



Memorandum

To: Mayor Biss and Members of the City Council
From: Luke Stowe, City Manager
Subject: Weekly City Manager's Update
Date: February 27, 2026

STAFF REPORTS BY DEPARTMENT

Weekly Report for February 23, 2026 – February 27, 2026

City Manager's Office

Weekly Federal Activity Update
Weekly Bids Advertised

Community Development

Weekly Zoning Report
Weekly Field Inspection Report

Health Department

Weekly Health Department Report

Law Department

Weekly Liquor License Application Report

Clerk's Office

No Report

Legislative Reading

NWMC Weekly Report

**STANDING COMMITTEES OF THE COUNCIL &
MAYORAL APPOINTED BOARDS, COMMISSIONS & COMMITTEES**

Monday, March 2, 2026

No Meetings

Tuesday, March 3, 2026

No Meetings

Wednesday, March 4, 2026

8:30 AM: [Healthy Buildings Technical Committee](#)

Thursday, March 5, 2026

No Meetings

Friday, March 6, 2026

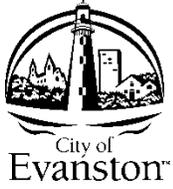
10:00 AM: [Healthy Buildings Accountability Board](#)

Check the City's Calendar for updates

[City of Evanston - Calendar](#)

City of Evanston Committee Webpage:

[City of Evanston – Boards, Commissions and Committees](#)



To: Luke Stowe, City Manager
From: Commander Chelsea Brown, Executive Officer
Subject: Weekly Federal Activity Update
Date: February 27, 2026

There were no federal immigration enforcement operations reported this week.



Memorandum

To: Luke Stowe, City Manager

From: Hitesh Desai, CFO/ City Treasurer
Tammi Nunez, Purchasing Manager

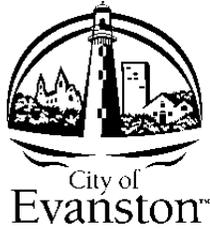
Subject: Bids/RFPs/RFQs Advertised during the Week of February 23, 2026

Date: February 27, 2026

The following is a list of advertised projects, and the anticipated date each will be presented to the Council or Library Board.

Bids/RFPs/RFQs sent during the Week of February 23, 2026

Bid/RFP/RFQ Name	Requesting Dept.	Description of Project	Budget Amount	Bid/RFP/RFQ Opening Date	Anticipated Council/Library Board Date
Chandler Tot Lot Improvements	PW	Work on this project includes renovations to the Chandler Tot Lot in Evanston, Illinois. Improvements include a new children's playground, pavements, storm drainage, a basketball court, site amenities, and landscaping.	\$350,000, \$400,000	03/24	04/13
2026 Playground Rubber Surfacing Replacements	PW	Work on this project includes playground rubber surfacing replacements at Megowen Park and Noah's Playground in Evanston, Illinois.	\$250,000	03/24	04/13



Memorandum

To: Honorable Mayor and Members of the City Council
From: Liz Williams, Planning & Zoning Manager
Subject: Weekly Zoning Report
Date: 02/27/2026

Enclosed is the weekly report of zoning applications received and pending. The report, organized by ward, includes the property address, zoning district, the type of application submitted, a description of the project, date received, and current status.

Please contact me at (224) 296-4489 or lwilliams@cityofevanston.org if you have any questions or need additional information.

Cases Received and Pending, February 19, 2026 to February 25, 2026

Zoning Reviews (Larger Projects and Permits)

