

COMMUNITY DEVELOPMENT DEPARTMENT MONTHLY REPORT

FEBRUARY 2026



VILLAGE OF SCHAUMBURG

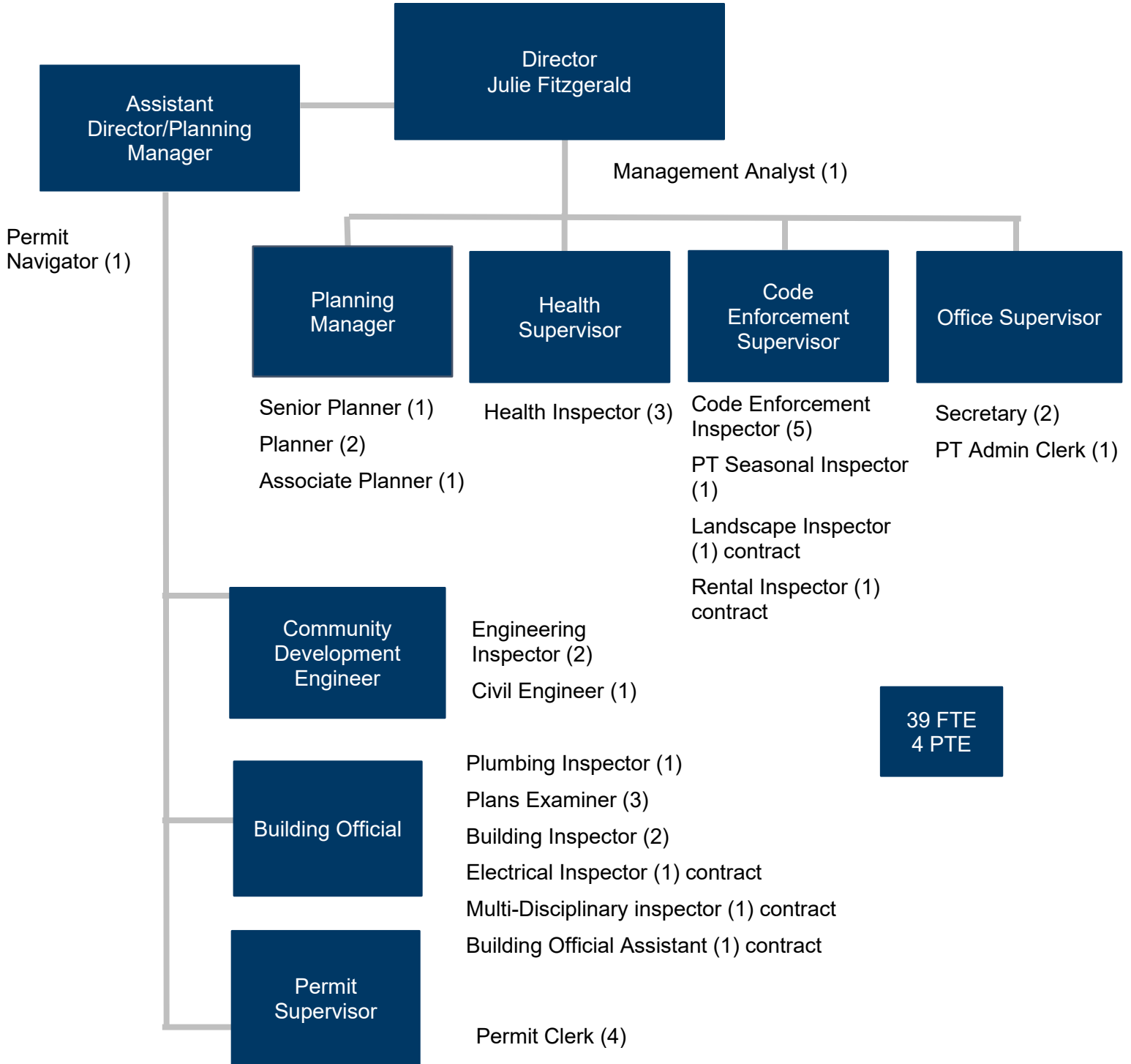
PROGRESS THROUGH THOUGHTFUL PLANNING



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ORGANIZATION CHART





DEPARTMENT OVERVIEW

The department's major functions include planning and zoning, building, and engineering permit issuance, property maintenance enforcement, and health and sanitation inspections. Oversight and administration of planning functions for the village are accomplished by reviewing new development and redevelopment proposals, administrating the comprehensive plan, and preparing long range plans.

