



Community Development Monthly Report February 2024

Village of Lincolnwood

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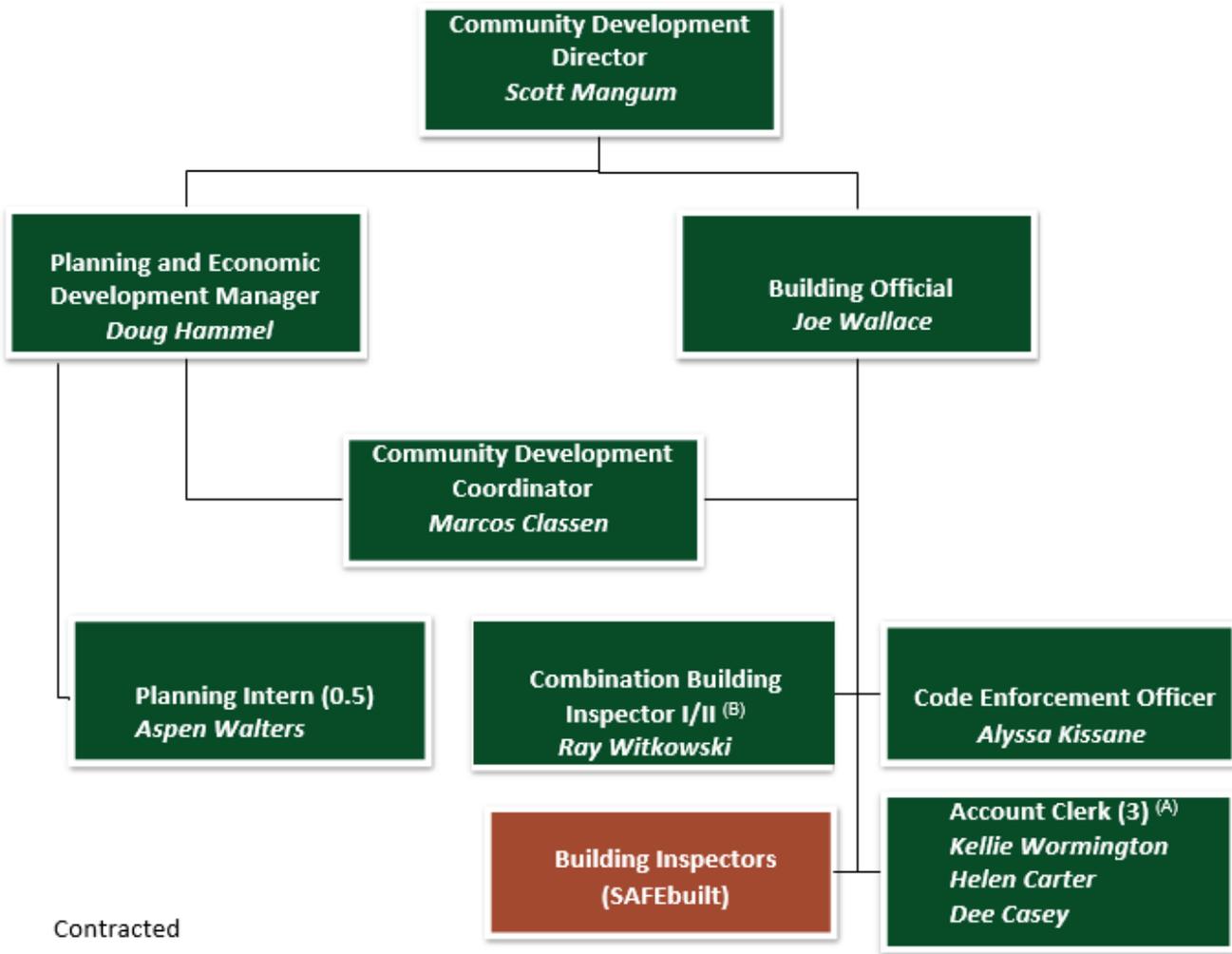
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District 1860, redevelopment of approximately 9 acres at the corner of Touhy Avenue and Lincoln Avenue.

