



Community Development Monthly Report March 2024

Village of Lincolnwood

Phone: (847) 673-7402

Email: commdev@lwd.org

6900 N. Lincoln Ave.

Lincolnwood, IL 60712



CONTENTS

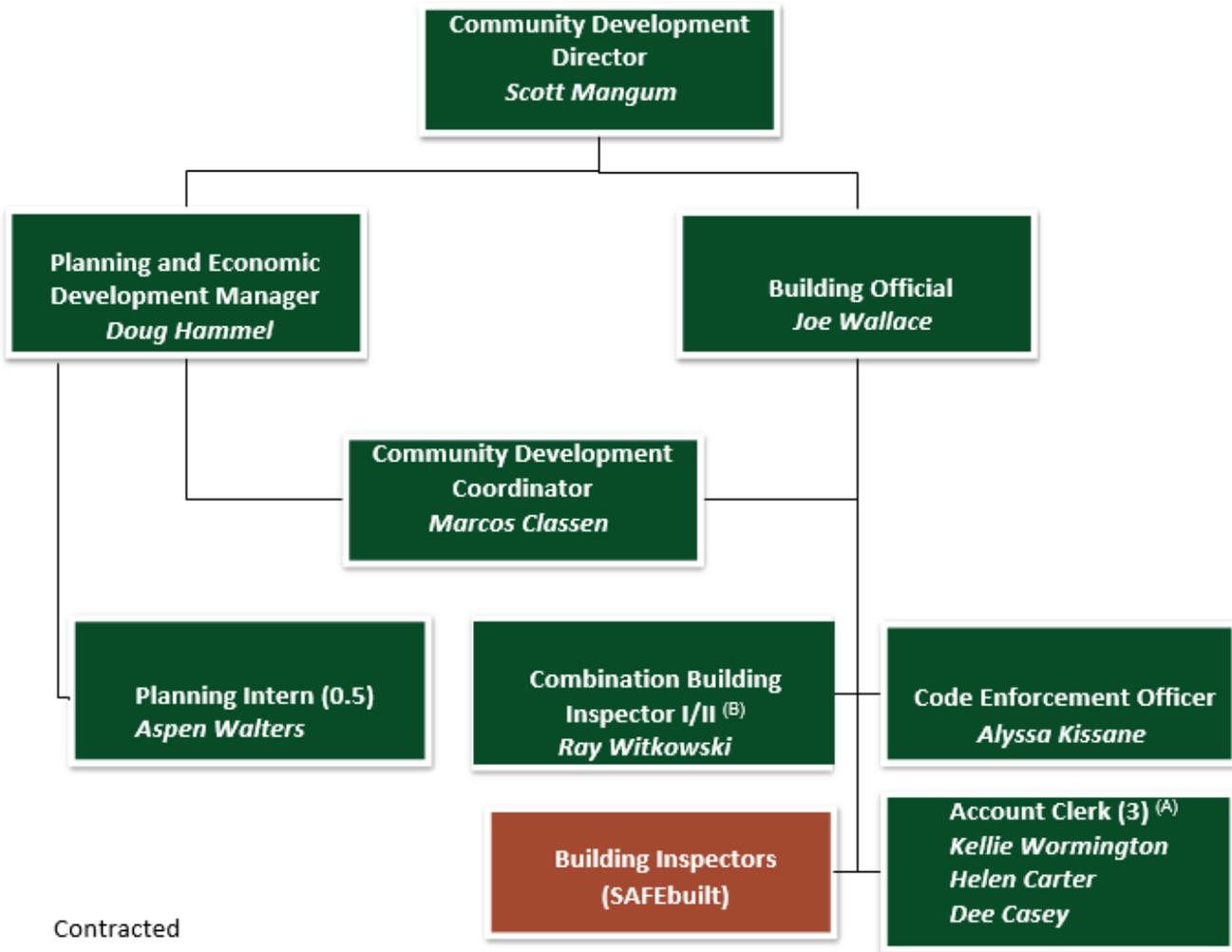
Organization Chart _____	3
Department Overview _____	4
Building Permit Summary _____	5
Code Enforcement Summary _____	6
Boards & Commissions Updates _____	8



