



Community Development Monthly Report June 2022

Village of Lincolnwood

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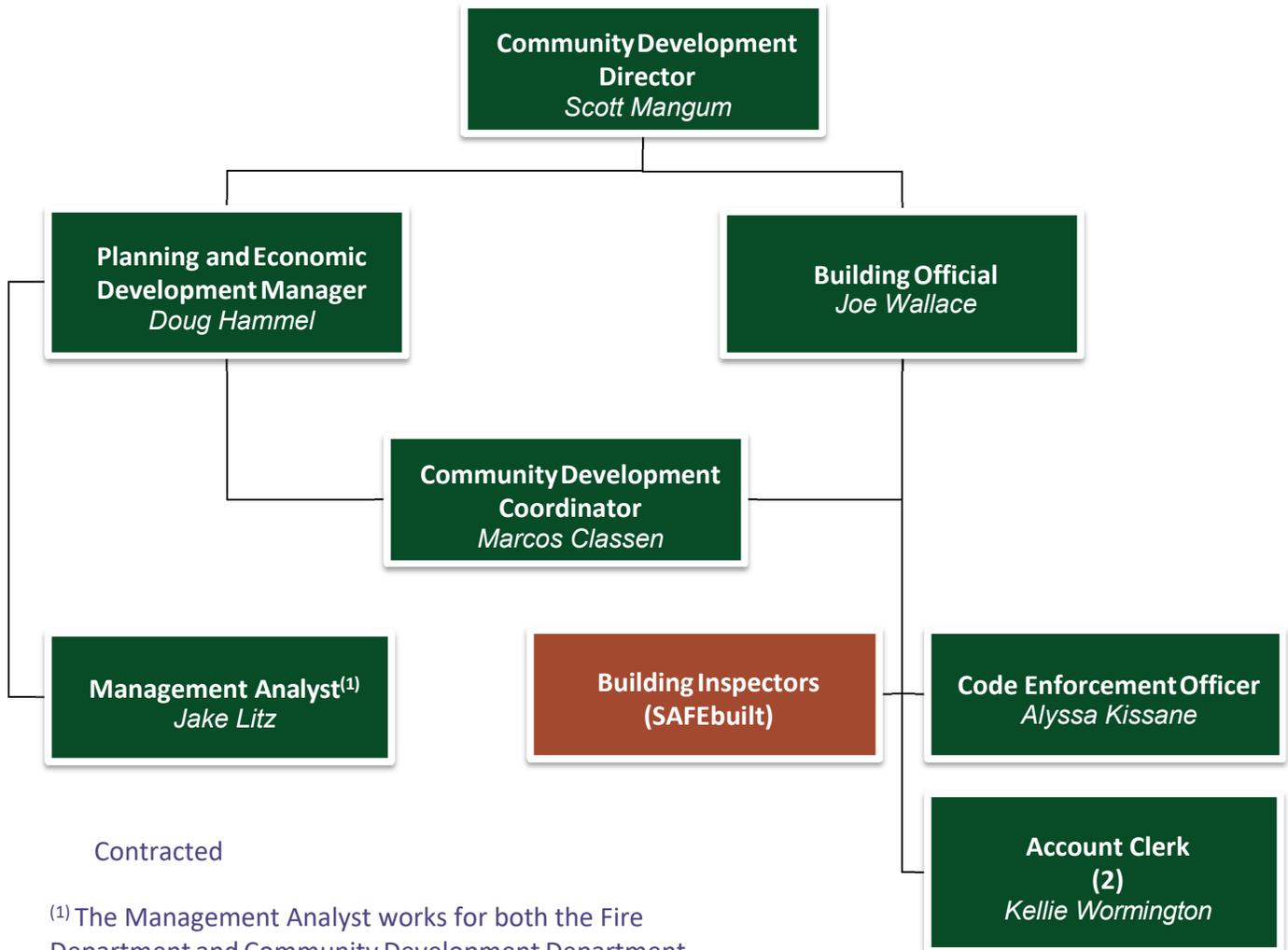
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District 1860, redevelopment of approximately 9 acres at the corner of Touhy Avenue and Lincoln Avenue.

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:

