



Community Development Monthly Report December 2023

Village of Lincolnwood

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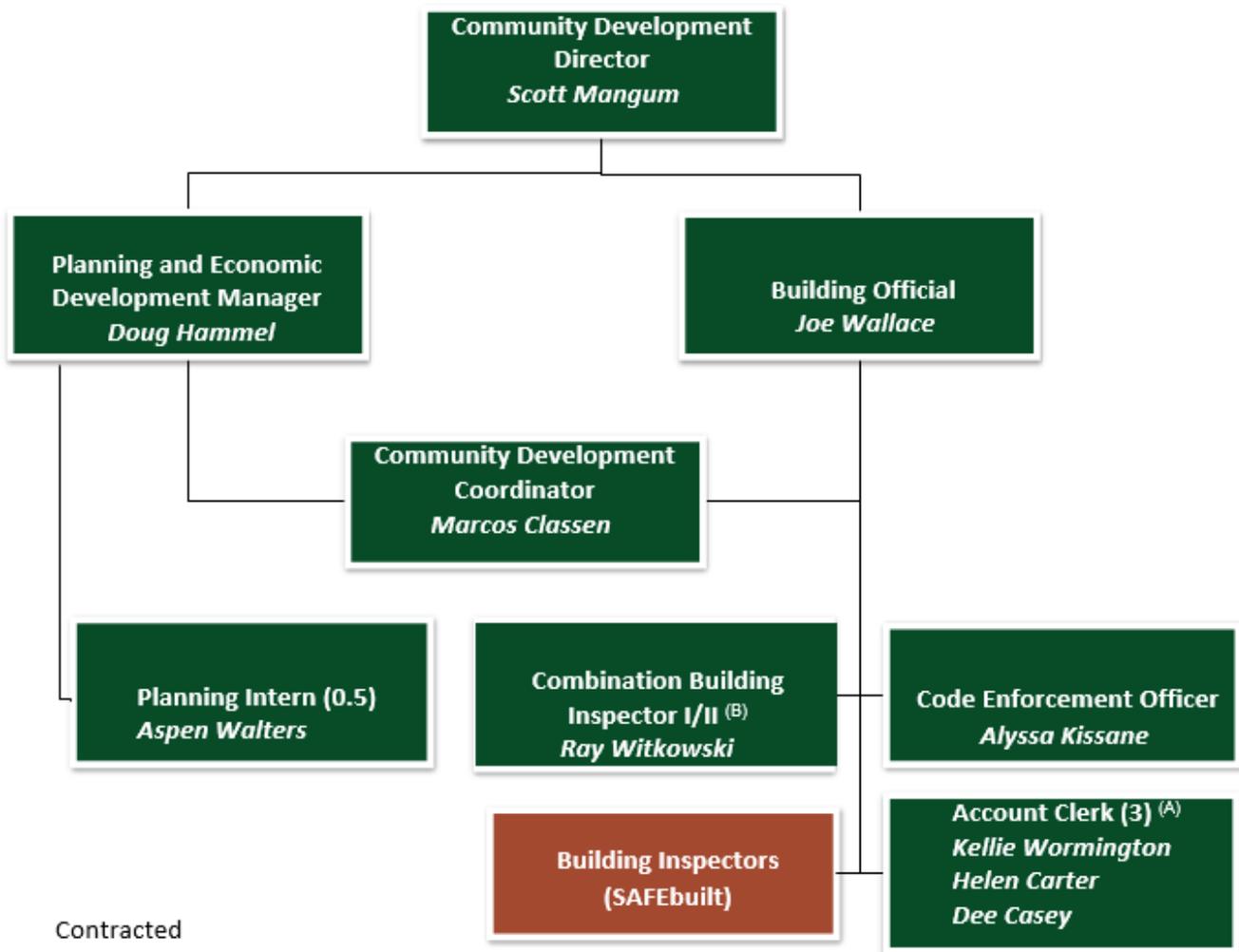
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District 1860, redevelopment of approximately 9 acres at the corner of Touhy Avenue and Lincoln Avenue.

