



Community Development Monthly Report November 2022

Village of Lincolnwood

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CONTENTS

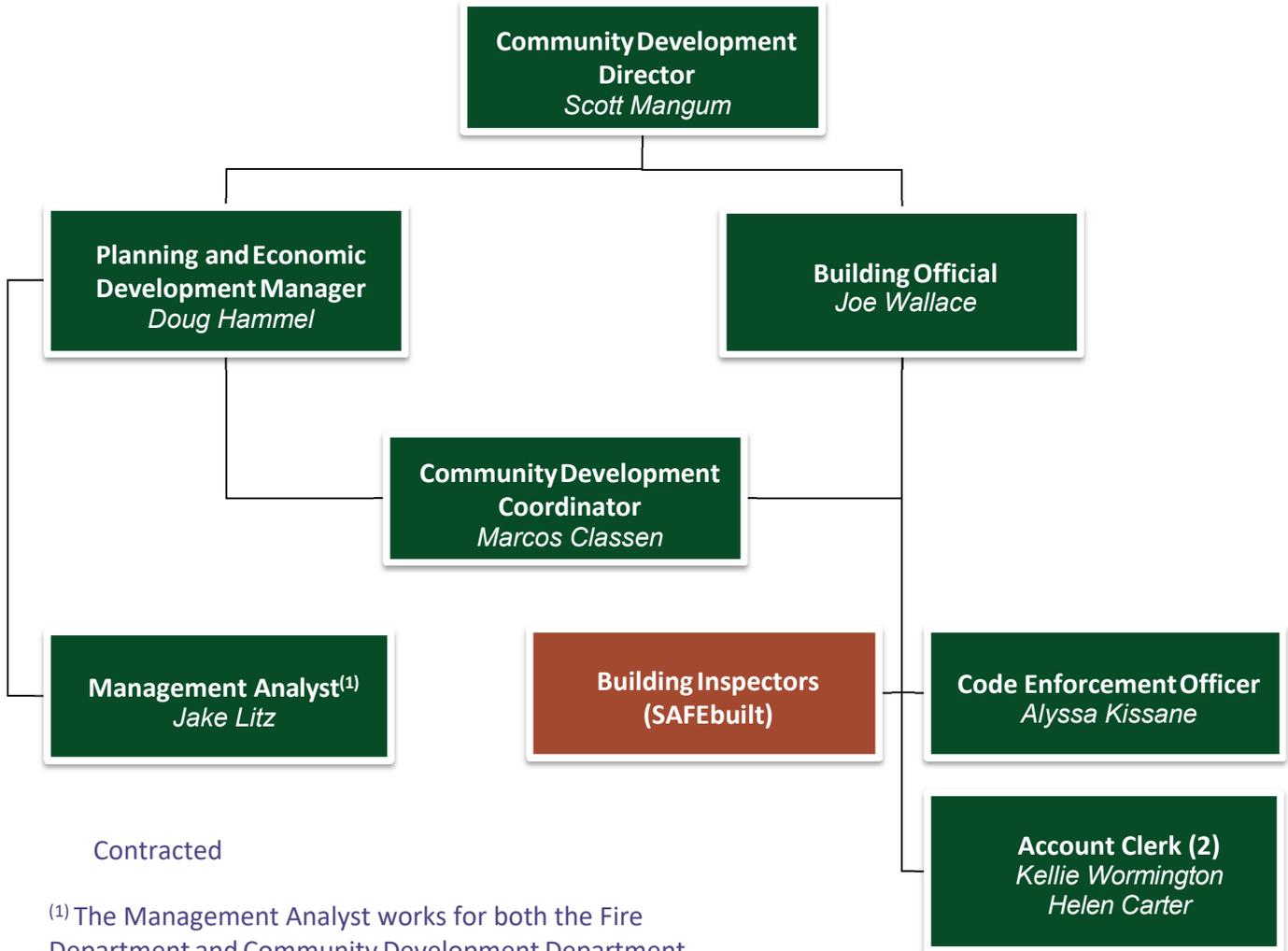
Organization Chart _____	3
Department Overview _____	4
Building Permit Summary _____	5
Code Enforcement Summary _____	7
Boards & Commissions Updates _____	8



