



Community Development Monthly Report February 2026

Village of Lincolnwood

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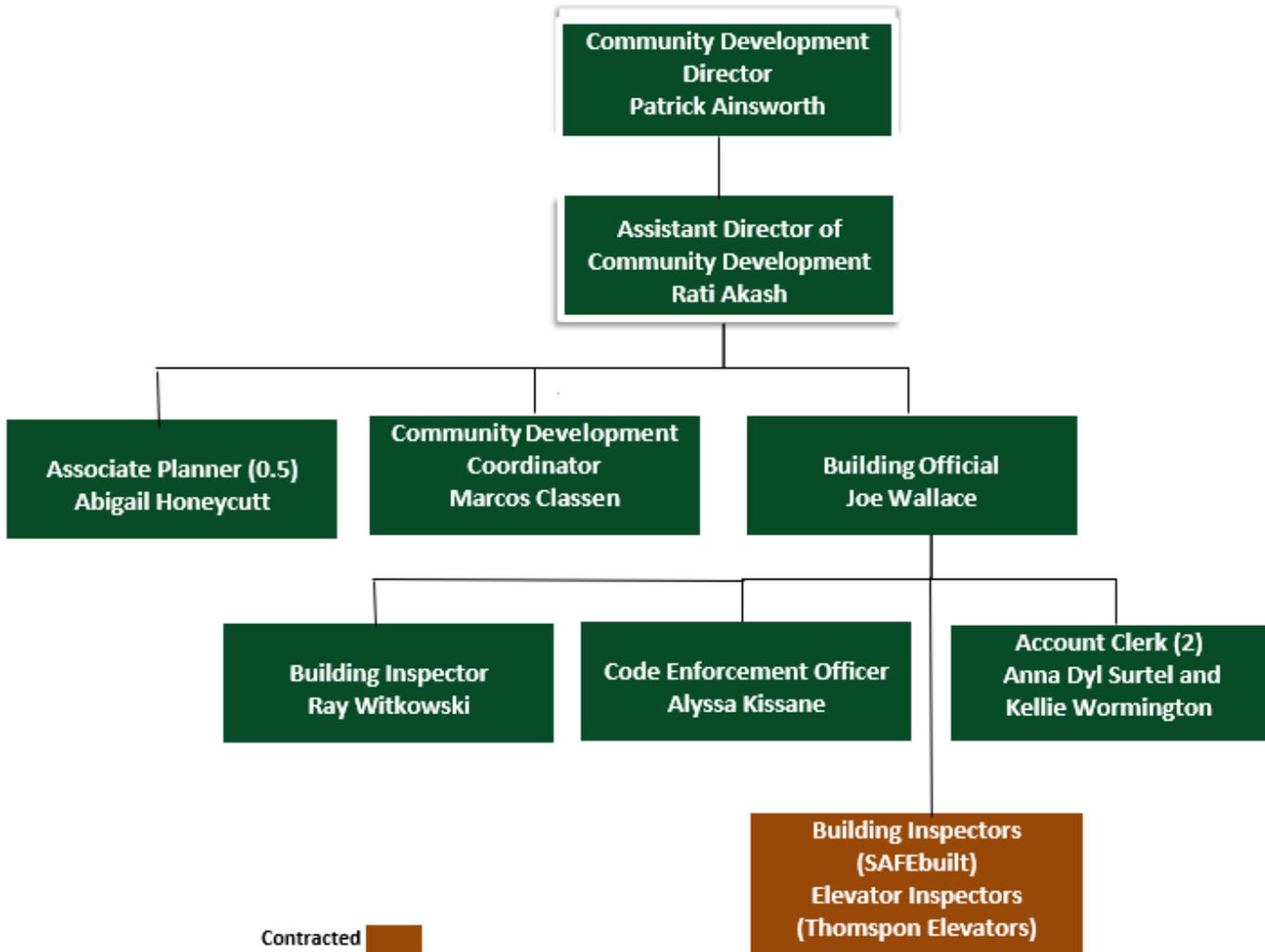
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District 1860, redevelopment of approximately 9 acres at the corner of Touhy Avenue and Lincoln Avenue.

