



Memorandum

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

STAFF REPORTS BY DEPARTMENT

Weekly Report for September 22, 2025 – September 26, 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, September 29, 2025

5:00 PM: [Administration & Public Works Committee](#)

5:30 PM: [Planning & Development Committee](#)

6:45 PM: [City Council](#)

Tuesday, September 30, 2025

No Meetings

Wednesday, October 1, 2025

No Meetings

Thursday, October 2, 2025

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

Friday, October 3, 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: August 2025 Monthly Financial Report
Date: September 26, 2025

Please find attached the financial statements as of August 31, 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 August 31, 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 August 31, 2025. The figures in Table 1 are based on audited FY 2024 ending fund and cash balances plus unaudited FY 2025 actual revenues and expenses. The FY 2024 audit was conducted by Sikich, LLP from January through June 2025 with a final Annual Comprehensive Financial Report (ACFR) issued on June 26, 2025 that was posted to the [City's website](#).

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 August 31, 2025)*

Fund #	Fund	Revenue	Expense	Net	Fund Balance	Cash Balance
100	General	96,828,447	97,768,022	(939,575)	48,081,078	43,908,265
170	American Rescue Plan	358,053	2,945,911	(2,587,858)	(1,195,014)	12,914,062
175	General Assistance	630,629	896,658	(266,029)	950,510	950,918
176	Human Services	2,184,436	3,987,568	(1,803,132)	(358,187)	(358,186)
177	Reparations	1,006,628	1,297,641	(291,013)	(145,998)	(145,998)
178	Sustainability	726,453	435,841	290,612	1,270,165	1,270,165
180	Good Neighbor	3,096,768	3,775,983	(679,214)	374,520	374,520
185	Library	5,282,717	6,938,908	(1,656,191)	3,946,541	3,948,894
186	Library Debt Service	288,473	103,433	185,040	187,821	187,822
187	Library Capital Improvement FD	693,564	-	693,564	-	-
200	MFT	2,531,201	1,301,730	1,229,471	8,306,113	8,019,554
205	E911	944,557	1,233,601	(289,044)	901,738	691,383
206	Foreign Fire Insurance	-	-	-	281,891	-
210	Special Service Area (SSA) #9	289,689	287,504	2,185	16,269	16,269
215	CDBG	173,052	425,621	(252,568)	(193,245)	(193,245)
220	CD Loan	56,223	19,915	36,307	378,981	378,982
235	Neighborhood Improvement	235	-	235	23,717	23,717
240	Home	32,518	63,630	(31,112)	6,219	6,218
250	Affordable Housing	1,599,065	693,544	905,522	5,129,739	5,129,738
320	Debt Service	8,235,223	2,624,170	5,611,054	9,064,060	9,064,059
330	Howard Ridge	689,374	260,629	428,745	2,343,049	2,327,387
335	West Evanston	1,172,376	683,536	488,840	2,910,911	2,910,911
340	Dempster-Dodge-TIF	288,617	133,938	154,679	1,135,896	1,135,895
345	Chicago Main-TIF	638,526	245,631	392,895	227,796	1,153,065
350	Special Service Area (SSA) #6	121,928	111,175	10,754	69,173	69,173
355	Special Service Area (SSA) #7	76,054	75,186	868	21,858	21,858
360	Special Service Area (SSA) #8	32,029	26,529	5,500	14,259	14,259
361	Special Service Area (SSA) #10	-	-	-	-	-
365	Five-Fifth TIF	804,354	111,442	692,912	982,689	982,691
415	Capital Improvements	2,746,504	6,799,326	(4,052,822)	(12,143,347)	(5,907,520)
416	Crown Construction	124,665	686,048	(561,383)	4,565,832	4,565,832
417	Crown Community CTR Maintenance	116,664	-	116,664	956,701	956,701
420	Special Assessment	167,137	15,582	151,555	1,354,235	1,354,234
505	Parking	7,035,558	7,320,564	(285,006)	2,367,092	1,694,912
510	Water	33,949,164	25,552,210	8,396,954	13,548,962	14,988,695
515	Sewer	5,718,767	5,303,892	414,876	10,761,291	9,731,010
520	Solid Waste	4,076,471	4,009,074	67,397	3,795,185	2,680,350
600	Fleet	2,840,464	2,498,780	341,684	1,873,377	376,577
601	Equipment Replacement	2,263,144	4,186,705	(1,923,561)	2,850,321	1,633,017
605	Insurance	14,630,609	14,709,129	(78,520)	4,527,507	6,292,884
	All Funds Total	202,450,337	197,529,053	4,921,284	119,189,704	133,169,069

Section 2 - General Fund Revenues and Expenses

The unaudited financials as of August 31, 2025 show the General Fund with a fund balance of \$48,081,078 and a cash balance of \$43,908,265.

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 August allocations until November 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 \$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.
- In May, the City received the \$3.09M CBA payment from Northwestern and recorded it in the Good Neighbor Fund (180). In June, staff transferred the following amounts out of the Good Neighbor Fund: \$1,545,000 to the General Fund (100), \$1,030,000 to the Affordable Housing Fund (250), \$515,000 to the Sustainability Fund (178).
- As of September 26, 2025, the second installment of property tax bills have not been sent out by Cook County nor has the County provided an estimated billing date to Evanston and other municipalities. At this point in 2024, the City had already received most of the second installments of property tax bills.

