



Memorandum

To: Mayor Biss and Members of the City Council
From: Luke Stowe, City Manager
Subject: Weekly City Manager's Update
Date: September 19, 2025

STAFF REPORTS BY DEPARTMENT

Weekly Report for September 15, 2025 – September 19, 2025

City Manager's Office

No Reports

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, September 22, 2025

No Meetings

Tuesday, September 23, 2025

No Meetings

Wednesday, September 24, 2025

6:00 PM: [Economic Development Committee](#)

7:00 PM: [Land Use Commission](#)

Thursday, September 25, 2025

6:30 PM: [Environment Board](#)

Friday, September 26, 2025

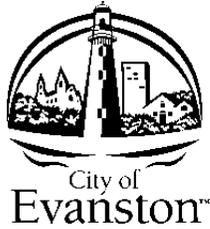
No Meetings

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: Honorable Mayor and Members of the City Council
From: Elizabeth Williams, Planning & Zoning Manager
Subject: Weekly Zoning Report
Date: September 19, 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, September 11, 2025 to September 17, 2025

Backlog (business days received until reviewed):

Volume (number of cases pending initial staff review):

Zoning Reviews (Larger Projects and Permits)

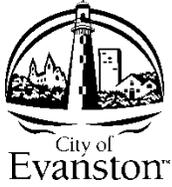
Ward	Property Address	Zoning	Type	Project Description	Received	Status
2	1615 Dodge Avenue	R3	Building Permit	Garage	05/02/25	pending additional information from the applicant
2	1425 Pitner Avenue	R2	Building Permit	New home	06/20/25	pending additional information from the applicant
2	1578 Florence Avenue	R3	Building Permit	New 2-story single-family home	07/14/25	pending additional information from the applicant
2	1507 Lee Street	R3	Building Permit	New Garage	08/20/25	pending additional information from the applicant
2	1029 Darrow Avenue	R3	Building Permit	New garage and ADU	09/15/25	pending staff review
2	1630 Ashland Avenue	R1	Building Permit	New Garage	09/16/25	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	706 Forest Avenue	R1	Building Permit	1st story Addition	07/28/25	pending staff review
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	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	non-compliant, pending additional information from the applicant
4	910 Custer Avenue	MXE	Building Permit	New 5-story residential building with 230 units	07/19/25	pending additional information from the applicant
4	1021 Ashland Ave	R3	Building Permit	1st floor Addition	09/10/25	pending additional information from the applicant
5	1103 Emerson Street	R6	Zoning Analysis	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.	07/08/25	pending staff review
5	2206 Maple Avenue	R5	Building Permit	Demolition of an existing parking lot and construction of a new 5-story, 30 unit apartment building	08/04/25	pending additional information from the applicant
6	3233 Central Street	R4/oCS	Zoning Analysis	Construct 10 townhomes (single-family attached)	03/03/25	pending staff review
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 additional information from the applicant
6	2522 Isabella Street	R1	Building Permit	Garage	07/21/25	pending staff review
6	2500 Marcy Avenue	R1	Building Permit	2nd Story Addition & New Garage	08/07/25	pending additional information from the applicant
6	2617 Thayer Street	R1	Building Permit	New Garage	08/13/25	pending additional information from the applicant
6	2301 Ridgeway Avenue	R1	Zoning Analysis	New Garage and ADU	09/10/25	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	1915 Grant Street	R3	Building Permit	Construction of 12 efficiency homes	05/05/25	pending additional information from the applicant

