

DEKALB COUNTY

PLANNING, ZONING AND BUILDING DEPARTMENT



ANNUAL REPORT

FISCAL YEAR 2014

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, applies zoning regulations, 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 14

Zoning Map Amendments -- No applications for Zoning Map Amendment were filed in FY 14. 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 or amended Special Use Permits filed in FY 14. All were approved. One amended Special Use allowed the expansion of a large-scale agritainment use (Jonamac). The other amended Special Use Permit allowed new structures on a gun club property (Sycamore Sportsmen’s Club). A new Special Use Permit was approved for a wedding/events venue on a farmstead (Mora).

Variations -- The County took action on two (2) Variation requests in FY 14. The Hearing Officer approved a side yard Variation for a house addition (Radke). The County also processed a Variation request to waive the restriction of the Nonconforming lot regulations that stipulate a house may not be constructed on less than 22,000 square feet (Marsh). That Variation was denied by the County Board.

Use Variations -- The County Board received no applications for Use Variation in FY 14. 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 was one (1) application for an amendment to a planned development in FY 14. A junk and salvage yard operating on property zoned MXD requested approval of site improvements that have been made over the years (B&O Auto Parts). The amendment was approved by the County Board.

Zoning Text Amendments -- No applications for Zoning Text Amendment were filed in Fiscal Year 2014. Such requests are to add new, or amend/delete existing regulations to the DeKalb County Zoning Ordinance.

Subdivisions -- There were no new subdivisions approved in FY 14. 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 14.

Miscellaneous -- Staff assisted in bringing to the Planning and Zoning Committee of the DeKalb County Board three miscellaneous actions in FY 2014. The first was to consider cancelling the County’s participation in the Evergreen Village mitigation project. This step was necessary to encourage the owner of the mobile home park to make a decision as to whether or not to sell the property. The sale was ultimately completed (see below). A second miscellaneous task was to

recommend adoption by the County Board of a Zero Waste Policy as a guiding policy for the County Solid Waste Plan. Finally, the Committee recommended to the County Board approval of a resolution supporting new agricultural development and the pursuit of funding for such development. Both of these recommendations were approved by the full County Board.

In summary, the Planning, Zoning and Building Department processed six (6) zoning applications and three (3) administrative actions in FY 14. The following chart itemizes these zoning actions.

Month	Action Type	Applicant	Case #	Description	Decision
January	Amend Special Use	Jonamac	MA-14-01	To allow expansion of agritainment use	Approved
March	Variation	Radtke	SY-14-02	To allow side yard setback less than 20 feet	Approved
	Miscellaneous	DeKalb County	--	Evergreen Village Resolution to cancel project	Approved
June	Amend Special Use	Sycamore Sportsmen	MY-14-03	To allow additional structures for gun club	Approved
August	Amend MXD	B&O Auto Parts	SY-14-04	To allow improvements to property	Approved
	Miscellaneous	DeKalb County	--	To adopt a Zero Waste Policy	Approved
September	Variation	Marsh	GE-14-05	To waive nonconforming lot size regulation	Denied
	Special Use Permit	Mora	VI-14-06	To approve an events venue	Approved
November	Miscellaneous	DeKalb Farmland	--	To acknowledge support for agricultural development	Approved

PLANNING & ZONING HIGHLIGHTS IN FY 14

Important projects and non-zoning activities undertaken by the Planning, Zoning and Building Department in FY 14 included:

1. Administering the grant to mitigate the Evergreen Village mobile home park, which is located in the floodway of the Kishwaukee River. The project entailed the County purchasing the property, which occurred at the end of May, 2014, and then purchasing all of the 123 trailers, paying relocation assistance for the approximately 300 residents, and arranging for and overseeing demolition of all structures. 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 daily with the County's land acquisition consultant, and providing information to the park's residents. Staff gathered necessary information about the 123 trailers on the park, and wrote requests for proposals and granted bids for a park manager, asbestos testing company, demolition firm for the trailers, asbestos abatement, and demolition of the permanent buildings and above-ground structures. Staff worked closely with the DeKalb County Housing Authority on operating the park, including provision of utility services and disconnecting of the same. Staff also oversaw the disbursement of over 3.5 million dollars (\$3,500,000) in mobile home purchase and relocation funds. The park was fully vacant of residents by the end of December, 2014, with demolition and site restoration to occur in the first five months of 2015. The total cost of the project is estimated at \$7.1 million;
2. 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 14, the Committee oversaw a project to refine the depicted boundaries of wetlands on the County GIS maps. The Committee also 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);
3. 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. Staff set up and attended monthly meetings throughout 2014, coordinated with the consultant engineers, and created minutes. The Watershed Plan was completed in August of 2014, and adopted by the County in October, 2014, by the Cities of DeKalb and Sycamore and the Town of Cortland in November 2014, and the Village of Maple Park in December 2014;
4. 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 was to acquire the property, demolish the structures, and return the parcel to open space. The property was purchased in November of 2013, and demolished in 2014. Staff is in the process of closing the