Table 2
FY 2025 General Fund Actual Revenues (through August 31, 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%	19,651,233
51545 - STATE INCOME TAX	13,500,000	9,510,243	70%	8,998,622
51525 - SALES TAX - BASIC	13,350,000	9,537,491	71%	8,741,732
51530 - SALES TAX - HOME RULE	10,500,000	7,508,212	72%	6,843,813
51015 - PROPERTY TAXES	9,449,797	5,096,899	54%	8,803,031
53565 - RECREATION PROGRAM FEES	8,217,409	5,822,213	71%	5,784,404
52080 - BUILDING PERMITS	5,000,000	10,173,705	203%	14,417,431
52505 - TICKET FINES-PARKING	3,800,000	2,539,327	67%	2,351,427
51595 - LIQUOR TAX	3,300,000	1,925,090	58%	1,905,582
51515 - STATE USE TAX	2,900,000	1,725,178	59%	1,943,451
51565 - ELECTRIC UTILITY TAX	2,900,000	1,807,075	62%	1,459,247
51600 - PARKING TAX	2,900,000	422,017	15%	1,891,490
52010 - WHEEL TAX	2,800,000	2,195,470	78%	1,788,235
53675 - AMBULANCE SERVICE	2,800,000	921,822	33%	799,893
51605 - PERSONAL PROPERTY REPLACEMENT	2,500,000	1,375,089	55%	1,266,127
51620 - REAL ESTATE TRANSFER TAX*	2,500,000	1,993,316	80%	904,094
53676 - GEMT SERVICE REVENUE	2,500,000	1,126,781	45%	1,640,830
51550 - MUNICIPAL HOTEL TAX	2,350,000	1,540,057	66%	1,463,150
51570 - NATURAL GAS UTILITY TAX	1,500,000	1,148,298	77%	975,540
51630 - AMUSEMENT TAX	1,300,000	801,145	62%	874,673
51625 - TELECOMMUNICATIONS TAX	1,050,000	725,195	69%	695,422
51590 - EVANSTON MOTOR FUEL TAX	1,000,000	613,561	61%	699,007
ALL OTHER GF REVENUE	14,088,934	10,360,848	74%	8,725,869
TRANSFERS FROM OTHER FUNDS	10,031,740	7,232,824	72%	5,832,792
GF TOTAL**	140,227,985	96,828,447	69%	108,457,095

*This figure EXCLUDES the \$1.0M budgeted for the Repairs Fund. The Repairs 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						
13 CITY COUNCIL	594,319	316,855	53%	594,133	405,807	68%
14 CITY CLERK	538,319	274,330	51%	535,355	245,342	46%
15 CITY MANAGER'S OFFICE	12,228,582	7,788,899	64%	10,177,532	5,513,285	54%
17 LAW	1,521,045	1,241,906	82%	1,354,786	775,726	57%
19 ADMINISTRATIVE SERVICES	13,527,596	8,145,133	60%	15,148,003	8,969,027	59%
21 COMMUNITY DEVELOPMENT	5,078,229	2,764,388	54%	4,687,076	2,538,352	54%
22 POLICE	36,152,937	24,297,524	67%	35,221,511	22,591,193	64%
23 FIRE MGMT & SUPPORT	23,294,964	15,540,115	67%	22,110,663	14,969,360	68%
24 HEALTH	1,969,411	1,217,814	62%	1,817,273	1,524,610	84%
30 PARKS AND RECREATION	15,760,980	10,718,255	68%	14,547,351	13,080,973	90%
40 PUBLIC WORKS AGENCY	16,350,871	9,933,090	61%	15,868,893	8,885,224	56%
99 NON-DEPARTMENTAL	24,261,149	15,529,713	64%	21,864,968	22,441,271	103%
Expenses Total	151,278,402	97,768,022	65%	143,927,543	101,940,169	71%

Police and Fire Overtime

Through August 31, 2025, Police has spent 82% of budgeted overtime and Fire has spent 76% 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	1,665,219	82%	1,736,349	1,270,056	73%
Fire	1,329,500	1,011,880	76%	1,084,000	803,834	74%

Section 3 - Enterprise Funds

Parking Fund

Through August 31, 2025, the Parking Fund is showing a fund balance of \$2,367,092 and a cash balance of \$1,694,912.

Water Fund

Through August 31, 2025, the Water Fund is showing a fund balance of \$13,548,962 and a cash balance of \$14,988,695. A significant portion of this fund balance are 2024 bond proceeds which the City continues to spend down on capital projects.

Sewer Fund

Through August 31, 2025, the Sewer Fund is showing a fund balance of \$10,761,291 and a cash balance of \$9,731,010.

Solid Waste Fund

Through August 31, 2025, the Solid Waste Fund is showing a fund balance of \$3,795,185 and a cash balance of \$2,680,350.

Section 4 - Other Funds

Capital Improvements Fund

Through August 31, 2025, the CIP Fund is showing a fund balance of (\$12,143,347) and a cash balance of (\$5,907,520). 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 August 31, 2025, the Fleet Fund is showing a fund balance of \$1,873,377 and a cash balance of \$376,577. The difference between cash and fund balance is primarily due to inventory on hand.

Insurance Fund

Through August 31, 2025, the Insurance Fund is showing a fund balance of \$4,527,507 and a cash balance of \$6,292,884.

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	9,564,485	75%	11,655,200	8,141,537	70%
Fines and Forfeitures	4,375,000	2,757,317	63%	3,725,000	2,602,774	70%
Interest Income	750,000	1,514,045	202%	500,000	1,380,337	276%
Interfund Transfers	10,031,740	7,232,824	72%	9,623,390	5,832,792	61%
Intergovernmental Revenue	4,404,334	2,804,887	64%	3,966,034	2,568,152	65%
Licenses, Permits and Fees	9,597,300	12,403,760	129%	7,336,450	16,742,098	228%
Other Revenue	1,849,000	1,561,557	84%	1,301,500	1,061,614	82%
Other Taxes	67,015,000	43,166,080	64%	66,300,000	41,673,527	63%
Property Taxes	29,439,902	15,823,492	54%	29,047,402	28,454,263	98%
Revenue Total	140,227,985	96,828,447	69%	133,454,976	108,457,095	81%
Expenses						
Capital Outlay	398,978	59,226	15%	272,000	2,795,476	1028%
Community Sponsored Organizations	120,000	100,377	84%	120,000	20,505	17%
Contingencies	125,000	294,112	235%	126,000	257	0%
Insurance and Other Chargebacks	33,489,844	18,104,744	54%	29,463,684	25,172,888	85%
Interfund Transfers	4,457,100	2,904,728	65%	4,887,100	3,377,154	69%
Miscellaneous	1,029,798	853,579	83%	1,545,213	446,024	29%
Salary and Benefits	91,592,836	61,567,854	67%	88,012,393	56,435,856	64%
Services and Supplies	20,064,846	13,883,402	69%	19,501,153	13,692,009	70%
Expenses Total	151,278,402	97,768,022	65%	143,927,543	101,940,169	71%
170 AMERICAN RESCUE PLAN						
Revenue						
Interest Income	650,000	403,322	62%	50,000	994,096	1988%
Other Revenue	0	(45,269)		0	7,827	
Revenue Total	650,000	358,053	55%	50,000	1,001,923	2004%
Expenses						
Capital Outlay	2,431,300	462,859	19%	10,188,900	2,207,462	22%
Community Sponsored Organizations	2,542,000	57,627	2%	0	389,595	
Insurance and Other Chargebacks	100,000	16,773	17%	100,000	18,078	18%
Interfund Transfers	1,500,000	1,500,000	100%	1,250,000	1,667,200	133%
Miscellaneous	8,396,724	779,411	9%	10,294,191	780,307	8%
Salary and Benefits	115,871	0	0%	0	1,031	
Services and Supplies	2,977,080	129,240	4%	3,275,000	392,686	12%
Expenses Total	18,062,975	2,945,911	16%	25,108,091	5,456,359	22%

