



Community Development Monthly Report June 2024

Village of Lincolnwood

Phone: (847) 673-7402

Email: commdev@lwd.org

6900 N. Lincoln Ave.

Lincolnwood, IL 60712



CONTENTS

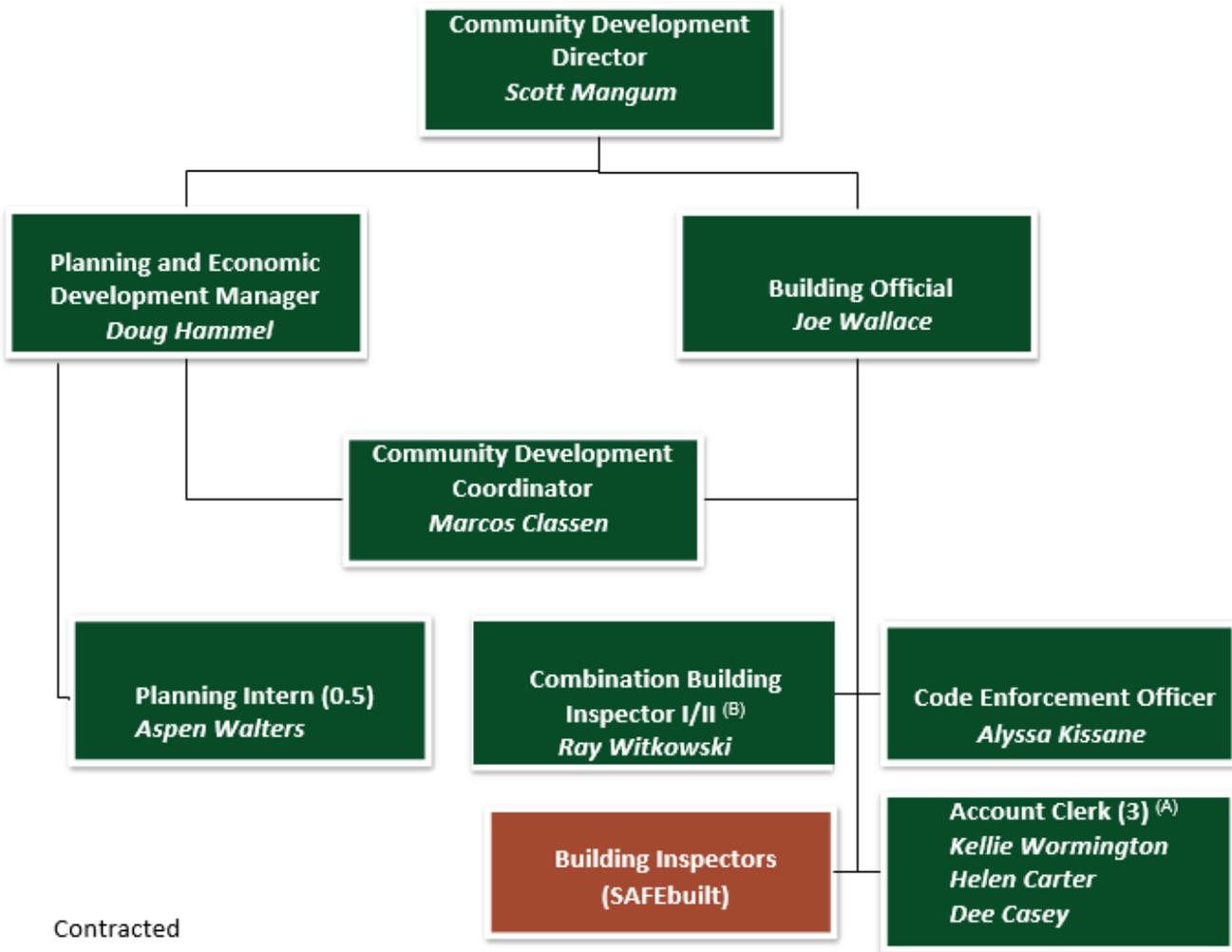
Organization Chart _____	3
Department Overview _____	4
Building Permit Summary _____	5
Code Enforcement Summary _____	6
Boards & Commissions Updates _____	8



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			
	April 2024	May 2024	June 2024
Building Permits	88	101	103
Building Permit Revenue	\$34,187.14	\$38,459.44	\$34,822.43
Zoning Cases (PC & ZBA)	1	2	3
Construction Valuation	\$1,437,540	\$1,610,757	\$1,485,757

