

DEKALB COUNTY

PLANNING, ZONING AND BUILDING DEPARTMENT



ANNUAL REPORT

FISCAL YEAR 2015

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 Building Official, 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
Dave Reynolds, Chief Building Inspector
Marcellus Anderson, Zoning Technician
Kathy West, Administrative Clerk

ZONING ACTIVITY IN FY 15

Zoning Map Amendments -- No applications for Zoning Map Amendment were filed in FY 15. 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 four (4) applications for new or amended Special Use Permits filed in FY 15. Three were approved and one is pending a decision by the County Board. One amended Special Use allowed a new building at an animal shelter (DeKalb County Animal Welfare). A second amended Special Use Permit allowed new structures on a gun club property (Aurora Sportsmen’s Club). A new Special Use Permit was approved for a “wellness” venue on a farmstead (Hopkins). A Special Use Permit for concealed-carry firearms classes is pending (Massier).

Variations -- The County took action on four (4) Variation requests in FY 15. The Hearing Officer denied a request to allow an accessory building closer to the street than the house (Schwabe), but approved the same Variation on two other properties (Stewart and Riechling). A Variation to allow an existing accessory structure to be set back only five feet from a lot line was approved with a ten-foot setback (Klus).

Use Variations -- The County Board received no applications for Use Variation in FY 15. 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 new or amended planned developments in FY 15.

Zoning Text Amendments -- One (1) application for Zoning Text Amendment was filed in Fiscal Year 2015. The request was to expand the variety of items that can be sold at a roadside stand. The Amendment was approved by the County Board.

Subdivisions -- There were no new subdivisions approved in FY 15. 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 -- Two (2) Appeals of decisions by the County Zoning Administrator were filed in FY 15. Both were granted by the Hearing Officer.

Miscellaneous -- Staff assisted in bringing to the Planning and Zoning Committee of the DeKalb County Board three (3) miscellaneous actions in FY 2015. The first was to implement a clause of the County’s Host Fee Agreement with Waste Management related to tipping fees. A second miscellaneous task was to craft a waiver of Planning, Zoning and Building Department fees for

reconstruction in the unincorporated community of Fairdale following storm damage in April, 2015. Finally, staff conducted research, performed analyses, and recommended amendments to the fee schedules for zoning actions, building permits, and site development permits. Each of these items were approved by the full County Board.

In summary, the Planning, Zoning and Building Department processed eleven (11) zoning applications and three (3) administrative actions in FY 15. The following chart itemizes these zoning actions.

FY 15 ZONING ACTIONS

Month	Action Type	Applicant	Case #	Description
January	Miscellaneous	DeKalb County	--	Tipping fee implementation
March	Amend Special Use	DeKalb Cty. Animal Welfare	GE-15-01	To allow new building at the animal shelter
April	Variation	Schwabe	CO-15-03	To allow an accessory building in front of a house
	Miscellaneous	DeKalb County	--	To waive Building Permit fees for Fairdale reconstruction
May	Amend Special Use	Aurora Sportsmen's Club	CL-15-02	To allow Phase 2 improvements to a gun club
	Zoning Text Amend	DeKalb County	DC-15-04	To approve changes to roadside stand regulations
June	Variation	Stewart	KI-15-05	To approve accessory building closer to street than house
	Variation	Reichling	AF-15-06	To approve accessory building closer to street than house
July	Special Use	Hopkins	CO-15-08	To approve a health service use
September	Appeal	Glogovsky	V-15-13	Appeal of land use decision regarding limo service
	Appeal	Donnelly	AF-15-10	Appeal of decision regarding land division
	Special Use	Kirkus/Messier	MI-15-09	To approve firearms training school
November	Variation	Klus	KI-15-12	To allow accessory structure to remain
December	Miscellaneous	DeKalb County	--	To amend PB&Z Dept. fee schedules

PLANNING & ZONING HIGHLIGHTS IN FY 15

Important projects and non-zoning activities undertaken by the Planning, Zoning and Building Department in FY 15 included:

