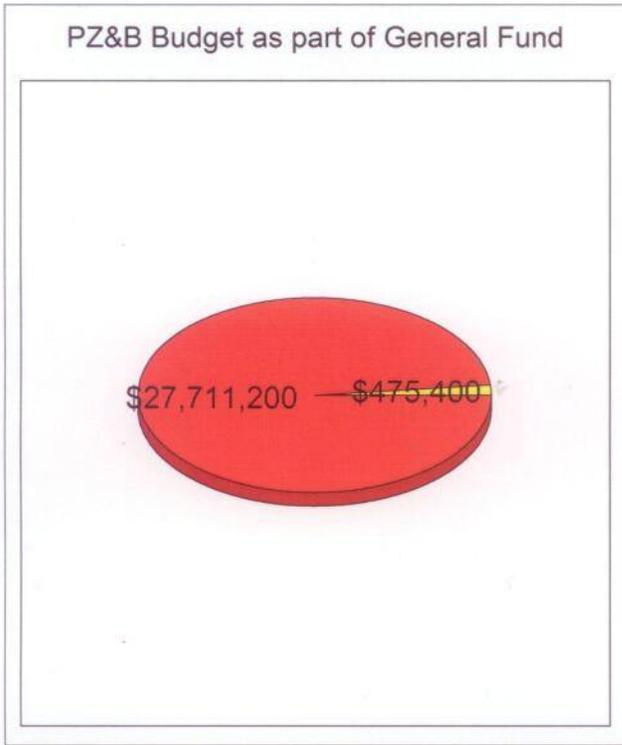
| Date of Application | SDP Number | Applicant Name | P.I.N. | Date Sent to County Engineer | Date Approved | Deadline for Completion | Date Closed | Final Status |
|---------------------|------------|---------------------------|------------------------------------|------------------------------|---------------------------------|------------------------------|-------------|---|
| 1/11/2012 | SD-12-1 | Schrader (Muellner) | 19-14-100-031 | 1/27/2012 | 2/21/2012 | 2/21/2013 | 1/2/2013 | Closed (Ltr)- 1/2/13 |
| 12/13/2012 | SD-12-48 | Hanson (Wold) | 18-27-351-018 | 12/13/2012 | Waived | NA | 1/2/2013 | Waiver Ltr. Sent 1/2/13 |
| 12/6/2012 | SD-12-47 | Edwards | 06-28-200-007 | 12/7/2012 | 12/27/2012 | NA | 1/2/2013 | Closed (Ltr) - 1/2/13 (also see V-12-12) |
| 4/12/2012 | SD-12-10 | Forest Preserve District | 01-23-300-006 | 4/12/2012 | 4/18/2012 | 4/18/2013 | 1/3/2013 | Closed (Ltr) - 1/3/13 |
| 11/28/2012 | SD-12-46 | Kelm | 03-17-300-005 | 11/28/2012 | 12/6/2012 | 12/6/2013 | 1/22/2013 | Closed (Ltr) - 1/22/13 |
| 1/14/2013 | SD-13-1 | Jackson/ Bourdages | 12-16-400-004 | 1/14/2013 | Waived | NA | 1/22/2013 | Waiver Ltr. Sent 1/23/13 |
| 9/11/2012 | SD-12-34 | Hunter | 06-19-400-042 | 9/11/2012 | 9/18/2012 | 9/17/2013 | 1/28/2013 | Closed (Ltr) - 1/28/13 |
| 4/19/2012 | SD-12-11 | R-Equipment | 05-28-200-008 05-28-200-011 | 4/20/2012 | 4/26/2012 | 4/26/2013 | 1/29/2013 | Closed (Ltr & E-mail) - 1/29/13 |
| 10/9/2012 | SD-12-38 | Muetze | 16-07-376-002 & 16-18-126-001 | 10/9/2012 | Denied & Waived w/ Closed | Denied & Waived w/ Closed | 9/11/2013 | Denied & Ltr Sent 1/30/13 (See V-12-18) Closed 9-11-13 Findings from NRCS indicate wetlands north of disturbed areas. |
| 7/9/2012 | SD-12-24 | Ehmke | 18-04-300-008 | 7/9/2012 | - | - | 2/7/2013 | Waiting for Prop Owner Since 8/17/12 (SDP Closed 2/7/13) |
