



## DEKALB COUNTY COMMUNITY DEVELOPMENT DEPARTMENT

Derek Hiland, Director  
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Jolene Willis, Economic Development Coordinator

## 2017 ANNUAL REPORT

The primary function of the Community Development Department is to help direct and manage growth and land use changes in DeKalb County. The principal way in which the department aids in such management is through the interpretation, application and enforcement of the county's Unified Comprehensive Plan, Zoning Ordinances, Subdivision Regulations, Building Codes and Stormwater Management regulations by facilitating an efficient development process and influencing investment in the community.

### STORMWATER MANAGEMENT

The purpose of the Stormwater Management Plan is to allow management and mitigation of the possible negative effects of urbanization and development on flooding and stormwater drainage in DeKalb County. This purpose is to be achieved by consolidating the existing stormwater management framework into a united, countywide structure; recommending minimum standards for floodplain and stormwater management; and establishing a countywide Plan for the management of stormwater runoff, including the management of natural and manmade drainage ways, including watersheds. The Department convenes a 12-member advisory board that is responsible for plan review which meets at minimum once a quarter or as a need arises.

### HAZARD MITIGATION

The DeKalb County All Hazards Mitigation Plan identifies activities that can be undertaken by both the public and the private sectors to reduce safety hazards, health hazards, and property damage caused by natural and manmade hazards. The Plan focuses on the six major natural hazards facing DeKalb County:

- Severe summer storms
- Severe winter storms
- Floods
- Tornadoes
- Extreme cold events
- Extreme heat events

Along with four manmade hazards:

- Radiological release incidents
- Utility interruption
- Transportation related incidents
- Hazardous material incidents (HazMat).

This Plan fulfills the federal mitigation planning requirements, and provides the County and its municipalities and institutions with a blueprint for reducing the impacts of these natural and manmade hazards on people and property.

## ECONOMIC DEVELOPMENT

The position of Economic Development Coordinator was established and restructured within the Community Development Department with the hire of Jolene Willis in May 2017. The position provides staff support to the Department, Economic Development Committee (EDC), DeKalb County Business Incubator, and to other boards, commissions and civic organizations and supports the Department Director through economic development and development planning, marketing and research work in implementing the County's Comprehensive Economic Development Strategy (CEDS) Plan.

### BUSINESS INCUBATOR

- Graduated DeKalb County Community Gardens in Fall 2017; Accepted New Traditions Publishing in Fall 2017 closing the year with a tenant count of 4.
- Established partnerships with key entrepreneur service organizations to utilize Incubator for client meetings:
  - NIU EIGERlabs and Center for Product Development
  - Fox Valley SCORE Chapter
  - Waubensee Community College Small Business Development Center (SBDC)
  - Kishwaukee College Workforce and Community Education
- Selected as class project for NIU Social Entrepreneurship MGMT course; received free business model
- Updated Business Incubator web content and Created Google Sites page for contact information
- Promoted DeKalb County Community Foundation Community Economic Development grant program on visits with municipal leaders.
- Completed Illinois Basic Economic Development Course
- Participated in Health Department Strategic Planning Sessions
- Assisted County website ad hoc committee planning phase
- Participated in several business retention and attraction team meetings throughout county.
- Selected to represent DeKalb County on the Kane/Kendall/DeKalb County Workforce Board.
- Surfaced key topics for DeKalb County Regional Planning Commission meetings based on community engagement.