1. Administering the grant to mitigate the Evergreen Village mobile home park, which is located in the floodway of the Kishwaukee River. In 2014, the County purchased the property and all of the 123 trailers, paid relocation assistance for the approximately 300 residents, and oversaw the operation of the park until it was vacant. In 2015, the Planning, Zoning, and Building Department staff arranged for and oversaw 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, and coordinating weekly with the County's demolition consultants. These included asbestos testing, the demolition firm for the trailers, asbestos abatement, and demolition of the permanent buildings and above-ground structures (including roads and concrete surfaces). Demolition and site restoration work was completed in October, 2015. The total cost of the mitigation project is estimated at \$7.1 million;
2. Responding to the tornado damage in the unincorporated community of Fairdale, in Franklin Township. On April 9, 2015, a tornado destroyed or damaged almost every structure in the community. The Chief Building Inspector was required to post all buildings and structures as to whether they were habitable or not. Department staff drafted a resolution to waive the otherwise applicable building permit fees, which was approved by the County Board. Then, recognizing that many of the buildings and land uses in the community were nonconforming with respect to one or more of the current zoning regulations of the A-1 (agricultural), RC-1 and RC-2 (residential), BC (business) and MC (manufacturing) Districts, staff recommended and then drafted an application to amend the zoning of the community, rezoning it MXD, Mixed Use Development. The resulting Ordinance made it easier for property owners in Fairdale to rebuild and redesign. Finally, staff worked with individual property owners in Fairdale on their specific building projects. By the end of the year, ten (10) houses had been completed or were under construction.
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 15, the Committee reviewed changes to the stormwater release rate, discussed coordination between jurisdictions on MS4 responsibilities, and considered changes to Illinois Drainage Law. The Committee also continued to monitor implementation of the East Branch Kishwaukee River Watershed Plan by the Watershed Steering Committee;
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 Committee met nine (9) times in FY 15, focusing on implementation projects. These included review and recommendations on grants for a filtration strip program through the DeKalb County Soil and Water Conservation District, two river improvement projects through the Sycamore Park District, a watershed project by the DeKalb

Farmland Trust, and design of signage for watershed identification in the County;

5. Providing staff services to the DeKalb County Regional Planning Commission, which met four (4) times FY 2015. Topics before the Planning Commission included the County's Zero Waste Policy, the East Branch of the Kishwaukee River Watershed Plan, the DeKalb County Enterprise Zone application, the response to the Fairdale tornado, property maintenance for abandoned subdivisions, and de-annexation and de-platting; 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 15

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 15

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 2015, the Department investigated numerous citizen inquiries and complaints regarding potential Zoning Ordinance violations. Of those inquiries, twenty-four (24) new cases were determined to be apparent violations of the Ordinance. Further, twenty-two (22) cases from previous years carried over into 2015. Of the forty-six (46) violation inquiries in FY 2015, twenty-nine (29) were resolved through compliance. There are seventeen (17) open inquiry files. Three (3) violation inquiry files were forwarded to the DeKalb County Hearing Officer for Code Violation Hearings, one (1) of which was found in violation and assessed a fee and fine, the other two files were closed by compliance prior to the Hearing date. A copy of the 2015 Zoning Violation Log is attached (see Attachment "A").

BUILDING PERMITTING IN FY 15

The DeKalb County Planning Department issued a total of 279 permits for construction proposed in unincorporated DeKalb County in FY 15. Of this total, 27 permits were issued for new house construction (eight (8) of which were for farm dwellings), 34 for commercial or industrial construction, and 100 for alterations to existing residences. Also, 108 permits were issued for noncommercial, nonindustrial accessory structures (of these, 44 were issued for farm structures). Of the permits issued for new homes in unincorporated DeKalb County in FY 15, there were one (1) each in Afton, Cortland, DeKalb, Genoa, Kingston and Pierce Townships, two (2) in Mayfield Township, four (4) in Sycamore Township and fifteen (15) in Franklin Township.