| 2/28/2013 | SD-13-7 | Dombek | 05-14-400-008 | 2/28/2013 | Waived | NA | 3/11/2013 | Waiver Ltr Sent - 3/11/13 |
| 2/21/2013 | SD-13-5 | Marshall | 09-33-400-003 | 2/22/2013 | Waived | NA | 3/21/2013 | Waived - 3/20/13 |
| 1/28/2013 | SD-13-3 | Sandwich Fairgrounds | 19-26-300-025 | 1/28/2013 | Waived | NA | 3/26/2013 | Waived - 3/26/13 |
| 3/6/2013 | SD-13-8 | Willrett | 15-27-300-007 | 3/6/2013 | Waived | NA | 3/26/2013 | Waived - 3/26/13 |
| 3/19/2013 | SD-13-9 | Pizzo | 17-14-400-002 | 3/19/2013 | 3/26/2013 | - | 3/26/2013 | Closed (Ltr) - 3/27/13 |
| 11/26/2012 | SD-12-45 | Mamoser | 02-18-100-006 | 11/26/2012 | Denied | Denied | 4/17/2013 | Denied & Ltr Sent 4/17/13 (See V-12-23) |
| 4/12/2013 | SD-13-11 | Martz | 12-18-400-007 | 4/12/2013 | Waived | NA | 5/2/2013 | Waived - 5/2/13 |
| 4/22/2013 | SD-13-12 | Stromberg (Evergreen Irr) | 06-29-202-019 | 4/24/2013 | Waived | NA | 5/2/2013 | Waived - 5/2/13 |
| 4/12/2013 | SD-13-10 | US Cellular | 05-25-400-021 | 4/12/2013 | Waived | NA | 5/2/2013 | Waived - 5/2/13 |
| 4/23/2013 | SD-13-13 | Hott (Franzene) | 05-35-300-007 | 4/24/2013 | Waived | NA | 5/8/2013 | Waived - 5/8/13 & 10/16/13 (See V-13-21) |
| 5/20/2013 | SD-13-14 | US Cellular | 08-19-400-006 | 5/20/2013 | Waived | NA | 6/5/2013 | Waived - 6/5/13 |
| 5/23/2013 | SD-13-16 | Samasthiti (Stonehouse) | 16-22-200-010 and 16-22-200-012 | 5/24/2013 | Waived | NA | 6/5/2013 | Waived - 6/5/13 |
| 5/23/2013 | SD-13-15 | Jonamac | 07-26-300-004 | 5/23/2013 | Waived | NA | 6/24/2013 | Waived - 6/24/13 |
| 5/30/2013 | SD-13-18 | Wittwer | 01-07-300-004 & 01-07-300-006 | 5/30/2013 | Waived | NA | 6/24/2013 | Waived - 6/24/13 |
| 5/28/2013 | SD-13-17 | Crosswind Church | 03-31-126-022 | 5/28/2013 | Waived | NA | 7/1/2013 | Waived - 7/1/13 |
| 8/10/2012 | SD-12-29 | Lovett | 14-10-200-003 | 8/10/2012 | 8/16/2012 | - | 7/16/2013 | Closed (Ltr) - 7/16/13 |