The department's property maintenance programs include health inspections of all food licensed businesses, day cares, and body care establishments. Other inspection programs include privately owned storm water management facilities and landscaping. Additionally, the department is responsible for inspections and enforcement of general property maintenance codes for commercial and residential properties.

Special projects include providing staff to the Schweikher House Trust, oversight for sustainability planning and implementation, and management of the farmer's market. Important funding sources include Village of Schaumburg General Fund, North Schaumburg Tax Increment Financing District, and Community Development Block Grant funds.

Department staff, through the various functions and programs, serves as liaison to several boards, commissions, and committees. These include the Zoning Board of Appeals (ZBA), Plan Commission (PC), Electrical Commission, Environmental Committee, Board of Health, and 1% for the Arts Committee.

KEY ACTIVITIES

90 North Updates

The redevelopment of Casey’s gas station and store on Algonquin Road was completed this month. Within the Veridian development, the first building in the next phase of DR Horton’s townhome project located south of the North Pond was completed. Permits have been issued or are under review for 4 more of the 14 total buildings. This project will proceed throughout 2026 and into 2027 with a total of 66 rowhome units.

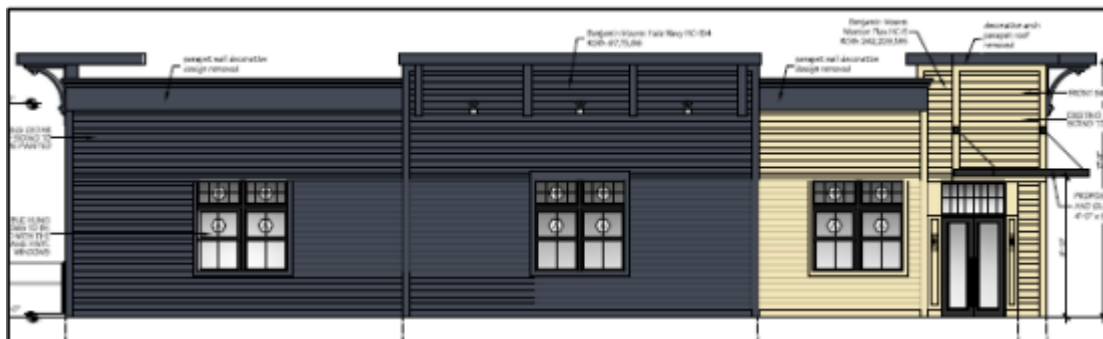
Development Updates

The new U.S Bank at the corner of Meacham and Higgins Road was completed and opened for business. This is a new location for the bank – moving to this new standalone building from further south on Meacham Road.

The public improvements for the Summit Grove development were accepted by the village. This marks an important step in the completion of this development. The 149-lot subdivision was approved by the village in 2020. With all but 2 homes completed, the village is now responsible for maintenance of the public infrastructure which includes roadways, watermain, streetlights, storm sewer, sanitary sewer, and sidewalks. Snow removal will now be handled by the village.

Development/Zoning Approvals

The Zoning Board of Appeals held a public hearing and recommended approval of Ahaar Restaurant to be located at 25 S. Roselle Road, in the former Deerfield’s Bakery building. The Village Board concurred with this recommendation and approved the project at its February 24th meeting. The property is located with the village’s Olde Schaumburg Centre District. The restaurant will focus on authentic Indian cuisine and be open for lunch and dinner. Updates to the exterior of the building include new windows, modifications to the entry, and painting of the façade.





