



Memorandum

To: Mayor Biss and Members of the City Council
From: Luke Stowe, City Manager
Subject: Weekly City Manager's Update
Date: May 30, 2025

STAFF REPORTS BY DEPARTMENT

Weekly Report for May 26, 2025 – May 30, 2025

City Manager's Office

Monthly Financial Report

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 Briefing

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

Monday, June 2, 2025

5:00 PM: [Rules Committee](#)

5:30 PM: [Human Services Committee](#)

Tuesday, June 3, 2025

No Meetings

Wednesday, June 4, 2025

No Meetings

Thursday, June 5, 2025

9:00 AM: [Reparations Committee](#)

Friday, June 6, 2025

No Meetings

Check the City's Calendar for updates

[City of Evanston - Calendar](#)

City of Evanston Committee Webpage:

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



Memorandum

To: Luke Stowe, City Manager
From: Hitesh Desai, CFO/City Treasurer
Subject: April 2025 Monthly Financial Report
Date: May 30, 2025

Please find attached the financial statements as of April 30, 2025. The Financials below are unaudited.

If there are any questions on the attached report, please contact me by phone at (847) 448-8082 or by email: hdesai@cityofevanston.org. For additional financial reports, please visit: <https://www.cityofevanston.org/government/transparency/budget-financial-reports>

CERTIFICATION OF ATTACHED FINANCIAL REPORTS

As required per Illinois Statute 65 ILCS 5/3.1-35-45 I, Hitesh Desai, Treasurer of the City of Evanston, hereby affirm that I have reviewed the April 30, 2025 year-to-date financial information and reports which to the best of my knowledge appear accurate and complete.



Hitesh Desai, Treasurer

Section 1 – Cash and Fund Balance Summary

Table 1 shows the ending fund and cash balances for each Fund as of April 30, 2025. The figures in Table 1 are based on Preliminary FY 2024 ending fund and cash balances, which are subject to change after the completion of the FY 2024 annual audit. The annual audit is being conducted by Sikich, LLP from January through June 2025 with a final Annual Comprehensive Financial Report (ACFR) being issued in late June 2025.

Cash balance represents liquid cash and/or invested assets which can be used (or easily sold) to support and fund current operations. Fund balance includes illiquid assets or future cash receipts or disbursements such as receivables (including property tax) due to the City and accounts payable/accrued expenses. All monthly fund and cash balances are unaudited.

*Table 1
FY 2025 Cash and Fund Balance Summary (as of April 30, 2025)*

Fund #	Fund	Revenue	Expense	Net	Fund Balance	Cash Balance
100	General	57,603,863	53,531,659	4,072,204	52,478,225	48,040,454
170	American Rescue Plan	238,243	843,185	(604,942)	(8,164,760)	15,113,974
175	General Assistance	599,228	412,077	187,151	1,403,876	1,404,099
176	Human Services	1,899,138	1,327,387	571,751	2,030,726	2,016,696
177	Reparations	1,002,394	570,625	431,769	576,784	576,784
178	Sustainability	260,094	120,252	139,842	1,384,782	1,119,395
180	Good Neighbor	4,713	685,925	(681,211)	372,523	372,523
185	Library	4,841,676	3,515,272	1,326,404	6,938,823	6,931,489
186	Library Debt Service	288,473	-	288,473	291,254	291,254
187	Library Capital Improvement FD	693,564	-	693,564	-	-
200	MFT	1,254,769	402,128	852,642	7,947,592	7,642,725
205	E911	323,873	628,070	(304,197)	888,514	676,230
206	Foreign Fire Insurance	-	-	-	-	-
210	Special Service Area (SSA) #9	288,493	-	288,493	302,577	302,577
215	CDBG	1,359	111,317	(109,958)	(50,635)	(50,635)
220	CD Loan	9,660	-	9,660	352,334	352,334
235	Neighborhood Improvement	105	-	105	23,586	23,587
240	Home	16,501	19,958	(3,456)	33,874	33,874
250	Affordable Housing	404,798	270,360	134,438	4,358,655	4,520,277
320	Debt Service	7,670,656	-	7,670,656	11,123,661	11,123,661
330	Howard Ridge	633,587	122,256	511,331	2,391,141	2,409,973
335	West Evanston	1,069,003	464,506	604,497	3,026,568	3,026,568
340	Dempster-Dodge-TIF	273,873	64,448	209,425	1,190,641	1,190,641
345	Chicago Main-TIF	622,915	112,737	510,177	345,079	1,270,347
350	Special Service Area (SSA) #6	112,747	-	112,747	171,166	393,028
355	Special Service Area (SSA) #7	75,523	-	75,523	96,513	96,512
360	Special Service Area (SSA) #8	26,653	-	26,653	35,412	35,412
361	Special Service Area (SSA) #10	-	-	-	-	-
365	Five-Fifth TIF	748,067	24,633	723,434	1,013,212	1,599,159
415	Capital Improvements	1,592,649	2,583,325	(990,675)	(8,238,747)	(2,640,036)
416	Crown Construction	61,327	196,144	(134,817)	4,992,397	4,992,398
417	Crown Community CTR Maintenance	58,332	-	58,332	898,369	898,369
420	Special Assessment	91,706	4,370	87,336	1,290,016	1,290,015
505	Parking	3,439,974	3,717,552	(277,578)	2,362,739	1,727,946
510	Water	17,523,427	8,304,805	9,218,622	20,592,891	15,855,923
515	Sewer	2,653,821	2,299,356	354,465	11,126,223	9,883,891
520	Solid Waste	2,145,402	1,744,145	401,257	4,122,551	3,019,559
600	Fleet	1,422,744	1,151,504	271,240	1,934,961	291,423
601	Equipment Replacement	315,412	446,648	(131,235)	6,033,909	3,425,343
605	Insurance	6,900,354	8,219,830	(1,319,475)	3,287,565	5,051,929
	All Funds Total	117,169,118	91,894,472	25,274,646	138,964,999	154,309,698

Section 2 - General Fund Revenues and Expenses

The unaudited financials as of April 30, 2025 show the General Fund with a fund balance of \$52,478,225 and a cash balance of \$48,040,454.

There is a three (3) month lag in some of the state distributed revenues like Sales Tax, Home Rule Sales Tax, Use Tax, and Telecommunication Tax. The City will not receive the April allocations until July 2025.

Other Notes about General Fund Expenses and Revenues:

- In January, the City received a \$2.7M Building Permit payment from Northwestern for construction at the Donald P. Jacobs Center (2001 Sheridan Road).
- In April, the City received a \$3.5M Building Permit payment from Northwestern for the new Kellogg Educational Center (2169 Campus Drive).
- The first installments of \$15.5M transfers from the General Fund to the Public Safety Pensions is reflected in the "Non-Departmental" line in Table 3.
- The first \$1.0M of Real Estate Transfer Taxes (RETT) for the Reparations Fund were received in January-April. All RETT revenue beyond the first \$1.0M are allocated to the General Fund.

*Table 2
FY 2025 General Fund Actual Revenues (through April 30, 2025)*

Revenue	FY 2025 Budget	FY 2025 YTD Actual	% of Budget	FY 2024 YTD Actual
51017 - PENSION PROPERTY TAX	19,990,105	10,726,593	54%	10,452,690
51545 - STATE INCOME TAX	13,500,000	5,728,565	42%	5,244,967
51525 - SALES TAX - BASIC	13,350,000	4,517,192	34%	4,190,403
51530 - SALES TAX - HOME RULE	10,500,000	3,415,328	33%	3,272,075
51015 - PROPERTY TAXES	9,449,797	5,077,543	54%	4,704,419
53565 - RECREATION PROGRAM FEES	8,217,409	3,241,805	39%	2,965,289
52080 - BUILDING PERMITS	5,000,000	8,230,336	165%	2,914,729
52505 - TICKET FINES-PARKING	3,800,000	1,100,731	29%	1,043,276
51595 - LIQUOR TAX	3,300,000	779,958	24%	718,767
51515 - STATE USE TAX	2,900,000	560,508	19%	945,062
51565 - ELECTRIC UTILITY TAX	2,900,000	902,360	31%	858,313
51600 - PARKING TAX	2,900,000	726,063	25%	829,485
52010 - WHEEL TAX	2,800,000	158,602	6%	181,449
53675 - AMBULANCE SERVICE	2,800,000	1,488,703	53%	851,323
51605 - PERSONAL PROPERTY REPLACEMENT	2,500,000	254,029	10%	489,832
51620 - REAL ESTATE TRANSFER TAX*	2,500,000	292,893	12%	0
53676 - GEMT SERVICE REVENUE	2,500,000	649,148	26%	429,497
51550 - MUNICIPAL HOTEL TAX	2,350,000	443,669	19%	442,106
51570 - NATURAL GAS UTILITY TAX	1,500,000	723,804	48%	642,603
51630 - AMUSEMENT TAX	1,300,000	333,001	26%	333,746
51625 - TELECOMMUNICATIONS TAX	1,050,000	382,930	36%	355,444
51590 - EVANSTON MOTOR FUEL TAX	1,000,000	285,595	29%	276,046
ALL OTHER GF REVENUE	13,738,934	4,623,927	34%	4,121,930
TRANSFERS FROM OTHER FUNDS	10,381,740	2,960,580	29%	2,824,460
GF TOTAL**	140,227,985	57,603,863	41%	49,087,909

*This figure EXCLUDES the \$1.0M budgeted for the Reparations Fund. The Reparations Fund has received \$1.0M (100%) Real Estate Transfer Tax (RETT) revenue through April 30, 2025.

