

**DEKALB COUNTY GOVERNMENT**  
**\*SPECIAL\***  
**COUNTY BOARD MEETING**  
**July 1, 2015**  
**7:00 p.m.**  
**AGENDA**

1. Roll Call
2. Pledge to the Flag
3. Approval of Agenda
4. Communications and Referrals
5. Persons to be Heard from the Floor
6. Proclamations
  - a. **Proclamation P2015-02:** Recognition of the Special Olympics.
7. Reports from Standing Committees & Ad Hoc Committees

**PLANNING & ZONING COMMITTEE**

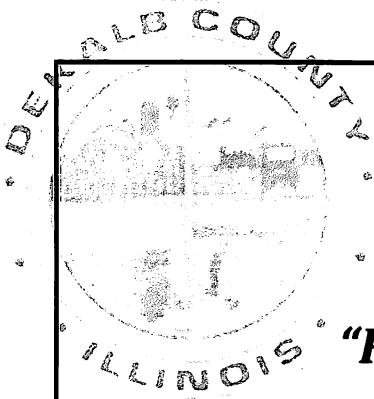
- a. **Ordinance O2015-05:** Approving a Zoning Map Amendment for the Community of Fairdale in Franklin Township. *The DeKalb County Board does hereby approve the Zoning Map Amendment for properties in the unincorporated community of Fairdale in Franklin Township, legally described as shown in Exhibit "A", to rezone the subject properties from A-1, Agricultural District, RC-1, Residential Conservation District, RC-2, Residential Conservation District, BC, Business District, and MC, Manufacturing District, to MXD, Mixed Use Development, to accommodate reconstruction after damage to the community from the storms and tornado of April 9, 2015, said application having been submitted in accordance with the requirements of Article 10 of the DeKalb County Zoning Ordinance. Committee Action: To be determined at the July 1<sup>st</sup> Special P&Z Committee Meeting.*
- b. **Resolution R2015-62:** Approval for the Planning & Zoning Director to Fill the Position of County Building Inspector. *The DeKalb County Board does hereby authorize the Planning Director to fill the position of Chief Building Inspector within the Planning, Zoning and Building Department. Committee Action: To be determined at the July 1<sup>st</sup> Special P&Z Committee Meeting.*

## FINANCE COMMITTEE

- a. **Resolution R2015-58:** Approval for the Information Management Office to Fill an Upcoming Open Position. *The DeKalb County Board does hereby authorize the Information Management Office Director to fill the position of Lead Assistant Network Technician after a 75 day moratorium following the vacancy.* **Action: This item was removed from the June 17, 2015 County Board Meeting and moved to be considered at the July 1, 2015 Special County Board Meeting.**

## JAIL SOLUTIONS COMMITTEE

- a. **Resolution R2015-63:** Resolution to Authorize the Financing and Construction Parameters for the Jail Expansion and Authorization to Move Said Project Forward in a Timely Matter. *The DeKalb County Board does hereby approve the financing and construction parameters for the Jail Expansion Project set forth in the attached resolution that were recommended by the Jail Solutions Committee, as well as authorize the County Administrator to take the necessary actions to implement the outlined plan with the exception of selling bonds.* **Committee Action: Moved by Mr. Oncken. Seconded by Mr. O'Barski. Approved unanimously.**
  - b. **Ordinance O2015-06:** Bond Ordinance for Jail Expansion Project. *The DeKalb County Board does hereby authorize the issuance of \$35,000,000 General Obligation Alternate Bonds of the County of DeKalb, Illinois for the purpose of financing the expansion and renovation of the County Jail.* **Committee Action: Moved by Mr. Stoddard. Seconded by Mr. Oncken. Approved unanimously.**
8. Old Business
  9. New Business
  10. Adjournment



# PROCLAMATION

P2015-02

## *"Recognition of the Special Olympics"*

**WHEREAS**, the Special Olympics Illinois is a not-for-profit organization offering year-round training and competition in 19 sports for nearly 22,000 traditional athletes with intellectual disabilities and nearly 21,000 Young Athletes ages 2-7 with and without intellectual disabilities, and

**WHEREAS**, Special Olympics programs enhance physical fitness, motor skills, self-confidence, social skills and encourage family and community support, and

**WHEREAS**, the 2015 Special Olympics World Summer Games open on July 25, 2015 in Los Angeles, California, and

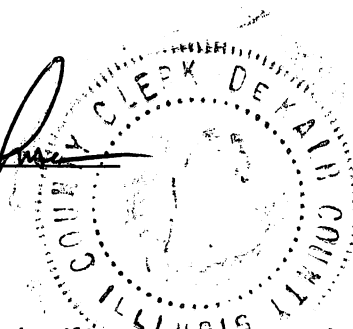
**WHEREAS**, Special Olympics Illinois will send 15 athletes and 8 coaches to join Special Olympics USA where the 491 member delegation will represent the United States at the 2015 Special Olympics World Summer Games. In addition, 6 residents from Illinois will be officiating at the Games.

**THEREFORE**, the County Board of DeKalb County, Illinois whole-heartedly supports the work of Special Olympics to provide year-round sports training and athletic competition in a variety of Olympic-type sports for children and adults with intellectual disabilities, giving them continuing opportunities to develop physical fitness, demonstrate courage, experience joy and participate in sharing of their gifts, skills, and friendship with their families, other Special Olympics athletes and the entire community and to promote greater understanding, appreciation and acceptance of all individuals. We also congratulate all of the athletes who are participating in the 2015 Special Olympics World Summer Games.