MONTHLY PERFORMANCE

Code Enforcement Division Inspections

Adjudication Tickets Issued	Total
CDD Building	3
CDD Code Enforcement & Admin	6
CDD Engineering	0
CDD Health	6
CDD Planning	0
Fire	27
This Month's Total	42

Follow Up Inspections	Total
Business License	41
Commercial Property	4
Landscape Maintenance	10
Rental	15
Residential Property	19
This Month's Total	89

General Program Responsibilities	
CSR	142
Foreclosure/ Notice Received	0
License Closeouts	0
License Needed	0
Monitoring Vacant Business Location	0
Monitoring Vacant Lots	0
Monitoring Vacant SF Homes	17
Notice Served/Unpaid Renewal	79
Nuisance Abatement Locations Cut	0
Village Wide Monitor	7
Tax Stamp Hold Status	12
Vacant Registration Received	0
This Month's Total	257

Inspections Completed	
Commercial Maintenance - Initial	9
Commercial Warnings Issued	1
Garbage Retail Locations Monitored	0
Gas Station Maintenance	0
Home Based Business License	2
Landscape Maintenance - Initial	10
License Approval/Recycling/Sign	16
License Psychic	0
Licenses – Vending Locations	NA
Rental Home – Initial	2
Code Staff Self-Generated Violation	24
Residential Maintenance - Initial	770
Tree Removal Permit	8
This Month's Total	842



Environmental Health Division

Health Division Inspections

General Program Responsibilities	
Customer Service Requests	35
Health Onsite Meeting	0
Health Plan Review	5
Outdoor Temp Dining	0
Temporary Event Review	10
This Month's Total	50

Follow Up Inspections	
Body Care Establishments	1
Daycare Establishments	2
Food Service Establishments	28
Home Based Businesses	0
Hotel Housekeeping	0
Massage Establishments	0
This Month's Total	31

Inspections Completed	
Body Care Establishment Final	2
Body Care Establishment Licensing	5
Body Care Establishment Routine	4
Daycare Environmental Survey	1
Food In-service Training	0
Food Service Final	6
Food Service Licensing	6
Food Service Critical Routine	0
Food Service Routine	87
Home Based Business Licensing	0
Home Based Business Routine	2
Hotel Housekeeping Inspection	2
Massage Establishment Final	0
Massage Establishment Licensing	0
Massage Establishment Routine	6
Food Truck Licensing	0
Temporary Event Inspection	0
This Month's Total	121

Community Development Monthly Report – February 2026



Permit, Building, & Engineering Divisions

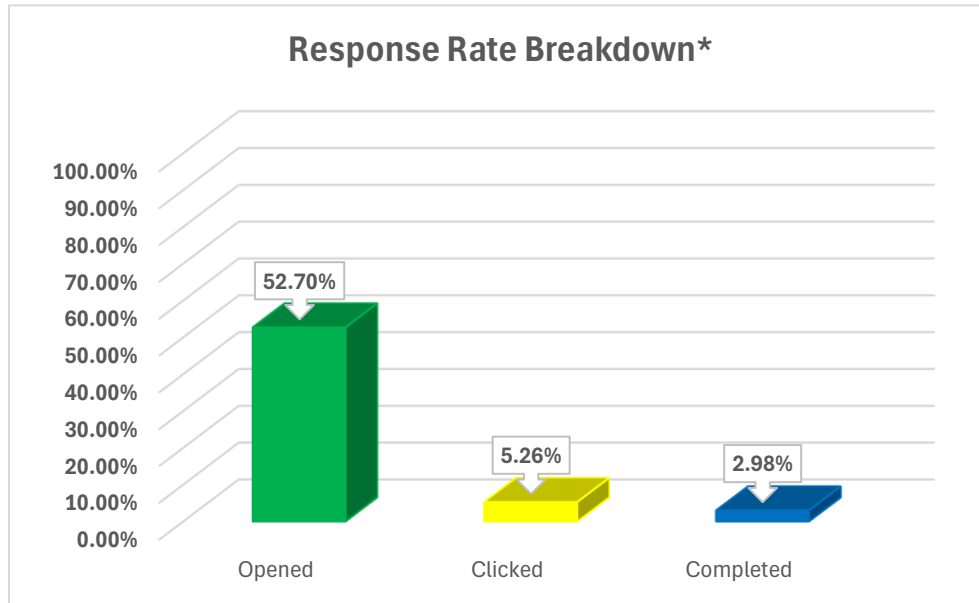
Division	January 2026		FY 25-26 YTD		February 2025		FY 24-25 YTD (through February)	
	Issued	Valuation	Issued	Valuation	Issued	Valuation	Issued	Valuation
Building	183	\$12,187,371	2,832	\$333,978,596	222	\$9,670,597	3,795	\$333,422,808
Engineering	5	\$1,064,930	189	\$89,478,492	4	\$73,000	211	\$19,297,496
Fire	29	\$1,347,605	286	\$11,805,600	23	\$716,671	299	\$8,192,730
Total	217	\$14,599,906	3,307	\$435,262,688	249	\$10,460,268	4,305	\$360,913,034

PERMITTING CUSTOMER SURVEY REPORT

The Community Development Department sends out surveys to permit applicants monthly. These surveys are reviewed and analyzed on a quarterly basis. This quarter's survey results cover permits issued from October 1 to December 31, 2025.

