



Community Development Monthly Report May 2023

Village of Lincolnwood

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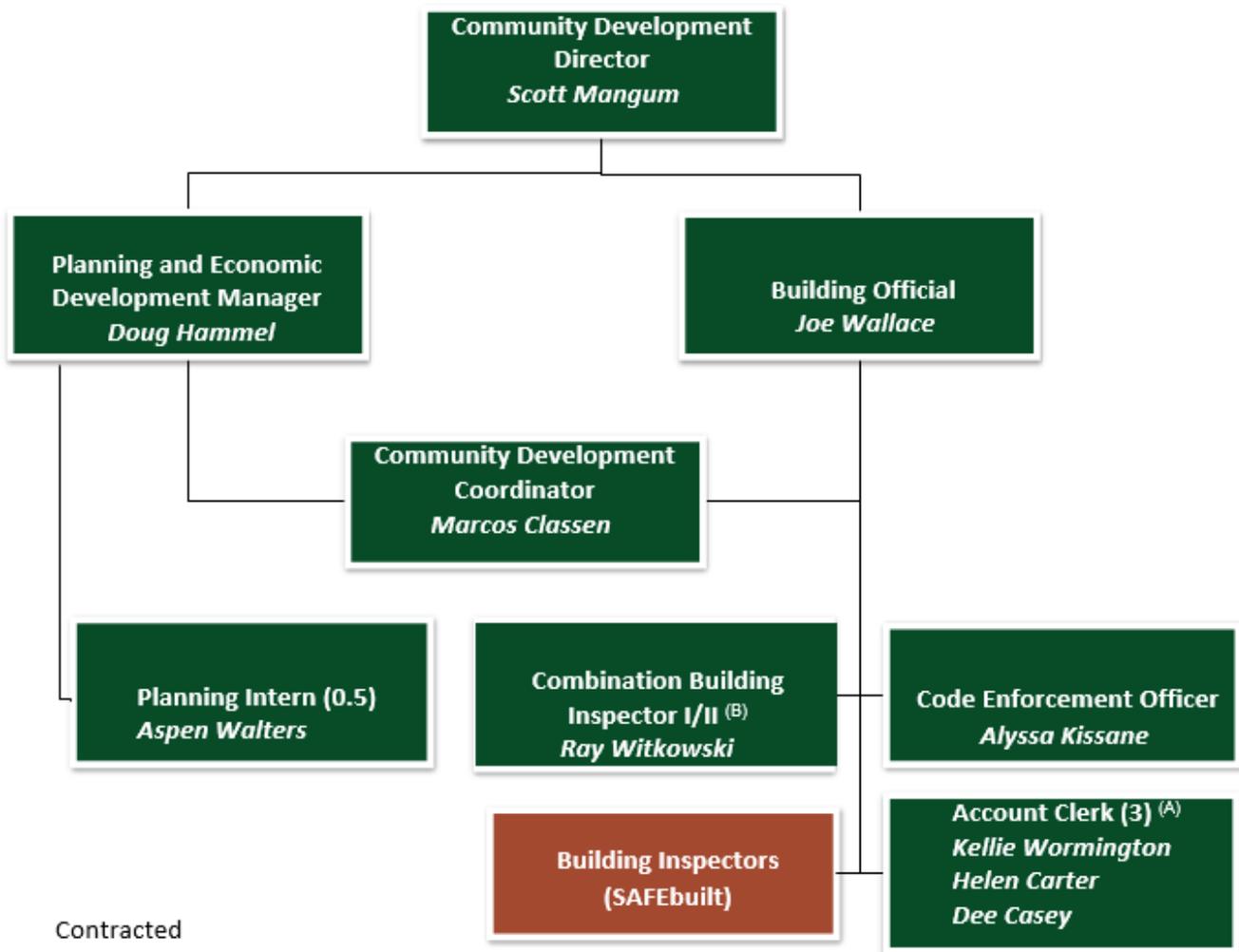
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District 1860, redevelopment of approximately 9 acres at the corner of Touhy Avenue and Lincoln Avenue.

