



Community Development Monthly Report January 2025

Village of Lincolnwood

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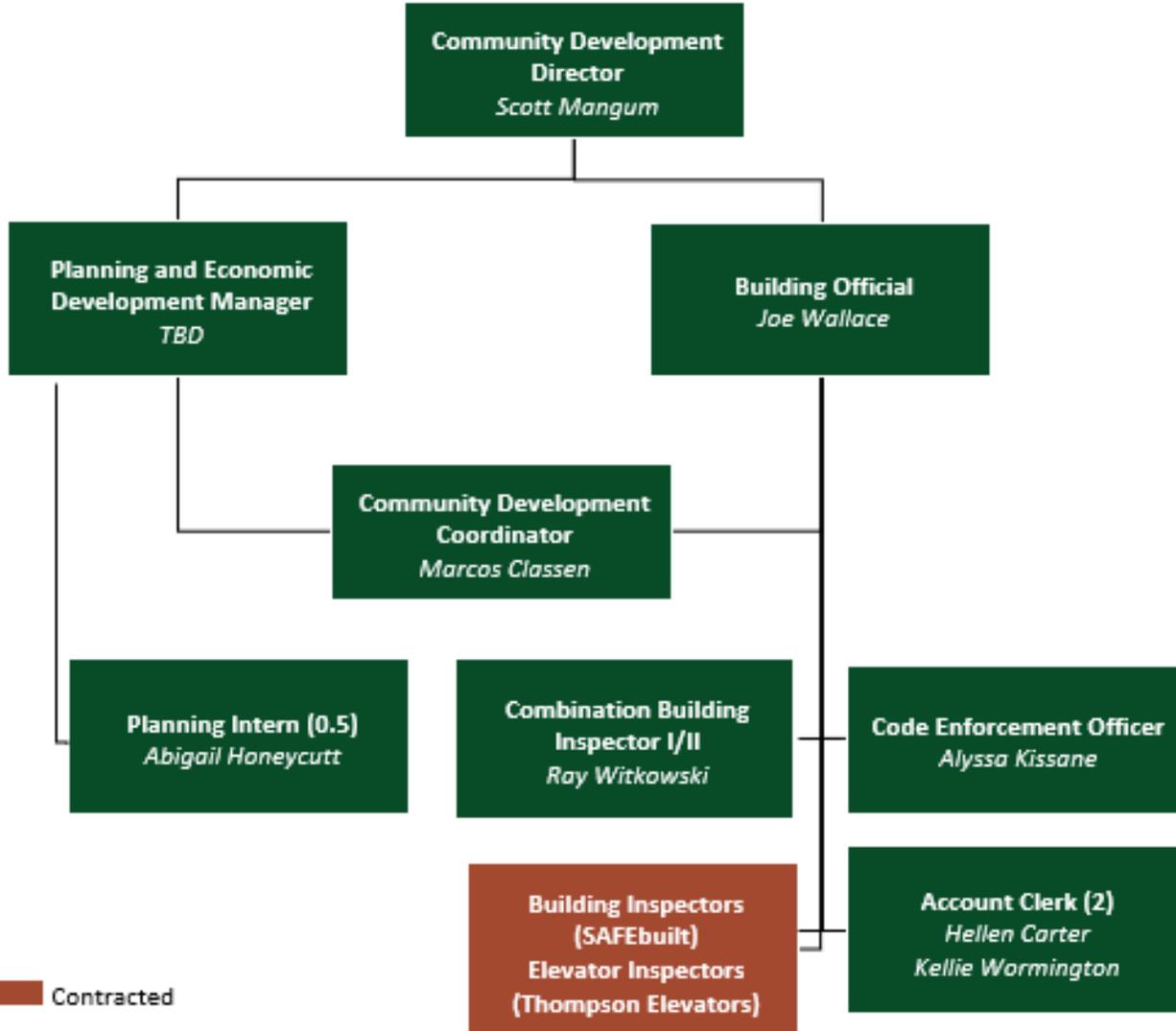
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District 1860, redevelopment of approximately 9 acres at the corner of Touhy Avenue and Lincoln Avenue.

