



Community Development Monthly Report July 2025

Village of Lincolnwood

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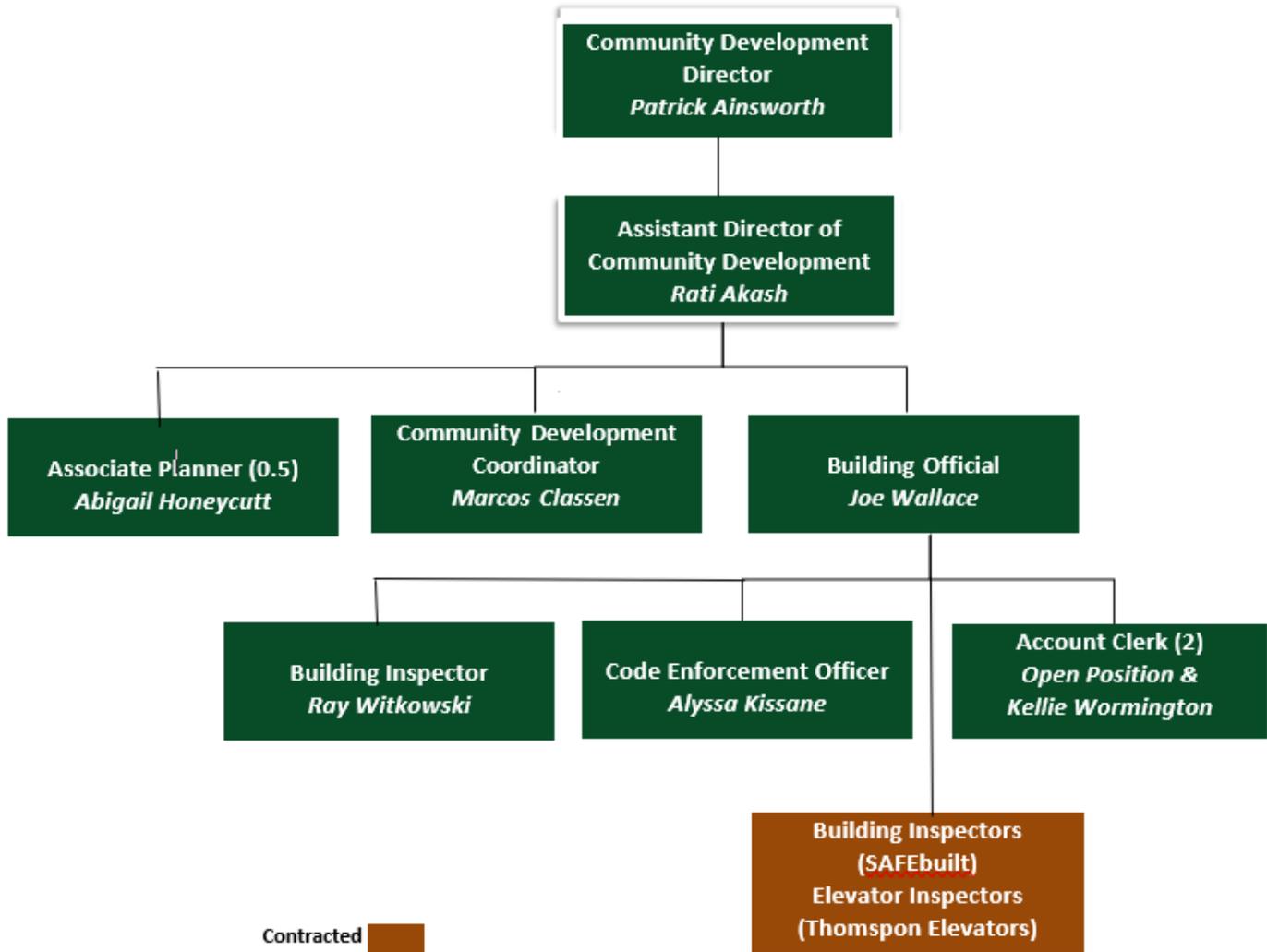
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District 1860, redevelopment of approximately 9 acres at the corner of Touhy Avenue and Lincoln Avenue.

