

BUILDING AND SAFETY DEPARTMENT DEVELOPMENT ACTIVITY REPORT AS OF JUNE 30, 2014

Plowfield Square – 700 Malerich Drive

Construction on the Plowfield Square development, which consists of 42 apartment units and a community center building, was completed and the final Certificate of Occupancies issued on April 2, 2014. Landscaping of the project was completed in June and a grand opening held on July 1, 2014, which showcased the outstanding development to all who attended the grand opening. The buildings have been very well constructed and the new apartments will provide some very attractive, environmentally sensitive housing for the residents of Lincoln and the interest in residing in the apartments is so great that there is a waiting list of 40 individuals waiting for an apartment unit to become available. Brinshore Development and Baxter Construction should be congratulated for a job very well done and hopefully another project of this nature could be undertaken in the near future, as the number of individuals waiting for an available apartment unit is a clear indication that there is a strong demand for safe and affordable housing units.

Construction of Timber Creek Assisted Living Facility – 201 Stahlhut Drive

In October 2013 a building permit was issued for the construction of a 40-unit assisted living facility at 201 Stahlhut Drive, which is located south of the ALMH Hospital. As of this date, construction on the facility is nearing completion and the facility will be opening in the coming month. The development is a very attractive, with residentially scaled buildings, 40 overall apartments, with four apartment sizes to choose from and all units have a private outdoor patio. The entire facility is sprinklered to offer a high level of protection to the facility's residents and all apartments are fully handicapped accessible. The Timber Creek development will provide a very attractive setting and environment for its residents and will be a very complimentary use to the existing ALMH Hospital.

New facility for Illinois American Water being constructed on Limit Street

Construction of the new Illinois American Water facility to the north of the Knights of Columbus on Limit Street was completed in March, with a Certificate of Occupancy granted on March 19, 2014. Exterior landscaping has now been completed and the new facility has greatly enhanced the appearance of a previously underutilized, vacant property. The new facility houses the offices in the front and has a large garage area at the rear of the structure for vehicle and equipment storage.

Development plans submitted for the expansion of the Lincoln Theater at 215 S. Kickapoo

In June 2014, plans were submitted by the Farnsworth Group on behalf of MMIL Entertainment for the expansion of the Lincoln Theater at 215 S. Kickapoo. The new Lincoln Grand 8 Cinema will have 8 modern screens and will be constructed to the south of the existing theater on the former Miller dentistry property at 217 S. Kickapoo and the currently vacant lots at 219 S. Kickapoo, 221 S. Kickapoo, 310 Clinton and 318 Clinton. The vacant parcels where the expanded theater will be constructed constitute a blighting influence on that neighborhood and add little value to the city in their current condition. The theater expansion projects represents a more than \$6,000,000.00 investment in the downtown and will create a true destination for movie goers and revitalize and energize the downtown. Plan review is underway and should be completed in the near future and a building permit issued for construction of the facility.

Building permit obtained for façade improvements at Heritage Plaza

In March 2014, a building permit was obtained for \$250,000 of façade enhancements to the Heritage Plaza in the 1200 block of Woodlawn Road, adjacent to the Big R store. The work entails the installation of several tower features and a completely new front façade. Work is now almost complete and the improvements have revitalized and greatly enhanced the appearance of one of the City's most established shopping plaza. RLP Development, the owners of the property, should be recognized for their reinvestment in the property and the plaza will now be an attractive retail destination for years to come as a result of the façade enhancements.

Building permit obtained for the replacement of siding on the Holiday Inn Express

In May 2014, a building permit was obtained for the replacement of exterior siding on the Holiday Inn Express hotel at 130 Olson Drive. The new siding will make the building more weather tight and greatly enhance the exterior appearance of the hotel. The installation of new siding represents a \$139,685 reinvestment in the hotel by the owners of the Holiday Inn Express and is greatly appreciated by the City.

Building permit obtained for replacement of siding on Cracker Barrel Restaurant

In June 2014, a building permit was obtained for the replacement of the siding on the existing Cracker Barrel restaurant at 1013 Heitmann Drive. The new siding has enhanced the exterior appearance of the highly successful restaurant.

