



Community Development Monthly Report March 2023

Village of Lincolnwood

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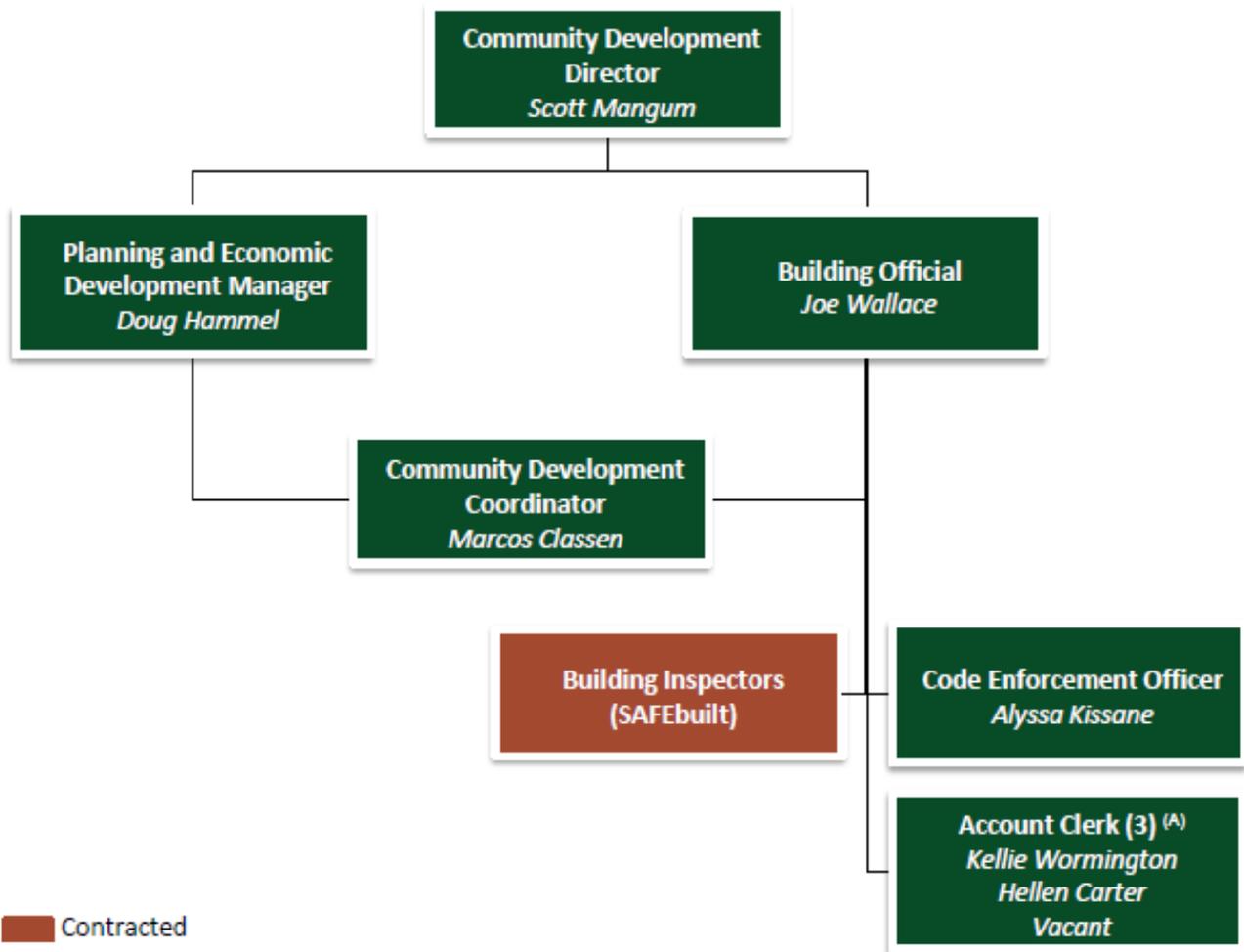
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District 1860, redevelopment of approximately 9 acres at the corner of Touhy Avenue and Lincoln Avenue.