project and anticipates conveying the property to the DeKalb County Forest Preserve District for use as a community gardens demonstration site;

5. Providing staff services to the DeKalb County Regional Planning Commission, which met bi-monthly throughout FY 2014. Topics before the Planning Commission included information on medical marijuana regulations, the Bicycle-Friendly Program, the Illinois Concealed Carry law, animal control regulations, ISO rating system, and the Northwest Water Planning Alliance program; and

6. Oversight of the annual review of 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 reviewed every year, and 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.

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 14

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 14

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 2014, the Department investigated numerous citizen inquiries and complaints regarding potential Zoning Ordinance violations. Of those inquiries, 28 new cases were determined to be apparent violations of the Ordinance. Further, 19 cases from previous years carried over into 2014. Of the 47 violation inquiries in FY 2014, 25 were resolved through compliance. There are 21 open inquiry files. Six (6) violation inquiry files were forwarded to the DeKalb County Hearing Officer for Code Violation Hearings, three (3) of which were found in violation and were assessed a fee and fine, the other three files were closed by compliance prior to the Hearing date. A copy of the 2014 Zoning Violation Log is attached (see Attachment "A").

BUILDING PERMITTING IN FY 14

The DeKalb County Planning Department issued a total of 216 permits for construction proposed in unincorporated DeKalb County in FY 14. Of this total, 9 permits were issued for new house construction (three (3) of which were for farm dwellings), 42 for commercial or industrial construction, and 78 for alterations to existing residences (three (3) of which were for an alteration to a farm dwelling). Also, 87 permits were issued for noncommercial, nonindustrial accessory structures (of these, 34 were issued for farm structures). Of the permits issued for new homes in unincorporated DeKalb County in FY 14, there were one (1) each in Afton, Clinton, Genoa, Shabbona and Squaw Grove Townships, and four (4) in Mayfield Township.

The total number of permits reflect approximately \$26,418,968 in construction value. The Department collected and deposited with the County Treasurer \$40,810 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 357 separate inspections of structures under construction in FY 14. This is an average of approximately 30 inspections per month. The Chief Building Inspector also conducted 168 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. Additionally, he spent two weeks assisting the City of Washington with inspections during their rebuilding process after a devastating tornado in November of 2013. 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 241 inspections in FY 14 of construction projects to verify compliance with zoning regulations such as building setbacks. Of these visits, 115 were initial site inspections to determine compliance with dimensional standards of the zoning district. There were 55 additional follow-up visits to projects that required longer than six (6) months to complete, and 71 final site visits after construction was completed to verify compliance with approved plans. This allowed staff to close a project that began in FY 12, 37 projects that started in FY 13, and 33 projects that started in FY 14. Additionally, 21 site visits were conducted in response to zoning, violation, or address inquires. In all, the Zoning Technician reviewed 248 Building Permit applications for zoning compliance. The Zoning Technician also carried out 16 site visits for the installation and removal of signs announcing zoning hearings in FY 14.

SITE DEVELOPMENT PERMITS IN FY 2014

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 ten (10) on-going and 23 new Site Development Permit applications in FY 2013. Staff closed or waived regulatory compliance for 14 Permits (see Attachment “C”).

STORMWATER MANAGEMENT IN FY 2014

The Stormwater Management Planning Committee met four (4) times in FY 2014. 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 2014 DEPARTMENT BUDGET

The Planning, Zoning and Building Department operated in FY 14 on a total budget of \$476,200. 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 \$31,200 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 14, expenses for Commodities and Services came in under budget (89%), 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 2014

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 20 hours of continuing education classes, and obtained three (3) certifications (Residential Plumbing Inspector, Combination Building Inspector, and Accessibility Inspector/Plans Examiner).