7	801 Central Street	B1a/oCSC	Building Permit	ADU	08/13/25	pending additional information from the applicant
7	2438 Eastwood Avenue	R1	Building Permit	New Garage	09/08/25	pending staff review
7	2026 Harrison Street	R3	Zoning Analysis	Addition	09/08/25	pending staff review
8	1027 Havard Terrace	R2	Building Permit	New Garage	09/17/25	pending staff review
9	1430 Seward Street	R2	Building Permit	Garage	07/21/25	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
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 future P&D review on 09/29 and future City Council hearing
1	1702 Sherman Avenue	D2	Special Use	Special Use for a Religious Institution and Banquet Hall establishment, SOZO City Church	06/04/25	Pending City Council hearing on 09/29/25
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	1830 Dempster Street	C1	Special Use	Request for a Type 2 Restaurant for a Popeyes Chicken to operate within an existing building	08/18/25	pending staff review and LUC public hearing scheduled for 09/24/25
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 additional information from the applicant
6	2737 Highland Avenue	R1	Major Variations	Major variations to allow an open off-street parking space in a front yard when alley access is available	07/29/25	pending additional information from the applicant
7	1404 Rosalie Street	R1	Minor Variation	Minor variation to allow a new addition to be built closer to an existing detached garage than would otherwise be allowed	08/25/25	application incomplete, pending additional information
8	707 W Howard St.	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 additional information from applicant
8	815 Howard St	B3	Special Use	New vet clinic within an existing commercial building	07/08/25	pending P&D and City Council review on 09/29/25



To: Luke Stowe, City Manager
From: David Wilson, HVAC Building Inspector
Subject: Weekly Field Inspection Report
Date: September, 19 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, September 19, 2025

Ward	Property Address	Construction Type	Inspector Notes	Received
*	*	*	*	*
4	1012 Church Street Northlight Theater	Assembly	Second story concrete pours have been completed. First floor concrete pours have begun. Temporary bike lane is in place. The alleyway has been closed with offsite parking provided for residents	9/17/2025
*	*	*	*	*
*	Truck Route	*	Street sweeping has resumed. Truck route continues to monitored for speed and debris.	9/17/2025
7	1501 Central Street	New Construction	No changes. MEP inspections continue on-site. Steel construction continues. Canopy installation has begun. 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.	9/17/2025
*	*	*	*	*
*	*	*	*	*



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: Sept 12th, 2025

Ward	Property Address	Business Name	Date Received	Current Status
7	2545 Prairie	Burl	2/27/25	Pending Fire and Building inspections
1	720 Clark St	Te' Amo	1/22/2025	Pending FCO
8	751 Howard St	Sabrosura Coffee Bar	1/09/2025	Pending Reviews & Inspections on Building Permit
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
3	1310 ½ Chicago Ave	Peeled Juice Bar	5/9/2024	Pending Building Permit Issuance and Inspections
7	1995 Campus Dr	NU Center East Lawn Redevelopment	4/5/2024	Pending FCO
1	817 Noyes	Fred's Bread	4/9/25	Pending Building Inspections and FCO
4	810 Grove	Ti'an Bistro	4/22/25	Pending Health Review on Building Permit
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 on BP
1	500 Davis	The Praline Cauldron	7/8/25	Pending FCO
7	1921 Central	Tallgrass	4/17/25	Pending Reviews
7	1814 Central St	Poplar Pastries	07/29/25	Pending Reviews and Inspections
4	1571 Sherman Ave	New York	09/11/25	Pending Plan Reviews
3	601 Dempster St	Crepe O'Clock	9/11/25	Pending Plan Reviews
7	1030 Central St	Canal Shores Outdoor Patio	9/11/25	Pending Plan Reviews
1	809 Church St.	Crave Cookies	9/17/25	Pending Plan Reviews and Inspections
2	2400 Main St.	Snowfruit 558 – within Food4Less	9/18/25	Pending Plan Reviews and Inspections



Memorandum

To: Honorable Mayor and Members of the City Council

From: Brian George, Assistant City Attorney

Subject: Weekly Liquor License Application Report

Date: September 19, 2025

There are no pending liquor license applications to report for this week.



DIRECTOR'S WEEKLY BRIEFING

By NWMC Executive Director Mark L. Fowler



WEEK ENDING SEPTEMBER 19, 2025

NWMC Pension Outreach Campaign – Week 4 – Thank You Skokie!

