



## Memorandum

**Date:** November 23, 2022  
**To:** Mayor Biss and Members of the City Council  
**From:** Luke Stowe, City Manager  
**Subject:** City Manager's Office Weekly Report for  
November 21 - November 23, 2022

### **Staff Reports by Department**

#### **City Manager's Office**

Weekly Bids Advertised-no report

#### **Community Development**

Weekly Zoning Report

Weekly Inspection Report

#### **Health Department**

Weekly Food Establishment Application Report

#### **Law Department**

Weekly Liquor License Application Report

**Standing Committees of the Council &  
Mayoral Appointed Boards, Commissions & Committees**

**Monday, November 28, 2022**

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

5:45pm: [Planning & Development Committee](#) - Canceled

5:45pm: [City Council](#)

**Tuesday, November 29, 2022**

no meetings scheduled

**Wednesday, November 30, 2022**

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

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

**Thursday, December 1, 2022**

9:00am: [Reparations Committee](#)

**Friday, December 2, 2022**

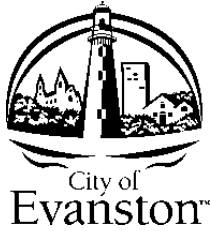
no meetings scheduled

***Check the City's Calendar for updates:***

[City of Evanston • Calendar](#)

***City of Evanston Committee Webpage:***

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



## Memorandum

To: Honorable Mayor and Members of the City Council  
From: Elizabeth Williams, Planning & Zoning Manager  
Subject: Weekly Zoning Report  
Date: November 23, 2022

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](mailto:ewilliams@cityofevanston.org) if you have any questions or need additional information.

**Cases Received and Pending, November 17, 2022 - November 21, 2022**

**Backlog (business days received until reviewed): 8**

**Volume (number of cases pending staff review): 11**

**Zoning Reviews**

<b>Ward</b>	<b>Property Address</b>	<b>Zoning</b>	<b>Type</b>	<b>Project Description</b>	<b>Received</b>	<b>Status</b>
1	1621 Chicago Avenue	D4	Zoning Analysis	Planned Development, new 14-story mixed-use building with 140 dwelling units and ground floor retail	10/13/22	revisions recieved, pending staff review
1	1709 Benson Avenue	D2	Building Permit	Install hood	11/10/22	pending revisions/additional information from the applicant
2	1404 Fowler Avenue	R2	Building Permit	Patio, shed, pergolas, remove and replace walks	04/03/22	non-compliant, pending revisions from the applicant
2	1516 Florence Avenue	R3	Building Permit	Paver patio and pergola	06/07/22	pending additional information and revisions from the applicant
2	1326 Hartrey Avenue	R4	Building Permit	Asphalt driveway	09/08/22	pending additional information from the applicant
2	1623 Crain Street	R3	Building Permit	Pergola	09/29/22	non-compliant, pending revisions and minor variation application from the applicant
2	1504 Ashland Avenue	R3	Building Permit	Open porch and concrete patio	10/17/22	pending additional information from the applicant
2	1800 Greenwood Street	R3	Building Permit	New 3-car garage/coach house	11/21/22	pending staff review
3	1032 Michigan Avenue	R1	Building Permit	Remove portion of walk, new stone patio	06/29/22	non-compliant, pending variation application
3	819 Judson Avenue	R5	Building Permit	New 9-unit multi-family dwelling	07/08/22	non-compliant, pending revisions from the applicant
3	924 Sheridan Road	R1	Building Permit	Deck	09/21/22	pending additional information from the applicant
3	504 South Boulevard	R4	Zoning Analysis	New 5-story, 60 unit all affordable multi-family dwelling	11/09/22	revisions recieved, pending staff review
4	207 Asbury Avenue	R1	Building Permit	Entryway addition	04/25/22	pending additional information from the applicant
4	1322 Greenwood Street	R1	Building Permit	2-story addition and interior remodel	05/16/22	pending revisions per the approved minor variation
4	832 Dempster Street	B2/oH	Zoning Analysis	Administrative Review Use for Ground floor chiropractic office	10/04/22	pending additional information from the applicant
4	1137 Elmwood Avenue	R3	Zoning Analysis	Reuild and expand porch/landing	10/18/22	pending additional information from the applicant
4	1234 Wesley Avenue	R3	Building Permit	Convert existing garage into coach house	10/19/22	pending additional information from the applicant
4	901 Maple Avenue	R5	Building Permit	Rooftop canopy	10/26/22	pending additional information from the applicant
5	2046 Dodge Avenue	R3	Building Permit	Addition	09/28/21	non-compliant, pending revisions from the applicant
5	1701 Simpson Street	B1	Building Permit	First and 2nd story addition to existing commercial building	12/20/21	non-compliant, pending revisions from the applicant
5	1717 Simpson Street	B1	Building Permit	Repair existing parking lot	03/27/22	pending additional information and revisions from the applicant

