



Community Development Monthly Report August 2024

Village of Lincolnwood

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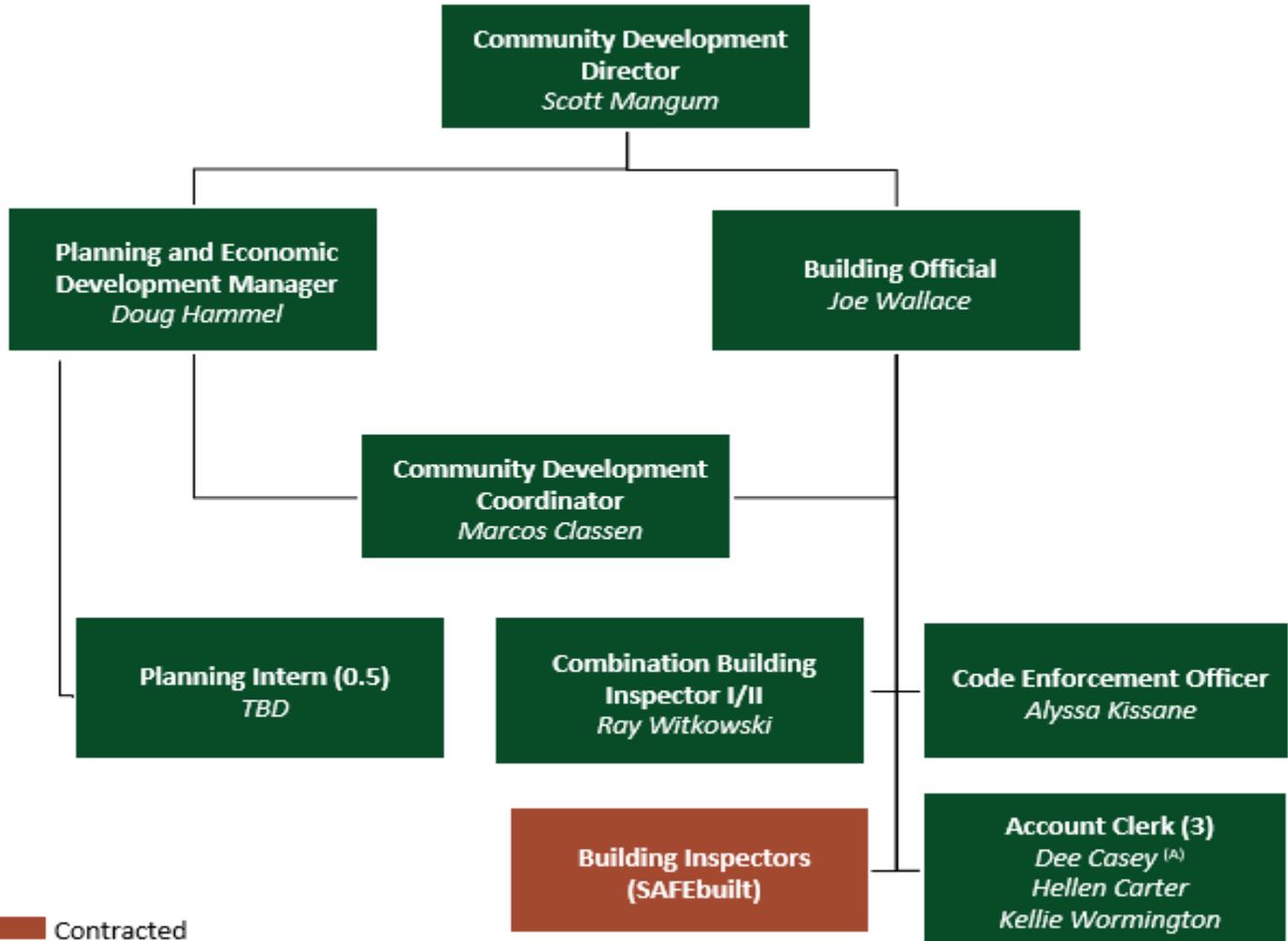
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District 1860, redevelopment of approximately 9 acres at the corner of Touhy Avenue and Lincoln Avenue.

