



Community Development Monthly Report April 2024

Village of Lincolnwood

Phone: (847) 673-7402

Email: commdev@lwd.org

6900 N. Lincoln Ave.

Lincolnwood, IL 60712



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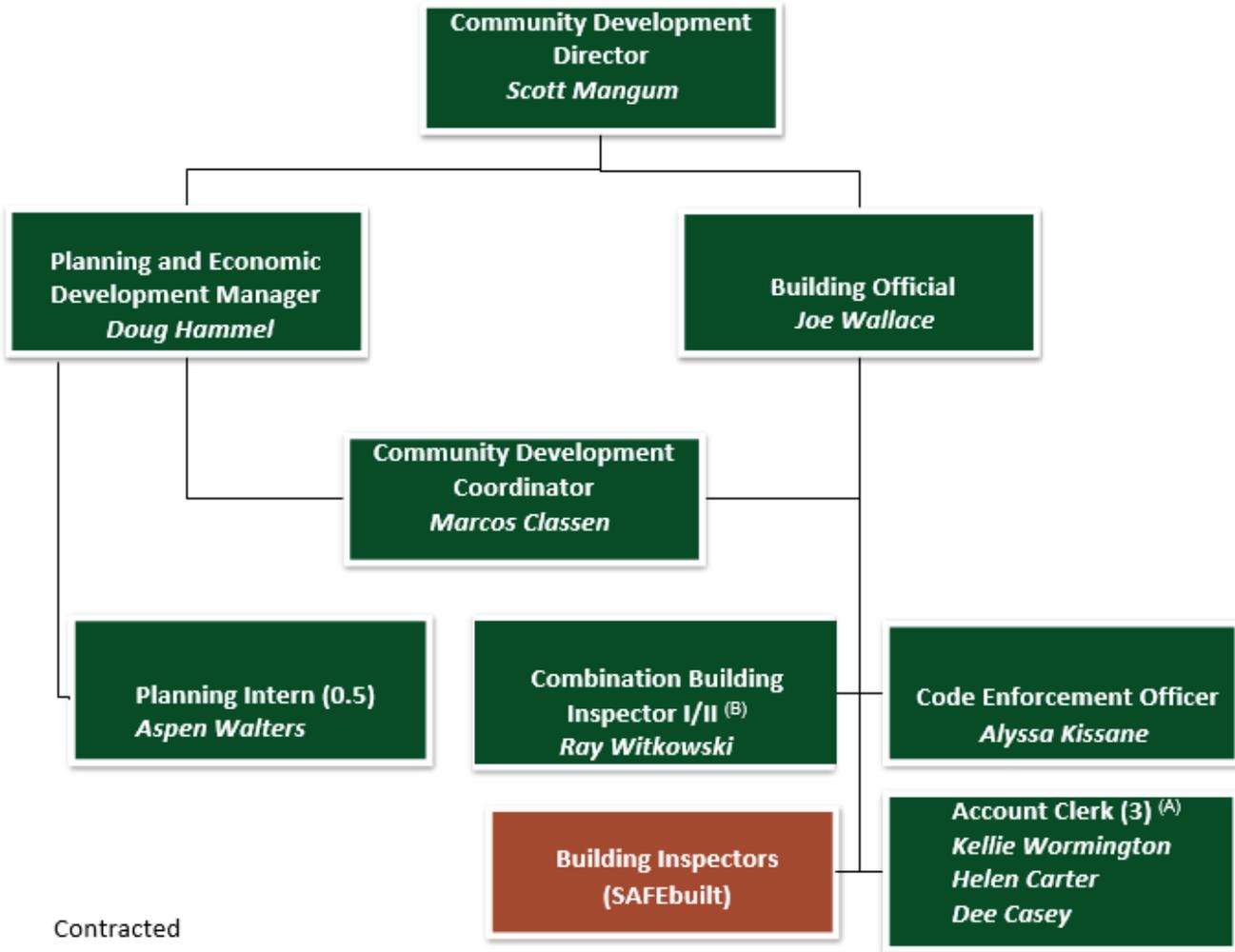
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District 1860, redevelopment of approximately 9 acres at the corner of Touhy Avenue and Lincoln Avenue.

