



Community Development Monthly Report July 2022

Village of Lincolnwood

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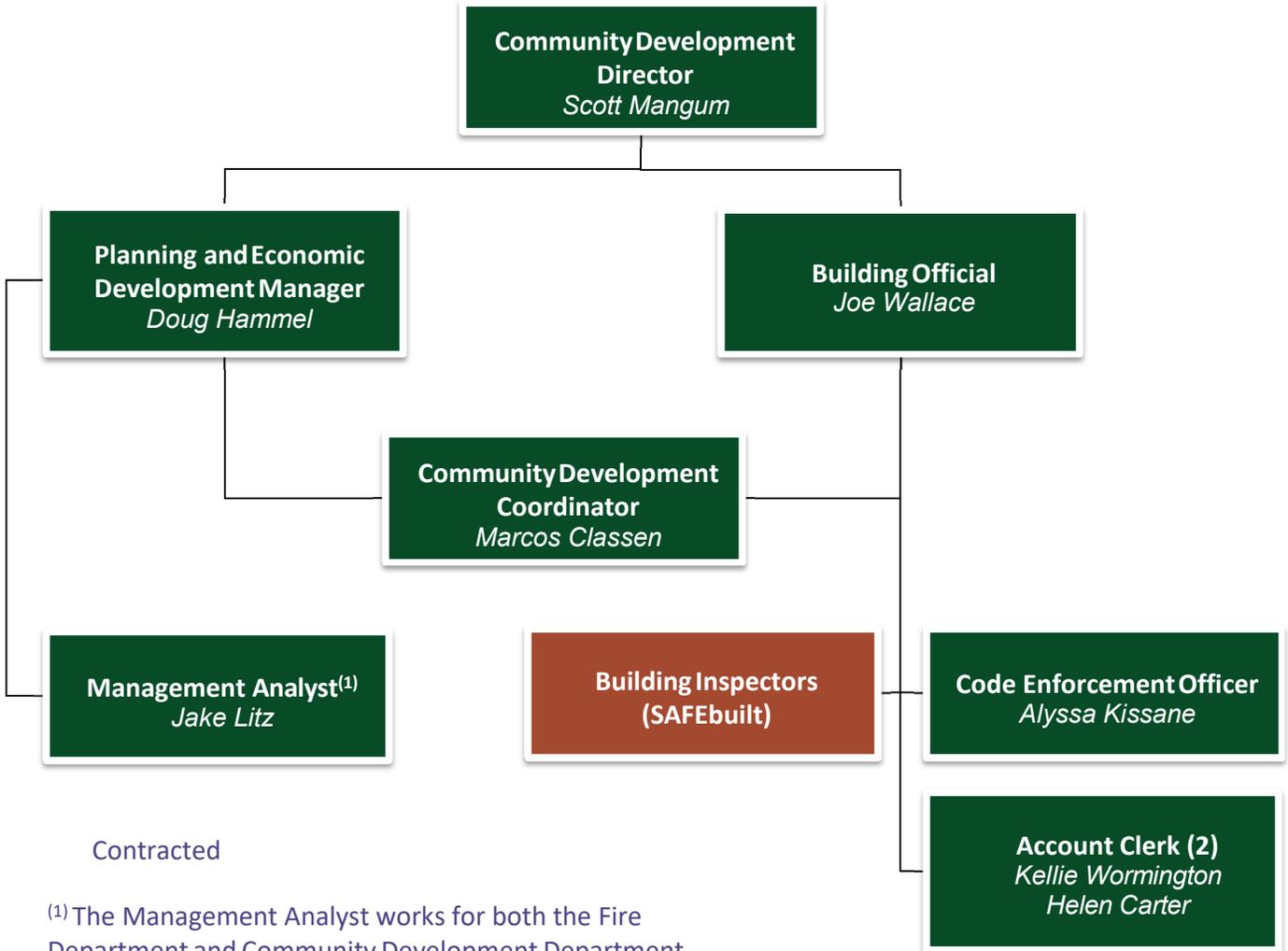
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District 1860, redevelopment of approximately 9 acres at the corner of Touhy Avenue and Lincoln Avenue.