Building permit obtained for new Lincoln Park District Aquatic Center

In May 2014, a building permit was obtained for the construction of a new aquatic center at the Lincoln Park District at 1400 Railer Way. The new aquatic center being constructed is a high quality swimming and recreation facility that will serve the residents of the City for many years to come. As of this date, the previous swimming pool has been demolished and removed and construction has begun on the new pool facility. The new aquatic center will be opening in 2015

and represents a very significant reinvestment by the Lincoln Park District and will be an important amenity for the City of Lincoln.

By the Bean Coffee Shop now open for business at 113 S. Kickapoo Street

The property formerly home to Wibben Computer Services has now been transformed into a new eclectic coffee shop named By the Bean by building owner David Lanterman. Following completion of construction, a Certificate of Occupancy was granted in June 2014. The remodeling of the interior and exterior of the space has created a very interesting and fun atmosphere for customers. There are offered a variety of gourmet coffees and pastries that has been drawing very positive reaction from the residents of Lincoln. The new coffee shop will be a very complimentary use to the neighboring Beans and Such store and is a welcome addition to the Square and a great new destination to meet and gather.

Building permit issued for remodeling of former Cheekers Bar at 203 Madigan Drive

In June 2014, a building permit was obtained by Martin Guzman to remodel the interior and exterior of the building at 203 Madigan Drive for a new Mexican restaurant. The building at 203 Madigan Drive was most recently occupied for a short time by Cheekers bar and for a number of years by the California Bar and Grill. Mr. Guzman has made significant alteration to the interior of the building and is installing a new stucco exterior to the building. The remodeling of the interior and exterior of the building at 203 Madigan Drive represents an investment of \$34,000 and is a welcome addition to the business community, as that property has been vacant and underutilized for several years. The restaurant will be opening in coming weeks and the City wishes Mr. Guzman the best of success.

Dotty's café coming to 1487 Woodlawn Road in Kroger Plaza

Building plans were recently submitted, and upon review, a building permit issued for the remodeling of the currently vacant space at 1487 Woodlawn Road, to the east of the Kroger store, for the establishment of a Dotty's café use. Dotty's is touted as a fun and friendly atmosphere that offers country style cooking, with an ever changing food menu. Dotty's also offers a variety of gourmet coffees and teas and a selection of wines and beers in addition to the foods served. Construction is now underway and the new café will be opening in the coming months and will be a welcome addition to the Kroger Plaza.

Building permits issued for construction of new single family residences at 606 N. Union Street and 1616 N. Union Street

Building plans were submitted and building permits were issued for the construction of new single family homes at 606 N. Union and 1616 N. Union Street. The home at 606 N. Union is being constructed by Joseph Mintjal and the home being constructed at 1616 N. Union Street is being constructed by Patrick and April Doolin. Both homes represent a dramatic improvement and will have a very positive and attractive impact on the community.

BUILDING ACTIVITY REPORT

	Number Of Permits	Construction Value	Fees Received
January 2014	3	\$18,550.00	\$132.00
January 2013	14	\$543,511.00	\$2,153.73
February 2014	3	\$50,105.00	\$307.04
February 2013	14	\$80,320.00	\$663.60
March 2014	28	\$635,167.00	\$2,695.26
March 2013	17	\$128,655.00	\$959.35
April 2014	55	\$1,060,148.60	\$5,173.38
April 2013	50	\$756,862.02	\$4,885.57
May 2014	62	\$2,963,117.00	\$8,822.20
May 2013	46	\$317,999.19	\$2,391.24
June 2014	58	\$816,288.64	\$4,431.51
June 2013	57	\$388,728.90	\$2,784.34
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Jan. – June 2014:	209	\$5,543,376.24	\$21,561.39
Jan. – June 2013:	198	\$2,216,076.00	\$13,837.83

Upon review of the compiled building activity data from January to June for the years 2013 and 2014, the following can be determined:

- 1.) The total number of building permits issued for January to June 2014 (209 building permits) represents an increase of 5% from the same period of time in 2013 (198 building permits). This increase in the number of total building permits issued is an indication that the local economy continues to improve and homeowners are undertaking delayed home improvements, but can also be attributed to an improvement in the housing market as home are being purchased and building permits obtained to remodel and repair the homes.
- 2.) Total construction value from January 2014 to June 2014 increased 60% from the same period of time in 2013, or \$5,543,376.24 in 2014 and \$2,216,076.00 in 2012. This significant increase in the total construction value is primarily the result of the Lincoln Park District aquatic facility development, but is also a result of an increase in both commercial and residential construction following a very long, bitter winter.