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 Processed			
	Feb 2024	March 2024	April 2024
Building Permits	56	86	88
Building Permit Revenue	\$25,472.15	\$75,175.17	\$34,187.14
Zoning Cases (PC & ZBA)	2	3	1
Construction Valuation	\$879,761	\$2,796,745	\$1,437,540

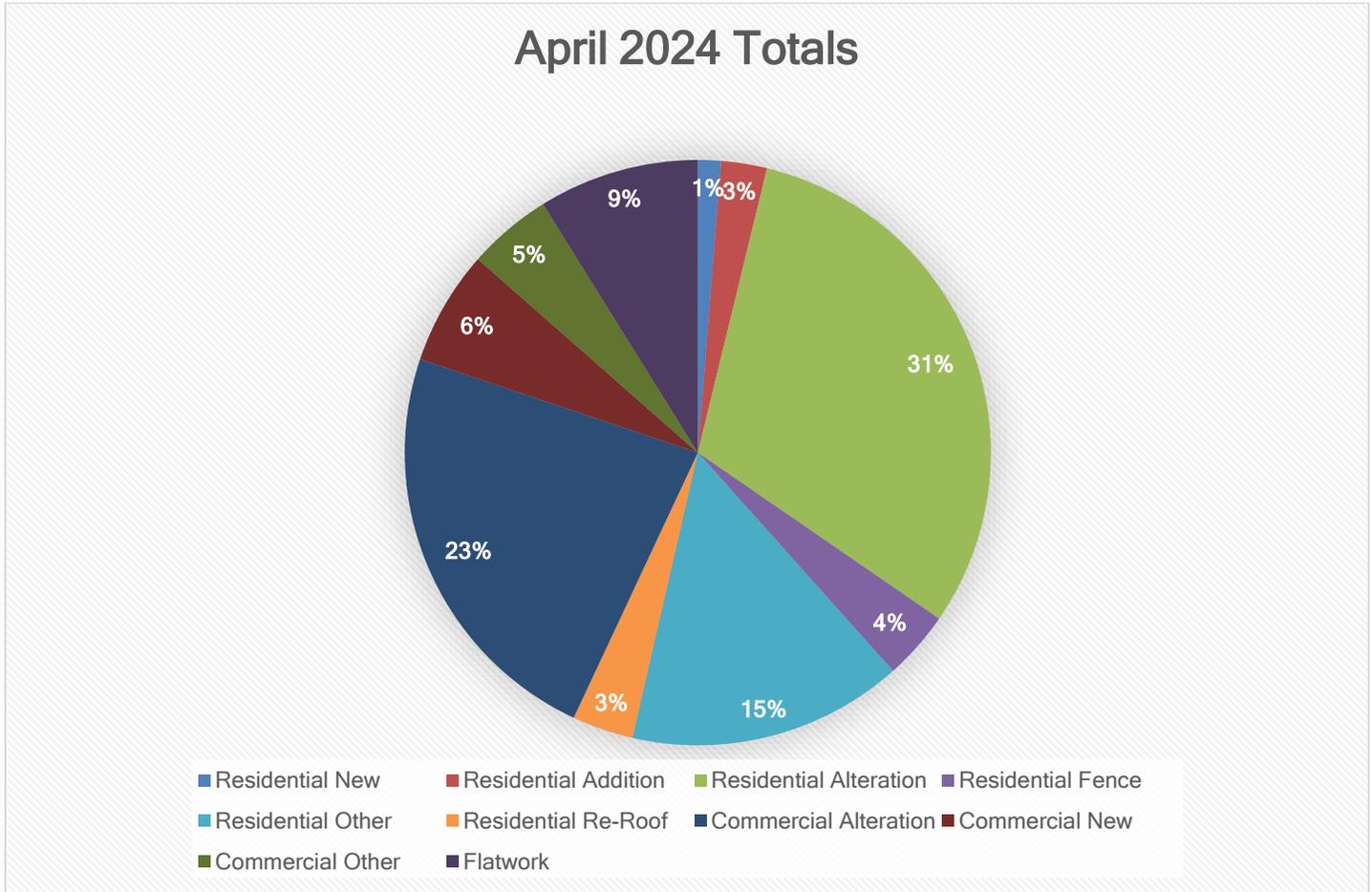


Online Customer Experience Survey

Average Rating 4.81* ★★★★★

*Out of 21 surveys

Inspections



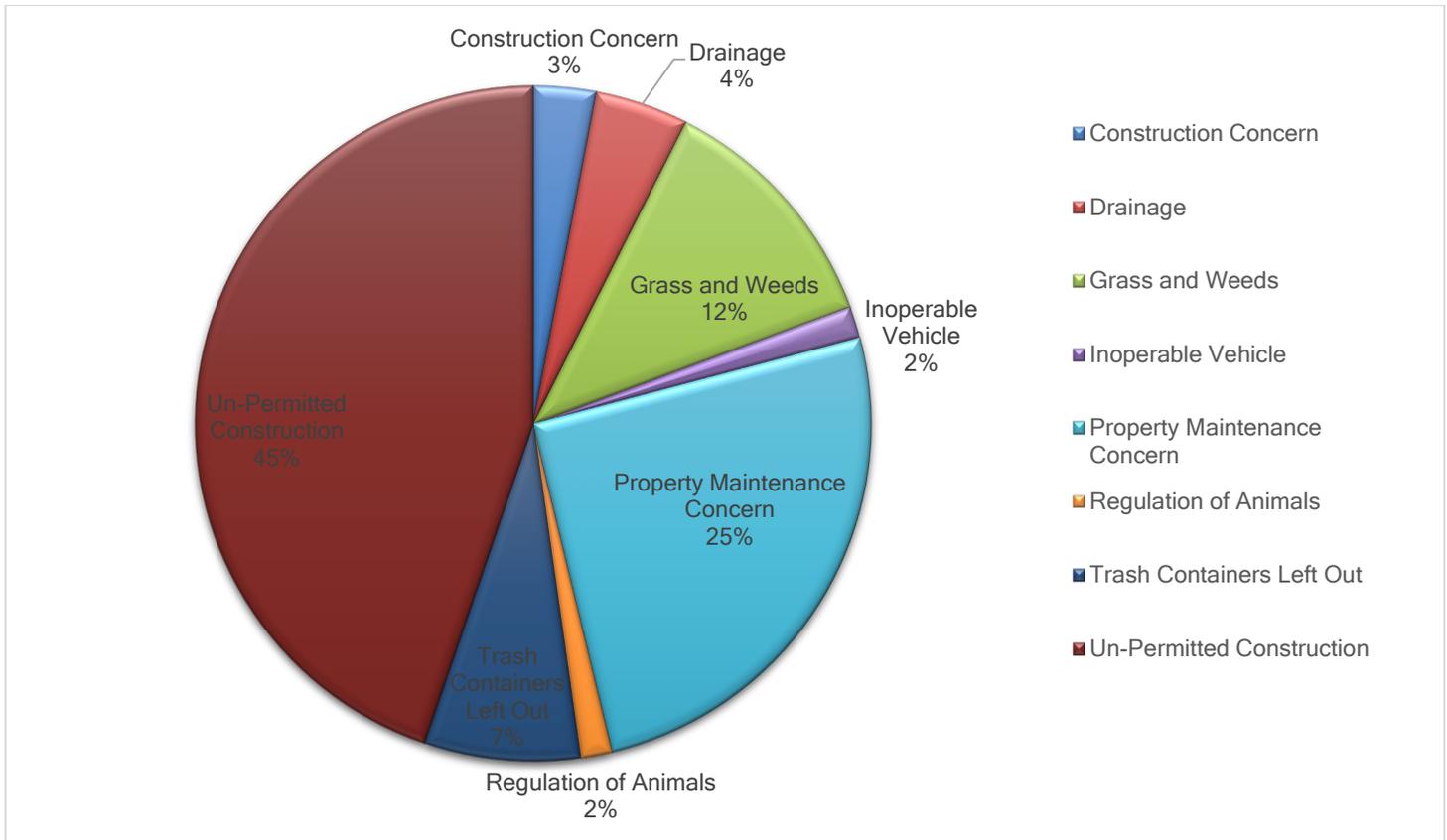
Inspections by Type – April 2024	
Permit type	Totals
Residential New	3
Residential Addition	6
Residential Alteration	73
Residential Fence	9
Residential Other	36
Residential Re-Roof	8
Commercial Alteration	55
Commercial New	15
Commercial Other	11
Flatwork	21
Total	237

CODE ENFORCEMENT SUMMARY

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

- New cases opened: 67
 - Total cases managed: 120
 - Cases closed: 52
 - Cases remaining open: 68
-
- Number of cases adjudicated: 20

Top Three Issues
Un-Permitted Construction
Property Maintenance Concern
Grass and Weeds



BOARDS & COMMISSIONS UPDATES

Plan Commission: At its April meeting the Plan Commission recommended approval of a residential subdivision.

Zoning Board of Appeals (ZBA): The April ZBA meeting was cancelled due to a lack of quorum.

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 discussed potential items to be included in a scope of work for a consultant Request for Proposal (RFP). The EDC agreed that this was a good time to update the Comprehensive Plan and provided a consensus to recommend 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. In addition, Fatpour Tapworks restaurant opened 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 foundations, including helical piers, and the start of above-ground masonry and steel.