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:

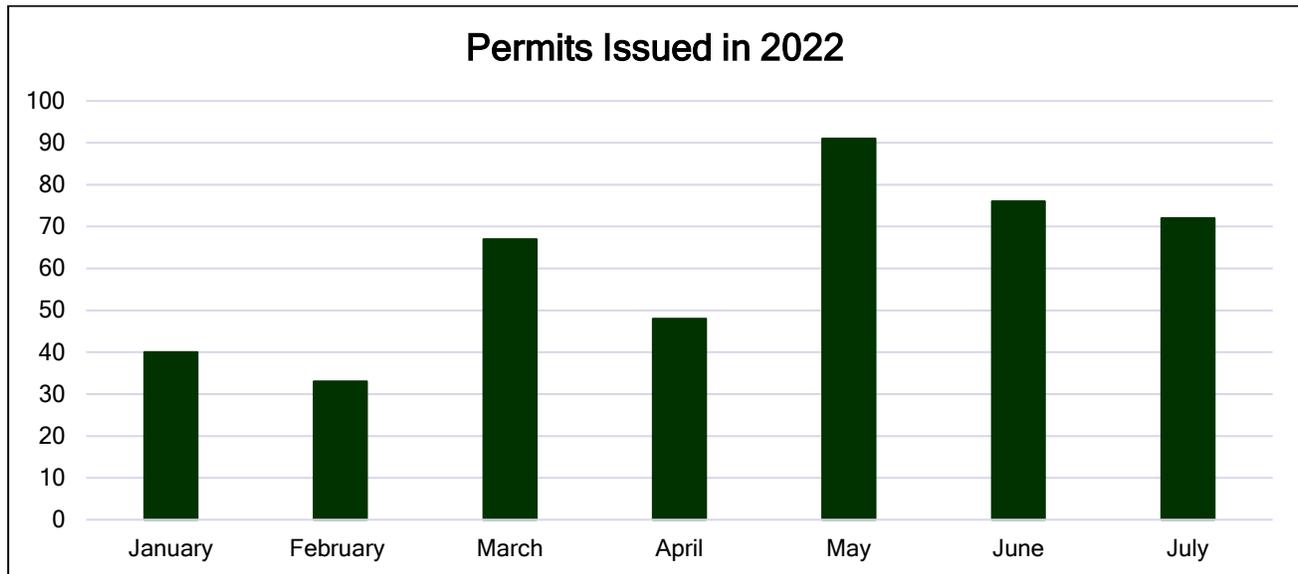
- Intake and Routing of Permit Applications
- Building and Zoning Plan Review
- Permit Issuance
- Construction Inspectional Services
- Proactive and reactive Code Enforcement Services leading to compliance or Adjudication
- Long-Range Planning, including updates to the Comprehensive Plan and Sub-Area 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			
	May 2022	June 2022	July 2022
Building Permits	91	76	72
Building Permit Revenue	\$75,387	\$45,759	\$61,629
Zoning Cases (PC & ZBA)	4	3	5
Construction Valuation*	\$3,935,784	\$2,459,457	\$3,936,267

*Adjusted from original report using improved methodology



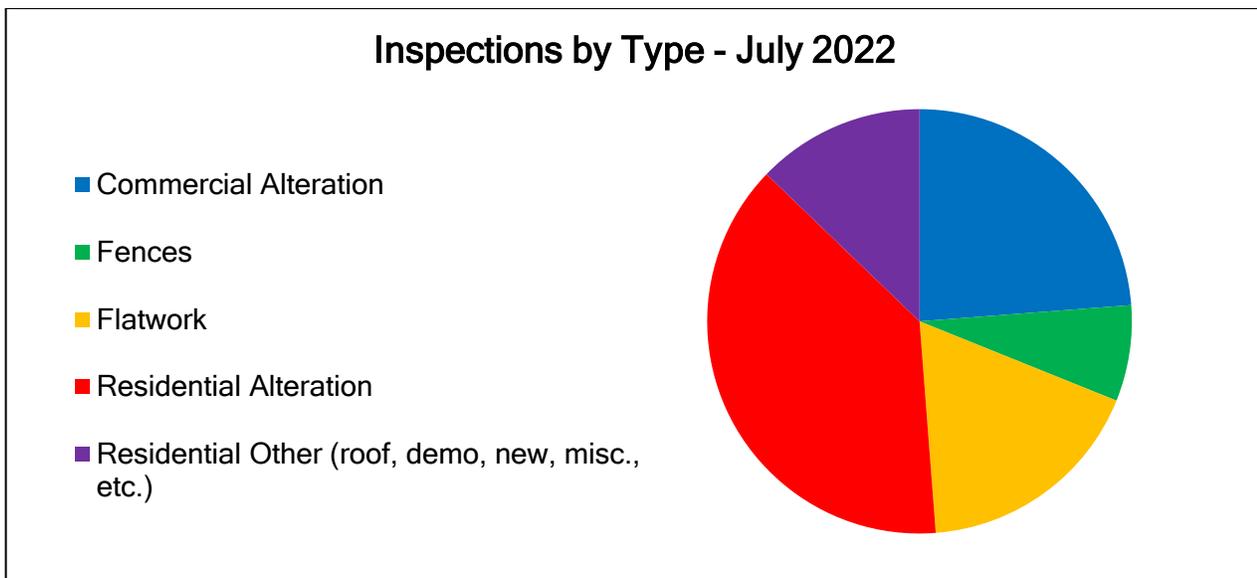
Permit Plan Review

# of Plan Reviews by Permit type			
	May 2022	June 2022	July 2022
Over the Counter Permits	13	14	21
Quick Turnaround Permits	39	33	22
Standard Permits	17	16	18
Total	69	63	61

