



Community Development Monthly Report June 2023

Village of Lincolnwood

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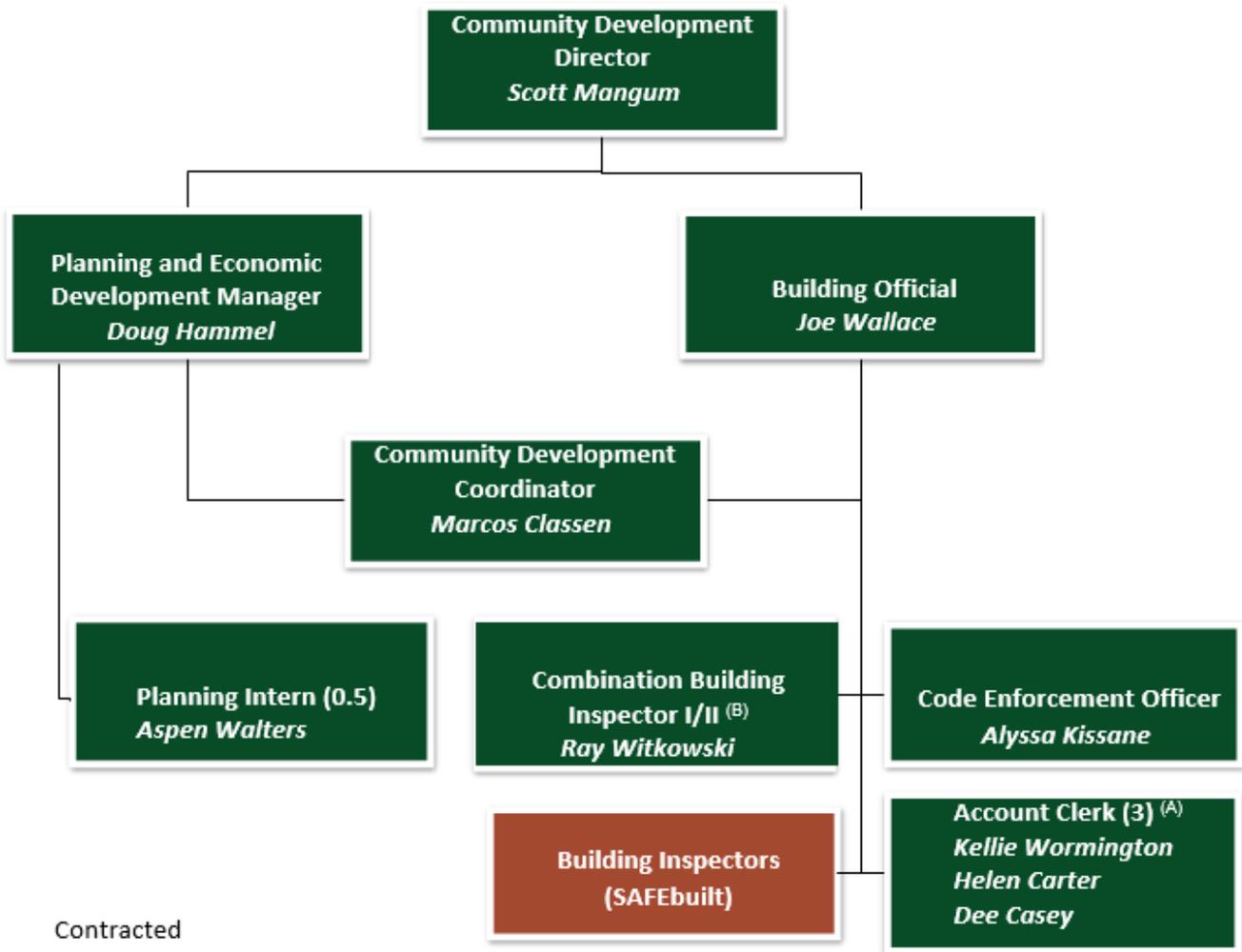
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District 1860, redevelopment of approximately 9 acres at the corner of Touhy Avenue and Lincoln Avenue.

