



Community Development Monthly Report February 2025

Village of Lincolnwood

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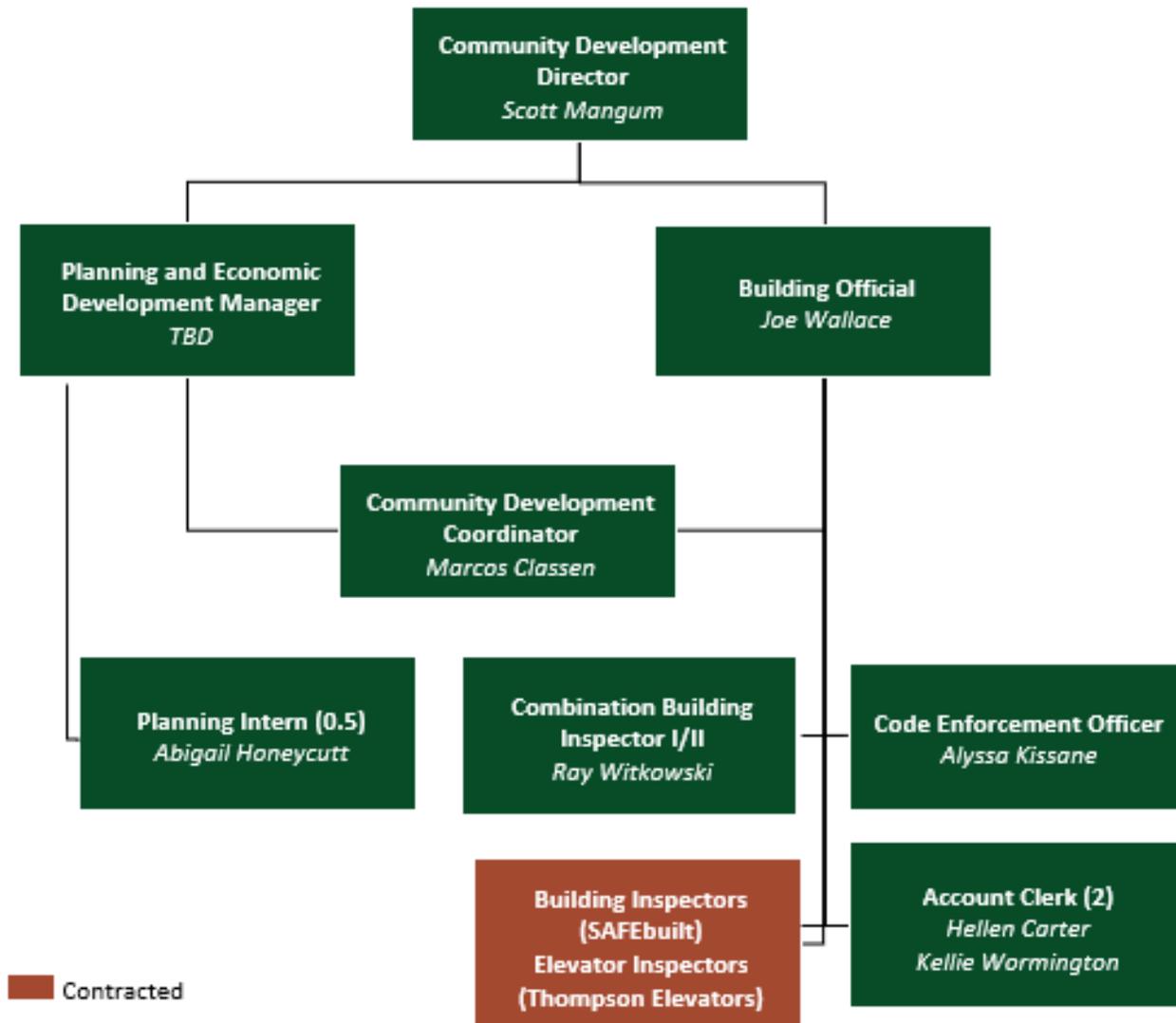
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District 1860, redevelopment of approximately 9 acres at the corner of Touhy Avenue and Lincoln Avenue.

