



Community Development Monthly Report January 2026

Village of Lincolnwood

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CONTENTS

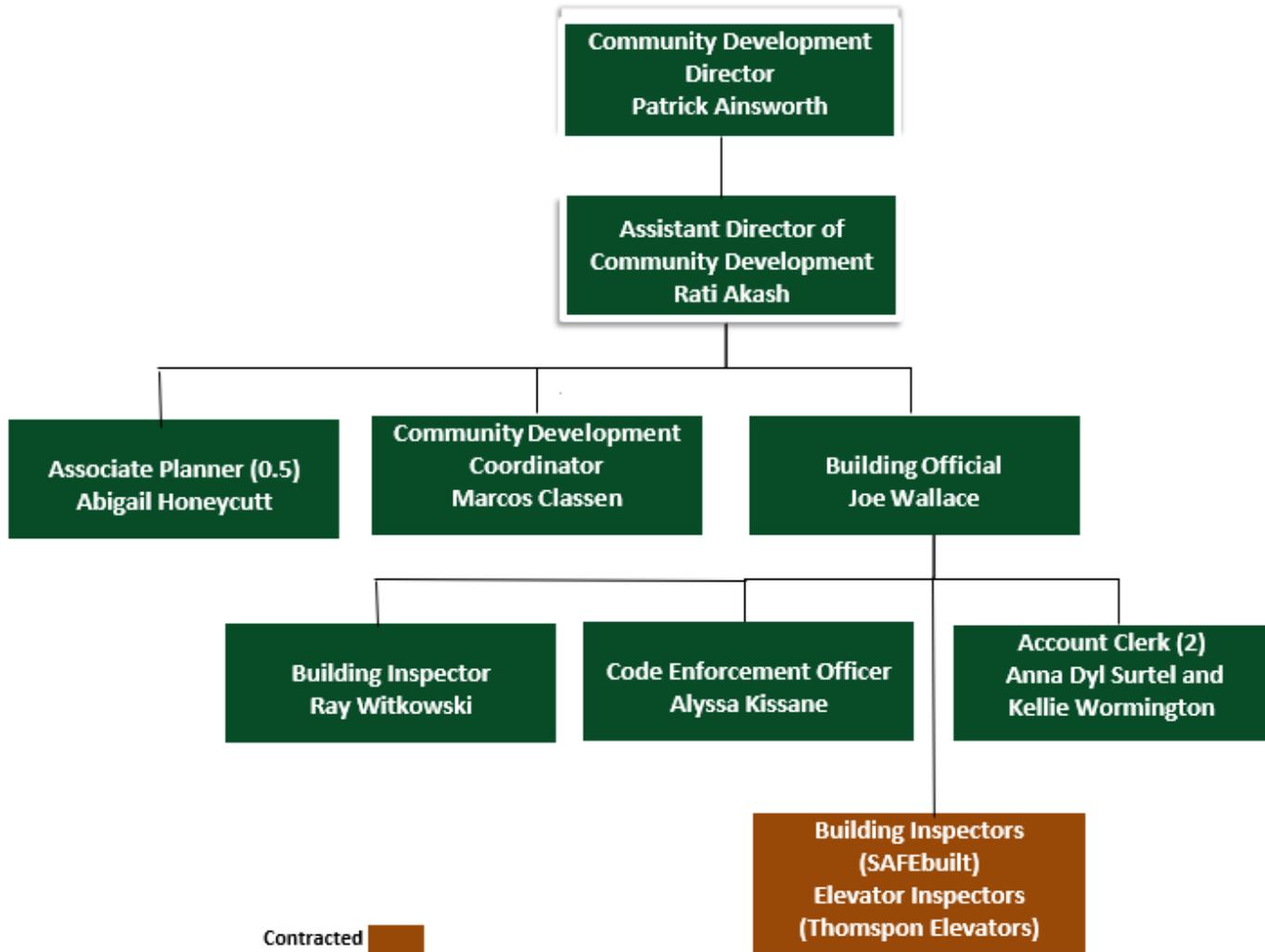
Organization Chart _____	3
Department Overview _____	4
Building Permit Summary _____	5
Code Enforcement Summary _____	7
Boards & Commissions Updates _____	8



