



Memorandum

To: Mayor Biss and Members of the City Council
From: Luke Stowe, City Manager
Subject: Weekly City Manager's Update
Date: Decemebr 30, 2022

STAFF REPORTS BY DEPARTMENT

Weekly Report for December 26 – Decemeber 30, 2022

Community Development

Weekly Zoning Report
Weekly Inspection Report

Health Department

Weekly Food Establishment Application Report

Law Department

Weekly Liquor License Application Report

Updates

IEPA Letter – Clean Air Act Permit Progam
IHDA Letter – 26-unit multifamily development

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

Monday, January 2, 2023

Holiday Observed

Tuesday, January 3, 2023

[Human Services Committee](#)

Wednesday, January 4, 2023

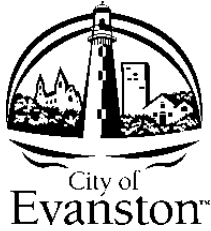
No meetings scheduled

Thursday, January 5, 2023

[Reparations Committee](#)

Friday, January 6, 2023

No meetings scheduled



Memorandum

To: Honorable Mayor and Members of the City Council
From: Elizabeth Williams, Planning & Zoning Manager
Subject: Weekly Zoning Report
Date: December 30, 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 if you have any questions or need additional information.

Cases Received and Pending, December 22, 2022 - December 28, 2022

Backlog (business days received until reviewed): 7

Volume (number of cases pending staff review): 8

Zoning Reviews

Ward	Property Address	Zoning	Type	Project Description	Received	Status
1	1940 Orrington Avenue	R4a	Building Permit	Attic remodel, dormers and roof framing	12/02/22	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 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	non-compliant, pending revisions from the applicant
2	1806 Dempster Street	B1	Building Permit	Interior remodel of existing commercial space	11/23/22	pending additional information
2	1611 Church Street	WE1/oWE	Zoning Analysis	Adaptive reuse of existing structure to convert to 8 dwelling units with new detached garage	12/05/22	pending revisions from the applicant
2	1206 Florence Avenue	R3	Building Permit	Rooftop solar panels	12/27/22	pending staff review
3	1032 Michigan Avenue	R1	Building Permit	Remove portion of walk, new stone patio	06/29/22	non-compliant, pending submittal of minor variation application from the applicant
3	819 Judson Avenue	R5	Building Permit	New 9-unit multi-family dwelling	07/08/22	non-compliant, pending revisions from the applicant
3	1218 Forest Avenue	R1	Building Permit	Addition to detached coach house	11/30/22	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
4	1456 Oak Avenue	R5	Building Permit	Replace existing porch	12/16/22	pending staff review
4	1404 Asbury Avenue	R1	Building Permit	Addition and remodel	12/23/22	pending staff review
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

