



Community Development Monthly Report December 2022

Village of Lincolnwood

Phone: (847) 673-7402

Email: commdev@lwd.org

6900 N. Lincoln Ave.

Lincolnwood, IL 60712



CONTENTS

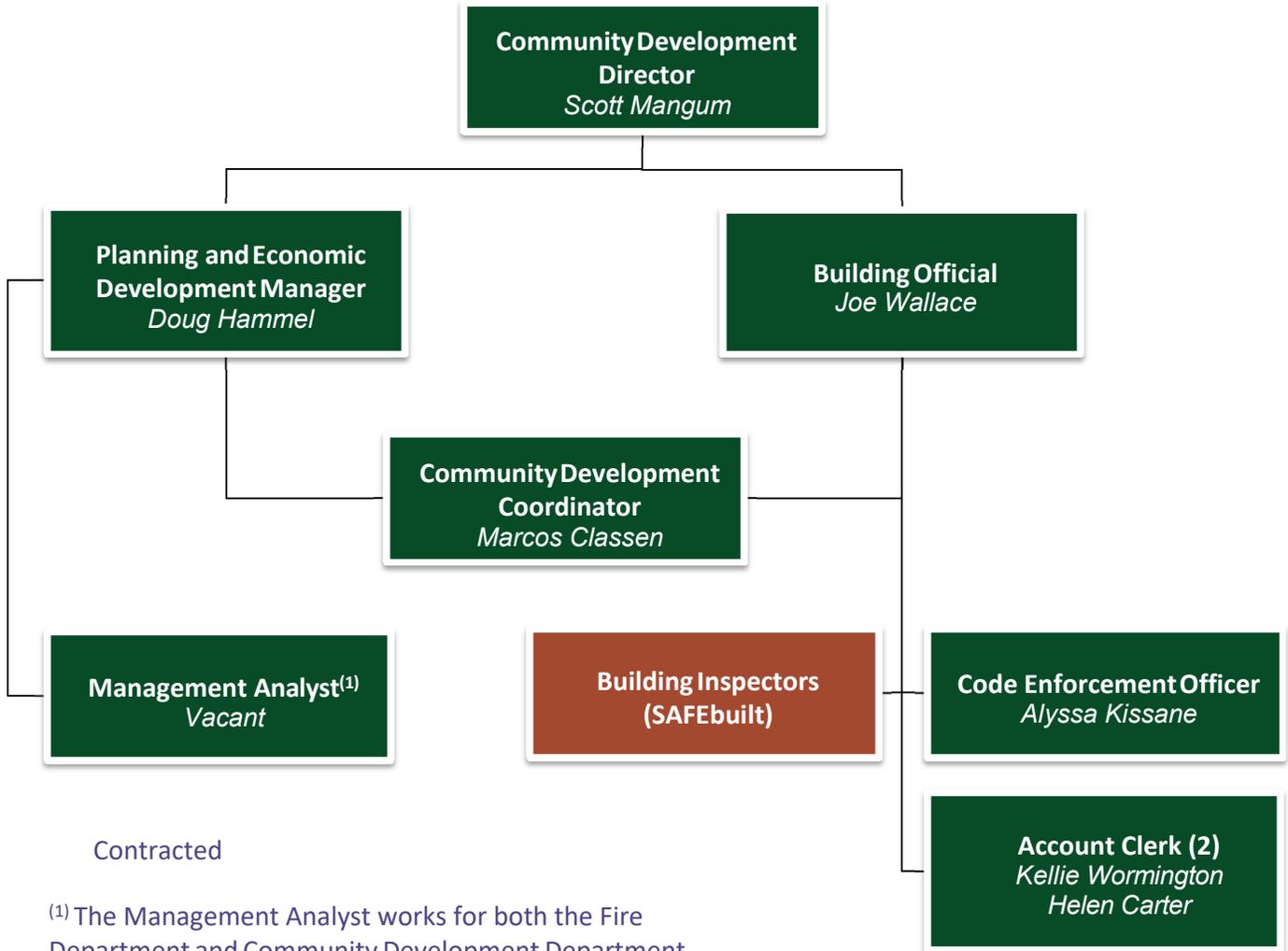
Organization Chart _____	3
Department Overview _____	4
Building Permit Summary _____	5
Code Enforcement Summary _____	7
Boards & Commissions Updates _____	8