2014 Zoning Violation Log

Attachment "A"

2014 Open Violation Files

DATE	FILE #	NAME	LOCATION	VIOLATION	STATUS
11/5/2004	V-04-46	Marsh	02-23-200-013	Grading in Floodplain	Active (Attorney)
6/9/2006	V-06-34	Bish	15-15-151-014	Excavation / Fill	Active (Attorney)
11/18/2008	V-08-43	Kirby (B&O)	06-29-451-001	Signage w/o Permit	Active (Attorney)
11/24/2009	V-09-32	Hansen	06-06-228-012	Building Permit Suspended + 6 months	Active
12/3/2010	V-10-46	Tenney Trust	11-02-300-007	Violation of Ordinance 2009- 02	Active (Attorney)
4/11/2012	V-12-4	Harrington	02-23-200-017	Multiple inoperable vehicles	Active (Attorney)
9/13/2012	V-12-25	Heibel	02-23-200-020	Second Residence	Active (Attorney)
11/1/2012	V-12-31	Cole/ Hunter	03-35-300-002	Expired Bldg. Permit & Bldg. w/o Permit	Active
5/14/2013	V-13-14	Kuntz	14-35-400-003	Building Permit Suspended + 6 months	Active
9/6/2013	V-13-29	He Chubbuck Farm Trust	04-03-200-001	Filling / Grading without SDP	Active
2/13/2014	V-14-4	Mora	17-02-200-004	Business in A-1, Ag. District	Active
4/8/2014	V-14-7	Bowman/Haines/Vol pp	06-26-200-004	Business in A-1, Ag. District	Active
4/8/2014	V-14-9	Ryan	11-03-400-013	Violation of Ordinance 2012- 02	Active
4/8/2014	V-14-10	Taylor	05-26-100-006 & 05-26-100- 012	Violation of Ordinance 2012- 07	Active
6/2/2014	V-14-15	Harrington	02-23-200-017	Multiple inoperable vehicles and Pond	Active
6/6/2014	V-14-16	Byrd	06-08-400-009	Business in A-1, Ag. District and Building without a Permit	Active
7/18/2014	V-14-23	Hickey	09-24-326-002	Occupied RVs	Active
8/15/2014	V-14-25	Herst	09-12-400-015	Mailbox Structure within the ROW	Active
8/15/2014	V-14-26	Lindgren	05-14-300-018	Multiple inoperable vehicles	Active
8/15/2014	V-14-27	Rediger	09-17-100-012	Multiple inoperable vehicles	Active
8/27/2014	V-14-28	Leroy Voga Living Trust	19-23-200-004	Multiple inoperable vehicles	Active

2014 Zoning Violation Log

Attachment "A"