**The \$11.1M "Use of Fund Balance" is excluded from Budget Total because no actual revenues will be recorded

Table 3
FY 2025 General Fund Actual Expenses
By Department

Funds	FY 2025 Budget	FY 2025 YTD Actual	% of Budget	FY 2024 Budget	FY 2024 Actual YTD	% of Budget
Expenses						
12 LEGISLATIVE				0	4687	
13 CITY COUNCIL	594,319	139,686	24%	594,133	192,953	32%
14 CITY CLERK	538,319	135,988	25%	535,355	119,469	22%
15 CITY MANAGER'S OFFICE	12,228,582	3,368,601	28%	10,177,532	1,941,344	19%
17 LAW	1,521,045	593,702	39%	1,354,786	336,576	25%
19 ADMINISTRATIVE SERVICES	13,527,596	4,039,644	30%	15,148,003	4,165,138	27%
21 COMMUNITY DEVELOPMENT	5,078,229	1,289,033	25%	4,687,076	1,133,681	24%
22 POLICE	36,152,937	12,394,295	34%	35,221,511	11,995,994	34%
23 FIRE MGMT & SUPPORT	23,294,964	7,097,494	30%	22,110,663	6,604,564	30%
24 HEALTH	1,969,411	507,743	26%	1,817,273	538,215	30%
30 PARKS AND RECREATION	15,760,980	4,011,336	25%	14,547,351	6,418,177	44%
40 PUBLIC WORKS AGENCY	16,350,871	4,424,423	27%	15,868,893	4,011,901	25%
99 NON-DEPARTMENTAL	24,261,149	15,529,713	64%	21,864,968	13,242,728	61%
Expenses Total	151,278,402	53,531,659	35%	143,927,543	50,705,425	35%

Police and Fire Overtime

Through April 30, 2025, Police has spent 31% of budgeted overtime and Fire has spent 33% of budgeted overtime.

Table 4
FY 2025 Police and Fire Overtime YTD Expenses

General Fund OT Costs	FY 2025 Budget	FY 2025 YTD Actual	% of Budget	FY 2024 Budget	FY 2024 YTD Actual	% of Budget
Police	2,036,349	635,665	31%	1,736,349	489,472	28%
Fire	1,329,500	440,460	33%	1,084,000	275,486	25%

Section 3 - Enterprise Funds

Parking Fund

Through April 30, 2025, the Parking Fund is showing a fund balance of \$2,362,739 and a cash balance of \$1,727,946.

Water Fund

Through April 30, 2025, the Water Fund is showing a fund balance of \$20,592,891 and a cash balance of \$15,855,923. A significant portion of this fund balance are 2024 bond proceeds which the City continues to spend down on capital projects.

Sewer Fund

Through April 30, 2025, the Sewer Fund is showing a fund balance of \$11,126,223 and a cash balance of \$9,883,891.

Solid Waste Fund

Through April 30, 2025, the Solid Waste Fund is showing a fund balance of \$4,122,551 and a cash balance of \$3,019,559.

Section 4 - Other Funds

Capital Improvements Fund

Through April 30, 2025, the CIP Fund is showing a fund balance of (\$8,238,747) and a cash balance of (\$2,640,036). The difference between Cash and Fund Balance is largely attributed to cash on hand for projects completed but not yet invoiced by the Illinois Department of Transportation (IDOT).

Fleet Fund

Through April 30, 2025, the Fleet Fund is showing a fund balance of \$1,934,961 and a cash balance of \$291,423. The difference between cash and fund balance is primarily due to inventory on hand.

Insurance Fund

Through April 30, 2025, the Insurance Fund is showing a fund balance of \$3,287,565 and a cash balance of \$5,051,929.

Funds	FY 2025 Budget	FY 2025 Actual YTD	% of Budget	FY 2024 Budget	FY 2024 Actual YTD	% of Budget
100 GENERAL FUND						
Revenue						
Charges for Services	12,765,709	5,672,683	44%	11,655,200	4,144,838	36%
Fines and Forfeitures	4,375,000	1,222,347	28%	3,725,000	1,127,426	30%
Interest Income	750,000	798,810	107%	500,000	603,422	121%
Interfund Transfers	10,031,740	2,843,912	28%	9,623,390	2,707,796	28%
Intergovernmental Revenue	4,404,334	1,253,195	28%	3,966,034	1,117,651	28%
Licenses, Permits and Fees	9,597,300	9,187,623	96%	7,336,450	4,271,702	58%
Other Revenue	1,849,000	444,986	24%	1,301,500	309,606	24%
Other Taxes	67,015,000	20,376,170	30%	66,300,000	19,648,359	30%
Property Taxes	29,439,902	15,804,136	54%	29,047,402	15,157,109	52%
Revenue Total	140,227,985	57,603,863	41%	133,454,976	49,087,909	37%
Expenses						
Capital Outlay	398,978	25,480	6%	272,000	2,744,098	1009%
Community Sponsored Organizations	120,000	85,404	71%	120,000	0	
Contingencies	125,000	150,572	120%	126,000	206	0%
Insurance and Other Chargebacks	33,605,744	16,840,523	50%	29,518,684	14,607,745	49%
Interfund Transfers	4,457,100	1,452,364	33%	4,887,100	1,379,032	28%
Miscellaneous	1,029,798	472,751	46%	1,545,213	119,260	8%
Salary and Benefits	91,592,836	29,567,045	32%	88,012,393	27,127,834	31%
Services and Supplies	19,948,946	4,937,519	25%	19,446,153	4,727,251	24%
Expenses Total	151,278,402	53,531,659	35%	143,927,543	50,705,425	35%
170 AMERICAN RESCUE PLAN						
Revenue						
Interest Income	650,000	236,556	36%	50,000	477,709	955%
Other Revenue	0	1,687		0	(2,428)	
Revenue Total	650,000	238,243	37%	50,000	475,281	951%
Expenses						
Capital Outlay	2,431,300	285,709	12%	10,188,900	510,229	5%
Community Sponsored Organizations	2,542,000	38,426	2%	0	162,500	
Insurance and Other Chargebacks	100,000	0		100,000	0	
Interfund Transfers	1,500,000	0		1,250,000	0	
Miscellaneous	8,396,724	492,443	6%	10,294,191	80,948	1%
Salary and Benefits	115,871	0				
Services and Supplies	2,977,080	26,607	1%	3,275,000	77,881	2%
Expenses Total	18,062,975	843,185	5%	25,108,091	831,558	3%

Funds	FY 2025 Budget	FY 2025 Actual YTD	% of Budget	FY 2024 Budget	FY 2024 Actual YTD	% of Budget
175 GENERAL ASSISTANCE FUND						
Revenue						
Interest Income	1,000	20,212	2021%	1,000	25,987	2599%
Other Revenue	27,500	0		27,500	3,766	14%
Property Taxes	750,000	579,016	77%	1,050,000	684,168	65%
Revenue Total	778,500	599,228	77%	1,078,500	713,921	66%
Expenses						
Miscellaneous	7,000	1,598	23%	7,000	1,112	16%
Salary and Benefits	560,420	177,945	32%	539,408	174,655	32%
Services and Supplies	775,500	232,534	30%	874,482	201,918	23%
Expenses Total	1,342,920	412,077	31%	1,420,890	377,686	27%
176 HUMAN SERVICES FUND						
Revenue						
Interest Income	6,000	7,212	120%	6,000	17,282	288%
Intergovernmental Revenue	335,000	66,926	20%	114,000	288,887	253%
Other Revenue	20,000	0		20,000	0	
Property Taxes	3,650,000	1,825,000	50%	3,360,000	1,680,000	50%
Revenue Total	4,011,000	1,899,138	47%	3,500,000	1,986,169	57%
Expenses						
Community Sponsored Organizations	60,000	239,829	400%	60,000	49,711	83%
Miscellaneous	210,000	74,297	35%	210,000	23,946	11%
Salary and Benefits	3,288,979	946,650	29%	2,654,369	788,676	30%
Services and Supplies	2,801,998	66,611	2%	2,334,063	48,020	2%
Expenses Total	6,360,977	1,327,387	21%	5,258,432	910,351	17%
177 REPARATIONS FUND						
Revenue						
Interest Income	2,500	1,384	55%	2,500	20,461	818%
Intergovernmental Revenue	100,000	0		100,000	0	
Other Revenue	0	1,010		0	3,424	
Other Taxes	1,200,000	1,000,000	83%	1,400,000	745,130	53%
Revenue Total	1,302,500	1,002,394	77%	1,502,500	769,015	51%
Expenses						
Miscellaneous	1,200,000	569,969	47%	3,400,000	1,913,466	56%
Services and Supplies	101,000	656	1%	101,000	25,377	25%
Expenses Total	1,301,000	570,625	44%	3,501,000	1,938,843	55%

