



Community Development Monthly Report May 2022

Village of Lincolnwood

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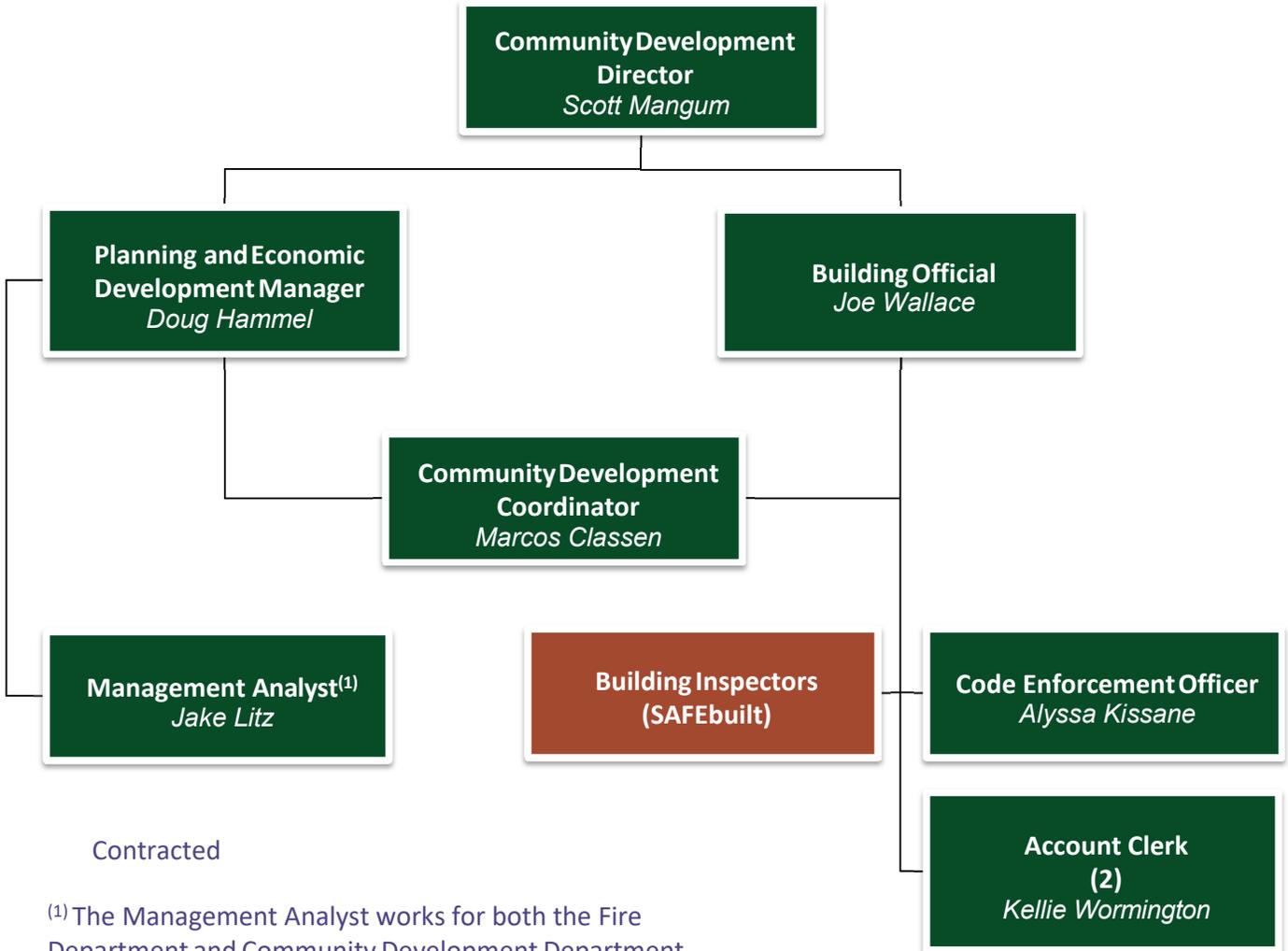
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District 1860, redevelopment of approximately 9 acres at the corner of Touhy Avenue and Lincoln Avenue.