2014 Closed Violation Files

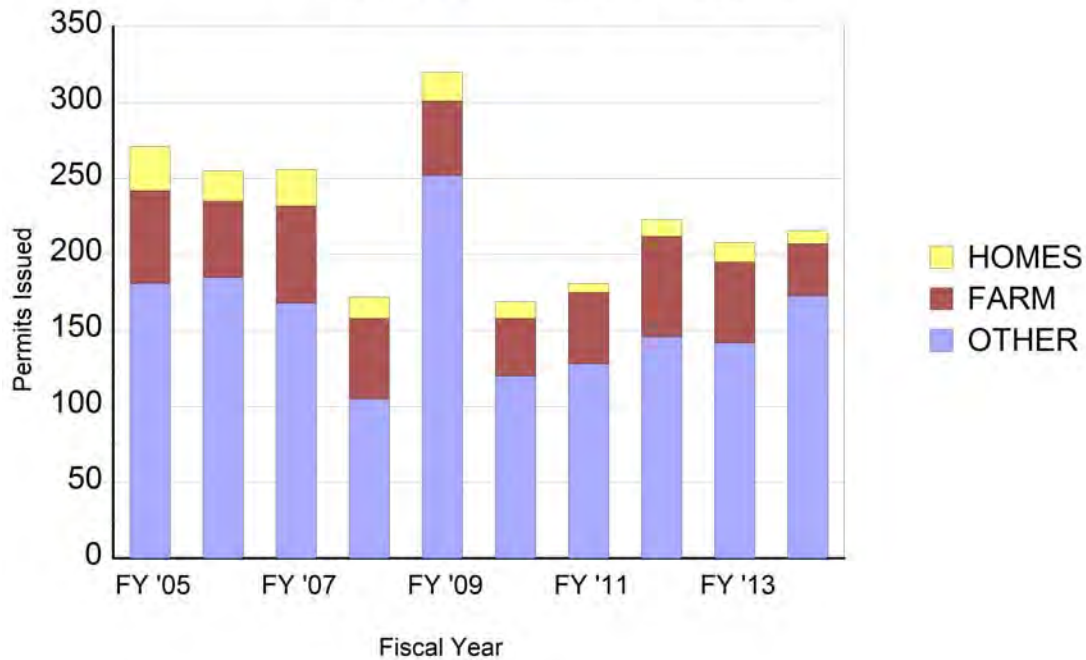
DATE	FILE #	NAME	LOCATION	VIOLATION	STATUS
1/16/2014	V-14-2	Gletty	14-12-200-004	Building without Permit	Closed
10/10/2013	V-13-34	Kline	02-16-300-024	Filling / Grading without SDP	Closed
12/9/2013	V-13-37	Maercker	12-14-100-006	Building without Permit	Closed
4/12/2013	V-13-6	Larson	09-11-400-009	Multiple inoperable vehicles	Closed
2/13/2014	V-14-3	Dallesasse	12-09-200-014	Building without Permit	Closed
7/15/2013	V-13-23	Nelson	04-28-300-004	Building without Permit	Closed
4/4/2014	V-14-6	Glogovsky	05-25-226-002	Building without Permit	Closed
7/19/2013	V-13-24	Rock	02-16-451-009	Sump Pump Discharge	Closed
5/20/2014	V-14-13	Gehrke	11-15-200-001	Building without Permit	Closed
2/19/2014	V-14-5	Hartwig	03-32-200-001	Business in A-1, Ag. District	Closed
12/7/2012	V-12-34	Monk	09-21-200-009	Multiple inoperable vehicles	Closed
6/7/2013	V-13-18	Derasadourian	04-18-251-001	Multi. Inoperable Vehicles	Closed
4/11/2014	V-14-12	Guelde	07-15-476-002	Livestock on a Residential Lot	Closed
4/8/2014	V-14-8	Hoffman	12-03-400-002	Business in A-1, Ag. District	Closed
6/16/2014	V-14-17	Bowden	06-30-202-003	Sump Pump Discharge	Closed
6/26/2014	V-14-20	Gamez	07-01-400-004	Business in A-1, Ag. District	Closed
4/9/2014	V-14-11	Elliott	09-01-100-005 & 09-01-100-013	Building without Permit	Closed
7/9/2014	V-14-21	Anderson	07-10-300-003	Temp. Use without Permit	Closed
1/13/2014	V-14-1	Cleveland	02-08-200-008	Building without Permit	Closed
7/18/2014	V-14-22	Mick	06-06-228-010	Multi. Inoperable Vehicles	Closed
8/8/2014	V-14-24	Birch	11-16-376-003	Building without Permit	Closed

2014 Zoning Violation Log**Attachment "A"****2014 Closed Violation Files**

DATE	FILE #	NAME	LOCATION	VIOLATION	STATUS
10/10/2013	V-13-33	Sycamore Sportsman Club	05-24-200-020	Building without Permit	Closed
5/23/2014	V-14-14	Wiese (National Bank & Trust)	15-07-100-004	Building without Permit	Closed
6/30/2014	V-14-18	Henry	06-05-209-001	Mailbox Structure within the ROW	Closed
7/2/2014	V-14-19	Wilkinson	06-28-102-003	Nuisance Complaint	Closed

10 YEAR SUMMARY BUILDING REPORT (FISCAL YEARS 2005 - 2014)					
DEKALB COUNTY PLANNING, ZONING AND BUILDING DEPT.					
FISCAL YEAR	TOTAL PERMITS	HOMES NEW	FARM BLDGS	OTHER PERMITS	VALUE OF CONSTRUCT.
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
FY '14	216	9	34	173	\$26,418,968
10 YEAR TOTALS	2,271	156	515	1,600	\$557,868,629
10 YEAR AVGS.	227	16	52	160	\$55,786,863