ORGANIZATION CHART

Community Development Department



Contracted

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

Fiscal Year 2023 Organizational Chart

DEPARTMENT OVERVIEW

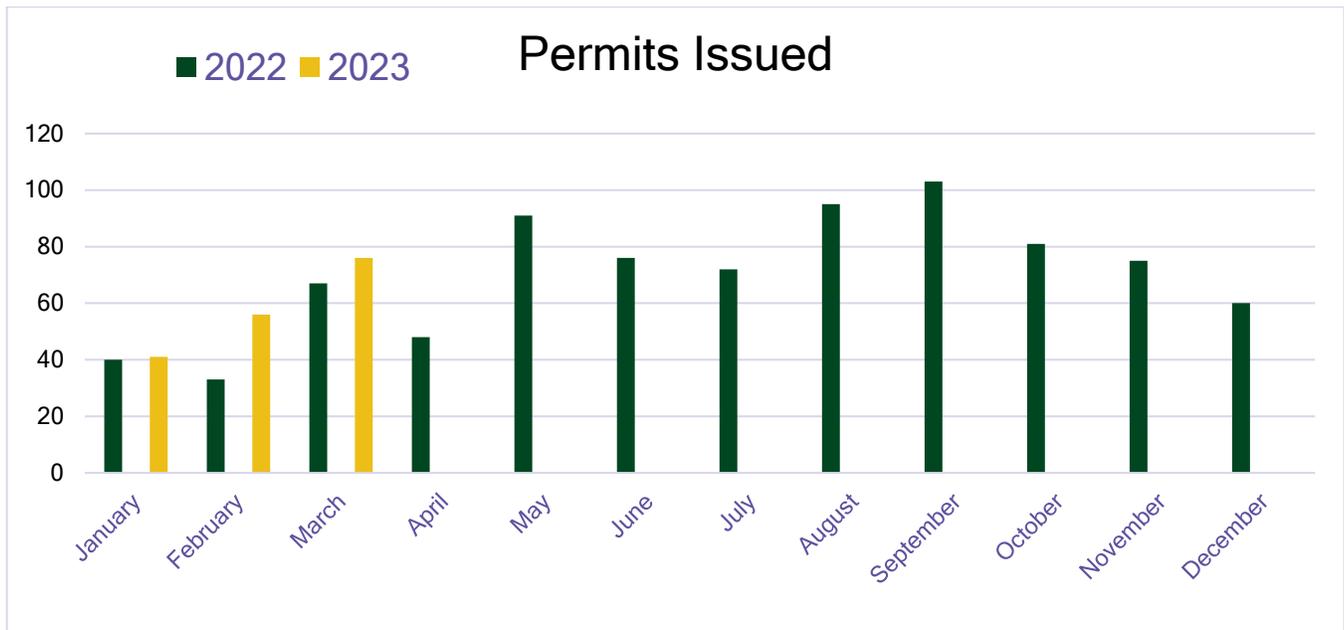
The Community Development Department is responsible for administering the Village's building, zoning, and development codes. It provides staff assistance to the Village's Plan Commission, Economic Development Commission, and Zoning Board of Appeals. Department functions include:

- 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			
	January 2023	February 2023	March 2023
Building Permits	41	56	76
Building Permit Revenue	\$84,802	\$23,226	\$30,314
Zoning Cases (PC & ZBA)	3	5	3
Construction Valuation	\$4,463,343	\$1,620,068	\$1,642,870