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

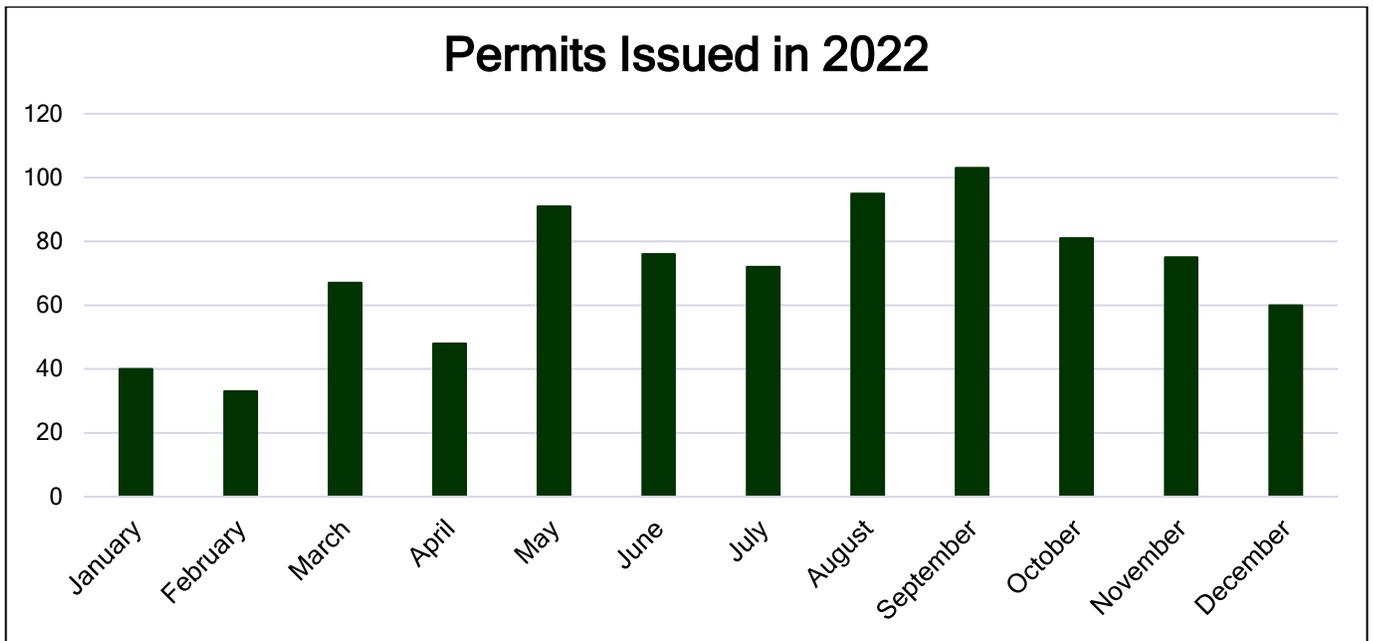
The Community Development Department is responsible for administering the Village's building, zoning, and development codes. It provides staff assistance to the Village's Plan Commission, Economic Development Commission, and Zoning Board of Appeals. Department functions include:

- 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			
	October 2022	November 2022	December 2022
Building Permits	81	75	60
Building Permit Revenue	\$61,401	\$52,584	\$29,187
Zoning Cases (PC & ZBA)	0	3	6
Construction Valuation	\$2,816,511	\$2,657,734	\$1,159,454