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

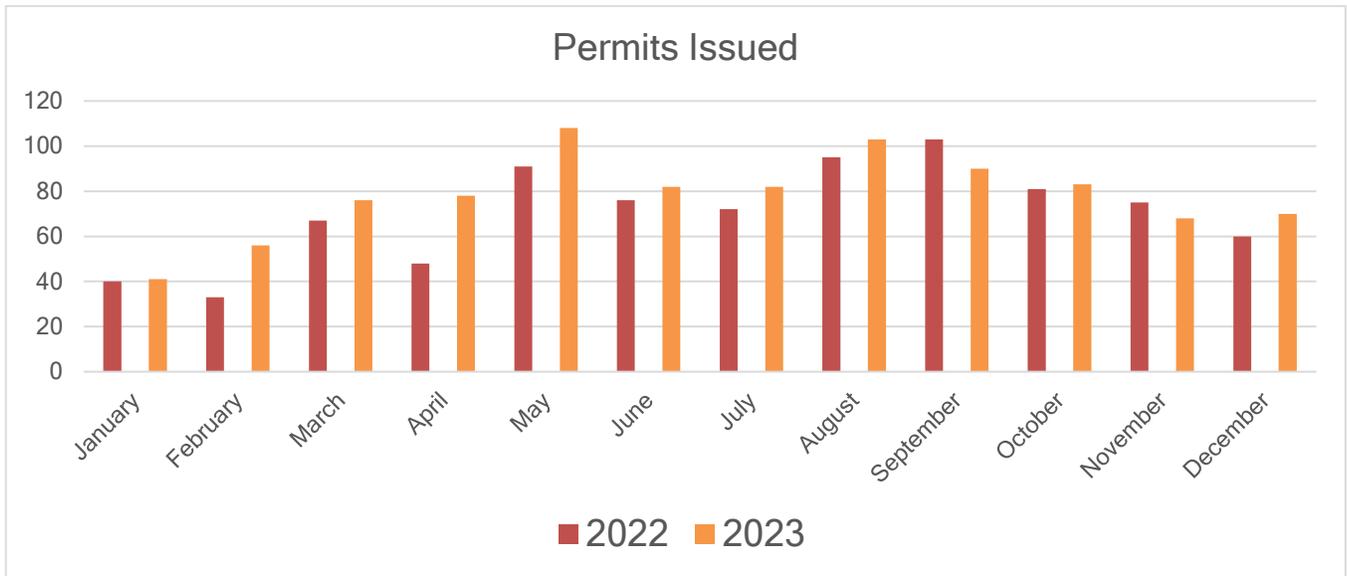
The Community Development Department is responsible for administering the Village's building, zoning, and development codes. It provides staff assistance to the Village's Plan Commission, Economic Development Commission, and Zoning Board of Appeals. Department functions include:

- 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

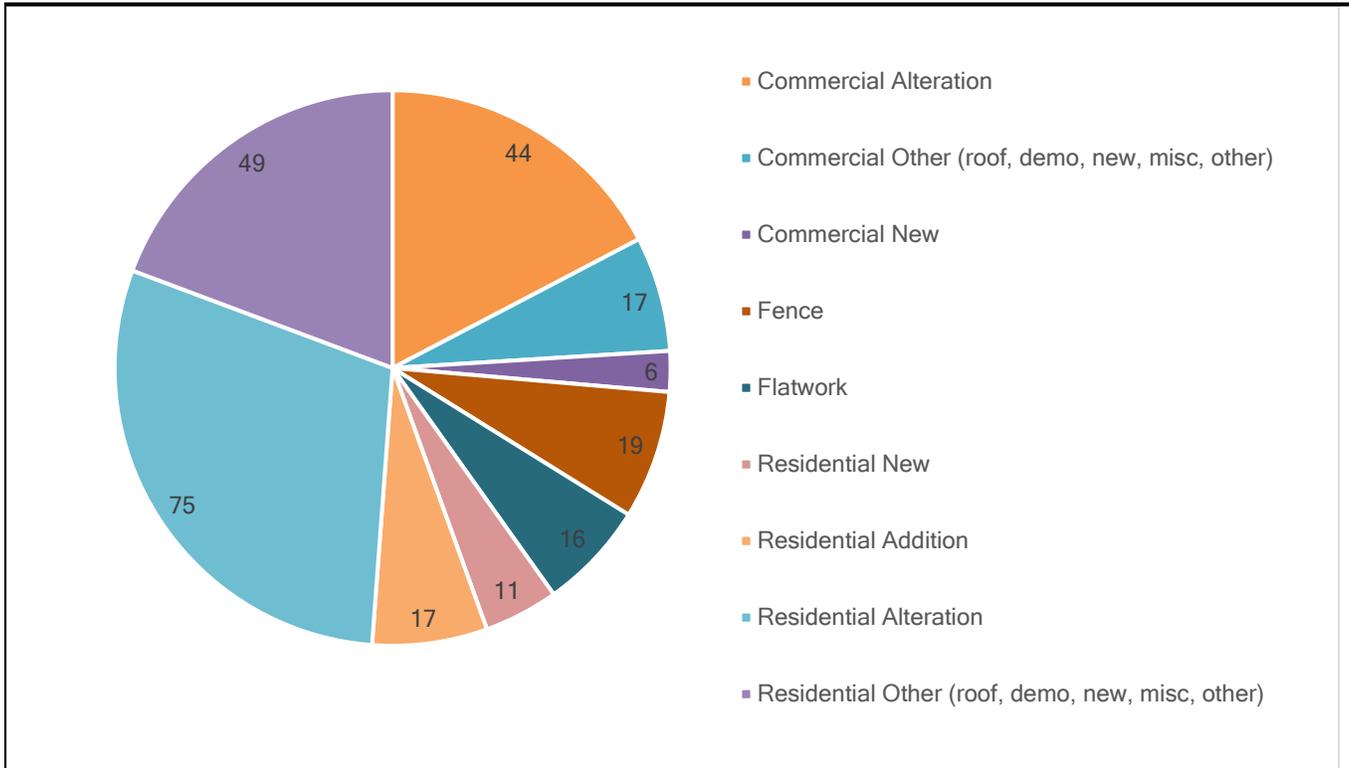
Building Permits Issued			
	Oct 2023	Nov 2023	Dec 2023
Building Permits	86	77	76
Building Permit Revenue	\$41,682.79	\$47,456.49	\$24,619.62
Zoning Cases (PC & ZBA)	3	2	3
Construction Valuation	\$1,890,312	\$1,510,068	\$1,290,311