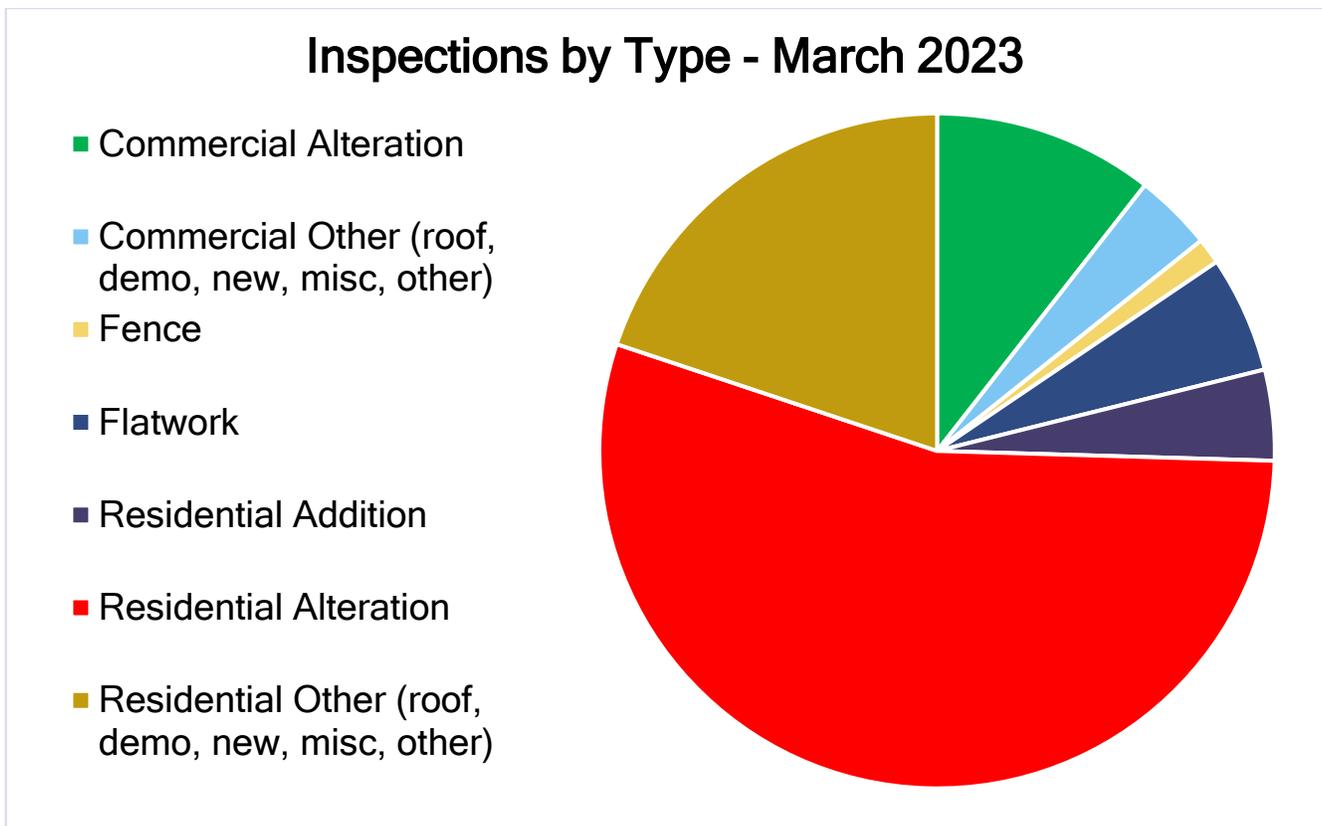
Permit Plan Review

# of Plan Reviews by Permit type			
	January 2023	February 2023	March 2023
Over the Counter Permits	8	5	18
Quick Turnaround Permits	27	11	25
Standard Permits	29	12	16
Total	64	28	59

Average Length of time for Plan Review	
	March 2023
Over the Counter Permits	1.3 days
Quick Turnaround Permits	3.3 days
Standard Permits*	4.9 days

*does not include preceding zoning review time

Inspections

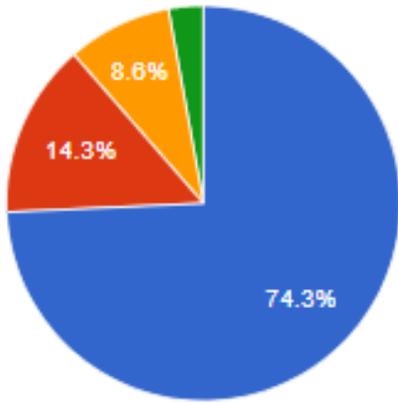


Inspections by Type - March 2023	
Commercial Alteration	17
Commercial Other (roof, demo, new, misc, other)	6
Fence	2
Flatwork	9
Residential Addition	7
Residential Alteration	88
Residential Other (roof, demo, new, misc, other)	32
Total	161

CODE ENFORCEMENT SUMMARY

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

- New cases opened: 36
- Total cases managed: 71
 - Cases closed: 48
 - Cases remaining open: 23
- Number of cases adjudicated: 6

