



Community Development Monthly Report May 2024

Village of Lincolnwood

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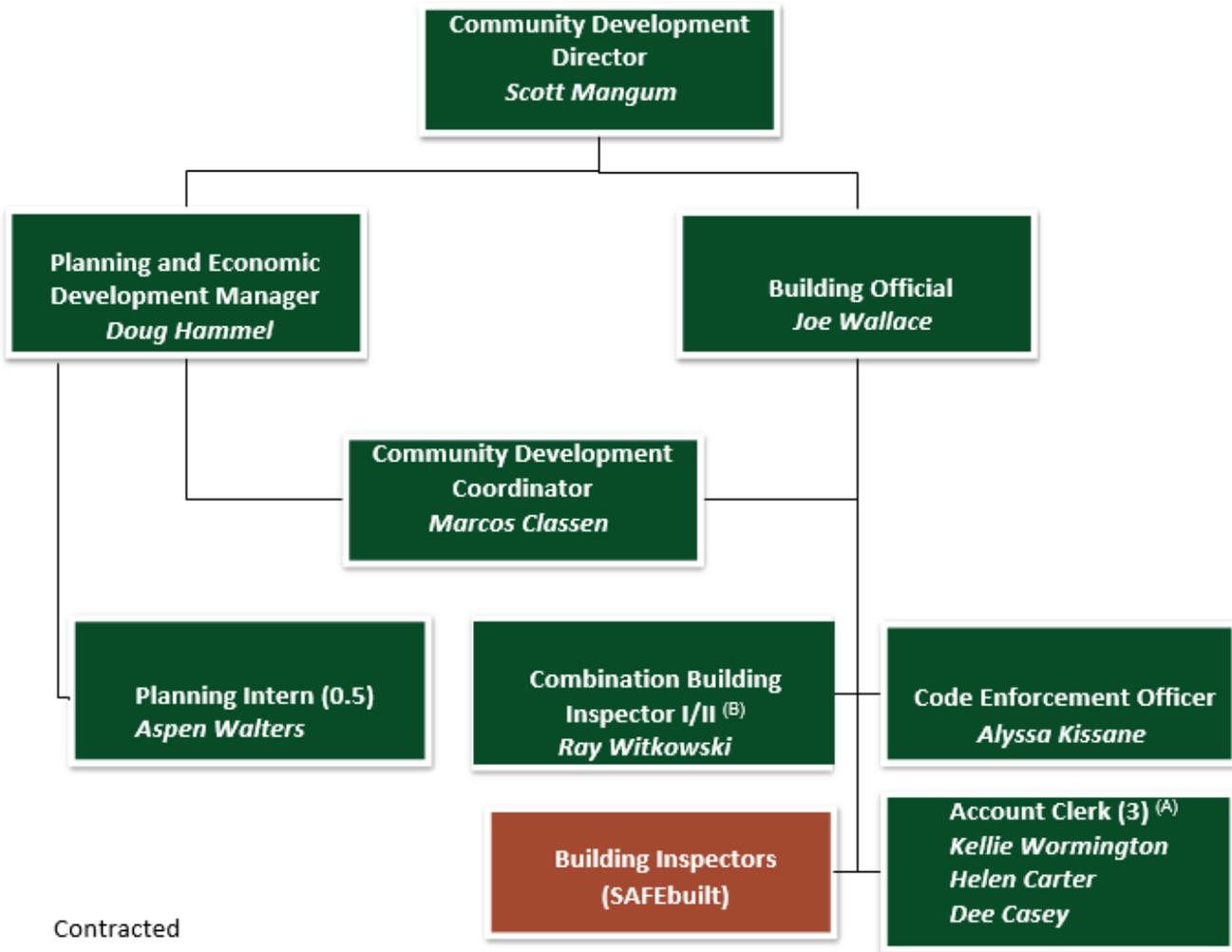
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District 1860, redevelopment of approximately 9 acres at the corner of Touhy Avenue and Lincoln Avenue.

