



Community Development Monthly Report October 2025

Village of Lincolnwood

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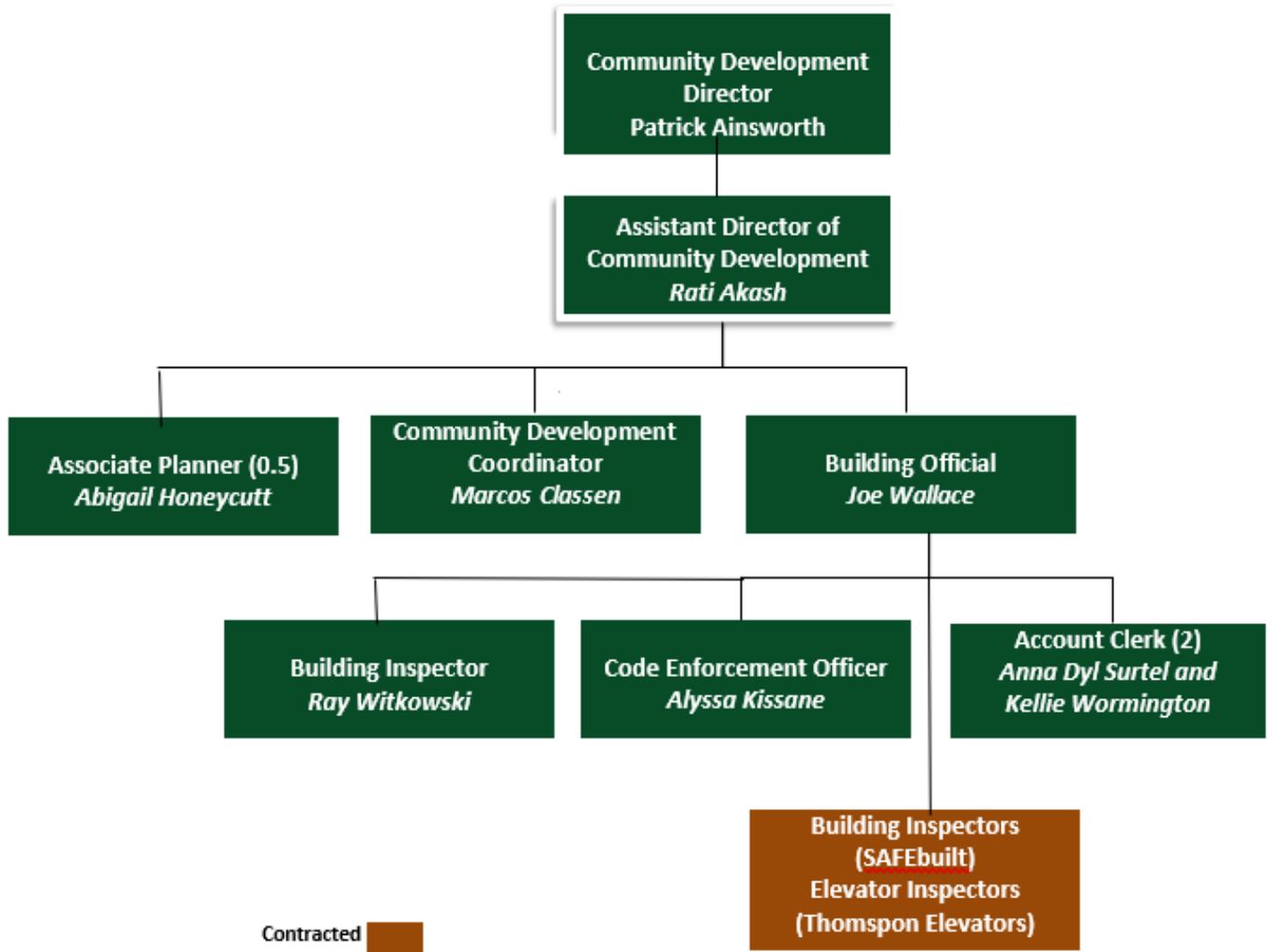
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District 1860, redevelopment of approximately 9 acres at the corner of Touhy Avenue and Lincoln Avenue.

