



Community Development Monthly Report November 2024

Village of Lincolnwood

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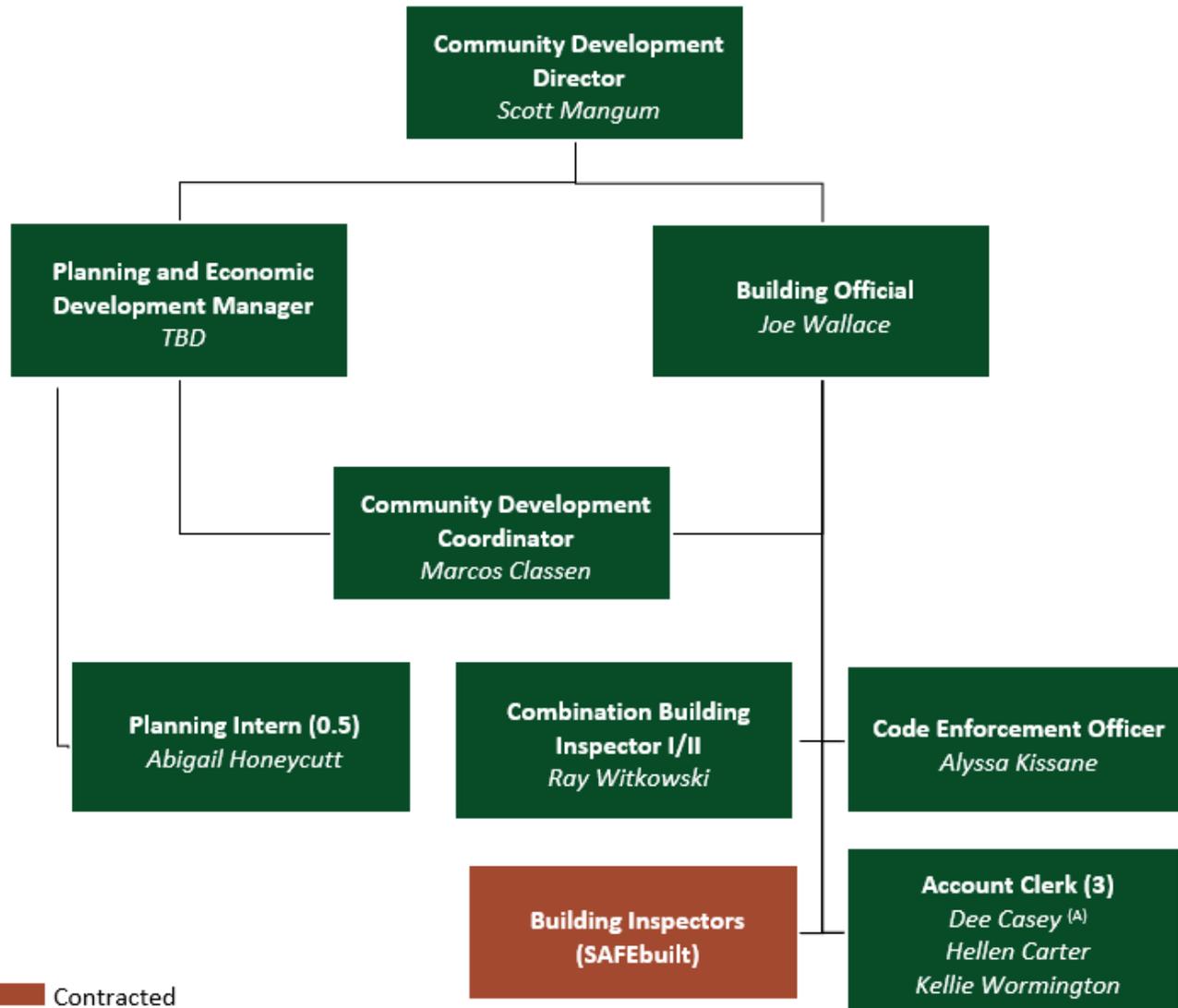
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District 1860, redevelopment of approximately 9 acres at the corner of Touhy Avenue and Lincoln Avenue.

