



Community Development Monthly Report September 2024

Village of Lincolnwood

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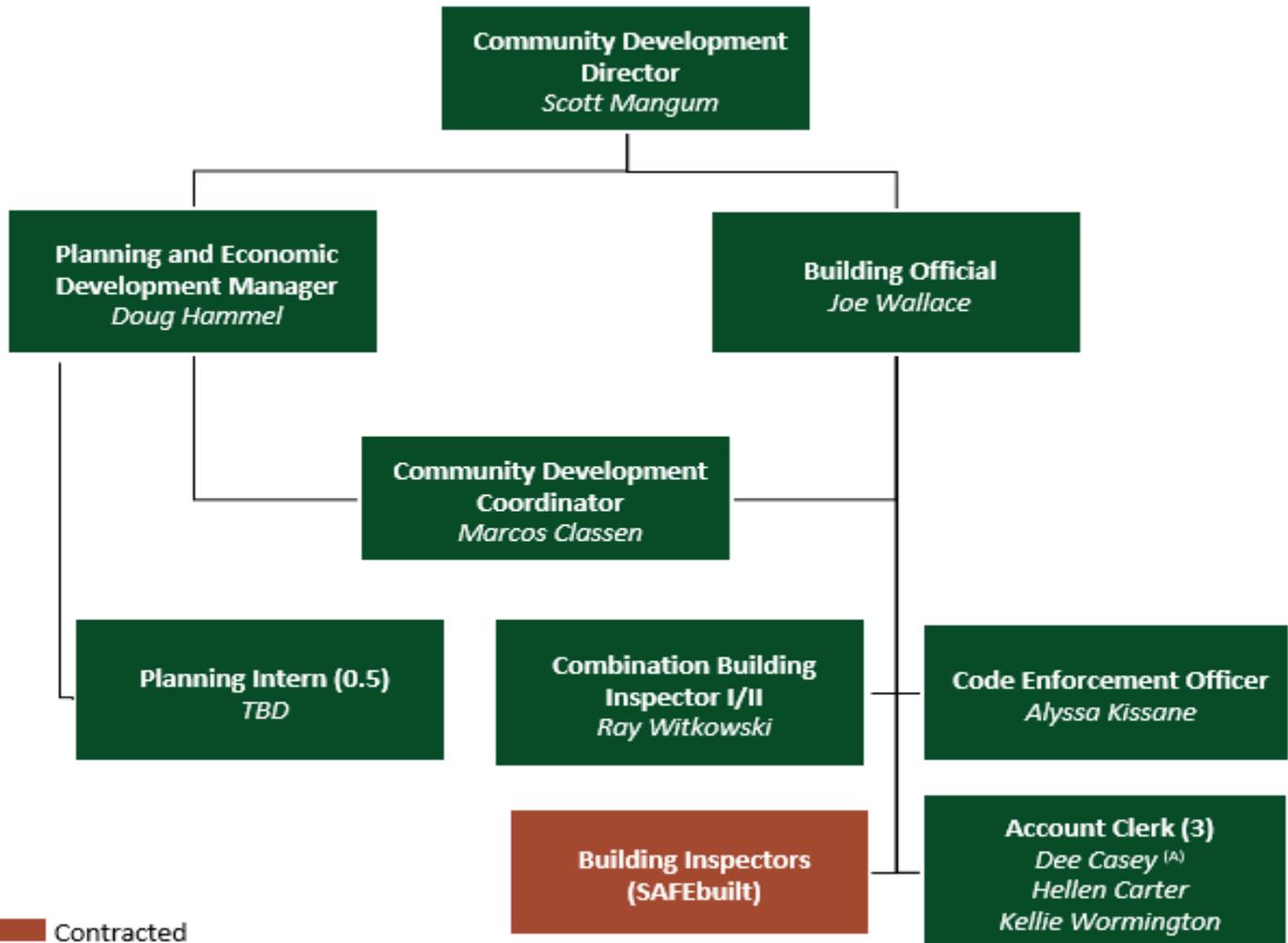
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District 1860, redevelopment of approximately 9 acres at the corner of Touhy Avenue and Lincoln Avenue.

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:

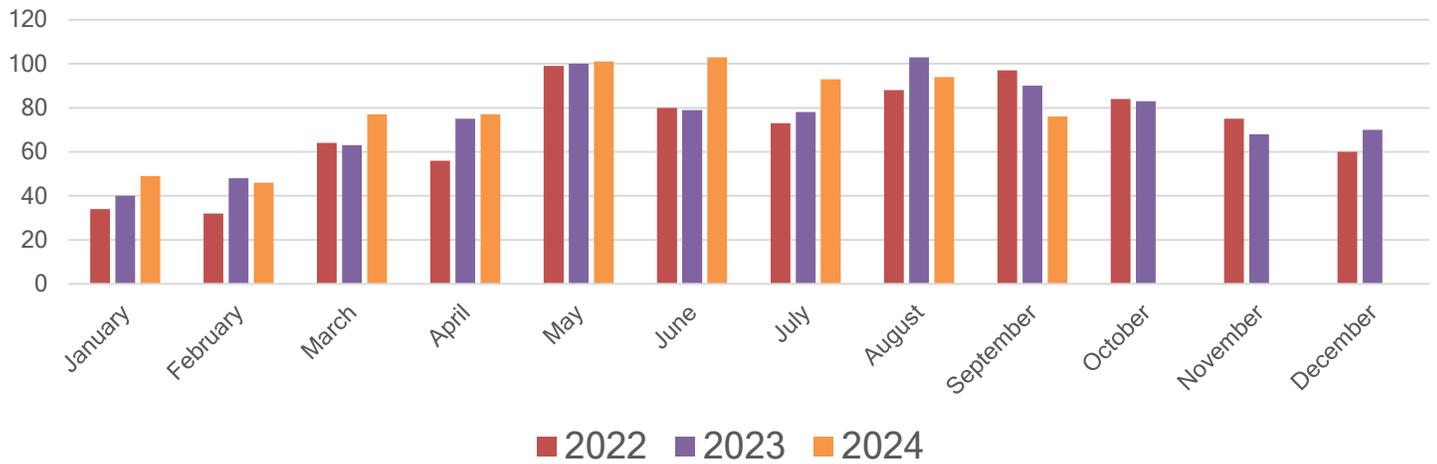
- Intake and Routing of Permit Applications
- Building and Zoning Plan Review
- Permit Issuance
- Construction Inspectional Services
- Proactive and reactive Code Enforcement Services leading to compliance or Adjudication
- Long-Range Planning, including updates to the Comprehensive Plan and Sub-Area 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			
	July 2024	August 2024	September 2024
Building Permits	93	94	76
Building Permit Revenue	\$32,459.79	\$37,783.39	\$50,746.98
Zoning Cases (PC & ZBA)	1	1	10
Construction Valuation	\$1,326,853	\$2,052,424	\$1,890,312