*Given at Sycamore, Illinois, this 1<sup>st</sup> Day of July 2015, A.D.*

**ATTEST:**

  
Douglas J. Johnson  
DeKalb County Clerk



  
Mark Pietrowski, Jr.  
DeKalb County Board Chairman

*"Let me win, but if I cannot win, Let me be brave in the attempt."  
--Special Olympic Oath*

STATE OF ILLINOIS     )  
                                          )SS  
COUNTY OF DEKALB    )

**ORDINANCE 2015-05**

**AN ORDINANCE APPROVING A ZONING MAP AMENDMENT  
FOR THE COMMUNITY OF FAIRDALE  
IN FRANKLIN TOWNSHIP**

WHEREAS, the DeKalb County Planning, Zoning and Building Department, under the direction of the Planning and Zoning Committee of the DeKalb County Board, has submitted an application for a Zoning Map Amendment for properties in the unincorporated community of Fairdale in Franklin Township, legally described as shown in Exhibit “A” attached hereto, to rezone the subject properties from A-1, Agricultural District, RC-1, Residential Conservation District, RC-2, Residential Conservation District, BC, Business District, and MC, Manufacturing District, to MXD, Mixed Use Development, to accommodate reconstruction after damage to the community from the storms and tornado of April 9, 2015, said application having been submitted in accordance with the requirements of Article 10 of the DeKalb County Zoning Ordinance; and

WHEREAS, following due and proper notice by publication in the Daily Chronicle not less than fifteen (15) nor more than thirty (30) days prior thereto, and by mailing notice to all owners of property abutting the subject properties at least ten (10) days prior thereto, the DeKalb County Hearing Officer conducted a public hearing on June 18, 2015 at which the petitioner presented evidence, testimony, and exhibits in support of the requested Zoning Map Amendment, and no members of the public spoke in favor of the request and none in opposition thereto; and

WHEREAS, the Hearing Officer has considered the evidence, testimony and exhibits presented at the public hearing and has made findings of fact and recommended that the Zoning Map Amendment be approved, as set forth in the Findings of Fact and Recommendation of the DeKalb County Hearing Officer, dated June 18, 2015, a copy of which is appended hereto as Exhibit “B”; and

WHEREAS, the Planning and Zoning Committee of the DeKalb County Board has considered the evidence and testimony from the public hearing and the findings of fact and recommendations of the Hearing Officer, and has forwarded to the DeKalb County Board a motion to approve the requested Zoning Map Amendment; and

WHEREAS, the DeKalb County Board has considered the recommendation of the Planning and Zoning Committee and the report and findings of fact of the Hearing Officer, and has determined that the requested Zoning Map Amendment to change the zoning of the subject properties in unincorporated Fairdale to MXD, Mixed Use Development to accommodate reconstruction following the April 9, 2015 storms would be consistent with the findings required by Section 10.04.F of the DeKalb County Zoning Ordinance;

NOW, THEREFORE, BE IT ORDAINED BY THE COUNTY BOARD OF DEKALB COUNTY, ILLINOIS, as follows:

SECTION ONE: The report of the DeKalb County Hearing Officer, Exhibit “B” attached hereto, is hereby accepted, and the findings of fact and conclusions set forth therein are hereby adopted by the DeKalb County Board.

SECTION TWO: Based on the findings of fact adopted herein, the request of the Planning, Zoning and Building Department for a Zoning Map Amendment to rezone the properties in unincorporated Fairdale in Franklin Township, legally described as shown in Exhibit “A” attached hereto, from A-1, Agricultural District, RC-1, Residential Conservation District, RC-2, Residential Conservation District, BC, Business District, and MC, Manufacturing District, to MXD, Mixed Use Development, is hereby approved, and the DeKalb County Zoning Map shall be amended to reflect said zone change.

SECTION THREE: The permitted land uses, regulations, and conditions of this MXD, Mixed Use Development shall be as follows:

1. To the extent that the provisions below directly contradict any adopted rule, regulation or law of DeKalb County, IL, these provisions shall prevail. However, nothing in the approval of this rezoning shall be construed to absolve or waive compliance with any other applicable County rule, regulation or law not in direct conflict with the provisions set forth herein, including but not limited to building codes and health and sanitation regulations. Further, nothing in this mixed use development proposal shall be construed as permitting or encouraging the establishment of land uses that did not exist in Fairdale prior to April 9, 2015;

2. Land uses shall be permitted on the properties within the area of this development as follows:

P.I.N.: 01-19-100-013 shall be permitted one single-family dwelling or those permitted uses set forth in the BC, Business Conservation District, but not both, said business uses to be subject to the BC District regulations;

P.I.N.s: 01-19-100-014, -015, -016, and -017, shall be permitted those permitted uses set forth in the BC, Business Conservation District, said uses to be subject to the BC District regulations;

P.I.N.: 01-19-100-004 shall be permitted one single-family dwelling;

P.I.N.: 01-19-100-005 shall be permitted one single-family dwelling or those permitted uses set forth in the BC, Business Conservation District, but not both, said business uses to be subject to the BC District regulations;

The combination of P.I.N.s: 01-19-100-010 and -011, shall be permitted one single-family dwelling;

The combination of P.I.N.s: 01-19-200-004 and 01-19-100-007 shall be permitted one single-family dwelling, and those permitted uses set forth in the A-1, Agricultural District except farm dwellings, said uses to be subject to the A-1 District regulations;

The combination of P.I.N.s: 01-19-301-006 and 01-19-326-013, shall be permitted those permitted uses set forth in the MC, Manufacturing Conservation District, said uses to be subject to the MC District regulations;

P.I.N.: 01-19-301-007 shall be permitted those permitted uses set forth in the A-1, Agricultural District except farm dwellings, and may be used for community septic for Fairdale;

P.I.N.: 01-19-326-011 shall be permitted as open space only, unless combined with adjoining property to the south, in which case it shall be regulated as part of that residential property;

The combination of P.I.N.s: 01-19-326-012 and -002, shall be permitted one single-family residence;

P.I.N.: 01-19-326-015 shall be permitted one single-family residence;

P.I.N.: 01-19-326-005 shall be permitted one single-family residence;

P.I.N.: 01-19-326-006 shall be permitted one single-family residence;

The combination of P.I.N.s: 01-19-326-007 and -008 shall be permitted one single-family residence;

The combination of P.I.N.s: 01-19-326-009, -016, and 01-19-337-001 shall be permitted one single-family dwelling;

P.I.N.: 01-19-328-002 shall be permitted one single-family dwelling;

P.I.N.: 01-19-328-003 shall be permitted one single-family dwelling;

P.I.N.: 01-19-328-004 shall be permitted one single-family dwelling;

P.I.N.: 01-19-328-006 shall be permitted one single-family dwelling;

