



Community Development Monthly Report February 2023

Village of Lincolnwood

Phone: (847) 673-7402

Email: commdev@lwd.org

6900 N. Lincoln Ave.

Lincolnwood, IL 60712



CONTENTS

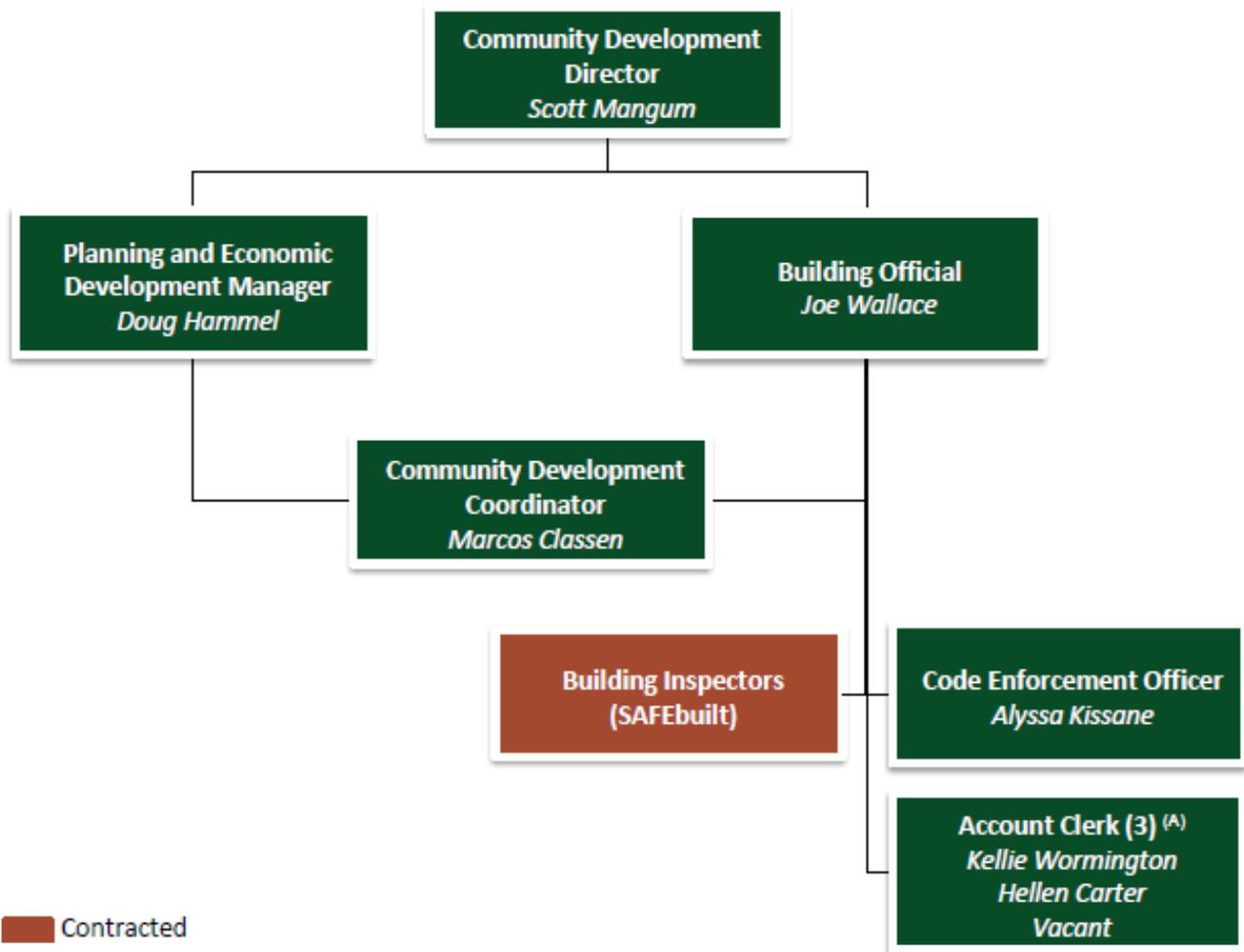
Organization Chart _____	3
Department Overview _____	4
Building Permit Summary _____	5
Code Enforcement Summary _____	7
Boards & Commissions Updates _____	8