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	40,608	4061%	1,000	56,023	5602%
Other Revenue	27,500	11,004	40%	27,500	5,506	20%
Property Taxes	750,000	579,016	77%	1,050,000	1,063,458	101%
Revenue Total	778,500	630,629	81%	1,078,500	1,124,986	104%
Expenses						
Miscellaneous	7,000	6,816	97%	7,000	6,295	90%
Salary and Benefits	560,420	386,387	69%	539,408	376,390	70%
Services and Supplies	775,500	503,455	65%	874,482	436,741	50%
Expenses Total	1,342,920	896,658	67%	1,420,890	819,426	58%
176 HUMAN SERVICES FUND						
Revenue						
Interest Income	6,000	14,054	234%	6,000	44,454	741%
Intergovernmental Revenue	335,000	337,382	101%	114,000	367,983	323%
Other Revenue	20,000	8,000	40%	20,000	0	0%
Property Taxes	3,650,000	1,825,000	50%	3,360,000	3,360,000	100%
Revenue Total	4,011,000	2,184,436	54%	3,500,000	3,772,437	108%
Expenses						
Community Sponsored Organizations	60,000	481,203	802%	60,000	452,917	755%
Insurance and Other Chargebacks	0	(5,033)		0	18,230	
Miscellaneous	210,000	148,832	71%	210,000	155,339	74%
Salary and Benefits	3,288,979	2,128,837	65%	2,654,369	1,710,799	64%
Services and Supplies	2,801,998	1,233,729	44%	2,334,063	986,159	42%
Expenses Total	6,360,977	3,987,568	63%	5,258,432	3,323,443	63%
177 REPARATIONS FUND						
Revenue						
Interest Income	2,500	5,598	224%	2,500	23,829	953%
Intergovernmental Revenue	100,000	0	0%	100,000	0	0%
Other Revenue	0	1,030		0	3,499	
Other Taxes	1,200,000	1,000,000	83%	1,400,000	1,000,000	71%
Revenue Total	1,302,500	1,006,628	77%	1,502,500	1,027,328	68%
Expenses						
Miscellaneous	1,200,000	1,296,640	108%	3,400,000	2,248,477	66%
Services and Supplies	101,000	1,001	1%	101,000	96,351	95%
Expenses Total	1,301,000	1,297,641	100%	3,501,000	2,344,827	67%

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	0%			
Interest Income	2,000	11,453	573%	2,000	18,086	904%
Interfund Transfers	800,000	715,000	89%	700,000	633,336	90%
Intergovernmental Revenue	260,000	0	0%	10,000	10,000	100%
Licenses, Permits and Fees	0	0		500,000	240,256	48%
Other Revenue	500,000	0	0%	650,000	69,909	11%
Revenue Total	1,572,000	726,453	46%	1,862,000	971,586	52%
Expenses						
Community Sponsored Organizations	500,000	0	0%	500,000	0	0%
Miscellaneous	190,000	46,809	25%	525,000	0	0%
Salary and Benefits	400,513	152,708	38%	250,368	167,933	67%
Services and Supplies	616,000	236,324	38%	725,120	434,817	60%
Expenses Total	1,706,513	435,841	26%	2,000,488	602,750	30%
180 GOOD NEIGHBOR FUND						
Revenue						
Interest Income	0	6,768		1,000	16,472	1647%
Other Revenue	3,000,000	3,090,000	103%	3,000,000	3,000,000	100%
Revenue Total	3,000,000	3,096,768	103%	3,001,000	3,016,472	101%
Expenses						
Interfund Transfers	3,000,000	3,090,000	103%	3,000,000	1,500,000	50%
Miscellaneous	164,000	0	0%	314,000	0	0%
Services and Supplies	0	685,983		0	813	
Expenses Total	3,164,000	3,775,983	119%	3,314,000	1,500,813	45%

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	239	24%	400	1,525	381%
Interest Income	25,000	209,170	837%	25,000	220,081	880%
Interfund Transfers	173,750	173,570	100%	216,999	173,570	80%
Intergovernmental Revenue	155,000	162,194	105%	200,213	165,661	83%
Library Revenue	82,000	60,301	74%	109,394	103,832	95%
Other Revenue	402,000	236,411	59%	405,000	147,147	36%
Property Taxes	8,624,347	4,440,832	51%	8,213,664	8,106,623	99%
Revenue Total	9,463,097	5,282,717	56%	9,170,670	8,918,440	97%
Expenses						
Capital Outlay	2,000	880	44%	3,500	0	0%
Insurance and Other Chargebacks				0	2,531	
Interfund Transfers	360,325	933,780	259%	360,325	240,208	67%
Salary and Benefits	7,497,302	4,516,979	60%	7,264,128	4,069,225	56%
Services and Supplies	2,147,619	1,487,269	69%	2,313,194	1,256,219	54%
Expenses Total	10,007,246	6,938,908	69%	9,941,147	5,568,183	56%
186 LIBRARY DEBT SERVICE FUND						
Revenue						
Property Taxes	576,946	288,473	50%	574,677	574,676	100%
Revenue Total	576,946	288,473	50%	574,677	574,676	100%
Expenses						
Debt Service	576,946	103,433	18%	574,677	110,642	19%
Expenses Total	576,946	103,433	18%	574,677	110,642	19%
187 LIBRARY CAPITAL IMPROVEMENT FD						
Revenue						
Interfund Transfers	0	693,564				
Other Revenue	1,900,000	0	0%	550,000	0	0%
Revenue Total	1,900,000	693,564	37%	550,000	0	0%
Expenses						
Capital Outlay	1,900,000	0	0%	550,000	110,060	20%
Expenses Total	1,900,000	0	0%	550,000	110,060	20%

