



Community Development Monthly Report September 2025

Village of Lincolnwood

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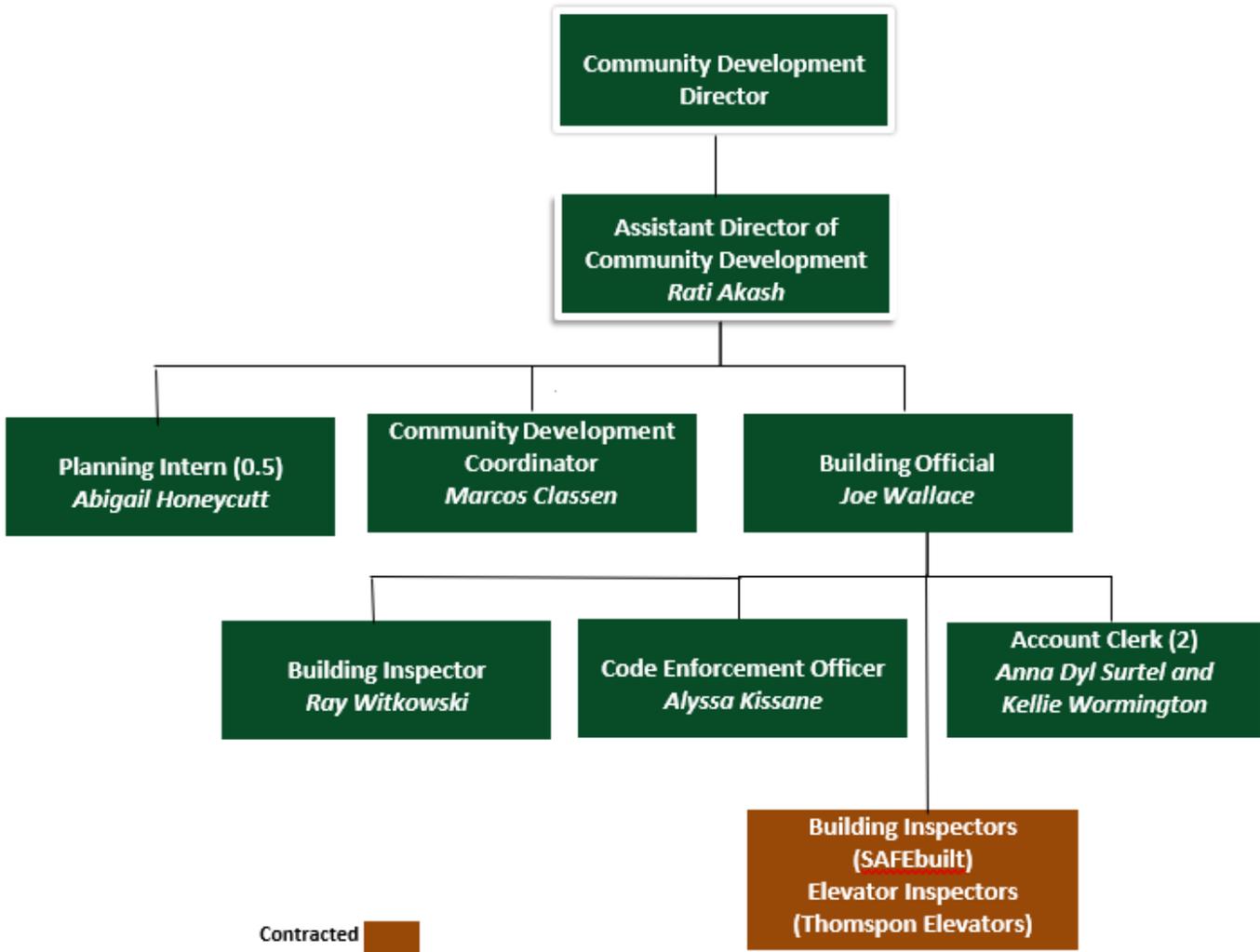
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District 1860, redevelopment of approximately 9 acres at the corner of Touhy Avenue and Lincoln Avenue.