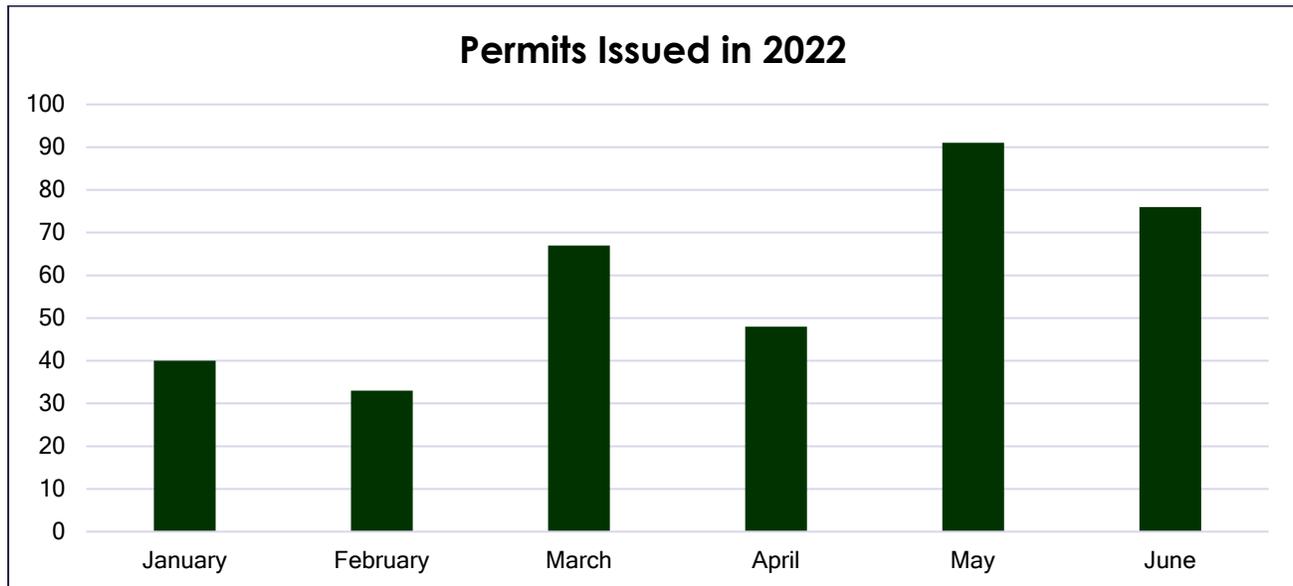
- Intake and Routing of Permit Applications
- Building and Zoning Plan Review
- Permit Issuance
- Construction Inspectional Services
- Proactive and reactive Code Enforcement Services leading to compliance or Adjudication
- Long-Range Planning, including updates to the Comprehensive Plan and Sub-Area 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			
	April 2022	May 2022	June 2022
Building Permits	48	91	76
Building Permit Revenue	\$11,143	\$75,387	\$45,759
Zoning Cases (PC & ZBA)	5	4	3
Construction Valuation*	\$742,793	\$3,935,784	\$2,459,457

*Adjusted from original report using improved methodology



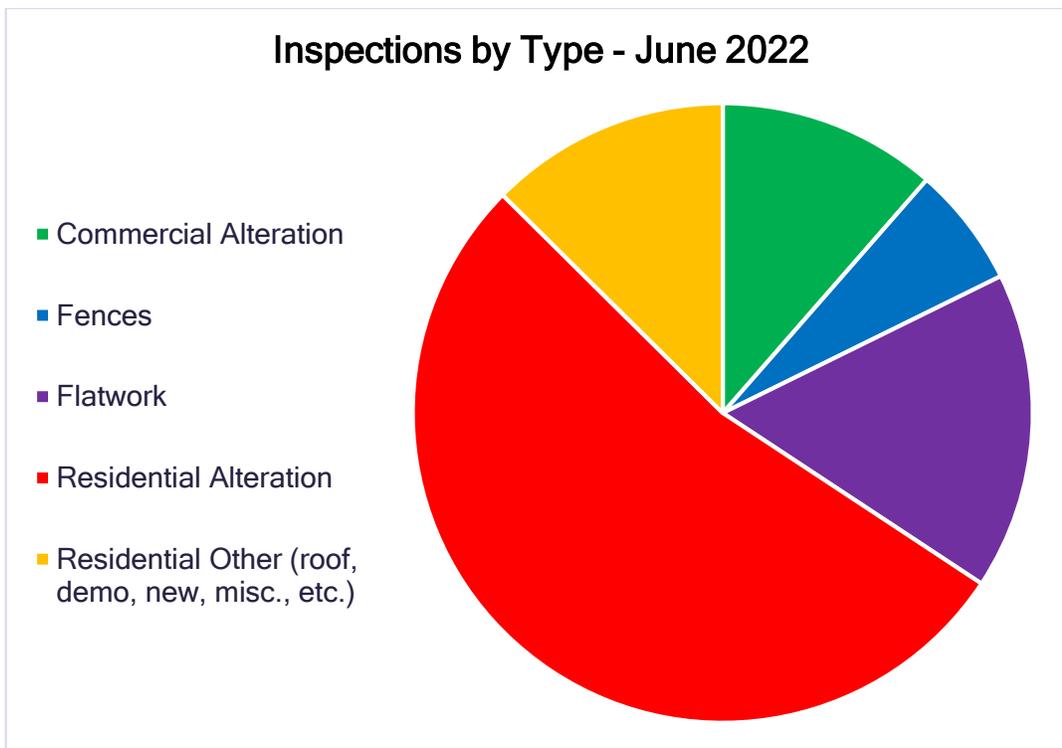
Permit Plan Review

# of Plan Reviews by Permit type			
	April 2022	May 2022	June 2022
Over the Counter Permits	29	13	14
Quick Turnaround Permits	71	39	33
Standard Permits	18	17	16
Total	118	69	63

Average Length of time for Plan Review	
	June 2022
Over the Counter Permits	4.0 days
Quick Turnaround Permits	7.2 days
Standard Permits*	7.6 days