The combination of P.I.N.s: 01-19-328-007 and -008 shall be permitted one single-family dwelling;

P.I.N.: 01-19-328-009 shall be permitted one single-family dwelling;

The combination of P.I.N.s: 01-19-329-001 and -002 shall be permitted one single-family dwelling;

P.I.N.: 01-19-329-003 shall be permitted one single-family dwelling;

The combination of P.I.N.s: 01-19-329-004, -005, and -006 shall be permitted as open space/  
recreation;

The combination of P.I.N.s: 01-19-330-001, -002, and -003 shall be permitted one single-family dwelling;

P.I.N.: 01-19-330-004 shall be permitted one single-family dwelling;

P.I.N.: 01-19-330-005 shall be permitted one single-family dwelling;

P.I.N.: 01-19-330-006 shall be permitted one single-family dwelling;

P.I.N.: 01-19-331-001 shall be permitted one single-family dwelling;

P.I.N.: 01-19-331-002 shall be permitted one single-family dwelling;

P.I.N.: 01-19-331-003 shall be permitted one single-family dwelling;

P.I.N.: 01-19-331-004 shall be permitted one single-family dwelling;

P.I.N.: 01-19-331-005 shall be permitted one single-family dwelling;

P.I.N.: 01-19-331-006 shall be permitted one single-family dwelling;

P.I.N.: 01-19-332-001 shall be permitted one single-family dwelling;

P.I.N.: 01-19-332-002 shall be permitted one single-family dwelling;

P.I.N.: 01-19-332-003 shall be permitted one single-family dwelling;

The combination of P.I.N.s: 01-19-332-005 and -006 shall be permitted one single-family dwelling;

P.I.N.: 01-19-333-001 shall be permitted one single-family dwelling;

The combination of P.I.N.s: 01-19-333-004, -008 and -011 shall be permitted one single-family dwelling;

P.I.N.: 01-19-333-009 shall be permitted one single-family dwelling;

P.I.N.: 01-19-333-010 shall be permitted one single-family dwelling;

P.I.N.: 01-19-334-001 shall be permitted one, four-unit multi-family dwelling;

P.I.N.: 01-19-334-005 shall be permitted one single-family dwelling;

P.I.N.: 01-19-334-006 shall be permitted one single-family dwelling;

P.I.N.: 01-19-334-007 shall be permitted one single-family dwelling;

P.I.N.: 01-19-335-001 shall be permitted one single-family dwelling;

The combination of P.I.N.s: 01-19-335-002 and -009 shall be permitted one single-family dwelling;

The combination of P.I.N.s: 01-19-335-003 and -007 shall be permitted one single-family dwelling;

P.I.N.: 01-19-335-004 shall be permitted one single-family dwelling;

P.I.N.: 01-19-335-005 shall be permitted one single-family dwelling;

P.I.N.: 01-19-335-006 shall be permitted those permitted uses set forth in the BC, Business Conservation District, said uses to be subject to the BC District regulations;

P.I.N.: 01-19-335-010 shall be permitted one single-family dwelling;

P.I.N.: 01-19-336-001 shall be permitted one single-family dwelling;

P.I.N.: 01-19-336-002 shall be permitted one single-family dwelling;

P.I.N.: 01-19-336-003 shall be permitted one single-family dwelling;

P.I.N.: 01-19-336-004 shall be permitted one single-family dwelling;

P.I.N.: 01-19-336-005 shall be permitted one single-family dwelling;

P.I.N.: 01-19-336-006 shall be permitted one single-family dwelling;

P.I.N.: 01-19-336-007 shall be permitted one single-family dwelling;

P.I.N.: 01-19-336-008 shall be permitted one single-family dwelling; and



The combination of P.I.N.s: 01-19-336-009 and -012 shall be permitted those permitted uses set forth in the MC, Manufacturing Conservation District, said uses to be subject to the MC District regulations;

3. Buildings (meaning all buildings and structures) shall be subject to the following:
  - a. “Building setback” as used herein shall apply to all man-made structures more or less permanently placed on or attached to the ground, and to all elements of such structures including sills, cornices, chimneys, buttresses, ornamental features, eaves, projections, stairs, porches, attachments, etc., excepting fences, which shall be subject to the regulations set forth in Section 5.03.E. of the DeKalb County Zoning Ordinance;
  - b. Minimum building setback from State Rte. 72 shall be 30 feet;
  - c. Minimum building setback for lots abutting any other street in Fairdale shall be zero (0) feet;
  - d. Minimum building setback from lot lines constituting the perimeter of this Mixed Use Development shall be ten (10) feet;
  - e. Minimum building setback for residential lots abutting adjoining lots under separate ownership shall be five (5) feet;
  - f. Minimum building setbacks for lots approved for business and manufacturing uses shall be as set forth in the BC, Business Conservation and MC, Manufacturing Conservation Districts, respectively;
  - g. No maximum lot coverage ratio or sight triangle requirement shall be enforced, nor shall prohibitions against accessory structures being located between the principle building and a street or in a side yard, for residential properties identified herein;
4. If a house is constructed on portions of two or more lots that otherwise would have been permitted to contain one single-family dwelling each, then the right to construct a single-family dwelling on the partially-covered lot shall be lost;
5. If the owner of two or more pre-existing, adjoining and contiguous lots within the boundaries of this MXD, one of which contained a house prior to April 9, 2015 and the other(s) of which was vacant on that date, desires to build a house on the formerly vacant lot(s) or sell said lot(s) as a property on which a house may be built, the owner shall request review and approval of the buildability of the formerly vacant lot(s) by the Planning and Zoning Committee of the County Board, approval of which shall not be unreasonably withheld;
6. A detached accessory building may be constructed on any lot within the boundaries of this MXD that is located on the north side of State Rte. 72 whether or not the lot is improved with a principle building, subject to location and design review and approval by the Planning, Zoning and Building Department staff, but not more than one such

accessory building may be constructed per lot prior to the issuance of a Building Permit for a principle building on the same parcel;

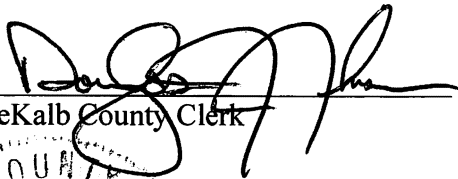
7. Parking regulations set forth in Article 6 of the DeKalb County Zoning Ordinance are waived for single- and multi-family residences authorized by this Mixed Use Development. Business and Manufacturing uses shall comply with applicable provisions of Article 6.

