



Community Development Monthly Report December 2025

Village of Lincolnwood

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CONTENTS

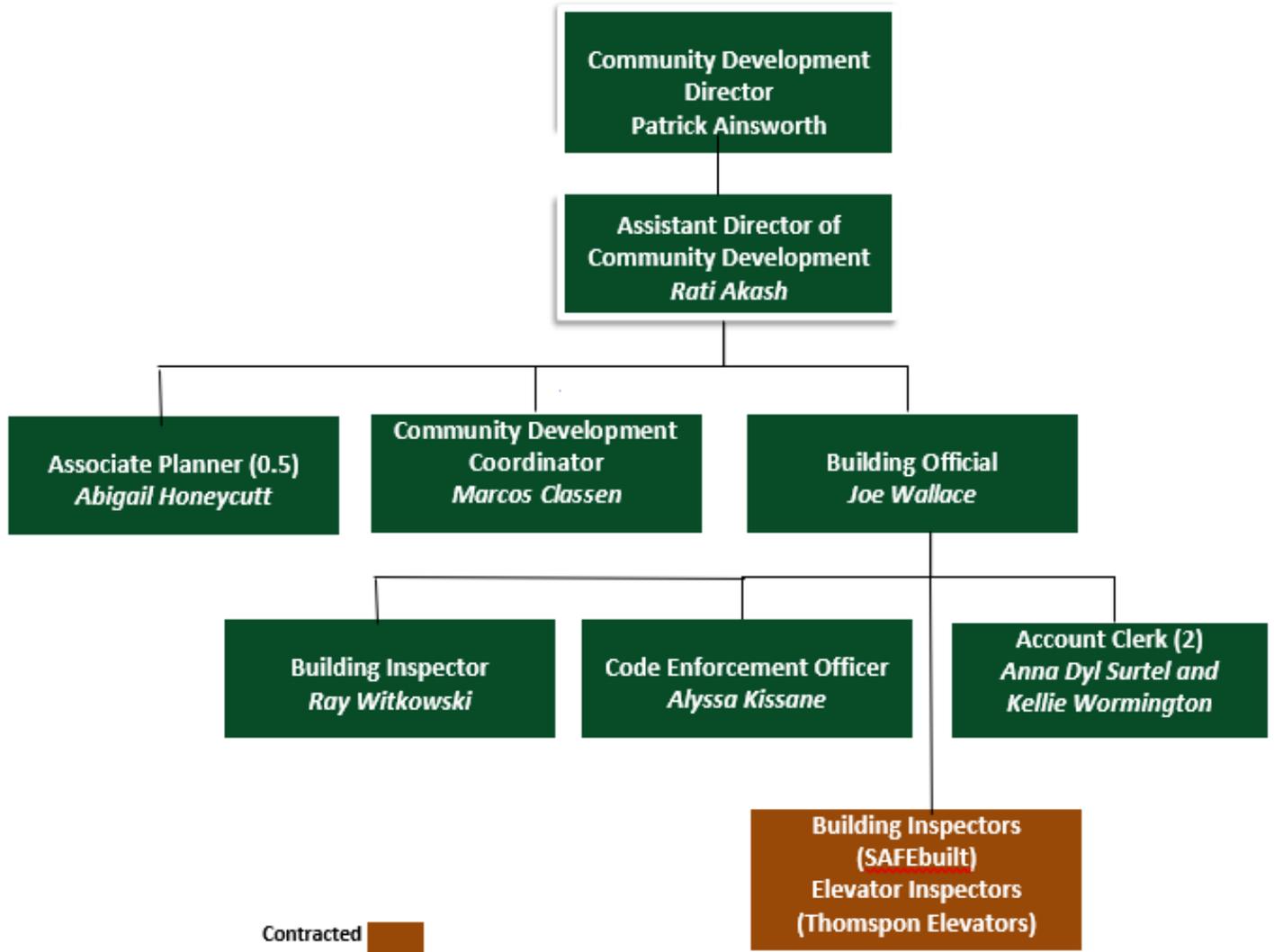
Organization Chart _____	3
Department Overview _____	4
Building Permit Summary _____	5
Code Enforcement Summary _____	7
Boards & Commissions Updates _____	8