Average Length of time for Plan Review	
	July 2022
Over the Counter Permits	4.05 days
Quick Turnaround Permits	4.92 days
Standard Permits*	8.57 days

*does not include preceding zoning review time

Inspections



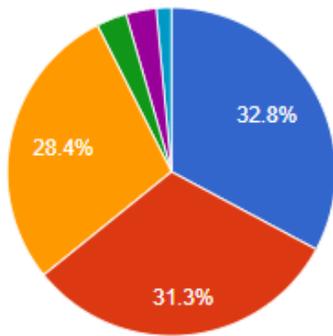
Inspections by Type - July 2022	
Commercial Alteration	39
Fences	12
Flatwork	29
Residential Alteration	63
Residential Other (roof, demo, new, misc., etc.)	21
Total	164

CODE ENFORCEMENT SUMMARY

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

- New cases opened: 69
- Total cases managed: 105
 - Cases closed: 64
 - Cases remaining open: 41

- Number of cases adjudicated: 18

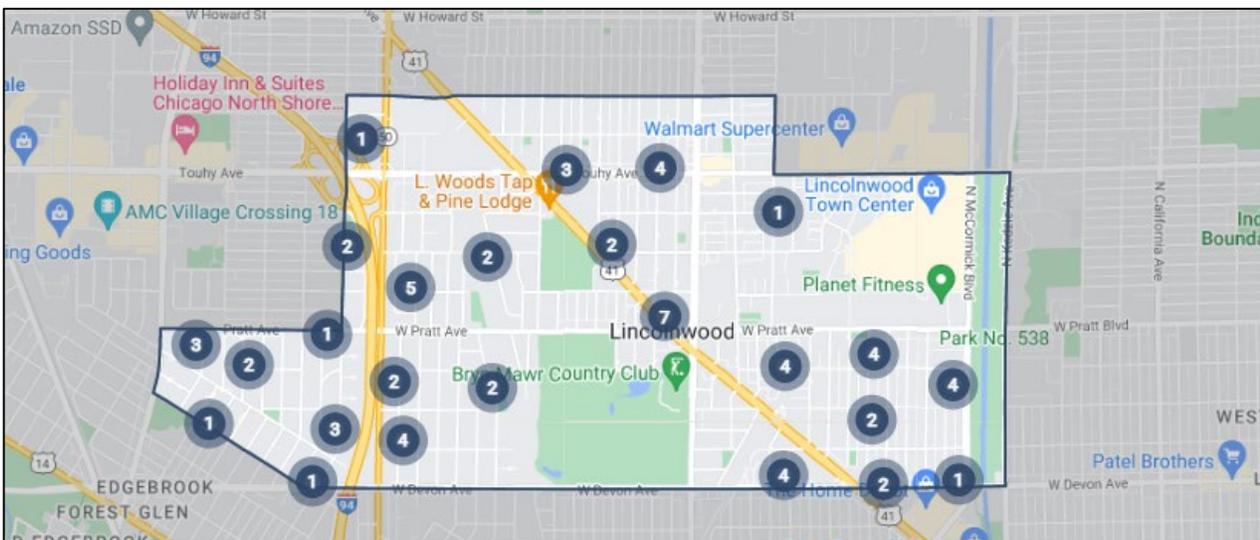


- Tall Grass or Weeds
- Property Maintenance Concern
- Unpermitted Construction
- Garbage Overflow
- Illegally Posted Sign
- Excessive Animals

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 considered outdoor dining and advertising regulations that have been relaxed due to the pandemic. The Commission also reviewed draft Rules and Procedures and discussed potential changes to regulations regarding permitted uses in various zoning districts.

Zoning Board of Appeals (ZBA): The ZBA recommended denial of variations for decorative columns at a single-family home and for signage at a religious institution, while recommending approval of special landscape screening.

Economic Development Commission: The EDC considered a \$3.4M Economic Incentive Request by Lakhani Hospitality to develop a 152-room dual-flag Marriott hotel at the District 1860 Development. The EDC discussed the proposal and posed questions of the developers following presentations from the Community Development Director and consultant Phil McKenna. The Commission then recommended approval of the requested hotel tax sharing incentive request with a maximum duration of 15-years.

Development Updates

District 1860: Construction at District 1860 continued with wood framing and window installation on levels 3 through 6 of the mixed-use building, underground work and concrete curbing throughout the site, and the commencement of masonry work on the exterior of the mixed-use building.