ORGANIZATION CHART

Community Development Department



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

Stub Year 2023 Organizational Chart

DEPARTMENT OVERVIEW

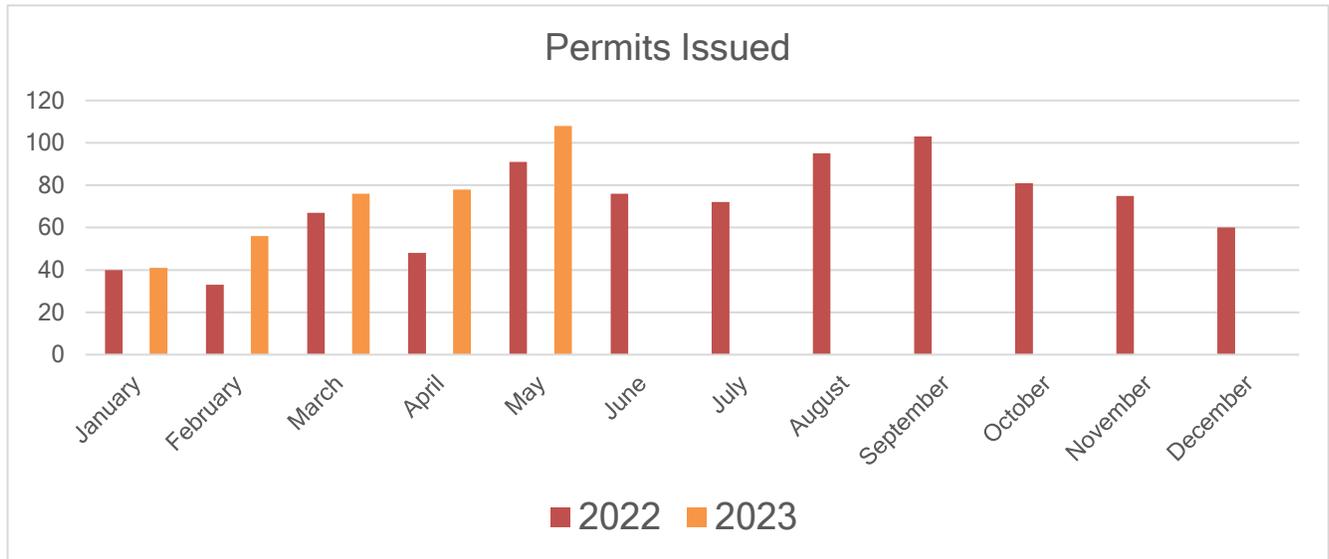
The Community Development Department is responsible for administering the Village's building, zoning, and development codes. It provides staff assistance to the Village's Plan Commission, Economic Development Commission, and Zoning Board of Appeals. Department functions include:

- 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			
	March 2023	April 2023	May 2023
Building Permits	76	78	108
Building Permit Revenue	\$30,314	\$75,592	\$109,873
Zoning Cases (PC & ZBA)	3	3	3
Construction Valuation	\$1,642,870	\$2,425,427	\$5,296,417



