



Memorandum

To: Mayor Biss and Members of the City Council
From: Luke Stowe, City Manager
Subject: Weekly City Manager's Update
Date: October 17, 2025

STAFF REPORTS BY DEPARTMENT

Weekly Report for October 13, 2025 – October 17, 2025

City Manager's Office

None

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, October 20, 2025

5:30 PM: [Special City Council: Envision Evanston](#)

Tuesday, October 21, 2025

5:00 PM: [Finance & Budget Committee](#)

6:30 PM: [Evanston Arts Council](#)

7:00 PM: [Housing & Community Development Committee](#)

Wednesday, October 22, 2025

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

Thursday, October 23, 2025

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

Friday, October 24, 2025

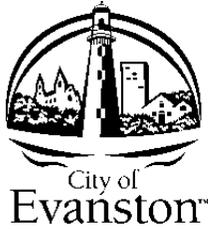
None

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: Jeremiah Bebo, Development Services Supervisor/Zoning Administrator, Interim Planning & Zoning Manager
Subject: Weekly Zoning Report
Date: October 17, 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) 296-4467 or jbebo@cityofevanston.org if you have any questions or need additional information.

Cases Received and Pending, October 9, 2025 to October 15, 2025

Backlog (business days received until reviewed):

Volume (number of cases pending initial staff review):

Zoning Reviews (Larger Projects and Permits)

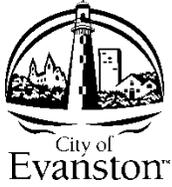
Ward	Property Address	Zoning	Type	Project Description	Received	Status
2	1615 Dodge Avenue	R3	Building Permit	Garage	05/02/25	pending additional information from the applicant
2	1425 Pitner Avenue	R2	Building Permit	New home	06/20/25	pending additional information from the applicant
2	1578 Florence Avenue	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 minor variation application submittal by applicant
2	1817 Asbury Avenue	R1	Building Permit	Replace bay window and interior remodel	10/14/25	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	551 Michigan Avenue	R5	Building Permit	Addition and interior remodel	10/14/25	pending additional information from the applicant
3	825 Chicago Avenue	C1a	Zoning Analysis	Accessory coffee roasting at Sketchbook Brewing	10/14/25	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	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 revisions from the applicant
4	1021 Ashland Ave	R3	Building Permit	1st floor Addition	09/10/25	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	1550-1562 Maple Avenue	D4	Building Permit	New 7-story multi-family residential building with 42 dwelling units and 67 parking spaces	09/26/25	pending staff review
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	non-compliant
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
5	2134 Asbury Avenue	R3	Building Permit	Interior alteration of existing garage to create an ADU	08/13/25	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 additional information from the applicant
6	2500 Marcy Avenue	R1	Building Permit	2nd Story Addition & New Garage	08/07/25	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
6	2542 Lawndale Avenue	R1	Building Permit	New Garage	09/30/25	pending revisions from the applicant

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	2722 Green Bay Road	C2/oCS	Zoning Analysis	Indoor youth baseball practice facility, including batting cages, pitching stalls, and turf fields. Enclosure of western building cantilever.	10/14/25	pending staff review
8	1027 Harvard Terrace	R2	Building Permit	New Garage	09/17/25	non-compliant; pending revisions from the applicant
9	1430 Seward Street	R2	Building Permit	Garage	07/21/25	pending minor variation application submittal by applicant
9	1310 Main Street	R4	Zoning Analysis	1-story rear addition to single-family residence	10/13/25	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	Tabled to the 10/27 City Council hearing
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 future hearing before P&D and City Council; not yet scheduled
2	1507 Lee Street	R3	Minor Variation	Minor variation to allow a new garage to be built within a front yard	09/24/25	determination after 10/14/25
5	2112 Foster Street	R3	Minor Variation	Detached accessory building (ADU) located in an interior side yard and less than 10' from principal building	07/14/25	pending application fee payment
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 LUC hearing on 11/12
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	pending application fee payment
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	1601 Brummel Street	R2	Minor Fence Variation	Minor variation to allow a fence to be located at a zero-foot setback from a street-side property line	09/22/25	determination after 10/14/25
9	1430 Seward Street	R2	Minor Variation	Minor variation to allow a new garage to exceed the maximum lot coverage and impervious surface area	09/24/25	determination after 10/14/25



To: Luke Stowe, City Manager
From: David Wilson, HVAC Building Inspector
Subject: Weekly Field Inspection Report
Date: October, 17 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, October 17, 2025