5	2201 Dewey Avenue	MXE	Building Permit	Remove brick paver walk, install concrete parking pad	05/20/22	pending additional information from the applicant
5	2012 Maple Avenue	R4a	Building Permit	Garage	06/09/22	non-compliant, pending revisions from the applicant
5	2216 Foster Street	R3	Building Permit	Concrete parking pad	06/25/22	pending additional information from the applicant
5	2216 Foster Street	R3	Building Permit	Pergola	06/30/22	pending additional information from the applicant
5	1819 Hovland Court	R3	Building Permit	Parking pad and driveway	08/27/22	pending additional information from the applicant
5	1920 Asbury Avenue	R5	Building Permit	Rebuild porch	09/22/22	pending additional information from the applicant
5	1836 Hovland Court	R3	Building Permit	Garage	10/04/22	non-compliant, pending revisions or minor variation application from the applicant
5	819 Foster Street	R5	Building Permit	Replace a/c	10/24/22	pending additional information from the applicant
5	2117 Dewey Avenue	MXE	Zoning Analysis	Demolish existing structure, construct 2-unit live/work building	10/24/22	pending additional information from the applicant
5	1820 Brown Avenue	R3	Building Permit	Install pavers and shed	10/25/22	pending additional information from the applicant
5	2146 Asbury Avenue	R3	Zoning Analysis	Add internal ADU in basement of existing 2-flat	10/25/22	pending additional information from the applicant
5	2026 Pratt Court	R4a	Building Permit	Renovate 2nd floor, raise roof	10/31/22	non-compliant, pending minor variation application submittal by applicant
5	2115 Maple Avenue	R4a	Building Permit	Concrete pad and walk	11/01/22	pending revisions from the applicant
5	1909 Foster Street	R3	Zoning Analysis	Confirm impervious surface coverage (property standards citation)	11/18/22	pending staff review
5	2312 Lyons Street	R2	Building Permit	Antenna swap and equipment upgrade (ETHS campus)	11/21/22	pending staff review
6	2417 Thayer Street	R1	Building Permit	Patio	04/02/22	pending revisions from the applicant
6	2634 Lawndale Avenue	R1	Building Permit	Garage	06/10/22	non-compliant, pending revisions from the applicant
6	3700 Glenview Road	R1	Building Permit	Concrete slabs	08/17/22	pending additional information from the applicant
6	2435 Cowper Avenue	R1	Building Permit	2.5-story addition, deck, and 2-story 3-car garage/coach house	09/27/22	non-compliant, pending revisions from the applicant
6	2815 Grant Street	R1	Building Permit	Addition	10/04/22	non-compliant, pending revisions and/or minor variation from the applicant
6	2146 McDaniel Avenue	R1	Building Permit	Garage, 18x20	10/07/22	non-compliant, pending revisions from the applicant
6	2522 Isabella Street	R1	Building Permit	Addition and interior renovation	10/10/22	pending additional information from the applicant
6	3034 Hartzell Street	R1	Building Permit	Replace existing garage	10/19/22	non-compliant, pending revisions or minor variation application from the applicant

