



Community Development Monthly Report December 2024

Village of Lincolnwood

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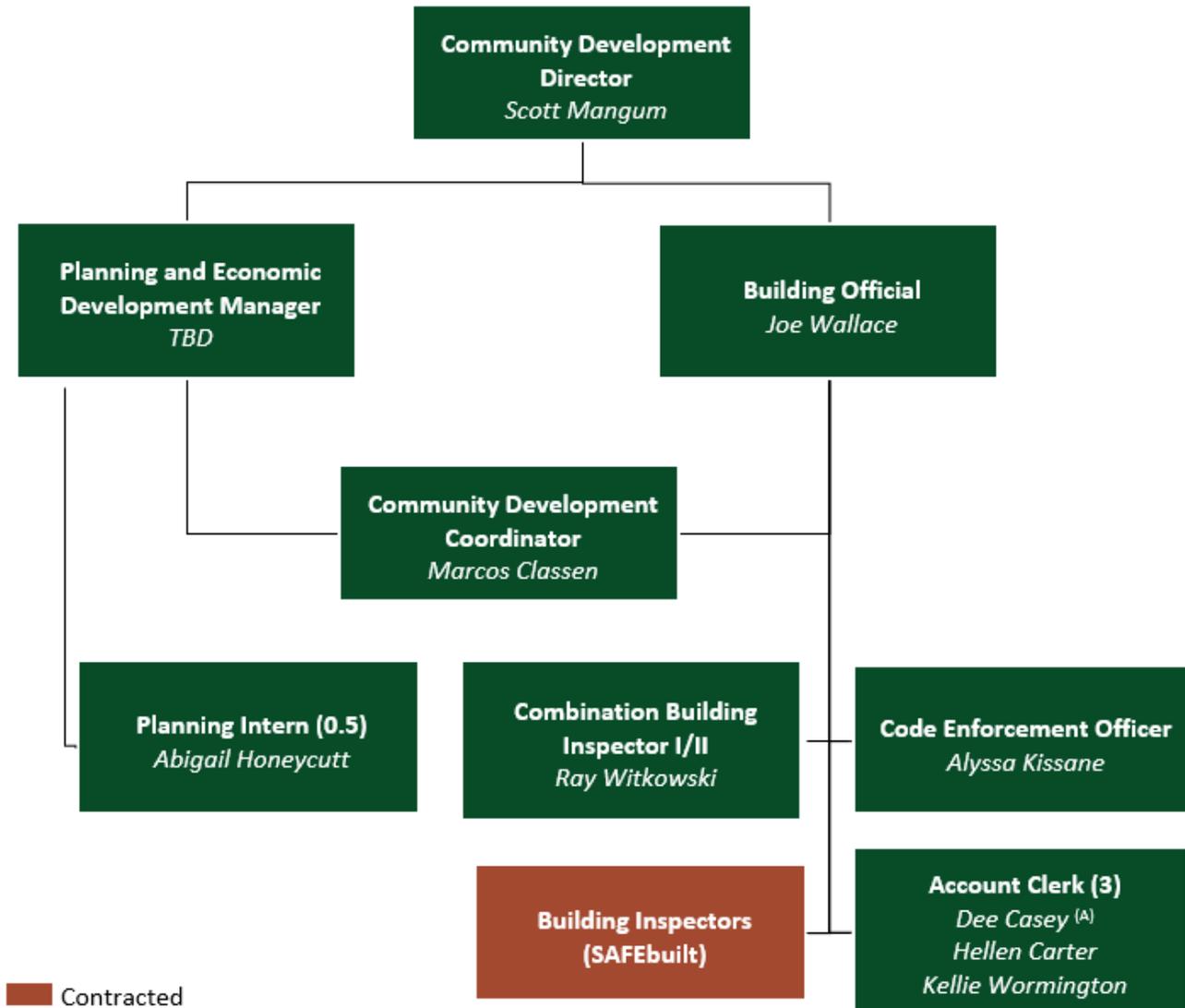
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District 1860, redevelopment of approximately 9 acres at the corner of Touhy Avenue and Lincoln Avenue.