ORGANIZATION CHART

Community Development Department 2025 Organizational Chart



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:

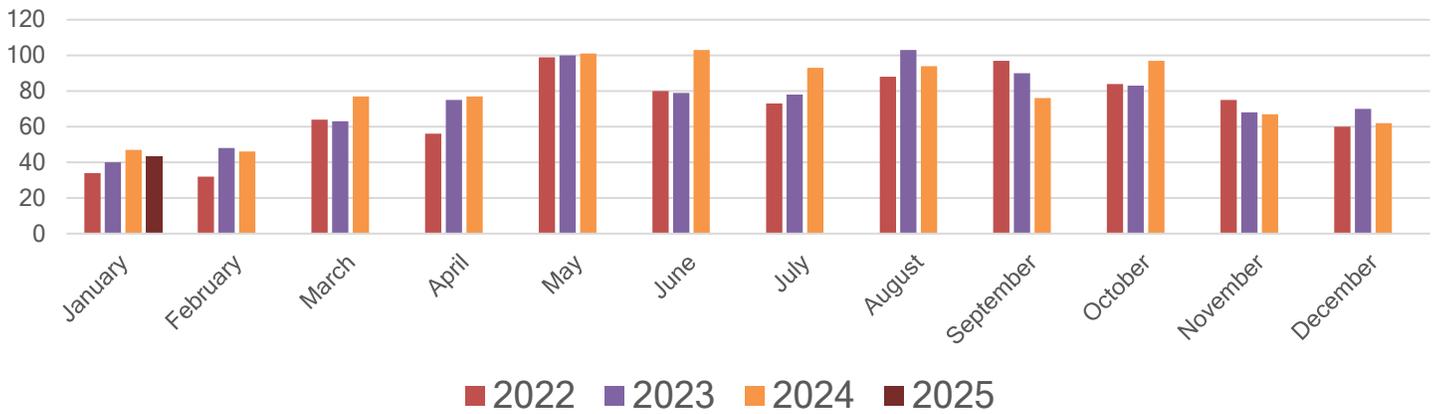
- Intake and Routing of Permit Applications
- Building and Zoning Plan Review
- Permit Issuance
- Construction Inspectional Services
- Proactive and reactive Code Enforcement Services leading to compliance or Adjudication
- Long-Range Planning, including updates to the Comprehensive Plan and Sub-Area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