Funds	FY 2025 Budget	FY 2025 Actual YTD	% of Budget	FY 2024 Budget	FY 2024 Actual YTD	% of Budget
178 SUSTAINABILITY FUND						
Revenue						
Fines and Forfeitures	10,000	0				
Interest Income	2,000	5,254	263%	2,000	8,244	412%
Interfund Transfers	800,000	100,000	13%	700,000	66,668	10%
Intergovernmental Revenue	260,000	0		10,000	0	
Licenses, Permits and Fees	0	154,840		500,000	149,324	30%
Other Revenue	500,000	0		650,000	0	
Revenue Total	1,572,000	260,094	17%	1,862,000	224,236	12%
Expenses						
Community Sponsored Organizations	500,000	0		500,000	0	
Miscellaneous	190,000	33,864	18%	525,000	0	
Salary and Benefits	400,513	82,853	21%	250,368	76,378	31%
Services and Supplies	616,000	3,535	1%	725,120	93,985	13%
Expenses Total	1,706,513	120,252	7%	2,000,488	170,362	9%
180 GOOD NEIGHBOR FUND						
Revenue						
Interest Income	0	4,713		1,000	1,967	197%
Other Revenue	3,000,000	0		3,000,000	0	
Revenue Total	3,000,000	4,713	0%	3,001,000	1,967	0%
Expenses						
Interfund Transfers	3,000,000	0		3,000,000	0	
Miscellaneous	164,000	0		314,000	0	
Services and Supplies	0	685,925		0	77	
Expenses Total	3,164,000	685,925	22%	3,314,000	77	0%

Funds	FY 2025 Budget	FY 2025 Actual YTD	% of Budget	FY 2024 Budget	FY 2024 Actual YTD	% of Budget
185 LIBRARY FUND						
Revenue						
Charges for Services	1,000	50	5%	400	1,418	354%
Interest Income	25,000	99,434	398%	25,000	94,863	379%
Interfund Transfers	173,750	173,570	100%	216,999	0	
Intergovernmental Revenue	155,000	14,680	9%	200,213	4,226	2%
Library Revenue	82,000	25,986	32%	109,394	41,111	38%
Other Revenue	402,000	93,391	23%	405,000	81,009	20%
Property Taxes	8,624,347	4,434,565	51%	8,213,664	3,952,927	48%
Revenue Total	9,463,097	4,841,676	51%	9,170,670	4,175,554	46%
Expenses						
Capital Outlay	2,000	0		3,500	0	
Insurance and Other Chargebacks				0	168	
Interfund Transfers	360,325	813,672	226%	360,325	120,104	33%
Salary and Benefits	7,497,302	2,086,911	28%	7,264,128	1,841,727	25%
Services and Supplies	2,147,619	614,689	29%	2,313,194	522,240	23%
Expenses Total	10,007,246	3,515,272	35%	9,941,147	2,484,239	25%
186 LIBRARY DEBT SERVICE FUND						
Revenue						
Property Taxes	576,946	288,473	50%	574,677	287,338	50%
Revenue Total	576,946	288,473	50%	574,677	287,338	50%
Expenses						
Debt Service	576,946	0		574,677	0	
Expenses Total	576,946	0		574,677	0	
187 LIBRARY CAPITAL IMPROVEMENT FD						
Revenue						
Interfund Transfers	0	693,564				
Other Revenue	1,900,000	0		550,000	0	
Revenue Total	1,900,000	693,564	37%	550,000	0	
Expenses						
Capital Outlay	1,900,000	0		550,000	(9,920)	-2%
Expenses Total	1,900,000	0		550,000	(9,920)	-2%

Funds	FY 2025 Budget	FY 2025 Actual YTD	% of Budget	FY 2024 Budget	FY 2024 Actual YTD	% of Budget
200 MOTOR FUEL TAX FUND						
Revenue						
Interest Income	50,000	110,967	222%	15,000	120,047	800%
Intergovernmental Revenue	3,300,000	1,143,803	35%	2,986,239	1,098,278	37%
Revenue Total	3,350,000	1,254,769	37%	3,001,239	1,218,325	41%
Expenses						
Capital Outlay	4,469,650	46,788	1%	4,405,000	6,167	0%
Salary and Benefits				325,000	0	
Services and Supplies	1,890,000	355,340	19%	1,890,000	296,508	16%
Expenses Total	6,359,650	402,128	6%	6,620,000	302,675	5%
205 EMERGENCY TELEPHONE (E911) FUND						
Revenue						
Interest Income	15,000	4,029	27%	7,000	11,276	161%
Other Taxes	1,450,000	319,844	22%	1,450,000	361,300	25%
Revenue Total	1,465,000	323,873	22%	1,457,000	372,576	26%
Expenses						
Capital Outlay	445,000	41,906	9%	480,000	9,310	2%
Insurance and Other Chargebacks	19,142	6,380	33%	19,142	6,380	33%
Interfund Transfers	100,000	33,332	33%	100,000	33,332	33%
Miscellaneous				0	338	
Salary and Benefits	903,749	277,271	31%	810,331	221,519	27%
Services and Supplies	394,950	269,180	68%	368,350	71,937	20%
Expenses Total	1,862,841	628,070	34%	1,777,823	342,816	19%
206 FOREIGN FIRE INSURANCE						
Revenue						
Interfund Transfers				0	27,500	
Other Taxes	250,000	0				
Revenue Total	250,000	0		0	27,500	
Expenses						
Capital Outlay	200,000	0				
Expenses Total	200,000	0				
210 SPECIAL SERVICE AREA (SSA) #9						
Revenue						
Interest Income	0	989		0	4,983	
Property Taxes	642,145	287,504	45%	592,665	325,032	55%
Revenue Total	642,145	288,493	45%	592,665	330,016	56%
Expenses						
Services and Supplies	642,145	0		575,000	325,032	57%
Expenses Total	642,145	0		575,000	325,032	57%

Funds	FY 2025 Budget	FY 2025 Actual YTD	% of Budget	FY 2024 Budget	FY 2024 Actual YTD	% of Budget
215 CDBG FUND						
Revenue						
Interest Income	0	1,359		0	3,388	
Intergovernmental Revenue	2,616,400	0		3,068,463	6,470	0%
Revenue Total	2,616,400	1,359	0%	3,068,463	9,857	0%
Expenses						
Capital Outlay	1,160,000	0		0	6,470	
Community Sponsored Organizations	0	10,000		75,000	0	
Miscellaneous	2,198,445	0		2,341,499	0	
Salary and Benefits	319,903	101,154	32%	681,559	164,939	24%
Services and Supplies	110,650	163	0%	17,480	3,979	23%
Expenses Total	3,788,998	111,317	3%	3,115,538	175,388	6%
220 CDBG LOAN FUND						
Revenue						
Interest Income	5,000	6,569	131%	5,000	8,252	165%
Other Revenue	301,565	3,091	1%	443,121	2,699	1%
Revenue Total	306,565	9,660	3%	448,121	10,951	2%
Expenses						
Services and Supplies	306,565	0		440,000	0	
Expenses Total	306,565	0		440,000	0	
235 NEIGHBORHOOD IMPROVEMENT						
Revenue						
Interest Income	0	105		0	239	
Revenue Total	0	105		0	239	
Expenses						
Services and Supplies				0	1	
Expenses Total				0	1	
240 HOME FUND						
Revenue						
Interest Income	150	363	242%	150	145	97%
Intergovernmental Revenue	2,256,469	7,010	0%	2,345,000	0	
Other Revenue	25,000	9,128	37%	25,000	9,003	36%
Revenue Total	2,281,619	16,501	1%	2,370,150	9,148	0%
Expenses						
Insurance and Other Chargebacks	1,150,000	0		1,150,000	0	
Miscellaneous	2,000	0		2,000	207	10%
Salary and Benefits	42,847	12,927	30%	68,137	15,034	22%
Services and Supplies	1,081,065	7,031	1%	801,065	8,768	1%
Expenses Total	2,275,912	19,958	1%	2,021,202	24,009	1%

Funds	FY 2025 Budget	FY 2025 Actual YTD	% of Budget	FY 2024 Budget	FY 2024 Actual YTD	% of Budget
250 AFFORDABLE HOUSING FUND						
Revenue						
Interest Income	40,000	64,945	162%	8,000	53,340	667%
Interfund Transfers	1,000,000	0		1,000,000	0	
Intergovernmental Revenue	0	6,723		145,000	23,708	16%
Other Revenue	130,000	333,131	256%	130,000	32,917	25%
Other Taxes	50,000	0		50,000	0	
Revenue Total	1,220,000	404,798	33%	1,333,000	109,965	8%
Expenses						
Community Sponsored Organizations	0	10,493		154,000	55,011	36%
Insurance and Other Chargebacks				11,000	0	
Miscellaneous	1,001,500	750	0%	1,051,500	2,320	0%
Salary and Benefits	175,980	28,373	16%	41,038	15,034	37%
Services and Supplies	1,185,000	230,744	19%	1,670,000	11,920	1%
Expenses Total	2,362,480	270,360	11%	2,927,538	84,284	3%
320 DEBT SERVICE FUND						
Revenue						
Interest Income	10,000	127,753	1278%	10,000	19,433	194%
Interfund Transfers	1,822,547	530,640	29%	2,693,941	536,764	20%
Other Revenue	1,393,221	0		0	301	
Property Taxes	12,766,093	7,012,262	55%	12,766,093	6,839,591	54%
Revenue Total	15,991,861	7,670,656	48%	15,470,034	7,396,089	48%
Expenses						
Debt Service	15,981,861	0		15,460,034	0	
Interfund Transfers				0	0	
Services and Supplies	7,000	0		6,600	6,304	96%
Expenses Total	15,988,861	0		15,466,634	6,304	0%
330 HOWARD-RIDGE TIF FUND						
Revenue						
Interest Income	12,000	9,854	82%	10,000	32,780	328%
Other Revenue	0	14,000		5,000	3,500	70%
Property Taxes	1,336,000	609,733	46%	1,100,000	569,138	52%
Revenue Total	1,348,000	633,587	47%	1,115,000	605,418	54%
Expenses						
Capital Outlay	100,000	169	0%	50,000	0	
Interfund Transfers	343,913	114,636	33%	363,513	121,172	33%
Miscellaneous	350,000	4,425	1%			
Services and Supplies	63,500	3,026	5%	65,000	7,519	12%
Expenses Total	857,413	122,256	14%	478,513	128,691	27%