The total number of permits reflect approximately \$15,707,332.00 in construction value. The Department collected and deposited with the County Treasurer \$56,957.00 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 452 separate inspections of structures under construction in FY 15. This is an average of approximately 38 inspections per month. Building Inspectors conducted a total of 170 inspections and 52 plan reviews for the months of January through to the end of May. The interim Building Inspection service conducted 26 total inspections and 25 plan reviews for the month of June. With the retirement of the Plumbing Inspector in March, the Department began relying on the State of Illinois Plumbing Inspector for County plumbing inspections. 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 Chief Building Inspector conducted 250 inspections for the months of July through to the end of December. Additionally, the Chief Building Inspector conducted 157 plan reviews for proposed construction projects and had numerous on-site meetings with homeowners/contractors to discuss code issues related to their projects. The Chief Building Inspector spent considerable time assisting property owners in the community of Fairdale with plan reviews and inspections during the rebuilding process after the April 2015 tornado. Thirteen (13) new permitted Single Family Dwellings were issued in the community in 2015, nine (9) of which are under construction, and four (4) of which have received an Occupancy Permit.

The Zoning Technician conducted a total of 261 inspections in FY 15 of construction projects to verify compliance with zoning regulations such as building setbacks. Of these visits, 169 were initial site inspections to determine compliance with dimensional standards of the zoning district. There were 30 additional follow-up visits to projects that required longer than six (6) months to complete, and 69 final site visits after construction was completed to verify compliance with approved plans. This allowed staff to close one (1) project that began in FY 12, three (3) projects that started in FY 13, 16 projects that started in FY 14, and 49 projects that started in FY 15. Additionally, 21 site visits were conducted in response to zoning, violation, or address inquires. In all, the Zoning Technician reviewed 279 Building Permit applications for zoning compliance. The Zoning Technician also carried out 20 site visits for the installation and removal of signs announcing zoning hearings in 2015.

SITE DEVELOPMENT PERMITS IN FY 2015

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 thirty (30) new Site Development Permit applications in FY 2015. Staff closed or waived regulatory compliance for 27 Permits (see Attachment "C").

FY 2015 DEPARTMENT BUDGET

The Planning, Zoning and Building Department operated in FY 15 on a total budget of \$477,300. 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 \$32,300 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 15, there was an unplanned expense for an interim Building Inspection service during the period of time between the resignation of Keith Anderson and the hiring of Dave Reynolds. That cost was \$7,039. Adjusting Commodities and Services to exclude this expense, the Department came in under budget (81%), as has been the case for each of the past six years. Details and graphic representations of the Budget are shown on Attachment "D."

STAFF ACHIEVEMENTS IN FY 2015

Paul Miller, Planning Director, maintained his certification in the American Institute of Certified Planners. Rebecca Von Drasek, Assistant Planner, attended the 2015 National Planning Conference in Seattle, Washington.

