



Memorandum

To: Mayor Biss and Members of the City Council
From: Luke Stowe, City Manager
Subject: Weekly City Manager's Update
Date: October 31, 2025

STAFF REPORTS BY DEPARTMENT

Weekly Report for October 27, 2025 – October 31, 2025

City Manager's Office

No 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, November 3, 2025

6:00 PM: [Special City Council Meeting – Truth in Taxation Hearing](#)

Tuesday, November 4, 2025

No Meetings

Wednesday, November 5, 2025

6:30 PM: [Citizen Police Review Commission](#)

Thursday, November 6, 2025

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

6:00 PM: [Special Housing & Community Development Committee Meeting](#)

Friday, November 7, 2025

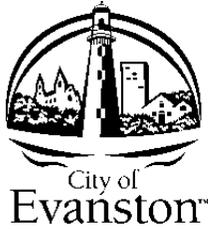
10:00 AM: [Healthy Buildings Accountability Board](#)

Check the City's Calendar for updates

[City of Evanston - Calendar](#)

City of Evanston Committee Webpage:

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



Memorandum

To: Honorable Mayor and Members of the City Council
From: Jeremiah Bebo, Interim Planning & Zoning Manager, Development Services Supervisor/Zoning Administrator
Subject: Weekly Zoning Report
Date: 10/31/2025

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 23, 2025 to Octoberber 29, 2025

Zoning Reviews (Larger Projects and Permits)

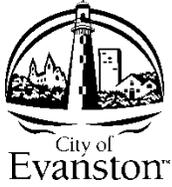
Ward	Property Address	Zoning	Type	Project Description	Received	Status
2	1615 Dodge Avenue	R3	Building Permit	Garage	05/02/25	pending additional information from the applicant
2	1425 Pitner Avenue	R2	Building Permit	New home	06/20/25	pending additional information from the applicant
2	1578 Florence Avenue	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 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	1034 Sheridan Road	R1	Zoning Analysis	New garage	10/29/25	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	Zoning Analysis	New 7-story multi-family residential building with 42 dwelling units and 67 parking spaces	05/08/25	pending staff review
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
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
4	1505 Ashland Avenue	R1	Zoning Analysis	2-Story Addition	10/23/25	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	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
5	1006 Garnett Place	R4a	Zoning Analysis	Demolish existing home and built a new 2-story home	10/24/25	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	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
6	2304 Prospect Avenue	R1	Building Permit	1st and 2nd floor addition and conversion of attached garage into living space	10/21/25	pending staff review
6	2309 Thayer Street	R1	Building Permit	Replace detached garage	10/27/25	pending staff review
7	1900 Central Street	B1a/oCSC	Zoning Analysis	Demolition of the existing Chase Bank and construction of a new Chase Bank	09/22/25	non-compliant, pending revisions/additional information from the applicant
7	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
7	1916 Grant Street	R1	Building Permit	Addition to existing 2-flat	10/16/25	non-compliant
7	2740 Broadway Avenue	R1	Building Permit	New detached garage	10/21/25	pending staff review
7	1920 Grant Street	R1	Zoning Analysis	1-Story Addition	10/29/25	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 revisions from the applicant

9	1310 Main Street	R4	Zoning Analysis	1-story rear addition to single-family residence	10/13/25	pending staff review
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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	Final City Council decision on 11/10/25
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
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
5	824 Gaffield Place	R4a	Special Use	A new Child Residential Care Home. Previously approved in 2020 but a building permit was not approved within the time frame allowed and the approval expired.	10/15/25	pending staff review
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 11/12/25
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 staff review
7	2722 Green Bay Road	C2, oCSC	Administrative Review Use	A new commercial indoor recreation facility within an existing building (former Office Depot)	10/14/25	pending staff review
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



To: Luke Stowe, City Manager
From: David Wilson, HVAC Building Inspector
Subject: Weekly Field Inspection Report
Date: October, 31 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 31, 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	10/30/2025
*	*	*	*	*
*	Truck Route	*	No changes. Street sweeping continues. Truck route continues to be monitored for speed and debris.	10/30/2025
7	1501 Central Street	New Construction	Steel construction has been completed. Canopy installation nears completion. MEP inspections 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.	10/30/2025
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*	*	*	*	*



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 31th, 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 Building Permit Issuance 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 Zoning Review and Inspections
2	2400 Main St.	Snowfruit 558 – within Food4Less	9/18/25	Pending Final Health Inspection and FCO
3	517 Dempster St.	Windfree Solar Cafe	10/09/25	Pending Inspections
7	1995 Campus Dr	Norris Pub	10/09/25	Pending Reviews and Inspections
7	1810 Central	No Longer Human –coffee shop	9/29/25	Pending Building Permit Issuance 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 31, 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 31, 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 31, 2025



Have a Happy and Safe Halloween!

Transit Legislation Passes - See Today's NWMC Legislative Update for Details

While the first week of veto session did not produce a lot of legislative action, this final week proved to be the exact opposite. In the early hours of this morning, the General Assembly approved major changes to the governance structure, operations and funding of transit in the Chicago region (House Floor Amendment 4 to Senate Bill 2111). Earlier in the week, the House advanced legislation enhancing Tier 2 pensions out of committee while a number of other big issues were approved. Staff will publish a full recap and analysis of the action in the NWMC Legislative Update later today. *Staff contacts: Mark Fowler, Larry Bury, Chris Staron*

Last Call to Respond to the NWMC Strategic Plan Survey

Last week, as part of the process to update to the NWMC Strategic Plan, members and stakeholders were sent a survey to help understand where the NWMC currently provides the most value and where we should concentrate future efforts to maximize the benefits to our members. The feedback received from the survey will be a central focus during the upcoming strategic planning retreat. While we have received a great response from members (thank you to everyone who has taken the time to provide up with your input), we want to ensure that every voice is heard.