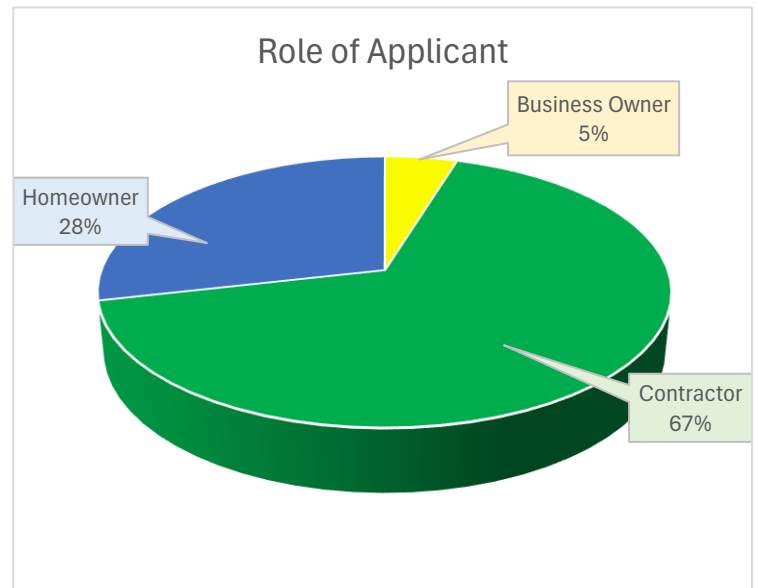
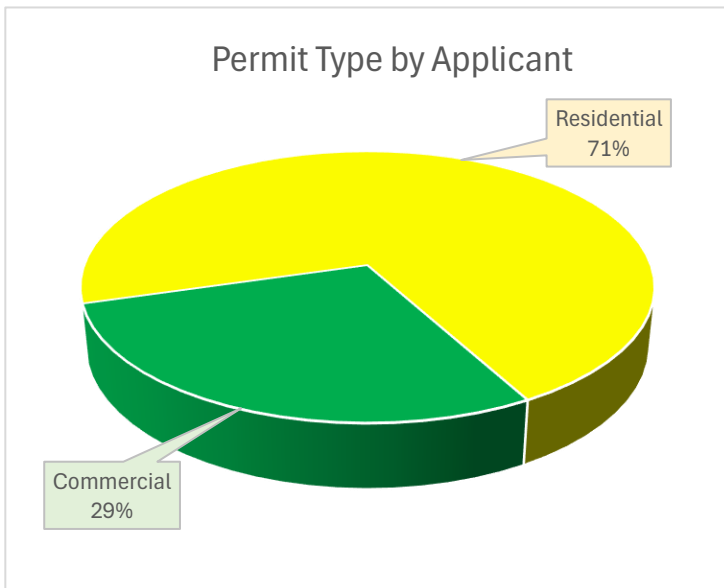
Response Rate and Demographics

The survey was emailed to a total of 704 recipients; 52.70% (371) opened the email, 5.26% (37) clicked on one of the links contained within, 2.98% (21) completed the survey.



*All graphs following this graph are based on a sample size of 21 responses

Of the 21 survey responses, 6 were for commercial projects, and 15 were for residential. Survey respondents are asked to self-identify their role in the project; 1 was a business owner, 14 were contractors, and 6 were homeowners.