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

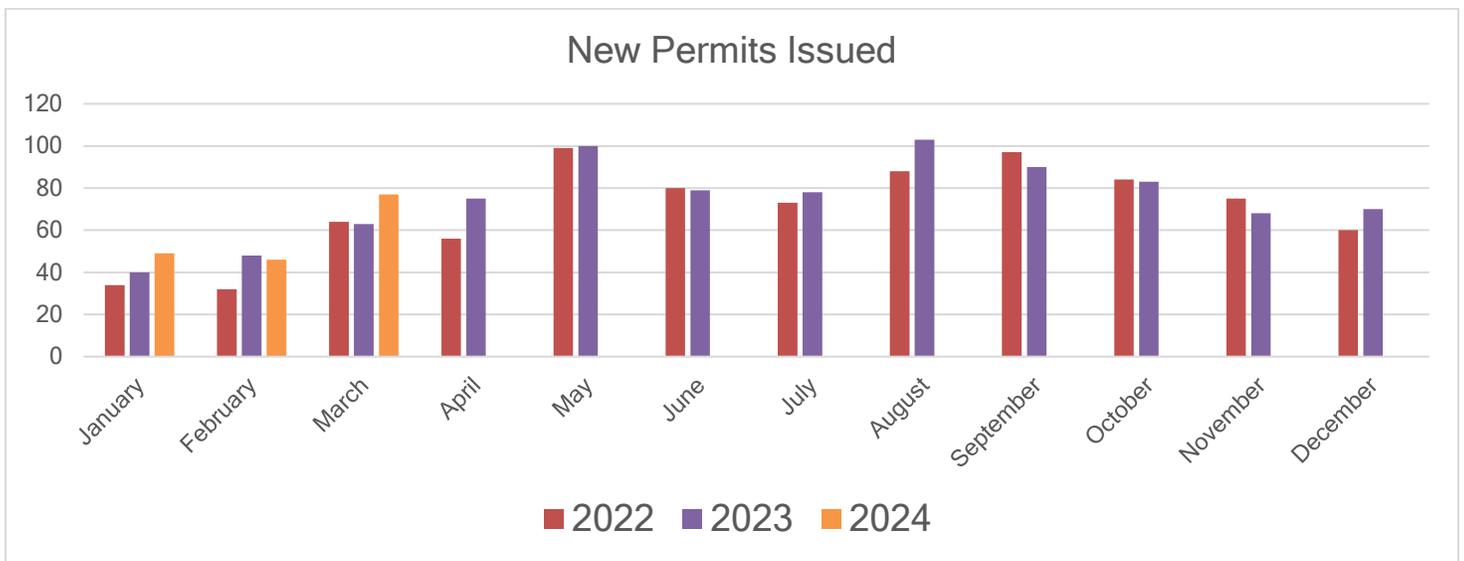
The Community Development Department is responsible for administering the Village's building, zoning, and development codes. It provides staff assistance to the Village's Plan Commission, Economic Development Commission, and Zoning Board of Appeals. Department functions include:

- 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 Processed			
	Jan 2024	Feb 2024	March 2024
Building Permits	56	56	86
Building Permit Revenue	\$177,272.67	\$25,472.15	\$75,175.17
Zoning Cases (PC & ZBA)	2	2	3
Construction Valuation	\$9,528,566	\$879,761	\$2,796,745