If you have not already done so, please respond to the survey by Saturday, November 1 at 9:00 p.m. If you did not receive a copy of the link to the survey, please contact Larry Bury at lbury@nwmc-cog.org. Thank you in advance for your participation! *Staff contacts: Mark Fowler, Larry Bury*

RSVP Today for the NWMC Holiday Celebration!

As previously reported, 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 have been sent, 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 Chevy Silverado PPV and Blazer PPV SSV Contracts

The Suburban Purchasing Cooperative (SPC) Governing Board is pleased to announce the award of two new [2026 Chevrolet Police Pursuit Vehicle \(PPV\)](#) contracts to Currie Motors, Frankfort, IL from October 29, 2025 through October 28, 2026 as follows:

- Silverado 1500 PPV (Contract #234) with all standard equipment - \$46,856
- Blazer PPV Special Service Vehicle (SSV) (Contract #235) with all standard equipment - \$44,880.00

The SPC reserves the right to extend the contracts for up to (3) three additional one-year terms upon mutual agreement on a negotiated basis. For questions or additional information, please contact staff Currie Motors Commercial Accounts Manager Nic Cortellini, 815-464-9200 or ncortellini@curriemotors.com. *Staff contact: Ellen Dayan*

SPC Updates on 2026 Ford F-150 & F-150 Police Responders

The SPC Governing Board has approved the following price increases on the SPC 2026 Ford F-150 Police Responder and Ford F-150:

- Destination and delivery charges for both contracts have increased by \$600, from \$1,995 to \$2,595.
- The 2026 [Ford F-150 Police Responder](#) (Contract #228) has increased \$600, from \$46,145 to \$46,745.
- The 2026 [Ford F-150](#) (Contract #232) has increased \$720 from \$32,571 to \$33,951, along with the first of three (3) possible, one-year contract extensions through July 28, 2026.

For questions or additional information, please contact staff or Currie Motors Commercial Accounts Manager Nic Cortellini, 815-464-9200 or ncortellini@curriemotors.com. *Staff contact: Ellen Dayan*

Cut-Off Date Approaching for 2026 Ford Interceptor Utility Police Pursuit Vehicles

Currie Motors has updated the price list and order form for the Suburban Purchasing Cooperative (SPC) [Ford Interceptor Utility Police Pursuit Vehicle](#) (Contract #204). Please note that Ford anticipates an early order cut-off date for the 2026 vehicle, so order now to take advantage of production and timing to meet calendar year budget targets.

Once the 2027 model specifications are released, the SPC will apply for the final contract extension rollover with Ford that will be good through November 25, 2026. For questions or additional information, please contact staff or Currie Motors Commercial Accounts Manager Tom Sullivan, 815-464-9200 or tsullivan@curriemotors.com. *Staff contact: Ellen Dayan*

Don't Forget to Cast Your Ballot in the IMRF Executive Trustee Election

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*

IEPA Green Infrastructure Grant Opportunities

The [Green Infrastructure Grant Opportunities \(GIGO\)](#) program utilizes funds distributed by the State of Illinois generated under the Build Illinois Bond Fund. Illinois Environmental Protection Agency's (IEPA) Notice of Funding Opportunity includes \$5,000,000 in funding for projects that will improve water quality in Illinois. GIGO has set a maximum total grant award of \$2,500,000 with a minimum grant award of \$75,000. The GIGO program funds projects to construct green infrastructure best management practices (BMPs) that prevent, eliminate, or reduce stormwater runoff into Illinois' rivers, streams, and lakes. Eligible projects will construct BMPs to decrease stormwater runoff prior to release into rivers, streams, and lakes, and include:

1. Reconnection of a stream with its floodplain (e.g., two-stage ditch, daylighting);
2. Treatment and flow control of stormwater runoff at sites directly upstream or downstream of an impervious area that currently impacts river, stream, or lake water quality through stormwater runoff discharge; and/or
3. Treatment and flow control of water generated from impervious surfaces associated with urban development (such as roads and buildings).

Applications are being accepted now through Wednesday, November 5. Full application details and more information are included in the [Notice of Funding Opportunity](#) through AmpliFund. *Staff contact: Eric Czarnota*

Last Chance for Discounted Tickets to 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](#). Use code CMAP25 for discounted tickets. *Staff contact: Mark Fowler*

Newsy Items of the Week

Center Square: [Warnings of higher IL property taxes heard as pension bill advances](#)

Daily Herald: [Looking to improve traffic flow and 911 response times Des Plaines pursuing new railroad underpass](#)

Suburban Chicago Bicycling: [Behold Streamwood's new bike-ped bridge over Route 59](#)

Daily Herald: [Behind the scenes: How volunteers, advocacy make suburbs more bike-friendly](#)

Meetings and Events

NWMC Executive Board will meet on Wednesday, November 5 at 8:30 a.m. via videoconference.

NWMC Board of Directors will meet on Wednesday, November 12 at 6:00 p.m. at the NWMC Office or via videoconference.

NWMC Legislative Committee will meet on Wednesday, November 19 at 8:30 a.m. via videoconference.

NWMC Finance Committee will meet on Wednesday, November 19 at 12:00 noon via videoconference.

NWMC Staff

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