ORGANIZATION CHART

Community Development Department



Fiscal 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:

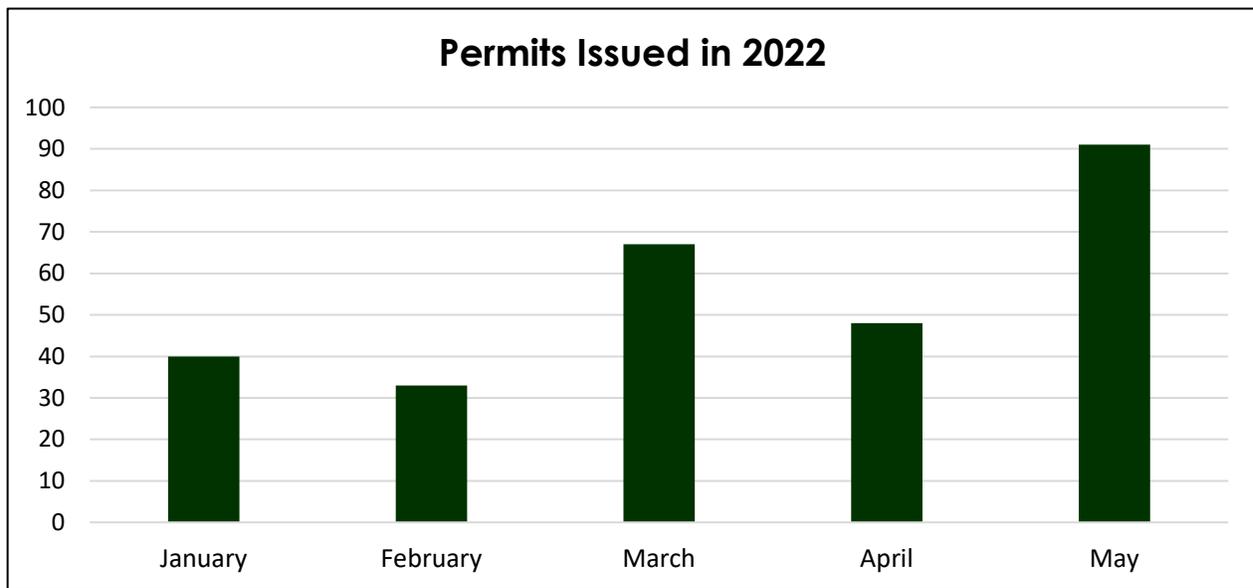
- Intake and Routing of Permit Applications
- Building and Zoning Plan Review
- Permit Issuance
- Construction Inspectional Services
- Proactive and reactive Code Enforcement Services leading to compliance or Adjudication
- Long-Range Planning, including updates to the Comprehensive Plan and Sub-Area 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			
	March 2022	April 2022	May 2022
Building Permits	67	48	91
Building Permit Revenue	\$57,374	\$111,143	\$75,387
Zoning Cases (PC & ZBA)	3	5	4
Construction Valuation*	\$3,594,053	\$742,793	\$3,935,784