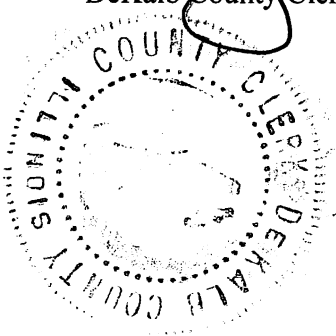
SECTION FOUR: This Ordinance shall be in full force and effect upon its adoption by the County Board of DeKalb County, Illinois.

PASSED BY THE COUNTY BOARD THIS FIRST DAY OF JULY, 2015, A.D.

  
Chairman, DeKalb County Board

ATTEST:

  
DeKalb County Clerk



**Legal Description of the Subject Property**

THAT PART OF SECTION 19, TOWNSHIP 42 NORTH, RANGE 3 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHEAST CORNER OF THE NORTHEAST QUARTER OF SAID SECTION; THENCE WESTERLY ALONG THE SOUTH LINE OF SAID NORTHEAST QUARTER, 2051.00 FEET FOR THE POINT OF BEGINNING; THENCE NORTHERLY, PARALLEL WITH THE EAST LINE OF THE NORTHWEST FRACTIONAL QUARTER OF SAID SECTION, 522.09 FEET; THENCE WESTERLY, PARALLEL WITH SAID SOUTH LINE, 789.00 FEET TO THE WEST LINE OF THE EAST 12 ACRES OF SAID NORTHWEST FRACTIONAL QUARTER; THENCE SOUTHERLY, ALONG SAID WEST LINE, 195.40 FEET; THENCE WESTERLY, 245.00 FEET; THENCE SOUTHERLY, 323.70 FEET TO THE SOUTH LINE OF THE NORTHWEST FRACTIONAL QUARTER OF SAID SECTION; THENCE WESTERLY, ALONG SAID SOUTH LINE, 133.59 FEET; THENCE NORTHERLY, 132.00 FEET; THENCE WESTERLY, 280.50 FEET; THENCE SOUTHERLY, 132.0 FEET TO SAID SOUTH LINE; THENCE WESTERLY, ALONG SAID SOUTH LINE, 100.97 FEET; THENCE NORTHERLY, 198.00 FEET; THENCE WESTERLY, 562.2 FEET; THENCE SOUTHERLY, 198.0 FEET TO SAID SOUTH LINE; THENCE WESTERLY, ALONG SAID SOUTH LINE; THENCE WESTERLY ALONG SAID SOUTH LINE TO THE NORTHWEST CORNER OF LOT "H" OF KOCH'S SUBDIVISION AS RECORDED IN BOOK D, PAGE 79 OF THE DEKALB COUNTY RECORDER'S OFFICE; THENCE SOUTHERLY ALONG THE WEST LINE OF SAID LOT "H" AND THE WEST LINE OF LOT "I" OF SAID KOCH'S SUBDIVISION TO THE NORTHERLY LINE OF THE IOWA, CHICAGO AND EASTERN RAILROAD, SAID LINE BEING 50 FEET NORTHERLY OF AND PARALLEL WITH THE CENTERLINE OF SAID RAILROAD; THENCE EASTERLY ALONG SAID PARALLEL LINE TO THE SOUTHERLY EXTENSION OF THE EAST LINE OF KOCH'S FIRST ADDITION TO THE VILLAGE OF FIELDING (NOW FAIRDALE); THENCE NORTHERLY ALONG SAID SOUTHERLY EXTENSION AND SAID EAST LINE TO THE SAID SOUTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 19; THENCE EASTERLY ALONG SAID SOUTH LINE TO THE POINT OF BEGINNING, ALL IN FRANKLIN TOWNSHIP, DEKALB COUNTY, ILLINOIS.

P.I.N.s: 01-19-100-004, -005, -007, -010, -011, -013, -014, -015, -016, and -017; 01-19-200-004; 01-19-301-006 and -007; 01-19-326-002, -005, -006, -007, -008, -009, -011, -012, -013, -015, and -016; 01-19-328-002, -003, -004, -006, -007, -008 and -009; 01-19-329-001, -002, -003, -004, -005, and -006; 01-19-330-001, -002, -003, -004, -005, and -006; 01-19-331-001, -002, -003, -004, -005, and -006; 01-19-332-001, -002, -003, -005, and -006; 01-19-333-001, -004, -008, 009, -010, and -011; 01-19-334-001, -005, -006 and -007; 01-19-335-001, -002, -003, -004, -005, -006, -007, -009, and -010; 01-19-336-001, -002, -003, -004, -005, -006, -007, -008, -009 and -012; and 01-19-337-001.

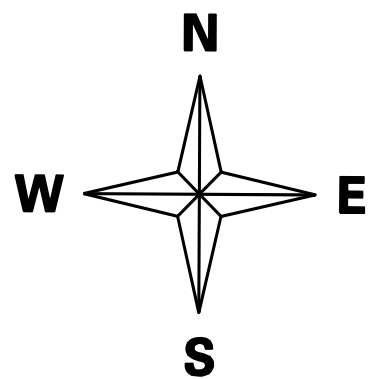
# DeKalb County Zoning Map Fairdale



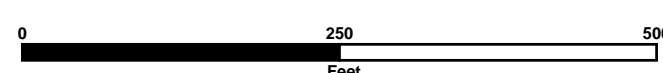
## Legend

- Waterways
- Railroad
- Sections
- Parcels
- Incorporated Area
- Zoning Classifications
 

A-1	PDC
BC	PDR
FP/C	RC-1
MC	RC-2
MXD	SU



### Scale



Printed: 06/30/15 SES  
 Prepared: 06/18/15 SES  
 Updated: 06/18/15 SES

Adopted per DeKalb County  
 Ordinance 2005-09  
 April 20, 2005



DeKalb County Government  
 Information Management Office  
 200 N Main St  
 Sycamore, IL 60178

Zoning is current through  
 May 2015. Roads are  
 current through May 2015  
 & Doc #2015004807. Parcels  
 are current through May  
 2015 & Doc #2015004807.

