



Community Development Department

2024 Annual Report *(as of December 13, 2024)*

Community Development Activities

The following are a few highlights of activities from 2024: (as of December 13, 2024)

- Demolition Activities:
 1. After years of neglect and abandonment, the single-family house at 10468 W Waldo Ave had fallen into a state of disrepair. To remove the blighted structure, the Village pursued an abandonment claim in circuit court and was successful in receiving a judicial deed on November 26, 2024. Upon Village Board approval, the demolition process will start in late December 2024.
 2. A prolonged legal battle over the clean-up around and demolition of the illegal accessory structure (red barn) at 38481 N Green Bay Rd came to conclusion in circuit court on November 18, 2024. The Village was successful in receiving a judicial order providing us the ability to move forward on these actions. There are currently plans to start site clean-up in late December 2024, with demolition of the structure anticipated shortly thereafter in the first quarter of 2025.

- New Commercial Activities:
 1. Tractor Supply Company (retail sales) opened at 39172 Green Bay Rd.
 2. Car Castle (automotive sales) opened at 37937 Sheridan Rd.
 3. Quality Auto Care (automotive repair) opened at 37704 Sheridan Rd.
 4. He Shed She Shed (shed sales) opened at 11411 Wadsworth Rd.
 5. Beach Park Auto Sales (automotive sales) opened at 36956 Green Bay Rd.
 6. Snowie (shaved ice sales) has completed all property renovations at 38834 Sheridan Rd, and is looking to open the retail storefront in 2025.
 7. Gas station interior renovation at 37740 Sheridan Rd.
 8. Indian fusion restaurant (yet to be named) at 38835 Sheridan Rd, opening in 2025.
 9. Truck repair facility (yet to be named) at 36861 Green Bay Rd, opening in 2025.
 10. The above businesses are a continuation of the growth displayed over the past few years, including the previous openings of:
 - a. Bart's Landscape Contractors (tree nursery) at 11075 Wadsworth Rd.
 - b. Chen's Concrete (concrete contractor) at 12454 Wadsworth Rd.
 - c. Chicago Sport Barbershop (barber) at 38594 Sherridan Rd, Unit A.
 - d. Beach Park Nutrition (health food store) at 38594 Sherridan Rd, Unit B.
 - e. Sheila's African Hair Braiding (hair styling) at 37632 Sheridan Rd.
 - f. Honey Bay's BBQ (restaurant) at 39210 Sheridan Rd.



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- New Residential Activities:
 1. Home - 37516 Lyons Woods Ct (completed)
 2. Home - 37500 Lyons Woods Ct (under construction)
 3. Home - 11831 33rd Street (under construction)
 4. Home - 12280 Audrey Ave (under construction)
 5. Home - 10221 Chaplin Ave (under construction)

- Other Activities:
 1. Major clean-up and renovation activities were completed at the former nuisance residence at 39097 N Green Bay Rd.
 2. The Village plans to join the Northern Illinois Land Bank Authority in January 2025, along with all current members of the Lake County Land Bank Authority.
 3. A new 2024 Ford Escape was purchased (\$6,000 under budget after trade-in) as a replacement for an aging Community Development Department vehicle.
 4. ArcGIS Pro software was purchased to access and monitor digital mapping systems.
 5. A Map Amendment (R-2 to R-3C) and Conditional Use Permit were approved for a Planned Development to build a new 40-unit townhome community for Seniors at 10450 W York House Rd.
 6. A Conditional Use Permit was approved to have a Major Home Occupation for Small Engine Repairs (excluding major automobiles and motorcycles) at 38190 N North Ave.
 7. Amendments to Village Code were approved for Section 9.04.010 - Excessive Noise, Chapter 2.43 - Code Hearing Department, and Section 15.04.030 - Codes Adopted.
 8. A Minor Subdivision (from one residential lot to two residential lots) was approved at 11920 W 29th St.
 9. Surplus property at 37965 N Cornell Rd sold to adjacent property owners (Francisco and Giselle Ballesteros), relieving the Village of the obligation to maintain said land as well as any potential liabilities.
 10. A right-of-way vacation at 38298 N Sheridan Rd & 10036 W Beach Pl was approved for Beach Park Auto Sales to conduct future improvements to their parking lot.