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

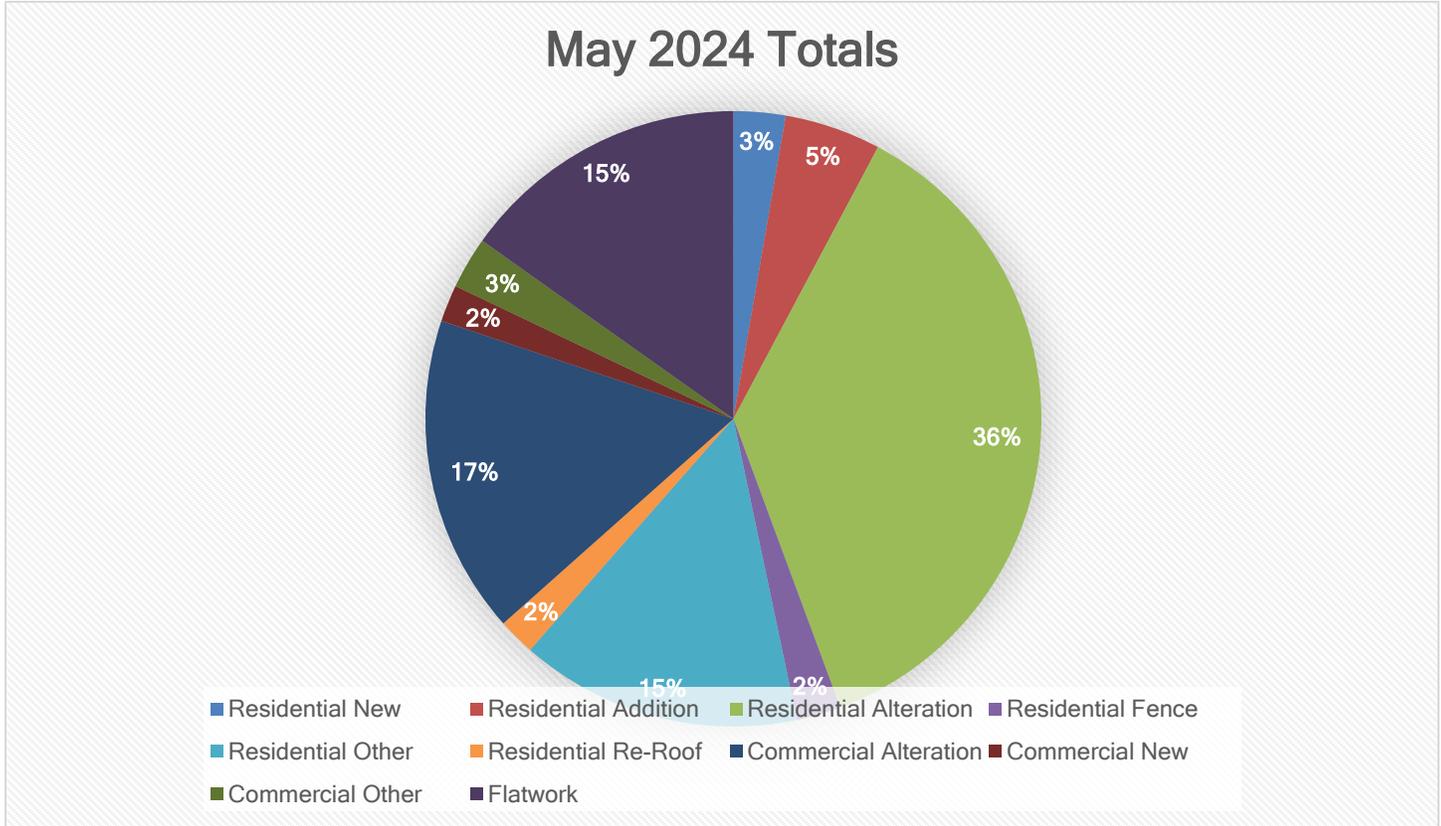
Building Permits Processed			
	March 2024	April 2024	May 2024
Building Permits	86	88	101
Building Permit Revenue	\$75,175.17	\$34,187.14	\$38,459.44
Zoning Cases (PC & ZBA)	3	1	2
Construction Valuation	\$2,796,745	\$1,437,540	\$1,610,757



<h3>Online Customer Experience Survey</h3> <p>Average Rating 4.67* ★★★★★</p>
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*Out of 21 surveys