## DeKalb County Townships

Franklin	Kingston	Genoa
South Grove	Mayfield	Sycamore
Mata	DeKalb	Cortland
Milan	Alton	Pierce
Shelbourn	Clinton	Sycamore Grove
Pine Row	Victor	Somerset Spartanburg

STATE OF ILLINOIS     )  
                                          )SS  
COUNTY OF DEKALB    )

**RESOLUTION  
R2015-62**

WHEREAS, on May 20, 2015 the County Board approved a temporary Hiring Policy (Resolution #R2015-48) which necessitates that certain positions, once vacated, require formal County Board approval before being filled; and

WHEREAS, the Chief Building Inspector position in the Planning, Zoning and Building Department is vacant; and

WHEREAS, the Planning Director has requested authorization to fill the open position because of the vital nature of this position to the County and its residents; and

WHEREAS, the County Administrator has reviewed this request in accordance with the temporary Hiring Policy and concurs with the Planning Director as to the importance of immediately filling this position, and

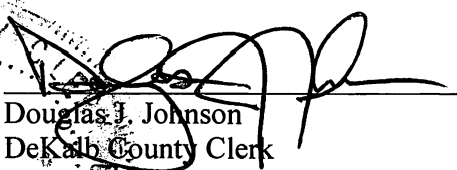
WHEREAS, the Planning and Zoning Committee has reviewed the materials and staff recommendation regarding the Chief Building Inspector position and concurs that it is important to the operation of the County to fill this position and recommends that the County Board grant such authorization;

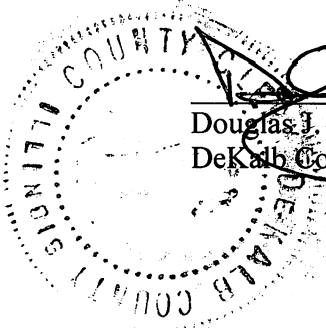
NOW, THEREFORE, BE IT RESOLVED by the DeKalb County Board that the Planning Director is hereby authorized to fill the position of Chief Building Inspector within the Planning, Zoning and Building Department.

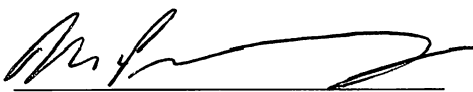
PASSED THIS FIRST DAY OF JULY, 2015 AT SYCAMORE, ILLINOIS.

ATTEST:

SIGNED:

  
Douglas J. Johnson  
DeKalb County Clerk



  
Mark Pietrowski, Jr.  
County Board Chairman




**DeKalb County  
Planning/Zoning/Building Department**

110 East Sycamore Street  
Sycamore, IL 60178  
(815) 895-7188  
Fax: (815) 895-1669

**MEMORANDUM**

**TO:** Gary Hanson  
DeKalb County Administrator

**FROM:**   
Paul R. Miller, AICP  
DeKalb County Planning Director

**DATE:** June 16, 2015

**SUBJECT:** Replacement of Chief Building Inspector

The purpose of this memorandum is to request authorization to hire an individual to fill the position of Chief Building Inspector, recently vacated by the resignation of Keith Anderson. The Chief Building Inspector is the only position in DeKalb County Government with knowledge and expertise in the Building Codes adopted by the County. Building inspection is a profession; interpretation and application of building regulations requires certification by an international building association. All non-farm buildings and structures are subject to regulations to assure minimum standards are met to protect public health, safety, and welfare. In the absence of a Chief Building Inspector, the County must rely on technical building services to identify Building Code regulations applicable to each development project (for everything from placement of a residential shed to construction of a large commercial building). Tasks include answering Building Code questions, interpreting regulations, reviewing building plans, conducting required inspections throughout the construction process, and approving final construction.

Due to the high costs of retaining a technical building code service (see below), the County has contracted to have a Building Inspector in the Planning, Zoning and Building Department only two days a week, for four hours each time. All inquiries that do not coincide with those hours must be handled over the phone. These limitations significantly impair the level of service the County provides, and adds to the time and costs to the property owners who seek a Building Permit as every call and every inspection would be charged. The only costs the County can currently recover are those directly resulting from Building Permit applications; questions raised before an application is filed are payable by the County. Persons who come to the Planning, Zoning, and Building Department without scheduling a meeting (more than 90% of customers are "drop-in") would be turned away unless they coincidentally happen to visit when the consultant Building Inspector is in the office. The resulting frustration will be understandable but unavoidable. DeKalb County has had an in-house Building Inspector to serve its residents since the 1980s. Prior to that, the County used a technical service, and moved to hiring a Building Inspector to respond to the inefficiency and

costs of using a consultant. An analysis by staff in 2013 on the question of using an outside technical service concluded that while the fees charged to applicants for most commercial buildings would likely be in the same neighborhood as the current fee schedule, the fees for construction of single-family homes and for commercial structures that would otherwise have plan review by staff would increase by \$400 - \$600 because of the plan review fee that would be added by the firm. This would be a real increase in costs that would be borne by applicants for Building Permits.

More importantly, if the County permanently uses an outside building inspection firm, it would have to absorb the cost of office hours. The consultant firm used previously by the County charged office time at a rate of \$100 per hour. The minimum amount of office time needed to answer questions and handle other administrative tasks were eight hours a week (four hours each on Mondays and Thursdays). The firm also charged one hour of time each time it travels to the County from its office (\$100 per round trip). Over the course of a year, this would have cost the County a minimum of \$52,000. However, the reality of building permit administration is such that there will be days and weeks when more office time is required (the Spring and Fall are the busiest seasons), and responsible budgeting would require at least \$60,000 be set aside to cover this cost.

The building permit fee schedule would have to be amended if the County were to use an outside building inspection service on a permanent basis. An administrative fee would be reasonable, as the County would continue to take in Building Permit application, as well as being the storage site for permits and records, but other fees for inspections would have to be dropped so that applicants are not double-billed. Staff evaluated the revenues from Building Permit fees from 2008 to 2012 (the year 2009 was eliminated because it was unusually high in receipts due to the wind farm), and determined the average revenue was almost \$46,000. Adjusting fees so that only an administrative fee is collected by the County (\$100 for residential, \$50 for residential accessory, \$200 for commercial, \$100 for commercial accessory) reveals building permit revenue would be reduced by 52%.

