



DEKALB COUNTY COMMUNITY DEVELOPMENT DEPARTMENT

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2018-2019 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.

- Revising the Upper South Branch Kishwaukee River Watershed Plan
- Updating County Stormwater Ordinance to reflect new State of Illinois requirements

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
- Transportation related incidents
- Utility interruption
- 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.

- Finished 5-year plan update and currently under FEMA review.

ECONOMIC DEVELOPMENT

- Business Incubator - Graduated the following tenants: Kitchen Revolution (2019), Comprehensive Rehabilitation Services (2018), Executive Authors (2019), Michael Roe Law Office (2019), Omar Salguero Law Office (2019), Community Action Agency (2019). New tenants: DeKalb County Convention & Visitors Bureau (2019) and Regional Office of Education (2018 & 2019)
- Sustained partnerships with key entrepreneur service organizations to utilize Incubator for client meetings:
 - NIU EIGERlabs and Center for Product Development
 - Fox Valley SCORE Chapter
 - Waubonsee Community College Small Business Development Center (SBDC)
 - Kishwaukee College Workforce and Community Education
- Provided grant writing services to Somonauk, Waterman, Kingston, Lee, and Sandwich for DeKalb County Community Foundation Community Economic Development grant program.
- Established DeKalb County Mayors Forum meeting quarterly for community collaboration and networking
- Coordinating DeKalb County Thriving - Comp Econ Dev Strategic Planning Teams 3 & 5
- Represented DeKalb County on the Kane/Kendall/DeKalb County Workforce Board
- Coordinates Small Business Network Resources Team (action item from DeKalb County CEDS) with regular meetings of entrepreneurship support services and collaborative outreach planning:

Fox Valley SCORE

DeKalb Chamber of Commerce

City of Sycamore

Kishwaukee College

Sycamore Chamber of Commerce

DeKalb County Economic Development Corp

City of DeKalb

Sandwich Area Chamber of Commerce

Waubonsee Comm College – IL SBDC

City of Genoa

Genoa Area Chamber of Commerce

Sandwich Economic Development Corp

Northern Illinois University: Center for Govt 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.

RPC 2018-19 Agenda Highlights

- DeKalb County Community Foundation's Community Economic Development Grant program
- Update on the County's Comprehensive Economic Development Strategy and Teams
- ComEd's Public Sector Energy Efficiency & Streetlight Programs
- IEPA Brownfield Redevelopment Workshop
- IHDA's Demolition and Abandoned Properties Program
- USDA Rural Development Available Grant & Loan Programs
- Fiber Networks in DeKalb County
- Sustainable Energy Projects/Ordinances; Building Code Updates; Emergency Alert Processes
- Community Infrastructure GIS Project
- 2020 Census
- National Center for Safe Routes to School/IDOT Grant

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 Farm Bureau (DCFB)
- City of DeKalb’s Annie Glidden North Taskforce (AGN)
- DeKalb Sycamore Transportation Study (DSATS)
- International Code Council (ICC)
- American Planning Association (APA)
- Village of Lee, Contracted Building Inspection Services
- DeKalb County Economic Development Corp (DCEDC)
- DeKalb County Convention and Visitor’s Bureau (DCCVB)
- Soil and Water Conservation District of DeKalb County (SWCDDC)
- DeKalb County Community Foundation (DCCF)
- Illinois Association of County Zoning Officials (IACZO)
- Kane, Kendall and DeKalb County Workforce Board
- DeKalb County Thriving – CEDS Teams 3 & 5

PLANNING, ZONING & BUILDING ACTIONS

Site Development Permits	Previously Open	New	Closed / Waived
2017	14	24	21
2018	14	28	17
2019	24	17	12

Violations	Previously Open	New	Closed	State’s Atty / Admin Order*
2017	5	17	8	4
2018	15	5	3	4
2019	17	16	12	4

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

Zoning Actions	Special Uses	Variations	Text Amendments	Map Amendments	Other	TOTALS
2017	7	7	1	1	1	17
2018	50	5	2	1	1	59
2019	7	5	0	1	0	13

**DeKalb County Community Development Department
10 Year Summary Building Report (FY 2010-2019)**

Fiscal Year	Homes, New	Farm Buildings	Other Permits	Total Permits	Total # of Inspections	Value of Construction
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
FY 18	5	19	176	200	648	\$10,803,513
FY 19	8	21	244	273	762	\$17,206,929
10 Year Totals	117	386	1,714	2,228	7,243	\$166,982,809
10 Year Averages	12	39	171	223	724	\$16,698,281