6	806 Lincoln Street	R1	Building Permit	Shed	10/21/22	pending additional information from the applicant
6	2440 Ridgeway Avenue	R1	Building Permit	Garage	10/31/22	pending revisions from the applicant
6	2208 Lincolnwood Drive	R1	Building Permit	Addition and interior renovation	10/31/22	non-compliant, pending additional information and a minor variation application by the applicant
6	2727 Payne Street	R1	Building Permit	Walk, stoop, steps, pillars and front planter	11/02/22	pending additional information from the applicant
6	2639 Central Park Avenue	R1	Building Permit	Install generator	11/07/22	non-compliant, pending revision from the applicant
6	2110 Forestview Road	R1	Zoning Analysis	Addition	11/15/22	pending staff review
6	2632 Gross Point Road	B1a/oCS	Building Permit	Concrete patio (Skarkis)	11/17/22	pending staff review
6	2748 Bennett Avenue	R1	Building Permit	New front stoop and walk	11/17/22	pending staff review
7	2631 Prairie Avenue	R4	Building Permit	New attached garage, addition, and interior remodel	01/28/22	non-compliant, pending minor variation application from the applicant
7	2635 Eastwood Avenue	R1	Building Permit	Detached garage, 20x22	03/25/22	pending revisions from the applicant
7	1219 Noyes Street	R1	Building Permit	Shed	05/26/22	pending additional information from the applicant
7	1130 Colfax Street	R1	Building Permit	Kitchen remodel, convert garage to sitting room, deck	06/14/22	non-compliant, pending revisions from the applicant
7	2202 Hartrey Avenue	R1	Building Permit	Paver patio	07/09/22	pending additional information/revisions from the applicant
7	2129 Pioneer Road	R1	Building Permit	Shed	09/13/22	pending revisions from the applicant
7	2146 Brown Avenue	R1	Building Permit	Replace deck	10/10/22	pending revisions from the applicant
7	2636 Green Bay Road	C2/oCS, R4	Zoning Analysis	Planned Development, new 5-story multi-family dwelling with 51 dwellings, parking and 3 new 4-story townhomes along Prairie Avenue	10/18/22	pending additional information from the applicant
7	8 Milburn Street	R1	Building Permit	Addition	11/03/22	non-compliant, pending revisions and/or minor variation from the applicant
7	2653 Broadway Avenue	R1	Building Permit	Garage	11/09/22	pending additional information from the applicant
7	1501 Central Street	U2	Zoning Analysis	Demolish existing stadium and ancillary maintenance building, construct new stadium and related site improvements (NU)	11/09/22	pending staff review
7	1105 Leonard Place	R1	Building Permit	New pavers and sidewalk	11/15/22	pending additional information from the applicant
7	2637 Stewart Avenue	R1	Building Permit	Front porch and rear addition	11/16/22	pending additional information from the applicant
7	2206 Grant Street	R1	Building Permit	New roof on detached garage	11/17/22	pending staff review
7	2524 Asbury Avenue	R1	Zoning Analysis	Replace enclosed rear porch with mud room addition, open porch, and deck	11/21/22	pending street review
8	1314 Brummel Street	R4	Building Permit	Concrete pad	07/28/22	pending additional information from the applicant

8	713 Case Street	R5	Building Permit	Patio	08/09/22	non-compliant, pending revisions from the applicant
8	321 Howard Street	B3	Building Permit	Interior remodel (Howard Grocery)	08/28/22	pending special use application submittal from the applicant
8	1720 Kirk Street	R1	Building Permit	Replace decking	11/04/22	non-compliant, pending revisions from the applicant
8	2021 Autobarn Place, Unit C	I2	Building Permit	Interior remodel for new offices and food production (Whole and Free Foods)	11/16/22	pending additional information from the applicant
8	415 Darrow Avenue	R1	Building Permit	Handicap accessibiity ramp	11/17/22	pending staff review
8	2102 Dobson Street	R2	Building Permit	New garage	11/21/22	pending staff review
9	1705 Oakton Street	R3	Building Permit	Gazebo over patio	04/20/22	non-compliant, pending revisions from the applicant
9	2224 Cleveland Street	I1	Building Permit	Pave over gravel parking lot	06/15/22	pending additional information from the applicant
9	822 Wesley Avenue	R3	Building Permit	Install 12 antennas and cabinets	06/21/22	non-compliant, pending revisions from the applicant
9	1429 Oakton Street	R2	Building Permit	Add dormer at 3rd story, relocate rear exterior stair, interior remodel of existing 2-family dwelling	09/06/22	non-compliant, pending revisions from the applicant
9	1224 Washington Street	R3	Building Permit	Replace brick patio with pavers	10/07/22	pending additional information and revisions from the applicant
9	438 Barton Avenue	R2	Building Permit	Replace decks/porches	10/31/22	pending additional information from the applicant
9	724 Custer Avenue	R2	Building Permit	Remove porch, construct new porch	11/14/22	pending additional information from the applicant
9	1429 Cleveland Avenue	R2	Building Permit	Additio	11/16/22	pending staff review