Ward	Property Address	Construction Type	Inspector Notes	Received
*	*	*	*	*
4	1012 Church Street Northlight Theater	Assembly	No changes. MEP inspections continue. Temporary bike lane is in place. The alleyway has been closed with offsite parking provided for residents	10/16/2025
*	*	*	*	*
*	Truck Route	*	No changes. Street sweeping continues. Truck route continues to monitored for speed and debris.	10/16/2025
7	1501 Central Street	New Construction	No changes. MEP inspections continue on-site. Steel construction continues. Canopy installation nears completion. 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.	10/16/2025
*	*	*	*	*
*	*	*	*	*



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: Oct 16th, 2025

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
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 and Health Review and Inspection
1	817 Noyes	Fred's Bread	4/9/25	Pending Final Inspections
4	810 Grove	Ti'an Bistro	4/22/25	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 Plan Reviews and Inspections
3	601 Dempster St	Crepe O'Clock	9/11/25	Pending Plan Reviews and Inspections
7	1030 Central St	Canal Shores Outdoor Patio	9/11/25	Pending Plan Reviews and Inspections
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 FCO and Final Health Inspection
3	517 Dempster St.	Windfree Solar Cafe	10/09/25	Pending Reviews and Inspections
7	1995 Campus Dr	Norris Pub	10/09/25	Pending 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: October 17, 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 October 17, 2025

WARD	BUSINESS NAME	BUSINESS ADDRESS	LIQUOR CLASS	CLASS DESCRIPTION	PROCESSED HOURS for LIQUOR SALES	STATUS
2	Norris Pub	1995 Campus Drive. Evanston, IL 60208	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 OCTOBER 17, 2025

General Assembly Wraps Up First Week of Veto Session

Lawmakers returned to Springfield on Tuesday for the first week of the fall veto session. The House and Senate had limited schedules and did not take final action on any major pieces of legislation. The second week of veto session is scheduled for Tuesday, October 28 to Thursday, October 30.

On Wednesday, the House Executive Committee held a subject matter hearing on the transit fiscal cliff. The Regional Transportation Authority (RTA) previously reported a fiscal cliff of over \$770 million in 2026; however, enhanced sales tax revenues and transfers within the RTA have led to a revised estimate. The RTA currently projects the 2026 budget gap at approximately \$200 million with the shortfall ballooning to \$790 million in 2027 without new revenue. House Executive Committee members questioned the RTA on the funding figures and their reliability. Additionally, the Committee reviewed potential funding sources to both address the fiscal cliff and enhance transit in the region. At this time, it is unclear if the House or Senate will attempt to advance transit governance and funding legislation during the final week of veto session.

Regarding municipal pensions, [Senate Bill 1937](#) was moved to second reading in the House on Thursday, setting the stage for potential action during the second week of veto session. Amendments 1 and 2 to SB1937 contain various enhancements to Tier 2 pensions for nearly all public pensions in Illinois, including police (Article 3), firefighters (Article 4) and the Illinois Municipal Retirement Fund (IMRF) (Article 7). The NWMC is opposed to SB 1937 because:

- Municipal pensions are not broken and do not “need a fix”; enhancements will have a negative impact on taxpayers.
- Municipalities already provide municipal employees with a generous, stable and constitutionally protected retirements.
- Municipal pensions satisfy all federal requirements, including Social Security Safe Harbor provisions.

The NWMC will share more information on this bill with the membership and possible requests for action as events warrant. *Staff contacts: Mark Fowler, Larry Bury, Chris Staron*

The Invitations Are Out – RSVP Today for the NWMC Holiday Celebration!

In lieu of the December NWMC Board meeting, the Conference will again host a free holiday celebration for members, legislators and guests. We look forward to seeing you on Wednesday, December 10 from 6:00 p.m. to 8:00 p.m. at the Chateau Ritz, 9100 N. Milwaukee Avenue in *Niles*. Formal invitations were sent this week, so please RSVP your attendance to Marina Durso, 847-296-9200, ext. 122 or mdurso@nwmc-cog.org by Monday, December 1. *Staff contact: Marina Durso*

SPC Awards New 2026 Ford Expedition Contract

The Suburban Purchasing Cooperative (SPC) is pleased to announce the award of the new [2026 Ford Expedition](#) (Contract #233) to Currie Motors of Frankfort. The contract runs through October 13, 2026, with a base price of \$50,567 furnished with all standard equipment. The SPC reserves the right to extend the contract for up to three (3) additional, one-year terms upon mutual agreement on a negotiated basis. For questions or additional information, please contact staff or Currie Motors Commercial Accounts Manager Nic Cortellini, ncortelli@curriemotors.com, 815-444-9200 (direct) or 224-388-0824 (cell). *Staff contact: Ellen Dayan*

Last Call for Next Week's NWMC 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 Bolingbrook, Crete, *Deerfield*, Elburn, Hickory Hills, Homewood, *Lake Bluff*, *Lincolnshire*, *Palatine*, Tinley Park, Tinley Park Park District and Wheaton 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.