In evaluating a technical service versus a Chief Building Inspector, the following should be considered:

1. Currently, residents have access to a Building Inspector eight hours a day, five days a week. The County will not want to pay an outside building inspection firm to provide the same number of hours (the cost would be \$234,000 a year). If a Building Inspector is available only eight hours a week in lieu of eight hours a day, many residents will experience frustration and delays in getting answers, direction and inspections;
2. With a full-time Building Inspector on staff, the County has the flexibility to respond to same-day inspection requests; with a consultant, inspections can only be scheduled for the following day. This will have real financial and logistical consequences for many construction projects throughout the years;

3. By virtue of working for the County, staff has greater flexibility in interpreting the various Building Code regulations. Where there is room to interpret regulations in favor of an applicant, thereby making a project less costly or less time consuming, staff policy is to do so. However, due to liability concerns and risk management practices, private building inspection firms must be more stringent in the interpretation and application of the adopted regulations. Experience has also revealed that this will be a major source of complaints from residents seeking Building Permits;
4. If the \$100/hour cost of an outside building inspector reflects the open market value of such experts, the County, by having a certified Building Inspector on staff, receives \$208,000 worth of service for less than \$90,000;
5. The on-staff Building Inspector is available to cover emergency inspections where: a contractor pleads for an inspection in order to avoid losing time to incoming weather (this happens several times a year); a structure has experienced fire or wind damage and an evaluation of habitability is required by a fire department; and for evaluating flood and wind damage following heavy storms. In these situations, there will be a delay in getting emergency inspections by a consultant building inspector because inspections can only be arranged during normal business hours, and also require 24-hour notice. Emergency inspections associated with disasters cannot be charged to any specific applicant, and therefore the costs must be borne by the County.

Finally, the urgency of hiring a full-time Chief Building Inspector is heightened by the April 9 tornado damage in Fairdale. It is anticipated that once the County Board takes action on rezoning Fairdale on July 1, 2015 many of the property owners will then seek Building Permits for construction. Having to rely on an outside firm will significantly add to the time and costs of processing those Building Permit applications.

In conclusion, permanently using a technical building inspection service in lieu of hiring a Chief Building Inspector would be a large step backward in terms of service and an increase in costs to both the County and its residents. It is respectfully requested that the County Administrator recommend to the Planning and Zoning Committee approval of filling this vacant position.

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**RESOLUTION  
R2015-58**

WHEREAS, on May 20, 2015 the County Board did approve a temporary Hiring Policy (Resolution #R2015-48) which necessitates that certain positions, once vacated, need formal County Board approval before they are once again filled, and

WHEREAS, the Lead Assistant Network Technician position in the Information Management Office (IMO) will be open pending a retirement in early summer, and

WHEREAS, the IMO Director has requested that she be authorized to fill the open position because of the essential key functions that this position supports, including but not limited to the County's VoIP telephone system and primary support for the 100+ computer users on the DeKalb Health Facility campus, and


WHEREAS, the County Administrator, has reviewed this request in accordance with the temporary Hiring Policy and concurs with the IMO Director as to the importance of filling this position, but asks for a 75 day delay to generate some budget savings to the County, and

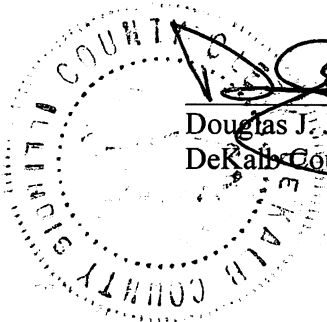
WHEREAS, the Finance Committee has reviewed the materials and staff recommendations regarding this Lead Assistant Network Technician position and concurs that it is important to the continued and smooth technology operations of the County to fill this position and recommends that the County Board take such action;

NOW, THEREFORE, BE IT RESOLVED by the DeKalb County Board that the Information Management Office Director is hereby authorized to fill the position of Lead Assistant Network Technician after a 75 day moratorium following the vacancy.

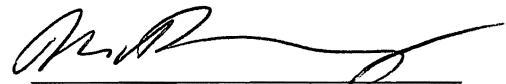
PASSED THIS 1ST DAY OF JULY, 2015 AT SYCAMORE, ILLINOIS.

ATTEST:

  
\_\_\_\_\_  
Douglas J. Johnson  
DeKalb County Clerk



SIGNED:

  
\_\_\_\_\_  
Mark Pietrowski, Jr.  
County Board Chairman



## DeKalb County Government Information Management Office

**DATE:** June 03, 2015

**TO:** Gary Hanson  
County Administrator

**FROM:** Joan Berkes Hanson  
Information Management Director

**RE:** Request To Fill Open Position

Chris Halstead will be retiring from IMO on July 2, 2015. She has been a valuable DeKalb County Government staff member for 29 years. Chris joined the Highway Department in 1989 and served there for fourteen years. In 2004, Chris joined IMO and has served for fifteen years. The extent of her organizational knowledge and her understanding of individual user's and departmental needs, combined with her great work ethic, will leave very big shoes for us to fill.

It is the position Chris is vacating, Lead Assistant Network Technician, that I seek to fill. I offer the following information as required in County Board Resolution 2015-48 (Temporary Hiring Freeze).

The Lead Assistant Network Technician's key responsibility is our County-wide telephone system (which is an IPT or Internet Protocol Telephony based system). DeKalb County Government has 900+ phone numbers and I am certain every Department would agree that phone service is critical to the function of their office. Some Departments have simple direct-inward-dial service (DIDs); other call-intensive Departments have attendant consoles allowing a Receptionist to answer and route multiple calls (Circuit Clerk, Health, etc). The Lead Assistant Network Technician position configures all call systems, all conference calls, all weekend and holiday voicemail services, Jabber groups (Cisco's Instant Messaging option integrated with our email system) and several other very customizable options for our users. This position is the key contact to our voice providers when service issues arise, and this position is also the key contact to the professional service providers with whom we occasionally engage. The phone system work required of this position is of very high responsibility; and is of moderate task intensity.

