



Community Development Monthly Report January 2023

Village of Lincolnwood

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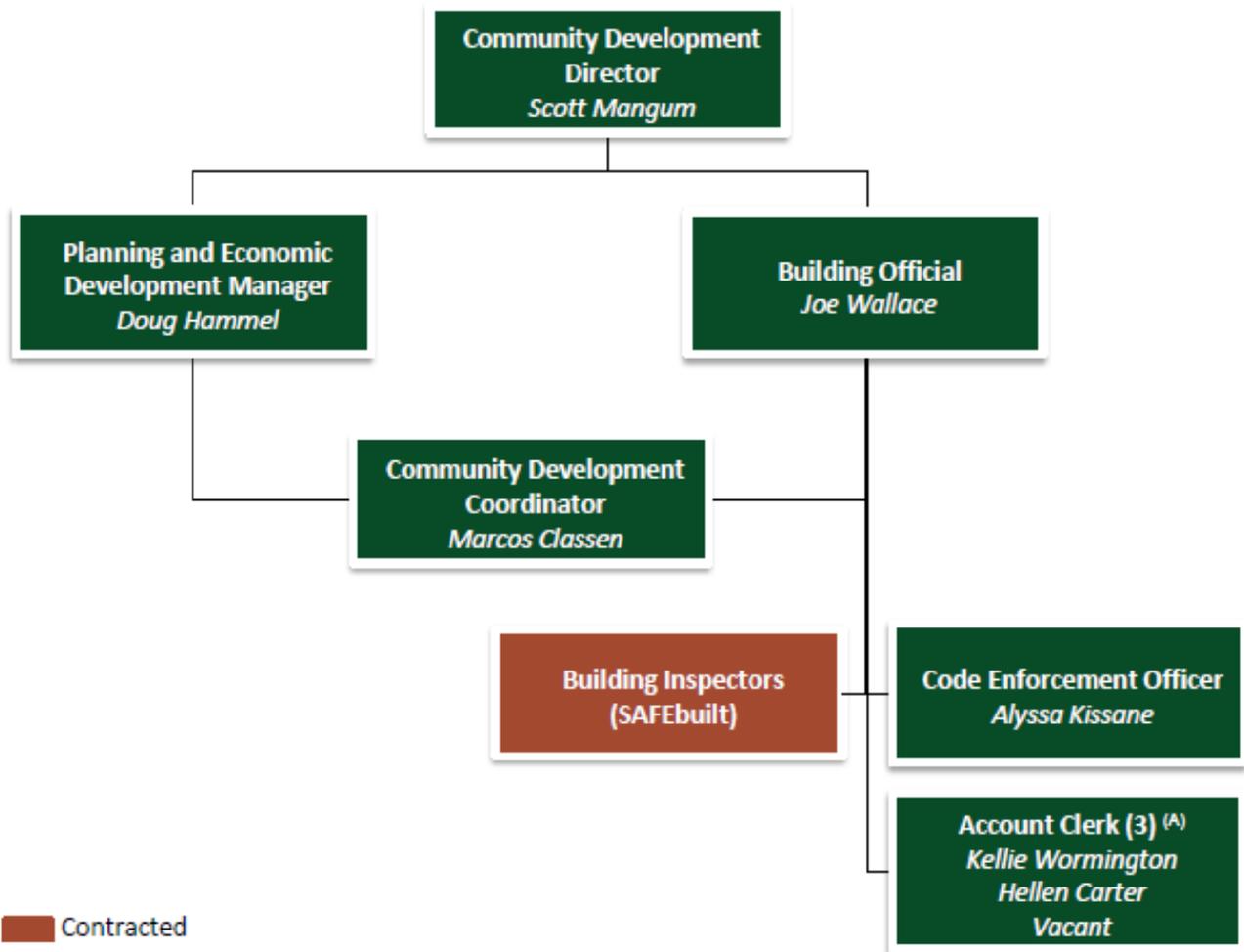
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District 1860, redevelopment of approximately 9 acres at the corner of Touhy Avenue and Lincoln Avenue.