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

ORGANIZATION CHART

Community Development Department



Contracted

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

Fiscal Year 2023 Organizational Chart

DEPARTMENT OVERVIEW

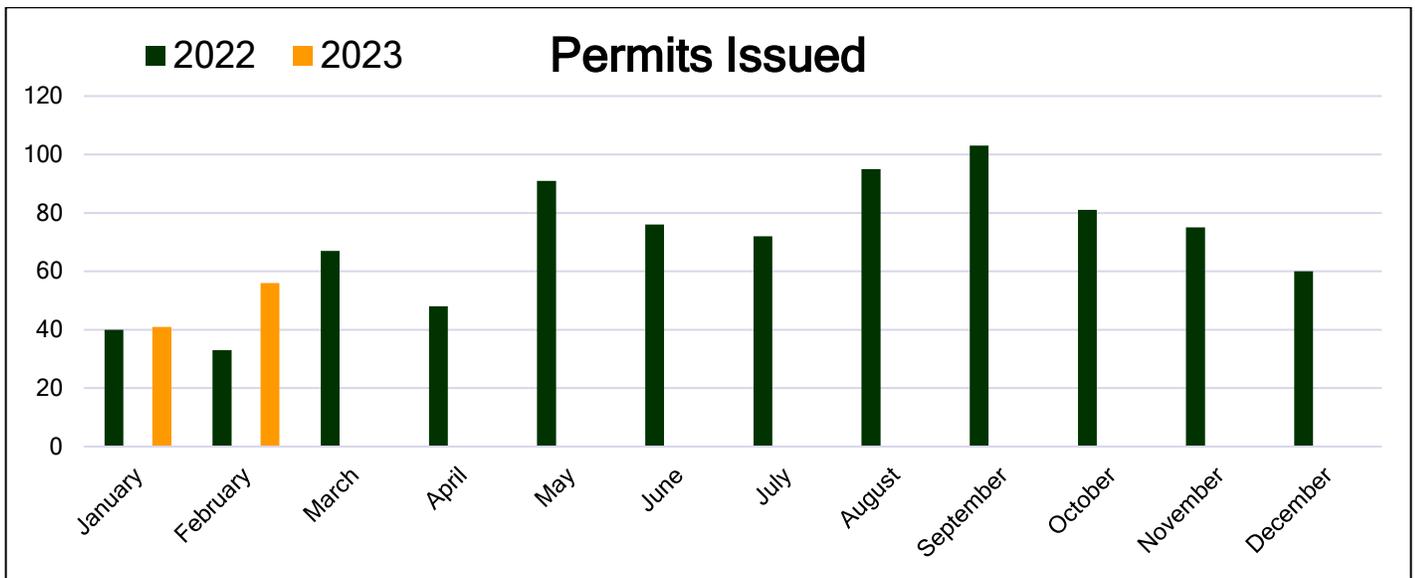
The Community Development Department is responsible for administering the Village's building, zoning, and development codes. It provides staff assistance to the Village's Plan Commission, Economic Development Commission, and Zoning Board of Appeals. Department functions include:

- 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			
	December 2022	January 2023	February 2023
Building Permits	60	41	56
Building Permit Revenue	\$29,187	\$84,802	\$23,226
Zoning Cases (PC & ZBA)	6	3	5
Construction Valuation	\$1,159,454	\$4,463,343	\$1,620,068



