



Community Development Monthly Report October 2024

Village of Lincolnwood

Phone: (847) 673-7402

Email: commdev@lwd.org

6900 N. Lincoln Ave.

Lincolnwood, IL 60712



CONTENTS

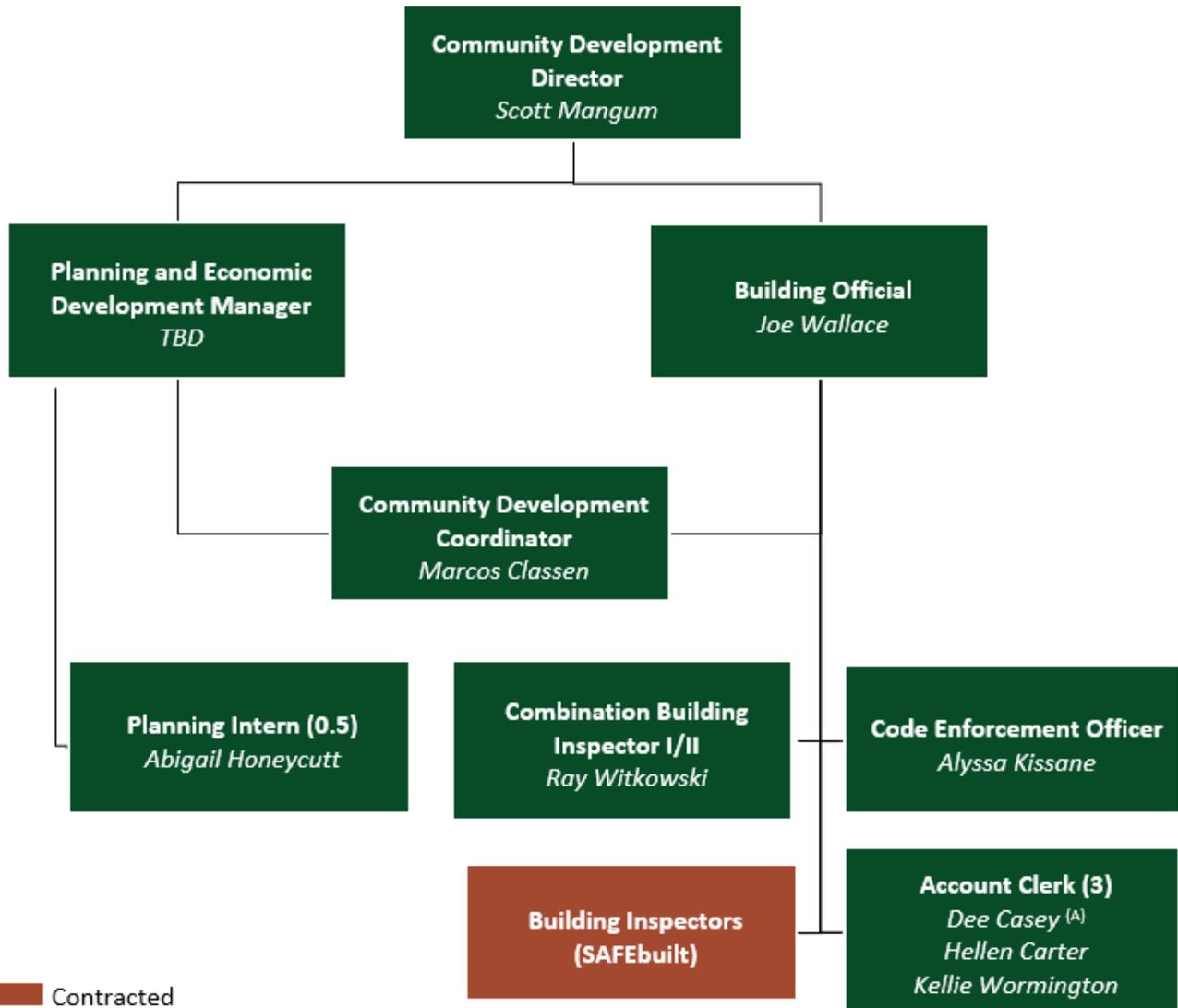
Organization Chart _____	3
Department Overview _____	4
Building Permit Summary _____	5
Code Enforcement Summary _____	6
Boards & Commissions Updates _____	8