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

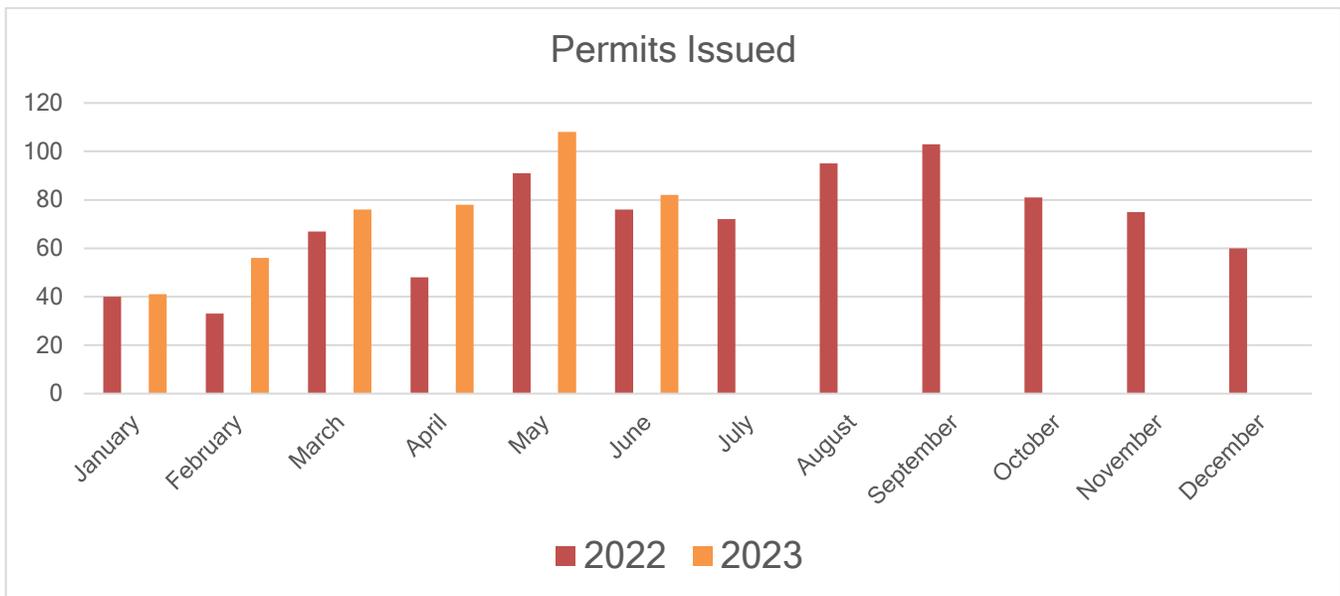
The Community Development Department is responsible for administering the Village's building, zoning, and development codes. It provides staff assistance to the Village's Plan Commission, Economic Development Commission, and Zoning Board of Appeals. Department functions include:

- 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			
	April 2023	May 2023	June 2023
Building Permits	78	108	82
Building Permit Revenue	\$75,592	\$109,873	\$32,445
Zoning Cases (PC & ZBA)	3	3	2
Construction Valuation	\$2,425,427	\$5,296,417	\$1,217,547



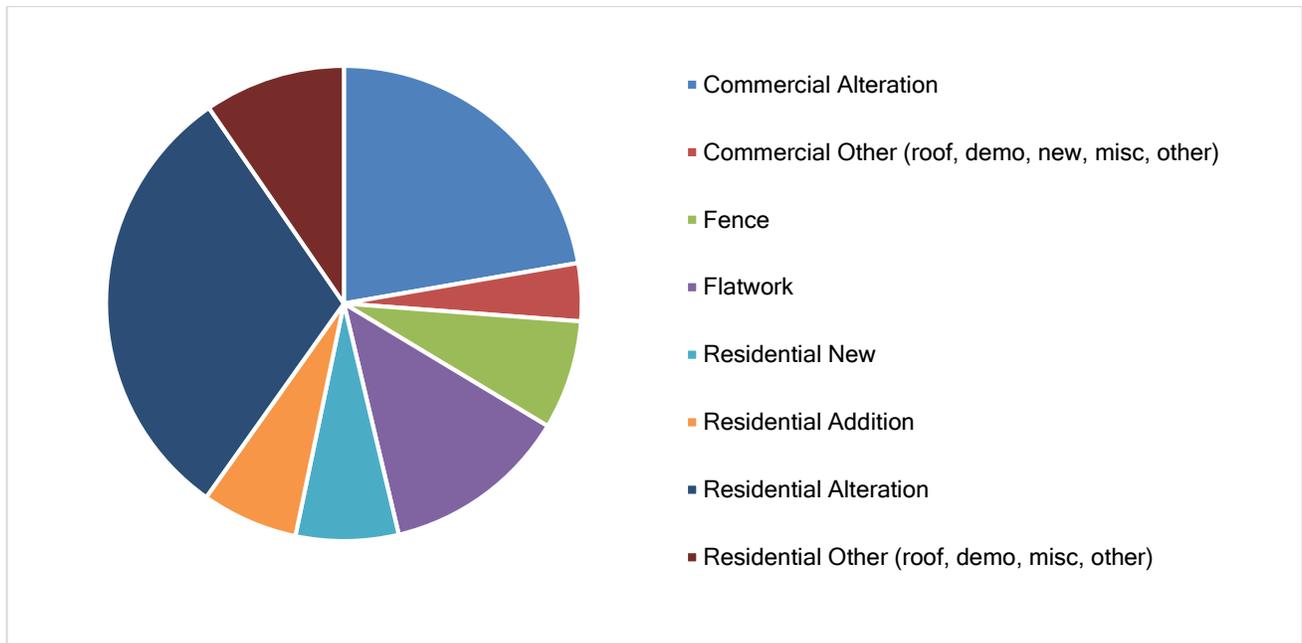
Permit Plan Review

# of Plan Reviews by Permit type			
	April 2023	May 2023	June 2023
Over the Counter Permits	20	17	33
Quick Turnaround Permits	26	47	33
Standard Permits	12	24	11
Total	58	88	77