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/Zoning Board of Appeals and Economic Development Commission. Department functions include:

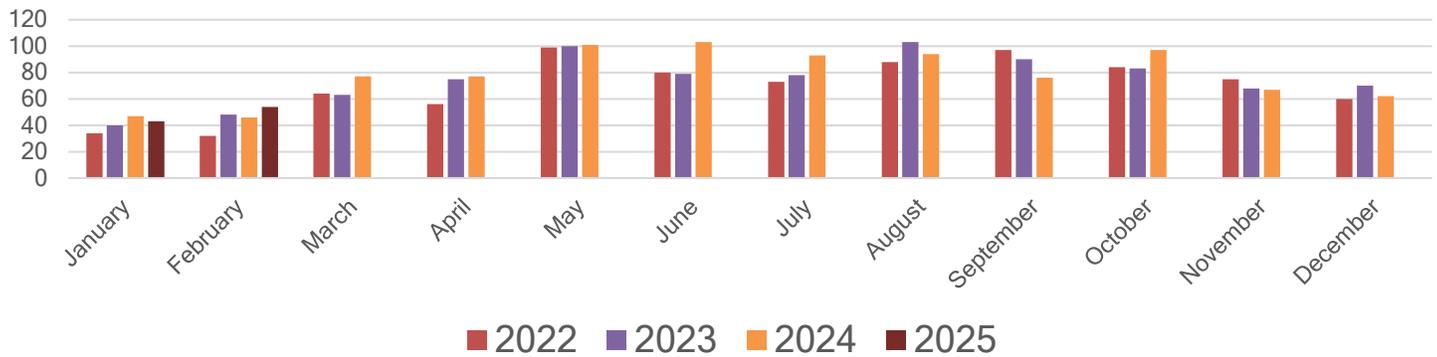
- Intake and Routing of Permit Applications
- Building and Zoning Plan Review
- Permit Issuance
- Construction Inspectional Services
- Proactive and reactive Code Enforcement Services leading to compliance or Adjudication
- Long-Range Planning, including updates to the Comprehensive Plan and Sub-Area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