BUILDING PERMIT SUMMARY

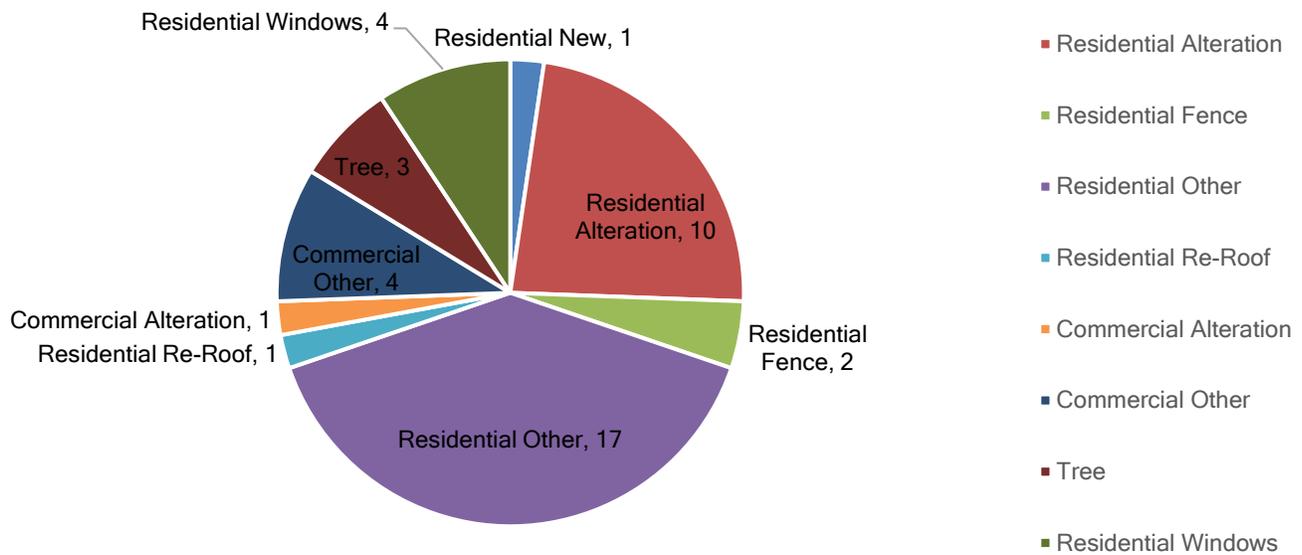
Building Permit Volume

Building Permits Processed			
	November 2024	December 2024	January 2025
Building Permits	67	62	47
Building Permit Revenue	\$168,237.59	\$51,668.46	\$68,855.07
Zoning Cases (PC/ZBA)	3	3	0
Construction Valuation	\$9,012,064	\$1,426,895	\$3,033,080