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

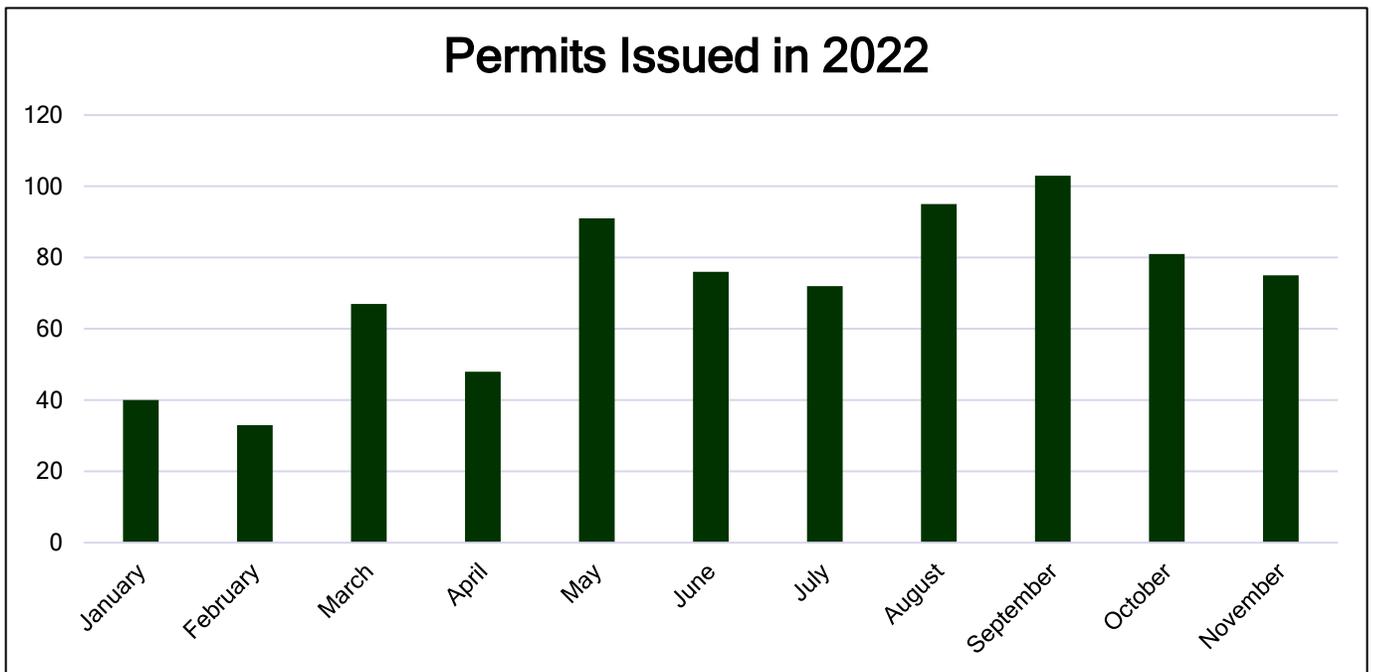
The Community Development Department is responsible for administering the Village's building, zoning, and development codes. It provides staff assistance to the Village's Plan Commission, Economic Development Commission, and Zoning Board of Appeals. Department functions include:

- 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			
	September 2022	October 2022	November 2022
Building Permits	103	81	75
Building Permit Revenue	\$120,317	\$61,401	\$52,584
Zoning Cases (PC & ZBA)	4	0	3
Construction Valuation	\$5,939,856	\$2,816,511	\$2,657,734