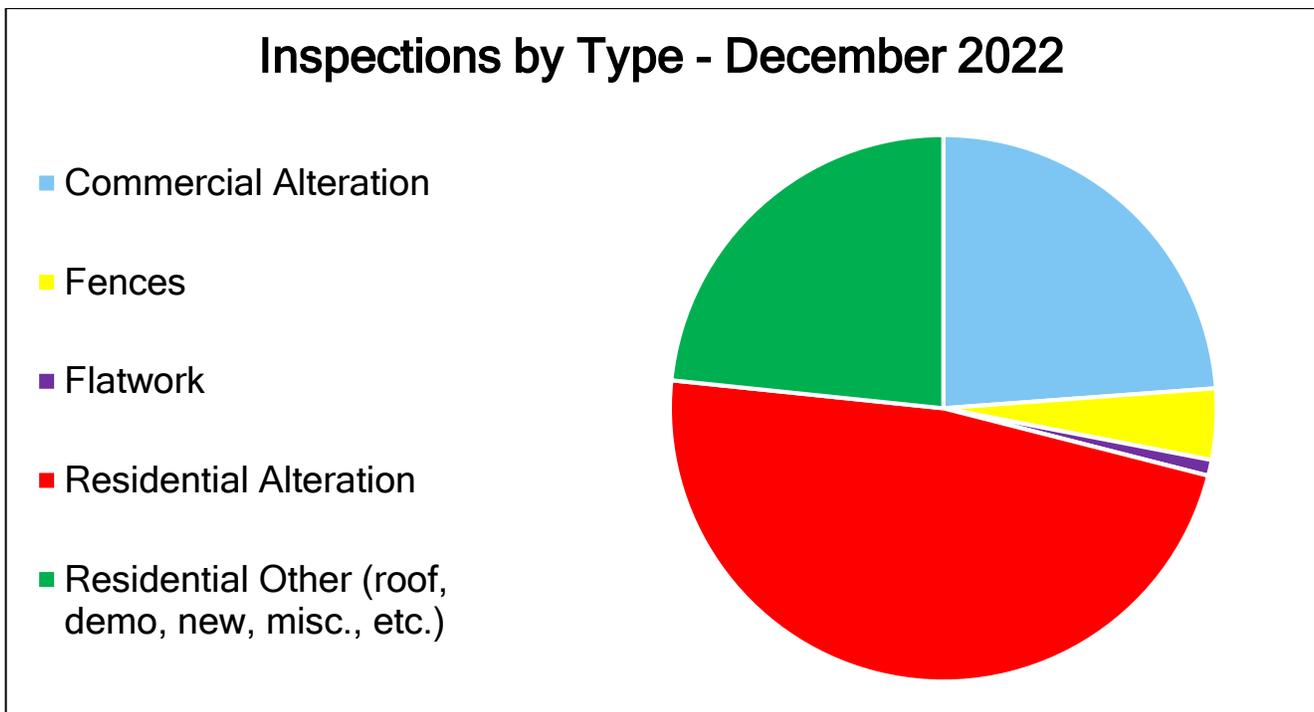
Permit Plan Review

# of Plan Reviews by Permit type			
	October 2022	November 2022	December 2022
Over the Counter Permits	32	23	21
Quick Turnaround Permits	30	11	12
Standard Permits	12	12	12
Total	74	46	45

Average Length of time for Plan Review	
	December 2022
Over the Counter Permits	1.8 days
Quick Turnaround Permits	5.5 days
Standard Permits*	5.7 days

*does not include preceding zoning review time

Inspections

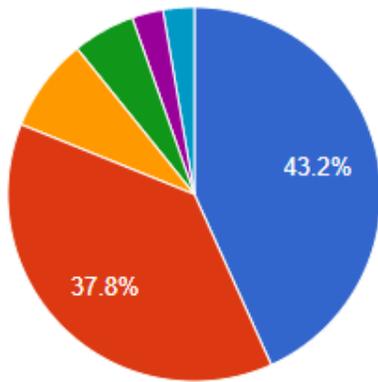


Inspections by Type - December 2022	
Commercial Alteration	51
Fences	9
Flatwork	2
Residential Alteration	102
Residential Other (roof, demo, new, misc., etc.)	50
Total	214

CODE ENFORCEMENT SUMMARY

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

- New cases opened: 38
- Total cases managed: 69
 - Cases closed: 38
 - Cases remaining open: 31
- Number of cases adjudicated: 9