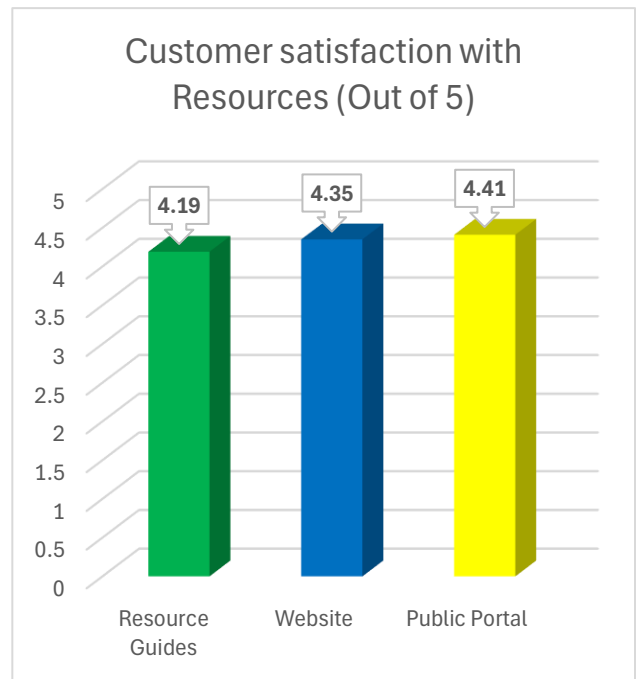
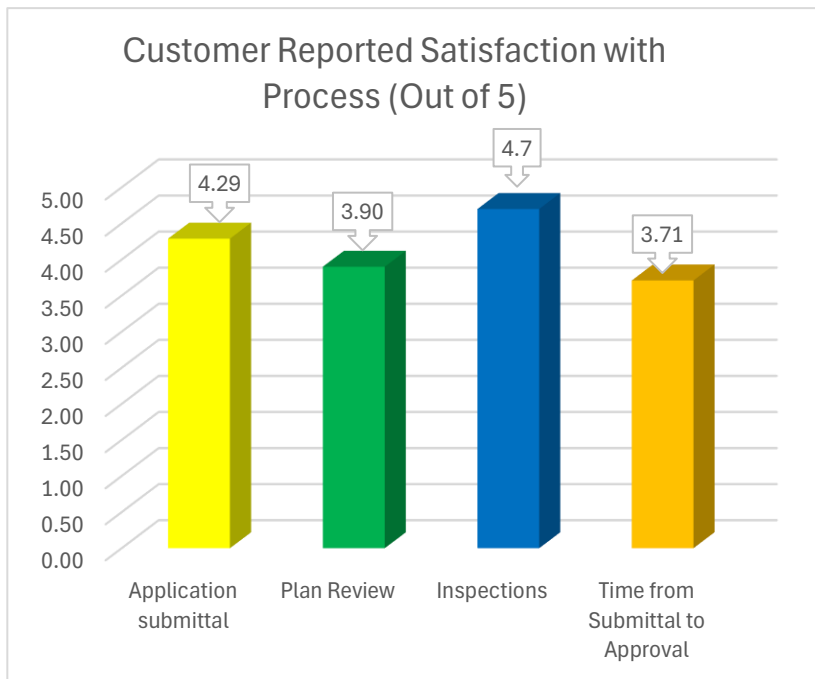
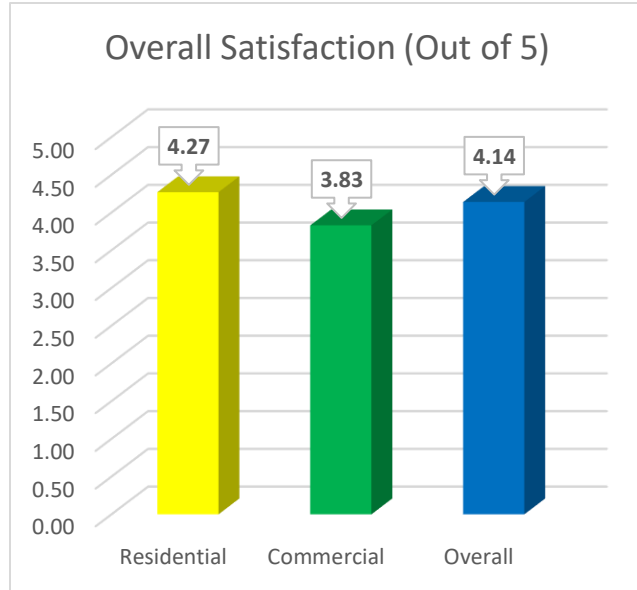
Permit Survey Satisfaction Ratings

Satisfaction ratings are asked on a 5-point scale, from very satisfied to very dissatisfied. The overall satisfaction rating for Quarter 4 is 4.14. The department's goal is to maintain customer satisfaction ratings of 4 or better.