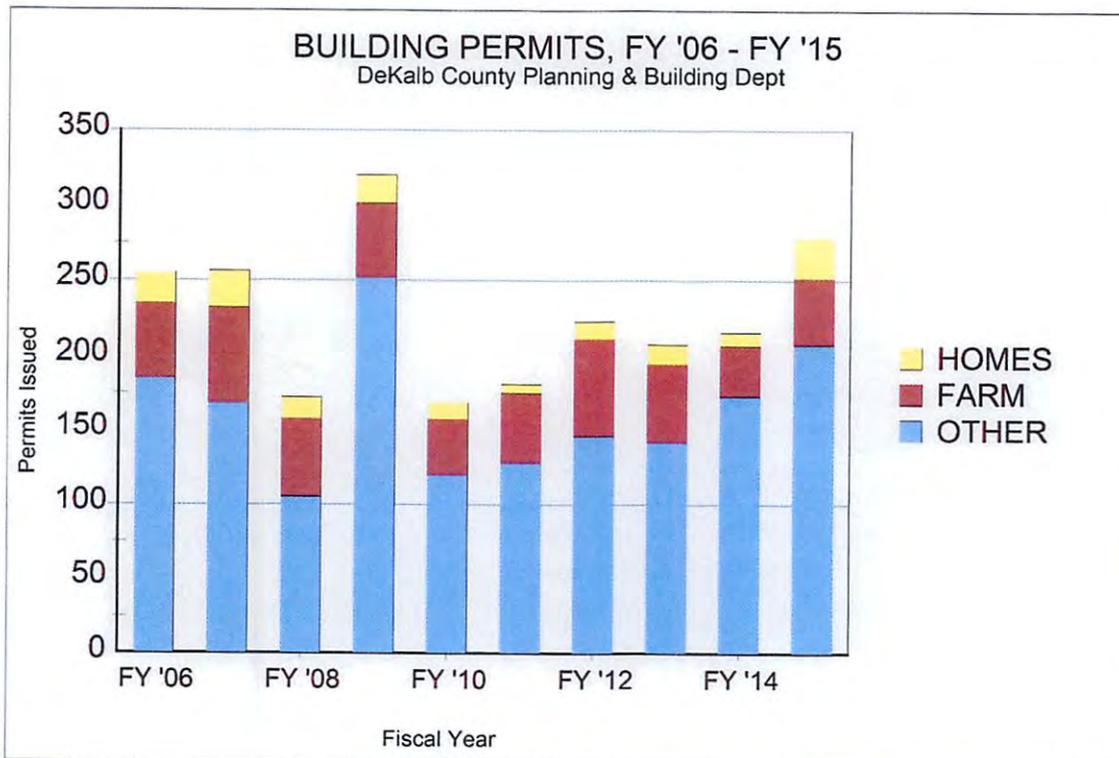
2015 Open Violation Files					
DATE	FILE #	NAME	LOCATION	VIOLATION	STATUS
6/9/2006	V-06-34	Bish	15-15-151-014	Excavation / Fill	Active (Attorney)
12/3/2010	V-10-46	Tenney Trust	11-02-300-007	Violation of Ordinance 2009-02	Active (Attorney)
4/11/2012	V-12-4	Harrington	02-23-200-017	Multiple inoperable vehicles	Active (Attorney)
9/13/2012	V-12-25	Heibel	02-23-200-020	Second Residence	Active (Attorney)
5/14/2013	V-13-14	Kuntz	14-35-400-003	Building Permit Suspended + 6 months	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
8/15/2014	V-14-25	Herst	09-12-400-015	Mailbox Structure within the ROW	Active
12/30/2014	V-15-2	Marilyn J. Kirkhus Trust	1012200005	Operating a business in A-1 District	Active
2/27/2015	V-15-6	OGMG, LLC - Herra	15-01-200-008	Business in A-1, Ag. District and Building without Permits	Active
4/27/2015	V-15-12	Klus	02-28-101-002	Building without Permit	Active
9/24/2015	V-15-16	Yingling	19-27-401-013	Business in A-1 District	Active
9/28/2015	V-15-18	Carlson Schultz	11-04-226-014	Operating a business in PDR District	Active
9/28/2015	V-15-19	Taylor	01-11-200-009	Construction Debris on A-1	Active
10/1/2015	V-15-21	MCJ Investments	08-16-200-035	Building without Permit	Active
12/14/2015	V-15-23	William & Marilyn Phelps	07-26-200-002	Operating a business in A-1 District	Active
12/14/2015	V-15-24	Derasadourian	04-18-251-001, 04-18-251-002, and 04-18-254-022	Multiple inoperable vehicles	Active