New Permits Issued



January 2025 New Permits



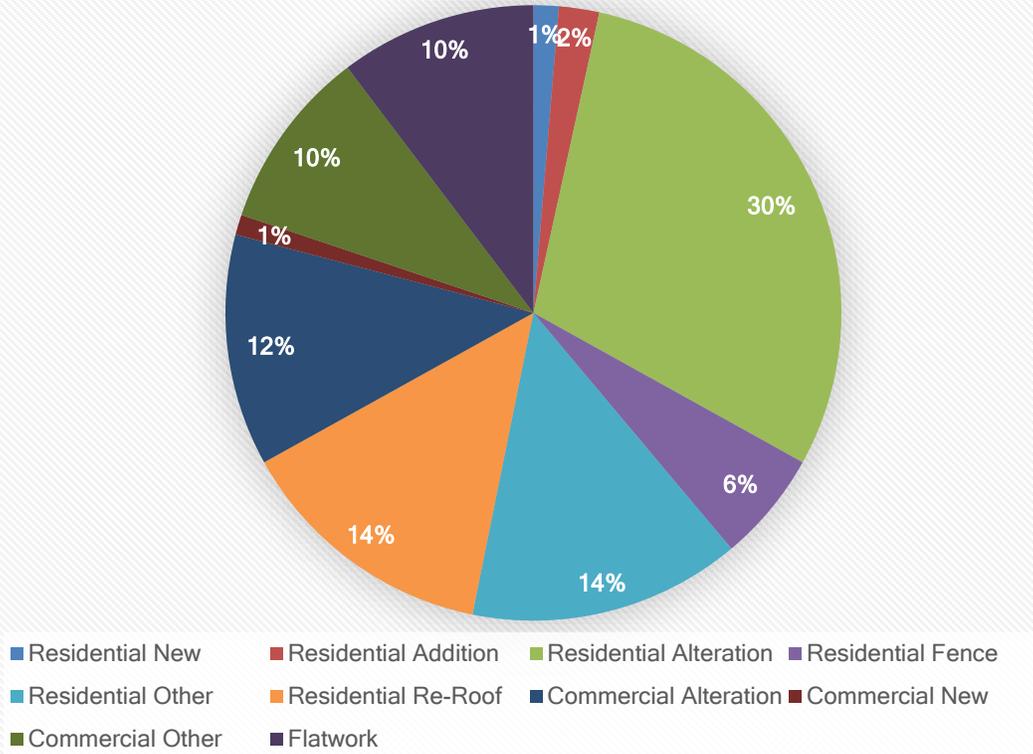
Online Customer Experience Survey

Average Rating 4.58* ★★★★★

*Out of 12 surveys

Inspections

January 2025 Totals



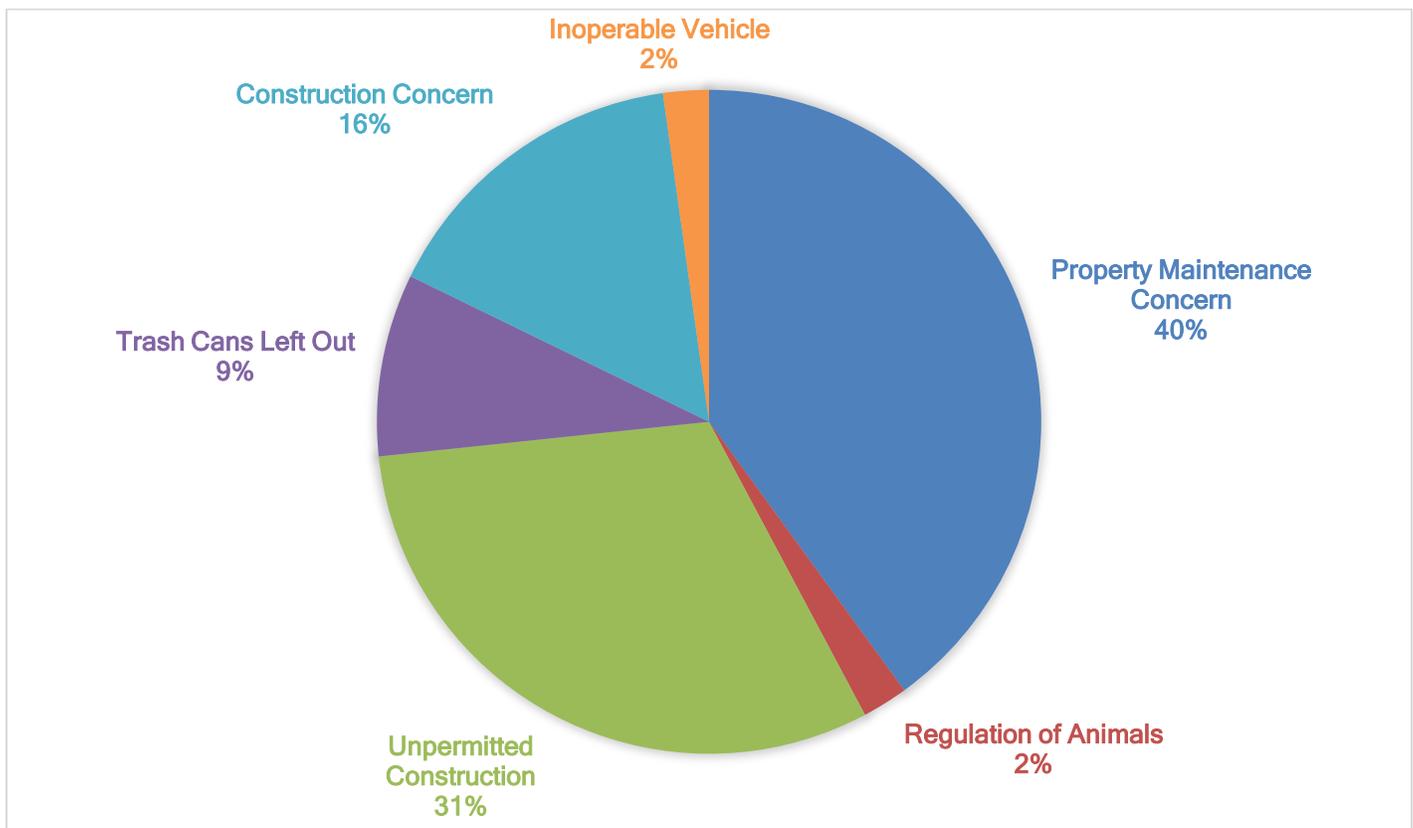
Inspections by Type – January 2025	
Permit type	Totals
Residential New	5
Residential Addition	8
Residential Alteration	112
Residential Fence	22
Residential Other	54
Residential Re-Roof	52
Commercial Alteration	46
Commercial New	4
Commercial Other	36
Flatwork	39
Total	378

CODE ENFORCEMENT SUMMARY

Code Enforcement activities for January 2025 are summarized below. As an overview, staff managed the following volume of cases during that period:

- New cases opened: 45
 - Total cases managed: 96
 - Cases closed: 50
 - Cases remaining open: 46
-
- Number of cases adjudicated: 21

Top Two Issues
Property Maintenance Concern
Unpermitted Construction
Construction Concern



BOARDS & COMMISSIONS UPDATES

Plan Commission/ Zoning Board of Appeals (PC/ZBA): The January PC/ZBA meeting was canceled.

Economic Development Commission (EDC): At the January EDC meeting staff presented information about the Homes for a Changing Region project supported by the Metropolitan Mayors Caucus. The Commission discussed the housing, demographic, and employment data in the presentation. Additionally, development updates and the new business report were covered.

Development Updates

District 1860: The Final Certificate of Occupancy has been issued for the mixed-use building and related on and off-site improvements. Over 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, electrical, and structural inspections underway.