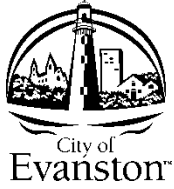
**Pending building permit and zoning analysis reviews older than 6 months where there has not been activity are periodically removed from the zoning report.**

#### Miscellaneous Zoning Cases

Ward	Property Address	Zoning	Type	Project Description	Received	Status
2	2127 Washington Street	R2	Minor Variation	Street side yard setback for additions	10/20/22	pending additional information from the applicant
4	620 Grove Street	D2	Special Use	Special Use for a convenience store	07/25/22	pending additional information from the applicant before a final determination is made
4	1453 Maple Avenue	R6	Major Variation	Major variation for number of dwelling units, rear yard setback, and number of required parking spaces for adaptive re-use of the building to convert the building to residential (Masonic Temple)	09/06/22	<b>pending P&amp;D 12/12/22</b>
4	1012-1016 Church Street	D3	Planned Development	Major Adjustment to an approved planned development to revise the building elevation design and materials, Northlight Theatre, Planned Development approved by Ordinance 114-O-19	09/22/22	<b>pending CC 11/28/22</b>
4	1566 Oak Street	R6	Special Use	Special Use for a Rooming House (Connections for the Homeless, Margarita Inn)	09/28/22	<b>pending LUC 11/30/22</b>
4	1555 Oak Avenue	R6	Special Use	Special Use with use determination to LUC for an Apartment Hotel	10/18/22	<b>pending LUC 12/14/22</b>

5	2044 Wesley Avenue	R4/R5/ oWE	Planned Development	New construction of 19 townhomes, a 12-unit multi-family dwelling, new private driveway/alley to access townhomes, new pedestrian path connecting Green Bay Road, Wesley and Jackson Avenues, removal of railroad infrastructure and environmental clean-up of site	02/03/22	<b>pending updated plans from the applicant</b>
5	1801-1805 Church Street	B2/oWE	Subdivision, Special Use, and Major Variation	Special Use for a religious institution, new 3-story building with off-site leased parking spaces	11/15/22	<b>pending LUC 01/11/23</b>
5	1811-1815 Church Street	B2/oWE	Subdivision and Major Variation	New 5-story mixed-use building with ground floor retail and 44 dwelling units above, enclosed ground floor and underground parking with 47 spaces	11/15/22	<b>pending LUC 01/11/23</b>
5	1722 Grey Avenue	R3	Fence Variation	8' tall fence within the front yard	11/11/22	determination after 12/07/22
5	2026 Pratt Court	R4a	Minor Variation	Interior side yard setback at additional bulk at the 2nd story	11/16/22	determination after 12/09/22
6	3434 Central Street	R2	Planned Development	New 2-story, 24,916 sf building for a Daycare center - Child (Kensington School)	02/10/22	<b>pending additional details from the applicant, LUC</b>
6	2435 Cowper Avenue	R1	Minor Variation	Building lot coverage for an addition and a 3-car detached garage with ADU	09/09/22	determination after 12/08/22
7	2733 Prairie Avenue	R3	Minor Variation	Detached accessory use, patio, partially located within an interior side yard where required to be within a rear yard	11/14/22	determination after 12/07/22
8	321 Howard Street	B3	Special Use	Special Use for a convenience store	09/16/22	<b>pending P&amp;D 12/12/22</b>
9	2201 Oakton Street	I1	Special Use/Major Variation	Special Use and major variation for outdoor storage in front yard (Home Depot)	11/09/22	<b>pending DAPR, LUC 01/11/23</b>
9	1733 Oakton Street	R2	Appeal	Appeal of Zoning Administrator's determination of an approved minor variation for an interior side yard setback of 3.9' at a 2nd story addition that aligns with the existing 1st floor	11/09/22	<b>pending LUC 12/14/22</b>





# Memorandum

To: Luke Stowe, City Manager

From: Angelique Schnur, Building and Inspection Services Manager

Subject: Weekly Inspection Report

Date: November 23, 2022

Enclosed is the weekly summary report of field inspections under special monitoring. The report, organized by ward, includes the property address, the type of inspection, inspector notes, date received and current status.