ORGANIZATION CHART

Community Development Department 2024 Organizational Chart



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

DEPARTMENT OVERVIEW

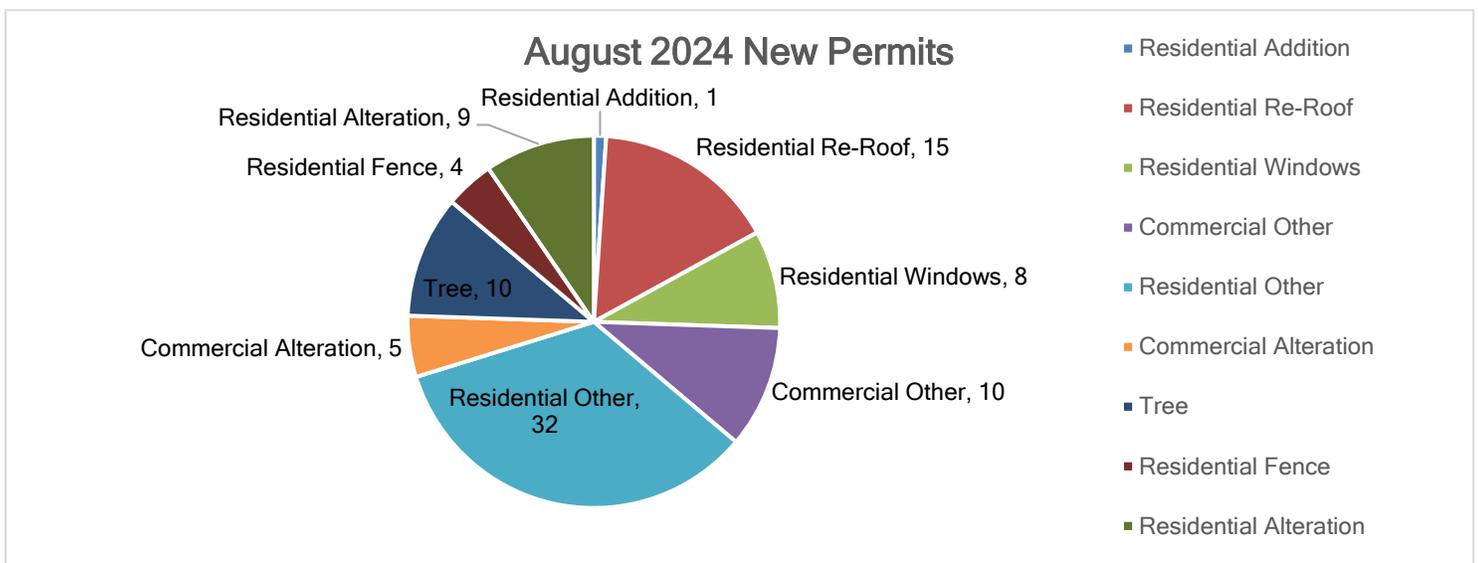
The Community Development Department is responsible for administering the Village's building, zoning, and development codes. It provides staff assistance to the Village's Plan Commission, Economic Development Commission, and Zoning Board of Appeals. Department functions include:

- 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			
	June 2024	July 2024	August 2024
Building Permits	103	93	94
Building Permit Revenue	\$34,822.43	\$32,459.79	\$37,783.39
Zoning Cases (PC & ZBA)	3	1	1
Construction Valuation	\$1,485,757	\$1,326,853	\$2,052,424