Ward	Property Address	Zoning	Type	Project Description	Received	Status
1	1620 Chicago Avenue	D3	Zoning Analysis	Two-lot subdivision of an existing lot of record that contains the Whole Foods building and Park Evanston tower. No new construction planned.	02/04/26	pending additional information from the applicant
1	1629 Chicago Avenue	D4	Zoning Analysis	Conversion of the use in the North Building from independent living units to assisted living, no change to the number of units. Interior remodel of the independent living units in the South Tower which would include a reduction in the number of units from 102 to 88.	02/18/26	pending staff review
2	1100 Dodge Avenue	C1	Zoning Analysis	Construct a new one-story MetroSquash facility with on-site parking.	02/13/26	pending staff review
3	827-831 Chicago Avenue	C1a	Zoning Analysis	Tenant improvement and conversion of an existing building at 831 Chicago Ave. to a child daycare facility with an outdoor playground in the rear of the property. The application also includes the building and parking lot at 827-829 Chicago Ave.	01/12/26	pending additional information from the applicant
4	1028 Greenleaf Street	R1	Zoning Analysis	2nd Story Addition	09/25/25	pending additional information/revisions from the applicant
4	1118 Sherman Avenue	R3	Building Permit	2nd Story Addition	12/16/25	pending review and approval of a minor variation application
4	1009 Wesley Avenue #4	R3	Building Permit	New Carport	01/02/26	pending additional information from the applicant
4	1432 Asbury Avenue	R1	Zoning Analysis	New 1-Story Addition	02/19/26	pending staff review
5	1112 Garnett Place	R4a	Building Permit	1-story Addition	10/31/25	pending additional information from applicant
5	1801 Brown Street	R3	Zoning Analysis	New ADU and Garage	02/04/26	pending staff review
5	2012 Maple Avenue	R4a	Building Permit	New Garage	02/10/26	non-compliant; pending revisions
6	2500 Marcy Avenue	R1	Building Permit	2nd Story Addition & New Garage	08/07/25	major variations approved, pending revisions from applicant
6	2301 Ridgeway Avenue	R1	Zoning Analysis	New Garage and ADU	09/10/25	pending additional information from the applicant
6	2726 Lawndale Avenue	R1	Building Permit	New Garage	02/23/26	pending staff review
7	1900 Central Street	B1a/oCSC	Zoning Analysis	Demolition of the existing Chase Bank and construction of a new Chase Bank	09/22/25	non-compliant, pending revisions/additional information from the applicant
7	1916 Grant Street	R1	Building Permit	Addition to existing 2-flat	10/16/25	non-compliant; pending submission of major variation application
7	2404 Ridge Avenue	R1	Zoning Analysis	3 Lot Subdivision	09/17/25	non-compliant; pending revisions from applicant
9	921 Monroe Street	R1	Building Permit	New Garage	02/10/26	pending additional information from the applicant

Pending building permit and zoning analysis reviews older than 6 months where there has not been activity are periodically removed from the zoning report.

Miscellaneous Zoning Cases

Ward	Property Address	Zoning	Type	Project Description	Received	Status
2	900 Clark Street	RP	Planned Development	New 27-story mixed-use building with ground floor retail and 383 dwelling units	01/28/25	pending additional information from the applicant
2	1611 Church Street	R4	Amendment to a Previously Approved Major Variation and Zoning Map Amendment Ordinance	Modifications to the approved development plan, including the construction of an ADU above a garage, conversion of a rooming unit to a dwelling unit, and various site and building modifications.	11/10/25	Pending future Planning & Development Committee and City Council meeting on 03/09/2026
2	2430 Main Street	C1	Administrative Review Use	New type-2 restaurant (U-Taco) located within an existing shopping center.	02/20/26	pending staff review

4	1424 Lake Street	B1	Administrative Review Use	New floral design studio (defined as an office use) on the ground floor of an existing building	02/18/26	pending staff review
5	1103 Emerson Street	R6	Major Variations	Demolition of existing structures (2-flat & 4-flat) and construction of a 5-story building with 6 rooming units (including 18 bedrooms), 24 dwelling units, and 5 on-site parking stalls.	12/03/25	Land Use Commission meeting continued to on 03/25/2026
5	1006-1006 Garnett Place	R4a	Minor Variation	Detached ADU with proposed floor area of 1363 sf where 1000 sf is the maximum permitted	01/08/26	pending revised application and additional details
6	3434 Central Street	R2	Planned Development	New 2-story 19,952 sf and 38 parking spaces for a Daycare Center - Child	05/13/25	Pending Future Planning & Development Committee and City Council Meeting on 03/09/2026
6	2320 Pioneer Road	R4	Planned Development	An amendment the existing Planned Development and Special Use at the Three Crowns retirement community, which would allow site modifications (new parking areas, curb cut and landscaping) as well as building modifications (addition of elevator tower, minor building addition, interior renovation from assisted living to independent living within the Pioneer Building).	02/04/26	pending staff review
7	831 Ingleside Place	R1	Major Variation	Major variation to allow a reduced rear yard setback for an addition	12/03/25	pending revisions from applicant
7	1501 Central Street	U2	Unique Use	A Unique Use application to allow the Chicago Stars to host up to 17 soccer matches per season/year starting in 2026 or 2027 through 2031 at Ryan Field.	01/09/26	pending revisions from applicant
8	707 W Howard Street	B3	Text Amendment & Special Use	Zoning text amendment to allow performance entertainment venues as a special use within the B3 zone district	07/02/25	pending revisions from applicant
9	2004 Warren Street	R2	Minor Variation	Reduced front and east interior side yard setbacks for a 2nd story addition	02/10/26	pending staff review