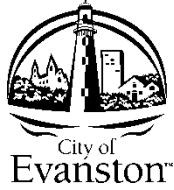
Please contact me at 847-448-8035 or [aschnur@cityofevanston.org](mailto:aschnur@cityofevanston.org) if you have any questions or need additional information.

**Cases Received, November 23, 2022**

**Field Reports**

<b>Ward</b>	<b>Property Address</b>	<b>Construction Type</b>	<b>Inspector Notes</b>	<b>Received</b>
2	1101 Church Street	Multi-Family Building	Center Block stairwell level G through 4 is complete and the scaffolding is being removed. The fence is in poor condition, the site is too small to stage any equipment or materials.	11/22/2022
4	1012 Church	Northlight Theater	The site is clean and open with no construction fence.	11/22/2022
2	2030 Greenwood	Multi-Family Building	The water retention vault is being installed. This leaves no room for anything on site. The parking area outside the project is being used for staging purposes. Given the location of the project this doesn't seem to be making much of an impact on the surrounding properties.	11/22/2022
4	718 Main	Mixed Use Residential/Retail	The construction fence and site are in good shape. No major change in status.	11/22/2022
8	100 Chicago Avenue (Gateway)	Mixed-Use Retail/Residential	The water retention vault is being installed. This is resulting in a large number of service vehicles parking along Chicago ave.	11/22/2022

1	710 Clark Street	Mixed-Use Office/Laboratory	Construction fence is up, both structures have been removed and site excavation is underway. Casons are being installed.	11/22/22
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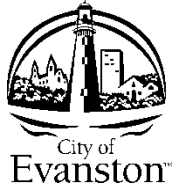
To: Honorable Mayor and Members of the City Council

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

Subject: Food Establishment License Application Weekly Report

Date: November 25, 2022

Ward	Property Address	Business Name	Date Received	Current Status
6	3330 Central St	Subway	11/17/22	Change of Ownership – Pending Inspections
4	610 Davis St	Taste of Nepal	10/20/2022	Pending Inspections – Change of Ownership/Name
2	1160 Dodge Ave	Buffalo Wild Wings Go	8/11/2022	Pending Building Permit Issuance
5	1608 Emerson St	Fat Zee's	8/11/2022	Change of Ownership – Pending Inspections
4	950 Church St	Big Wig Tacos	7/22/2022	Building Permit Issued – Pending Inspections
2	1715 Maple Ave	AMC Evanston 12	7/21/2022	Building Permit Issued – Pending Inspections (License Issued for Temporary Concession)
2	1715 Maple Ave	Sky Zone/Circus Trix	7/13/2022	Pending Building Permit Issuance
1	720 Clark St	Mas Salud	7/7/2022	Pending Building Permit Issuance
4	1500 Sherman Ave	Good Wolf	06/22/2022	Pending Building Permit Issuance
5	1831 Emerson St	La Michoacana	5/01/2022	Pending Building Permit Issuance
1	1743 Sherman Ave	Olive Mediterranean Grill	12/10/2021	Building Permit Issued – Pending Inspections
2	1813 Dempster St	Zentli	8/27/2020	Pending Certificate of Occupancy
8	633 Howard St	Estacion	2/4/2020	Pending Certificate of Occupancy



# Memorandum

To: Honorable Mayor and Members of the City Council

From: Brian George, Assistant City Attorney

Subject: Weekly Liquor License Application Report

Date: November 23, 2022

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, date received and current status.

Please contact me at [liquorlicense@cityofevanston.org](mailto:liquorlicense@cityofevanston.org) if you have any questions or need additional information.