### SMALL BUSINESS RESOURCE NETWORK

- Created Small Business Network Resources Team (action item from DeKalb County CEDS) with monthly meetings of entrepreneurship support services and collaborative outreach planning:

Fox Valley SCORE	Kishwaukee College
DeKalb Chamber of Commerce	Waubensee Community College SBDC
Sycamore Chamber of Commerce	City of DeKalb
Sandwich Area Chamber of Commerce	City of Sycamore
Genoa Area Chamber of Commerce	City of Genoa
DeKalb County Economic Development Corp.	Sandwich Economic Development Corp.
- Northern Illinois University
  - Center for Governmental Studies
  - EIGERlab and Center for Product Development
  - Community Affairs

## REGIONAL PLANNING COMMISSION (RPC)

Established in 2002, the DeKalb County RPC is a cooperative organization consisting of representatives from 14 municipalities and the County that serves as a forum for communication and coordination on issues of regional importance as outlined in the charter. Commission members are nominated from each municipality and appointed by the county board chair. DeKalb County Community Development Department provides staff support and technical assistance to communities on the issues discussed. The RPC convenes five to six times per year at the DeKalb County Administration Building in Sycamore, Ill.

### RPC 2017 Agenda Highlights

- DeKalb County Community Foundation's Community Economic Development Grant program
- Update on the County's Comprehensive Economic Development Strategy
- Code Enforcement Best Practices Major topics
- County Solar/Wind Farm Ordinance Update
- Creating New Addresses - DeKalb County 911 Coord. & DeKalb County Info. Management Office Director
- Cellular and/or Internet Water Tower Contracts
- Gaming Parlors in Your Community
- MicroCell Sites and Water Tower Lease Agreements
- Water Tower Maintenance in Your Community
- Drinking Water 1-2-3 – A Guide for Local Officials and Community Leaders Best practices on drinking water resource planning and management – Metropolitan Planning Council and Northwest Water Planning Alliance

## OTHER DEPARTMENTAL HIGHLIGHTS

Beyond the efforts noted above the Department of Community Development remains involved in a variety of other capacities county wide. Staff are either seated on committees or boards or work in cooperation with our government and nonprofit partners. The following groups or organizations are just a few examples of the department's partnerships:

- Northwest Water Planning Alliance (NWPA)
- DeKalb County Convention and Visitor's Bureau (DCCVB)
- DeKalb County Farm Bureau (DCFB)
- Soil and Water Conservation District of DeKalb County (SWCDDC)
- City of DeKalb's Annie Glidden North Taskforce (AGN)
- DeKalb County Community Foundation (DCCF)
- DeKalb Sycamore Transportation Study (DSATS)
- International Code Council (ICC)
- Illinois Environmental Protection Agency (IEPA)
- Illinois Economic Development Association (IEDA)
- American Planning Association (APA)
- Illinois Association of County Zoning Officials (IACZO)
- Kane, Kendall and DeKalb County Workforce Board

**PLANNING, ZONING & BUILDING ACTIONS**

Site Development Permits	Previously Open	New	Closed / Waived
2015	10	30	27
2016	13	28	27
2017	14	24	21

Violations	Previously Open	New	Closed	State's Atty / Admin Order*
2015	17	24	29	5
2016	12	16	24	4
2017	4	17	8	4

\*ITEMS HELD IN LEGAL PROCEEDINGS AND NOT TRULY OPEN/CLOSED

Zoning Actions	Special Uses	Variations	Text Amendments	Map Amendments	Other	TOTALS
2015	4	4	1	1	2	12
2016	5	3	1	2	0	11
2017	7	7	1	1	1	17

**10 Year Summary Building Report (Fiscal Years 2008-2017)  
DeKalb County Community Development Department**

Fiscal Year	Homes, New	Farm Buildings	Other Permits	Total Permits	Total # of Inspections	Value of Construction
FY '08	14	53	105	172	789	\$38,164,000
FY '09	19	49	252	320	1440	\$337,634,420
FY '10	11	38	120	169	674	\$10,620,796
FY '11	6	47	128	181	534	\$14,876,816
FY '12	11	66	146	223	702	\$14,380,279
FY '13	13	53	142	208	731	\$9,360,431
FY '14	9	34	173	216	634	\$26,418,968
FY '15	27	44	208	279	830	\$15,707,332
FY '16	15	36	180	242	930	\$37,060,000
FY '17	12	28	197	237	798	\$10,547,745
10 year Totals	137	448	1,651	2,247	8,062	\$514,770,787
10 Year Averages	14	45	165	225	806	\$51,477,079

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