Average Length of time for Plan Review	
	June 2023
Over the Counter Permits	0.8
Quick Turnaround Permits	4.4
Standard Permits*	3.9

*does not include preceding zoning review time

Inspections

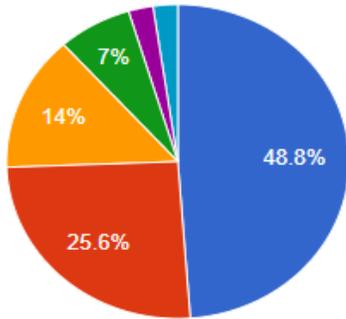


Inspections by Type – June 2023	
Commercial Alteration	51
Commercial Other (roof, demo, new, misc, other)	9
Fence	17
Flatwork	29
Residential New	29
Residential Addition	15
Residential Alteration	70
Residential Other (roof, demo, new, misc, other)	22
Total	229

CODE ENFORCEMENT SUMMARY

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

- New cases opened: 43
 - Total cases managed: 71
 - Cases closed: 11
 - Cases remaining open: 32
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- Number of cases adjudicated: 9

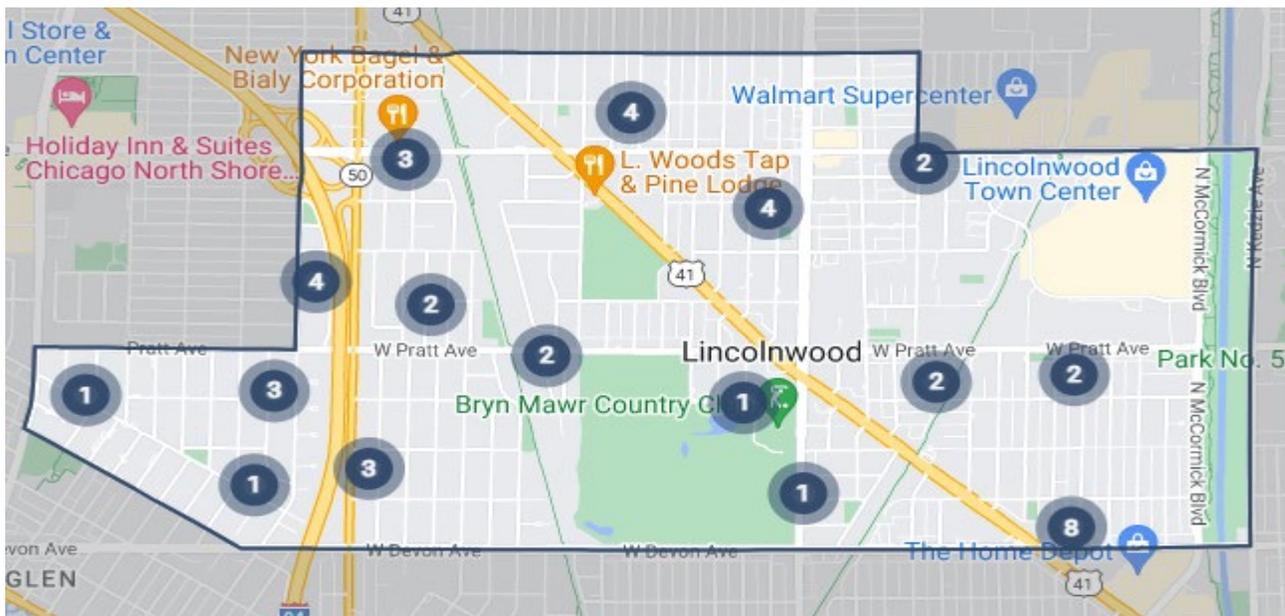


- Property Maintenance Concern
- Tall Grass or Weeds
- Excessive Animals
- Unpermitted Construction
- Construction Concern
- Line of Sight Obstruction

Top Three Issues:

1. Property Maintenance Concern
2. Tall Weeds and Grass
3. Excessive Animals

Map of Code Enforcement Violations



BOARDS & COMMISSIONS UPDATES

Plan Commission: At its June meeting the Plan Commission conducted a public hearing and recommended approval of a reasonable accommodation request for a single-family residential property and after discussion continued a text amendment regarding zoning regulations for solar panels.

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

Economic Development Commission (EDC): The June EDC meeting was cancelled due to a lack of agenda items.

Development Updates

District 1860: Construction of the District 1860 project continues to progress. A Temporary Certificate of Occupancy has been issued for all portions of the mixed-use building, including the amenity deck. Over twenty residential units were occupied during the month of June. Construction of interior build out of the Fat Rosie's Taco and Tequila Bar, Lee Nails, and Davanti Enoteca Italian wine bar and restaurant tenant spaces are underway, while permit plans have been approved for FatPour Tap Works restaurant and LensCrafters.