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:

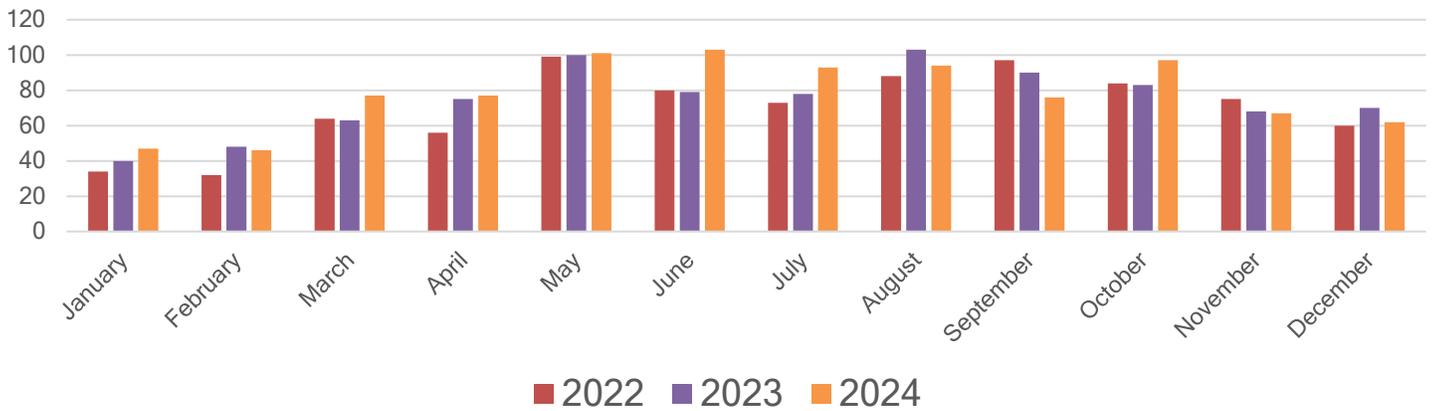
- Intake and Routing of Permit Applications
- Building and Zoning Plan Review
- Permit Issuance
- Construction Inspectional Services
- Proactive and reactive Code Enforcement Services leading to compliance or Adjudication
- Long-Range Planning, including updates to the Comprehensive Plan and Sub-Area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

BUILDING PERMIT SUMMARY

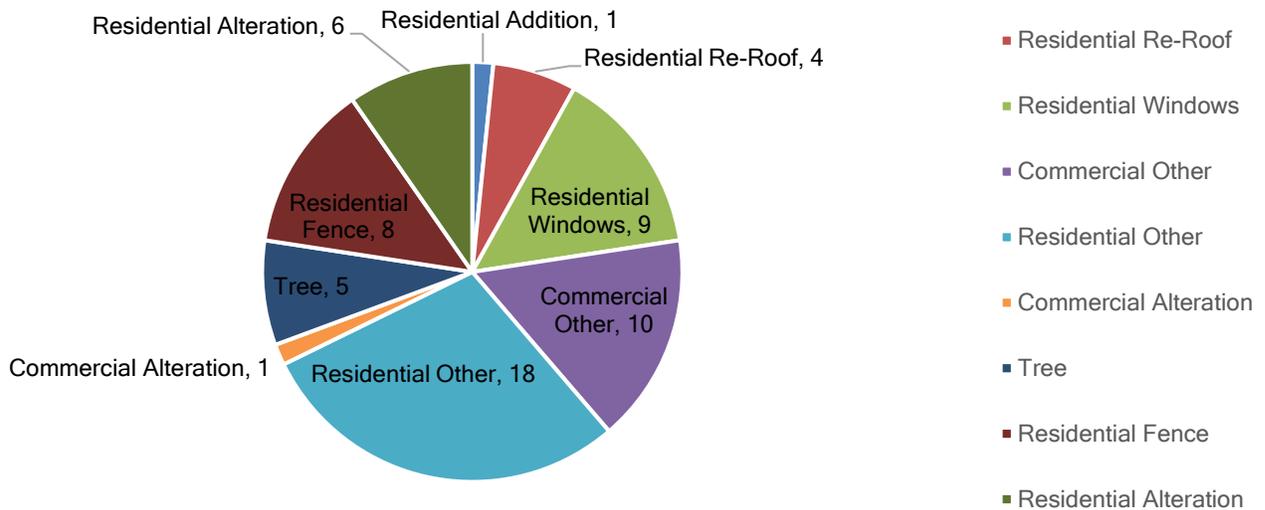
Building Permit Volume

Building Permits Processed			
	October 2024	November 2024	December 2024
Building Permits	97	67	62
Building Permit Revenue	\$38,454.81	\$168,237.59	\$51,668.46
Zoning Cases (PC & ZBA)	1	3	3
Construction Valuation	\$1,256,782	\$9,012,064	\$1,426,895.00