ORGANIZATION CHART

Community Development Department



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

2024 Organizational Chart

DEPARTMENT OVERVIEW

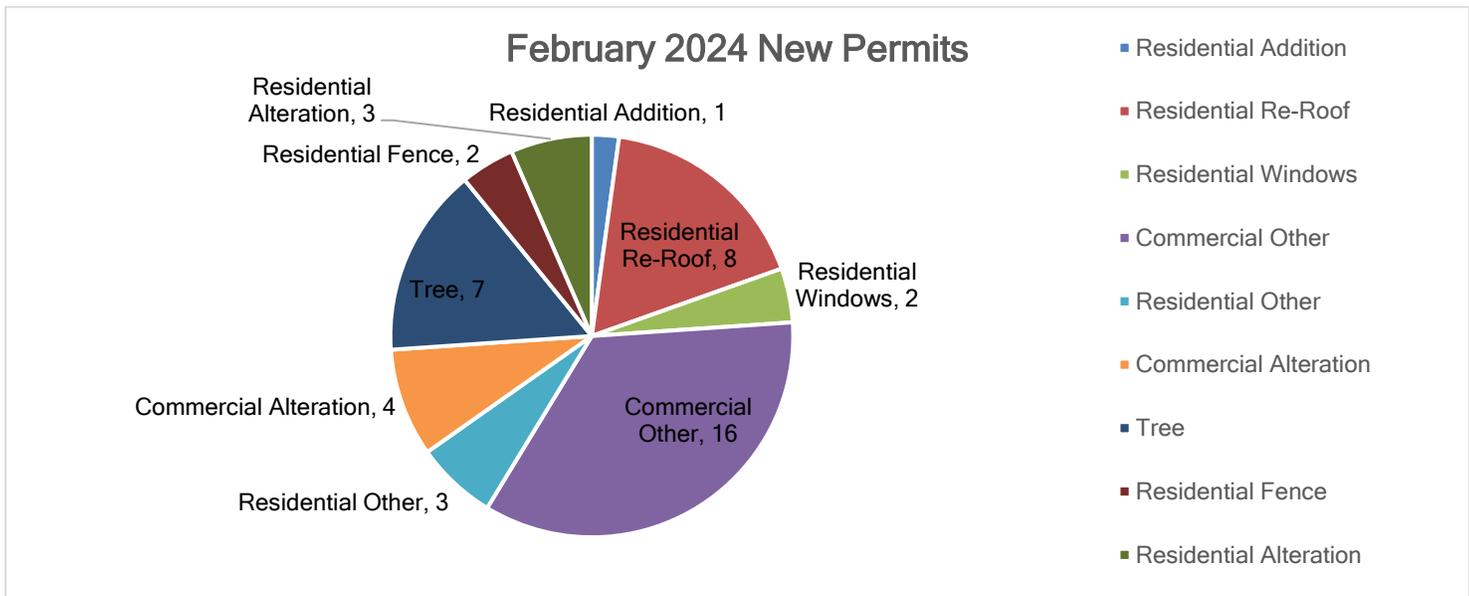
The Community Development Department is responsible for administering the Village's building, zoning, and development codes. It provides staff assistance to the Village's Plan Commission, Economic Development Commission, and Zoning Board of Appeals. Department functions include:

- 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			
	Dec 2023	Jan 2024	Feb 2024
Building Permits	76	56	56
Building Permit Revenue	\$24,619.62	\$177,272.67	\$25,472.15
Zoning Cases (PC & ZBA)	3	2	2
Construction Valuation	\$1,290,311	\$9,528,566	\$879,761



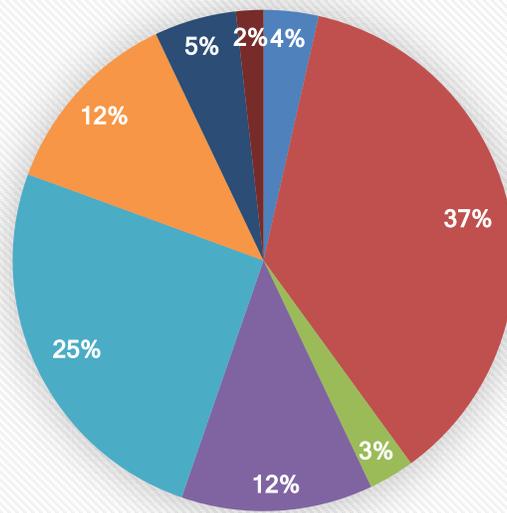
Online Customer Experience Survey

Average Rating 4.93* ★★★★★

*Out of 14 surveys

Inspections

February 2024 Totals



- Residential Addition ■ Residential Alteration ■ Residential Fence ■ Residential Other
- Commercial Alteration ■ Commercial New ■ Commercial Other ■ Flatwork