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

ORGANIZATION CHART

Community Development Department 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:

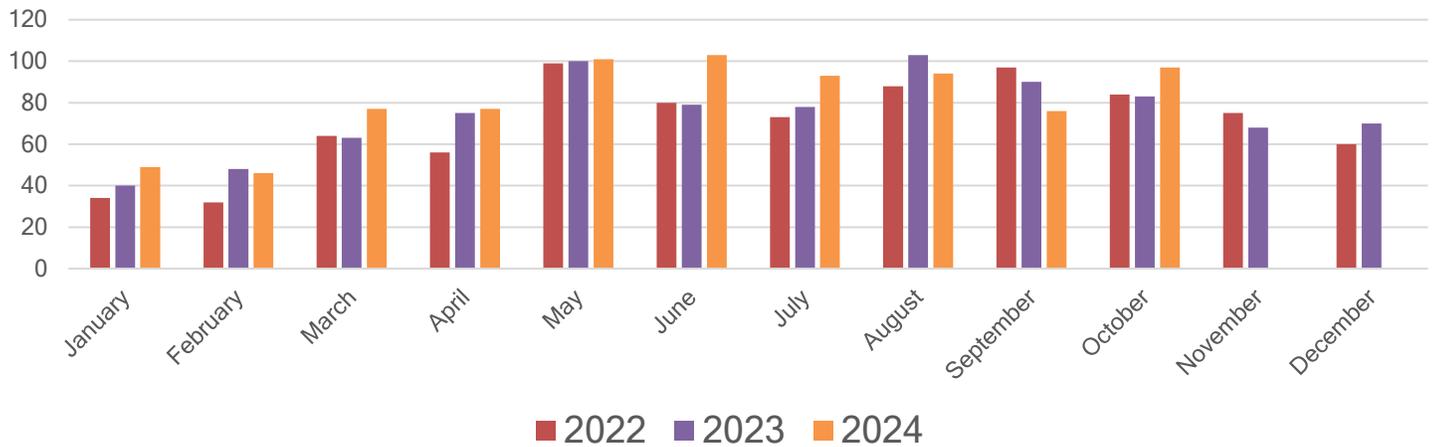
- Intake and Routing of Permit Applications
- Building and Zoning Plan Review
- Permit Issuance
- Construction Inspectional Services
- Proactive and reactive Code Enforcement Services leading to compliance or Adjudication
- Long-Range Planning, including updates to the Comprehensive Plan and Sub-Area Plans
- Business attraction, by working with developers and businesses
- Respond to Inquiries from residents, business owners, and developers