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

ORGANIZATION CHART

Community Development Department 2026 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:

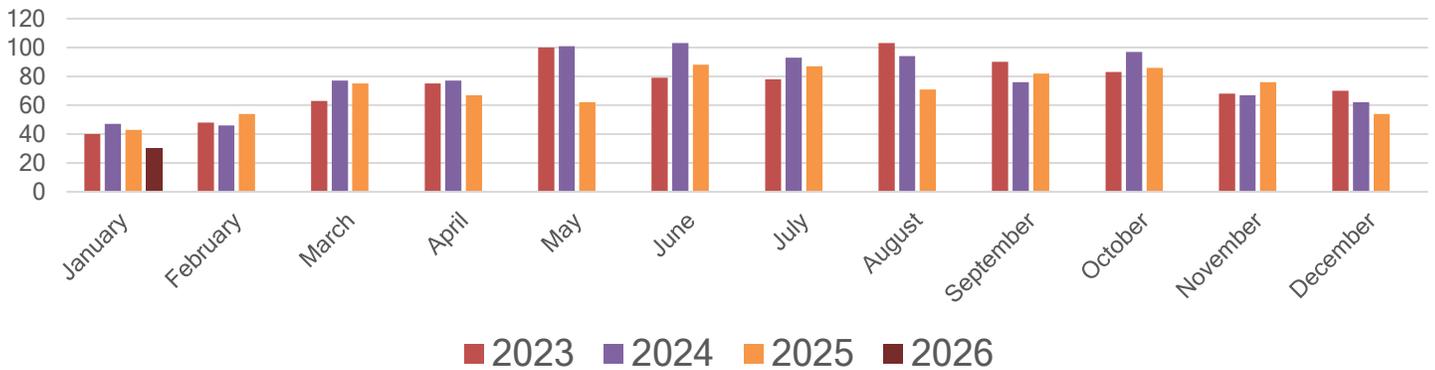
- Intake and Routing of Permit Applications
- Building and Zoning Plan Review
- Permit Issuance
- Construction Inspectional Services
- Proactive and reactive Code Enforcement Services leading to compliance or Adjudication
- Long-Range Planning, including updates to the Comprehensive Plan and Sub-Area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

