



Community Development Monthly Report October 2022

Village of Lincolnwood

Phone: (847) 673-7402

Email: commdev@lwd.org

6900 N. Lincoln Ave.

Lincolnwood, IL 60712



CONTENTS

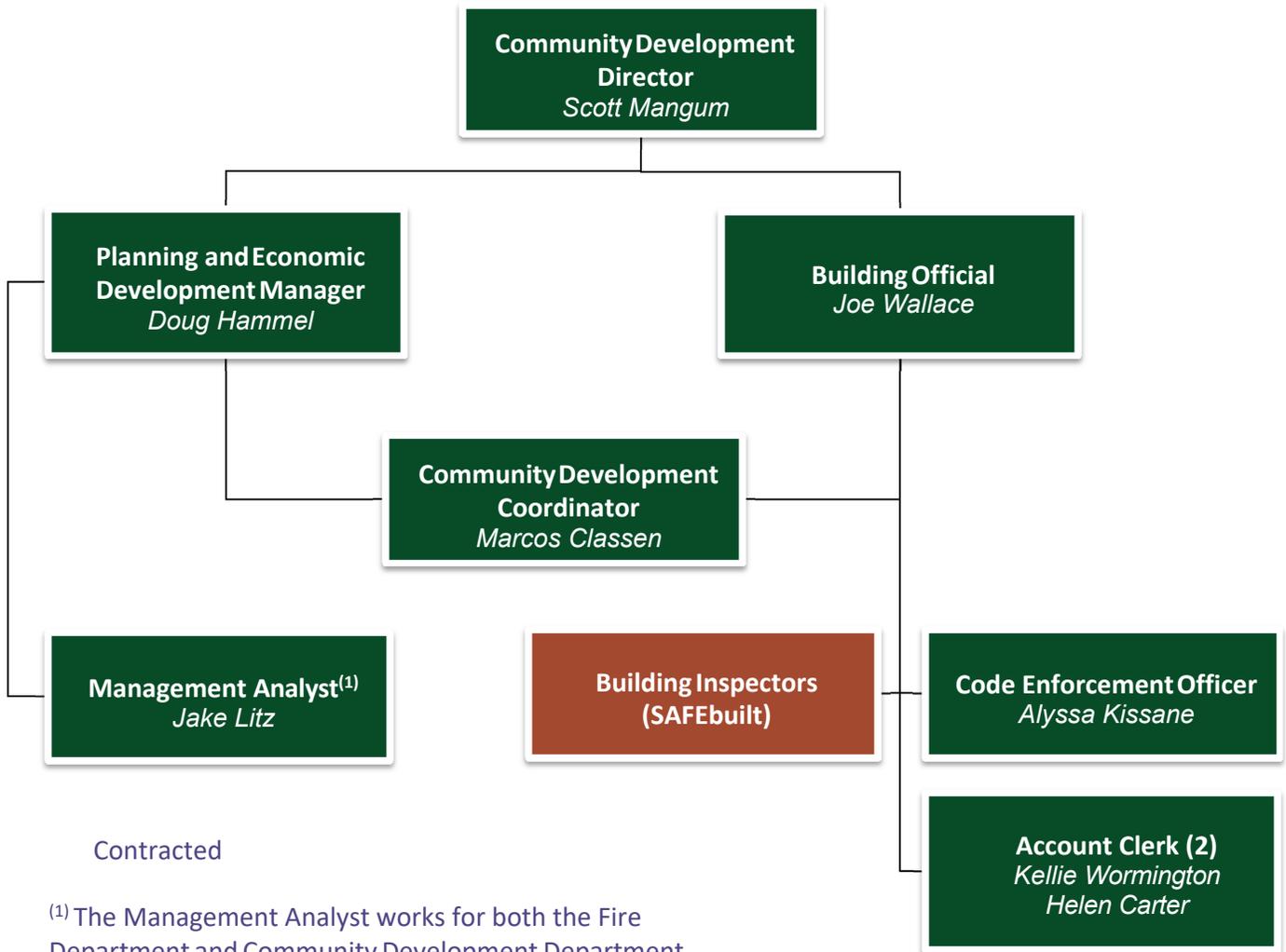
Organization Chart _____	3
Department Overview _____	4
Building Permit Summary _____	5
Code Enforcement Summary _____	7
Boards & Commissions Updates _____	8