The additional focus of this position is direct support to the entire DeKalb Campus which includes the Veterans Assistance Commission, the Regional Office of Education, the Mental Health office, the Health Department, and the DeKalb County Rehab and Nursing Center. The 100+ computers and devices, and the diverse needs of these Departments in terms of software; hardware; Internet-based Federal, State, and local systems, and special portals (VA, health systems, etc.); are of a high responsibility and high task intensity. An emerging trend is the increasing demand of this position to provide technology solutions for large and small meetings, conferences and training sessions – both virtual and physical.

A third important item to consider is this – currently six IMO NetAdmins (staff whose primary responsibility is Network Services, not GIS) support our roughly 500+ user network. That number is small in comparison to other Illinois Counties. I am proud of the level of support these six individuals provide which I believe is (and as is frequently conveyed to me by Department Heads) superior. Through a combination of staggered work hours, County-provided technology to address issues remotely, an "after hours call-in" procedure, cooperative agreements for charging Departments with non-General Fund sources for IMO's services (DCRNC, Circuit Clerk, County Clerk, the Health Department, and the E911 Board) IMO is able to excel. The challenge a small staff raises is the absence of but one – either because of illnesses, family member's illness, vacations, etc. – has significant impact. Having only five NetAdmins will lessen our ability to serve our users especially when we'd have to waste travel time and costs to and from the Campuses.

In closing, I want to mention that I understand the budget issues facing the County. As I prepared this request, I struggled to balance the challenge you posed to Department Heads back in January to seek creative solutions that would not cut existing employees but would cut budgets (which aligns with the Board's Temporary Hiring Freeze) with the demands placed on IMO.

In the past, I have shifted areas of responsibility and staff to serve the quickly changing technology demands of our Departments and I recognize that an open position offers an opportunity for restructuring. I believe the many custom, "right-sized" databases and websites created by IMO are a significant savings for our Departments. Initial costs are below commercial products and importantly, the lack of annual maintenance fees for Departments is a savings. I believe engaging a database developer - perhaps only on a contract basis - would serve the County well. I also understand that I would need to use the budget process to pursue such a database developer but I mention it now given the potential an open position creates so I ask that I be allowed to fill this position and I commit to continuing to look at ways we can reduce Departments costs through IMO services.

Thank you for consideration of this request.

**RESOLUTION**  
**R2015-63**

WHEREAS, on February 18, 2015, the DeKalb County Board appointed Tracy Jones, Marjorie Askins, Kevin Bunge, Dan Cribben, John Frieders, Lt. Joyce Klein, Frank O'Barski, Riley Oncken, Steve Reid, Sheriff Roger Scott, Paul Stoddard, and Anita Turner to a Jail Solutions Committee to find possibilities to move forward with an expansion to the Jail, as well as possibilities for the reduction in the population in the County Jail, and

WHEREAS, the Jail Solutions Committee has been meeting regularly since that date with initial focus on the expansion of the current Jail and has now identified a comprehensive package to move forward with the expansion of the Jail, and

WHEREAS, the Jail Solutions Committee has endorsed the design plan as approved by the County Board in 2012, has identified funding for an approximate \$33,000,000 all-inclusive construction project, and has identified funding to operate the Jail once it is opened, and

WHEREAS, the Jail Solutions Committee has determined that it would be desirable to have the DeKalb County Public Building Commission (PBC) manage the construction phase of this project because of their expertise in the construction business and flexibility in convening meetings as time-sensitive issues may arise from time to time during the project, and

WHEREAS, it is recognized that this expansion project will be of great benefit to the local DeKalb County economy through the acquisition of construction materials and related construction jobs, as well as the addition of permanent jobs to operate the jail and supply ancillary services once the facility is opened, and

WHEREAS, the timing for this project appears to be financially favorable in that the cost of borrowing money is near historic lows and because the depressed construction prices from the recent recession have not yet fully rebounded, and

WHEREAS, the Jail Solutions Committee has unanimously recommended this project to the County Board for the reasons stated above;

NOW, THEREFORE, BE IT RESOLVED that the DeKalb County Board does hereby thank the Jail Solutions Committee for the work they did to develop a complete package for addressing the various problems with the existing Jail and that the County Board does hereby approve these items as recommended by the Jail Solutions Committee:

1. The location and design for the Jail Expansion, with minor changes for code and efficiency enhancements along with a basement and energy saving improvements, will be as determined and approved by the County Board in 2012.

2. The approximate \$33,000,000 construction project will be financed with (a) revenue generated from the minimum guaranteed amount of the Landfill's Host Community Agreement with Waste Management, (b) sales tax revenue, including those generated from sales at the former "County Farm Property" that is over and above what is needed to retire the 2010 Bond Issue debt, (c) interest revenue on bond sale proceeds, (d) remaining funds from the 2010 Bond Issue, and (e) internal borrowing from existing PBC and County funds.
3. The costs to operate the expanded Jail will be paid from (a) General Fund expenditures that will be saved from no longer paying to house inmates in jails at other Counties, and (b) revenues generated from the Landfill's Host Community Agreement with Waste Management that is above the funds needed to make debt payments on the Bond Issue and any internal borrowing. It is anticipated that the expanded Jail will open in mid-2018 utilizing 133 beds, out of the total 163 beds available from both buildings, at an incremental operating cost of \$500,000 above the 2015 Correction's Budget. Funding is not provided in this plan for operating the additional 30 beds (163-133) that are being constructed.
4. The Public Building Commission will be utilized to manage the construction project for the County Board, within the constraints of the available dollars provided by the County Board. No additional external debt may be incurred without the express approval of the County Board.
5. The transition costs that will be incurred will be paid from revenues generated from the Landfill's Host Community Agreement with Waste Management that is above the funds needed to make debt payments on the Bond Issue and any internal borrowing. Transition costs, estimated at about \$1,700,000, will include, but not be limited to, such things as training and ramping up staffing levels to adequately provide for design and operational reviews before and during construction, as well as to provide for a smooth opening of operations for the expanded facility.