BUILDING PERMITS, FY '05 - FY '14
DeKalb County Planning & Building Dept



2014 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
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
7/19/2013	SD-13-22	Nicor	310300002, 0310300004, 0310300005	7/19/2013	8/19/2013	8/19/2014	Cashiers Checks	In Progress
2/20/2014	SD-14-1	Enbridge (Rosenwinkel)	11-32-200-005	2/20/2014	4/9/2014	4/9/2015	Bond	In Progress
3/11/2012	SD-14-4	York	05-25-226-011	3/11/2014	4/22/2014	4/22/2015	LOC - 3/5/15	In Progress
8/19/2014	SD-14-13	Carlson	05-24-451-006	8/19/2014	9/19/2014	9/19/2015	LOC - 8/18/15	In Progress
10/17/2014	SD-14-18	B&O Auto	06-29-451-041	10/21/2014				Waiting on HWY
10/24/2019	SD-14-19	Funderburg	05-24-451-005	10/24/2014	11/18/2014	11/18/2015	LOC - 10/22/15	In Progress
11/6/2014	SD-14-22	Hardy (Brian Burkart)	06-07-200-022	11/19/2014				Waiting on Applicant
12/4/2014	SD-14-23	Nicor	03-16-100-004	12/9/2014				Waiting on HWY