ORGANIZATION CHART

Community Development Department



^(A) One of the Account Clerks works for both the Fire Department and Community Development Department.

Fiscal Year 2023 Organizational Chart

DEPARTMENT OVERVIEW

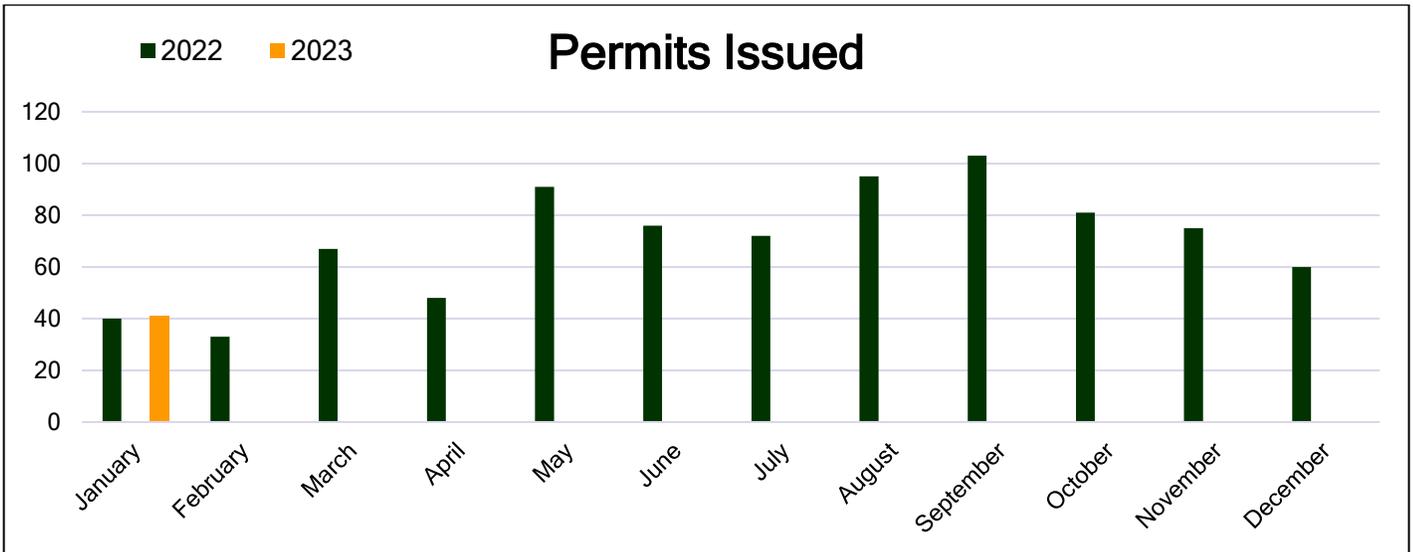
The Community Development Department is responsible for administering the Village's building, zoning, and development codes. It provides staff assistance to the Village's Plan Commission, Economic Development Commission, and Zoning Board of Appeals. Department functions include:

- 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			
	November 2022	December 2022	January 2023
Building Permits	75	60	41
Building Permit Revenue	\$52,584	\$29,187	\$84,802
Zoning Cases (PC & ZBA)	3	6	3
Construction Valuation	\$2,657,734	\$1,159,454	\$4,463,343