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:

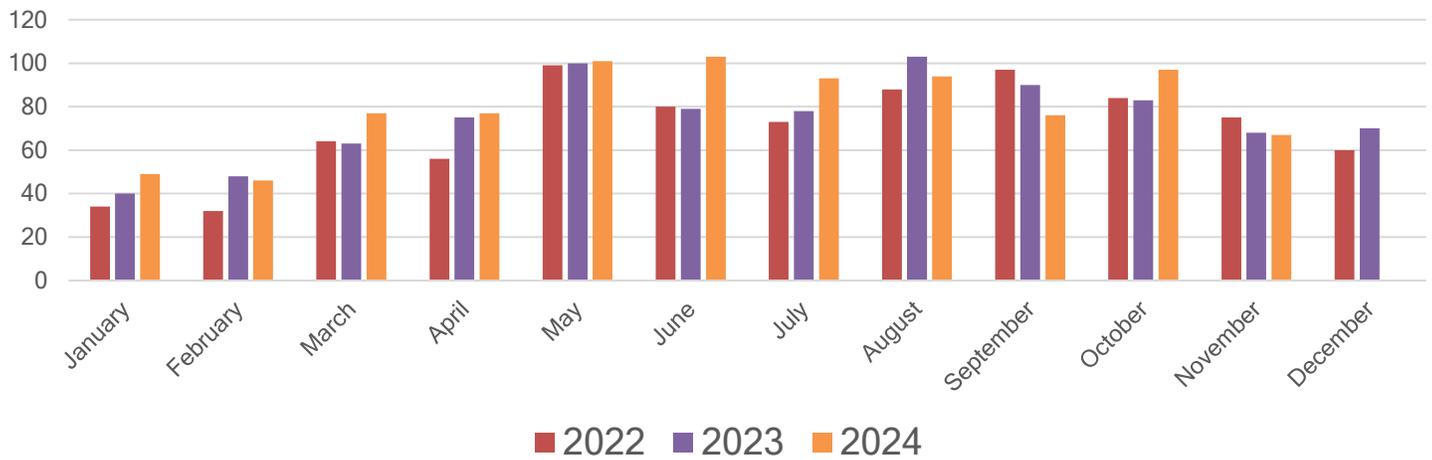
- Intake and Routing of Permit Applications
- Building and Zoning Plan Review
- Permit Issuance
- Construction Inspectional Services
- Proactive and reactive Code Enforcement Services leading to compliance or Adjudication
- Long-Range Planning, including updates to the Comprehensive Plan and Sub-Area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

BUILDING PERMIT SUMMARY

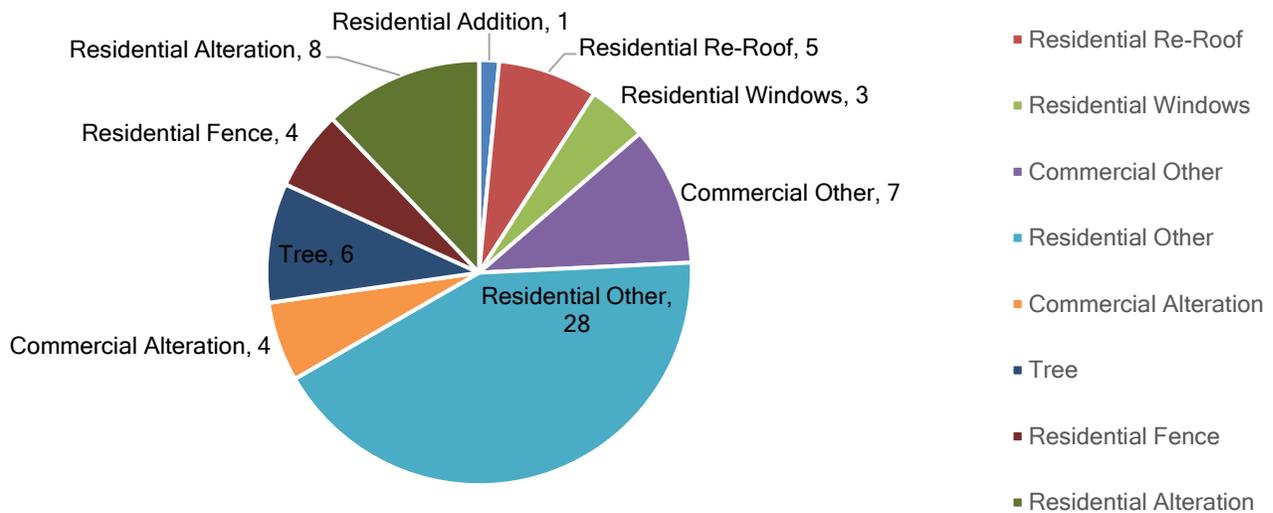
Building Permit Volume

Building Permits Processed			
	September 2024	October 2024	November 2024
Building Permits	76	97	67
Building Permit Revenue	\$50,746.98	\$38,454.81	\$168,237.59
Zoning Cases (PC & ZBA)	10	1	3
Construction Valuation	\$1,890,312	\$1,256,782	\$9,012,064