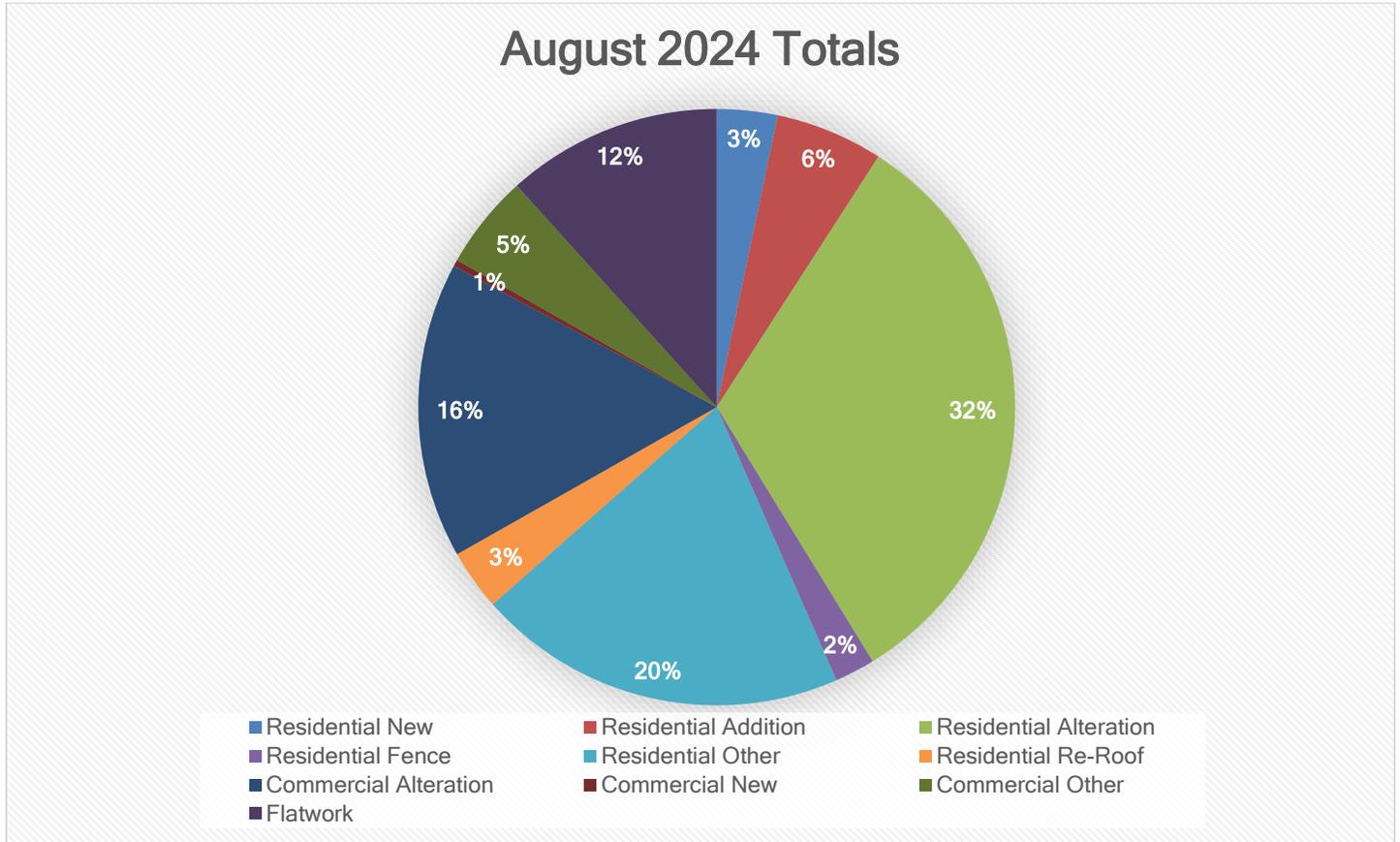


Online Customer Experience Survey

Average Rating 4.94* ★★★★★

*Out of 16 surveys

Inspections



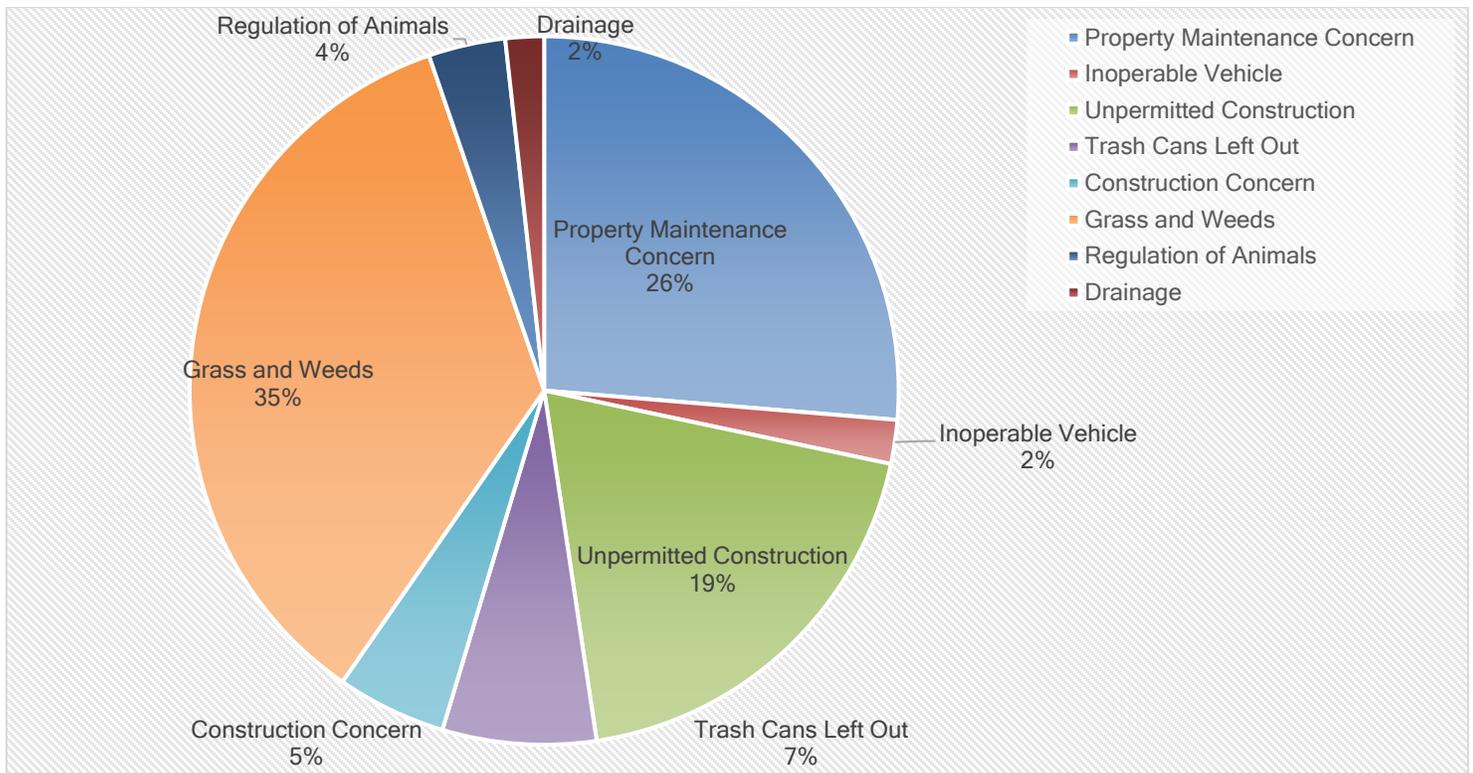
Inspections by Type – July 2024	
Permit type	Totals
Residential New	9
Residential Addition	16
Residential Alteration	88
Residential Fence	6
Residential Other	55
Residential Re-Roof	9
Commercial Alteration	44
Commercial New	1
Commercial Other	14
Flatwork	32
Total	274

CODE ENFORCEMENT SUMMARY

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

- New cases opened: 57
 - Total cases managed: 120
 - Cases closed: 52
 - Cases remaining open: 68
-
- Number of cases adjudicated: 20

Top Three Issues
Tall Grass and Weeds
Property Maintenance Concern
Unpermitted Construction



BOARDS & COMMISSIONS UPDATES

Plan Commission: At the August Plan Commission there was discussion of potential zoning text amendments regarding the permissibility of retail tobacco stores. Following discussion about prohibiting the use, the case was continued to the September 30, 2024, meeting of the Plan Commission to determine appropriate definition(s).

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

Economic Development Commission (EDC): At the August EDC meeting staff provided development updates and an overview of sources of demographic data available to the Village including the Chicago Metropolitan Agency for Planning (CMAP) Community Data Snapshot, ICSC Marketplaces IQ product, and Intersect Illinois.

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, Mia Francesca restaurant (formerly Davanti Enoteca), Fat Rosie's Taco and Tequila Bar, and Fatpour Tap Works 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 construction progressing on the third floor of the building.