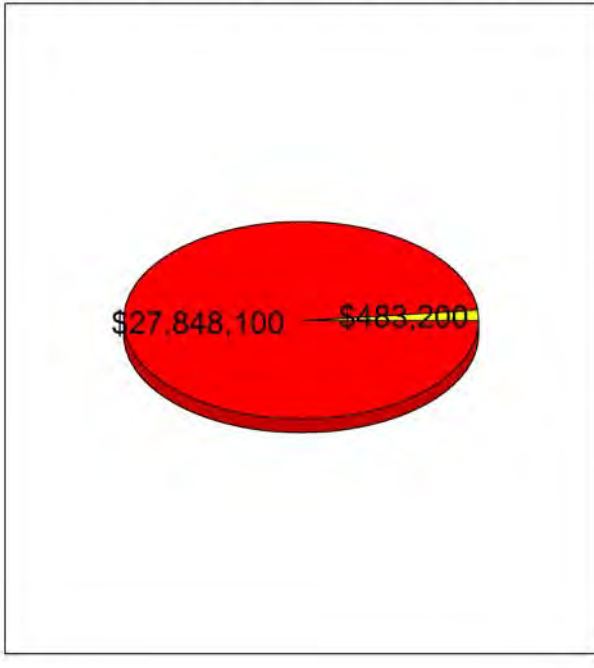
2014 Site Development Permit Closed Log

Date of Application	SDP Number	Applicant Name	P.I.N.	Date Sent to County Engineer	Date Approved	Deadline for Completion	Date Closed	Final Status
6/10/2013	SD-13-19	York (CR Embassy)	05-25-226-011	6/10/2013	7/16/2013	NA	2/3/2014	Closed Due to Inactivity - Applicant failed to Provide Fin.
2/25/2014	SD-14-2	Next Era	10-26-300-011	2/26/2014	3/12/2014	NA	3/12/2014	Waived
4/24/2014	SD-14-6	Noe	06-29-227-021	4/24/2014	5/5/2014	NA	5/5/2014	Waived
2/26/2014	SD-14-3	Olsen (Harris)	05-14-400-034	2/26/2014	-	-	-	Denied Waiver
4/7/2014	SD-14-5	Jonamac	07-26-300-004	4/7/2014	5/7/2014	NA	5/7/2014	Waived
4/30/2014	SD-14-7	Sandwich Sports Boosters	19-26-300-025	4/30/2014	5/29/2014	NA	5/30/2014	Waived
5/7/2014	SD-14-8	Verizon	05-25-400-021	5/8/2014	5/29/2014	NA	5/30/2014	Waived
11/14/2013	SD-13-31	Diedrich (Hopper/Wyeth)	01-26-451-004	11/14/2013	5/21/2014	NA	5/21/2014	Waived
5/30/2014	SD-14-9	Kuhn	02-15-151-001	5/30/2014	6/2/2014	NA	6/11/2014	Waived
6/16/2014	SD-14-11	Joseph Fraser	19-11-300-009	6/16/2014	6/29/2014	NA		Waived
6/11/2014	SD-14-10	Shabbona-Milan Drainage District	Multiple	6/11/2014	6/29/2014	NA	7/2/2014	Waived
7/14/2014	SD-14-12	Conserve FS	14-16-401-006	7/15/2014	8/13/2014	NA	8/14/2014	Waived
10/18/2013	SD-13-27	Sycamore Sportsman Club (Meier)	05-24-200-020	10/21/2013	5/29/2014	NA	8/21/2014	Waived
8/20/2014	SD-14-14	DeSena	02-10-300-018	8/20/2014	10/1/2014	NA	10/16/2014	Waived
9/3/2014	SD-14-15	Baumann	19-10-201-015	9/4/2014	10/1/2014	NA	10/16/2014	Waived
9/5/2014	SD-14-16	Oaken Acres	06-07-300-011	9/9/2014	10/1/2014	NA	10/16/2014	Waived
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	10/16/2014	CLS Ltr 10/16/14
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	10/16/2014	CLS Ltr 10/16/14
10/3/2013	SD-13-26	Nicor	01-05-200-006	10/3/2013	10/16/2013	10/16/2014	11/6/2014	CLS Ltr 11/6/14
9/24/2014	SD-14-17	Vulcan	06-07-100-003	9/26/2014	11/10/2014	NA	11/10/2014	CLS Ltr 11/10/14
10/31/2014	SD-14-21	Phillips (Incredible Builders)	02-13-300-012	11/4/2014	11/18/2014	NA	11/18/2014	CLS Ltr 11/18/14
9/24/2014	SD-14-20	Broz	15-11-200-005	9/26/2014	11/10/2014	NA	11/10/2014	CLS Ltr 11/10/14
6/17/2013	SD-13-20	Lovett	14-10-200-003	6/18/2013	7/15/2013	7/15/2014	11/18/2014	CLS Ltr 11/18/14

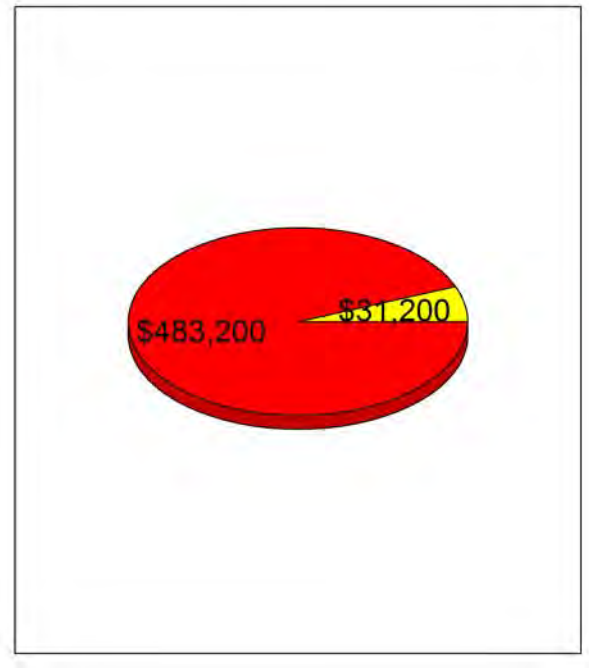
PZ&B FY '14 BUDGET REVIEW

FY 14 General Fund	\$27,848,100	
Planning, Zoning & Building	\$483,200	2% of total General Fund
Commodities & Services	\$31,200	6% of total PZ&B Budget

PZ&B Budget as part of General Fund



PZ&B Commodites & Services as part of FY 13 Budget



Commodities & Services	FY '09	FY '10	FY '11	FY '12	FY '13	FY '14
Budget	\$38,500	\$37,400	\$30,600	\$23,300	\$23,500	\$23,700
Actual	\$31,752	\$22,026	\$21,357	\$20,564	\$20,440	\$20,208
%	82%	59%	70%	88%	87%	85%
Revenue Actual	\$160,049	\$68,819	\$62,858	\$65,201	\$53,014	\$62,931