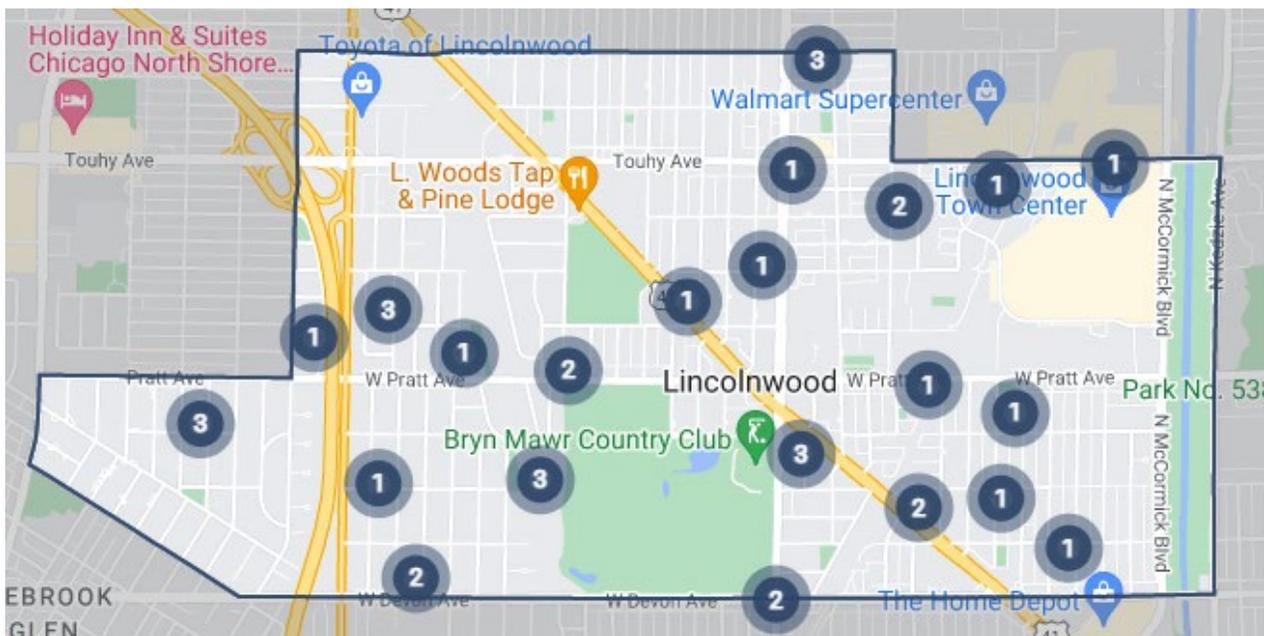


- Unpermitted Construction
- Property Maintenance Concern
- Construction Concern
- Illegally Posted Sign
- Garbage Overflow
- Sidewalk Maintenance

Top Three Issues:

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

Map of Code Enforcement Violations



BOARDS & COMMISSIONS UPDATES

Plan Commission: At its December meeting the Plan Commission approved Rules and Procedures for the body, recommended approval of a Text Amendment regarding Mixed-Use Residential in the B-2 District, and continued a Text Amendment regarding transition yard landscape requirements following discussion.

Zoning Board of Appeals (ZBA): The ZBA recommended approval of unified center sign plan and related relief for the District 1860 project and sign variations at two additional properties.

Economic Development Commission (EDC): At its December meeting the EDC received an update from staff on the Business Retention and Expansion program, including a summary of each meeting with businesses. Staff also presented the Fiscal Impact Tool that was developed as a part of the Lincolnwood Town Center Concept Plan and provided development updates regarding the marketing of the Lincolnwood Town Center property and construction at District 1860.

Development Updates

District 1860: Construction of the District 1860 project continues to progress. The Amazon Fresh building has been turned over to the tenant, and retail spaces in the mixed-use building are close to being turned over to tenants. In the mixed-use building, interior improvements are at different stages in each of the three building phases but include flooring, cabinets, wall tiles, painting, mechanical, electrical and plumbing, and drywall installation. Exterior siding is being applied and mast arms for the traffic signals are being erected.