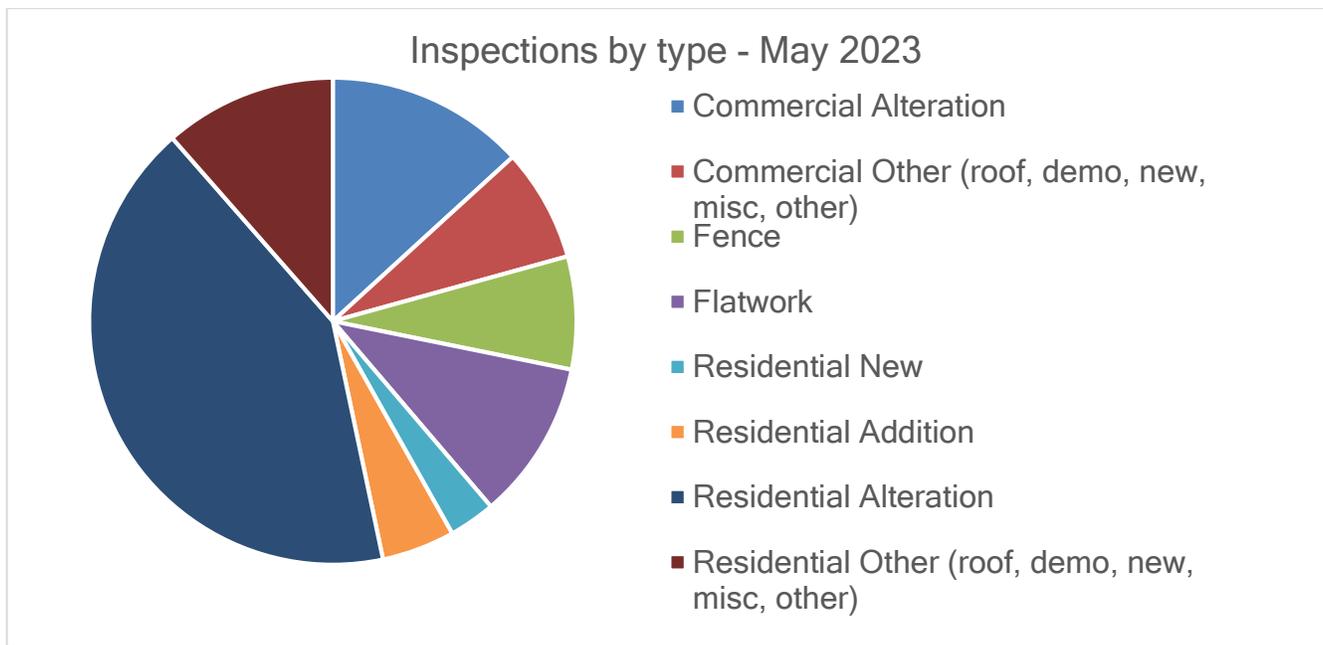
Permit Plan Review

# of Plan Reviews by Permit type			
	March 2023	April 2023	May 2023
Over the Counter Permits	18	20	17
Quick Turnaround Permits	25	26	47
Standard Permits	16	12	24
Total	59	58	88

Average Length of time for Plan Review	
	May 2023
Over the Counter Permits	0.9
Quick Turnaround Permits	5.7
Standard Permits*	7.2

*does not include preceding zoning review time

Inspections

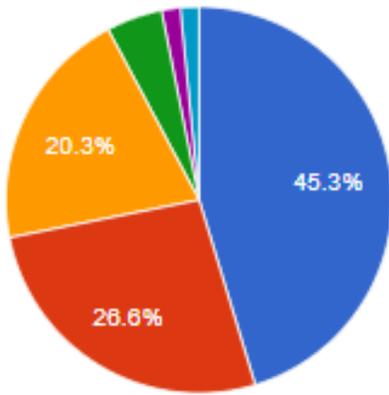


Inspections by Type – May 2023	
Commercial Alteration	30
Commercial Other (roof, demo, new, misc, other)	17
Fence	17
Flatwork	24
Residential New	7
Residential Addition	11
Residential Alteration	95
Residential Other (roof, demo, new, misc, other)	26
Total	227

CODE ENFORCEMENT SUMMARY

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

- New cases opened: 64
 - Total cases managed: 91
 - Cases closed: 63
 - Cases remaining open: 28
-
- Number of cases adjudicated: 7