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:

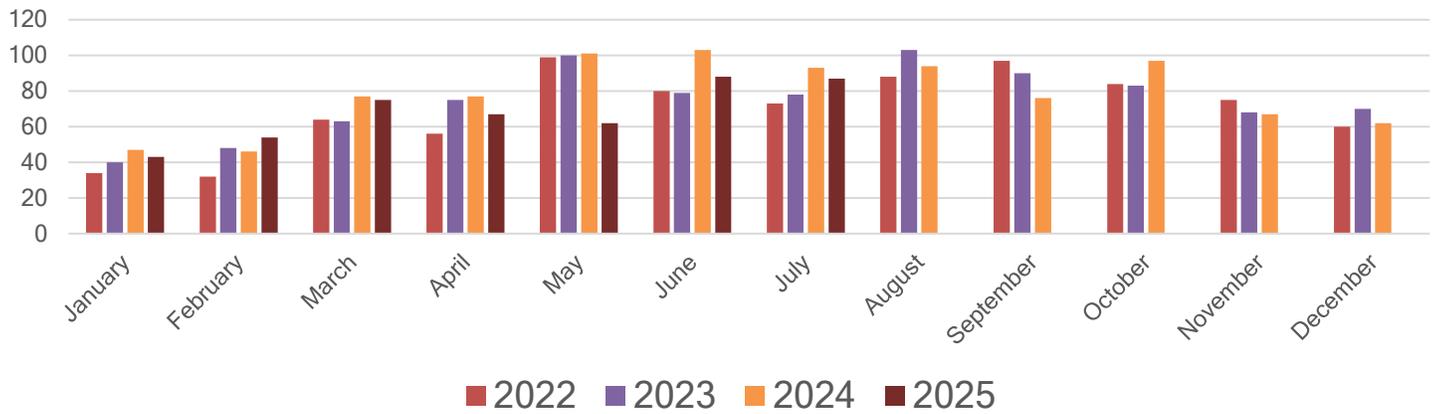
- Intake and Routing of Permit Applications
- Building and Zoning Plan Review
- Permit Issuance
- Construction Inspectional Services
- Proactive and reactive Code Enforcement Services leading to compliance or Adjudication
- Long-Range Planning, including updates to the Comprehensive Plan and Sub-Area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