To: Luke Stowe, City Manager
From: Ciprian Radoescu, HVAC/Mechanical Inspector
Subject: Weekly Field Inspection Report
Date: February, 27 2026

Enclosed is the weekly summary report of field inspections for construction projects under special monitoring. The report includes the ward, property address, type of construction, inspector notes, and date received.

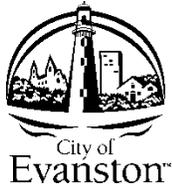
Please contact me at cradoescu@cityofevanston.org if you have any questions or need additional information.

Weekly Field Inspection Report

Friday, February 27, 2026

Ward	Property Address	Job Description	Construction Type	Inspector Notes	Most Recent Inspection	Received
1	2169 Campus Drive 24BLDC-0005	New Kellog Center	New Construction	MEP inspections have begun. Proper signage, construction fence and safety in place.	Frame inspection Not Ready For Inspection	2/27/2026
4	1012 Church Street Northlight Theater 24BLDC-0004	Construction Of A New Two Story Theatre	Assembly	MEP inspections continue. Temporary bike lane is in place. The alleyway has been closed with offsite parking provided for residents	Structural-Rough Complies	2/27/2026
1	1631 Chicago Avenue 25DEMO-0063	Demolition Of A 1 Story Commercial Buildings	Demolition	Construction fence installed. Demolition permit issued. Demolition has begun.	No Inspections At This Time	2/27/2026
*	Truck Route	*	*	No changes. Street sweeping continues. Truck route continues to monitored for speed and debris.	*	2/27/2026
7	1501 Central Street 24BLDC-0002	Ryan StadiumCore+Shell	New Construction	No changes. Framing and MEP inspections continue at stadium. Street sweepers continue to address roadway dust and debris. All trucks continue to pass through truck washing station with manual washing of trucks and street. Construction fence is in place and in good condition.	Electrical-rough Complies	2/27/2026

3	504 South Boulevard 23BLDC-0002	New 5 story apartment building providing 60 units	New Construction	Independent footings at south foundation have been poured. Vibration monitoring continues.	Electrical-rough Complies	2/27/2026
2	1611 Church Street 24EXTR-0298	Conversion Of Existing Industrial Building To 8 Residential Units	New Construction	MEP inspections continue.	Structural-Rough Complies	2/27/2026
7	2305 Sheridan Road 25INTC-0209	Interior Renovation Of Existing 4 Story With Basement R-2 Dormitory	Renoavtion	MEP inspections continue. Construction fence in place with proper signage.	Sructural-Rough Fee & Reinsp. Req'd	2/27/2026
3	819 Judson Avenue 24BLDC-0001	New Construction Of A Four Unit Building	New Construction	MEP inspections continue. Construction fence in place.	Mechanical-Rough Complies	2/27/2026



