



Community Development Monthly Report April 2023

Village of Lincolnwood

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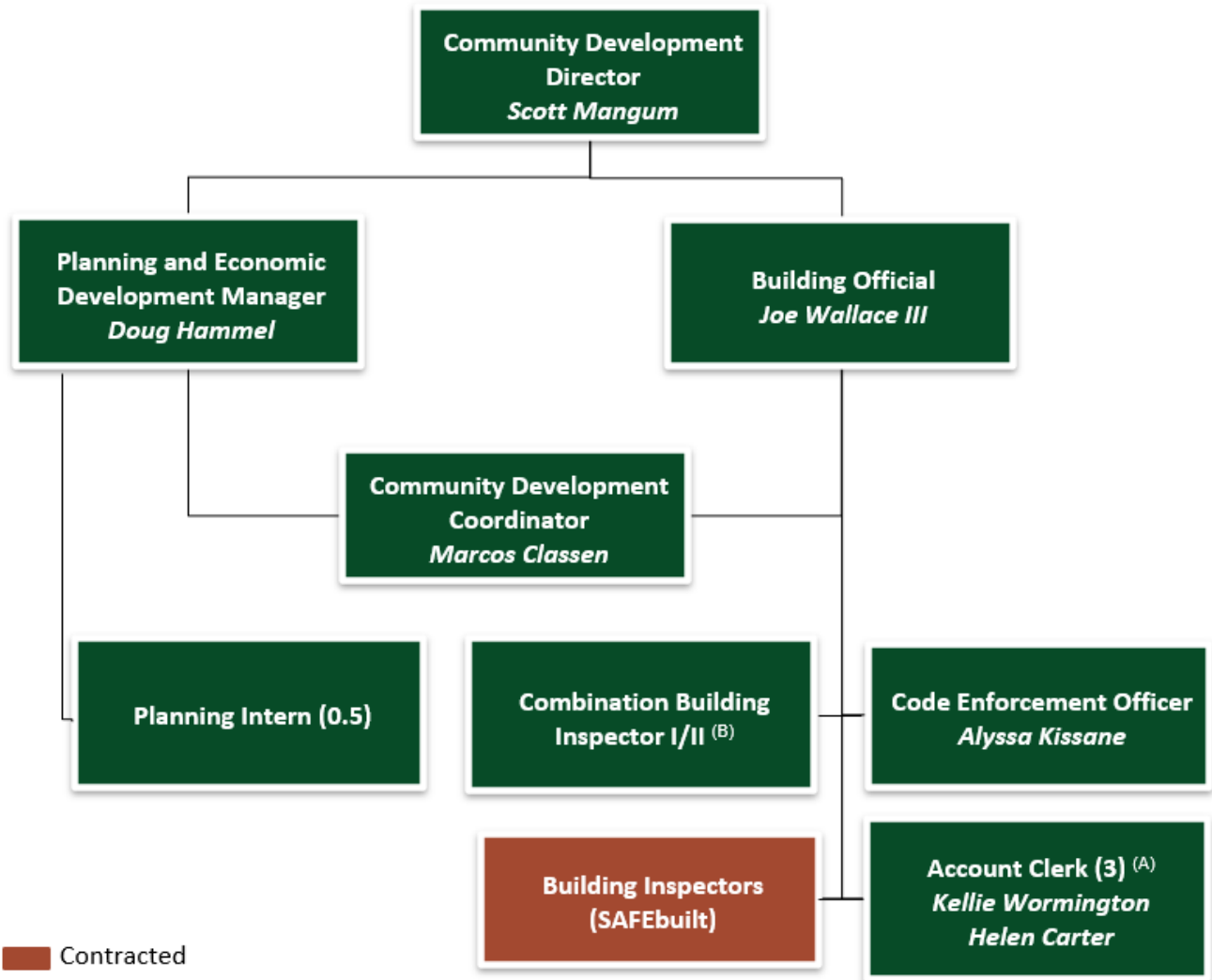
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District 1860, redevelopment of approximately 9 acres at the corner of Touhy Avenue and Lincoln Avenue.

ORGANIZATION CHART

Community Development Department



^(A) One of the Account Clerks works for both the Fire Department and Community Development Department.