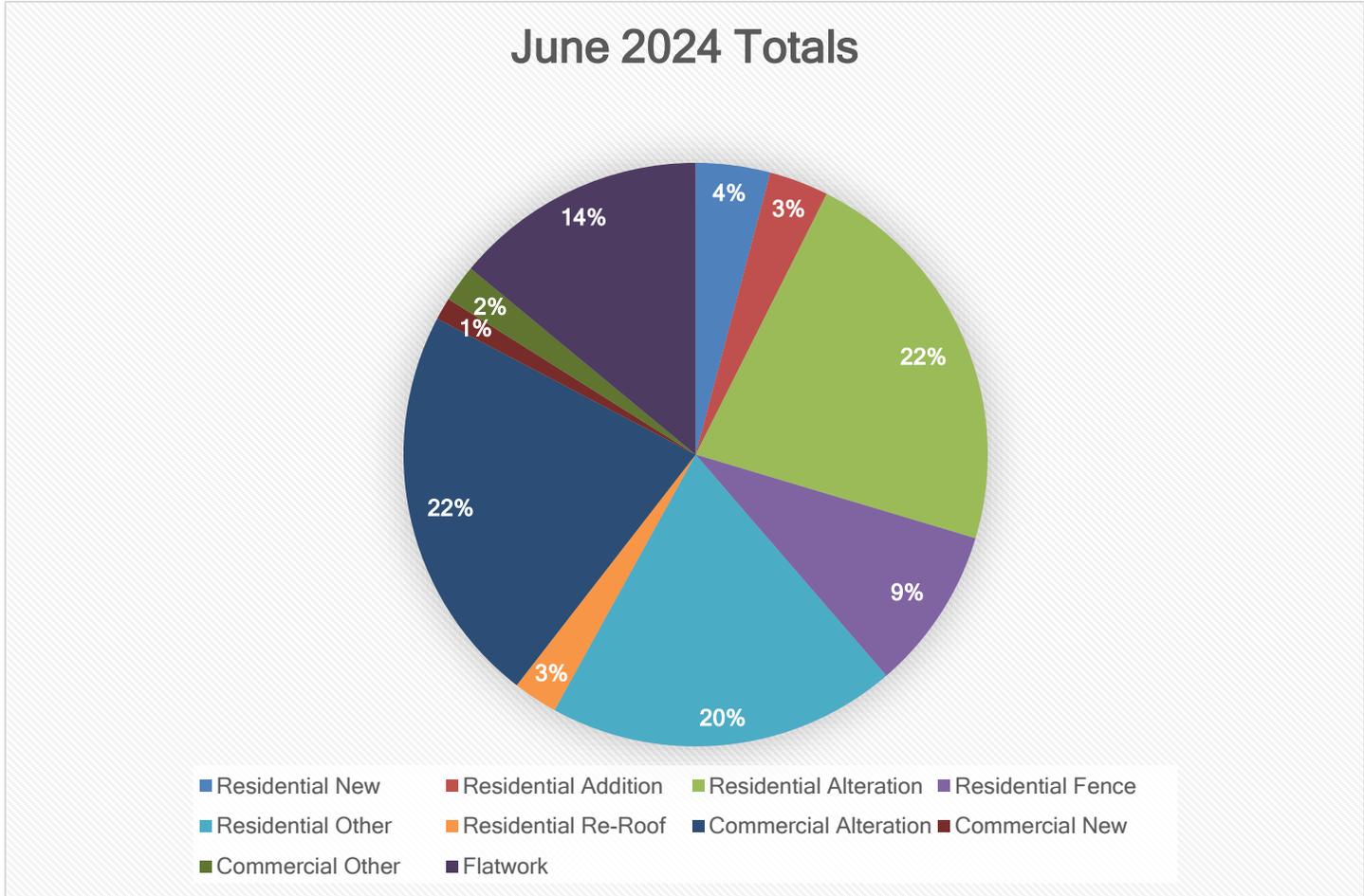


Online Customer Experience Survey

Average Rating 4.76* ★★★★★

*Out of 17 surveys

Inspections



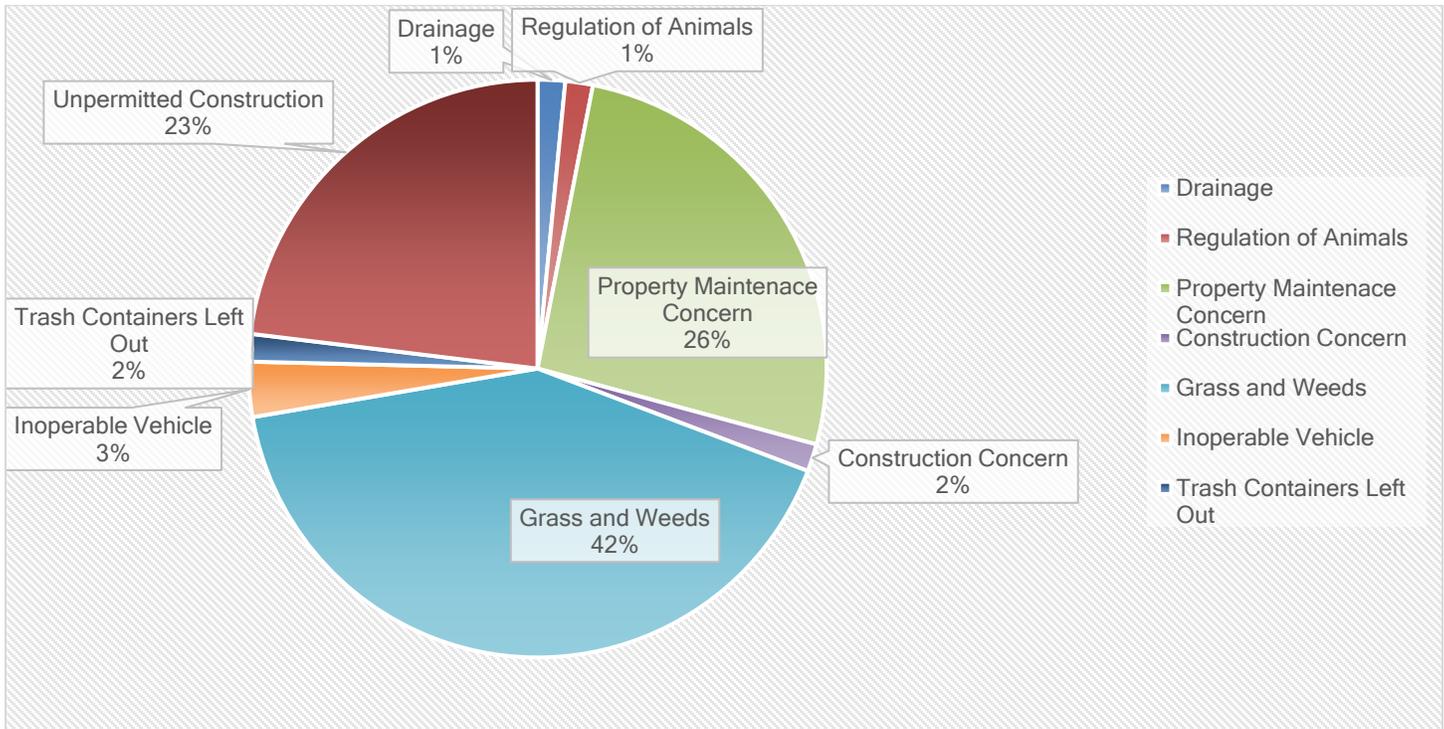
Inspections by Type – June 2024	
Permit type	Totals
Residential New	10
Residential Addition	8
Residential Alteration	54
Residential Fence	22
Residential Other	47
Residential Re-Roof	6
Commercial Alteration	54
Commercial New	3
Commercial Other	5
Flatwork	34
Total	243

CODE ENFORCEMENT SUMMARY

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

- New cases opened: 65
 - Total cases managed: 124
 - Cases closed: 68
 - Cases remaining open: 56
-
- Number of cases adjudicated: 20

Top Three Issues
Grass and Weeds
Property Maintenance Concern
Unpermitted Construction



BOARDS & COMMISSIONS UPDATES

Plan Commission: The Plan Commission recommended approval of a special use request regarding hours of operation for a restaurant and recommended approval of a zoning text amendment to prohibit certain types of window lighting at its June meeting.

Zoning Board of Appeals (ZBA): While the regular ZBA June meeting was cancelled due a lack of quorum, at a special meeting the ZBA recommended that the Village Board affirm the decision of the Zoning Officer regarding the minimum width of a garage door at a residence.

Economic Development Commission (EDC): At its June meeting the EDC discussed the Devon-Lincoln Tax Increment Financing District, including its establishment and purpose, limitations, projects completed to date, and future projects. Additional development updates were provided.

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, and 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 pouring of the second floor decking and preparation for the installation of the second floor walls.