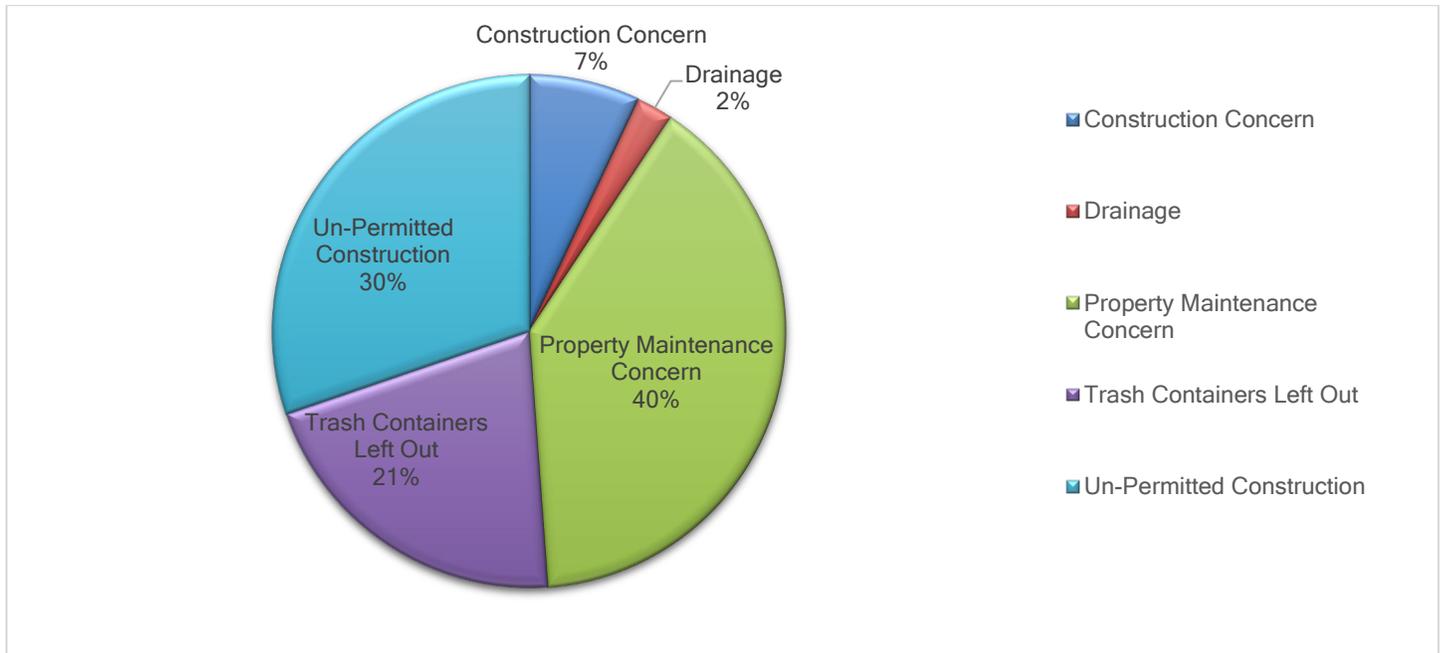
Inspections by Type – February 2024	
Permit by type	Totals
Residential Addition	6
Residential Alteration	62
Residential Fence	5
Residential Other	21
Commercial Alteration	43
Commercial New	21
Commercial Other	9
Total	170

CODE ENFORCEMENT SUMMARY

Code Enforcement activities for February 2024 are summarized below. As an overview, staff managed the following volume of cases during that period:

- New cases opened: 43
 - Total cases managed: 80
 - Cases closed: 35
 - Cases remaining open: 45
-
- Number of cases adjudicated: 17

Top Three Issues
Property Maintenance Concern
Un-Permitted Construction
Trash Containers Left Out



BOARDS & COMMISSIONS UPDATES

Plan Commission: At its January meeting the Plan Commission recommended approval with conditions of a Final Plat of Subdivision and Subdivision Variations to subdivide one lot into two pieces, then consolidate each of those pieces into the other two properties.

Zoning Board of Appeals (ZBA): The ZBA recommended approval of a reduced setback variation request for a pergola addition at a townhouse property at its February meeting.

Economic Development Commission (EDC): Following a staff presentation with background about the existing 2016 Comprehensive Plan and the Village Board's request for EDC input on the scope of a new Comprehensive Plan, the EDC recommended including the base scope of work, similar to the 2016 Comprehensive Plan scope, in addition to enhanced public outreach efforts and sub-area plans.

Development Updates

District 1860: The Final Certificate of Occupancy has been issued for the mixed-use building and related on and off-site improvements. Davanti Enoteca restaurant, Fat Rosie's Taco and Tequila Bar, and LensCrafters are open for business. Interior buildout construction continues for the FatPour Tap Works restaurant, as well as Lee Nails. FatPour Tap Works is targeting an April opening. Construction activities continue for the 5-story, 152-room dual-branded Marriott Hotel with the installation of underground utilities and installation of footings and foundations.