BUILDING PERMIT SUMMARY

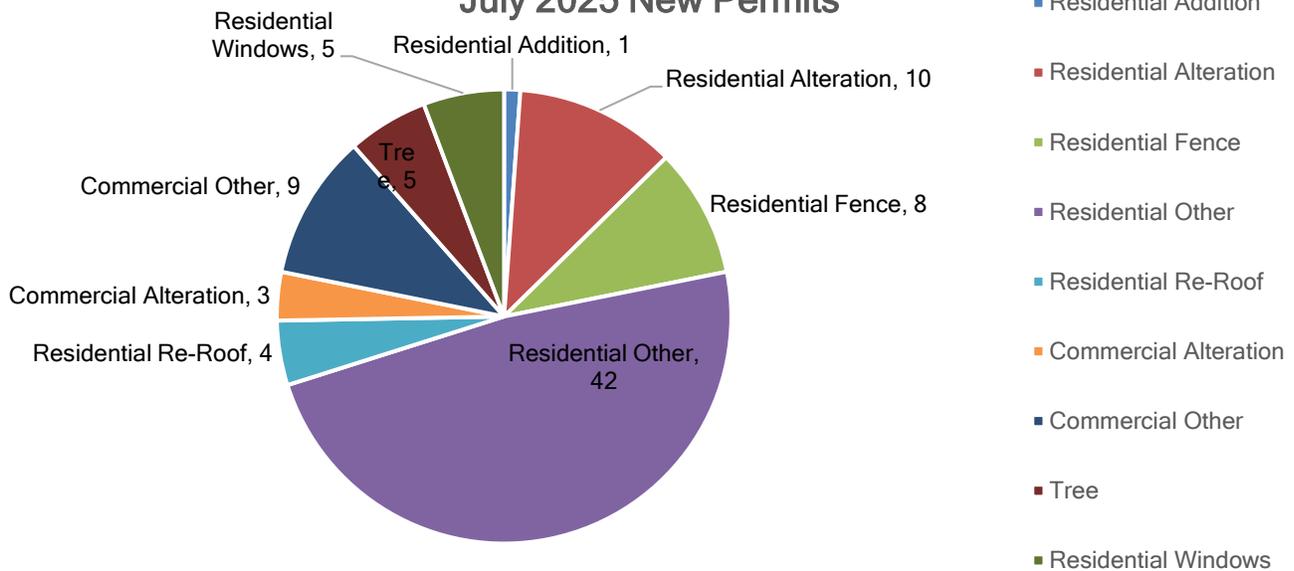
Building Permit Volume

Building Permits Processed			
	May 2025	June 2025	July 2025
Building Permits	64	95	94
Building Permit Revenue	\$56,044.93	\$30,830.56	\$44,905.28
Zoning Cases (PC/ZBA)	2	2	0
Construction Valuation	\$2,085,351	\$1,683,983	\$1,954,600