During the closing days of the spring session, legislation to roll back Tier 2 pension reforms for all systems, including police, fire and the Illinois Municipal Retirement Fund (IMRF) was introduced as amendments to [Senate Bill 1937](#). While the legislation did not pass, there is a push by the unions and the bill sponsors to advance the bill during October's fall veto session.

Last month, the Northwest Municipal Conference launched an outreach campaign in the lead-up to the veto session. The campaign aims to increase public awareness and push consistent legislator engagement. On Wednesday, the NWMC published its fourth weekly post to [Facebook](#) entitled, “*Skokie's Pension Story*”. Every week leading up to the veto session, the NWMC will share messaging with members and legislators. We are working with local government partners via the [Invest in Communities](#) and Pension Fairness for Illinois Communities Coalitions to amplify messages throughout the state.

The success of this campaign will rely on member engagement. Legislators will need to repeatedly hear from local government leaders about the negative effects of pensions enhancements. Throughout the campaign, the Conference will share ways that members can amplify the pension messaging. *Staff contacts: Chris Staron, Larry Bury, Mark Fowler*

NWMC to Host E-Mobility Summit

On Monday, September 22, from 10:00 a.m. to noon, the NWMC will host an E-mobility Summit to learn from members who have adopted, or are looking to adopt, ordinances regulating e-bike, e-scooter, and e-moto usage. Expert panelists involved in various aspects of this issue (elected officials/staff, public safety, advocacy and legal) will share insights and ideas to help guide communities. [RSVP for the discussion here](#). *Staff contacts: Eric Czarnota, Brian Larson*

Join Lincolnshire & Palatine at the NWMC Fall Surplus Vehicle & Equipment Auction

The fall NWMC Surplus Vehicle and Equipment Auction will be held at noon on Tuesday, October 21 at America's Auto Auction in Crestwood. Thank you to Elburn, *Lincolnshire, Palatine*, Tinley Park and the Tinley Park District for registering for the last live auction of the year. Please note vehicles and equipment can be listed for sale right up to the morning of the auction day. In addition, America's Auto Auction hosts online sales on par with other government surplus Internet auctions. Please remember that a portion of the proceeds helps support the organization's operations.

America's AA also hosts online sales on par with other government surplus Internet auctions. For more information, please contact staff or America's AA Sales Executive Manager Maria Cortez, 708-389-4488 (office), 708-676-1887 (cell) or maria.cortez@americasautoauction.com. *Staff contact: Ellen Dayan*

Order by October 1 to Save on Ice Melt from Warehouse Direct

As previously reported, the Early Buy Ice Melt Program from Warehouse Direct Workplace Solutions has started, but please note that special pricing ends on Wednesday, October 1. Warehouse Direct is the Suburban Purchasing Cooperative (SPC) awarded vendor for Combined Office & Janitorial Supplies (Contract #189). They have options for every need including eco-friendly blends as well as an Entry Liquid Ice Melt, a chloride free, clear liquid formula that helps protect surfaces from granular abrasion. All products are delivered directly to the purchaser, so act today to save money and be ready for winter.

[View the Early Buy Ice Melt Flyer](#)

[View Ice Melt Products on Warehouse Direct Site](#)

For questions or additional information, please contact staff or Warehouse Direct Senior Account Executive Alex Weber, 847-420-3126 or AlexWeber@warehousedirect.com. *Staff contact: Ellen Dayan*

Get Your Copy of the SPC Fall Newsletter!