New Permits Issued



December 2024 New Permits



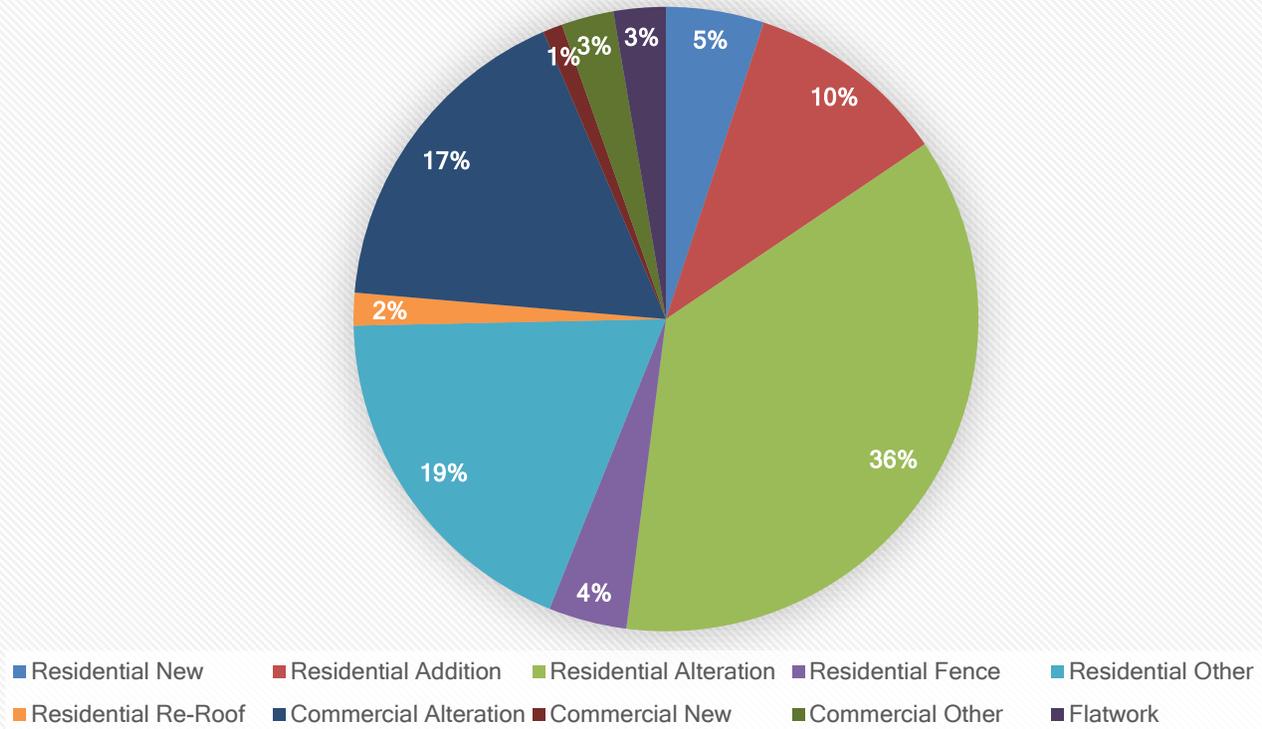
Online Customer Experience Survey

Average Rating 4.44* ★★★★★

*Out of 16 surveys

Inspections

December 2024 Totals



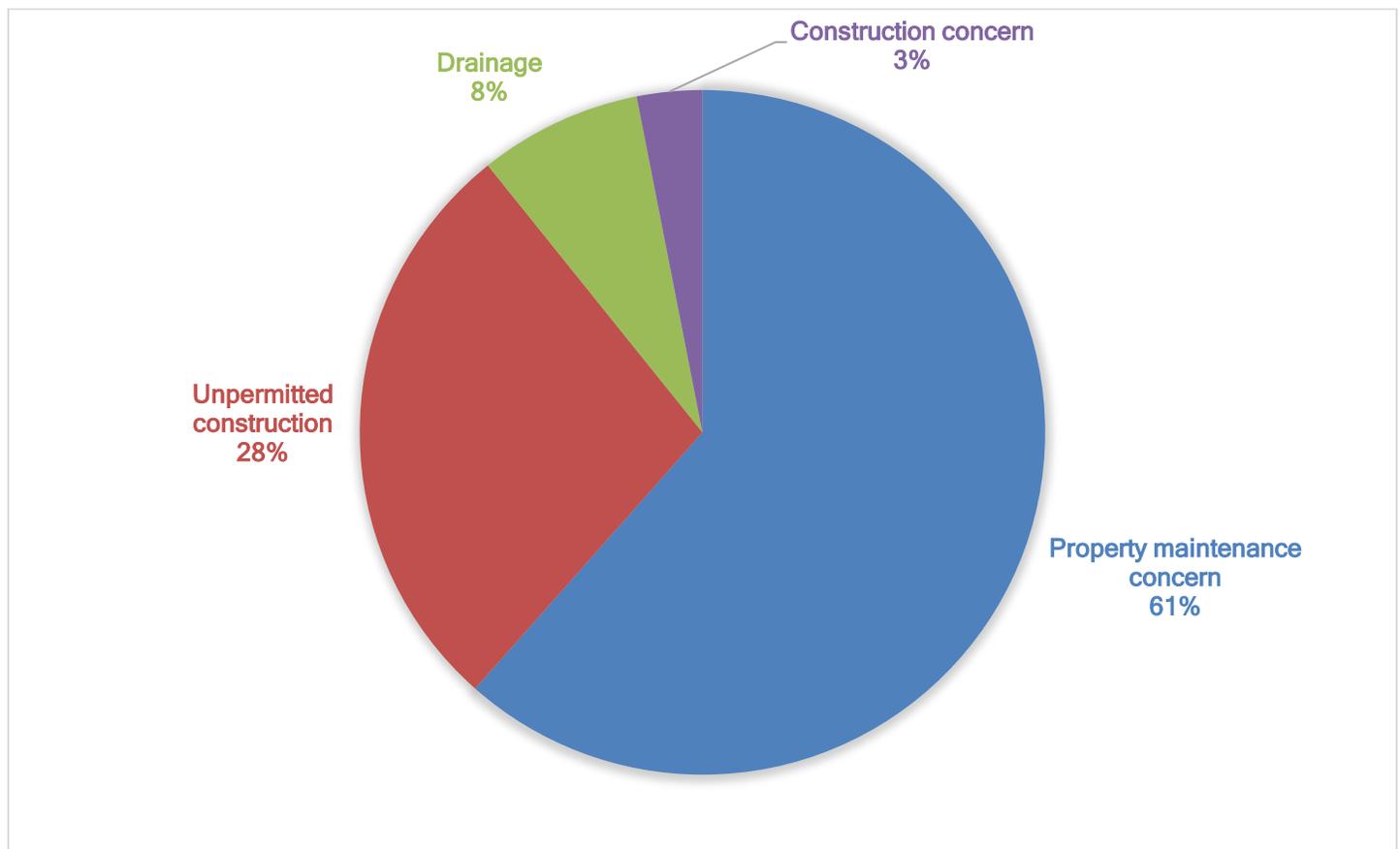
Inspections by Type – December 2024	
Permit type	Totals
Residential New	15
Residential Addition	31
Residential Alteration	108
Residential Fence	12
Residential Other	55
Residential Re-Roof	5
Commercial Alteration	51
Commercial New	3
Commercial Other	8
Flatwork	8
Total	296

CODE ENFORCEMENT SUMMARY

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

- New cases opened: 65
 - Total cases managed: 102
 - Cases closed: 53
 - Cases remaining open: 49
-
- Number of cases adjudicated: 17

Top Two Issues
Property Maintenance Concern
Unpermitted Construction
Drainage



BOARDS & COMMISSIONS UPDATES

Plan Commission: The Plan Commission recommended approval of special use to extend the hours of operation of a commercial recreational facility at its December meeting.

Zoning Board of Appeals (ZBA): At its December meeting, the ZBA recommended approval of a special fence at an institutional property and recommended denial of a requested variation for front yard obstructions at a residential property.

Economic Development Commission (EDC): The December EDC meeting was canceled due to a lack of agenda items.

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. Amazon Fresh has also been issued a permit to build out the interior of Building B. Construction activities continue for the 5-story, 152-room dual-branded Marriott Hotel with the fifth-floor walls installed and rough framing, plumbing, and structural inspections underway.