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:

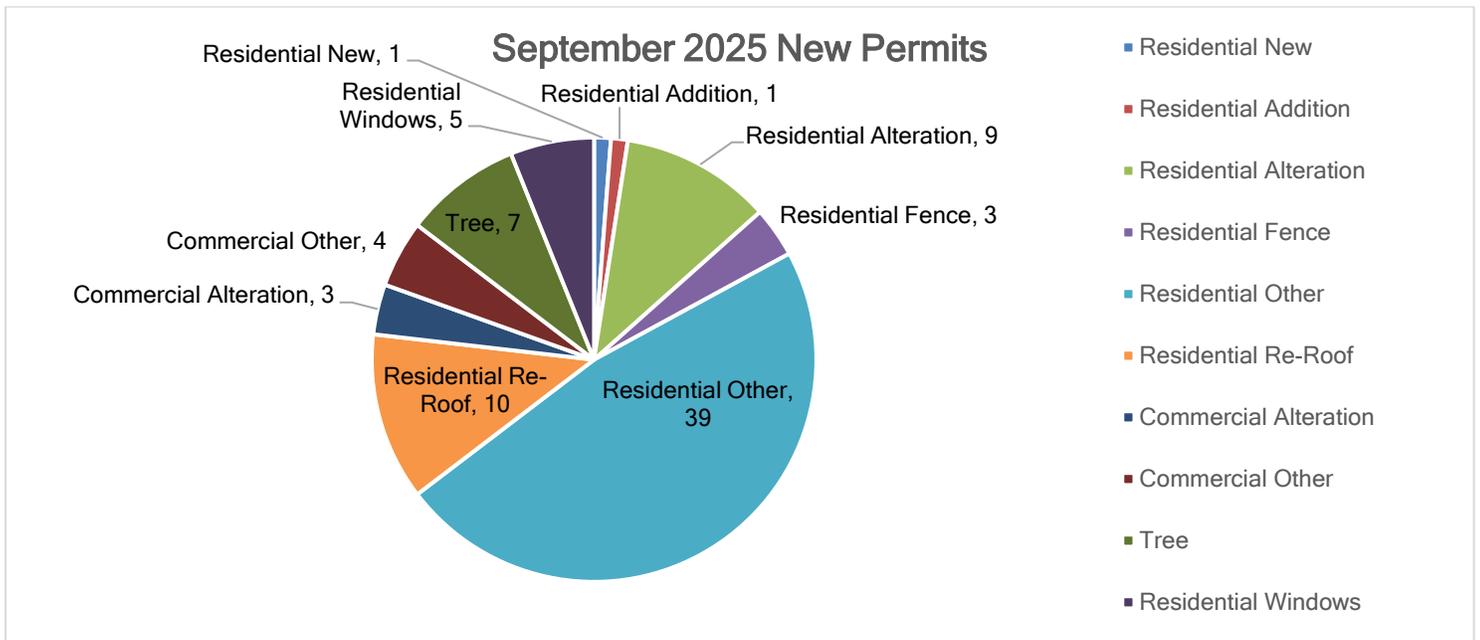
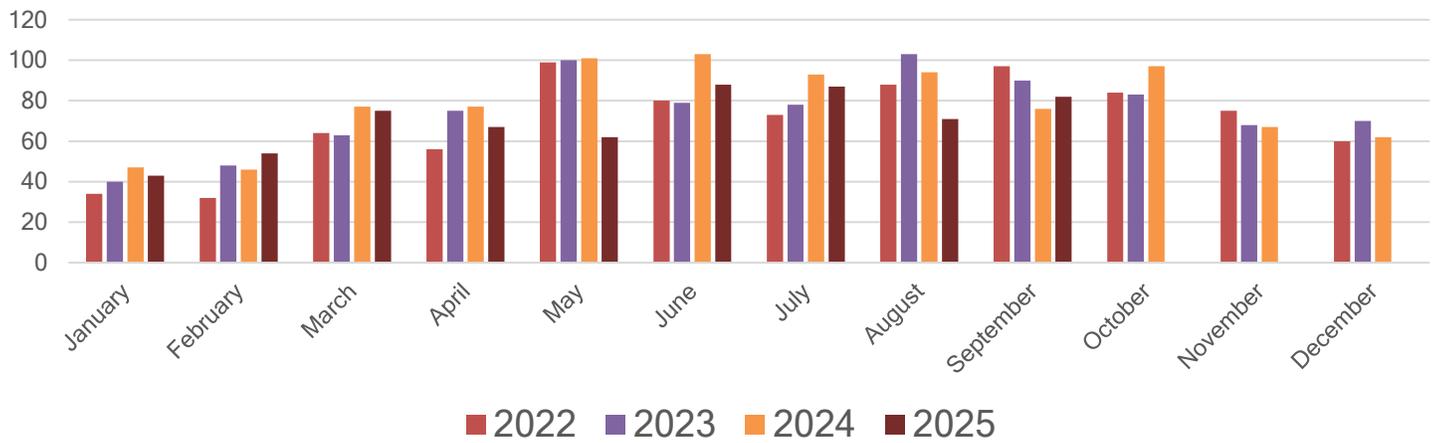
- Intake and Routing of Permit Applications
- Building and Zoning Plan Review
- Permit Issuance
- Construction Inspectional Services
- Proactive and reactive Code Enforcement Services leading to compliance or Adjudication
- Long-Range Planning, including updates to the Comprehensive Plan and Sub-Area 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 Division Activity			
	July 2025	August 2025	September 2025
Building Permits Processed	94	74	82
Building Permit Revenue	\$44,905.28	\$175,957.07	\$108,678.83
Zoning Cases (PC/ZBA)	0	2	0
Construction Valuation	\$1,954,600	\$8,787,390	\$4,709,732