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

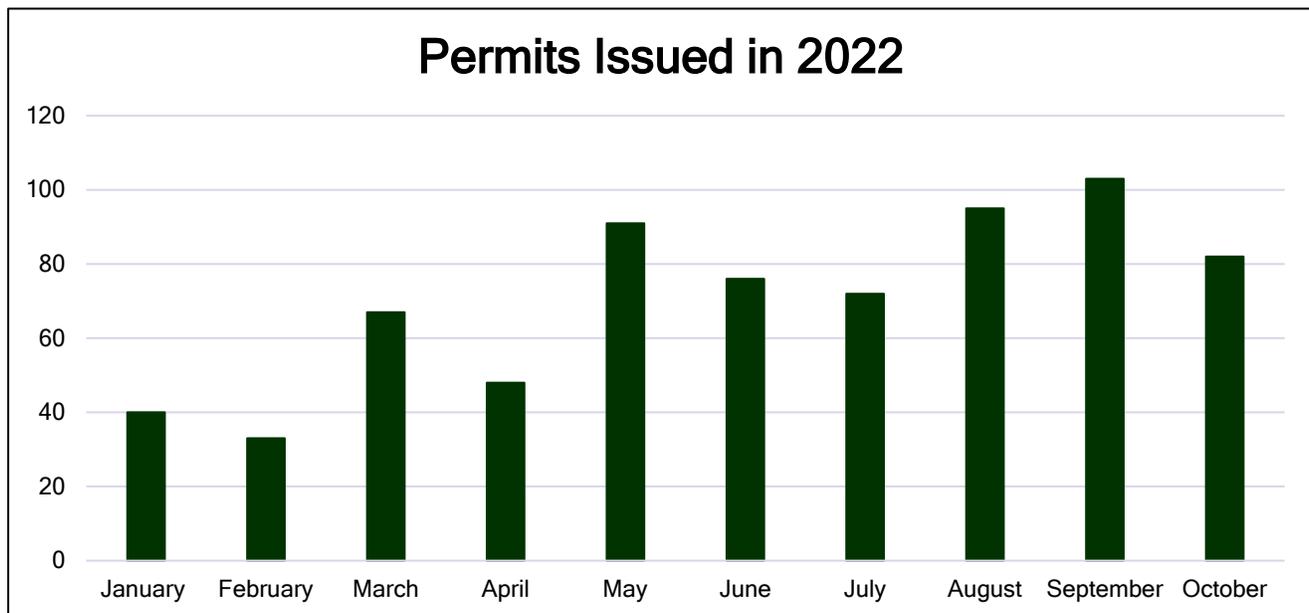
The Community Development Department is responsible for administering the Village's building, zoning, and development codes. It provides staff assistance to the Village's Plan Commission, Economic Development Commission, and Zoning Board of Appeals. Department functions include:

- 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			
	August 2022	September 2022	October 2022
Building Permits	95	103	81
Building Permit Revenue	\$56,244	\$120,317	\$61,401
Zoning Cases (PC & ZBA)	2	4	0
Construction Valuation	\$2,556,577	\$5,939,856	\$2,816,511