Looking at Overall Satisfaction by demographic group, residential project respondents rated satisfaction higher than commercial project respondents this quarter. Commercial overall satisfaction was below target while residential and overall were above target.

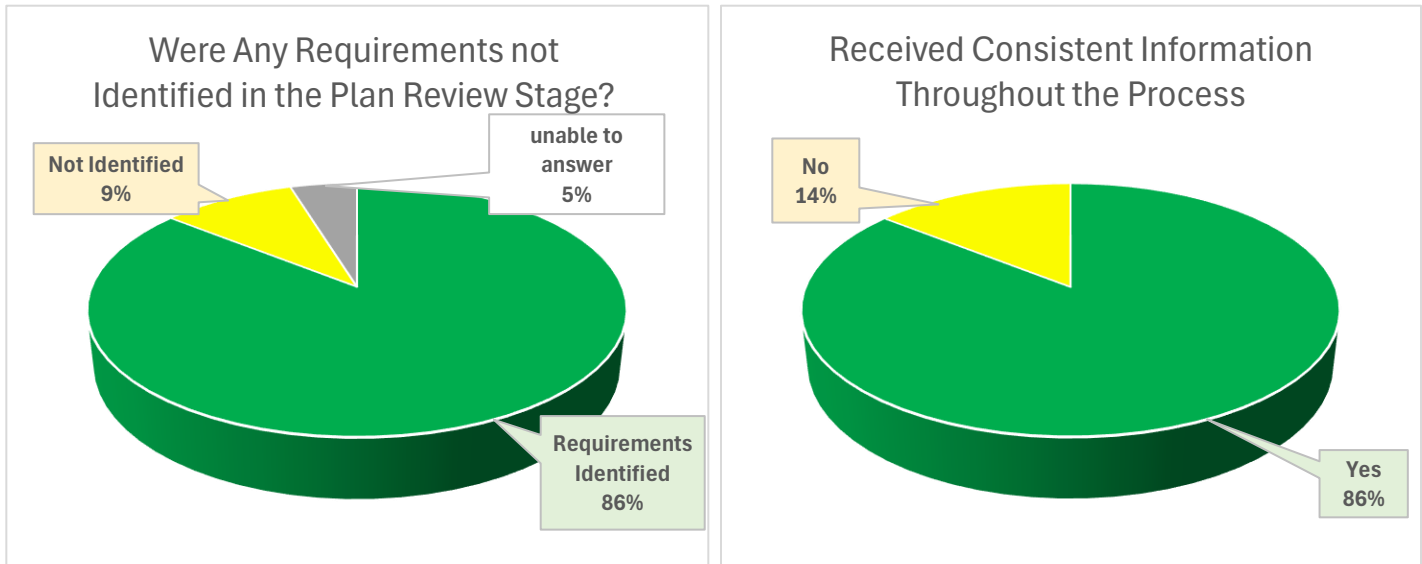
The survey also measures satisfaction with different parts of the permit process, from permit submittal to inspections. Satisfaction with the performance of inspections was rated the highest of these items with a satisfaction rating of 4.7. The lowest rated process related item was time from submission to permit issuance with a rating of 3.71. Satisfaction with application submittal was rated above target while plan review was rated below target.

Satisfaction with village provided resources are all rated satisfactorily above 4. Resources include permit guides and website information. This quarter the OpenGov public portal was the highest rated resource with a rating of 4.41.



Ratings of Staff Interactions and Communication

Survey respondents are also asked to rate the interactions they have with staff and communication throughout the permitting process. Specifically, they are asked if items come up during the inspection process that were not identified during plan review, and if they received consistent information throughout the process. For Quarter 4, 2 respondents (9%) said there were requirements not identified in plan review, and 3 (14%) said they received inconsistent information.



Staff interactions are rated on a 5-point scale from very courteous to very discourteous. All staff interactions are consistently rated above 4. This quarter the highest ratings were fire inspections and fire plan review both rated 4.63, and building inspections rated at 4.61.