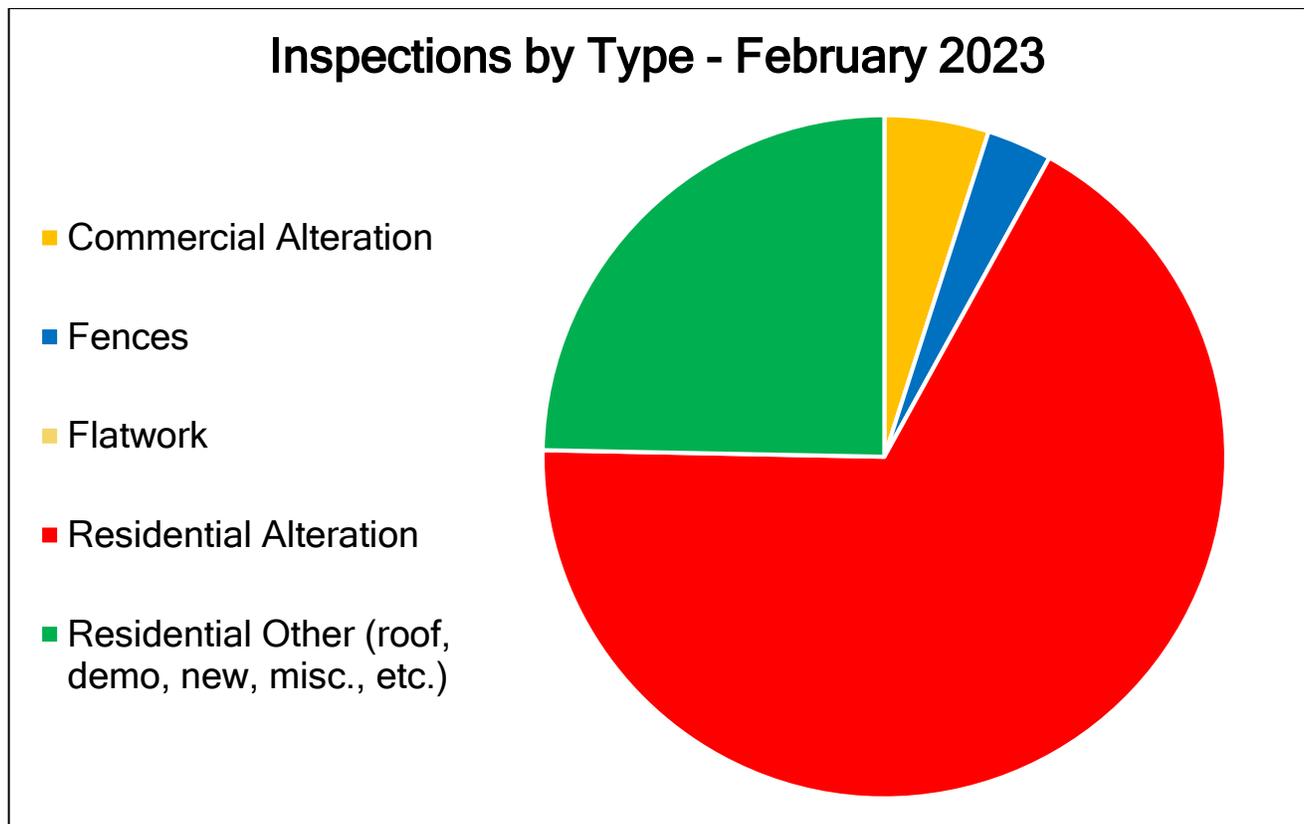
Permit Plan Review

# of Plan Reviews by Permit type			
	December 2022	January 2023	February 2023
Over the Counter Permits	21	8	5
Quick Turnaround Permits	12	27	11
Standard Permits	12	29	12
Total	45	64	28

Average Length of time for Plan Review	
	February 2023
Over the Counter Permits	1.4 days
Quick Turnaround Permits	7.9 days
Standard Permits*	5.6 days

*does not include preceding zoning review time

Inspections

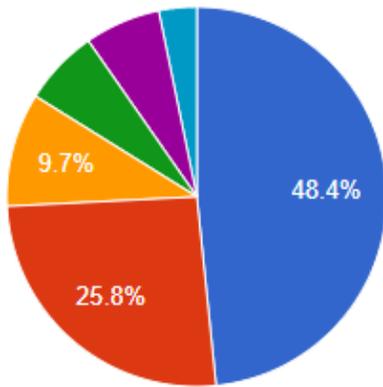


Inspections by Type - February 2023	
Commercial Alteration	8
Fences	5
Flatwork	0
Residential Alteration	109
Residential Other (roof, demo, new, misc., etc.)	40
Total	162

CODE ENFORCEMENT SUMMARY

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

- New cases opened: 31
- Total cases managed: 56
 - Cases closed: 21
 - Cases remaining open: 35
- Number of cases adjudicated: 11

