



Memorandum

To: Mayor Biss and Members of the City Council
From: Luke Stowe, City Manager
Subject: Weekly City Manager's Update
Date: December 26, 2025

STAFF REPORTS BY DEPARTMENT

Weekly Report for December 22, 2025 – December 26, 2025

City Manager's Office

No Known Federal Activity

Community Development

Weekly Zoning Report

Weekly Field Inspection Report

Health Department

None

Law Department

Weekly Liquor License Application Report

Clerk's Office

No Report

Legislative Reading

None

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

Monday, December 29, 2025

No Meetings

Tuesday, December 30, 2025

No Meetings

Wednesday, December 31, 2025

No Meetings

Thursday, January 1, 2025

New Year's Day – City Offices Closed

Friday, January 2, 2025

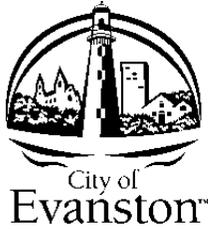
No Meetings

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: Jeremiah Bebo, Interim Planning & Zoning Manager, Development Services Supervisor/Zoning Administrator
Subject: Weekly Zoning Report
Date: 12/26/2025

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.

Happy Holidays!

Cases Received and Pending, December 18, 2025 to December 25, 2025

Zoning Reviews (Larger Projects and Permits)

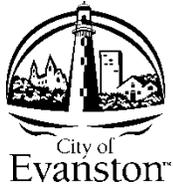
Ward	Property Address	Zoning	Type	Project Description	Received	Status
1	1515 Chicago Avenue	D4	Zoning Analysis	Interior renovation of the existing hotel and increasing the number of hotel rooms by 6 rooms	12/10/25	pending staff review
1	1716 Sherman Avenue	D2	Zoning Analysis	New jazz club/lounge within an existing building	12/16/25	pending staff review
2	1578 Florence Avenue	R3	Building Permit	New 2-story single-family home	07/14/25	pending additional information from the applicant
3	551 Michigan Avenue	R5	Building Permit	Addition and interior remodel	10/14/25	pending additional information from the applicant
4	1550-1562 Maple Avenue	D4	Zoning Analysis & Building Permit	New 7-story multi-family residential building with 42 dwelling units and 67 parking spaces	05/08/25	Non-compliant, pending revisions or future submission of entitlement application
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 Avenue	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	1118 Sherman Avenue	R3	Building Permit	2nd Story Addition	12/16/25	pending staff review
5	1112 Garnett Place	R4a	Building Permit	1-story Addition	10/31/25	pending additional information from applicant
6	2500 Marcy Avenue	R1	Building Permit	2nd Story Addition & New Garage	08/07/25	non-compliant; pending revisions from the applicant
6	2301 Ridgeway Avenue	R1	Zoning Analysis	New Garage and ADU	09/10/25	pending additional information from the applicant
6	2309 Thayer Street	R1	Building Permit	Replace detached garage	10/27/25	pending additional information from the applicant
6	2331 Hartzell Street	R1	Zoning Analysis	Replace detached garage	11/19/25	pending additional information from the applicant
6	2757 Central Park Avenue	R1	Building Permit	2nd Story Addition	12/15/25	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	1916 Grant Street	R1	Building Permit	Addition to existing 2-flat	10/16/25	non-compliant; pending revisions from applicant
7	2026 Harrison Street	R3	Building Permit	2.5-Story Addition	11/04/25	non-compliant; pending additional information from the applicant
7	2404 Ridge Avenue	R1	Zoning Analysis	3 Lot Subdivision	09/17/25	non-compliant; pending revisions from 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	1716 Sherman Avenue	D2	Special Use	New jazz club/lounge within an existing building	12/16/25	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	1710 Maple Avenue	RP	Special Use	New indoor kennel facility (Dogtopia)	11/11/25	Land Use Commission hearing scheduled for 01/14/26
2	1611 Church Street	R4	Amendment to a Previously Approved Major Variation	Modifications to the approved development plan, including the construction of an ADU above a garage, conversion of a rooming unit to a dwelling unit, and various site and building modifications.	11/10/25	pending 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 and Zoning Text Amendment	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	Planning & Development Committee meeting and City Council on January 12th agendas
5	1103 Emerson Street	R6	Major Variations	Demolition of existing structures (2-flat & 4-flat) and construction of a 5-story building with 6 rooming units (including 18 bedrooms), 24 dwelling units, and 5 on-site parking stalls.	12/03/25	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	Land Use Commission hearing scheduled for 01/14/26
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	Land Use Commission hearing continued to 01/14/26
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 revisions from applicant
7	831 Ingleside Place	R1	Major Variation	Major variation to allow a reduced rear yard setback for an addition	12/03/25	pending revisions from applicant
8	707 W Howard Street	B3	Text Amendment & Special Use	Zoning text amendment to allow performance entertainment venues as a special use within the B3 zone district	07/02/25	pending additional information from applicant



To: Luke Stowe, City Manager
From: David Wilson, HVAC Building Inspector
Subject: Weekly Field Inspection Report
Date: December, 26 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 if you have any questions or need additional information.

Weekly Field Inspection Report

Friday, December 26, 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	12/23/2025
*	*	*	*	*
*	Truck Route	*	No changes. Street sweeping continues. Truck route continues to monitored for speed and debris.	12/23/2025
7	1501 Central Street	New Construction	No changes. Framing inspections continue at stadium. Street sweepers continue to address roadway dust and debris. All trucks continue to pass through truck washing station with manual washing of trucks and street. Construction fence is in place and in good condition.	12/23/2025
*	*	*	*	*
*	*	*	*	*



Memorandum

To: Honorable Mayor and Members of the City Council

From: Brian George, Assistant City Attorney

Subject: Weekly Liquor License Application Report

Date: December 26, 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 December 26, 2025

WARD	BUSINESS NAME	BUSINESS ADDRESS	LIQUOR CLASS	CLASS DESCRIPTION	PROCESSED HOURS for LIQUOR SALES	STATUS
5	Northlight Theatre	1012 Church St. Evanston, IL 60201	E-2	Entertainment Venue (medium)	4 p.m.—2 a.m.(MonThurs); 4 p.m.—3 a.m. (Fri-Sun)☐	Application pending