Don't miss the Suburban Purchasing Cooperative (SPC) Fall Newsletter that features articles on the July 31 SPC Supplier Showcase and shines the spotlight on Foster Coach for Horton Emergency Vehicles Type I Additional Duty Ambulance (Contract #214). The newsletter also provides timely updates on the contract extensions for:

- [Office & Janitorial Supplies](#) (Contract #189) with Warehouse Direct Workplace Solutions
- [Fuel](#) (Contract #230) with Al Warren Oil Col, Inc.
- [Type I Additional Duty Ambulance](#) (Contract #214) with Foster Coach with new pricing
- [Ford F-Series Trucks](#) (Contracts #221, 222, 225, 226 & 227) with Sutton Ford with new pricing
- [Ford F-150 Police Responder](#) (Contract #228) with Currie Motors
- [Chevy Silverado](#) (Contract #218) with Currie Motors with no price increases
- [Ford Interceptor Utility](#) (Contract #204) with Currie Motors with no price increases
- [Ford Escape Active All-Wheel Drive](#) (Contract #206) with Currie Motors
- [Ford Transit Vans](#) (Contract #207) with Currie Motors with no price increases
- [Ford Explorer](#) (Contract #231) with Currie Motors

Readers can also find articles on a hot buy and cool savings on Ice Melt from Warehouse Direct (see article on p. 1) and information on the [Sourcewell Program Alliance](#) with the SPC. The newsletter was sent to NWMC Mayors, Managers/Assistant Managers, Finance Directors, IT Directors, Public Works Directors, Purchasing Directors, Fire Chiefs, Police Chiefs and the SPC partner Councils of Government, but anyone can subscribe by visiting [SPC Newsletters](#). *Staff contact: Ellen Dayan*

North Shore, Northwest Council of Mayors Hosting 2026 STP-L Call for Projects Workshop

On Tuesday, October 7, the North Shore and Northwest Councils of Mayors will host a workshop for the upcoming 2026 Surface Transportation Program-Local (STP-L) Call for Projects. The workshop will begin at 10:00 a.m. at the NWMC offices and via Zoom. Staff will review the Call for Projects timeline, provide a brief overview of STP-L funding and requirements, discuss council-specific applications, active program management and project management. This event is open to all. [Registration is available online](#), with an option to submit questions ahead of time. *Staff contacts: Eric Czarnota, Brian Larson*

Schaumburg to Host MMC Quarterly Meeting

On Friday, September 26, the Metropolitan Mayors Caucus (MMC) will hold its quarterly meeting at the Renaissance Schaumburg Convention Center Hotel. The meeting will begin with check-in and light breakfast at 9:00 a.m. and will conclude by 11:30 a.m. For more information and to RSVP, please visit the [Caucus Quarterly Meeting Registration](#) page. *Staff contacts: Mark Fowler, Larry Bury*

Wintrust to Host Public Sector Cybersecurity Seminar

On Tuesday, September 30, Wintrust Government Funds is hosting a seminar entitled "Cybersecurity Awareness for the Public Sector – Trends, Threats & Safeguards." From the event announcement: "Cyberattacks targeting government entities are becoming both significantly more frequent and sophisticated. What is your organization doing to defend itself from these threats? Join us as we kick off National Cybersecurity Awareness Month for a discussion exploring the new trends and financial impacts of a cyberattack, as well as recommended safeguards to protect your data." Wintrust Financial Corporation Information Security Specialist David Addo will lead the discussion.

This free, virtual event will be held from 8:30 a.m. to 9:15 a.m. The Teams link will be sent to registered attendees the day before the event. For more information and to register, please visit the seminar's [Eventbrite](#) page. *Staff contact: Mark Fowler*

RSVP Today for CMAP's State of the Region Event

From our partners at the Chicago Metropolitan Agency for Planning (CMAP):

Be sure to check your inboxes for an invitation to attend the Chicago Metropolitan Agency for Planning's State of

the Region this year. Mayors get first dibs on early tickets to this event with more than 1,000 elected officials, policymakers, and civic and business leaders from across northeastern Illinois.