<h3>Online Customer Experience Survey</h3> <p>Average Rating 4.53* ★★★★★</p>
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*Out of 15 surveys

Inspections



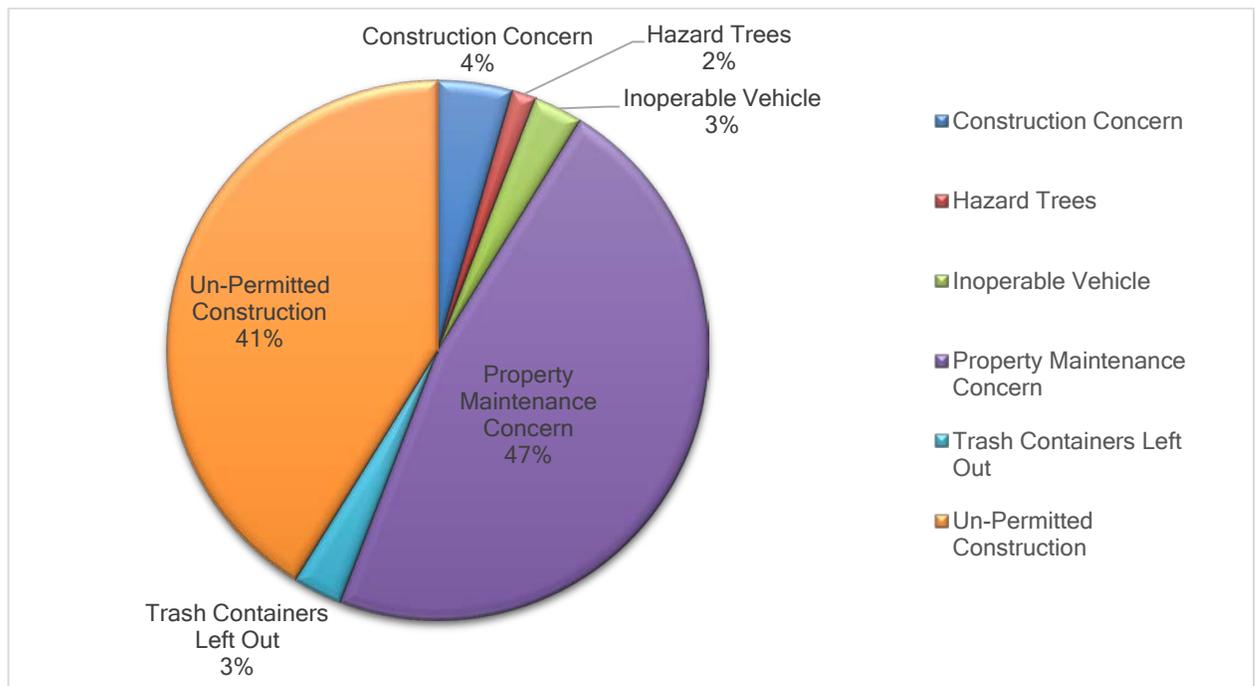
Inspections by Type – December 2023

Commercial Alteration	44
Commercial Other (roof, demo, new, misc, other)	17
Commercial New	6
Fence	19
Flatwork	16
Residential New	11
Residential Addition	17
Residential Alteration	75
Residential Other (roof, demo, new, misc, other)	49
Total	254

CODE ENFORCEMENT SUMMARY

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

- New cases opened: 46
- Total cases managed: 68
 - Cases closed: 50
 - Cases remaining open: 15
- Number of cases adjudicated: 15



Top Three Issues:

1. Property Maintenance Concern
2. Un-Permitted Construction
3. Construction Concern

BOARDS & COMMISSIONS UPDATES

Plan Commission: At its December meeting the Plan Commission conducted a public hearing and recommended approval of a preliminary plat of subdivision and text amendments regarding zoning regulations for fences located in corner side yards and allowable hours of operation for businesses.

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

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

Development Updates

District 1860: The Final Certificate of Occupancy has been issued for the mixed-use building and related on and off-site improvements.

Approximately 40 percent of the 299 residential units are occupied.

Davanti Enoteca restaurant opened in December joining Fat Rosie's

Taco and Tequila Bar and LensCrafters as open for business. Interior

buildout construction continues for the FatPour Tap Works restaurant, as

well as Lee Nails. Construction activities have begun for the 5-story, 152-

room dual-branded Marriott Hotel with the installation of a construction

trailer, site grading, and installation of footings.

4656 W. Touhy Avenue: A Temporary Certificate of Occupancy was

issued for the Green Rose Dispensary and the cannabis dispensary

opened to the public.