2015 Closed Violation Files					
DATE	FILE #	NAME	LOCATION	VIOLATION	STATUS
2/13/2014	V-14-4	Mora	17-02-200-004	Business in A-1, Ag. District	Closed
8/15/2014	V-14-27	Rediger	09-17-100-012	Multiple inoperable vehicles	Closed
11/24/2009	V-09-32	Hansen	06-06-228-012	Building Permit Suspended + 6 months	Closed
7/18/2014	V-14-23	Hickey	09-24-326-002	Occupied RVs	Closed
8/15/2014	V-14-26	Lindgren	05-14-300-018	Multiple inoperable vehicles	Active
11/18/2008	V-08-43	Kirby (B&O)	06-29-451-001	Signage w/o Permit	Closed
6/6/2014	V-14-16	Byrd	06-08-400-009	Business in A-1, Ag. District and Building without a Permit	Closed
2/1/2015	V-15-5	Reichling	05-28-200-008	Building Permit Suspended + 6 months	Closed
4/7/2015	V-15-9	Steinbis Properties	06-28-101-007	Re-roof without a Permit	Closed
4/8/2014	V-14-7	Bowman/Haines/Volpp	06-26-200-004	Business in A-1, Ag. District	Closed
3/5/2015	V-15-11	Wagner	01-01-400-006	Second Residence without Permit and Dog Kennel	Closed
4/7/2015	V-15-8	Stewart	215151008	Bldg without a Permit	Closed
4/13/2015	V-15-10	Oldham	06-19-400-014	Multiple Inoperable Vehicles	Closed
12/30/2014	V-15-3	Brown	06-08-400-011	Pool and Building	Closed
12/30/2014	V-15-1	Helen Osland	19-11-300-007	Operating a business in PDR District	Closed
8/27/2014	V-14-28	Leroy Voga Living Trust	19-23-200-004	Multiple inoperable vehicles	Closed
12/31/2015	V-15-4	Hackman	02-27-300-005	Operating a business in A-1 District	Closed
09/29/2014	V-14-26	Lindgren	05-14-300-018	Multiple inoperable vehicles	Closed
6/2/2014	V-14-15	Harrington	02-23-200-017	Multiple inoperable vehicles and Pond	Closed
11/5/2004	V-04-46	Marsh	02-23-200-013	Grading in Floodplain	Closed
9/6/2013	V-13-29	He Chubbuck Farm Trust	04-03-200-001	Filling / Grading without SDP	Closed
8/20/2015	V-15-15	St. Aubin Nurseries	01-05-300-002	Grading in Floodplain	Closed
6/26/2015	V-15-13	Glogovsky	05-25-226-002	Home business w/o Permit	Closed

2015 Closed Violation Files					
DATE	FILE #	NAME	LOCATION	VIOLATION	STATUS
2/27/2015	V-15-7	Hopkins	09-34-100-004	Business in A-1, Ag District	Closed
7/13/2015	V-15-14	Wood	06-33-126-006	Public stable w/o Permit	Closed
10/5/2015	V-15-20	Martin	19-03-452-001	Home business w/o Permit	Closed
9/9/2015	V-15-17	Ratliff	06-29-274-011	Chickens on Res. Lot (less than 2 acres)	Closed
8/4/2015	V-15-22	Townley	06-06-201-002	Business in PDR	Closed
11/1/2012	V-12-31	Cole/ Hunter	03-35-300-002	Expired Bldg. Permit & Bldg. w/o Permit	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 '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
FY '15	279	27	44	208	\$15,707,332
10 YEAR TOTALS	2,279	154	498	1,627	\$500,368,961
10 YEAR AVGS.	228	15	50	163	\$50,036,896