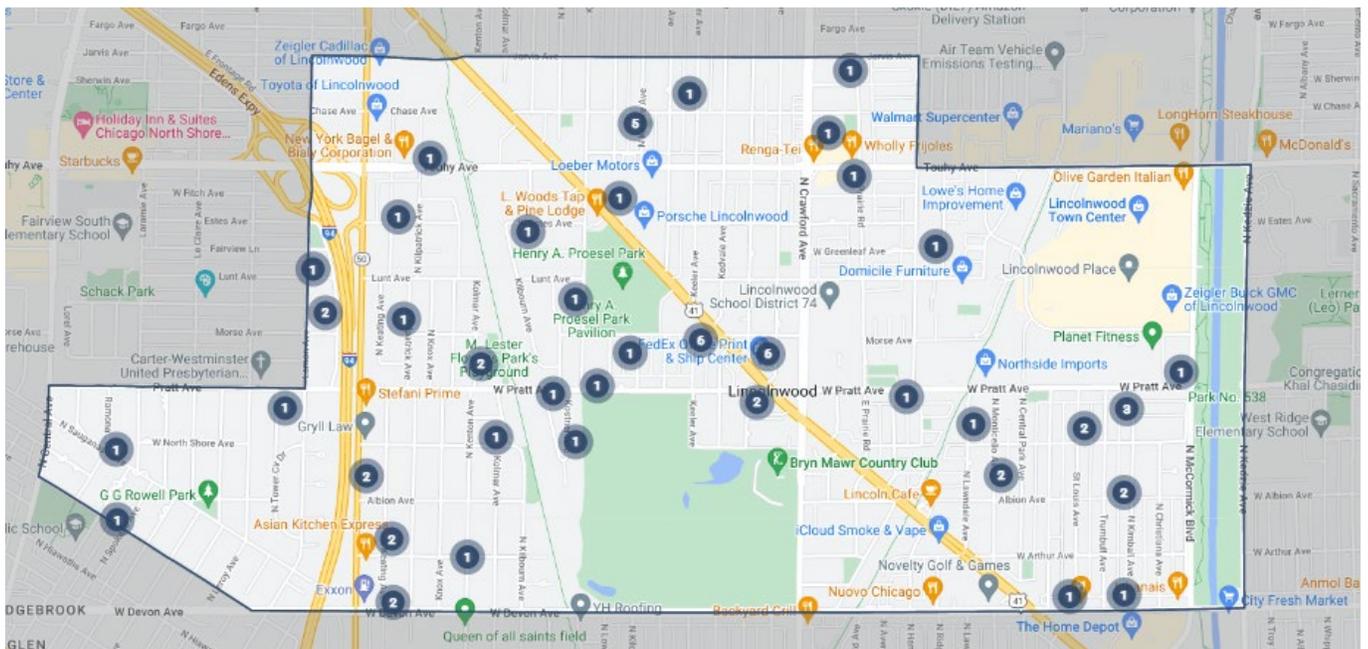


- Tall Grass or Weeds
- Property Maintenance Concern
- Unpermitted Construction
- Excessive Animals
- Garbage Overflow
- Illegally Posted Sign

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 May meeting the Plan Commission conducted a public hearing and recommended approval of zoning relief (PUD Amendment, special use, PUD modifications) for a Community Center and recommended approval of a text amendment relating to certain uses within the M-B Zoning District.

Zoning Board of Appeals (ZBA): The May ZBA meeting was cancelled due to a lack of agenda items.

Economic Development Commission (EDC): At its May meeting following discussion of the issue of tax-exempt properties and the potential impact on the Village, the EDC requested additional research regarding existing conditions to be presented at a future meeting. Staff also provided development updates regarding the Lincolnwood Town Center and District 1860.

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 a Temporary Certificate of Occupancy issued and residential leasing underway. The first residents moved in during the month of May. Permits have been issued for the interior build-out of the Fat Rosie's Taco and Tequila Bar, Lee Nails, and Davanti Enoteca Italian wine bar and restaurant tenant spaces, while permit plans have been approved for FatPour Tap Works restaurant and LensCrafters.