BUILDING PERMIT SUMMARY

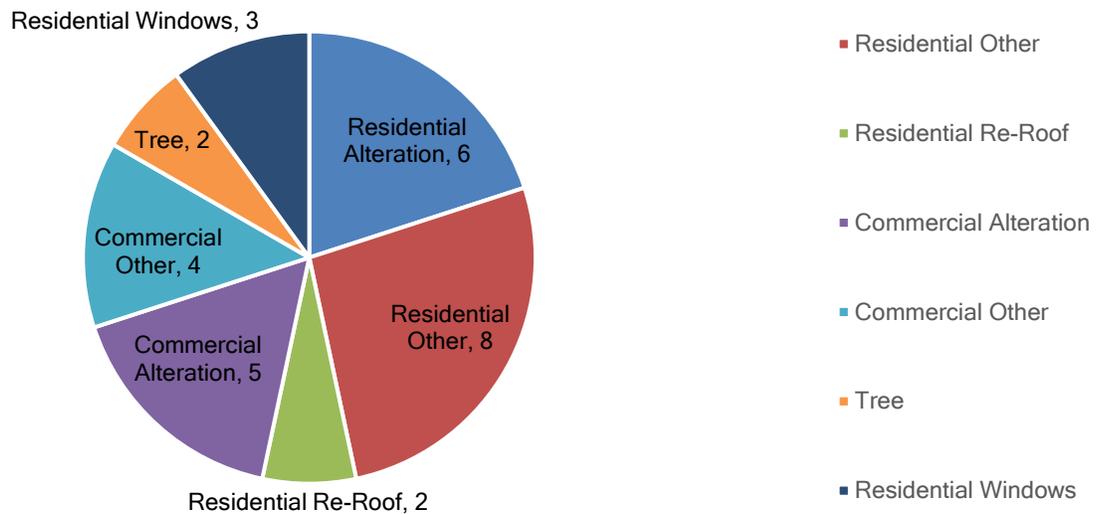
Building Permit Volume

Building Division Activity			
	November 2025	December 2025	January 2026
Building Permits Processed	82	59	33
Building Permit Revenue	\$39,022.82	\$242,186.88	\$22,902.39
Zoning Cases (PC/ZBA)	4	0	2
New Construction Valuation	\$0	\$7,500,000	\$0
Total Construction Valuation	\$1,332,420	\$11,412.159	\$844,853.00