BUILDING PERMIT SUMMARY

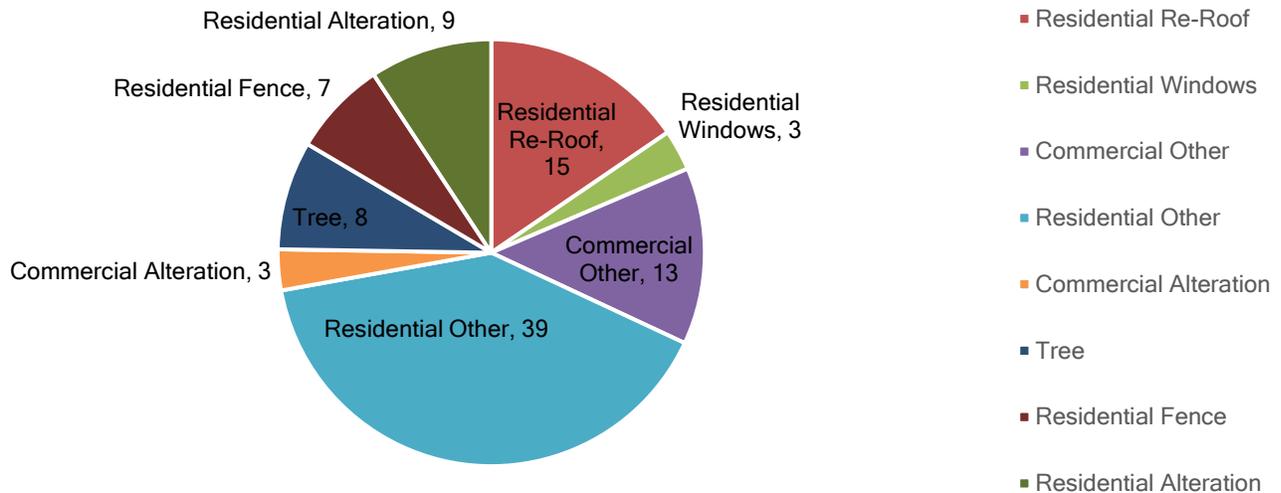
Building Permit Volume

Building Permits Processed			
	August 2024	September 2024	October 2024
Building Permits	94	76	97
Building Permit Revenue	\$37,783.39	\$50,746.98	\$38,454.81
Zoning Cases (PC & ZBA)	1	10	1
Construction Valuation	\$2,052,424	\$1,890,312	\$1,256,782