- Staff Training:
 1. Tracy Miracle: Municipal Clerks of Illinois Winter Seminar and Association of Building Coordinators of Illinois Luncheon
 2. Alec Dumyahn: NWBOCA American Wood Council Training
 3. Nimrod Warda: 2024 American Planning Association National Planning Conference
 4. Plan Commission/Zoning Board of Appeals: Training conducted by American Planning Association - Illinois Chapter

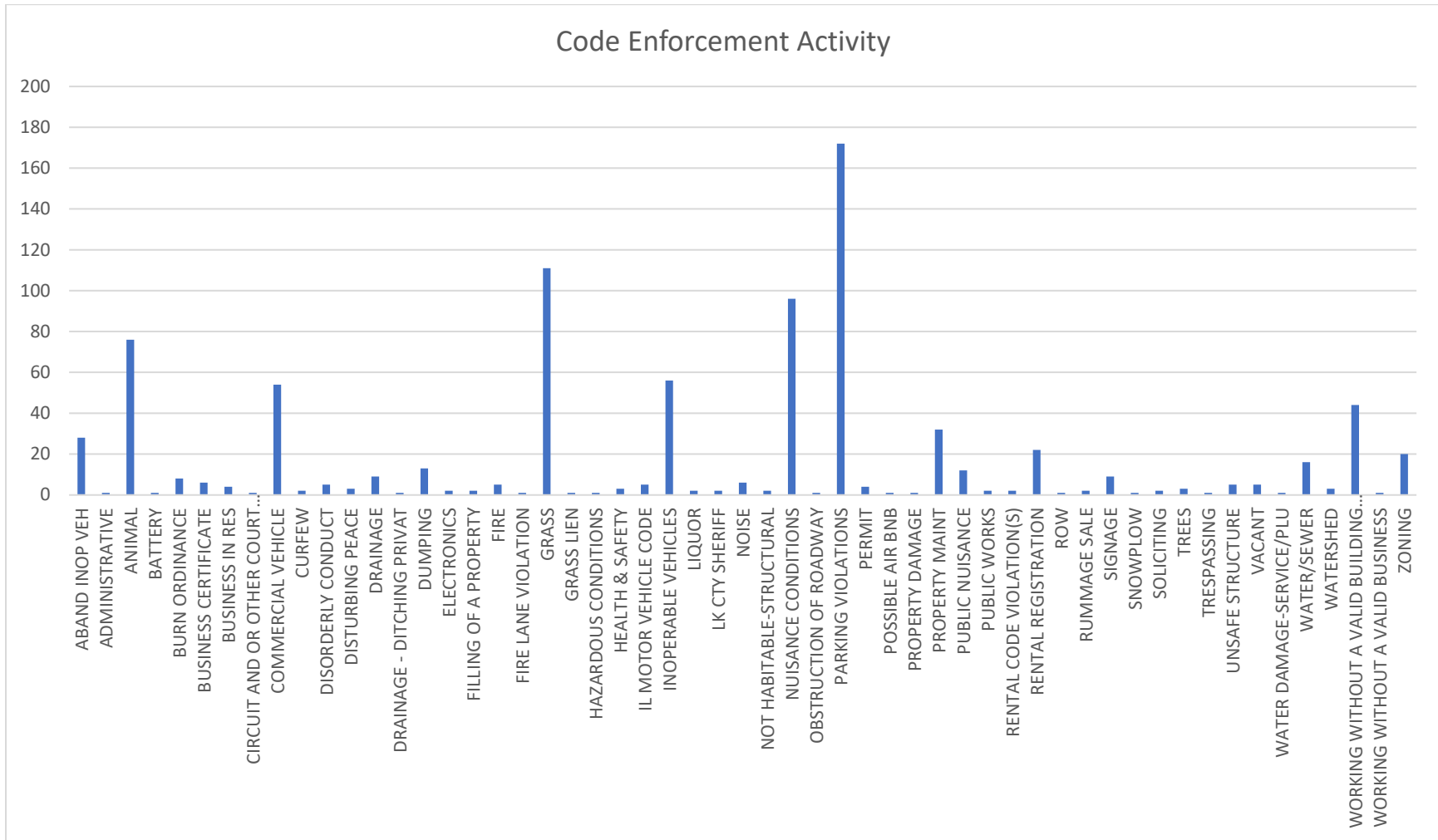


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Code Enforcement

The following chart provides a summary of code enforcement activities from 2024: (as of December 13, 2024)