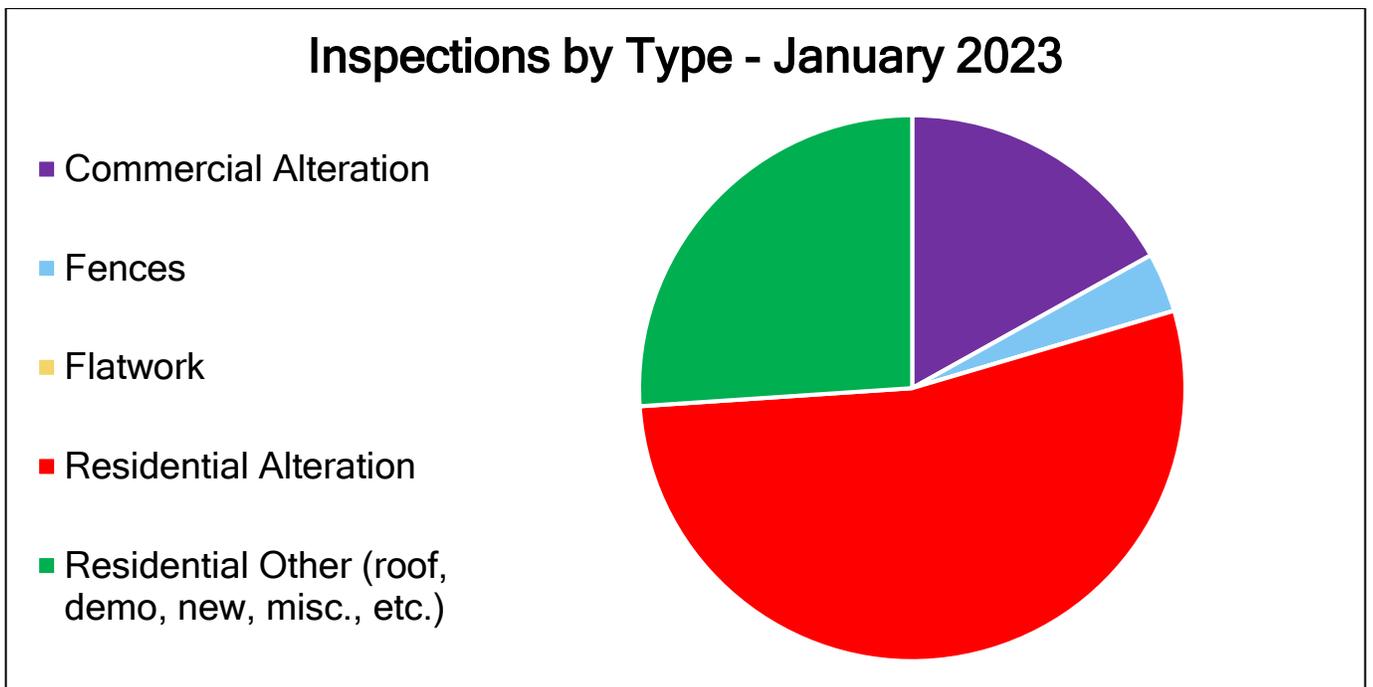
Permit Plan Review

# of Plan Reviews by Permit type			
	November 2022	December 2022	January 2023
Over the Counter Permits	23	21	8
Quick Turnaround Permits	11	12	27
Standard Permits	12	12	29
Total	46	45	64

Average Length of time for Plan Review	
	January 2023
Over the Counter Permits	0.5 days
Quick Turnaround Permits	4.1 days
Standard Permits*	3.6 days

*does not include preceding zoning review time

Inspections

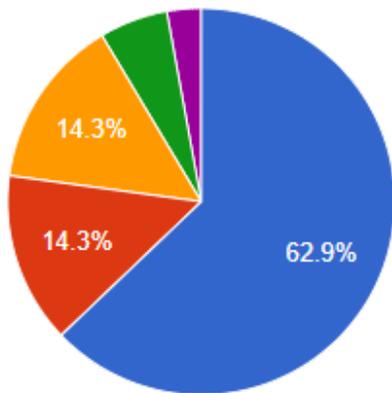


Inspections by Type - January 2023	
Commercial Alteration	24
Fences	5
Flatwork	0
Residential Alteration	76
Residential Other (roof, demo, new, misc., etc.)	37
Total	142

CODE ENFORCEMENT SUMMARY

Code Enforcement activities for January 2023 are summarized below. As an overview, staff managed the following volume of cases during that period:

- New cases opened: 35
- Total cases managed: 66
 - Cases closed: 41
 - Cases remaining open: 25
- Number of cases adjudicated: 11

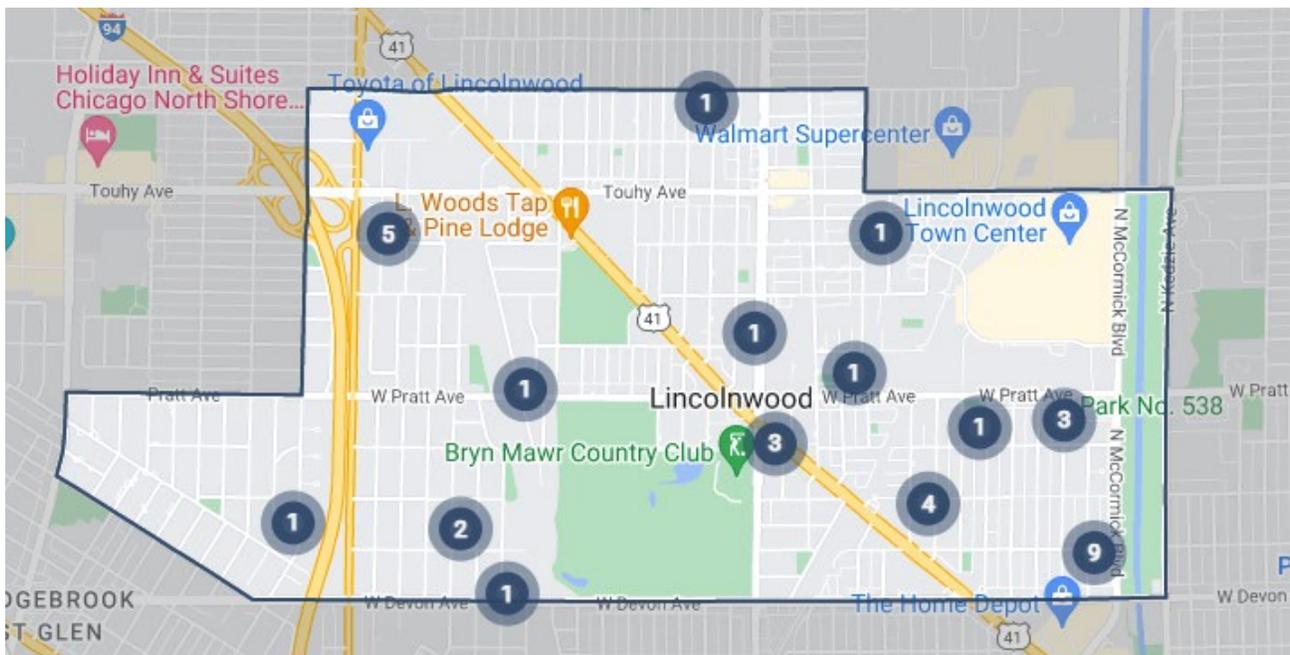


- Property Maintenance Concern
- Construction Concern
- Unpermitted Construction
- Drainage
- Inoperable or Abandoned Vehicle

Top Three Issues:

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

Map of Code Enforcement Violations



BOARDS & COMMISSIONS UPDATES

Plan Commission: At its January meeting the Plan Commission opened and then continued a public hearing for a Reasonable Accommodations Request, and continued two Text Amendment requests, one after discussion.

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

Economic Development Commission (EDC): At its January meeting the EDC discussed the draft Property Assemblage Matrix while applying it to evaluate sample properties. The Commission also reviewed and approved its 2021-2023 Biennial Report and provided feedback regarding the Property Enhancement Program.

Development Updates

District 1860: Construction of the District 1860 project continues to progress. The shell of several retail spaces in the mixed-use building have been completed for tenants and Fat Rosie's Taco and Tequila Bar has been issued an interior buildout permit. 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 within residential units. Exterior siding is being applied and mast arms for the traffic signals have been erected and are prepared for activation in February.