BUILDING PERMIT SUMMARY

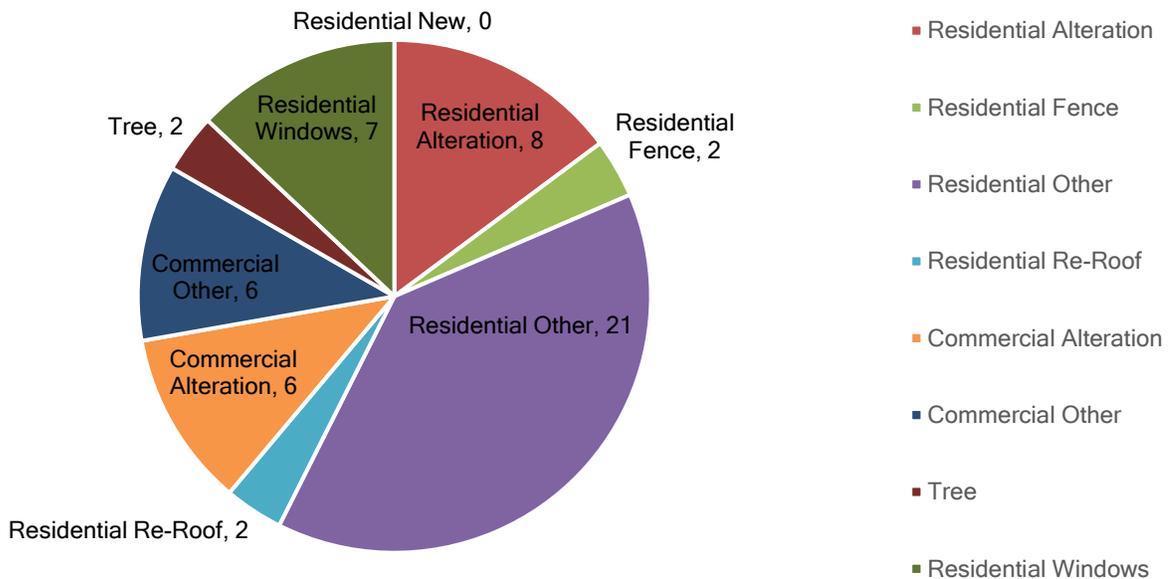
Building Permit Volume

Building Permits Processed			
	December 2024	January 2025	February 2025
Building Permits	62	47	61
Building Permit Revenue	\$51,668.46	\$68,855.07	\$87,447.91
Zoning Cases (PC/ZBA)	3	0	2
Construction Valuation	\$1,426,895	\$3,033,080	\$2,971,625