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	230,856	462%	15,000	255,181	1701%
Intergovernmental Revenue	3,300,000	2,300,345	70%	2,986,239	2,248,402	75%
Revenue Total	3,350,000	2,531,201	76%	3,001,239	2,503,582	83%
Expenses						
Capital Outlay	4,469,650	734,479	16%	4,405,000	596,690	14%
Salary and Benefits				325,000	0	0%
Services and Supplies	1,890,000	567,251	30%	1,890,000	1,212,630	64%
Expenses Total	6,359,650	1,301,730	20%	6,620,000	1,809,319	27%
205 EMERGENCY TELEPHONE (E911) FUND						
Revenue						
Interest Income	15,000	7,553	50%	7,000	24,034	343%
Other Revenue	0	9,000				
Other Taxes	1,450,000	928,004	64%	1,450,000	983,502	68%
Revenue Total	1,465,000	944,557	64%	1,457,000	1,007,536	69%
Expenses						
Capital Outlay	445,000	251,272	56%	480,000	96,778	20%
Insurance and Other Chargebacks	19,142	12,760	67%	19,142	12,760	67%
Interfund Transfers	100,000	66,664	67%	100,000	66,664	67%
Miscellaneous				0	338	
Salary and Benefits	903,749	529,386	59%	810,331	494,299	61%
Services and Supplies	394,950	373,519	95%	368,350	362,495	98%
Expenses Total	1,862,841	1,233,601	66%	1,777,823	1,033,334	58%
206 FOREIGN FIRE INSURANCE						
Revenue						
Interfund Transfers				0	27,500	
Other Taxes	250,000	0	0%			
Revenue Total	250,000	0	0%	0	27,500	
Expenses						
Capital Outlay	200,000	0	0%			
Expenses Total	200,000	0	0%			
210 SPECIAL SERVICE AREA (SSA) #9						
Revenue						
Interest Income	0	2,185		0	6,071	
Property Taxes	642,145	287,504	45%	592,665	609,634	103%
Revenue Total	642,145	289,689	45%	592,665	615,705	104%
Expenses						
Services and Supplies	642,145	287,504	45%	575,000	325,032	57%
Expenses Total	642,145	287,504	45%	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	1,430		0	3,388	
Intergovernmental Revenue	2,616,400	10,000	0%	3,068,463	35,848	1%
Other Revenue	0	161,622				
Revenue Total	2,616,400	173,052	7%	3,068,463	39,236	1%
Expenses						
Capital Outlay	1,160,000	0	0%	0	179,823	
Community Sponsored Organizations	0	10,000		75,000	0	0%
Insurance and Other Chargebacks	0	178,894		0	66,703	
Miscellaneous	2,198,445	217	0%	2,341,499	0	0%
Salary and Benefits	319,903	220,300	69%	681,559	346,673	51%
Services and Supplies	110,650	16,209	15%	17,480	21,189	121%
Expenses Total	3,788,998	425,621	11%	3,115,538	614,388	20%
220 CDBG LOAN FUND						
Revenue						
Interest Income	5,000	11,134	223%	5,000	16,804	336%
Other Revenue	301,565	45,089	15%	443,121	6,142	1%
Revenue Total	306,565	56,223	18%	448,121	22,946	5%
Expenses						
Services and Supplies	306,565	19,915	6%	440,000	57,103	13%
Expenses Total	306,565	19,915	6%	440,000	57,103	13%
235 NEIGHBORHOOD IMPROVEMENT						
Revenue						
Interest Income	0	235		0	482	
Revenue Total	0	235		0	482	
Expenses						
Services and Supplies				0	1	
Expenses Total				0	1	
240 HOME FUND						
Revenue						
Interest Income	150	871	581%	150	243	162%
Intergovernmental Revenue	2,256,469	15,673	1%	2,345,000	67,097	3%
Other Revenue	25,000	15,974	64%	25,000	35,413	142%
Revenue Total	2,281,619	32,518	1%	2,370,150	102,753	4%
Expenses						
Insurance and Other Chargebacks	1,150,000	(6,729)	-1%	1,150,000	26,166	2%
Miscellaneous	2,000	0	0%	2,000	207	10%
Salary and Benefits	42,847	27,717	65%	68,137	34,131	50%
Services and Supplies	1,081,065	42,643	4%	801,065	33,045	4%
Expenses Total	2,275,912	63,630	3%	2,021,202	93,549	5%