- 3.) With the increase in the number of total building permits issued and the total construction value there has also been a related increase in overall building permit revenue. Building permit fee revenue from January 2014 to June 2014 is up by 13% from the same period of time in 2013 or \$21,561.39 in 2014 and \$18,837.83 in 2013. Like the increase in total construction value, the increase in building permit fee revenue is primarily the result of the Lincoln Park District aquatic center development, but is also a result of an increase in the number of residential and commercial projects that are now being undertaken. Permit revenue will continue to show a significant increase as the large scale theater expansion project currently under review obtains a building permit and begins construction.

CODE ENFORCEMENT ACTIVITY REPORT

	<u>2014 Violation Letters</u>	<u>2013 Violation Letters</u>
January:	81	74
February:	58	50
March:	74	91
April:	78	158
May:	192	185
<u>June:</u>	<u>112</u>	<u>123</u>
TOTAL:	868	902

Upon review of the number of ordinance violation letters issued from January to July for the years 2013 and 2014, it is apparent that there is little variation in the total number of ordinance violation numbers, but there was actually a significant decrease in the number of ordinance violation letters generated for three of the 6 months. The most significant difference from 2013 to 2014 occurred in the months of March, April, and June. The significant decrease in the number of ordinance violation letters generated primarily resulted from an overall improvement in the condition of the City's neighborhoods, as residents are taking greater care to maintain their properties and their actions are greatly appreciated in enhancing the livability and appearance of their neighborhood. Given the wet spring and early summer there was actually an increase in the number of ordinance violation letters generated in May, and a majority of the letters generated pertained to tall grass and weeds. The Building and Zoning Department has demonstrated a very consistent commitment to enforcing the requirements of the City Code and will continue to remain diligent in identifying and eliminating all code violations.

Summary of Building Permits
From 1/7/2014 To 6/30/2014

Permit Type Description	Issued	Construction Value	Fees Recieved
Additions	7	87,389.00	573.96
Alteration/Structure	22	445,544.00	1,818.66
Deck	14	24,550.50	362.70
Demolitiom	5	12,405.00	120.00
Driveway	6	11,200.00	183.40
Electrical	2	5,614.00	45.33
Fence	40	61,917.00	1,016.99
FOUNDATION	1	4,000.00	38.00
Garage	4	38,445.00	271.76
HVAC	2	45,905.00	263.24
New Construction	3	1,280,000.00	4,169.00
Pool	12	2,604,266.64	6,259.27
RAMP	3	1,150.00	0.00
Remodeling	6	267,400.00	1,280.60
Roofing	46	282,261.60	2,386.53
SEWER REPAIR/REPLACE	1	0.00	50.00
Sidewalk Petition	1	1,097.50	10.00
Siding	17	283,186.00	1,608.79
Signs	8	37,620.00	326.76
Telecomm. Facility/A	1	25,000.00	500.00
Utility Sheds	8	24,425.00	276.40
	Totals 209	<u>5,543,376.24</u>	<u>21,561.39</u>

Summary of Building Permits
From 1/2/2013 To 6/28/2013

Permit Type Description	Issued	Construction Value	Fees Recieved
Additions	8	120,796.90	616.00
Alteration/Structure	29	908,050.00	3,729.75
Curb Cut	2	1,005.00	100.00
Deck	13	29,835.00	376.05
Demolitiom	3	6,100.00	23.00
Driveway	6	20,133.00	213.05
Electrical	1	36,000.00	184.00
Fence	24	30,913.67	566.22
FOUNDATION	2	1,500.00	40.00
Garage	2	9,200.00	86.00
New Construction	6	371,500.00	2,709.00
Pool	4	5,200.00	98.00
RAMP	3	800.00	0.00
Remodeling	7	63,200.00	456.50
Roofing	65	507,134.54	3,655.31
Siding	10	32,516.00	342.90
Signs	11	64,692.00	564.55
Utility Sheds	2	7,500.00	77.50
	Totals 198	<u>2,216,076.11</u>	<u>13,837.83</u>