Goals

1. Provide quality code enforcement services protecting the health, safety and welfare of residents and businesses within the Village of Coal City.
2. Maintain property values by providing consistent, fair and professional inspection services.
3. Guide development and redevelopment of land uses within the Village to maintain and enhance the quality of life encouraging reinvestment in business, industrial, and residential properties.
4. Adopt development standards guiding new development to provide aesthetically pleasing developments with quality materials, which comply with the characteristics of the Coal City community.
5. Utilize the Comprehensive Plan to guide zoning interpretations and considerations for new development and the re-utilization of existing properties within the Village.

Program Overview

Community Development involves the services of building inspections as well as the quasi-judicial action of the Planning & Zoning (P&Z) Board. This Board, which provides the actions of a Plan Commission and Zoning Board of Appeals, may have up to 7 members and meets as need to review code changes and variance requests. The Building & Zoning Officer is also utilized as an in-house project manager to tackle certain building improvements throughout the municipal facilities. In addition, Coal City maintains and operates its own geographic information system (GIS) through the talents of the Building Inspector. Over the past few years, the Building Inspector has coordinated with Grundy County to ensure the Village has the necessary information. This information has led to the development of new layers including water hydrant locations, zoning, accidents and rental units.

This past year continues an upward trend in new construction inspections. Total inspection numbers remain low, however, they are greater than in the past three years and look to be continuing upwards with many planned permits as soon as construction season breaks in 2014. Besides these inspections, the Building Inspector maintains code compliance within the Village. Utilizing the adjudication process has assisted in gaining better compliance with the Village's codes.

The Meadow Estates subdivision looks to build some additional houses in the next year. Local builders utilized a Village incentive, which began in 2010 allowing the builder to defer a portion of the cost until the certificate of occupancy was issued. Interest for infill lots within the existing parts of Coal City are creating interest for new buildouts as well. During FY2015, it is expected that building permit revenues will outperform the receipts of the last two years. Since revenues are expected to increase, a new fund has been created – the Building Fees Depreciation Fund (#02). This year will mark the first time revenues received for building permits in

FY14 will be transferred for General Fund operations in FY15. This practice stabilizes this revenue source. When a permit is received, the Building Inspector will deposit ½ of the fee within the general fund and the other ½ within the building fees depreciation fund. Next year's revenues will be received in the same manner; this will allow the Board of Trustees to gauge this revenue source and determine its utilization rather than just depositing the revenue within the general fund.

Performance Indicators

	2010	*2011*	*2012*	*2013*	*2014*
Building inspections Completed	239	157	277	263	273
Inspections completed by the Plumbing Inspector	52	19	38	34	53
Planning & Zoning Board Meetings	17		20	10	20
Variance Petitions considered	9		10	8	11
Other Petitions requested	5			2	5
Sump Pump Inspections Completed	179				15
Code Enforcement Warnings Issued	147	110	112	63	98
P-Tickets Issued		61	23	17	33

Project & Detail *Budgetary Effect*

NOTHING IN FY15

Operational Line Items Increase: This budget is in its infancy and the line items have been modified to reflect the actual spending patterns of the department over the past two years. While this $1,750 increase represents a 17% increase in this portion of the budget, the work being completed within the GIS system provides much greater benefits. The training budget, which has increased includes computer skills that are utilized to avoid higher cost engineering project implementation of this technology.

Estimated Increase in Operational Line items *1,750*

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Community Development

Account	Line Item		FY11 Actual	FY12 Actual	FY13 Actual	FY13 Budget	FY14 Budget	FY14 Actual	%of Budget Spent	FY15 Budget
01-31-423.1	PLAN COMMISSION STIPEND		3,030	2,640	2,250	3,500	5,040	3,690	73.21%	4,000
01-31-427.1	SAL ZONING OFFICER		52,439	53,488	55,066	56,397	57,519	*56,185*	97.68%	58,670
01-31-428	PLUMBING INSPECTOR FEE & STIPEND		3,360	2,080	1,960	2,520	2,520	*1,880*	74.60%	2,520
01-31-451	HEALTH LIFE INSURANCE		8,400	14,640	21,091	21,770	23,353	24,365	104.33%	21,891
01-31-466	SICK BUYOUT		0	0	0	96	-			
	Personnel Totals		**64,199**	**70,208**	**78,117**	**80,783**	**83,392**	**86,120**	**103.27%**	**87,081**
	1st Payment for ILPCC Alt Rev. Bond	**79006**								
01-31-552	TELEPHONE EXPENSES		805	759	849	750	399	*857*	214.82%	900
01-31-553	PRINTING & PUBLISHING		71	214	235			*572*		1,000
01-31-561	DUES & SEMINARS		644	469	190	600	600	*450*	75.00%	600
	ICC Certification Training	500								
	SBOCA	100								
01-31-562	TRAVEL EXPENSE		0	44	0	300	400		-	400
01-31-563	TRAINING			860	863	1,100	2,000	94	4.70%	2,000
01-31-566	ZONING EXPENSES		1,430	901	573	1,200	1,200	1,290	107.50%	1,200
01-31-651	OFFICE SUPPLIES		99	138	28	300	700	309	44.18%	700
01-31-651.1	Postage		1,182	1,159	1,301	1,250	1,450	702	48.38%	1,450
01-31-657	COMPUTER SUPPLIES		0	0	1,300	1,300	1,300	15	1.15%	1,300
01-31-830	EQUIPMENT		348	476	983	500	1,000	1,000	100.00%	1,000
01-31-840	VEHICLE		0	0	0	2,500	2,500	2,500	100.00%	2,500
	Operations		**4,579**	**5,021**	**6,321**	**9,800**	**11,549**	**7,789**	**67.44%**	**13,050**
	TOTAL for Community Development		**68,777**	**75,228**	**84,437**	**90,583**	**94,941**	**93,909**	**98.91%**	**100,131**

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Building Fee Depreciation

Account	Line Item	FY12 Actual	FY13 Actual	FY13 Budget	FY14 Budget	FY14 Year-to-Date	%of Budget Spent	FY15 Budget
02-00-999	INTERFUND OPERATING TRANSFER							10,000
	TOTAL for Building Fees Depreciation				0	0		**10,000**