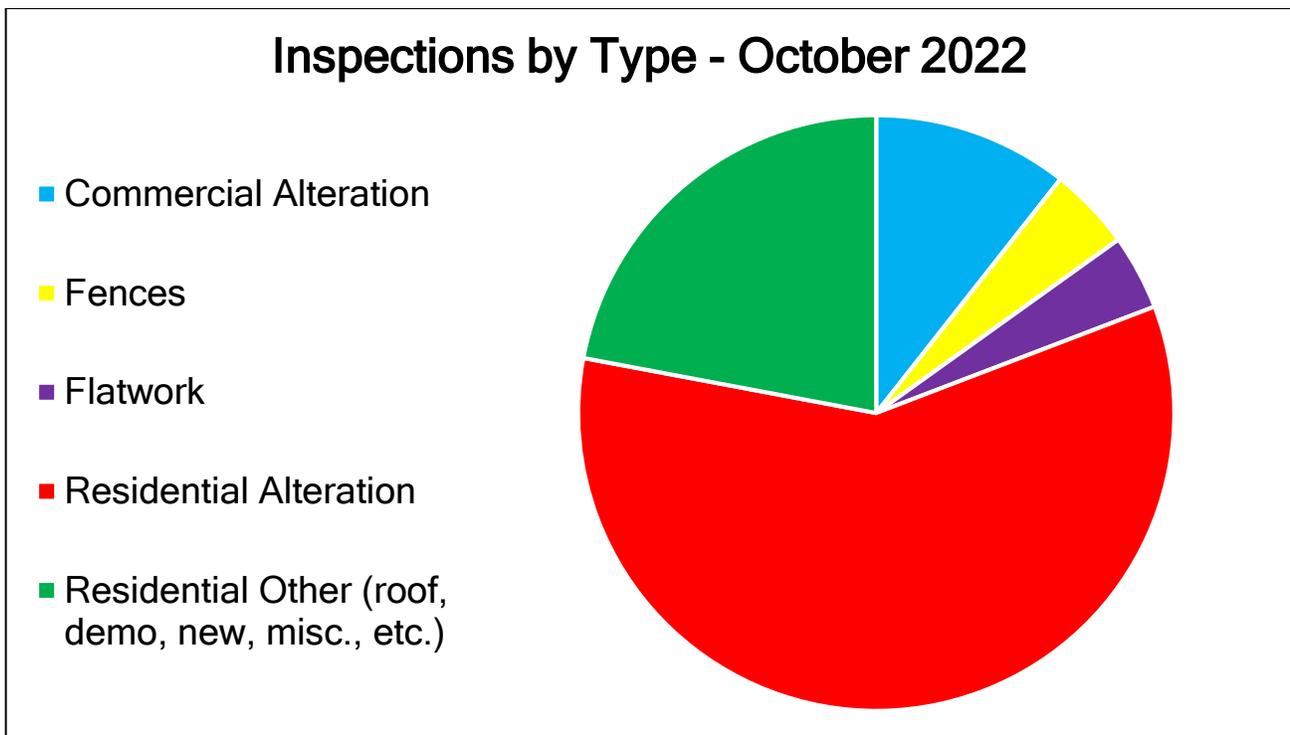
Permit Plan Review

# of Plan Reviews by Permit type			
	September 2022	October 2022	November 2022
Over the Counter Permits	20	32	23
Quick Turnaround Permits	27	30	11
Standard Permits	17	12	12
Total	64	74	46

Average Length of time for Plan Review	
	November 2022
Over the Counter Permits	1.4 days
Quick Turnaround Permits	5.0 days
Standard Permits*	7.7 days

*does not include preceding zoning review time

Inspections

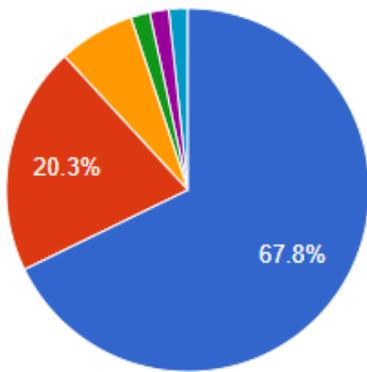


Inspections by Type - November 2022	
Commercial Alteration	26
Fences	11
Flatwork	10
Residential Alteration	144
Residential Other (roof, demo, new, misc., etc.)	54
Total	245

CODE ENFORCEMENT SUMMARY

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

- New cases opened: 59
- Total cases managed: 86
 - Cases closed: 55
 - Cases remaining open: 31
- Number of cases adjudicated: 7