America's Auto Auction also 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. 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*

Make your vote count in IMRF Election for Executive Trustee

The Illinois Municipal Retirement Fund (IMRF) is the public pension fund that administers retirement, disability, and death benefits for employees of local government in Illinois. IMRF is holding an election for Executive Trustee. Two seats are uncontested; *Schaumburg Village Manager Brian Townsend* will serve a 5-year term starting January 1, 2026, and DuPage County Treasurer Gwen Henry will serve a 2-year term.

IMRF employers will elect one Executive Trustee for a three-year term of office. [Peter Stefan](#), Finance Director/Treasurer for the Village of Lake in the Hills, is the only municipal candidate running for this seat. He is currently completing a five-year term as an IMRF Executive Trustee and is running for re-election. He has 37 years of experience in the Illinois municipal finance arena. Having served as both an Employee Trustee and an Executive Trustee, he brings strong municipal finance and IMRF experience to the Board.

Election packets containing candidate biographies, instructions, and the appropriate ballot have been mailed to all IMRF employers. Completed ballots must be returned to IMRF by 4:30 p.m. on Thursday, December 11, 2025. *Staff contact: Mark Fowler*

Serve on the IMET Board of Trustees

From the desk of Illinois Metropolitan Investment Fund (IMET) Executive Director Sofia Anastopoulos:

The IMET Board of Trustees is soliciting interest from eligible IMET participants who would like to serve as a trustee of the IMET Board. One board position is now open as of August 2025. A potential candidate for Board membership will be considered eligible if his or her governmental unit employer is a participant of IMET *and* if that member's account has been funded for a minimum of 90 days at the time of nomination.

In selecting candidates, IMET considers factors such as: work experience, public and professional contributions, demonstrated participation within the Illinois Metropolitan Investment Fund (IMET), geographic representation, type of public entity represented, and the candidate's personal statement of interest in the position and commitment to service to the IMET Board. To apply, please email Sofia, sofia.ana@investimet.com. *Staff contact: Mark Fowler*

CMAP Offering Discounted Tickets for State of the Region Event – RSVP Today

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](#). Use code CMAP25 for discounted tickets. *Staff contact: Mark Fowler*

Shaping the Next Federal Transportation Bill

From our partners at CMAP:

With the Infrastructure Investment and Jobs Act set to expire in September 2026, CMAP is working with regional partners, civic and labor organizations, and peer metropolitan planning organizations (MPOs) across the country to outline shared principles for the next federal transportation reauthorization. Together, we've developed [One Regional Voice 2025](#), a statement of priorities calling for robust, durable revenues, enhanced safety, efficient transit and rail, maintained bridges, performance-based programming, multimodal freight, technological innovation, resilient

systems, and policies that recognize the unique needs of major metropolitan areas.

Similarly, CMAP joined MPOs from other large U.S. regions to advance [common principles for reauthorization](#), including prioritizing safety, preserving core highway and transit programs, balancing formula and competitive funding, targeting investments to the nation’s economic engines, and streamlining project delivery.

These efforts reflect a united call for a strong federal transportation package that ensures stable, predictable funding and empowers regions to meet the nation’s evolving transportation needs. *Staff contacts: Eric Czarnota, Brian Larson*

Newsy Items of the Week

Crain’s Chicago Business: [CTA plans 10% fare hike, joining Metra in raising rates](#)

The Record North Shore: [CTA, Metra propose fare increases of 25, 50 cents a ride](#)

Suburban Chicago Bicycling: [Local news: Park Ridge bicyclists welcome new Busse Hwy.; Elk Grove bridge taking shape](#)

Daily Herald: [CTA plans fare hikes for 2026; RTA updates transit shortfall to \\$230 million](#)

Meetings and Events

NWMC Surplus Vehicle & Equipment Auction will be held on Tuesday, October 21 at noon at America’s Auto Auction in Crestwood.

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

NWMC Staff

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Marina Durso	Executive Assistant	mdurso@nwmc-cog.org
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Chris Staron	Policy Director	cstaron@nwmc-cog.org

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