ORGANIZATION CHART

Community Development Department 2026 Organizational Chart



DEPARTMENT OVERVIEW

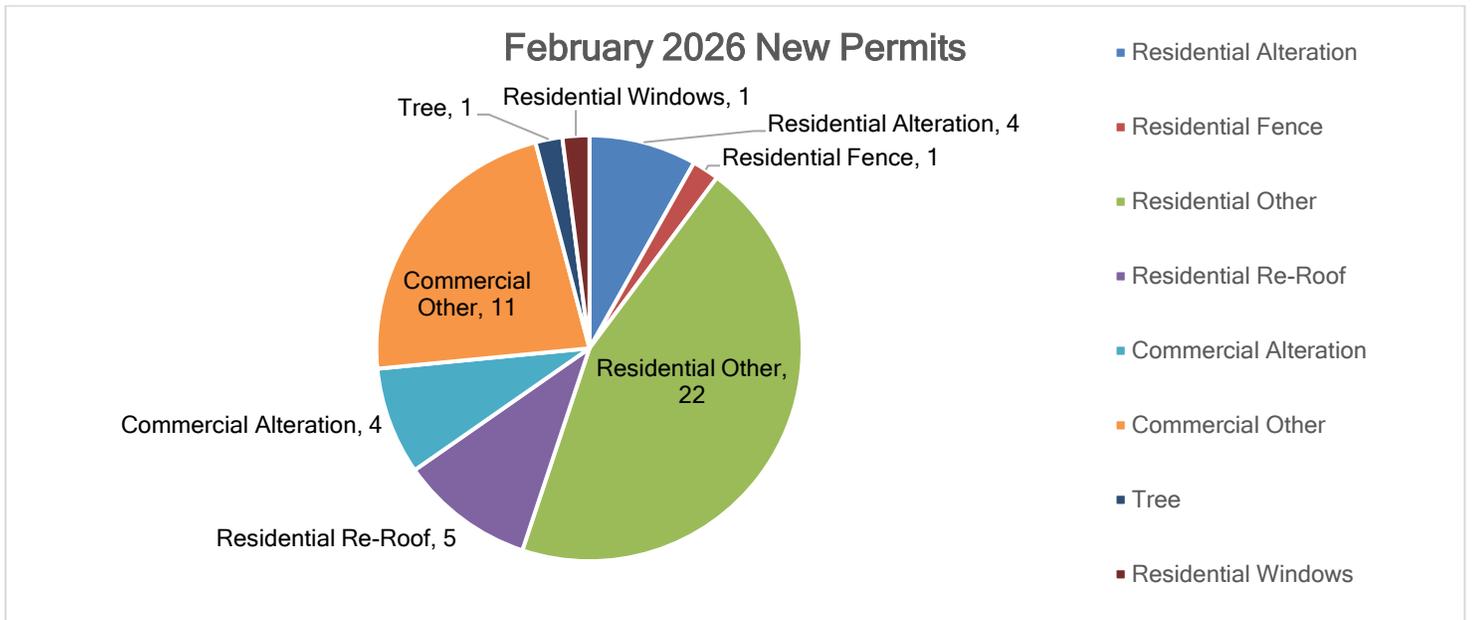
The Community Development Department is responsible for administering the Village's building, zoning, and development codes. It provides staff assistance to the Village's Plan Commission/Zoning Board of Appeals and Economic Development Commission. Department functions include:

- 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			
	December 2025	January 2026	February 2026
Building Permits Processed	59	33	59
Building Permit Revenue	\$242,186.88	\$22,902.39	\$43,971.48
Zoning Cases (PC/ZBA)	0	2	5
New Construction Valuation	\$7,500,000	\$0	\$0
Total Construction Valuation	\$11,412.159	\$813,853.00	\$1,342,005.00