Funds	FY 2025 Budget	FY 2025 Actual YTD	% of Budget	FY 2024 Budget	FY 2024 Actual YTD	% of Budget
335 WEST EVANSTON TIF FUND						
Revenue						
Interest Income	6,000	12,653	211%	5,000	44,759	895%
Property Taxes	2,211,000	1,056,350	48%	1,450,000	947,177	65%
Revenue Total	2,217,000	1,069,003	48%	1,455,000	991,936	68%
Expenses						
Capital Outlay	1,560,790	415,644	27%	3,315,000	38,830	1%
Interfund Transfers	110,550	36,852	33%	75,000	25,000	33%
Miscellaneous	52,000	12,000	23%	12,000	0	
Services and Supplies	1,100,000	9	0%	1,005,000	79,957	8%
Expenses Total	2,823,340	464,506	16%	4,407,000	143,787	3%
340 DEMPSTER-DODGE TIF FUND						
Revenue						
Interest Income	3,000	4,975	166%	1,000	11,629	1163%
Property Taxes	488,000	268,898	55%	180,000	243,502	135%
Revenue Total	491,000	273,873	56%	181,000	255,131	141%
Expenses						
Interfund Transfers	193,343	64,448	33%	176,857	58,952	33%
Miscellaneous	10,000	0				
Services and Supplies	2,000	0		2,000	356	18%
Expenses Total	205,343	64,448	31%	178,857	59,308	33%
345 CHICAGO-MAIN TIF						
Revenue						
Interest Income	10,000	5,114	51%	5,000	38,794	776%
Other Revenue				1,880,000	50,000	3%
Property Taxes	1,295,000	617,800	48%	1,000,000	571,203	57%
Revenue Total	1,305,000	622,915	48%	2,885,000	659,998	23%
Expenses						
Capital Outlay	260,000	0		260,000	222,413	86%
Interfund Transfers	307,990	102,664	33%	272,480	90,828	33%
Miscellaneous	540,000	7,870	1%	250,000	0	
Services and Supplies	50,010	2,203	4%	15,010	1,770	12%
Expenses Total	1,158,000	112,737	10%	797,490	315,011	40%

Funds	FY 2025 Budget	FY 2025 Actual YTD	% of Budget	FY 2024 Budget	FY 2024 Actual YTD	% of Budget
350 SPECIAL SERVICE AREA (SSA) #6						
Revenue						
Interest Income	250	1,573	629%	250	5,435	2174%
Property Taxes	221,000	111,175	50%	221,000	101,326	46%
Revenue Total	221,250	112,747	51%	221,250	106,761	48%
Expenses						
Services and Supplies	220,000	0		220,000	101,639	46%
Expenses Total	220,000	0		220,000	101,639	46%
355 SPECIAL SERVICE AREA (SSA) #7						
Revenue						
Interest Income	200	337	169%	200	1,226	613%
Property Taxes	142,000	75,186	53%	142,000	71,826	51%
Revenue Total	142,200	75,523	53%	142,200	73,052	51%
Expenses						
Services and Supplies	140,000	0		140,000	71,826	51%
Expenses Total	140,000	0		140,000	71,826	51%
360 SPECIAL SERVICE AREA (SSA) #8						
Revenue						
Interest Income	0	124		0	559	
Property Taxes	60,200	26,529	44%	60,200	30,974	51%
Revenue Total	60,200	26,653	44%	60,200	31,533	52%
Expenses						
Services and Supplies	60,200	0		60,200	30,974	51%
Expenses Total	60,200	0		60,200	30,974	51%
361 SPECIAL SERVICE AREA (SSA) #10						
Revenue						
Property Taxes	92,624	0				
Revenue Total	92,624	0				
Expenses						
Services and Supplies	90,000	0				
Expenses Total	90,000	0				

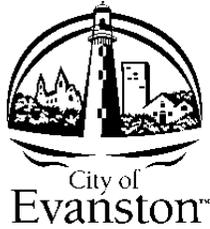
Funds	FY 2025 Budget	FY 2025 Actual YTD	% of Budget	FY 2024 Budget	FY 2024 Actual YTD	% of Budget
365 FIVE FIFTH TIF FUND						
Revenue						
Interest Income	1,000	5,329	533%	0	1,189	
Property Taxes	1,477,000	742,739	50%	0	430,331	
Revenue Total	1,478,000	748,067	51%	0	431,519	
Expenses						
Capital Outlay	140,520	0				
Interfund Transfers	73,850	24,616	33%			
Miscellaneous	60,000	17	0%			
Services and Supplies	950,000	0		100,000	2,356	2%
Expenses Total	1,224,370	24,633	2%	100,000	2,356	2%
415 CAPITAL IMPROVEMENTS FUND						
Revenue						
Interest Income	75,000	46,639	62%	0	40,280	
Intergovernmental Revenue	5,027,000	800,000	16%	1,470,000	363,683	25%
Licenses, Permits and Fees	0	608,490				
Other Revenue	21,225,000	137,521	1%	23,283,500	61,528	0%
Revenue Total	26,327,000	1,592,649	6%	24,753,500	465,491	2%
Expenses						
Capital Outlay	24,532,000	2,085,980	9%	23,358,500	2,265,596	10%
Services and Supplies	1,690,000	497,345	29%	1,860,000	396,637	21%
Expenses Total	26,222,000	2,583,325	10%	25,218,500	2,662,233	11%
416 CROWN CONSTRUCTION FUND						
Revenue						
Interest Income	10,000	42,979	430%	10,000	108,475	1085%
Other Revenue	1,000,000	18,348	2%	1,000,000	(1,158)	0%
Revenue Total	1,010,000	61,327	6%	1,010,000	107,317	11%
Expenses						
Capital Outlay	200,000	0		200,000	0	
Interfund Transfers	588,369	196,124	33%	619,118	206,372	33%
Services and Supplies	60	20	33%	60	20	33%
Expenses Total	788,429	196,144	25%	819,178	206,392	25%
417 CROWN COMMUNITY CTR MAINTENANCE						
Revenue						
Interfund Transfers	175,000	58,332	33%	175,000	58,332	33%
Revenue Total	175,000	58,332	33%	175,000	58,332	33%
Expenses						
Capital Outlay	175,000	0		175,000	0	
Expenses Total	175,000	0		175,000	0	

Funds	FY 2025 Budget	FY 2025 Actual YTD	% of Budget	FY 2024 Budget	FY 2024 Actual YTD	% of Budget
420 SPECIAL ASSESSMENT FUND						
Revenue						
Interest Income	20,000	18,460	92%	35,000	11,933	34%
Other Taxes	200,000	73,246	37%	125,000	84,757	68%
Revenue Total	220,000	91,706	42%	160,000	96,690	60%
Expenses						
Capital Outlay	1,650,000	4,350	0%	452,500	0	
Interfund Transfers	230,631	0		425,652	30,668	7%
Services and Supplies	50	20	40%	50	20	40%
Expenses Total	1,880,681	4,370	0%	878,202	30,688	3%
505 PARKING SYSTEM FUND						
Revenue						
Charges for Services	8,980,000	3,266,293	36%	8,420,000	2,949,727	35%
Interest Income	40,000	39,768	99%	25,000	42,761	171%
Intergovernmental Revenue				1,100,000	0	
Licenses, Permits and Fees	300,000	0				
Other Revenue	538,900	133,913	25%	422,900	112,938	27%
Revenue Total	9,858,900	3,439,974	35%	9,967,900	3,105,427	31%
Expenses						
Capital Outlay	2,425,000	664,756	27%	0	0	
Debt Service	76,900	0		79,150	0	
Insurance and Other Chargebacks	369,077	123,024	33%	369,077	123,024	33%
Interfund Transfers	3,180,390	1,060,128	33%	3,180,390	1,060,128	33%
Salary and Benefits	1,310,682	406,255	31%	1,582,397	507,628	32%
Services and Supplies	4,521,650	1,463,389	32%	4,220,350	1,534,035	36%
Expenses Total	11,883,699	3,717,552	31%	9,431,364	3,224,814	34%