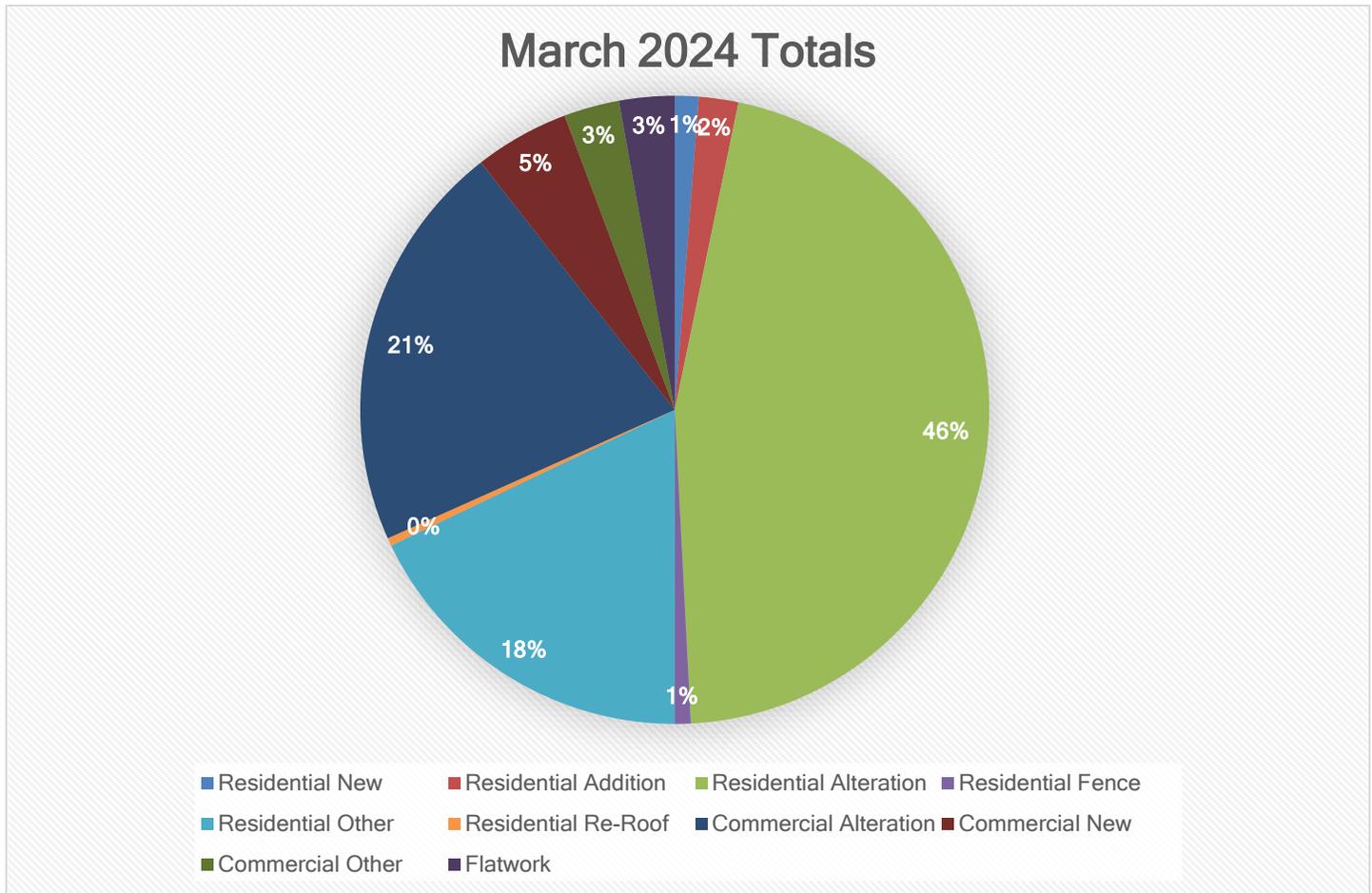


Online Customer Experience Survey

Average Rating 4.29* ★★★★★

*Out of 7 surveys

Inspections



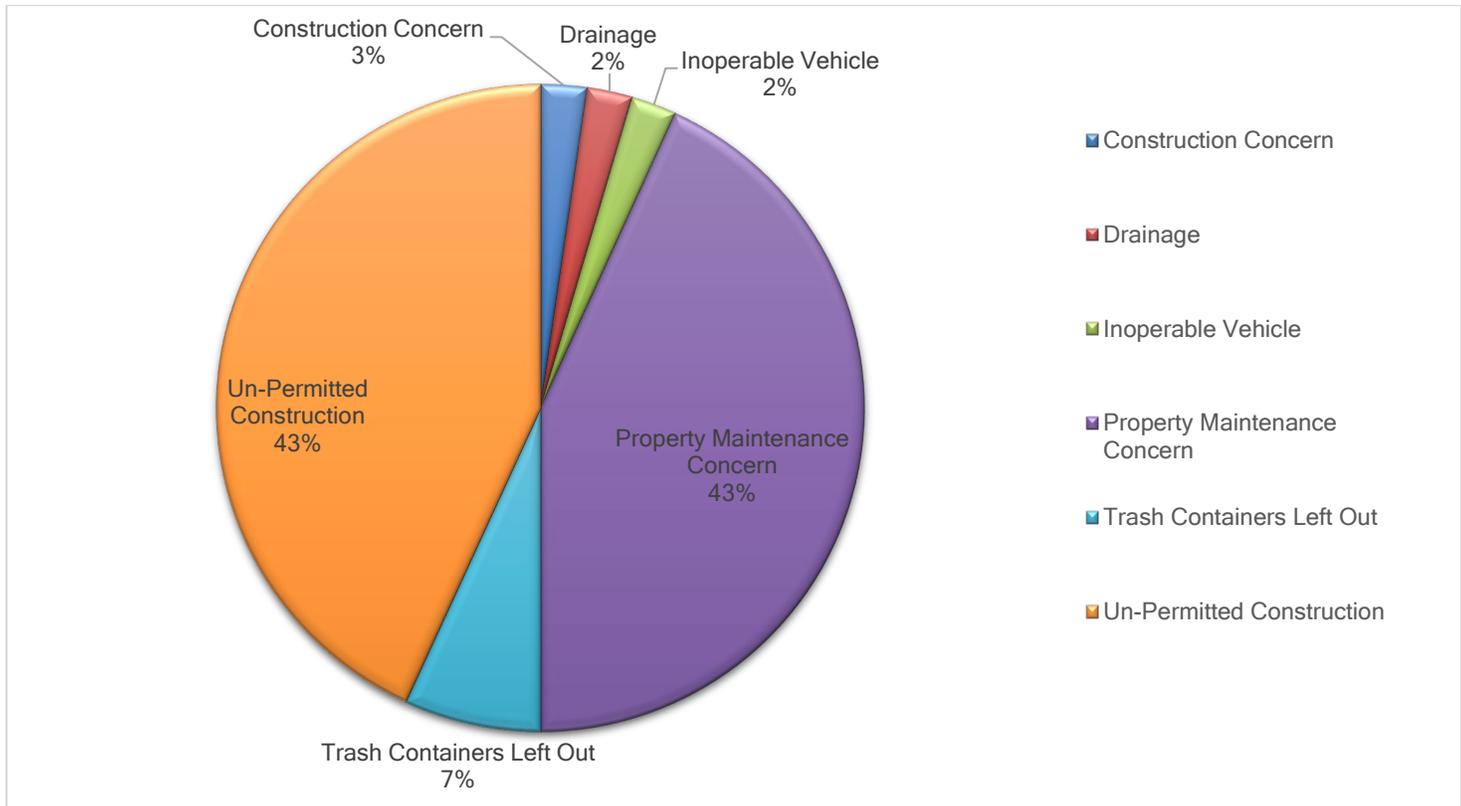
Inspections by Type – February 2024	
Permit by type	Totals
Residential New	3
Residential Addition	5
Residential Alteration	113
Residential Fence	2
Residential Re-Roof	1
Residential Other	44
Commercial Alteration	52
Commercial New	12
Commercial Other	7
Flatwork	7
Total	246

CODE ENFORCEMENT SUMMARY

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

- New cases opened: 44
 - Total cases managed: 88
 - Cases closed: 36
 - Cases remaining open: 52
-
- Number of cases adjudicated: 24

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



BOARDS & COMMISSIONS UPDATES

Plan Commission: At its March meeting the Plan Commission recommended approval of a Zoning Text Amendment regarding regulations for air conditioner units and backup generators.

Zoning Board of Appeals (ZBA): The ZBA recommended approval of two variation requests at its March meeting. The first was for a reduced setback of a proposed addition to a single-family residence and the second was for an open-air parking pad.

Economic Development Commission (EDC): The March Economic Development Commission 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. Davanti Enoteca restaurant, Fat Rosie's Taco and Tequila Bar, and LensCrafters are open for business. A Temporary Certificate of Occupancy was issued to allow for stocking and training of employees at Fatpour Tapworks restaurant, which is targeting an opening in late April. Interior buildout construction continues for Lee Nails. Construction activities continue for the 5-story, 152-room dual-branded Marriott Hotel with the installation of underground utilities, stormwater infrastructure, and installation of footings and foundations.