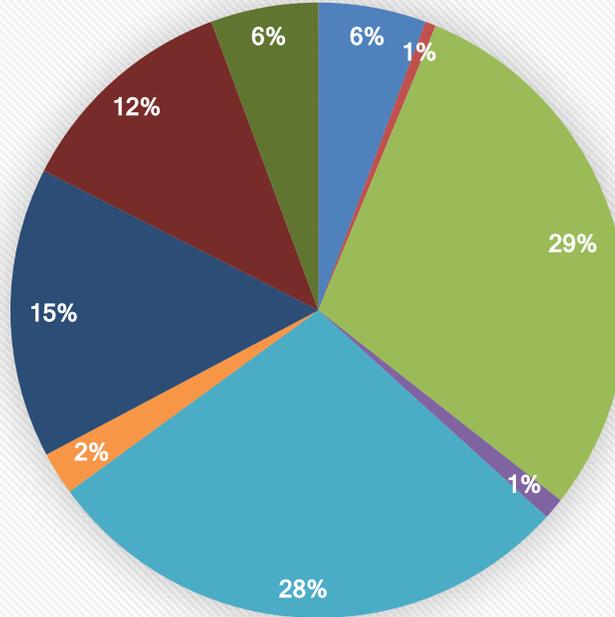
Online Customer Experience Survey

Average Rating 4.7* ★★★★★

*Out of 10 surveys

Inspections

February 2026 Totals



- Residential New ■ Residential Addition ■ Residential Alteration
- Residential Fence ■ Residential Other ■ Residential Re-Roof
- Commercial Alteration ■ Commercial Other ■ Flatwork

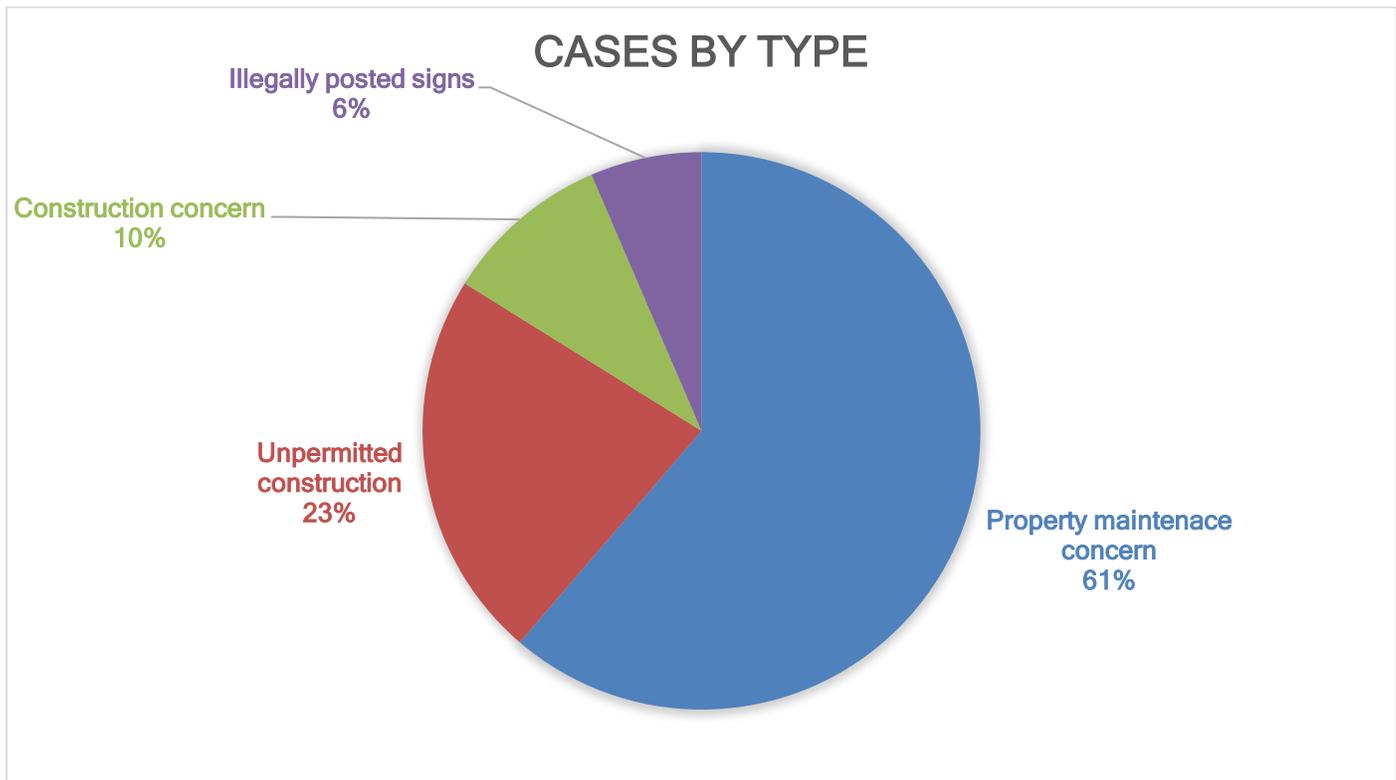
Inspections by Type – February 2026	
Permit type	Totals
Residential New	10
Residential Addition	1
Residential Alteration	52
Residential Fence	2
Residential Other	50
Residential Re-Roof	4
Commercial Alteration	27
Commercial Other	21
Flatwork	10
Total	177