Funds	FY 2025 Budget	FY 2025 Actual YTD	% of Budget	FY 2024 Budget	FY 2024 Actual YTD	% of Budget
510 WATER FUND						
Revenue						
Charges for Services	28,625,100	8,761,089	31%	25,259,051	7,270,700	29%
Interest Income	150,000	194,131	129%	70,000	64,417	92%
Licenses, Permits and Fees	50,000	17,092	34%	50,000	29,256	59%
Other Revenue	35,718,235	8,551,115	24%	66,234,150	27,404	0%
Revenue Total	64,543,335	17,523,427	27%	91,613,201	7,391,777	8%
Expenses						
Capital Outlay	37,825,905	2,035,929	5%	58,470,500	2,898,706	5%
Contingencies				1,000	0	
Debt Service	6,395,895	326,075	5%	4,826,609	323,660	7%
Insurance and Other Chargebacks	1,665,135	555,044	33%	1,665,135	561,846	34%
Interfund Transfers	4,363,000	1,454,336	33%	4,363,000	1,454,336	33%
Miscellaneous				10,000	0	
Salary and Benefits	7,478,277	2,205,088	29%	7,936,849	1,923,440	24%
Services and Supplies	11,060,370	1,728,334	16%	10,284,310	1,423,922	14%
Expenses Total	68,788,582	8,304,805	12%	87,557,403	8,585,910	10%
515 SEWER FUND						
Revenue						
Charges for Services	8,080,000	2,563,547	32%	10,229,424	2,637,801	26%
Interest Income	80,000	90,274	113%	25,000	40,484	162%
Other Revenue	1,000	0		1,000	768	77%
Revenue Total	8,161,000	2,653,821	33%	10,255,424	2,679,053	26%
Expenses						
Capital Outlay	3,820,000	517,810	14%	2,950,000	0	
Debt Service	2,668,164	698,696	26%	3,550,270	820,389	23%
Insurance and Other Chargebacks	369,800	123,268	33%	369,800	123,268	33%
Interfund Transfers	1,642,251	547,416	33%	1,271,321	423,772	33%
Salary and Benefits	1,444,286	384,599	27%	1,546,276	383,151	25%
Services and Supplies	538,500	27,568	5%	1,718,600	22,906	1%
Expenses Total	10,483,001	2,299,356	22%	11,406,267	1,773,486	16%

Funds	FY 2025 Budget	FY 2025 Actual YTD	% of Budget	FY 2024 Budget	FY 2024 Actual YTD	% of Budget
520 SOLID WASTE FUND						
Revenue						
Charges for Services	5,267,000	1,543,467	29%	4,902,674	1,454,134	30%
Interest Income	3,000	23,971	799%	3,000	3,525	118%
Interfund Transfers	100,000	0		100,000	0	
Licenses, Permits and Fees	351,000	98,086	28%	375,000	163,573	44%
Other Revenue	39,350	4,878	12%	38,000	3,475	9%
Property Taxes	950,000	475,000	50%	1,332,500	666,250	50%
Revenue Total	6,710,350	2,145,402	32%	6,751,174	2,290,957	34%
Expenses						
Capital Outlay	825,000	27,038	3%	850,000	17,008	2%
Interfund Transfers	418,600	139,532	33%	418,600	139,532	33%
Miscellaneous	30,000	10,132	34%	30,000	8,616	29%
Salary and Benefits	1,858,244	545,619	29%	1,893,717	519,363	27%
Services and Supplies	3,793,214	1,021,825	27%	4,081,466	1,039,672	25%
Expenses Total	6,925,058	1,744,145	25%	7,273,783	1,724,191	24%
600 FLEET SERVICES FUND						
Revenue						
Charges for Services	4,216,140	1,405,376	33%	4,216,140	1,405,376	33%
Interest Income	1,000	1,280	128%	1,000	0	
Other Revenue	44,000	16,088	37%	44,000	57,798	131%
Revenue Total	4,261,140	1,422,744	33%	4,261,140	1,463,174	34%
Expenses						
Capital Outlay				0	780	
Salary and Benefits	1,715,375	536,117	31%	1,624,232	494,051	30%
Services and Supplies	2,488,890	615,387	25%	2,588,890	490,300	19%
Expenses Total	4,204,265	1,151,504	27%	4,213,122	985,131	23%
601 EQUIPMENT REPLACEMENT FUND						
Revenue						
Charges for Services	874,885	291,628	33%	754,885	251,628	33%
Interest Income	2,000	15,893	795%	2,000	11,163	558%
Interfund Transfers	1,500,000	0				
Intergovernmental Revenue				1,250,000	0	
Other Revenue	50,000	7,891	16%	25,000	60,990	244%
Revenue Total	2,426,885	315,412	13%	2,031,885	323,781	16%
Expenses						
Capital Outlay	5,296,912	446,160	8%	3,365,167	550,200	16%
Services and Supplies	200,000	488	0%	0	411	
Expenses Total	5,496,912	446,648	8%	3,365,167	550,611	16%

Funds	FY 2025 Budget	FY 2025 Actual YTD	% of Budget	FY 2024 Budget	FY 2024 Actual YTD	% of Budget
605 INSURANCE FUND						
Revenue						
Charges for Services	0	167		0	911	
Insurance	10,175,654	3,064,302	30%	10,098,091	3,160,406	31%
Interest Income	0	18,154		0	10,501	
Other Revenue	12,180,000	3,524,534	29%	12,859,571	3,298,623	26%
Workers Compensation and Liability	886,000	293,198	33%	886,000	276,400	31%
Revenue Total	23,241,654	6,900,354	30%	23,843,662	6,746,841	28%
Expenses						
Insurance and Other Chargebacks	18,412,500	6,070,866	33%	19,330,965	5,758,214	30%
Salary and Benefits	193	1,676	868%	3,805	1,946	51%
Services and Supplies	3,961,000	2,147,288	54%	3,660,000	2,356,522	64%
Expenses Total	22,373,693	8,219,830	37%	22,994,770	8,116,681	35%



Memorandum

To: Honorable Mayor and Members of the City Council
From: Elizabeth Williams, Planning & Zoning Manager
Subject: Weekly Zoning Report
Date: May 30, 2025

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 ewilliams@cityofevanston.org if you have any questions or need additional information.

Cases Received and Pending, May 22, 2025 to May 28, 2025

Backlog (business days received until reviewed): 15

Volume (number of cases pending initial staff review): 16

Zoning Reviews

Ward	Property Address	Zoning	Type	Project Description	Received	Status
1	144 Greenwood Street	R1	Building Permit	Install a modular ramp with handrails	04/29/24	pending additional information from the applicant
1	818 Church Street	D3	Building Permit	Remove and replace fire escape staircase	02/28/25	pending additional information from the applicant
2	2118 Lake Street	R2	Building Permit	Patio and retaining wall	05/01/24	pending additional information from the applicant
2	1812 Lake Street	R3	Building Permit	Garage	06/25/24	non-compliant, pending additional information/revisions from the applicant
2	1620 Darrow Avenue	R3	Building Permit	Addition	10/02/24	non-compliant, pending revisions/variation application from the applicant
2	1732 Wesley Avenue	R1	Building Permit	Enlarge patio	04/15/25	pending additional information from the applicant
2	1206 Dewey Avenue	R3	Building Permit	Addition and remodel with ADU in basement	04/16/25	non-compliant, pending revisions or minor variation application from the applicant
2	1616 Fowler Avenue	R2	Building Permit	Replace front steps and walk, back steps, new patio and walk	04/28/25	pending additional information from the applicant
2	2200 Greenwood Street	R4	Building Permit	Pergola	05/01/25	pending additional information from the applicant
2	1615 Dodge Avenue	R3	Building Permit	Garage	05/02/25	pending additional information from the applicant
2	904 Grey Avenue	R2	Building Permit	Interior remodel	05/07/25	pending additional information from the applicant
2	1830 Dempster Street	C1	Zoning Analysis	Interior remodel of existing commercial space for Poppyeye's restaurant, no drive-thru	05/16/25	pending staff review
2	1712 Ashland Avenue	R2	Building Permit	Deck	05/21/25	pending staff review
2	1510 Ashland Avenue	R3	Building Permit	Extend driveway, patio	05/28/25	pending staff review
2	1108 Fowler Avenue	R2	Building Permit	Interior remodel and new patio	05/28/25	pending staff review
3	1300 Chicago Avenue (1300-1306 Chicago Avenue), 601-615 Dempster Street, 1307 Sherman Place	B1/oDM	Zoning Analysis	Planned Development for a new 7-story mixed-use building with ground floor retail, enclosed parking on ground floor, 65 dwelling units, and modification of the existing 2-story retail building with 2 dwelling units above	06/24/24	non-compliant, pending additional information/revisions from the applicant
3	1115 Hinman Avenue	R1	Building Permit	Walk between residence and garage	10/30/24	pending additional information from the applicant
3	717-719 Chicago Avenue	C1a	Building Permit	Interior remodel	03/20/25	pending application requesting Administrative Review Use approval for Ground Floor Office from the applicant