New Permits Issued



February 2025 New Permits



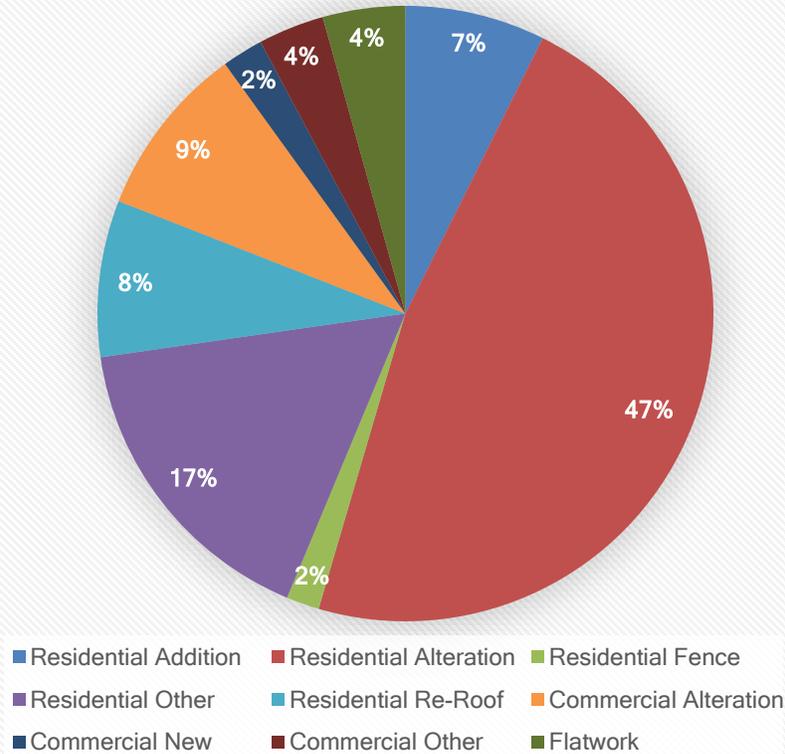
Online Customer Experience Survey

Average Rating 4.43* ★★★★★

*Out of 7 surveys

Inspections

February 2025 Totals



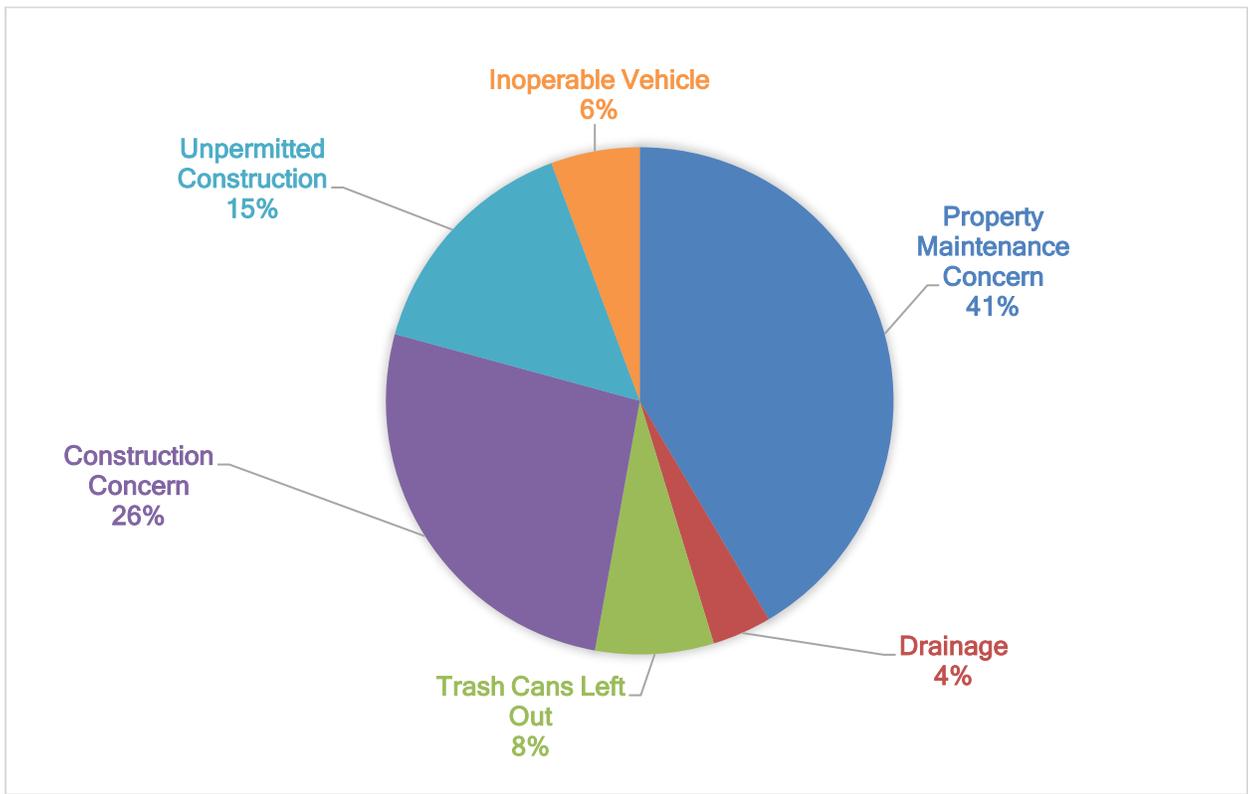
Inspections by Type – February 2025	
Permit type	Totals
Residential Addition	17
Residential Alteration	109
Residential Fence	4
Residential Other	38
Residential Re-Roof	19
Commercial Alteration	21
Commercial New	5
Commercial Other	8
Flatwork	10
Total	231

CODE ENFORCEMENT SUMMARY

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

- New cases opened: 53
 - Total cases managed: 99
 - Cases closed: 53
 - Cases remaining open: 46
-
- Number of cases adjudicated: 16

Top Two Issues
Property Maintenance Concern
Construction Concern
Unpermitted Construction



BOARDS & COMMISSIONS UPDATES

Plan Commission/ Zoning Board of Appeals (PC/ZBA): During the February PC/ZBA meeting an orientation and training was provided by the Village Attorney and Rules and Procedures were adopted. The PC/ZBA also recommended approval of a Special Fence request for a residential property, in addition recommending approval of a Plat of Subdivision and related Map Amendment for a property in the B-1 Zoning District.

Economic Development Commission (EDC): At the February EDC meeting staff presented the Village's 2024 Annual Report. The Commission discussed information included in the report, as well as development updates regarding several properties.

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 92 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 and building enclosed. Rough framing, mechanical, plumbing, electrical, and structural inspections underway.