New Permits Issued



September 2024 New Permits



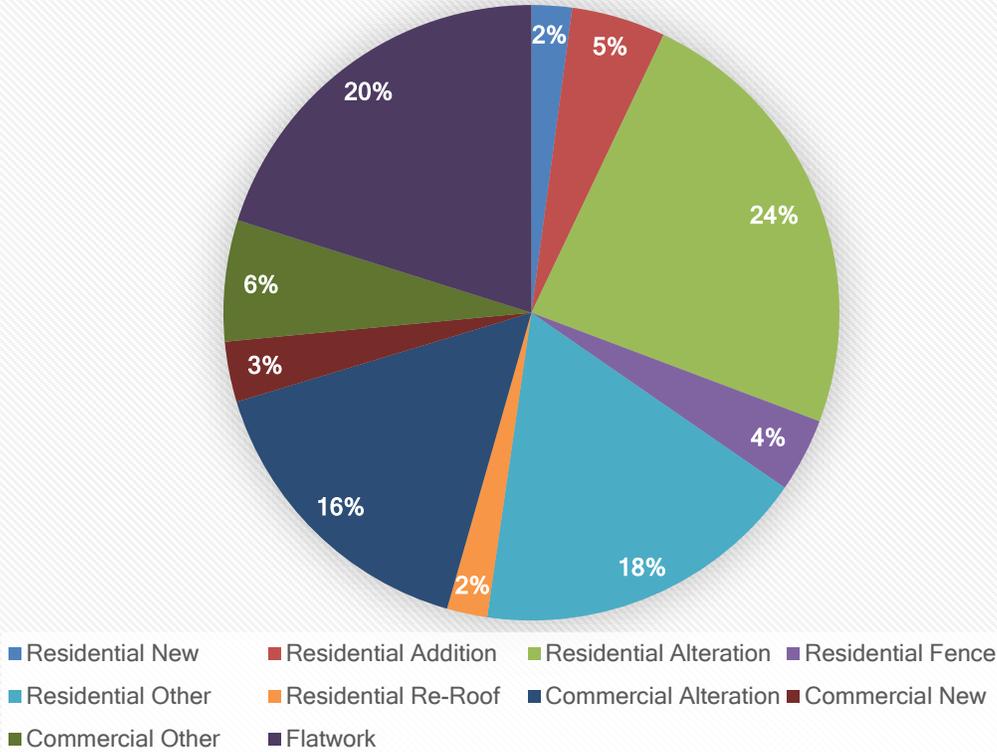
Online Customer Experience Survey

Average Rating 4.58* ★★★★★

*Out of 12 surveys

Inspections

September 2024 Totals



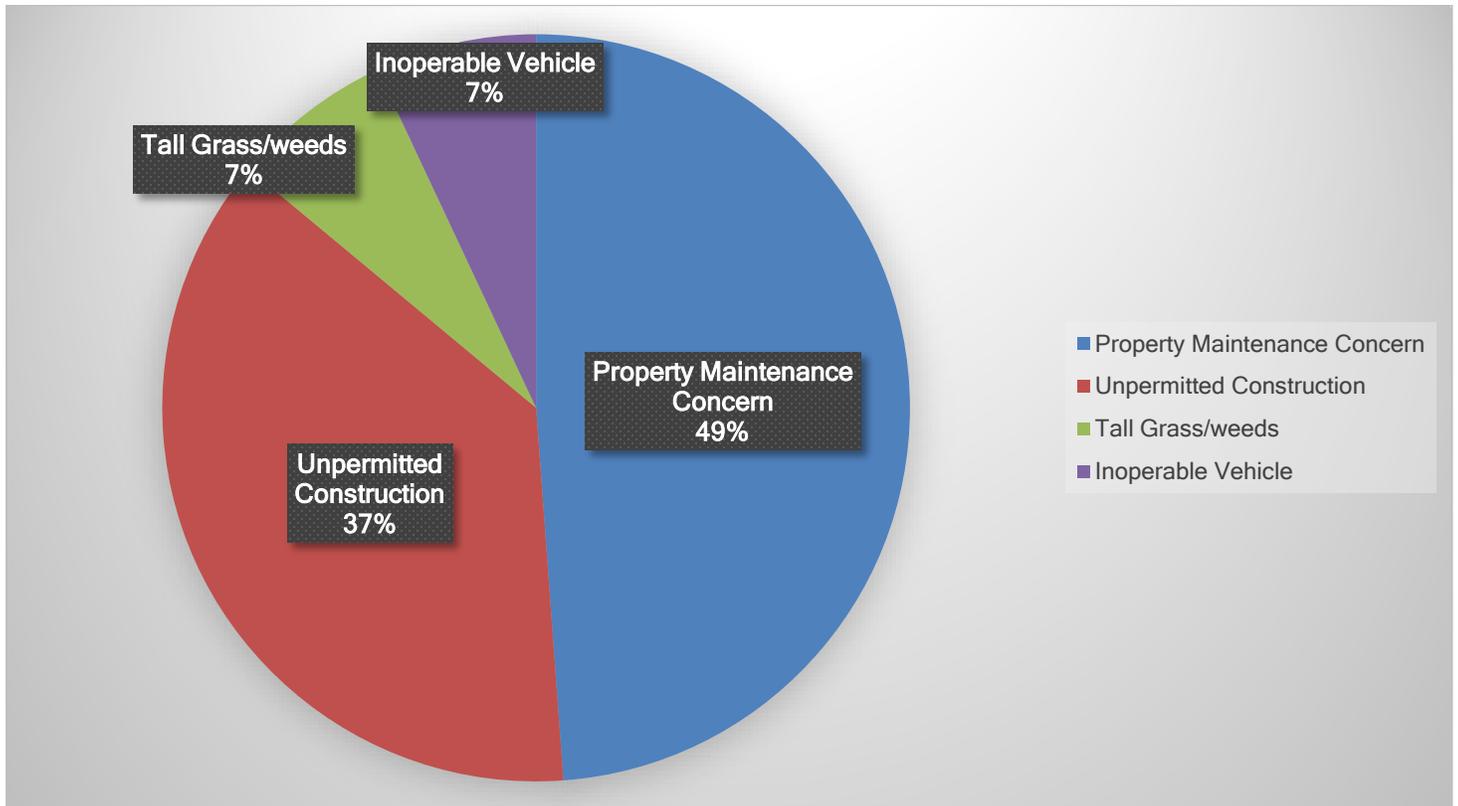
Inspections by Type – September 2024	
Permit type	Totals
Residential New	6
Residential Addition	14
Residential Alteration	67
Residential Fence	11
Residential Other	50
Residential Re-Roof	6
Commercial Alteration	45
Commercial New	9
Commercial Other	18
Flatwork	59
Total	283

CODE ENFORCEMENT SUMMARY

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

- New cases opened: 43
 - Total cases managed: 112
 - Cases closed: 58
 - Cases remaining open: 54
-
- Number of cases adjudicated: 16

Top Two Issues
Property Maintenance Concern
Unpermitted Construction



BOARDS & COMMISSIONS UPDATES

Plan Commission: The Plan Commission held three meetings in September. Across these meetings the Commission recommended approval of three Zoning Text Amendments, a PUD Amendment, and continued another item seeking relief to construct a new college.

Zoning Board of Appeals (ZBA): The ZBA recommended approval of a variation to allow an accessory structure within the rear yard setback and continued a special fence and variation request.

Economic Development Commission (EDC): At the September EDC meeting staff provided development updates and a comparison of demographic data from the Chicago Metropolitan Agency for Planning (CMAP) Community Data Snapshot with enrollment data and trends for School District 74.

Development Updates

District 1860: The Final Certificate of Occupancy has been issued for the mixed-use building and related on and off-site improvements. Approximately 85 percent of the 299 residential units within the mixed-use building are leased. Fat Rosie's Taco and Tequila Bar, Mia Francesca, LensCrafters, and FatPour Tap Works are open for business. Venezia Nail Spa has an open building permit to build out its storefront within the development. Construction activities continue for the 5-story, 152-room dual-branded Marriott Hotel with construction progressing on the fourth floor of the building and the installation of underground plumbing and electrical.