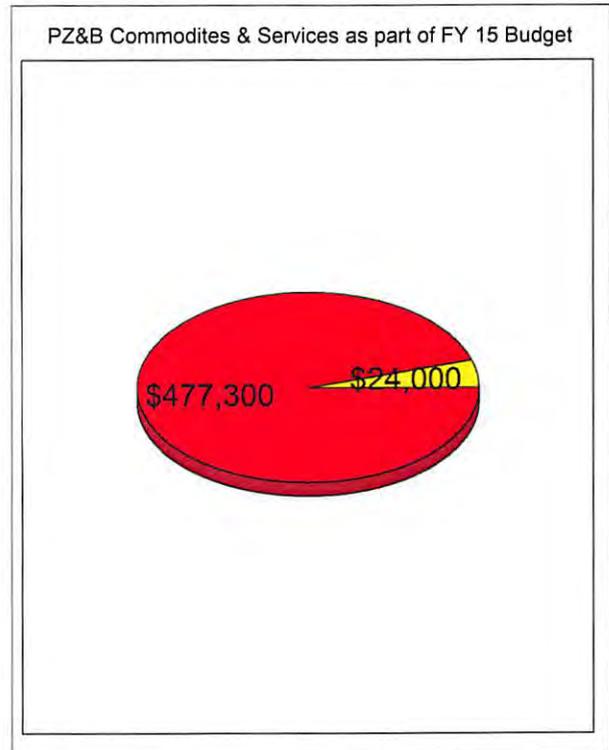
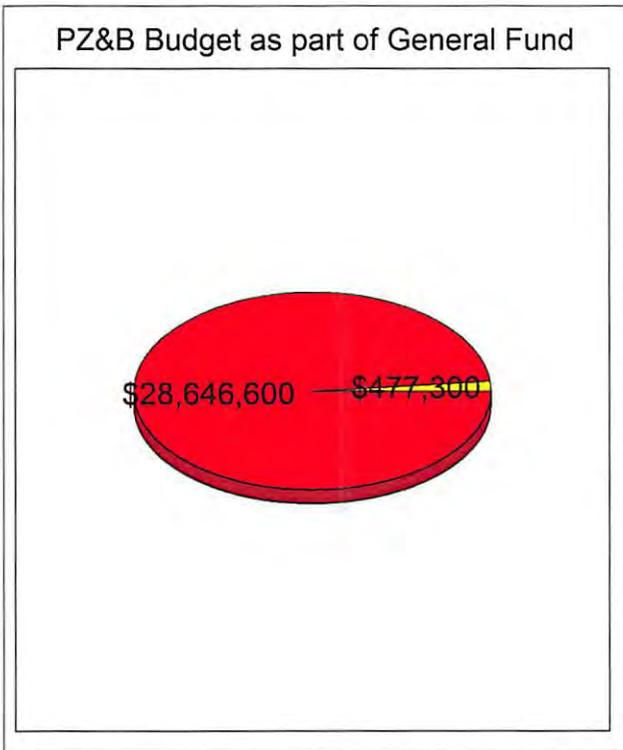