CODE ENFORCEMENT SUMMARY

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

- New cases opened: 31
 - Total cases managed: 83
 - Cases closed: 35
 - Cases remaining open: 48
-
- Number of cases adjudicated: 11

Top Issues
Property maintenance concern
Unpermitted construction
Construction concern



BOARDS & COMMISSIONS UPDATES

Plan Commission/ Zoning Board of Appeals (PC/ZBA): Two PC/ZBA meetings were held in February 2026. At the February 4, 2026, PC/ZBA meeting, one case involving natural screening in the public right-of-way, which was continued to the March 4, 2026 meeting. The second case discussed focused on open-air parking pads in residential zoning districts. A general consensus was reached about policy parameters for allowing open-air parking pads in certain areas with specific circumstances. Staff will work with the Village Attorney to compose a draft text amendment and bring it back to the PC/ZBA in May for consideration.

At the February 19, 2026 PC/ZBA meeting, three cases were presented. The first was a driveway width variation for a residential property on Karlov Avenue, which was continued to the March 4, 2026 meeting. The second was a fence variation for a residential property on Wallen Avenue and was recommended for denial due to a lack of demonstrated hardship in comparison to the standards for a variation. The third was a wall sign variation for a non-residential property on Ridgeway, which was recommended for approval. Both the sign and fence variation recommendations will appear on the Village Board's March 16, 2026 agenda.

Economic Development Commission (EDC): The EDC met on February 25, 2026 with two items on the agenda. The first item was a presentation on the upcoming Devon Avenue Street Project. Public Works Director John Welch was the staff person offering the details of this project. He mentioned that 80% of the project cost will be covered by Surface Transportation Program (STP) Funds

which is a federally funded program to assist with projects such as the Devon Avenue Streetscape Project.

The second item on the agenda was for the review and discussion of the Devon/Lincoln TIF Grant Application. This grant program was discussed at length at the December 2025 EDC meeting. Those comments were incorporated into a grant application (with corresponding policies). After further discussion and minor suggested edits, the grant program and application was recommended unanimously to the Village Board. This item will be on the March 16, 2026 Village Board Agenda.

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 finalized their interior alternations, and a Certificate of Occupancy was issued in February. This business is working on opening up to the public.

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.