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	128,884	322%	8,000	105,864	1323%
Interfund Transfers	1,000,000	1,030,000	103%	1,000,000	1,000,000	100%
Intergovernmental Revenue	0	10,493		145,000	93,073	64%
Other Revenue	130,000	366,631	282%	130,000	407,500	313%
Other Taxes	50,000	63,058	126%	50,000	20,000	40%
Revenue Total	1,220,000	1,599,065	131%	1,333,000	1,626,437	122%
Expenses						
Community Sponsored Organizations	0	10,493		154,000	77,964	51%
Insurance and Other Chargebacks	0	(11,949)		11,000	14,069	128%
Miscellaneous	1,001,500	20,499	2%	1,051,500	38,620	4%
Salary and Benefits	175,980	60,812	35%	41,038	24,377	59%
Services and Supplies	1,185,000	613,689	52%	1,670,000	25,013	1%
Expenses Total	2,362,480	693,544	29%	2,927,538	180,043	6%
320 DEBT SERVICE FUND						
Revenue						
Interest Income	10,000	257,281	2573%	10,000	116,622	1166%
Interfund Transfers	1,822,547	965,680	53%	2,693,941	1,645,448	61%
Other Revenue	1,393,221	0	0%	0	301	
Property Taxes	12,766,093	7,012,262	55%	12,766,093	12,805,005	100%
Revenue Total	15,991,861	8,235,223	51%	15,470,034	14,567,377	94%
Expenses						
Debt Service	15,981,861	2,617,870	16%	15,460,034	2,418,057	16%
Interfund Transfers				0	0	
Services and Supplies	7,000	6,300	90%	6,600	6,316	96%
Expenses Total	15,988,861	2,624,170	16%	15,466,634	2,424,372	16%
330 HOWARD-RIDGE TIF FUND						
Revenue						
Interest Income	12,000	39,763	331%	10,000	61,071	611%
Other Revenue	0	28,000		5,000	17,500	350%
Property Taxes	1,336,000	621,611	47%	1,100,000	1,279,914	116%
Revenue Total	1,348,000	689,374	51%	1,115,000	1,358,485	122%
Expenses						
Capital Outlay	100,000	4,738	5%	50,000	932,238	1864%
Interfund Transfers	343,913	229,272	67%	363,513	242,344	67%
Miscellaneous	350,000	22,925	7%	0	42,007	
Services and Supplies	63,500	3,693	6%	65,000	14,595	22%
Expenses Total	857,413	260,629	30%	478,513	1,231,185	257%

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	50,253	838%	5,000	99,597	1992%
Property Taxes	2,211,000	1,122,123	51%	1,450,000	2,016,475	139%
Revenue Total	2,217,000	1,172,376	53%	1,455,000	2,116,072	145%
Expenses						
Capital Outlay	1,560,790	571,685	37%	3,315,000	376,067	11%
Interfund Transfers	110,550	73,704	67%	75,000	50,000	67%
Miscellaneous	52,000	37,464	72%	12,000	54,001	450%
Services and Supplies	1,100,000	684	0%	1,005,000	90,959	9%
Expenses Total	2,823,340	683,536	24%	4,407,000	571,027	13%
340 DEMPSTER-DODGE TIF FUND						
Revenue						
Interest Income	3,000	19,719	657%	1,000	26,813	2681%
Property Taxes	488,000	268,898	55%	180,000	488,906	272%
Revenue Total	491,000	288,617	59%	181,000	515,719	285%
Expenses						
Interfund Transfers	193,343	128,896	67%	176,857	117,904	67%
Miscellaneous	10,000	4,375	44%	0	12,500	
Services and Supplies	2,000	667	33%	2,000	356	18%
Expenses Total	205,343	133,938	65%	178,857	130,760	73%
345 CHICAGO-MAIN TIF						
Revenue						
Interest Income	10,000	20,726	207%	5,000	66,799	1336%
Other Revenue				1,880,000	50,000	3%
Property Taxes	1,295,000	617,800	48%	1,000,000	1,167,349	117%
Revenue Total	1,305,000	638,526	49%	2,885,000	1,284,148	45%
Expenses						
Capital Outlay	260,000	0	0%	260,000	259,358	100%
Interfund Transfers	307,990	205,328	67%	272,480	181,656	67%
Miscellaneous	540,000	26,897	5%	250,000	17,823	7%
Services and Supplies	50,010	13,406	27%	15,010	1,774	12%
Expenses Total	1,158,000	245,631	21%	797,490	460,611	58%

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	4,329	1731%	250	11,378	4551%
Property Taxes	221,000	117,600	53%	221,000	214,822	97%
Revenue Total	221,250	121,928	55%	221,250	226,200	102%
Expenses						
Services and Supplies	220,000	111,175	51%	220,000	101,639	46%
Expenses Total	220,000	111,175	51%	220,000	101,639	46%
355 SPECIAL SERVICE AREA (SSA) #7						
Revenue						
Interest Income	200	868	434%	200	1,618	809%
Property Taxes	142,000	75,186	53%	142,000	139,224	98%
Revenue Total	142,200	76,054	53%	142,200	140,842	99%
Expenses						
Services and Supplies	140,000	75,186	54%	140,000	71,826	51%
Expenses Total	140,000	75,186	54%	140,000	71,826	51%
360 SPECIAL SERVICE AREA (SSA) #8						
Revenue						
Interest Income	0	349		0	753	
Property Taxes	60,200	31,680	53%	60,200	57,379	95%
Revenue Total	60,200	32,029	53%	60,200	58,132	97%
Expenses						
Services and Supplies	60,200	26,529	44%	60,200	30,974	51%
Expenses Total	60,200	26,529	44%	60,200	30,974	51%
361 SPECIAL SERVICE AREA (SSA) #10						
Revenue						
Property Taxes	92,624	0	0%			
Revenue Total	92,624	0	0%			
Expenses						
Services and Supplies	90,000	0	0%			
Expenses Total	90,000	0	0%			