3	717-719 Chicago Avenue	C1a	Zoning Analysis	Administrative Review Use for ground floor office	05/23/25	pending staff review
4	990 Grove Street	D1	Zoning Analysis	Convert office space to work/live units on 1st floor and dwellings on floors 2-5	09/13/24	pending additional information from the applicant
4	1009 Wesley Avenue	R3	Building Permit	Carport	10/11/24	pending revisions from the applicant
4	1566 Oak Avenue	R6	Building Permit	Building repairs	03/11/25	pending additional information from the applicant
4	1330 Wesley Avenue	R1	Building Permit	Remove walk, install paver seating area	03/31/25	pending additional information from the applicant
4	960 Grove Street	D1	Building Permit	Conversion of existing building to 32 dwelling units	04/29/25	non-compliant, pending revisions or variation application from the applicant
4	1019 Dempster Street	R5	Building Permit	Basement ADU	05/06/25	pending additional information from the applicant
4	1550-1562 Maple Avenue	D4/R6	Zoning Analysis	New 7-story multi-family residential building with 42 dwelling units and 67 parking spaces	05/08/25	pending additional information from the applicant
4	1550-1562 Maple Avenue	D4/R6	Zoning Analysis	New 5-story multi-family residential building with 34 dwelling units and 33 parking spaces	05/08/25	pending additional information from the applicant
4	1017 Ridge Court	R1	Zoning Analysis	Enlarge open front porch	05/20/25	pending staff review
4	1507 Wilder Street	R3	Building Permit	Rooftop mounted solar panels	05/27/25	pending staff review
5	1811 Church Street	B2/oWE	Building Permit	New 4-story mixed-use building with ground floor retail and 33 dwelling units (HODC)	08/18/23	pending revisions and additional information from the applicant
5	2209 Emerson Street	R3	Building Permit	Deck	03/25/24	pending additional information from the applicant
5	2027 Brown Avenue	R3	Building Permit	Concrete parking pad behind garage	05/09/24	non-compliant, pending revisions and/or variation application from the applicant
5	2112 Asbury Avenue	R3	Building Permit	Remove deck, replace with paver patio	05/16/24	pending additional information from the applicant
5	2311 Emerson Street	R3	Building Permit	3-season room addition and rear porch	08/09/24	pending additional information from the applicant
5	2115 Wesley Avenue	R3	Building Permit	Replace front porch deck, steps, and rails	09/16/24	pending additional information from the applicant
5	1836 Lemar Avenue	R2	Building Permit	Deck	10/01/24	non-compliant, pending revisions from the applicant
5	830 Hamlin Street	R4a	Building Permit	Paver patio	10/09/24	non-compliant, pending revisions from the applicant
5	1655 Foster Street	OS	Building Permit	Antennas and related equipment	11/12/24	pending additional information from the applicant
5	1816 Lyons Street	R4	Building Permit	Patio	04/03/25	non-compliant, pending revisions from the applicant
5	1418 Noyes Street	R3	Building Permit	2-story addition and 2-story detached accessory building for an ADU	04/28/25	pending additional information from the applicant
5	1925 Wesley Avenue	R5	Building Permit	Remove/replace decks	05/02/25	pending additional information from the applicant

5	1107 Garnett Place	R4a	Building Permit	2-1/2 story addition, attic dormer addition, and interior remodel	05/06/25	non-compliant, pending minor variation application submission from the applicant
5	1450 Simpson Street, 2007-2017 Ashland Avenue, 1471-1485 Foster Street, 1450-1454 Emerson Street	R4	Zoning Analysis	Zoning Verification Letter	05/06/25	incomplete application, pending additional information from the applicant
5	908 Hamlin Street	R4a	Building Permit	Attached ADU addition to existing 2-family dwelling	05/06/25	pending revisions from the applicant
5	2009 Dodge Avenue	R3	Building Permit	Temporary storage containers related to fire restoration	05/08/25	pending additional information from the applicant
5	2128 Maple Avenue	R4a	Building Permit	Addition to garage, deck, and interior remodel to residence	05/16/25	pending additional information from the applicant
5	1819 Lemar Avenue	R3	Building Permit	Front porch	05/16/25	pending revisions from the applicant
5	1118 Foster Street	R4a	Building Permit	Remove/replace front porch	05/20/25	pending staff review
5	2007-2017 Ashland Avenue	R4	Zoning Analysis	Zoning Verification Letter (Oak Tree Apartments)	05/22/25	pending staff review
6	2703 Hartzell Street	R1	Building Permit	walk between residence and garage	05/01/24	pending additional information/revisions from the applicant
6	2306 Central Park Avenue	R1	Building Permit	Front portico, deck, and replace exterior stairs	09/20/24	pending additional information from the applicant
6	2429 Cowper Avenue	R1	Building Permit	Paver patio	10/28/24	non-compliant, pending revision from the applicant
6	3238 Harrison Street	R1	Building Permit	Portico	11/08/24	pending additional information from the applicant
6	3111 Thayer Street	R1	Building Permit	Garage	01/21/25	pending additional information from the applicant
6	2230 Lincolnwood Drive	R1	Building Permit	Demolish existing detached garage, construct new detached garage	01/27/25	pending minor variation application from the applicant
6	2732 Thayer Street	R1	Building Permit	Rooftop mounted solar panels	02/20/25	pending additional information from the applicant
6	3233 Central Street	R4/oCS	Zoning Analysis	Construct 10 townhomes (single-family attached) with 5 4-car detached garages	02/25/25	non-compliant, pending revisions from the applicant
6	2950 Payne Street	R1	Building Permit	Shed	03/19/25	pending revisions from the applicant
6	2950 Payne Street	R1	Building Permit	In-ground pool	04/01/25	pending revisions from the applicant
6	2710 Woodland Road	R1	Building Permit	Replace patio	04/08/25	pending additional information from the applicant
6	2316 Hartzell Street	R1	Building Permit	New single-family detached residence and 3-car garage	04/14/25	non-compliant, pending revisions from the applicant
6	2304 Prospect Avenue	R1	Building Permit	Detached garage	04/18/25	non-compliant, pending revisions from the applicant
6	1934 McDaniel Avenue	R1	Building Permit	Pergola and deck	04/18/25	pending additional information from the applicant
6	2527 Thayer Street	R1	Building Permit	Replace deck	04/24/25	pending additional information from the applicant
6	3222 Park Place	R1	Building Permit	Remove/replace brick paver driveway, front walk, service walk, and stoop	05/02/25	pending additional information from the applicant

6	2507 Hurd Avenue	R1	Building Permit	Remove/replace patio	05/05/25	pending additional information from the applicant
6	2320 Pioneer Road	R4	Zoning Analysis	Convert Pioneer Place building from assisted living to independent living, reduces units/beds from 218 to 205, addition of 40 parking spaces within two new parking lots and two expanded parking lots, exterior modification to the building, and various other site improvements (Three Crowns Park)	05/07/25	pending staff review
6	2730 Lawndale Avenue	R1	Building Permit	Replace concrete steps	05/12/25	pending additional information from the applicant
6	2508 Thayer Street	R1	Building Permit	Rebuild pergola on front of residence	05/17/25	pending additional information from the applicant
6	3422 Park Place	R2	Building Permit	Paver patio	05/20/25	pending additional information and revision from the applicant
6	2632 Princeton Avenue	R2	Building Permit	Replace asphalt driveway	05/23/25	pending staff review
6	2316 Forestview Road	R1	Building Permit	Replace deck	05/28/25	pending staff review
7	1806 Chancellor Street	R1	Building Permit	Remove patio, re-install patio, stepping stones, grill pad, and patio maintenance	06/20/24	pending additional information from the applicant
7	625 Clinton Place	R1	Building Permit	Remove and replace brick paver parking pad	07/01/24	pending additional information from the applicant
7	2149 Pioneer Road	R1	Building Permit	Mudroom replacement and exterior remodel	01/06/25	pending revision from the applicant
7	2010 Hawthorne Lane	R1	Building Permit	Pave driveway	01/09/25	pending additional information from the applicant
7	2711 Woodbine Avenue	R1	Building Permit	Attic renovation	02/13/25	non-compliant, pending revisions from the applicant
7	2316 Brown Avenue	R3	Building Permit	Interior remodel to construct a kitchen in basement	02/24/25	pending additional information from the applicant
7	1221 Leonard Place	R1	Building Permit	Replace front and rear deck	03/05/25	pending pending additional information from the applicant
7	1912 Colfax Avenue	R3	Building Permit	Construct roof over existing patio	03/05/25	pending additional information from the applicant
7	1731 Jenks Street	R1	Building Permit	Garage	03/06/25	non-compliant, pending revisions from the applicant
7	1501 Central Street	U2	Building Permit	Site utilities and support facility (NU softball field)	04/01/25	pending application submittal to amend the planned development by the applicant
7	2433 Simpson Street	R1	Building Permit	Brick pavers	04/04/25	pending additional information and revision from the applicant
7	2722 Green Bay Road	C2/oCS	Zoning Analysis	Proposed parking lot expansion into adjacent Jenks Street	04/14/25	pending additional information from the applicant
7	2112 Grant Street	R1	Building Permit	Enlarge driveway, new front walk	04/16/25	non-compliant, pending revisions from the applicant
7	1915 Grant Street	R3	Building Permit	Construction of 12 efficiency homes	05/05/25	pending additional information from the applicant