2015 Site Development Permit Open Log								
Date of Application	SDP Number	Applicant Name	P.I.N.	Date Sent to County Engineer	Date Approved	Deadline for Completion	Deadline for L.O.C / Bond	Current Status
2/20/2014	SD-14-1	Enbridge (Rosenwinkel)	11-32-200-017	2/20/2014	4/9/2014	4/9/2016	Bond	In Progress - 11/30/15 ©
10/17/2014	SD-14-18	B&O Auto	06-29-451-041	10/21/2014	3/2/2015	3/2/2016	LOC	In Progress
1/30/2015	SD-15-3	Verizon (SBA Towers - Rousch)	06-07-200-014	3/4/2015	5/8/2015	5/8/2016	Cashiers Checks	In Progress - 11/18/15
4/7/2015	SD-15-7	ComEd - Grand Prairie Gateway Project	Various	4/8/2015	7/14/2015	7/13/2016	Bond	In progress
5/28/2015	SD-15-12	Harrington	2-23-200-017	4/21/2015	10/29/2015	10/29/2016	Cashiers Checks	In Progress - 11/18/15
6/22/2015	SD-15-13	Sandwich Fair	19-26-300-025	5/29/2015	7/21/2015	7/20/2016	n/a	In progress - 11-18-15
7/22/2015	SD-15-14	ComEd - reconductoring	Various	7/20/2015	11/5/2015	11/5/2016	Bond	In Progress
8/14/2015	SD-15-15	Verizon (SBA Monarch Towers - Olson)	09-20-401-005	8/14/2015	9/11/2015	9/11/2016	Bond	In progress
8/17/2015	SD-15-16	Doug Massier	10-12-200-005	8/15/2015				Waiting on Zoning App
8/25/2015	SD-15-18	Hopkins	09-34-100-004	8/27/2015				Waiting on Applicant
9/10/2015	SD-15-19	Zeman Homes	09-29-400-029	9/14/2015	12/1/2015	12/1/2016	Bond	In Progress
9/24/2015	SD-15-21	SBA Steel II, LLC (Nelson)	07-21-400-005	10/1/2015	10/5/2015	10/6/2016	Bond	In Progress
12/29/2015	SD-15-30	MCJ Investments	08-16-200-035	12/30/2015				Waiting on Hwy
2015 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
12/4/2014	SD-14-23	Nicor	03-16-100-004	12/9/2014	1/20/2015	NA	1/20/2015	Waiver Ltr Sent
1/5/2015	SD-15-1	Nicor	07-25-100-001	1/5/2015	1/26/2015	NA	1/26/2015	Waiver Ltr Sent
1/8/2015	SD-15-2	Hunt	06-10-400-015	1/9/2015	3/3/2015	NA	3/4/2015	Waiver Ltr Sent
2/25/2015	SD-15-5	Sandwich Fairgrounds	19-26-300-025	2/26/2015	3/2/2015	NA	3/5/2015	Waiver Ltr Sent
11/6/2014	SD-14-22	Hardy (Brian Burkart)	06-07-200-022	11/19/2014	4/16/2015	NA	4/16/2015	Waiver Ltr Sent
4/24/2015	SD-15-8	Steinbis Properties	06-28-101-007	4/24/2015	4/28/2015	NA	4/28/2015	Waiver Ltr Sent
3/16/2015	SD-15-6	Zurbrugg	08-30-401-008	3/16/2015	5/8/2015	NA	5/11/2015	Waiver Ltr Sent
6/1/2012	SD-12-17	CNS Farms, LLC	05-09-200-003	6/4/2012	9/5/2012	8/16/2013	5/14/2015	CLS Ltr Sent 5-14-15
4/29/2015	SD-15-9	Oates	06-05-205-001	4/30/2015	5/13/2015	NA	5/14/2015	Waiver Ltr Sent
8/19/2014	SD-14-13	Carlson	05-24-451-006	8/19/2014	9/19/2014	9/19/2015	6/5/2015	CLS Ltr Sent 6-5-15
5/20/2015	SD-15-10	Smoltich (Spears)	15-16-226-016	5/20/2015	6/9/2015	NA	6/10/2015	Waiver Ltr Sent
5/26/2015	SD-15-11	Hoffman	15-24-376-004 and 15-24-376-003	5/26/2015	6/9/2015	NA	6/10/2015	Waiver Ltr Sent
2/3/2015	SD-15-4	HE Chubbuck Trust via SWCD	04-03-200-001	2/3/2015	3/2/2015	3/2/2016	n/a	Completed per Nathan Schwartz SV on 7-21-15
7/19/2013	SD-13-22	Nicor	3-10-300-002, 03-10-300-004, 03-10-300-005	7/19/2013	8/19/2013	8/19/2014	Cashiers Checks	Closed
10/30/2012	SD-12-43	Marsh	02-23-200-022	10/30/2012	6/19/2013	6/19/2014	Cashiers Checks	Closed - Completed per Nathan Schwartz SV on 7-21-15
3/11/2012	SD-14-4	York	05-25-226-011	3/11/2014	4/22/2014	4/22/2015	LOC - 3/5/15	Closed