Stub Year 2023 Organizational Chart

DEPARTMENT OVERVIEW

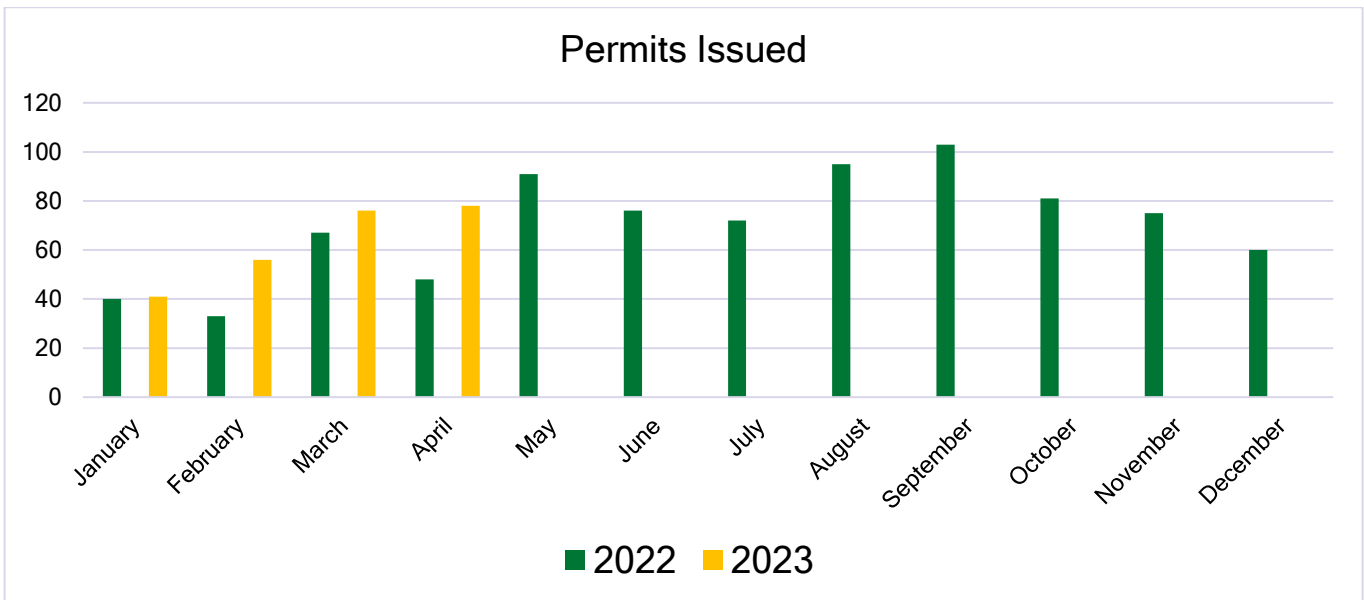
The Community Development Department is responsible for administering the Village's building, zoning, and development codes. It provides staff assistance to the Village's Plan Commission, Economic Development Commission, and Zoning Board of Appeals. Department functions include:

- Intake and Routing of Permit Applications
- Building and Zoning Plan Review
- Permit Issuance
- Construction Inspectional Services
- Proactive and reactive Code Enforcement Services leading to compliance or Adjudication
- Long-Range Planning, including updates to the Comprehensive Plan and Sub-Area Plans
- Business attraction, by working with developers and businesses
- Respond to Inquiries from residents, business owners, and developers

BUILDING PERMIT SUMMARY

Building Permit Volume

Building Permits Issued			
	February 2023	March 2023	April 2023
Building Permits	56	76	78
Building Permit Revenue	\$23,226	\$30,314	\$75,592
Zoning Cases (PC & ZBA)	5	3	3
Construction Valuation	\$1,620,068	\$1,642,870	\$2,425,427