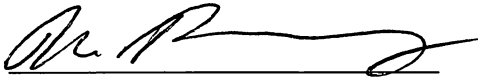
BE IT FURTHER RESOLVED that the County Administrator is hereby authorized to take the necessary actions to implement the above plan with the exception that the authority to sell bonds is expressly retained by the County Board and consequently it is acknowledged that until such time as the County Board votes to issue said bonds, currently anticipated for late 2015, this project could once again be put on hold, or could be abandoned.

PASSED THIS 1ST DAY OF JULY, 2015 AT SYCAMORE, ILLINOIS.

ATTEST:

  
Douglas J. Johnson  
DeKalb County Clerk

SIGNED:

  
Mark Pietrowski, Jr.  
County Board Chairman

## **ORDINANCE NO. O2015-06**

ORDINANCE AUTHORIZING THE ISSUANCE OF \$35,000,000  
GENERAL OBLIGATION ALTERNATE BONDS OF THE COUNTY OF  
DEKALB, ILLINOIS FOR THE PURPOSE OF FINANCING THE  
EXPANSION AND RENOVATION OF THE COUNTY JAIL

BE IT ORDAINED BY THE COUNTY BOARD OF THE COUNTY OF DEKALB,  
ILLINOIS, AS FOLLOWS:

**Section 1. Authority and Purposes.** This ordinance is adopted pursuant to the Counties Code, 55 Illinois Compiled Statutes 5, and the Local Government Debt Reform Act, 30 Illinois Compiled Statutes 350, for the purposes of financing the renovation and expansion of the County Jail, including utility, parking, roadway and site improvements, equipment, software and furnishings, at an estimated cost of \$35,000,000 (the "Project").

**Section 2. Authorization of Bonds.** To meet part of the \$35,000,000 estimated total cost of the Project, including engineering and design costs and the cost of issuance of the bonds herein authorized and, at the option of the County, provision for capitalized interest on bonds and bond reserve funds, all as permitted under the Local Government Debt Reform Act, the County is hereby authorized to issue general obligation bonds of the County (the "Bonds") in one or more series and in the maximum aggregate principal amount of \$35,000,000. The Bonds shall constitute "Alternate Bonds" issued under Section 15 of the Local Government Debt Reform Act, 30 Illinois Compiled Statutes 350/15.

**Section 3. General Obligations.** The full faith and credit of the County are hereby irrevocably pledged to the punctual payment of the principal of and interest on the Bonds. The Bonds shall be direct and general obligations of the County, and the County shall be obligated to levy ad valorem taxes upon all the taxable property in the County for the payment of the Bonds and the interest thereon, without limitation as to rate or amount.

**Section 4. Revenue Sources.** The Bonds shall be payable from the following sources, each constituting a "Revenue Source" within the meaning of Section 15 of the Local Government Debt Reform Act:

(i) the sales tax receipts derived by the County from taxes imposed under the Use Tax Act, 35 Illinois Compiled Statutes 105, the Service Use Tax Act, 35 Illinois Compiled Statutes 110, the Service Occupation Tax Act, 35 Illinois Compiled States 115, and the Retailer's Occupation Tax Act, 35 Illinois Compiled Statutes 120, including the 1% share of sales tax imposed in unincorporated areas of the County and the 1/4 of 1% supplemental sales tax imposed throughout the County; and

(ii) host community agreement fees to be paid to the County with respect to the DeKalb County Landfill currently operated by Waste Management of Illinois, Inc.

The Revenue Source is hereby pledged for the payment of the Bonds. The County Board covenants to provide for, collect and apply such Revenue Source to the payment of the Bonds and the provision of not less than an additional .25 times the annual debt service on the Bonds.

**Section 5. Supplemental Proceedings.** If no petition meeting the requirements specified in Section 15 of the Local Government Debt Reform Act is filed during the applicable petition period, then the County Board may adopt additional ordinances and proceedings supplementing or amending this ordinance so long as the maximum amount of Bonds herein authorized is not exceeded and there is no material change in the purpose described in this ordinance. Such additional ordinances or proceedings shall in all instances become effective immediately without publication or posting or any further act or requirement.

**Section 6. Publication.** This ordinance shall be published in the *“Daily Chronicle,”* a newspaper of general circulation in the County. The publication of this ordinance shall be accompanied by the publication of the notice required by Section 15 of the Local Government Debt Reform Act.

For a period of 30 days after such publication, a petition may be filed with the County Clerk signed by electors numbering the greater of (i) 7.5% of the registered voters in the County or (ii) 200 of those registered voters or, 15% of those registered voters, which ever is less, asking that the issuance of the Bonds be submitted to referendum. If no petition is filed within such 30 day period, then the Bonds shall be authorized to be issued.

**Section 7. Effective Date.** This ordinance shall take effect upon its adoption in the manner provided by law.



Adopted this 1<sup>st</sup> day of July, 2015, by roll call vote as follows:

List Names

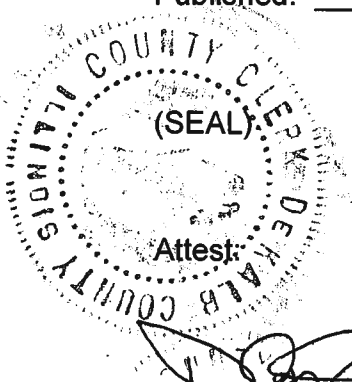
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**Ayes:** Ms. Askins, Mr. Browns, Mr. Cribben, Mr. Emerson, Mr. Frieders, Mr. Gudmunson, Mrs. Haji-Sheikh, Mr. Jones, Ms. Leifheit, Ms. Little, Mr. Luebke, Mr. Metzger, Mr. O'Barski, Mr. Oncken, Ms. Polanco, Mr. Porterfield, Mr. Reid, Mr. Stoddard, Mrs. Tobias, Mrs. Turner, Mr. Whelan, and Chairman Pietrowski

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**Nays.**

Published: July 2, \_\_\_\_\_, 2015



DeKalb County Clerk

A handwritten signature in black ink, written over a horizontal line.

Signed:

A handwritten signature in black ink, written over a horizontal line.

DeKalb County Board Chairman