New Permits Issued



October 2024 New Permits



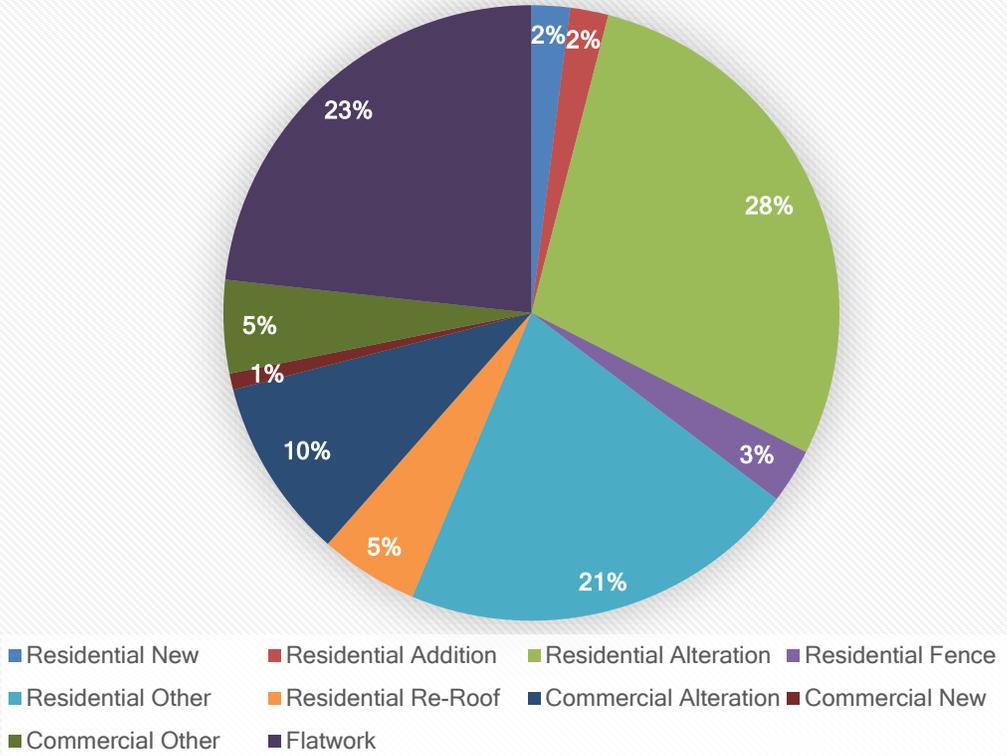
Online Customer Experience Survey

Average Rating 4.42* ★★★★★

*Out of 12 surveys

Inspections

October 2024 Totals



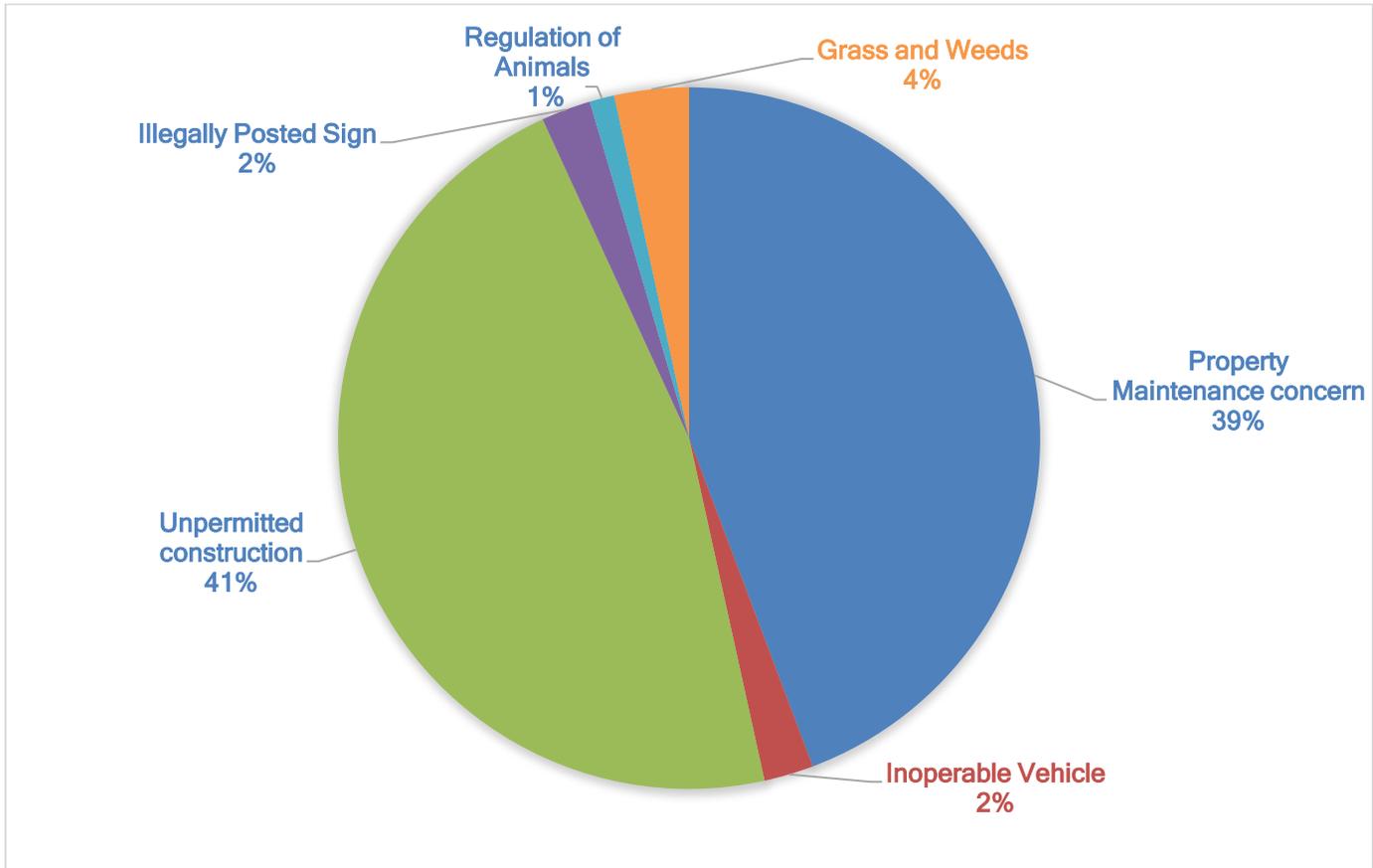
Inspections by Type – September 2024	
Permit type	Totals
Residential New	7
Residential Addition	7
Residential Alteration	99
Residential Fence	10
Residential Other	73
Residential Re-Roof	18
Commercial Alteration	33
Commercial New	3
Commercial Other	17
Flatwork	81
Total	348

CODE ENFORCEMENT SUMMARY

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

- New cases opened: 49
 - Total cases managed: 101
 - Cases closed: 58
 - Cases remaining open: 43
-
- Number of cases adjudicated: 21

Top Two Issues
Unpermitted construction
Property maintenance concern
Tall grass/weeds



BOARDS & COMMISSIONS UPDATES

Plan Commission: The Plan Commission approved its Biennial Report and recommended approval of a Zoning Ordinance Text Amendment to replace references to the Plan Commission and ZBA with those of the proposed Plan Commission / Zoning Board of Appeals.

Zoning Board of Appeals (ZBA): The regular October ZBA meeting and the special October ZBA meetings were cancelled due to a lack of quorum.

Economic Development Commission (EDC): The October EDC meeting was cancelled due to a lack of business.

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 90 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 the fifth-floor walls installed and the first floor slab poured.