New Permits Issued



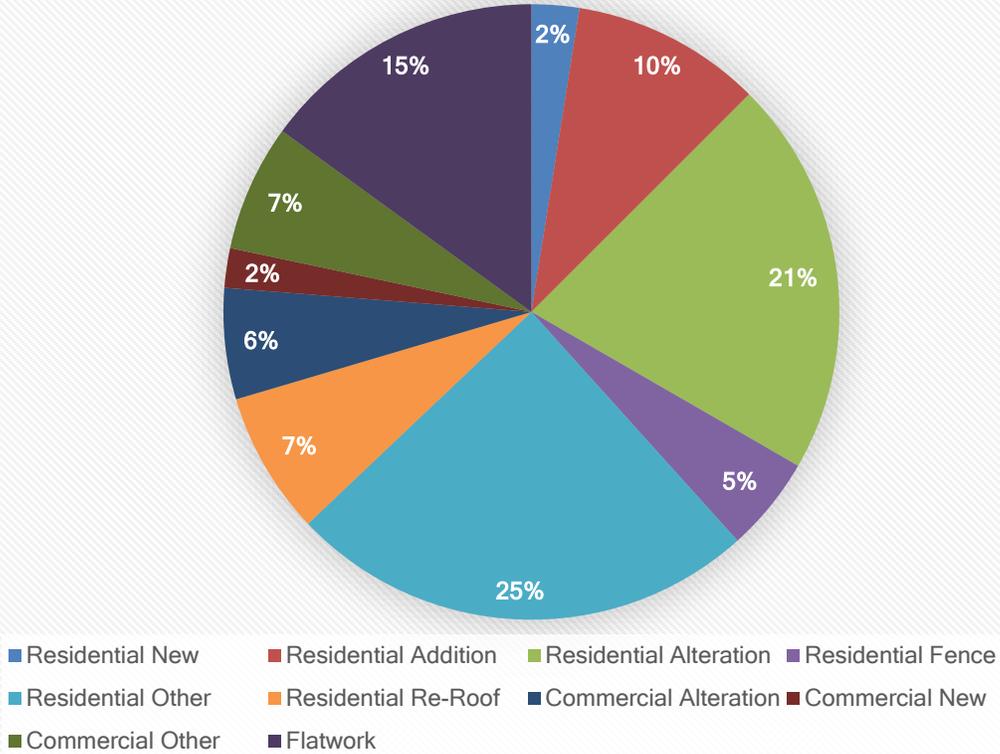
Online Customer Experience Survey

Average Rating 4.69* ★★★★★

*Out of 13 surveys

Inspections

September 2025 Totals



Inspections by Type – September 2025	
Permit type	Totals
Residential New	6
Residential Addition	24
Residential Alteration	50
Residential Fence	12
Residential Other	59
Residential Re-Roof	18
Commercial Alteration	14
Commercial New	5
Commercial Other	16
Flatwork	36
Total	240