Memorandum

To: Honorable Mayor and Members of the City Council

From: Ike Ogbo, Director, Department of Health & Human

Services Subject: Food Establishment License Application Weekly Report

Date: Feb 26, 2026

Ward	Property Address	Business Name	Date Received	Current Status
7	2545 Prairie	Burl	2/27/25	Pending Inspections
8	751 Howard St	Sabrosura Coffee Bar	1/09/2025	Pending Reviews and Inspections
8	1717 Howard St	Showkey African Cuisine	8/26/2024	Pending Building Permit Application
8	565 Howard St	T.E & Company	8/22/2024	Pending Building Permit Issuance
4	1310 ½ Chicago Ave	Peeled Juice Bar	5/9/2024	Pending Building Permit Issuance and Inspections
1	817 Noyes	Fred's Bread	4/9/25	Pending Final Inspections
8	743 Howard	Zion African Market	6/12/25	Pending Health Review and Inspections
5	1600 Simpson	Foster School	5/12/25	Pending Health Review and Inspections
7	1921 Central	Tallgrass	4/17/25	Pending Reviews and Inspections
4	1571 Sherman Ave	New York	09/11/25	Pending Inspections and FCO
7	1030 Central St	Canal Shores Outdoor Patio	9/11/25	Pending Inspections
2	2400 Main St.	Snowfruit 558 – within Food4Less	9/18/25	Pending Plumbing Re-Insp and FCO
7	1810 Central	No Longer Human	9/29/25	Pending Inspections and FCO
4	1563 Sherman Ave	Giordano's	11/20/25	Pending Building Permit, Inspections and FCO
5	1601 Simpson St.	Beit Shawarma	11/26/25	Pending FCO
1	1716 Sherman Ave	Night Owl Productions	12/9/25	Pending Inspections and FCO
5	1608 Emerson St	Asli Fried Chicken Corp	1/7/26	Inspections and FCO
7	2001 Sheridan Rd	Jacobs Cafe	1/8/26	Pending Inspections and FCO
2	2312 Main St.	Amazon-ZCG7-Main St	1/13/26	Pending Building Permit, Inspections and FCO
2	2000 Dempster St.	Saint Errant Brewing	1/15/26	Inspections and FCO
2	2430 Main St.	U Taco	2/11/26	Pending Reviews, Inspections, FCO



To: Honorable Mayor and Members of the City Council
From: Brian George, Assistant City Attorney
Subject: Weekly Liquor License Application Report
Date: February 27, 2026

Enclosed is the weekly report of liquor applications received and pending. The report includes the ward, business addresses, license types, descriptions, and current application statuses.

More details can be found on the [liquor license](#) webpage.

Weekly Liquor Licensing Report

Liquor applications received and pending for the week of February 27, 2026

Evanston 1st Liquors

Address: 1019 Davis St. Evanston, IL 60201 **4th Ward**

Class: A-2

Description: Beer/Wine/Spirits Shops Small (Under 5,000 sq ft)

Hours: Mon - Sun: 8 AM – 12 AM

STATUS: ***APPLICATION PENDING***



DIRECTOR'S WEEKLY BRIEFING

By NWMC Executive Director Mark L. Fowler



WEEK ENDING FEBRUARY 27, 2026

Legislative Update: Committee Advances Megaprojects Legislation

The Illinois General Assembly was in session this week. While there has been limited committee activity on legislation affecting local governments, the House Revenue and Finance Committee on Thursday advanced [House Floor Amendment 1 to House Bill 910](#), creating the Megaproject Assessment Freeze and Payment Law, to the House floor. However, the House adjourned on Thursday afternoon without calling the bill for a vote.

Looking forward, both the House and the Senate have just two weeks of session before their respective committee deadlines. The Senate, which will be in session over the next two weeks, has a March 13 deadline to advance bills out of committee. Meanwhile, the House is not scheduled to be back in session until March 18, in advance of their March 27 committee deadline. *Staff contacts: Mark Fowler, Larry Bury, Chris Staron*

Time to Submit NWMC Officer Nominations

On Thursday, the FY26-27 NWMC Officer Nomination Form was emailed to the Conference's Chief Elected Officials, seeking names of active members to fulfill the roles of NWMC President, Vice-president, Secretary and Treasurer. The cover letter to the form contains more information regarding eligibility and the selection process. Nomination forms are to be returned to mfowler@nwmc-cog.org by Wednesday, March 18.