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:

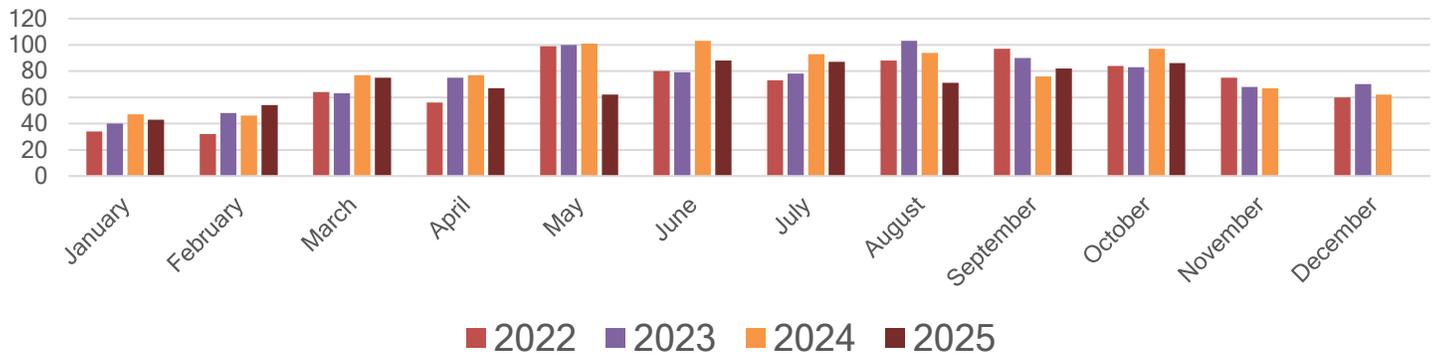
- Intake and Routing of Permit Applications
- Building and Zoning Plan Review
- Permit Issuance
- Construction Inspectional Services
- Proactive and reactive Code Enforcement Services leading to compliance or Adjudication
- Long-Range Planning, including updates to the Comprehensive Plan and Sub-Area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