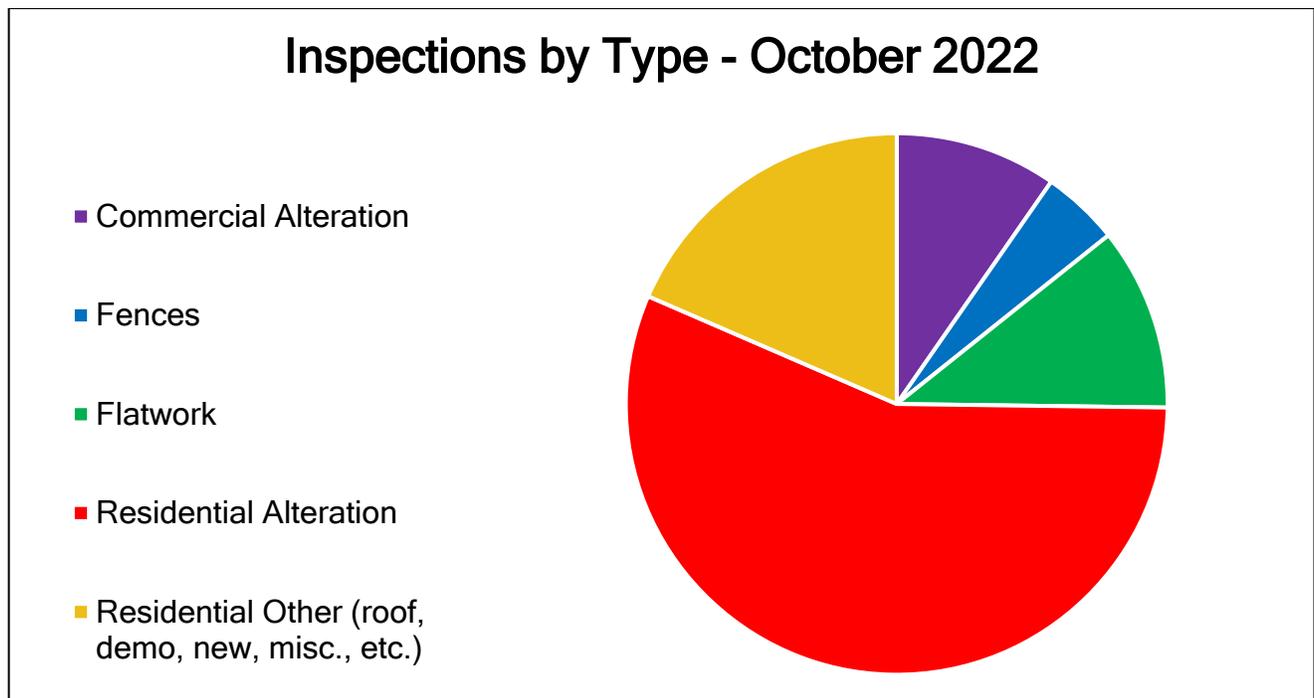
Permit Plan Review

# of Plan Reviews by Permit type			
	August 2022	September 2022	October 2022
Over the Counter Permits	20	20	32
Quick Turnaround Permits	30	27	30
Standard Permits	27	17	12
Total	77	64	74

Average Length of time for Plan Review	
	October 2022
Over the Counter Permits	2.9 days
Quick Turnaround Permits	5.8 days
Standard Permits*	8.5 days

*does not include preceding zoning review time

Inspections

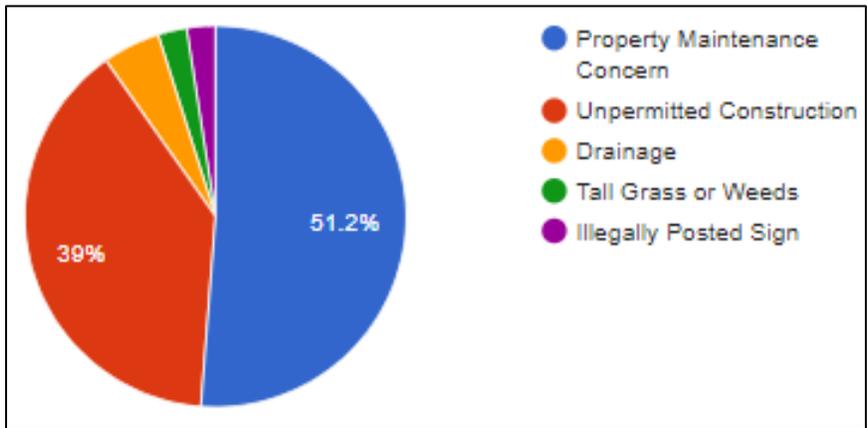


Inspections by Type - October 2022	
Commercial Alteration	23
Fences	11
Flatwork	26
Residential Alteration	134
Residential Other (roof, demo, new, misc., etc.)	44
Total	238