*does not include preceding zoning review time

Inspections



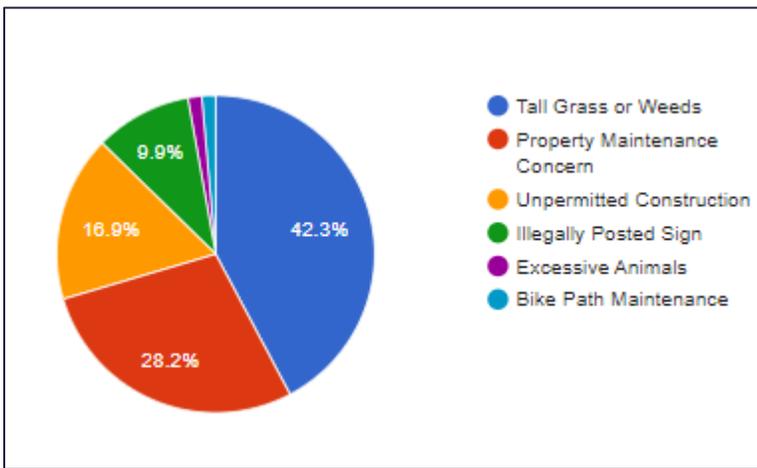
Inspections by Type - June 2022	
Commercial Alteration	20
Fences	11
Flatwork	29
Residential Alteration	93
Residential Other (roof, demo, new, misc., etc.)	22
Total	175

CODE ENFORCEMENT SUMMARY

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

- New cases opened: 72
- Total cases managed: 126
 - Cases closed: 90
 - Cases remaining open: 36

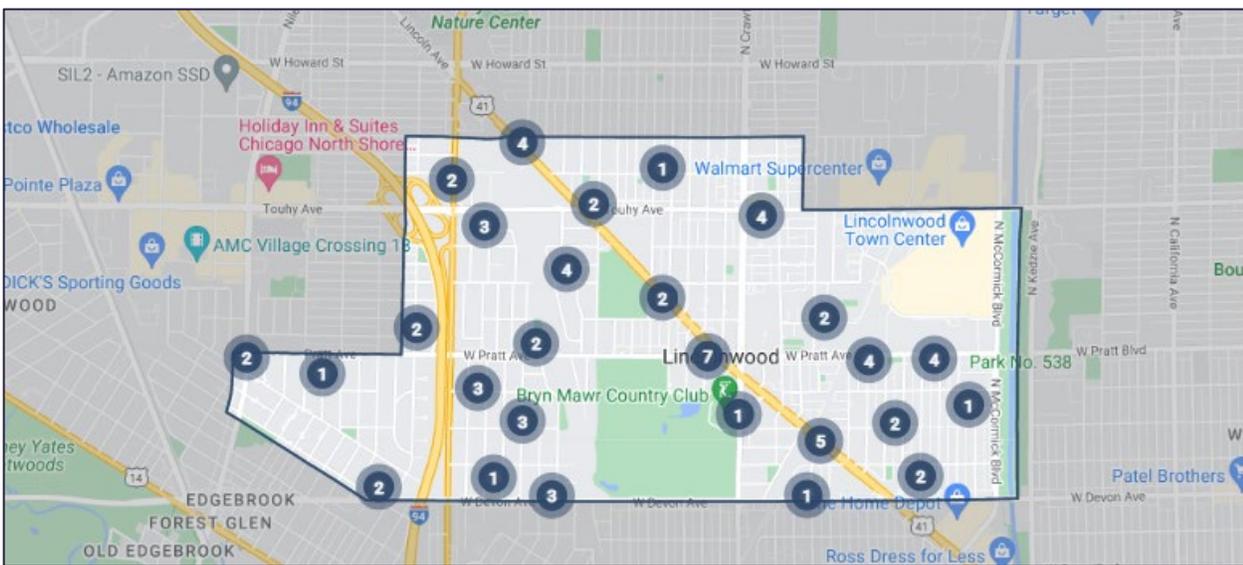
- Number of cases adjudicated: 19



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: At its June meeting the Plan Commission discussed potential Text Amendments to the Zoning Ordinance regarding temporary structures, fence regulations, and land uses in various zoning districts.

Zoning Board of Appeals (ZBA): The July ZBA meeting was canceled due to a lack of quorum.

Economic Development Commission: The Economic Development Commission held a mobile meeting with discussions and site visits at the Lincolnwood Town Center Mall and the site of the former Whistler's Restaurant at 3420 W. Devon Avenue. Commissioners reviewed site data and discussed future redevelopment possibilities.

Development Updates

District 1860: Construction at District 1860 continued with wood framing and window installation on levels 3 through 5 of the mixed-use building and concrete pours, plumbing and electrical work continuing in the Amazon Fresh building.

Lincolnwood Town Center: The Lincolnwood Town Center Concept Plan was adopted by the Village Board on June 21, 2022, and presents the Village's vision for the repositioning of the Town Center Mall as a mixed-use district featuring entertainment, recreation, employment, commercial, and dining destinations. The planning process was completed in conjunction with the current ownership group for the property and the plan document is available [here](#).