BUILDING PERMIT SUMMARY

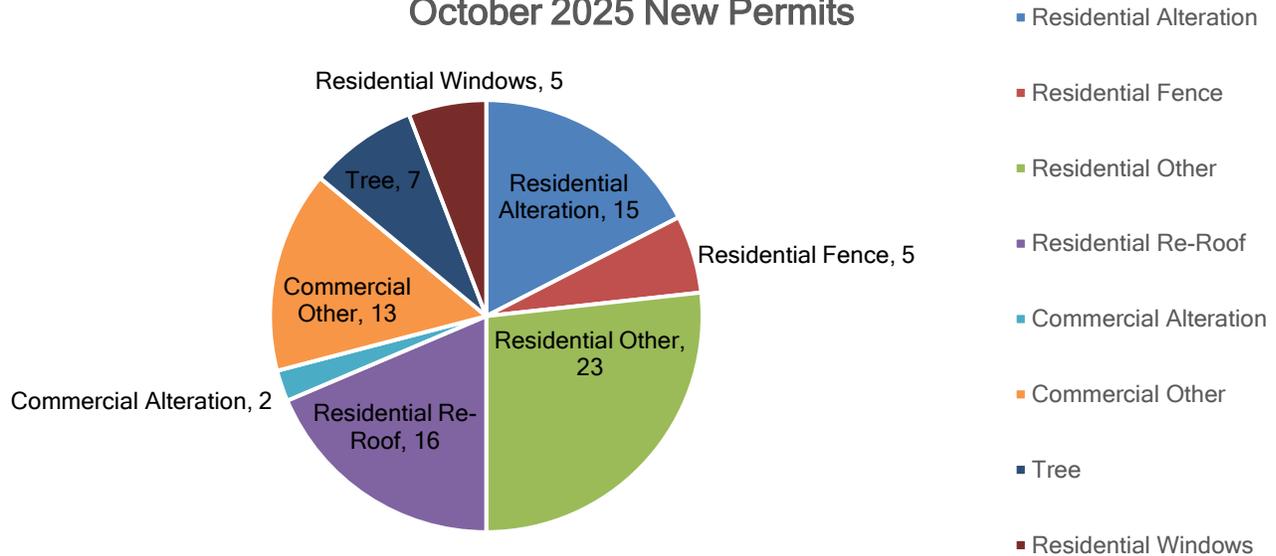
Building Permit Volume

Building Division Activity			
	August 2025	September 2025	October 2025
Building Permits Processed	74	82	94
Building Permit Revenue	\$175,957.07	\$108,678.83	\$55,519.66
Zoning Cases (PC/ZBA)	2	0	0
New Construction Valuation	\$7,612,699	\$2,435,000	\$0
Total Construction Valuation	\$8,787,390	\$4,709,732	\$2,36,9950

New Permits Issued



October 2025 New Permits



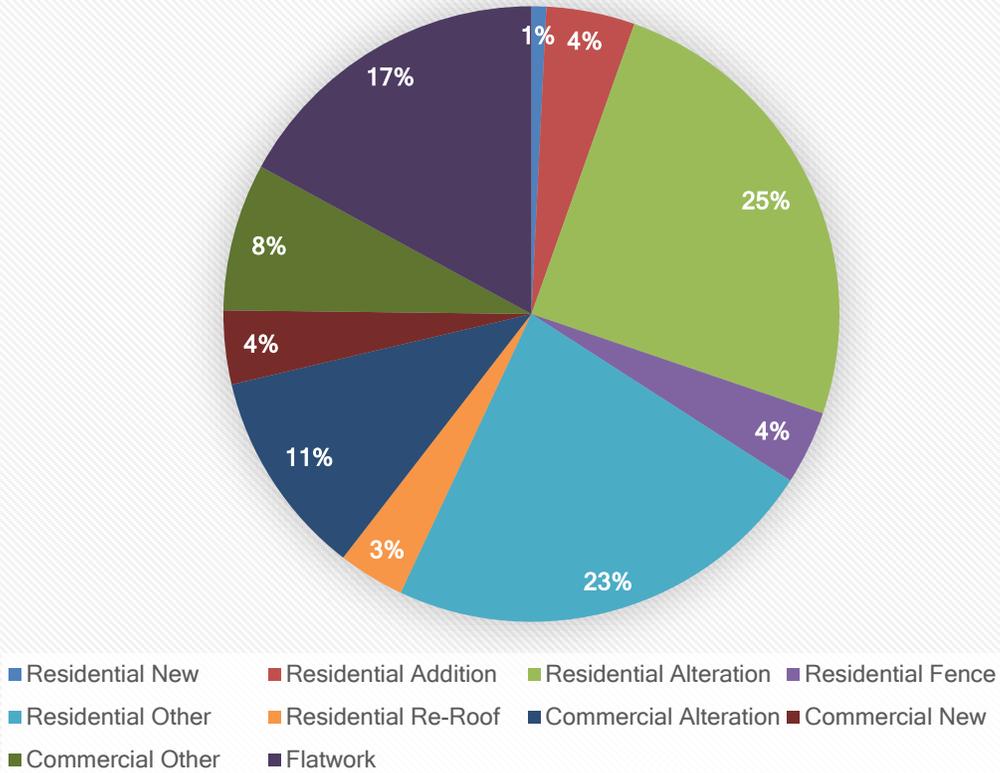
Online Customer Experience Survey

Average Rating 4.63* ★★★★★

*Out of 19 surveys

Inspections

October 2025 Totals



Inspections by Type – October 2025	
Permit type	Totals
Residential New	2
Residential Addition	12
Residential Alteration	64
Residential Fence	10
Residential Other	59
Residential Re-Roof	9
Commercial Alteration	28
Commercial New	10
Commercial Other	20
Flatwork	44
Total	258