CODE ENFORCEMENT SUMMARY

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

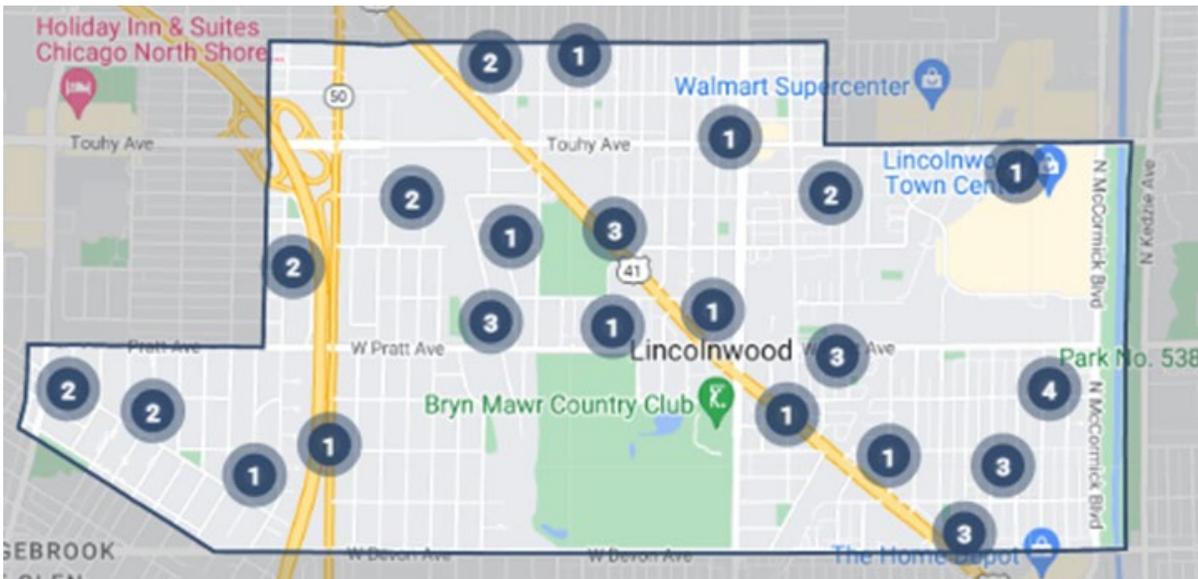
- New cases opened: 42
- Total cases managed: 74
 - Cases closed: 47
 - Cases remaining open: 27
- Number of cases adjudicated: 9



Top Three Issues:

1. Property Maintenance Concern
2. Unpermitted Construction
3. Drainage

Map of Code Enforcement Violations



BOARDS & COMMISSIONS UPDATES

Plan Commission: The October Plan Commission meeting was cancelled due to a lack of business.

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

Economic Development Commission (EDC): At the October EDC meeting, the EDC discussed a matrix of considerations for Property Assemblage Guidelines and received an update on the Village presence at the ICSC Trade Show.

Development Updates

District 1860: Construction of the District 1860 project continues to progress. Inspections continue within phase 1 and phase II of the mixed-use building as phase 3 has started to be framed. A Temporary Certificate of Occupancy was issued with conditions for the Amazon Fresh building core and shell. Off-site work continues to include underground electrical work, roadway curbs, and sidewalks.

Lincolnwood Town Center: Staff marketed the sale of the property at the ICSC Trade Show and fielded inquiries regarding the property and the Lincolnwood Town Center Concept Plan.