- Total Enforcement Interactions: 870

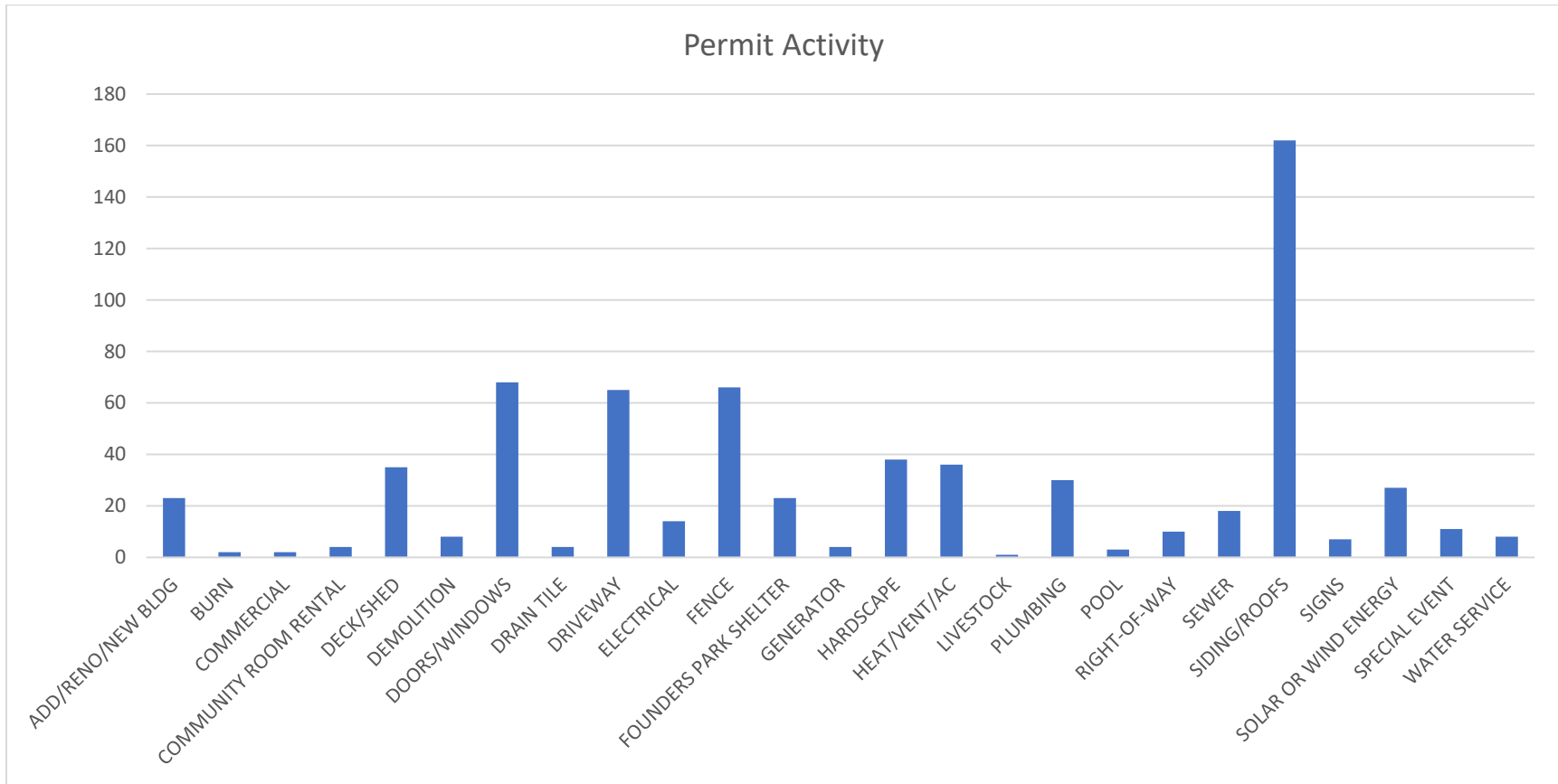


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Permits

The following chart provides a summary of permit activities from 2024: (as of December 13, 2024)



- Total Permits Issued: 669
- Total Permit Fees: \$342,277.00
- Total Work Valuation: \$8,355,000.00
- Value to Fee Ratio: 0.0409607420706164 (~4.1%)



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Inspections

The following information provides a summary of inspection activities from 2024: (as of December 13, 2024)

- Total Inspections Conducted: 2,309
 - Rental Inspections: 72
 - Zoning/Utility Certificate Inspections: 168
 - Business Registration Inspections: 148
 - Code Enforcement Inspections: 417
 - Public Works Inspections: 59
 - Building Inspections: 1,445 (breakdown below)

Inspector	Beach Park	Wadsworth
Community Development Department Staff	292	1
Consultant - Building Inspector	230	0
Consultant - Plumbing Inspector	115	3
Consultant - B&F Construction Code Services	363	441

Vacant and Foreclosure Registration

The following information provides a summary of vacant and foreclosure activities from 2024: (as of December 13, 2024)

- Total fees collected in 2024: \$16,500

	Vacant	Foreclosure
Current registrations	7	40
New registrations YTD	4	37
Renewed registrations YTD	1	13
De-registered YTD	1	12