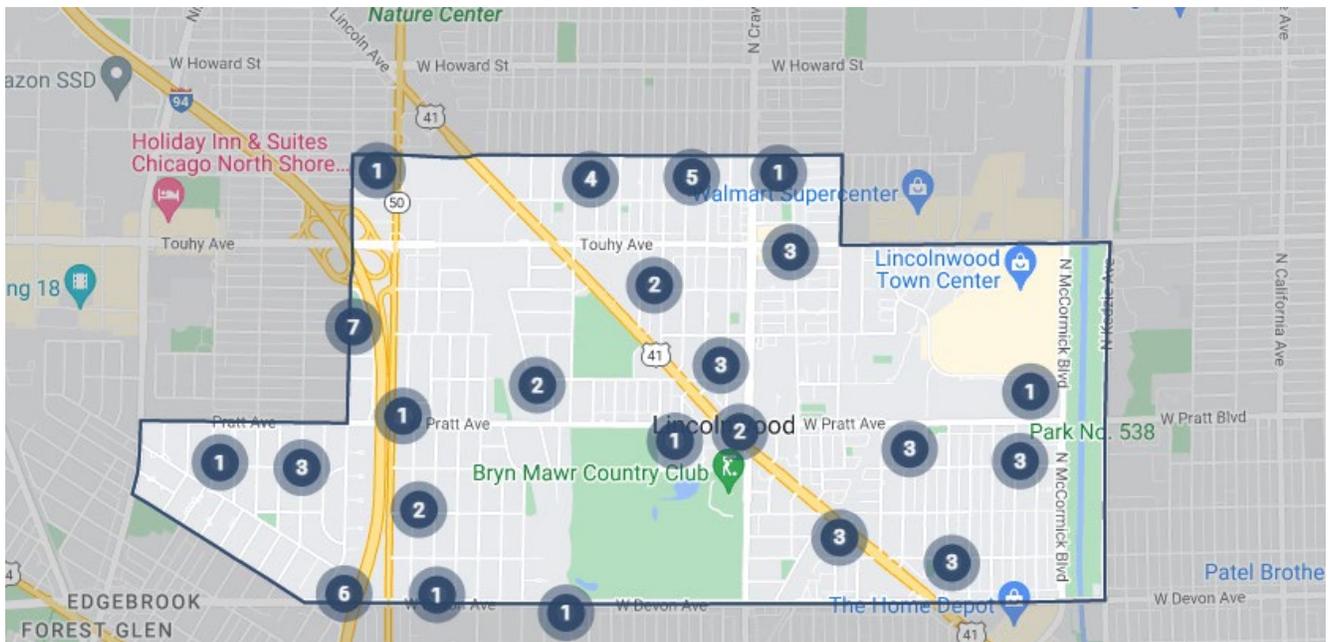


- Property Maintenance Concern
- Unpermitted Construction
- Illegally Posted Sign
- Tall Grass or Weeds
- Graffiti
- Construction Concern

Top Three Issues:

1. Property Maintenance Concern
2. Unpermitted Construction
3. Illegally Posted Sign

Map of Code Enforcement Violations



BOARDS & COMMISSIONS UPDATES

Plan Commission: At its November meeting the Plan Commission approved its 2023 meeting scheduled, discussed draft rules and procedures, continued a Text Amendment regarding the permissibility of uses, including Mixed-Use Residential, and forwarded its 2020-2022 Biennial report to the Village Board.

Zoning Board of Appeals (ZBA): The ZBA approved its 2023 meeting dates, continued a variation and unified sign plan at the request of the petitioner and recommended approval of a special fence variation request.

Economic Development Commission (EDC): At its November meeting the EDC received updates on development projects, approved the 2023 meeting dates, and recommended to the Plan Commission that Mixed-Use Residential be allowed as a Special Use within the B-2 Zoning District.

Development Updates

District 1860: Construction of the District 1860 project continues to progress. Framing of phase 3 of the mixed-use building is nearing completion and ground floor storefront system installation is underway. A public art mural was painted on the west elevation of the future Amazon Fresh building. Repaving of Lincoln and Touhy Avenues has been completed with permanent striping to be added in the spring.