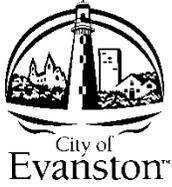
7	2230 Pioneer Road	R1	Building Permit	Carriage from curb to sidewalk	05/07/25	pending additional information from the applicant
7	1829 Grant Street	R3	Building Permit	Rebuild front steps and back porch	05/06/25	pending additional information from the applicant
7	2754 Prairie Avenue	R3	Building Permit	Replace deck	05/13/25	pending additional information from the applicant
7	1917 Noyes Street	R1	Building Permit	Replace deck stairs	05/21/25	pending staff review
7	2352 Jackson Avenue	R1	Building Permit	Remove/replace front landing and step	05/23/25	pending staff review
7	1810 Central Street	B1a/oCSC	Zoning Analysis	Administrative Review Use for a Type-2 Restaurant (No Longer Human)	05/24/25	pending staff review
8	1003 Dobson Street	R2	Zoning Analysis	Garage	11/15/24	additional information needed from the applicant
8	213 Richmond Avenue	R2	Building Permit	Concrete in backyard	04/21/25	pending additional information from the applicant
8	959 Mulford Street	R2	Building Permit	2-story addition	05/02/25	pending additional information from the applicant
9	2131 Keeney Street	R2	Building Permit	Driveway and walk	06/25/24	pending additional information from the applicant
9	611 Wesley Avenue	R3	Zoning Analysis	ADU	09/03/24	pending additional information from the applicant
9	1109 Washington Street	R3	Building Permit	Replace porch and steps	05/28/28	pending staff review

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
1	605 Davis Street	D2/D3	Planned Development	New 31-story mixed-use tower with 445 dwelling units, including 89 on-site inclusionary dwelling units, 3,200 sf of ground floor commercial space, and 80 parking spaces with additional spaces to be leased within City garages	05/08/25	pending staff review
1	1621 Davis Street	D3	Planned Development	Modifications to the building footprint, interior layout, exterior design, and a reduction in height from 12 stories to 11 stories. 41 interior parking stalls are proposed on the 2nd floor, and 3 parking stalls to be leased from the City within the Church St. garage.	05/13/25	pending staff review
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	1206 Dewey Avenue	R3	Minor Variation	Interior side yard setbacks to addition	05/12/25	pending application fee payment, public notice
3	1028 Chicago Avenue	C2	Sign Variation	Sign height for 2 wall signs, one on the north facade and one on the south facade (Oscar Isberian Rugs)	02/11/25	pending additional information from the applicant
6	2230 Lincolnwood Drive	R1	Minor Variation	Impervious surface coverage for new garage and expanded driveway	05/01/25	determination after 05/21/25

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 staff review
7	2515 Sherman Avenue	R1	Minor Variation	Building lot coverage and north interior side and east rear yard setbacks for proposed addition	01/19/25	pending additional information/revisions from the applicant
7	1501 Central Street	U2	Planned Development	New softball stadium with capacity for 1,326 spectators, new locker rooms, team areas, press box, new lighting, and amplified sound system (Northeastern).	05/19/25	pending staff review



To: Luke Stowe, City Manager
From: David Wilson, HVAC Building Inspector
Subject: Weekly Field Inspection Report
Date: May, 30 2025

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 [davidwilson@cityofevanston.org](mailto: davidwilson@cityofevanston.org) if you have any questions or need additional information.

Weekly Field Inspection Report

Friday, May 30, 2025

Ward	Property Address	Construction Type	Inspector Notes	Received
*	*	*	*	*
4	1012 Church Street Northlight Theater	Assembly	No changes. Foundation work continues. The alleyway has been closed with offsite parking provided for residents.	5/29/2025
*	*	*	*	*
*	Truck Route	*	No changes. Truck route continues to monitored for speed and debris.	5/29/2025
7	1501 Central Street	New Construction	Steel construction continues. Concrete slab pours continue. 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.	5/29/2025
*	*	*	*	*
*	*	*	*	*



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: May 30, 2025

Ward	Property Address	Business Name	Date Received	Current Status
4	719 Main St	Button Bakery	1/30/2025	Inspections Complete – Opening Soon
7	2545 Prairie	Burl	2/27/25	Pending Review and Permits
1	720 Clark St	Te' Amo	1/22/2025	Pending Building Permit
8	751 Howard St	Sabrosura Coffee Bar	1/09/2025	Pending Review & Inspections
1	1710 Sherman Ave	Tropical Smoothie Café	1/02/2025	Pending Permit Issuance
4	1549 Sherman Ave	Mr. Cachito	12/26/2024	Pending Building Permit
4	804 Davis St	Paris Baguette	10/30/2024	Permit Issued – Pending Inspections
8	1717 Howard St	Showkey African Cuisine	8/26/2024	Pending Permit Application
8	565 Howard St	T & E Productions	8/22/2024	Pending Permit Issuance
3	1310 ½ Chicago Ave	Peeled Juice Bar	5/9/2024	Pending Permit Issuance and plan review
7	1995 Campus Dr	NU Center East Lawn Redevelopment	4/5/2024	Building Permit Issued-Pending Inspections
1	1743 Sherman Ave	Olive Mediterranean Grill	12/10/2021	Inspections Complete – Opening Soon
7	2012 Central	Outdoor Café–Boba Tea & sandwiches	3/23/25	Pending Plan Review
1	724 Clark	Pho Ever Ramen & Bubble Tea	3/28/25	Pending Inspections
1	817 Noyes	Fred's Bread	4/9/25	Pending Inspections
4	810 Grove	Ti'an Bistro	4/22/25	Pending Review
7	1921 Central	Tallgrass	4/17/25	Pending Review
2	1906 Main	4 Suns Fresh Juice	4/15/25	Inspections Complete – Opening Soon



Memorandum

To: Honorable Mayor and Members of the City Council

From: Brian George, Assistant City Attorney

Subject: Weekly Liquor License Application Report

Date: May 30, 2025

Enclosed is the weekly report of liquor applications received and pending. The report, organized by ward, includes the business address, the type and description of license requested, and current status.

Liquor Licensing Weekly Report

Liquor Applications Received and Pending for week of May 30, 2025

WARD	BUSINESS NAME	BUSINESS ADDRESS	LIQUOR CLASS	CLASS DESCRIPTION	PROCESSED HOURS for LIQUOR SALES	STATUS
5	Free Flow Kitchen	1623 Simpson St. Evanston, IL 60201	C	Restaurant	7 a.m. — 1 a.m. (Mon-Wed); 7 a.m. — 2a.m. (Thur-Sun)	Application pending



DIRECTOR'S WEEKLY BRIEFING

By NWMC Executive Director Mark L. Fowler



WEEK ENDING MAY 30, 2025

Budget, Transit, Pensions Under Consideration in General Assembly

The Illinois General Assembly is scheduled to adjourn tomorrow for the summer. Before reaching adjournment, lawmakers are working hard to push major issues across the line. Budget legislation is expected to be filed today and move quickly in the House and the Senate.

On pensions, [Senate Bill 1937](#), which contains various enhancements to Tier 2 pensions for police, firefighters and the Illinois Municipal Retirement Fund (IMRF), has been repeatedly posted for hearings in the House Executive Committee; however, the bill has not been called as of publication of this [Briefing](#).

Both the House and Senate continue to consider major transit governance and funding. [Senate Bill 2111 - House Amendment 1](#) advanced out of the House Executive Committee on an 8-4 vote yesterday. SB 2111 HAM#1 does not include funding for transit. [House Bill 3438 - Senate Amendment 2](#) received a subject matter hearing Thursday in the Senate Transportation Committee. HB 3438 SAM#2 includes several components not included in the House version, including funding. Although no action was taken during the hearing, Senator Ram Villivalam stated that he intends to advance the bill prior to tomorrow's adjournment deadline despite opposition expressed by suburban leaders, labor unions and legislators during the committee hearing.

The Conference continues to engage and provide email updates on these legislative proposals. The Conference will publish a full [NWMC Legislative Update](#) early next week. *Staff contacts: Mark Fowler, Larry Bury, Chris Staron*

Last Call to RSVP for the 2025 NWMC Gala

TODAY is the deadline to RSVP for the NWMC Gala, scheduled for Wednesday, June 11, at the Chicago Marriott Northwest in *Hoffman Estates*. The Gala will celebrate the NWMC's 67th anniversary and the inauguration of the organization's FY2025-2026 officers. A reception will begin at 6:00 p.m. followed by dinner at 7:00 p.m. Please RSVP TODAY to Marina Durso, mdurso@nwmc-cog.org or 847-296-9200, ext. 122. *Staff contacts: Mark Fowler, Larry Bury, Marina Durso*

North Shore, Northwest Council of Mayors Seeking New Representatives to CMAP

The North Shore and Northwest Councils of Mayors are seeking new representatives on the Chicago Metropolitan Agency for Planning (CMAP) Council of Mayors Executive Committee. The vacancies are due to the retirements of the mayors representing the Councils. Staff sent solicitations to the Mayors/Presidents in each council, seeking to fill those positions.