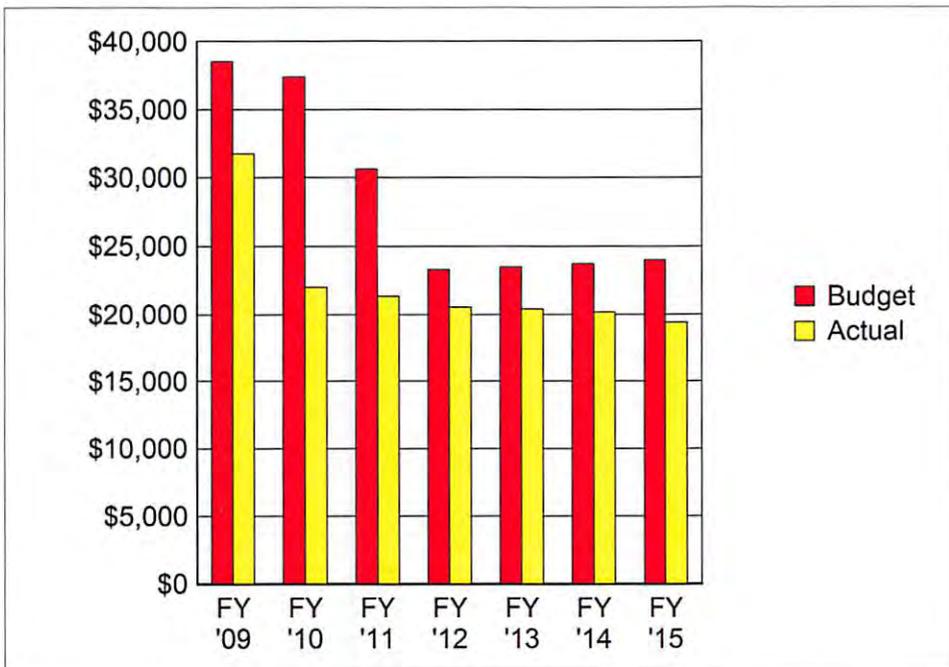
2015 Site Development Permit Closed Log								
Date of Application	SDP Number	Applicant Name	P.I.N.	Date Sent to County Engineer	Date Approved	Deadline for Completion	Date Closed	Final Status
10/24/2019	SD-14-19	Funderburg	05-24-451-005	10/24/2014	11/18/2014	11/18/2015	9/11/2015	Closed
9/21/2015	SD-15-20	Williams	06-29-254-022 & 06-29-254-023	9/21/2015	NA	NA	10/1/2015	Closed - Agreed to revised site plan
8/20/2015	SD-15-17	Forest Preserve	02-26-200-006	8/26/2015	10/2/2015	NA	10/2/2015	Waiver Ltr Sent
11/3/2015	SD-15-23	Nicklas (Rasmussen)	01-19-326-013	11/4/2015	11/5/2015	NA	11/6/2015	Waiver Ltr Sent
11/3/2015	SD-15-24	USCOC (Thompson)	04-27-400-008	11/4/2015	11/5/2015	NA	11/6/2015	Waiver Ltr Sent
11/30/2015	SD-15-26	Union 3 via SWCD	Various	11/30/2015	11/30/2015	NA	12/1/2015	Waiver Ltr Sent
11/18/2015	SD-15-25	Kish-YMCA	08-01-452-009, 08-12-201-001, and 08-12-200-001	11/18/2015	11/30/2015	NA	12/1/2015	Waiver Ltr Sent
11/2/2015	SD-15-22	MCJ Investments	08-16-200-035	11/4/2015	12/7/2015	NA	12/8/2015	Waiver Ltr Sent
12/4/2015	SD-15-29	Wackerlin	14-26-400-009	12/7/2015	12/16/2015	NA	12/16/2015	Waiver Ltr Sent
11/30/2015	SD-15-27	Silverthorne (Miyar)	05-26-401-007	12/1/2015	12/22/2015	NA	12/29/2015	Waiver Ltr Sent
12/1/2015	SD-15-28	DC Animal Welfare (Wisniewski)	03-34-300-005	12/7/2015	12/22/2015	NA	12/29/2015	Waiver Ltr Sent

PZ&B FY '15 BUDGET REVIEW

FY 15 General Fund \$28,646,600
 Planning, Zoning & Building \$477,300 2% of total General Fund
 Commodities & Services \$24,000 5% of total PZ&B Budget



Commodities & Services	FY '09	FY '10	FY '11	FY '12	FY '13	FY '14	FY '15
Budget	\$38,500	\$37,400	\$30,600	\$23,300	\$23,500	\$23,700	\$24,000
Actual	\$31,752	\$22,026	\$21,357	\$20,564	\$20,440	\$20,208	\$19,400 *
%	82%	59%	70%	88%	87%	85%	81%
Revenue Actual	\$160,049	\$68,819	\$62,858	\$65,201	\$53,014	\$62,931	\$61,231



* Does not include \$7,039 paid to interim Building Inspector service