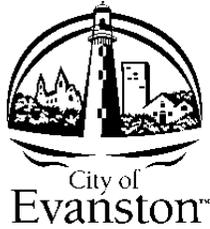
Funds	FY 2025 Budget	FY 2025 Actual YTD	% of Budget	FY 2024 Budget	FY 2024 Actual YTD	% of Budget
365 FIVE FIFTH TIF FUND						
Revenue						
Interest Income	1,000	22,147	2215%	0	4,739	
Other Revenue	0	700				
Property Taxes	1,477,000	781,508	53%	0	1,076,365	
Revenue Total	1,478,000	804,354	54%	0	1,081,104	
Expenses						
Capital Outlay	140,520	58,569	42%	0	0	
Interfund Transfers	73,850	49,232	67%			
Miscellaneous	60,000	2,974	5%	0	7,384	
Services and Supplies	950,000	667	0%	100,000	322,806	323%
Expenses Total	1,224,370	111,442	9%	100,000	330,189	330%
415 CAPITAL IMPROVEMENTS FUND						
Revenue						
Charges for Services				0	6,729	
Interest Income	75,000	98,719	132%	0	179,961	
Intergovernmental Revenue	5,027,000	969,914	19%	1,470,000	989,504	67%
Licenses, Permits and Fees	0	631,666				
Other Revenue	21,225,000	1,046,204	5%	23,283,500	19,177,486	82%
Revenue Total	26,327,000	2,746,504	10%	24,753,500	20,353,680	82%
Expenses						
Capital Outlay	24,532,000	5,737,935	23%	23,358,500	7,261,638	31%
Services and Supplies	1,690,000	1,061,390	63%	1,860,000	1,410,227	76%
Expenses Total	26,222,000	6,799,326	26%	25,218,500	8,671,865	34%
416 CROWN CONSTRUCTION FUND						
Revenue						
Interest Income	10,000	107,656	1077%	10,000	178,769	1788%
Other Revenue	1,000,000	17,010	2%	1,000,000	271,990	27%
Revenue Total	1,010,000	124,665	12%	1,010,000	450,759	45%
Expenses						
Capital Outlay	200,000	291,262	146%	200,000	109,660	55%
Interfund Transfers	588,369	392,248	67%	619,118	412,744	67%
Services and Supplies	60	2,538	4230%	60	9,888	16480%
Expenses Total	788,429	686,048	87%	819,178	532,292	65%
417 CROWN COMMUNITY CTR MAINTENANCE						
Revenue						
Interfund Transfers	175,000	116,664	67%	175,000	116,664	67%
Revenue Total	175,000	116,664	67%	175,000	116,664	67%
Expenses						
Capital Outlay	175,000	0	0%	175,000	0	0%
Expenses Total	175,000	0	0%	175,000	0	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	46,254	231%	35,000	22,633	65%
Other Taxes	200,000	120,883	60%	125,000	122,213	98%
Revenue Total	220,000	167,137	76%	160,000	144,847	91%
Expenses						
Capital Outlay	1,650,000	15,542	1%	452,500	0	0%
Interfund Transfers	230,631	0	0%	425,652	61,336	14%
Services and Supplies	50	40	80%	50	40	80%
Expenses Total	1,880,681	15,582	1%	878,202	61,376	7%
505 PARKING SYSTEM FUND						
Revenue						
Charges for Services	8,980,000	6,566,453	73%	8,420,000	6,781,802	81%
Interest Income	40,000	75,494	189%	25,000	104,287	417%
Intergovernmental Revenue				1,100,000	0	0%
Licenses, Permits and Fees	300,000	0	0%	0	150	
Other Revenue	538,900	393,611	73%	422,900	249,541	59%
Revenue Total	9,858,900	7,035,558	71%	9,967,900	7,135,780	72%
Expenses						
Capital Outlay	2,425,000	1,085,868	45%	0	0	
Debt Service	76,900	15,950	21%	79,150	17,075	22%
Insurance and Other Chargebacks	369,077	246,048	67%	369,077	246,048	67%
Interfund Transfers	3,180,390	2,120,256	67%	3,180,390	2,120,256	67%
Miscellaneous				0	64	
Salary and Benefits	1,310,682	858,524	66%	1,582,397	1,096,515	69%
Services and Supplies	4,521,650	2,993,918	66%	4,220,350	3,278,910	78%
Expenses Total	11,883,699	7,320,564	62%	9,431,364	6,758,868	72%

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	19,105,211	67%	25,259,051	15,936,729	63%
Interest Income	150,000	466,448	311%	70,000	200,973	287%
Intergovernmental Revenue	0	794,663				
Licenses, Permits and Fees	50,000	37,078	74%	50,000	68,878	138%
Other Revenue	35,718,235	13,545,764	38%	66,234,150	20,180,875	30%
Revenue Total	64,543,335	33,949,164	53%	91,613,201	36,387,455	40%
Expenses						
Capital Outlay	37,825,905	10,087,347	27%	58,470,500	13,561,723	23%
Contingencies				1,000	0	0%
Debt Service	6,395,895	2,127,773	33%	4,826,609	1,821,868	38%
Insurance and Other Chargebacks	1,665,135	1,110,088	67%	1,665,135	1,117,409	67%
Interfund Transfers	4,363,000	2,908,672	67%	4,363,000	2,908,672	67%
Miscellaneous				10,000	0	0%
Salary and Benefits	7,478,277	4,771,857	64%	7,936,849	4,193,133	53%
Services and Supplies	11,060,370	4,546,473	41%	10,284,310	4,068,809	40%
Expenses Total	68,788,582	25,552,210	37%	87,557,403	27,671,612	32%
515 SEWER FUND						
Revenue						
Charges for Services	8,080,000	5,511,836	68%	10,229,424	5,989,993	59%
Interest Income	80,000	206,932	259%	25,000	82,009	328%
Other Revenue	1,000	0	0%	1,000	768	77%
Revenue Total	8,161,000	5,718,767	70%	10,255,424	6,072,769	59%
Expenses						
Capital Outlay	3,820,000	1,585,046	41%	2,950,000	13,077	0%
Debt Service	2,668,164	1,369,604	51%	3,550,270	1,798,328	51%
Insurance and Other Chargebacks	369,800	246,536	67%	369,800	246,536	67%
Interfund Transfers	1,642,251	1,094,832	67%	1,271,321	847,544	67%
Salary and Benefits	1,444,286	837,522	58%	1,546,276	780,359	50%
Services and Supplies	538,500	170,352	32%	1,718,600	151,523	9%
Expenses Total	10,483,001	5,303,892	51%	11,406,267	3,837,367	34%