New Permits Issued



July 2025 New Permits



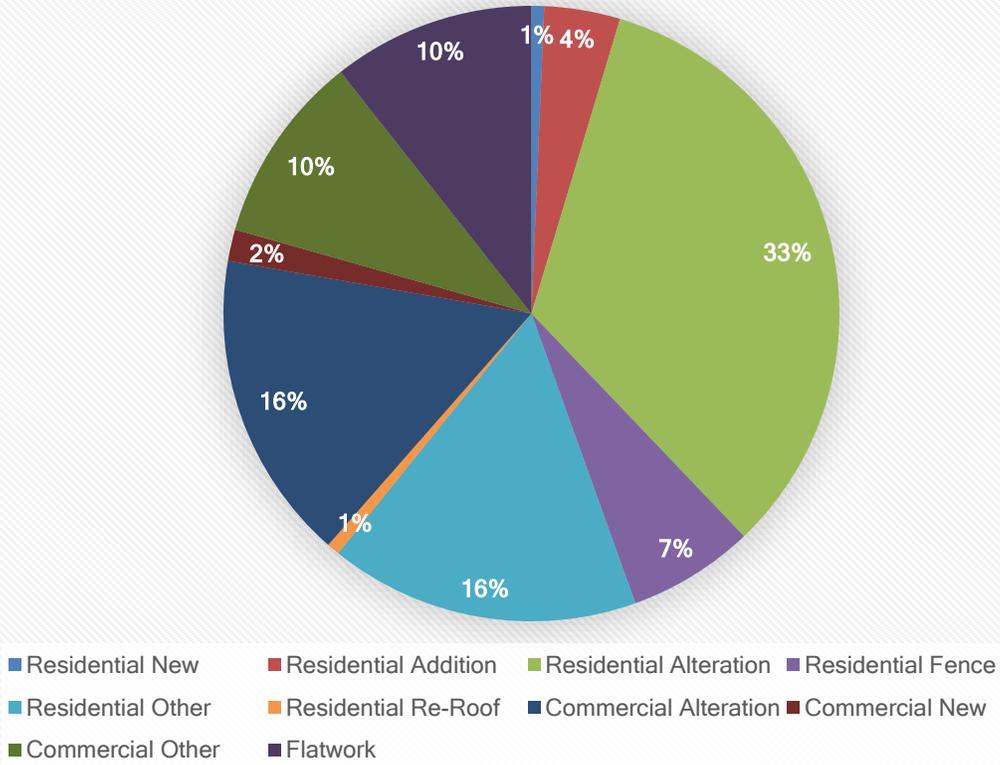
Online Customer Experience Survey

Average Rating 4.87* ★★★★★

*Out of 23 surveys

Inspections

July 2025 Totals



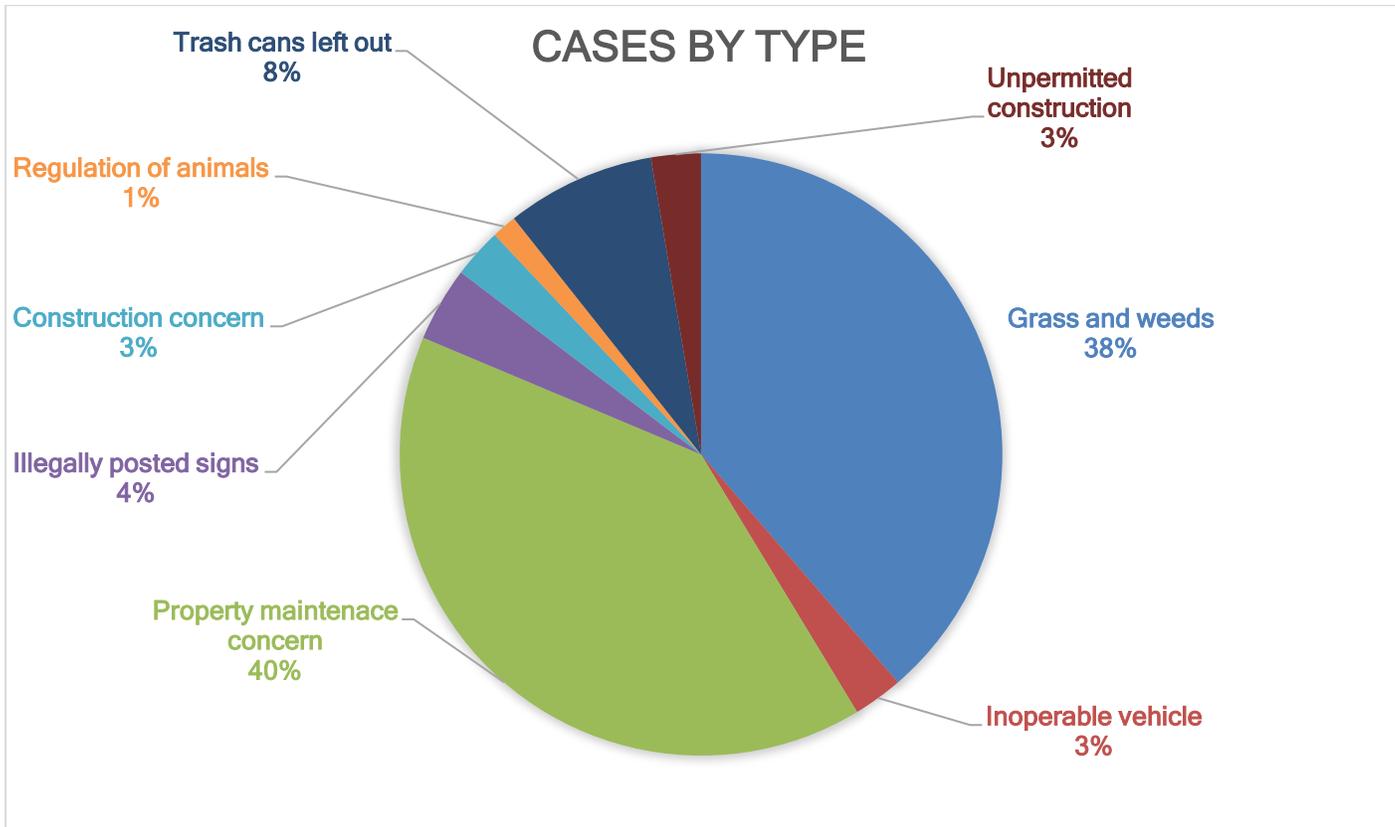
Inspections by Type – July 2025	
Permit type	Totals
Residential New	2
Residential Addition	12
Residential Alteration	100
Residential Fence	20
Residential Other	49
Residential Re-Roof	2
Commercial Alteration	49
Commercial New	5
Commercial Other	30
Flatwork	32
Total	311

CODE ENFORCEMENT SUMMARY

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

- New cases opened: 90
 - Total cases managed: 131
 - Cases closed: 73
 - Cases remaining open: 58
-
- Number of cases adjudicated: 9

Top Issues
Property maintenance concern
Grass and weeds
Unpermitted construction



BOARDS & COMMISSIONS UPDATES

Plan Commission/ Zoning Board of Appeals (PC/ZBA): The July PC/ZBA meetings were canceled.

Economic Development Commission (EDC): The July EDC meeting was canceled.

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. During this month, interior improvement including plumbing, drywall installation and HVAC mechanicals as the main projects taking place within the hotel.