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

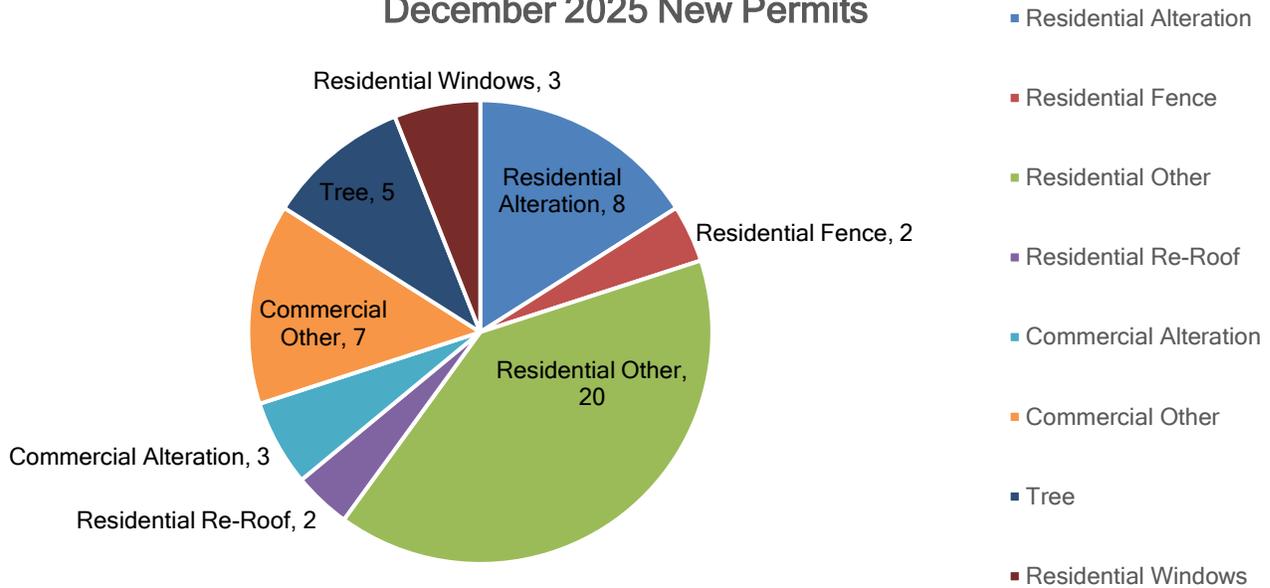
Building Permit Volume

Building Division Activity			
	October 2025	November 2025	December 2025
Building Permits Processed	94	82	59
Building Permit Revenue	\$55,519.66	\$39,022.82	\$242,186.88
Zoning Cases (PC/ZBA)	0	4	0
New Construction Valuation	\$0	\$0	\$7,500,000
Total Construction Valuation	\$2,36,9950	\$1,332,420	\$11,412.159