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	3,317,267	63%	4,902,674	3,114,157	64%
Interest Income	3,000	54,236	1808%	3,000	11,628	388%
Interfund Transfers	100,000	0	0%	100,000	47,170	47%
Licenses, Permits and Fees	351,000	221,719	63%	375,000	323,317	86%
Other Revenue	39,350	8,250	21%	38,000	5,717	15%
Property Taxes	950,000	475,000	50%	1,332,500	1,332,500	100%
Revenue Total	6,710,350	4,076,471	61%	6,751,174	4,834,489	72%
Expenses						
Capital Outlay	825,000	125,710	15%	850,000	80,588	9%
Interfund Transfers	418,600	279,064	67%	418,600	279,064	67%
Miscellaneous	30,000	14,209	47%	30,000	8,766	29%
Salary and Benefits	1,858,244	1,100,897	59%	1,893,717	1,191,118	63%
Services and Supplies	3,793,214	2,489,194	66%	4,081,466	2,564,219	63%
Expenses Total	6,925,058	4,009,074	58%	7,273,783	4,123,754	57%
600 FLEET SERVICES FUND						
Revenue						
Charges for Services	4,216,140	2,810,752	67%	4,216,140	2,810,752	67%
Interest Income	1,000	2,880	288%	1,000	2,207	221%
Other Revenue	44,000	26,833	61%	44,000	83,493	190%
Revenue Total	4,261,140	2,840,464	67%	4,261,140	2,896,452	68%
Expenses						
Capital Outlay				0	35,530	
Salary and Benefits	1,715,375	1,147,556	67%	1,624,232	1,054,003	65%
Services and Supplies	2,488,890	1,351,224	54%	2,588,890	1,318,715	51%
Expenses Total	4,204,265	2,498,780	59%	4,213,122	2,408,248	57%
601 EQUIPMENT REPLACEMENT FUND						
Revenue						
Charges for Services	874,885	583,256	67%	754,885	503,256	67%
Interest Income	2,000	27,324	1366%	2,000	18,652	933%
Interfund Transfers	1,500,000	1,500,000	100%	0	1,250,000	
Intergovernmental Revenue	0	97,762		1,250,000	0	0%
Other Revenue	50,000	54,802	110%	25,000	135,195	541%
Revenue Total	2,426,885	2,263,144	93%	2,031,885	1,907,103	94%
Expenses						
Capital Outlay	5,296,912	4,185,877	79%	3,365,167	1,166,109	35%
Services and Supplies	200,000	828	0%	0	689	
Expenses Total	5,496,912	4,186,705	76%	3,365,167	1,166,797	35%

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	1,122		0	3,153	
Insurance	10,175,654	6,423,701	63%	10,098,091	6,478,279	64%
Interest Income	0	43,730		0	33,026	
Other Revenue	12,180,000	7,585,187	62%	12,859,571	7,054,893	55%
Workers Compensation and Liability	886,000	576,868	65%	886,000	622,685	70%
Revenue Total	23,241,654	14,630,609	63%	23,843,662	14,192,036	60%
Expenses						
Insurance and Other Chargebacks	18,412,500	12,150,211	66%	19,330,965	11,520,346	60%
Salary and Benefits	193	3,753	1943%	3,805	3,783	99%
Services and Supplies	3,961,000	2,555,166		3,660,000	2,680,704	
Expenses Total	22,373,693	14,709,129		22,994,770	14,204,834	



Memorandum

To: Honorable Mayor and Members of the City Council
From: Elizabeth Williams, Planning & Zoning Manager
Subject: Weekly Zoning Report
Date: September 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) 296-4489 or ewilliams@cityofevanston.org if you have any questions or need additional information.

Cases Received and Pending, September 18, 2025 to September 24, 2025

Backlog (business days received until reviewed):

Volume (number of cases pending initial staff review):

Zoning Reviews (Larger Projects and Permits)

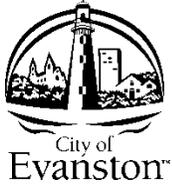
Ward	Property Address	Zoning	Type	Project Description	Received	Status
2	1615 Dodge Avenue	R3	Building Permit	Garage	05/02/25	pending additional information from the applicant
2	1425 Pitner Avenue	R2	Building Permit	New home	06/20/25	pending additional information from the applicant
2	1578 Florence Avenue	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; non-compliant
2	1029 Darrow Avenue	R3	Building Permit	New garage and ADU	09/15/25	pending additional information from the applicant
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
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	non-compliant, pending additional information from the applicant
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	2022 Brown Street	R3	Building Permit	New 1-story Addition	09/22/25	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	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	2026 Harrison Street	R3	Zoning Analysis	Addition	09/08/25	pending staff review

7	2102 Grant Street	R1	Building Permit	1st Floor Addition	09/22/25	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	pending staff review
8	1027 Havard 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 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
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
4	1571 Sherman Avenue	D2	Administrative Review Use	Request for a Type 2 Restaurant for a Korean breakfast sandwich restaurant	09/24/25	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 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
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: September, 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](mailto: davidwilson@cityofevanston.org) if you have any questions or need additional information.

Weekly Field Inspection Report

Friday, September 26, 2025

Ward	Property Address	Construction Type	Inspector Notes	Received
*	*	*	*	*
4	1012 Church Street Northlight Theater	Assembly	CMU has been completed. Temporary bike lane is in place. The alleyway has been closed with offsite parking provided for residents	9/25/2025
*	*	*	*	*
*	Truck Route	*	Street sweeping has resumed. Truck route continues to monitored for speed and debris.	9/25/2025
7	1501 Central Street	New Construction	Exterior stone work has begun. MEP inspections continue on-site. Steel construction continues. Canopy installation continues. 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.	9/25/2025
*	*	*	*	*
*	*	*	*	*



Memorandum

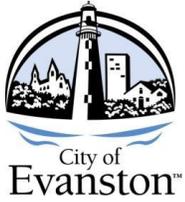
To: Honorable Mayor and Members of the City Council

From: Ike Ogbo, Director, Department of Health & Human Services

Services Subject: Food Establishment License Application Weekly Report

Date: Sept 26th, 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 26, 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 26, 2025

NWMC Pension Outreach Campaign – Week 5 – Safe Harbor

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 big 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 fifth weekly post to [Facebook](#) entitled, "Illinois Municipal Pensions and Safe Harbor". 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*

Daily Named to IML Board

Congratulations to *Schaumburg Village President Tom Dailly*, who last week was elected to the Illinois Municipal League Board of Directors. Dailly joins *Fox Lake Mayor Donny Schmit* and *Hanover Park Village President Rodney Craig* as NWMC members serving on the IML Board. Congratulations! *Staff contact: Mark Fowler*

NWMC e-Mobility Devices Summit Recap

On Monday, the NWMC hosted an e-Mobility Devices Summit, bringing together local decision-makers and industry experts to share insights and ideas to help guide communities considering ordinances regulating e-bike, e-scooter, and e-moto usage. Discussion centered around the need to develop clarity on the subject, especially at the state level, to ensure a consistent transportation network.