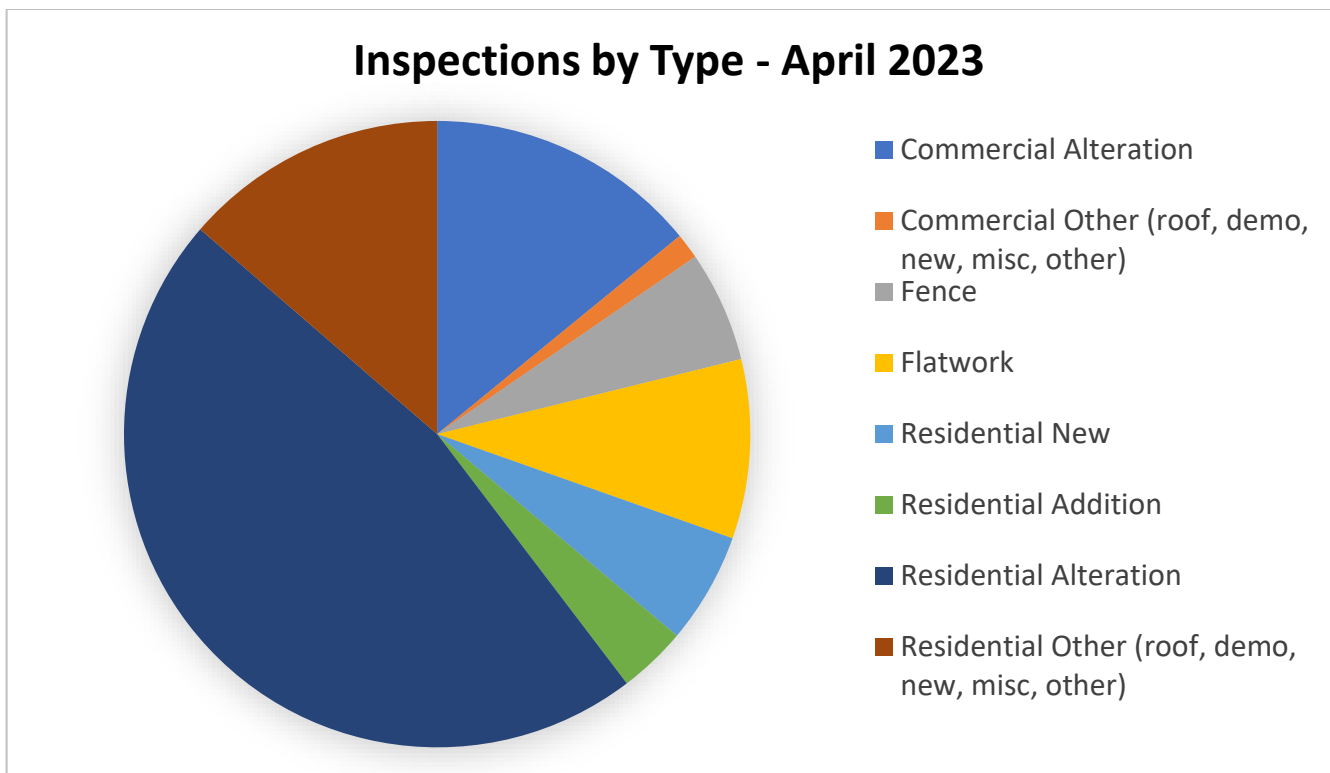
Permit Plan Review

# of Plan Reviews by Permit type			
	February 2023	March 2023	April 2023
Over the Counter Permits	5	18	20
Quick Turnaround Permits	11	25	26
Standard Permits	12	16	12
Total	28	59	58

Average Length of time for Plan Review	
	April 2023
Over the Counter Permits	0.4
Quick Turnaround Permits	3.7
Standard Permits*	4.5

*does not include preceding zoning review time

Inspections

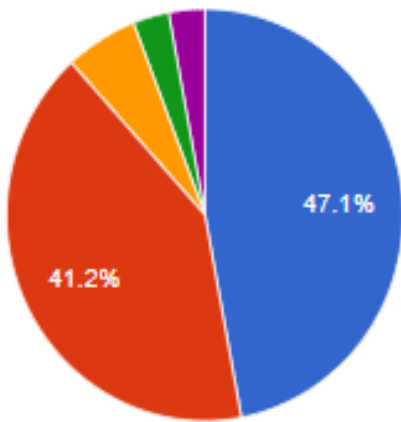


Inspections by Type – April 2023	
Commercial Alteration	32
Commercial Other (roof, demo, new, misc., other)	3
Fence	13
Flatwork	21
Residential New	13
Residential Addition	8
Residential Alteration	106
Residential Other (roof, demo, new, misc., other)	31
Total	277

CODE ENFORCEMENT SUMMARY

Code Enforcement activities for April 2023 are summarized below. As an overview, staff managed the following volume of cases during that period:

- New cases opened: 34
- Total cases managed: 57
 - Cases closed: 30
 - Cases remaining open: 27
- Number of cases adjudicated: 5