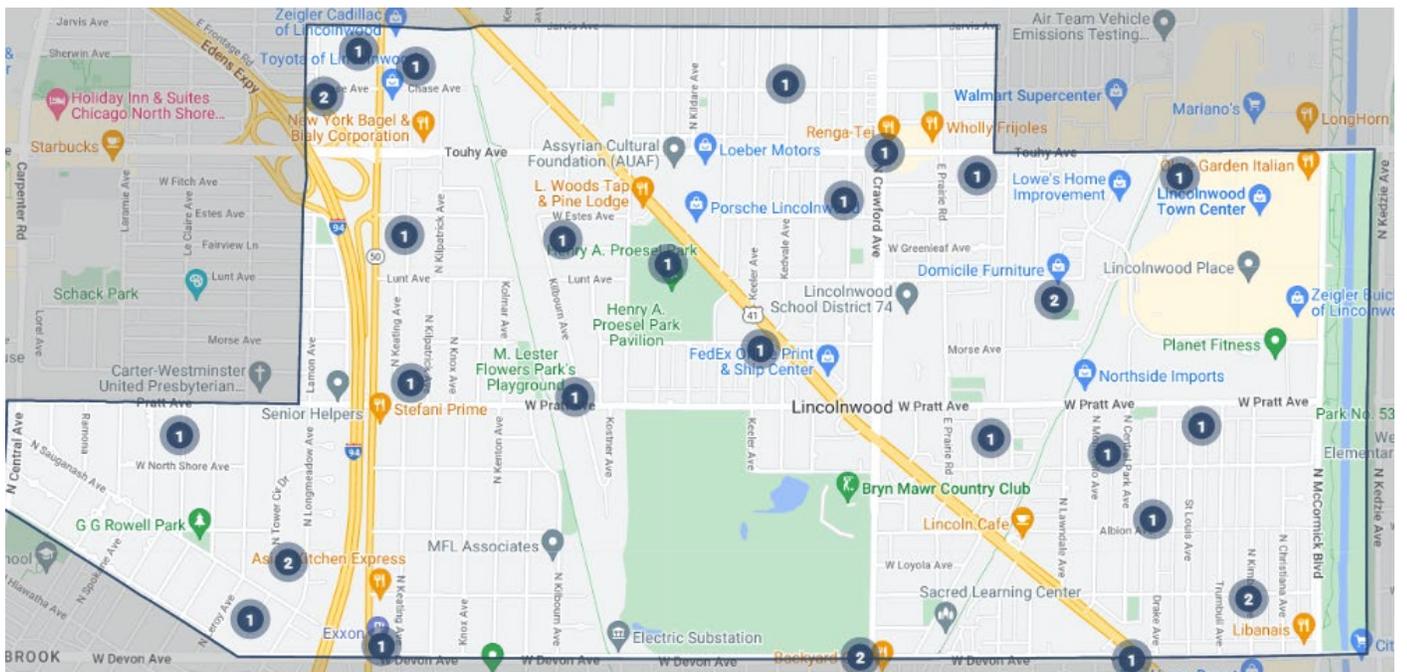


- Property Maintenance Concern
- Illegally Posted Sign
- Unpermitted Construction
- Construction Concern
- Drainage
- Excessive Animals

Top Three Issues:

1. Property Maintenance Concern
2. Illegally Posts Signs
3. Unpermitted Construction

Map of Code Enforcement Violations



BOARDS & COMMISSIONS UPDATES

Plan Commission: The Plan Commission held two meetings in February. At the first meeting a special use permit for a body art studio was recommended for approval, a text amendment regarding special fences was recommended for approval, and a request for reasonable accommodations was recommended for denial. At its second meeting two text amendments were continued following discussion.

Zoning Board of Appeals (ZBA): The ZBA recommended approval of a sign variation and recommended approval with conditions for proposed parking lot improvements that required variations at its February meeting.

Economic Development Commission (EDC): The EDC recommended approval of the North Lincoln and Devon-Lincoln Stub Year 2023 TIF budgets, discussed the future of the property at 6850 N. McCormick Boulevard, confirmed the previously developed Property Assemblage Guidelines Matrix, and received development updates from staff.

Development Updates

District 1860: Construction of the District 1860 project continues to progress. Interior buildout permits have been submitted for FatPour Tap Works and Lee Nails within 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 permanent traffic signals have been erected and activated.