The Nominating Committee will present its recommended slate at the April 8 NWMC Board Meeting. According to the NWMC By-Laws, other nominations may be made at the April meeting or by mail if received prior to that meeting date. Election shall be by a majority of those present and voting at the May 13 Board meeting. Officers will be sworn in at the NWMC Gala on June 10 (see article below). *Staff contacts: Mark Fowler, Larry Bury*

Mark Your Calendars for the 2026 NWMC Gala!

Save the date cards have been sent for the NWMC Gala, scheduled for Wednesday, June 10, at Independence Grove in *Libertyville*. Formal invitations will be sent soon for the event of the year, which serves to celebrate the NWMC's 68th anniversary and the inauguration of the organization's FY2026-2027 officers. *Staff contacts: Mark Fowler, Larry Bury, Marina Durso*

Deadline Approaching for MMC/ComEd Electric Vehicle Infrastructure Grants

A reminder that the deadline to apply for [Powering Safe Communities program](#) funding is two weeks away. The program is a partnership between ComEd and the Metropolitan Mayors Caucus (MMC) and provides grants of up to \$10,000 for local public safety and clean transportation projects, including electric vehicle charging stations, infrastructure, and electric vehicles. Recent NWMC member awardees include *Morton Grove, Palatine, Rolling Meadows, and Vernon Hills*. Applications are due by Friday, March 13 at 5:00 p.m. For more information, please visit the program's website and view the [program guidelines](#). *Staff contacts: Eric Czarnota, Brian Larson*

How to Create a Simple, Streamlined Safe Routes Project Action Plan

From the Safe Routes Partnership:

Every successful Safe Routes project begins with a great plan – but sometimes the planning process can be a struggle. This two-part webinar series, on Tuesday, March 10 at 12:00 p.m. and Tuesday, April 7 at 12:00 p.m., shows how project planning can be simple, streamlined, and fun! Join us as we discuss the ins and out of Safe Routes to School project planning, from goal setting to evaluation. Part One will focus on the components of a strong project plan and how to get a head start on the planning process. Part Two will dive deeper into developing an action plan and preparing it for grant applications, project proposals, and funding requests. We will have plenty of time to unpack your planning questions and concerns, so come ready to share! [Register here](#). *Staff contacts: Eric Czarnota, Brian Larson*

Apply for Invest in Cook Grants by March 20

As previously reported, the Cook County Department of Transportation and Highways (CCDOTH) is accepting applications for the tenth round of [Invest in Cook](#). Over \$8.5 million is available to cover planning studies, engineering, right-of-way acquisition, and construction for transportation projects. Prioritized projects are those which “support transit and other transportation alternatives, support the region's role as North America's freight capital, promote equal access to opportunities, maintain and modernize what already exists and increase investments in transportation.” Applications will be accepted until 5:00 p.m. on Friday, March 20. Please visit the [Invest in Cook website](#) for more information and how to apply. To see current and past Invest in Cook recipients, visit the [CMAP eTIP portal](#). *Staff contacts: Eric Czarnota, Brian Larson*

Newsy Items of the Week

Crain's Chicago Business: [Public transit has a chance to reinvent how people connect and get around](#)

Chicago Tribune: [Coyotes are thriving in Chicago, and as mating season peaks, you just might catch sight of one](#)

Daily Herald: [Antioch's Sequoit Creek Park named among Illinois' top infrastructure projects](#)

Chicago Tribune: [Noise of train horns in Glencoe to be reduced under agreement](#)

Meetings and Events

NWMC Executive Board will meet on Wednesday, March 4 at 8:30 a.m. via videoconference.

NWMC Managers Committee will meet on Friday, March 6 at 8:30 a.m. at the Winnetka Police Department, 410 Green Bay Road.

NWMC Bicycle & Pedestrian Committee will meet on Tuesday, March 10 at 10:30 a.m. at the NWMC office and via videoconference.

NWMC Board of Directors will meet on Wednesday, March 11 at 6:00 p.m. at the NWMC Office or via videoconference.

NWMC Staff

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Brian Larson	Program Associate for Transportation	blarson@nwmc-cog.org
Chris Staron	Policy Director	cstaron@nwmc-cog.org

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