New Permits Issued



December 2025 New Permits



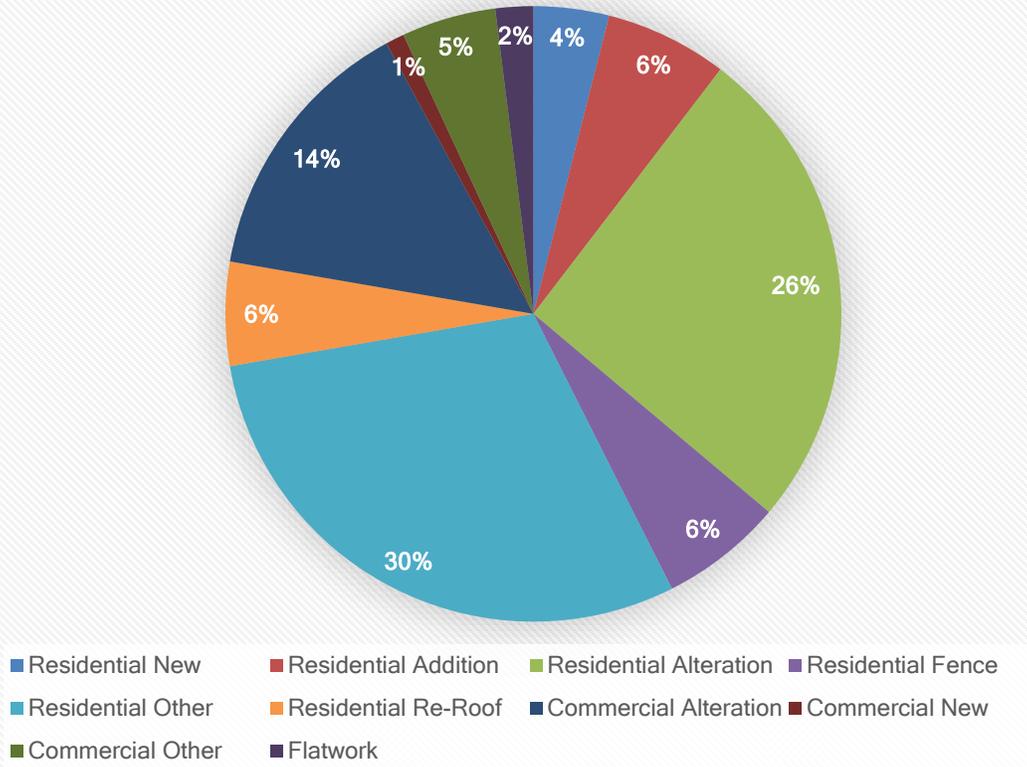
Online Customer Experience Survey

Average Rating 4.20* ★★★★★

*Out of 5 surveys

Inspections

December 2025 Totals



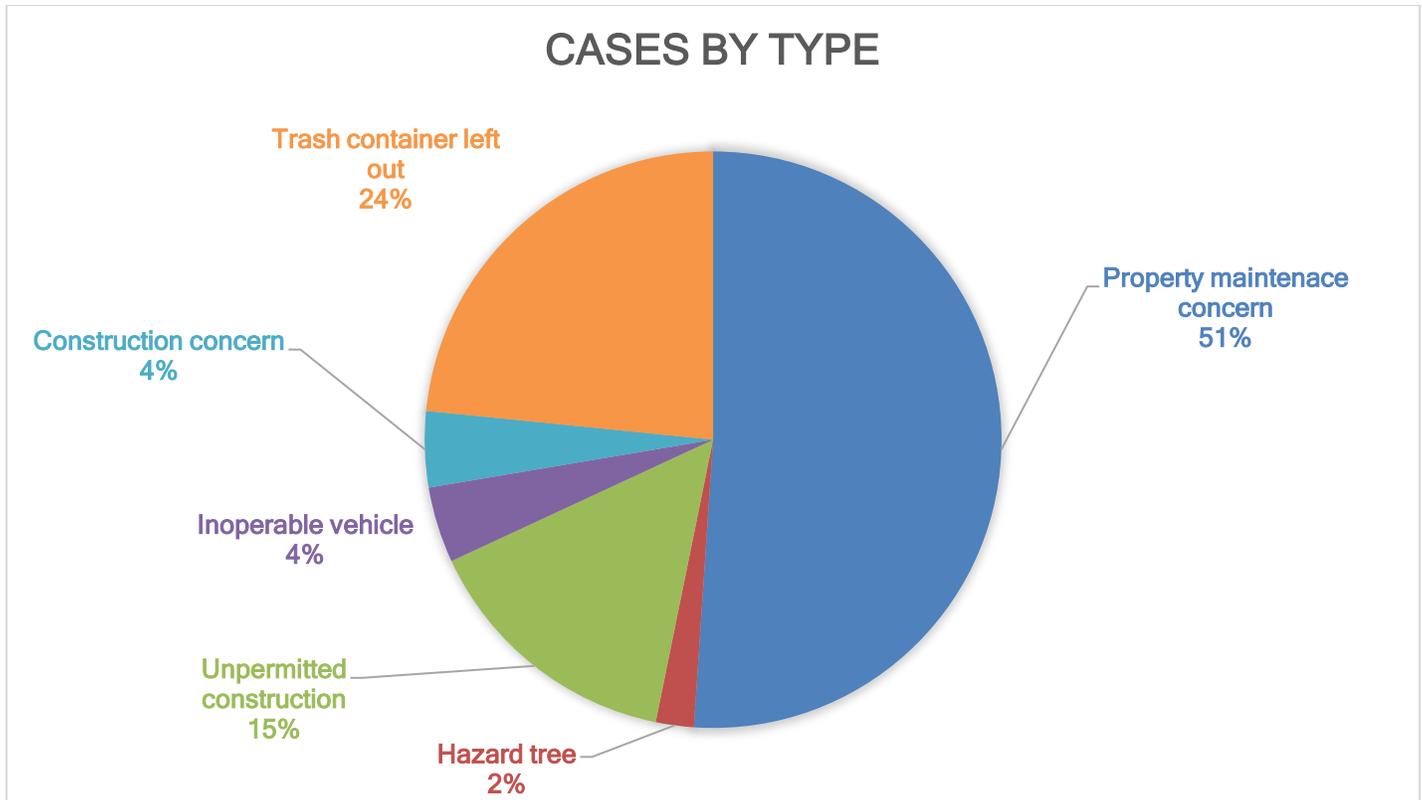
Inspections by Type – December 2025	
Permit type	Totals
Residential New	8
Residential Addition	13
Residential Alteration	52
Residential Fence	13
Residential Other	60
Residential Re-Roof	11
Commercial Alteration	29
Commercial New	2
Commercial Other	10
Flatwork	4
Total	202

CODE ENFORCEMENT SUMMARY

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

- New cases opened: 47
 - Total cases managed: 82
 - Cases closed: 28
 - Cases remaining open: 54
-
- Number of cases adjudicated: 16

Top Issues
Property maintenance concern
Trash container left out
Unpermitted construction



BOARDS & COMMISSIONS UPDATES

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

Economic Development Commission (EDC): The EDC met for their December meeting and discussed a new grant program for the Devon/Lincoln TIF District. This grant will assist existing and new eligible businesses located within the TIF boundaries. Staff took the various grant program items discussed at the meeting and will draft a grant application for the EDC to review during the January 2026 meeting.

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. 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.