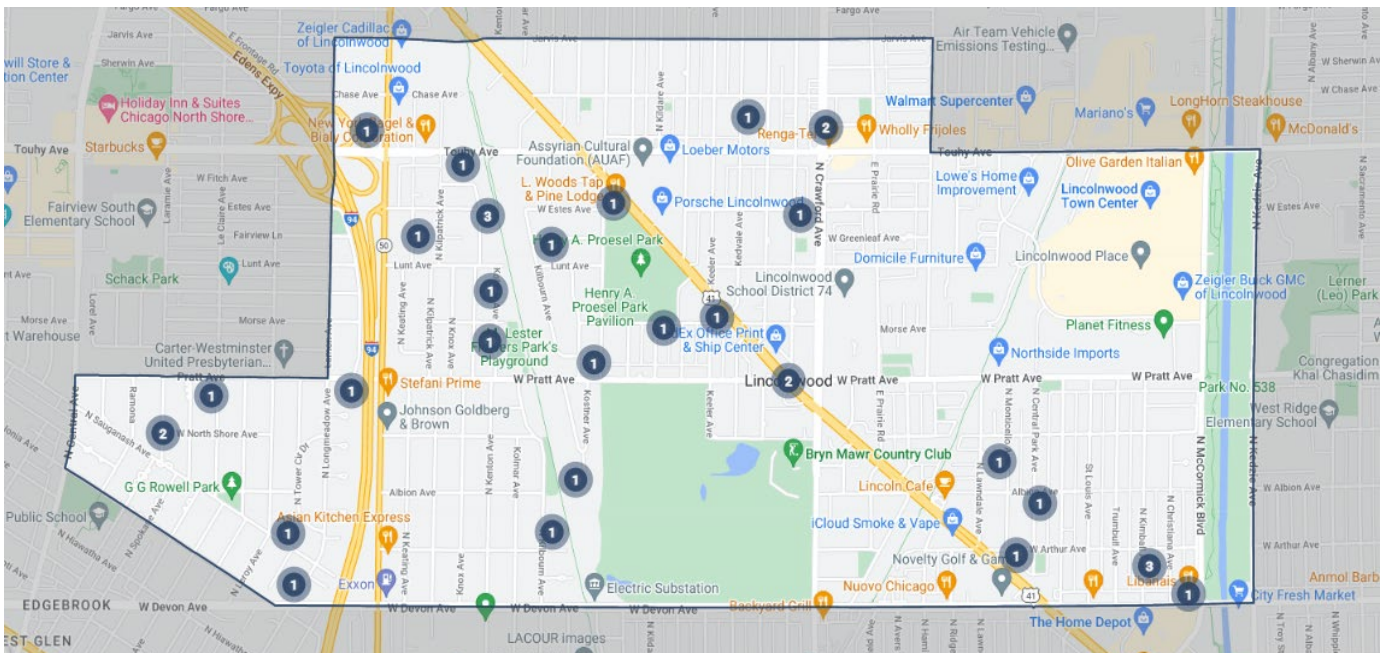


- Property Maintenance Concern
- Unpermitted Construction
- Illegally Posted Sign
- Excessive Animals
- Flooding

Top Three Issues:

1. Property Maintenance Concern
2. Unpermitted Construction
3. Illegally Posts Signs

Map of Code Enforcement Violations



BOARDS & COMMISSIONS UPDATES

Plan Commission: At its April meeting the Plan Commission recommended approval of text amendments relating to certain uses within the M-B Zoning District and Village-wide regulations regarding Delivery-Oriented Businesses.

Zoning Board of Appeals (ZBA): The April ZBA meeting was cancelled due to a lack of agenda items.

Economic Development Commission (EDC): At its April meeting the Economic Development Commission received a presentation of the activities, accomplishments, and future projects for the three TIF Districts that were covered as part of the Intergovernmental Joint Review Board meeting. Development updates were also provided for District 1860 and the Lincolnwood Town Center.

Development Updates

District 1860: Construction of the District 1860 project continues to progress. The first two phases of the mixed-use building are closest to completion a Temporary Certificate of Occupancy issued and residential leasing tours underway. The first residential move-ins are expected in May. A permit has been issued for the interior build-out of the Fat Rosie's Taco and Tequila Bar and Lee Nails tenant spaces, while permit plans have been approved for FatPour Tap Works restaurant and bar and plans have been received for Davanti Enoteca Italian wine bar and restaurant.