*Adjusted from original report using improved methodology



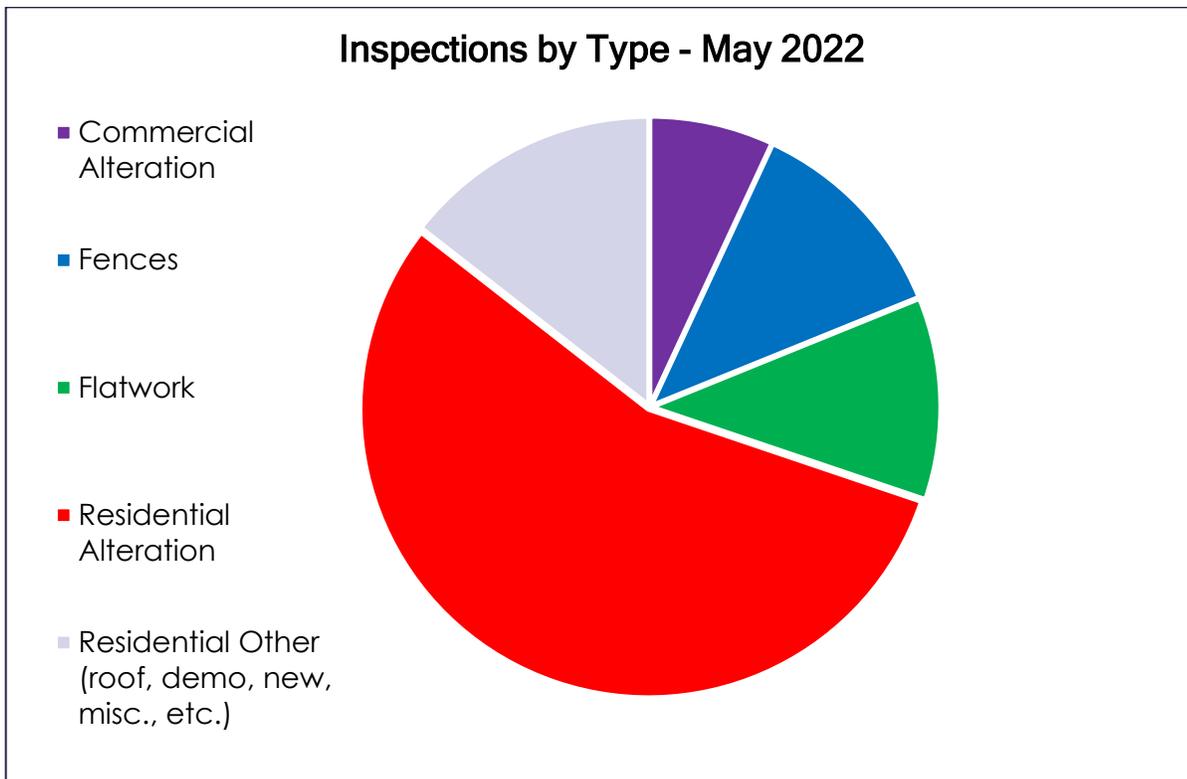
Permit Plan Review

# of Plan Reviews by Permit type			
	March 2022	April 2022	May 2022
Over the Counter Permits	20	29	13
Quick Turnaround Permits	38	71	39
Standard Permits	34	18	17
Total	92	118	69

Average Length of time for Plan Review	
	May 2022
Over the Counter Permits	3.5 days
Quick Turnaround Permits	5.5 days
Standard Permits*	4.6 days

*does not include preceding zoning review time

Inspections

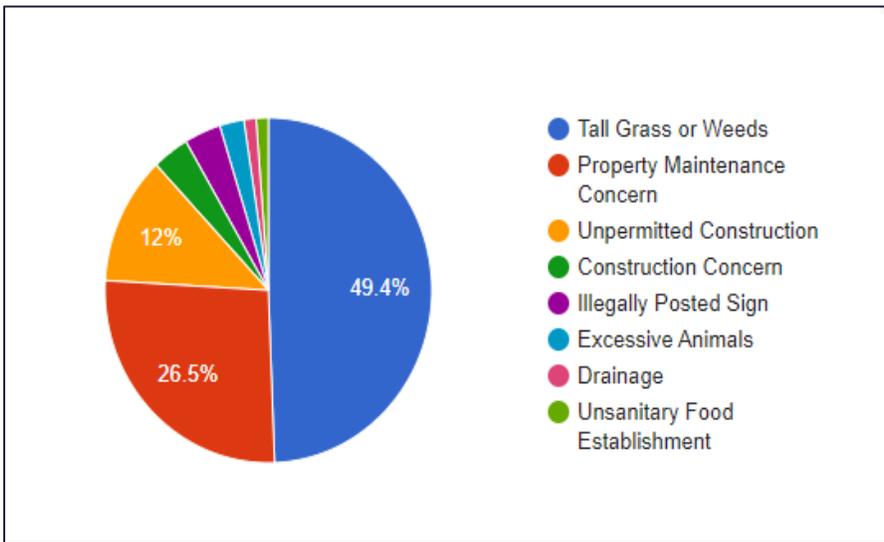


Inspections by Type - May 2022	
Commercial Alteration	11
Fences	19
Flatwork	18
Residential Alteration	88
Residential Other (roof, demo, new, misc., etc.)	23
Total	159

CODE ENFORCEMENT SUMMARY

Code Enforcement activities for May 2022 are summarized below. As an overview, staff managed the following volume of cases during that period:

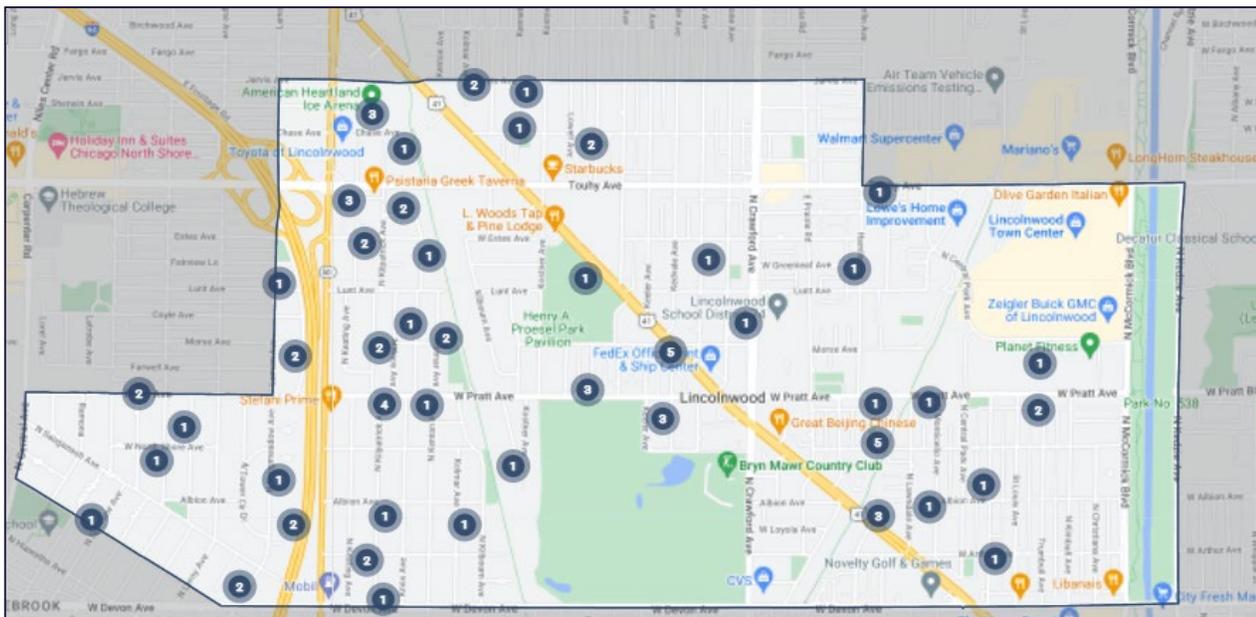
- New cases opened: 79
- Total cases managed: 118
 - Cases closed: 64
 - Cases remaining open: 54
- Number of cases adjudicated: 8



Top Three Issues:

1. Tall Grass or Weeds
2. Property Maintenance Concern
3. Unpermitted Construction

Map of Code Enforcement Violations



BOARDS & COMMISSIONS UPDATES

Plan Commission: The Plan Commission recommended approval of a Special Use permit for a Cannabis Craft Grower at 3477 W. Touhy Avenue and a Text Amendment regarding Zoning Variation Standards. No change was recommended to regulations relating to Short-term Rental regulations.

Zoning Board of Appeals (ZBA): The ZBA recommended approval of variations for a sign at 7350 N. Cicero Avenue and for landscaping relief at School District 74 in addition to recommending to affirm the decision of the Zoning Officer regarding an appeal at 6942 N. Crawford Avenue.

Economic Development Commission: At its May meeting, the Commission discussed potential upcoming site visits. Additionally, the group overviewed several development updates and potential upcoming Property Enhancement Program/Green Infrastructure For Tomorrow (PEP/GIFT) Grant Applications.

Development Updates

District 1860: Construction at District 1860 continued with the erection of precast podium structure, topping, and wood framing on levels 3 and 4 of the mixed-use building. Precast erection was completed for the Amazon Fresh building and underground site work included electric, water/sewer work and watermain connections.

Lincolnwood Town Center: Staff met with Houseal Lavigne to review the draft concept plan and Fiscal Impact Tool.