New Permits Issued



January 2026 New Permits



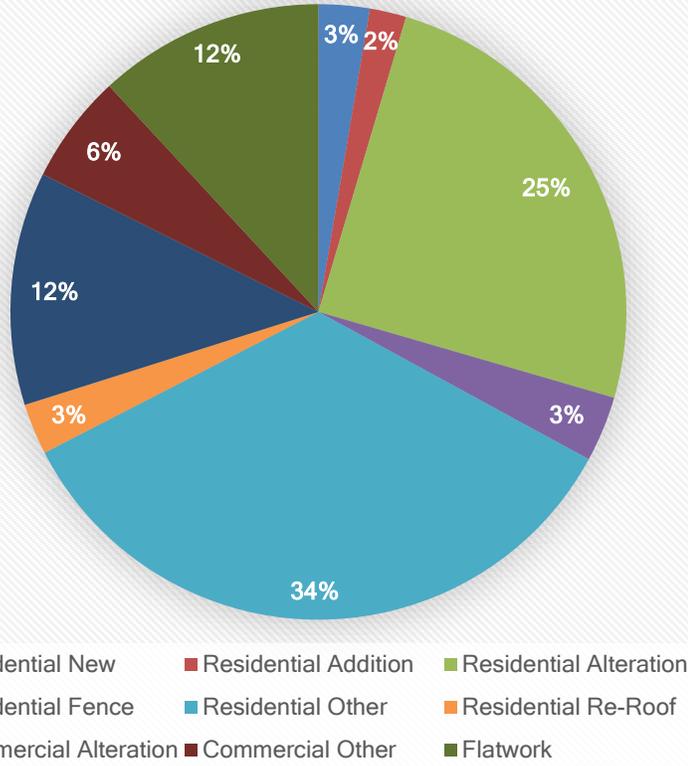
Online Customer Experience Survey

Average Rating 5.0* ★★★★★

*Out of 9 surveys

Inspections

January 2026 Totals



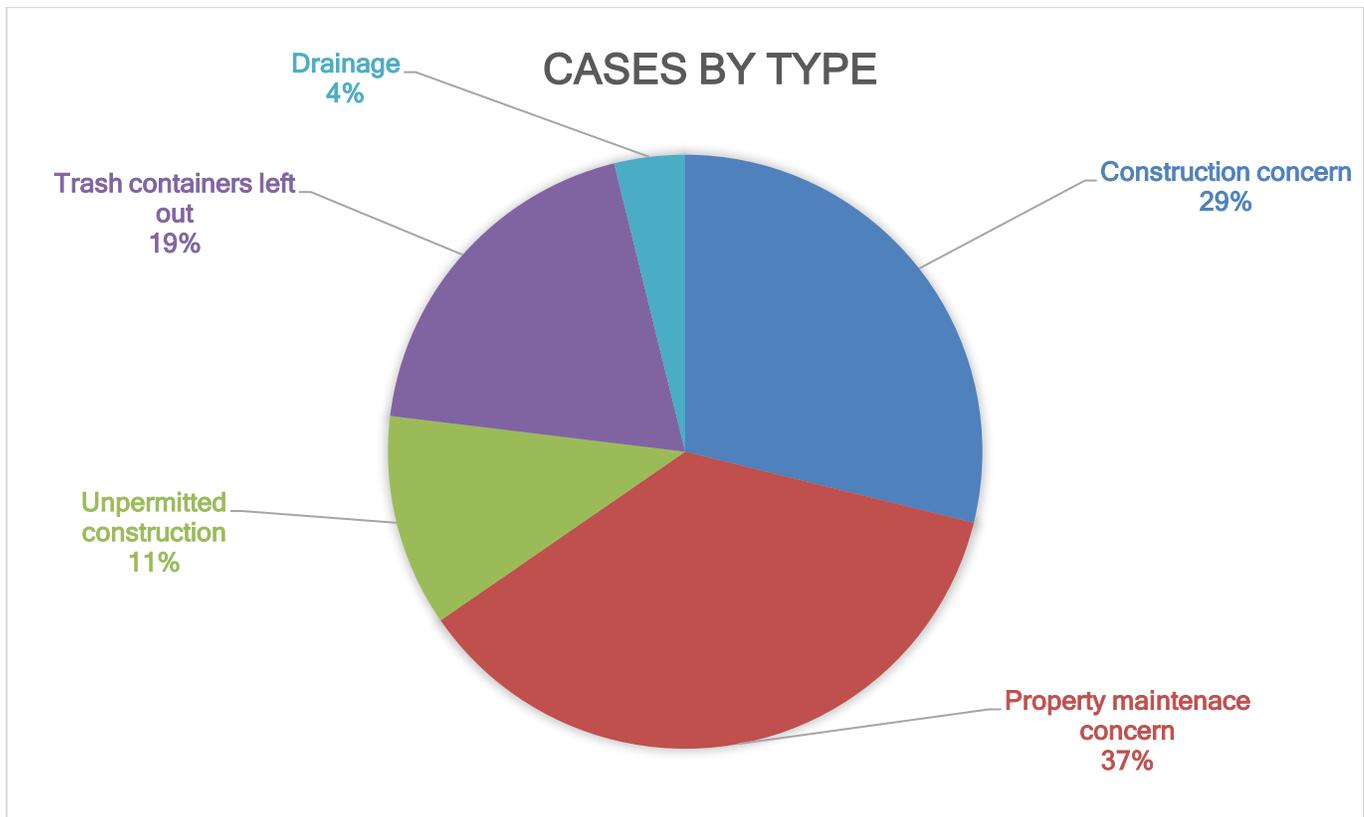
Inspections by Type – January 2026	
Permit type	Totals
Residential New	7
Residential Addition	5
Residential Alteration	65
Residential Fence	9
Residential Other	90
Residential Re-Roof	7
Commercial Alteration	32
Commercial Other	15
Flatwork	31
Total	261

CODE ENFORCEMENT SUMMARY

Code Enforcement activities for January 2026 are summarized below. As an overview, staff managed the following volume of cases during that period:

- New cases opened: 52
 - Total cases managed: 104
 - Cases closed: 52
 - Cases remaining open: 52
-
- Number of cases adjudicated: 13

Top Issues
Property maintenance concern
Construction concern
Trash container left out



BOARDS & COMMISSIONS UPDATES

Plan Commission/ Zoning Board of Appeals (PC/ZBA): One PC/ZBA meeting was held on January 21, 2026. Two cases were presented for the same property, 3325 W. Arthur Avenue, a fence variation and a Special Fence request. The two cases were continued until the March 4, 2026, meeting.

Economic Development Commission (EDC): The EDC did not meet in January. However, a meeting is planned for February 25, 2026.

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.

In January 2026, Amazon announced a nation-wide closure of all opened Amazon Fresh grocery stores. This announcement also mentioned that any Amazon Fresh store in development, including the Lincolnwood location, will not be moving forward. Village representatives and the District 1860 development team will be working diligently to find a new user for this building.