Inspections



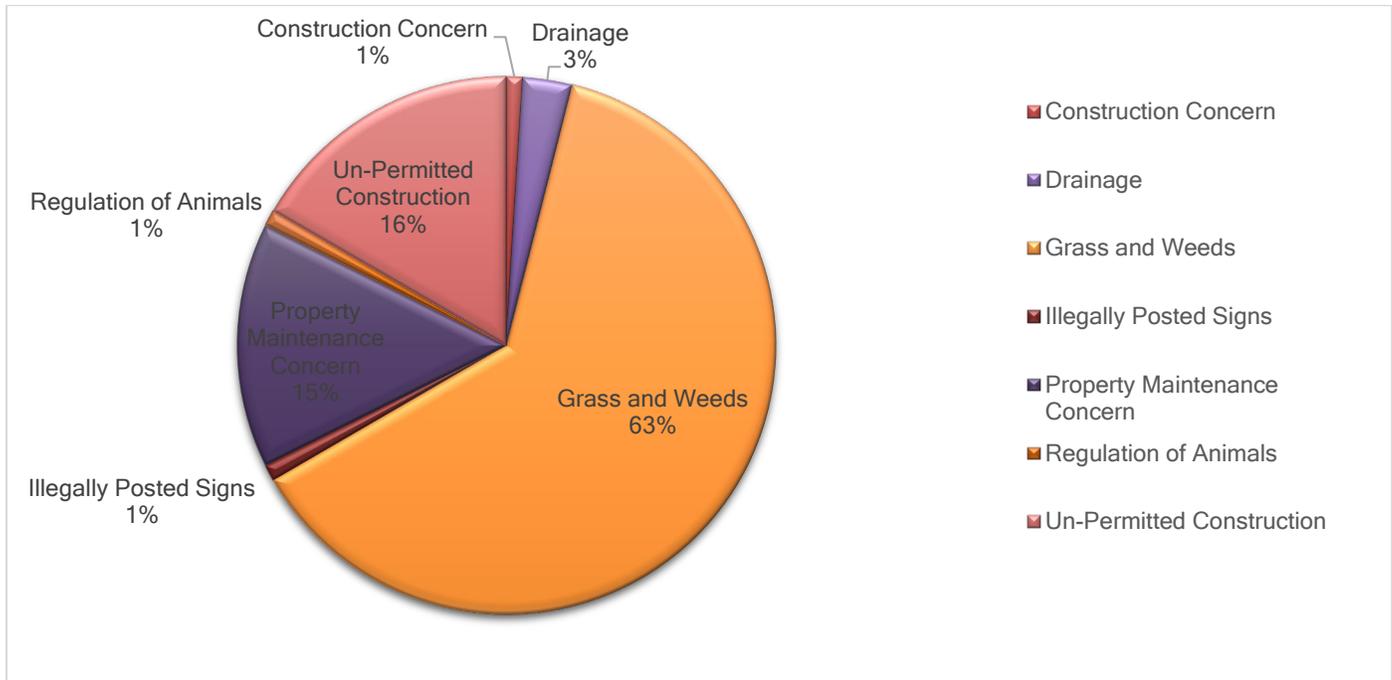
Inspections by Type – May 2024	
Permit type	Totals
Residential New	7
Residential Addition	13
Residential Alteration	94
Residential Fence	6
Residential Other	38
Residential Re-Roof	5
Commercial Alteration	43
Commercial New	5
Commercial Other	7
Flatwork	39
Total	257

CODE ENFORCEMENT SUMMARY

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

- New cases opened: 102
 - Total cases managed: 170
 - Cases closed: 109
 - Cases remaining open: 61
-
- Number of cases adjudicated: 21

Top Three Issues
Grass and Weeds
Unpermitted Construction
Property Maintenance Concern



BOARDS & COMMISSIONS UPDATES

Plan Commission: Following a staff presentation with background about the existing 2016 Comprehensive Plan, the Plan Commission discussed potential items to be included in a scope of work for a consultant Request for Proposal (RFP). Commissioners discussed the possible benefits of subarea plans for key corridors or portions of the community, as well as site-specific redevelopment concepts for properties that have proven to be difficult to transform. There was discussion about how a new Comprehensive Plan must tie directly to what developers are prepared to invest in and how Village regulations are crafted to foster that investment.

Zoning Board of Appeals (ZBA): At its May meeting the ZBA considered two requests for zoning relief at residential properties and recommended approval of a special fence and a variation to allow the construction of a deck.

Economic Development Commission (EDC): A summary of the 2023-2024 State of the Village presentation was made at the May EDC meeting, in addition to development updates.

Development Updates

District 1860: The Final Certificate of Occupancy has been issued for the mixed-use building and related on and off-site improvements. LensCrafters, Davanti Enoteca restaurant, Fat Rosie's Taco and Tequila Bar, Fatpour Tapworks brew pub are now open for business. Interior buildout construction continues for Lee Nails. Construction activities continue for the 5-story, 152-room dual-branded Marriott Hotel with the installation on of masonry and steel on the first floor.