2013 Closed Site Development Permits

| Date of Application | SDP Number | Applicant Name | P.I.N. | Date Sent to County Engineer | Date Approved | Deadline for Completion | Date Closed | Final Status |
|-----------------------|------------|------------------------------|----------------------------------|------------------------------|---------------|-------------------------|-------------|---|
| 7/12/2013 | SD-13-21 | Elburn Coop | 05-25-400-009 | 7/12/2013 | Waived | NA | 7/16/2013 | Waived -7/16/13 |
| 7/25/2013 | SD-13-23 | Harris | 06-29-101-011 & 06-20-300-024 | 7/25/2013 | 8/19/2013 | - | 8/19/2013 | Closed (Ltr) - 8/19/13 |
| 9/27/2012 | SD-12-36 | Eberhart | 03-35-100-035 | 9/28/2012 | Withdrawn | Withdrawn | 8/19/2013 | Closed due to inactivity. Property Owner suggested structure to be built in 2014. Staff directed him to reapply when he intends to construct. |
| 9/6/2012 | SD-12-33 | Wofford | 19-14-300-005 | 9/6/2012 | 9/17/2012 | 9/17/2013 | 8/26/2013 | Closed (Ltr) - 8/26/13 |
| 3/5/2012 & 6/13/12 | SD-12-5 | Weydert | 12-03-100-013 | 6/14/2012 | 6/25/2012 | 6/25/2013 | 8/28/2013 | Closed (Ltr) - 8/28/13 |
| 2/4/2013 | SD-13-4 | Shipley | 06-05-205-006 | 2/5/2013 | Waived | NA | 10/1/2013 | Waived - 10/1/13 |
| 9/20/2013 | SD-13-24 | T6 Broadband | 02-16-200-010 | 9/20/2013 | Waived | NA | 10/7/2013 | Waived - 10/3/13 |
| 10/1/2013 | SD-13-25 | Snow via SWCD | 06-18-100-012 | 10/1/2013 | Waived | NA | 10/16/2013 | Waived - 10/16/13 |
| 1/17/2013 | SD-13-2 | R-Equipment | 05-28-200-008 05-28-200-011 | 1/17/2013 | 10/21/2013 | 1/28/2014 | 10/22/2013 | Closed (Ltr) - 10/22/13 |
| 10/16/2012 | SD-12-40 | Wisniewski (Farley) | 19-11-300-042 | 10/16/2012 | 11/20/2012 | 11/20/2013 | 11/5/2013 | Closed (Ltr) - 11/5/13 |
| 10/28/2013 | SD-13-29 | Schumacher Trust via SWCD | 12-13-400-001 | 10/28/2013 | Waived | NA | 11/6/2013 | Waived - 11/6/13 |
| 10/23/2013 | SD-13-28 | Long | 15-01-400-003 | 10/23/2013 | Waived | NA | 11/19/2013 | Waived - 11/19/13 |
| 11/1/2013 | SD-13-30 | Oranski | 03-31-101-010 | 11/4/2013 | Waived | NA | 11/19/2013 | Waived - 11/19/13 |
| 6/5/2012 | SD-12-19 | Freund | 11-02-300-011 | 6/7/2012 | 6/12/2012 | 6/12/2013 | 11/25/2013 | Closed (Ltr) - 11/25/13 |
| 10/15/2012 | SD-12-39 | Hintzsche | 01-26-300-008 & 01-26-300-014 | 10/16/2012 | 12/27/2012 | 12/27/2013 | 12/31/2013 | Closed (Ltr) - 12/2/13 |
| 2/28/2013 | SD-13-6 | Forest Preserve District | 01-22-100-001 | 3/1/2013 | 3/26/2013 | 3/26/2014 | 12/2/2013 | Closed (Ltr) - 12/2/13 |
| 8/20/2004 | SD-05-02 | Marsh | 02-23-200-013 | 1/12/2005 | 1/18/2005 | See SD-12-43 | 12/5/2013 | See SD-12-43 |

PZ&B FY '13 BUDGET REVIEW

| | | |
|-----------------------------|--------------|--------------------------|
| FY 13 General Fund | \$27,711,200 | |
| Planning, Zoning & Building | \$475,400 | 2% of total General Fund |
| Commodities & Services | \$30,400 | 6% of total PZ&B Budget |



| Commodities & Services | FY '08 | FY '09 | FY '10 | FY '11 | FY '12 | FY '13 |
|-----------------------------------|----------|-----------|----------|----------|----------|----------|
| Budget | \$38,700 | \$38,500 | \$37,400 | \$30,600 | \$23,300 | \$23,500 |
| Actual | \$22,649 | \$31,752 | \$22,026 | \$21,357 | \$20,564 | \$20,440 |
| % | 59% | 82% | 59% | 70% | 88% | 87% |
| Revenue Actual | \$56,727 | \$160,049 | \$68,819 | \$62,858 | \$65,201 | \$53,014 |