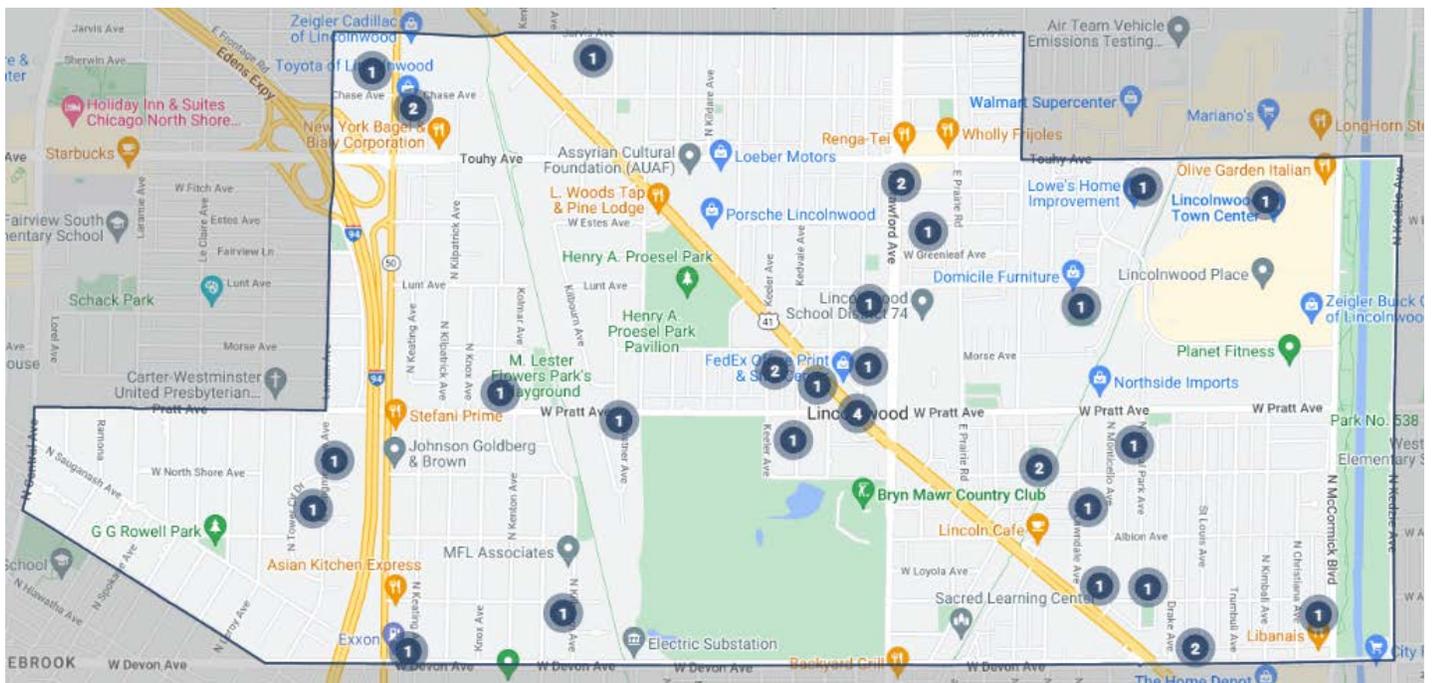


- Property Maintenance Concern
- Unpermitted Construction
- Illegally Posted Sign
- Construction Concern

Top Three Issues:

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

Map of Code Enforcement Violations



BOARDS & COMMISSIONS UPDATES

Plan Commission: At its March meeting the Plan Commission recommended approval of a Preliminary Plat of Consolidation, Special Use Permit and several Variations related to a proposed three-story mixed-use building in the B-1 Zoning District.

Zoning Board of Appeals (ZBA): The ZBA recommended approval of a special fence request and approved Rules and Procedures for the body at its March meeting.

Economic Development Commission (EDC): At its March meeting the Economic Development Commission reviewed recent Sales Tax Revenue data across business categories, received updates on the Lincolnwood Town Center and District 1860 Developments, and were presented with the results of the Committee of the Whole discussion regarding Property Assemblage Guidelines.

Development Updates

District 1860: Construction of the District 1860 project continues to progress. The first two phases of the mixed-use building are closest to completion with leasing operations underway and residential occupancy expected in May. A permit has been issued for the interior build-out of the Fat Rosie's Taco and Tequila Bar tenant space, while permit plans have been approved for FatPour Tap Works restaurant and bar and Lee Nails, and plans have been received for Davanti Enoteca Italian wine bar and restaurant.