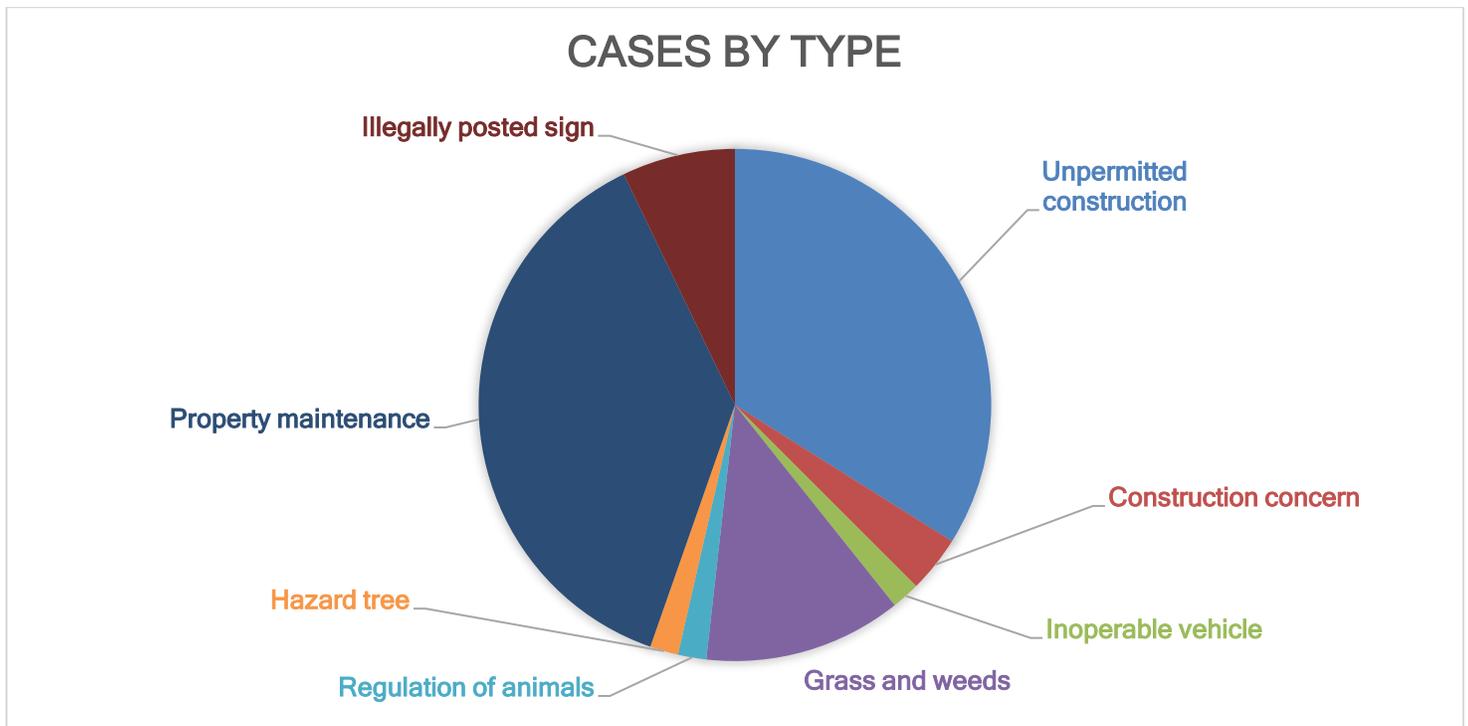
CODE ENFORCEMENT SUMMARY

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

- New cases opened: 56
 - Total cases managed: 110
 - Cases closed: 67
 - Cases remaining open: 43
-
- Number of cases adjudicated: 11

Top Issues

Property maintenance concern
Unpermitted Construction
Grass and Weeds



BOARDS & COMMISSIONS UPDATES

Plan Commission/ Zoning Board of Appeals (PC/ZBA): No meetings were held in the month of September.

Economic Development Commission (EDC): There was discussion on a variety of items, including marketing initiatives to promote the Village. Staff provided updates on upcoming projects, such as updating the Available Property website and the overall status of the two current Tax Increment Finance Districts (TIF). Staff mentioned that a summary of the TIFs will be presented to the Commission after the annual Joint Review Board takes place.

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. 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 which will encompass the Residence Inn and SpringHill Suites concepts. During this month, interior improvements continued making more progress including plumbing, drywall installation and HVAC mechanicals.