New Permits Issued



November 2024 New Permits



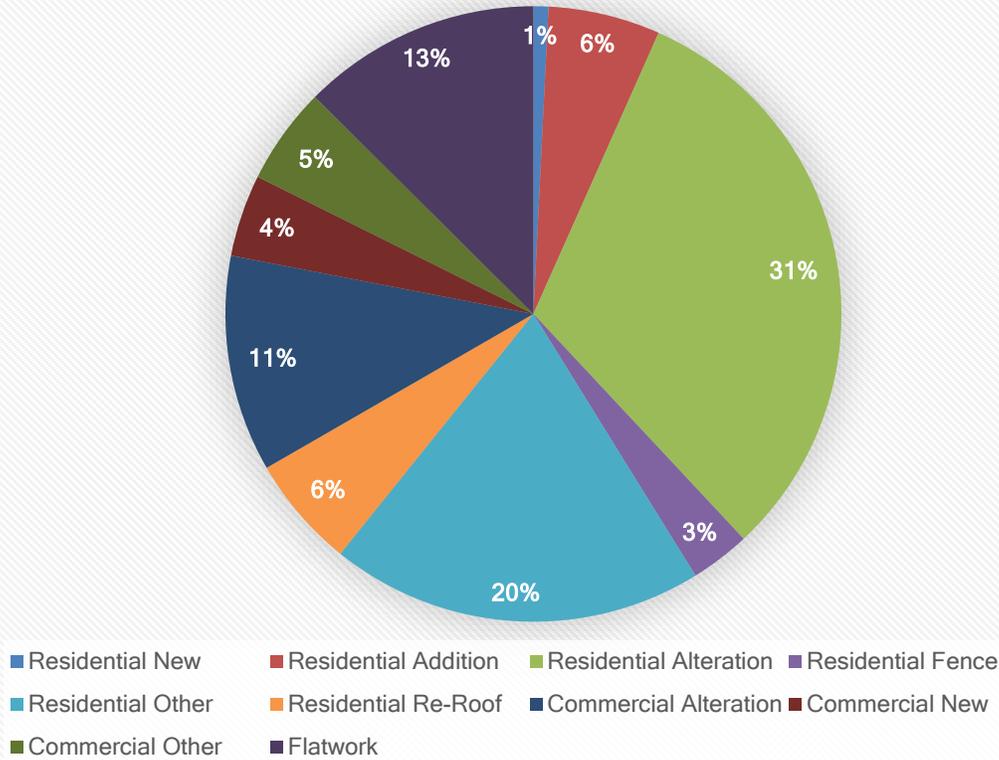
Online Customer Experience Survey

Average Rating 4.71* ★★★★★

*Out of 14 surveys

Inspections

November 2024 Totals



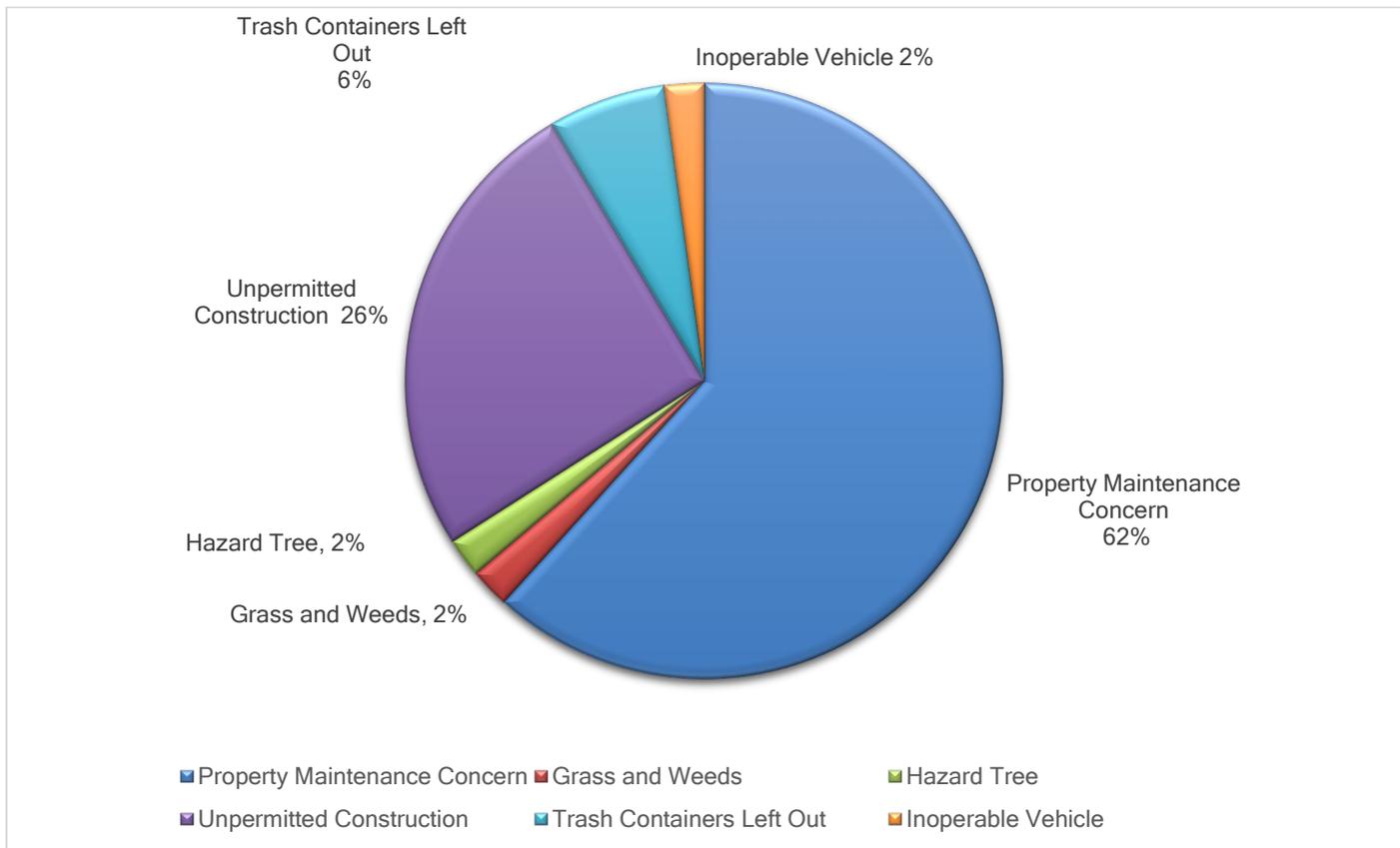
Inspections by Type – November 2024	
Permit type	Totals
Residential New	2
Residential Addition	15
Residential Alteration	80
Residential Fence	8
Residential Other	50
Residential Re-Roof	15
Commercial Alteration	29
Commercial New	11
Commercial Other	13
Flatwork	32
Total	255

CODE ENFORCEMENT SUMMARY

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

- New cases opened: 47
 - Total cases managed: 89
 - Cases closed: 51
 - Cases remaining open: 38
-
- Number of cases adjudicated: 12

Top Two Issues
Property maintenance concern
Unpermitted construction
Trash Containers Left Out



BOARDS & COMMISSIONS UPDATES

Plan Commission: The Plan Commission recommended approval of special uses, zoning variations, and parkway parking to accommodate the construction of a college at 3420 West Devon Avenue at its November meeting.

Zoning Board of Appeals (ZBA): At a special ZBA meeting, the ZBA recommended approval of a special fence at a single-family residence and sign variations at District 1860. The regular November ZBA meeting was cancelled due to a lack of quorum.

Economic Development Commission (EDC): At its November meeting the EDC approved meeting dates for 2025, recommended approval of 2025 budgets for the North Lincoln and Devon Lincoln TIF Districts and received development and TIF District updates from staff.

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 rough framing and structural inspections underway.