Many thanks to *Trustee Terri Gens of Mount Prospect, Deputy Chief Brian Budny of Deerfield, Transportation Director Sidney Kenyon of Schaumburg, Benjamin Schuster of Elrod Friedman, and Dave Simmons of Ride Illinois* for an in-depth discussion on this topic. [A recording of the summit is now available on the NWMC YouTube page](#). Read more about the summit in this [Daily Herald article](#). *Staff contacts: Eric Czarnota, Brian Larson*

Last Call - 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*

Plan Now, Save Later: SPC & Sourcewell Can Help Prepare for Seasonal Shifts

As cooler months approach and unpredictable weather becomes the norm, public works directors turn their attention to preparing infrastructure for seasonal changes. Tight timelines, limited staff and aging facilities often push maintenance into reactive mode, where emergency fixes cost more, take longer, and strain operations. The SPC offers support for infrastructure and operations with trusted solutions through the [SPC/Sourcewell Program Alliance](#).

Instead of enduring procurement delays or pushing projects to next year, agencies can rely on Sourcewell for fast access to competitively solicited contracts for infrastructure maintenance services. Connect with local, qualified suppliers ready to support weather-sensitive projects for everything from pavement repairs to storm system checks.

Now is the perfect time to review Sourcewell's contracts to plan for:

- Pavement maintenance and crack sealing
- Culvert, drainage, and stormwater system checks
- Utility system tune-ups
- Bridge and guardrail inspection/repair
- Fleet maintenance for utility trucks or snowplows
- Emergency response site readiness
- Community grounds care

Sourcewell's cooperative contracts eliminate delays, reduce administrative burdens, and support public purchasing requirements so your team can efficiently maintain the roads, utilities, and facilities your community relies on, no matter the season.

For questions or additional information, please visit [Explore Sourcewell Contracts](#), contact staff, or Sourcewell's Director of Government Accounts – Local Government Kathryn Rippee, 218-308-6668 (office), 850-509-4847 (cell), or Kathryn.Rippee@sourcewell-mn.gov. *Staff contact: Ellen Dayan*

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*

Starlink is Now Available on the SPC Telecom Contract

SPC Telecommunications provider [Granite Government Solutions](#) (Contract #205) is an authorized Starlink reseller. Starlink provides a low-latency, high-performance connectivity option that multi-location organizations can seamlessly deploy across their network, even in rural and hard-to-reach locations. Backed by Granite's dedicated team of experts and one-stop-shop model, they are committed to making Starlink a seamless network addition.

Key Features:

- Starlink's Network - Granite leverages Starlink's Low Earth Orbit (LEO) satellite network to deliver high-speed, low-latency internet to enterprise customers virtually anywhere in the U.S. and Canada within Granite's footprint.
- Dependable in the Most Remote Locations - Starlink's LEO satellites orbit closer to Earth, allowing Granite to deliver reliable, high-speed internet to regions where existing options are either too costly, unreliable, or completely unavailable.
- Multi-Location Connectability - Provides employees with a dependable and consistent option to connect geographically dispersed sites, enabling effortless scalability through a cohesive, single-source solution.

- Keep Your Organization Running Reliably - Reliable, high-speed internet to regions where existing options are either too costly, unreliable, or completely unavailable. The always-on, high-speed service can be used as both a primary and secondary option to protect against outages and disaster scenarios.
- Simplified Installation and Scalability - Granite's expert technicians ensure a hassle-free, speedy installation process, minimizing downtime and disruption to your business operations. Granite's service is easier to install and scale than others, all without sacrificing reliability and performance.
- The Granite Advantage: Simplify communications management with Granite. Granite provides a single, unified solution for all your telecom needs offering the convenience of one provider, one bill, and one point of contact for everything.

Watch this space for information on an upcoming Granite Starlink webinar. For questions or additional information, please contact staff or Granite Senior Regional Account Manager Frank Ventrella, 630-649-0823 or fventrella@granitenet.com. *Staff contact: Ellen Dayan*

Councils of Mayors to Host 2026 STP-L Call for Projects Workshop – Note Time Change

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. Please note that the workshop will now begin at 1:00 p.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*

FHWA Updates Pedestrian and Bicycle Funding Opportunities Table

The Federal Highway Administration (FHWA) has updated its [Pedestrian and Bicycle Funding Opportunities Table](#), which highlights eligibility for pedestrian and bicycle activities and projects across USDOT surface transportation programs. The table provides notes and program requirements to help project sponsors identify funding administered through the FHWA, Federal Lands, Office of the Secretary, Federal Transit Administration and National Highway Traffic Safety Administration. Communities can also use the [DOT Navigator](#) to explore and cross-reference funding opportunities and learn more about funding requirements. *Staff contacts: Eric Czarnota, Brian Larson*

Last Call for Wintrust's 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

Daily Herald: [Suburbs look to state to resolve 'confusion' over e-bike and e-scooter rules](#)

Chicago Tribune: [Cook County property tax bill delay continues; board creates fund for governments](#)

Capitol News Illinois: [Nuclear power, battery storage funding at center of energy policy debate](#)

St. Louis Public Radio: [Rep. Hoffman says Illinois needs to fix its pension system for public workers](#)

Meetings and Events

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

Northwest and North Shore Councils of Mayors Local Surface Transportation Program (STP-L) Call for Projects workshop will be held on Tuesday, October 7 at 1:00 p.m. at the NWMC office and 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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