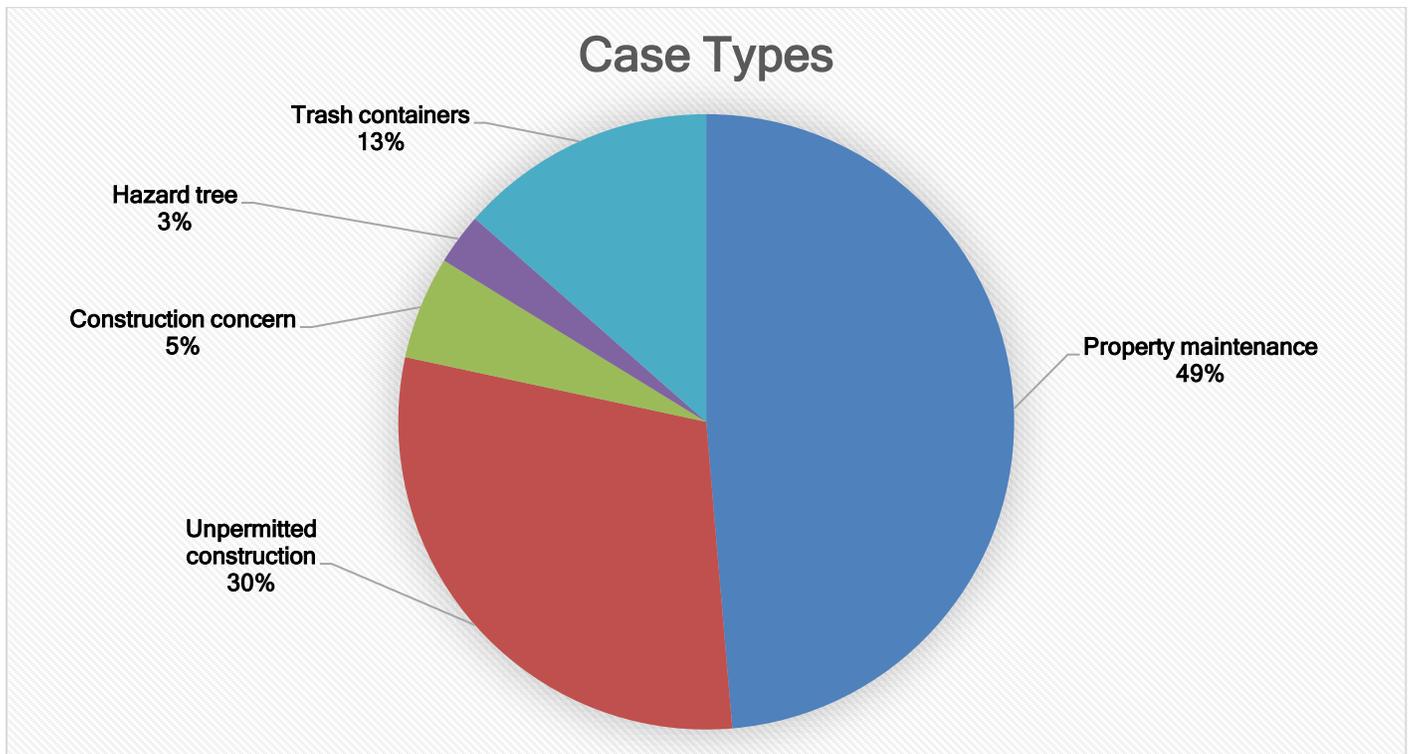
CODE ENFORCEMENT SUMMARY

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

- New cases opened: 37
 - Total cases managed: 81
 - Cases closed: 38
 - Cases remaining open: 42
-
- Number of cases adjudicated: 17

Top Issues

Property maintenance concern
Unpermitted Construction
Trash containers left out



BOARDS & COMMISSIONS UPDATES

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

Economic Development Commission (EDC): No meeting was held in October.

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. Moreover, Venezia Nails received a second permit for interior work alternations. No opening date has been announced for this business yet.