The Council of Mayors Executive Committee represents the region's municipalities on surface transportation funding and other regional transportation issues. For more information, including nomination forms, please contact North Shore Planning Liaison Brian Larson, blarson@nwmc-cog.org, or Northwest Planning Liaison Eric Czarnota, eczarnota@nwmc-cog.org. *Staff contacts: Eric Czarnota, Brian Larson*

RSVP Today for the 2025 Newly Elected Officials Workshop

On Saturday, June 14, the Northwest Municipal Conference, DuPage Mayors and Managers Conference, McHenry County Council of Governments, Metro West Council of Government, South Suburban Mayors and Managers Association, and Southwest Conference of Mayors are hosting the 2025 Newly Elected Officials Workshop. The workshop will provide practical tools, expert insights, and peer guidance to support newly elected municipal officials as they transition into office. Please note that current elected officials are also welcome to attend.

The workshop will be held from 8:00 a.m. to 2:00 p.m. at the DoubleTree by Hilton in Lisle. The cost to attend is \$25 per person, which includes a breakfast buffet, boxed lunch and workshop materials. The workshop agenda will be shared as details are finalized. For more information and to register, please visit the [2025 Newly Elected Officials Workshop](#)

registration site. *Staff contacts: Mark Fowler, Larry Bury*

Last Call to Apply for IDOT 2024 Local Project Funding Projects

As previously reported, the Illinois Department of Transportation (IDOT) has opened a funding opportunity for local transportation initiatives through the 2024 Local Project Funding program. This competitive program will distribute \$400 million to support a wide range of local transportation priorities including roads, transit, bike/pedestrian improvements, safety, freight, federal match and more.

Eligible applicants include counties, municipalities, townships, road districts, and special districts, including parks and transit agencies. Funding amounts may range from \$100,000 to \$10 million per project, with selection criteria emphasizing project readiness, economic equity and alignment with Complete Streets and safety goals. All project phases are eligible, including those preparing for future grant applications.

Applications are due by Sunday, June 1, and must be submitted [online](#). Transit and highway projects will be delivered through IDOT's respective bureaus, and all funded projects must meet relevant design standards and DBE requirements. For more information, please visit grants.illinois.gov under CSFA 494-00-3626. For general questions, please contact DOT.OPP.GrantApplications@Illinois.gov. *Staff contacts: Eric Czarnota, Brian Larson*

SPC Extends Ambulance Contract

As previously reported, the Suburban Purchasing Cooperative (SPC) Governing Board has approved the second of four possible, one-year contract extensions of the SPC Type I Additional Medium Duty Ambulance (Contract #214) to Foster Coach Sales Inc. for Horton Emergency Vehicles. The contract extension runs from June 1, 2025 through May 31, 2026. Additional information may be found by visiting [SPC Ambulance Contract](#). For questions or additional information, please contact staff or Foster Coach Vice President of Sales P.J. Foster, pj@fostercoach.com, 800-369-4215 ext., 7, or 630-470-5687 (mobile). *Staff contact: Ellen Dayan*

RSVP Today for the July 31 SPC Supplier Showcase

The 2025 SPC Supplier Showcase will be held on Thursday, July 31, from 10:00 a.m. to 1:00 p.m. at Oakton College, 1600 E. Golf Road in *Des Plaines*. The Showcase will be held in the Footlik Theater and PAC Lobby with parking available in Lot A. This is a free event for attendees with a boxed lunch provided by the SPC sponsoring Councils of Government – Northwest Municipal Conference (NWMC), DuPage Mayors and Managers Conference (DMMC), South Suburban Mayors and Managers Association (SSMMA) and Will County Government League (WCGL).

Thanks to SPC partner Sourcewell, their presentation “Strategic Sourcing Toolkit – Move to Strategic Sourcing” will be eligible for one contact hour toward Continuing Education Unit (CEU) credits. Sourcewell will provide attendees with a certificate of completion to submit to their respective professional organizations.

The SPC Supplier Showcase presents a unique opportunity for local government officials from the SPC's participating councils of government and others to meet one-on-one with SPC suppliers at one time. NWMC, DMMC, SSMMA and WCGL members and staff will be onsite to learn about the products, services and solutions offered by the SPC to help you better serve your communities.

The Showcase offers a flexible, open house format, so attendees have two hours, from 10:00 a.m. until noon, to stop by when convenient. Suppliers will have individual display areas where you can discuss your joint purchasing needs. The schedule is as follows:

- 10:00 a.m. – noon: Supplier Showcase - PAC Lobby
Vehicle demonstration in Parking Lot A
- Noon – 1:00 p.m.: Box lunch and Sourcewell Presentation “Strategic Sourcing Toolkit – Move to Strategic Sourcing” – Aaron Peterson, Sourcewell Government Account Representative

Invitations and additional information have been sent to NWMC Managers/Assistant Managers, Finance Directors, IT Directors, Public Works Directors, Purchasing Directors, Fire Chiefs and Police Chiefs. Please register by Wednesday, July 23 using this link: [SPC Supplier Showcase Registration - Attendees](#). For additional information, please contact NWMC Purchasing Director Ellen Dayan, 847-296-9203 or edayan@nwmc-cog.org. *Staff contact: Ellen Dayan*

Apply Today for IDOT FY 2027 Highway Safety Funding

As previously reported, the Illinois Department of Transportation (IDOT) recently announced the [FY 2027 Local Highway Safety Improvement Program \(HSIP\)](#) call for projects. IDOT plans to allocate \$32.75 million to local agencies to support projects that reduce traffic fatalities and serious injuries, aligning with the national "moving toward zero" initiative.

This funding opportunity prioritizes projects addressing High Risk Rural Roads (HRRR) and Vulnerable Road Users (VRU), with a focus on systemic improvements like signage, pavement markings, and guardrail upgrades. Eligible projects can receive up to 90% federal funding support, with local agencies responsible for the remaining 10% match.

Local public agencies must submit detailed project information, including crash data, cost estimates, timelines, and narratives. Resources such as crash analysis tools and sample applications are available on [IDOT's HSIP website](#). Applications are due by 5:00 p.m. on Friday, June 20. For additional guidance, applicants can contact Tim Peters, Tim.Peters@illinois.gov for questions on safety data and eligibility or Melinda Kos, Melinda.Kos@illinois.gov for questions about the application process. *Staff contacts: Eric Czarnota, Brian Larson*

Complete the Cook County Disaster Impacts Municipal Survey

Cook County is receiving \$244 million in Community Development Block Grant–Disaster Recovery (CDBG-DR) funds from the U.S. Department of Housing and Urban Development (HUD) to support recovery efforts from the severe storms and flooding that occurred in 2023 and 2024. A fact sheet with more information can be found [here](#).

The Cook County Department of Planning and Development is in the process of identifying unmet needs resulting from the 2023 and 2024 disasters in Cook County communities. To help assess the needs in Cook County communities, the county request that municipalities complete a Disaster Impacts Municipal Survey. This information will help the county develop a HUD-required Action Plan to guide allocation of the CDBG-DR funds.

The [survey can be found here](#) and should take approximately 10–15 minutes to be completed and should preferably be completed by a municipal representative familiar with potential impacts experienced during the 2023 and 2024 disasters. Please complete this survey by Friday, June 6. *Staff contacts: Eric Czarnota, Brian Larson*

Newsy Items of the Week

Daily Herald: [Schaumburg aims to slash police hiring time during officer staffing crisis](#)

Capitol News Illinois: [Summer electric price spike fuels policy tensions in Springfield](#)

Crain's Chicago Business: [Where's the best place to live? This Chicago suburb is climbing the list.](#)

Daily Herald: [Schaumburg prohibits drones within 100 feet of village-owned property](#)

Daily Herald: [Biking popularity surges with infrastructure improvements, events, clubs](#)

Patch: [Northfield Township Marks 175 Years, Unveils New Food Pantry](#)

Chicago Tribune: [Glenview, plus Skokie, Evanston, Wilmette, Glencoe, smooths way to electric vehicle charging](#)

Daily Herald: ['Time to move forward': UP gives Metra an ultimatum on track fees — agency calls it price gouging](#)

Meetings and Events

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

NWMC New Mayors Dinner will be held on Wednesday, June 4 at 6:00 p.m. at La Zingara Trattoria, 2300 E. Rand Road in Arlington Heights. Invitations were sent to the NWMC's newly elected mayors/presidents.

NWMC Annual Gala will be held on Wednesday, June 11 at 6:00 p.m. at the Chicago Marriott Northwest in *Hoffman Estates*.

Regional Newly Elected Officials Workshop will be held on Saturday, June 14, from 8:00 a.m. to 2:00 p.m. at the DoubleTree by Hilton, 3003 Corporate West Drive in Lisle.

Suburban Purchasing Cooperative Vendor Showcase will be held on Thursday, July 31 from 10:00 a.m. to 1:00 p.m. at Oakton College in *Des Plaines*.

NWMC Staff

Mark Fowler	Executive Director	mfowler@nwmc-cog.org
Larry Bury	Deputy Director	lbury@nwmc-cog.org
Eric Czarnota	Program Associate for Transportation	eczarnota@nwmc-cog.org
Ellen Dayan, CPPB	Purchasing Director	edayan@nwmc-cog.org
Marina Durso	Executive Assistant	mdurso@nwmc-cog.org
Brian Larson	Program Associate for Transportation	blarson@nwmc-cog.org
Chris Staron	Policy Analyst	cstaron@nwmc-cog.org

Phone: 847-296-9200 www.nwmc-cog.org