This is not going to be like any other government event. No sit-down dinner. No talking heads. Networking with regional leadership, diverse entertainment, food representing the region, and more, at Chicago's iconic Old Post Office. The State of the Region event takes place on Tuesday, November 4, 2025 from 5:00 to 8:00 p.m. in The Old Post Office in Chicago. The email from CMAP includes a link for your registration. For more information and to purchase tickets, please visit [State of the Region Tickets, Tue, Nov 4, 2025 at 5:00 PM | Eventbrite](#). *Staff contact: Mark Fowler*

Which MWRD Program Fits Best to Help Prevent Flooding?

The Metropolitan Water Reclamation District of Greater Chicago (MWRD) has reopened the following programs to partner with Cook County municipalities, townships, and governmental organizations to help protect residents from flooding:

[Stormwater Partnership Program](#) funds the construction of traditional engineering solutions to flooding such as detention basins, storm sewer improvements, and stream channel improvements.

[Green Infrastructure Partnership Program](#) funds the construction of green alleys, rain gardens, permeable paving, and other natural, permeable systems that manage rainwater where it falls.

[Conceptual Project Partnerships](#) are available to local government organizations requiring assistance developing stormwater solutions, coordinating stormwater mitigation efforts and identifying state and federal grant opportunities.

[Voluntary Flood Prone Property Acquisition Program](#) provides funding to help municipalities acquire properties in the floodplain and give homeowners the opportunity for a fresh start.

Each program has specific eligibility criteria, application steps, and deadlines. Please visit the [MWRD Stormwater Partnerships page](#) for more information. *Staff contact: Eric Czarnota*

Don't Miss Out: EV Tax Credits End on Sept. 30, 2025

From the desk of Metropolitan Mayors Caucus Senior Sustainability Specialist Cheryl Scott:

The federal tax credits for electric vehicles (EVs) will expire on Sept. 30, 2025. Act quickly to take advantage of the tax credits through elective pay for your fleet, and inform residents and businesses in your community about this opportunity.

Your residents can still purchase an EV by Sept. 30, 2025, and potentially receive a tax credit of up to \$7,500 for new EVs and \$4,000 for used EVs.

For those who plan to purchase an EV soon, please confirm eligibility with your dealership, manufacturer, and by reviewing the below IRS guidance before the Sept. 30, 2025, deadline. Some of the current requirements relate to the buyer's income, the cost of the EV, the location of manufacturing/assembly, and the source of the battery's minerals. The Commercial Clean Vehicle Tax Credit will also end on Sept. 30, 2025. This credit allows businesses or local governments through elective pay to qualify for up to \$7,500 for passenger vehicles and up to \$40,000 for vehicles 14,000 pounds or more.

For more details on eligibility, go to the [IRS Clean vehicle tax credits webpage](#). Please also review [additional eligibility guidance](#), which was released by the IRS on Aug. 21, 2025. *Staff contact: Mark Fowler*

Newsy Items of the Week

Evanston Now: [Service cuts unlikely for PACE in 2026](#)

WBBM: [RTA survey: CTA satisfaction lags Pace, Metra](#)

Chicago Tribune: [RTA presses the CTA, Metra and Pace to share more details about looming service cuts](#)

Chicago Sun-Times: [How could the transit 'fiscal cliff' play out in Chicago? Philadelphia cuts offer clues](#)

Daily Herald: [Pace reveals passenger upgrades at Schaumburg bus hub but specter of fiscal cliff looms](#)

25newsnow: [Republicans and Democrats oppose potential statewide delivery tax in Illinois](#)

Meetings and Events

NWMC E-Bike/E-Scooter/E-Moto Ordinance Summit will be held on Monday, September 22 from 10:00 a.m. to noon at the NWMC office and via videoconference.

NWMC Transportation Committee will meet on Thursday, September 25 at 8:30 a.m. at the NWMC office and via videoconference.

NWMC Executive Board will meet on Wednesday, October 1 at 8:30 a.m. via videoconference.

NWMC Board of Directors will meet on Wednesday, October 8 at 6:00 p.m. at the NWMC office and via videoconference.

NWMC Staff

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