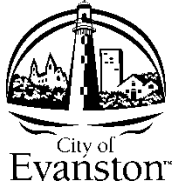
5	1920 Asbury Avenue	R5	Building Permit	Rebuild porch	09/22/22	pending additional information from the applicant
5	819 Foster Street	R5	Building Permit	Replace a/c	10/24/22	pending additional information from the applicant
5	2117 Dewey Avenue	MXE	Zoning Analysis	Demolish existing structure, construct 2-unit live/work building	10/24/22	pending revisions 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	2115 Maple Avenue	R4a	Building Permit	Concrete pad and walk	11/01/22	pending revisions from the applicant
5	2110 Maple Avenue	R4a	Building Permit	Driveway	11/30/22	pending additional information from the applicant
5	2146 Asbury Avenue	R3	Building Permit	Interior remodel to add an ADU in basement of existing 2-flat	12/16/22	pending staff review
5	1601 Payne Street	MXE	Building Permit	Interior alteration	12/19/22	compliant
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 minor variation application 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	2208 Lincolnwood Drive	R1	Building Permit	Addition and interior renovation	10/31/22	pending revisions from the applicant based on minor variation approval
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 additional information from the applicant
6	2632 Gross Point Road	B1a/oCS	Building Permit	Concrete patio (Skarkis)	11/17/22	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	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	non-compliant, pending revisions/additional information from the applicant
7	2637 Stewart Avenue	R1	Zoning Analysis	Front porch and rear addition	11/16/22	pending additional information from the applicant
7	2206 Grant Street	R1	Building Permit	Garage	11/17/22	non-compliant, pending minor variation application from the applicant
7	1911 Central Street	B1a/oCS	Zoning Analysis	Determination of use for Freshwater Center, community engagement space with workspaces, artists stations, craft days, church gatherings, and forums	12/05/22	pending additional information from the applicant
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 revisions from the applicant
8	2102 Dobson Street	R2	Building Permit	New garage	11/21/22	non-compliant, pending revisions from the applicant
8	2310 Oakton Street	OS	Building Permit	New animal shelter (City of Evanston)	12/09/22	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	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	2122 Keeney Avenue	R2	Building Permit	Rooftop solar panels	12/20/22	pending staff review
9	544 Wesley Avenue	R2	Building Permit	Rooftop solar panels	12/22/22	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
1	1621 Chicago Avenue	D4	Planned Development	14-story mixed-use building with 140 dwelling units and ground floor retail	12/28/22	pending staff review
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	pending CC 01/09/23
4	1566 Oak Street	R6	Special Use	Special Use for a Rooming House (Connections for the Homeless, Margarita Inn)	09/28/22	pending P&D 01/23/23
4	1555 Oak Avenue	R6	Special Use	Special Use with use determination to LUC for an Apartment Hotel	10/18/22	pending LUC 01/11/23
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	pending updated plans from the applicant
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	pending LUC 01/11/23
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	pending LUC 01/11/23
5	1740 Dodge Avenue	R3	Minor Variation	Interior side setbacks for new 2-story single-family residence with attached/internal ADU on 2nd floor	12/13/22	determination after 01/09/23
6	3434 Central Street	R2	Planned Development	New 2-story, 24,916 sf building for a Daycare center - Child (Kensington School)	02/10/22	pending additional details from the applicant, LUC
6	3101 Central Street	R4/oCS	Major Variation	Remove condition on previous variation approval that limits ownership to the current family only	09/20/22	pending CC 01/09/23
6	2815 Grant Street	R1	Minor Variation	Rear yard setback at 2-story addition	11/30/22	determination after 12/23/22
6	2311 Prospect Avenue	R1	Major Variation	Interior side yard setback for an attached garage	12/05/22	pending DAPR 01/03/23, LUC 01/25/23
7	2206 Grant Street	R1	Minor Variation	Building lot and impervious surface coverage for a 20'x20' detached garage	12/06/22	determination after 12/28/22
8	321 Howard Street	B3	Special Use	Special Use for a convenience store	09/16/22	pending CC 01/09/23
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	pending DAPR, LUC 01/25/23
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	pending LUC 01/11/23



Memorandum

To: Luke Stowe, City Manager

From: Angelique Schnur, Building and Inspection Services Manager

Subject: Weekly Inspection Report

Date: December 30, 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 if you have any questions or need additional information.

Cases Received, December 30, 2022

Field Reports

Ward	Property Address	Construction Type	Inspector Notes	Received
2	1101 Church Street	Multi-Family Building	The fence is in fair condition. Work continues on the existing church structure.	12/29/2022
4	1012 Church	Northlight Theater	The site remains clean and open with no construction fence.	12/29/2022
2	2030 Greenwood	Multi-Family Building	Fence and street around the site are in good order.	12/29/2022
4	718 Main	Mixed Use Residential/Retail	The construction fence and site are in good shape.	12/29/2022
8	100 Chicago Avenue (Gateway)	Mixed-Use Retail/Residential	The site is maintained. Interior finishes are still being installed.	12/29/2022

1	710 Clark Street	Mixed-Use Office/Laboratory	The site is maintained. Streets and construction fence are in good condition.	12/29/22
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Memorandum

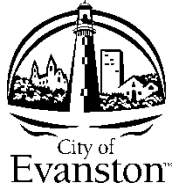
To: Honorable Mayor and Members of the City Council

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

Subject: Food Establishment License Application Weekly Report

Date: December 30, 2022

Ward	Property Address	Business Name	Date Received	Current Status
4	620 Grove St	Grove Street In and Out	12/8/2022	Pending Inspections & Zoning Approval
6	3330 Central St	Subway	11/17/2022	Change of Ownership – Pending Inspections
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	Building Permit Issued – Pending Inspections
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
8	633 Howard St	Estacion	2/4/2020	License Approved – Pending Issuance



Memorandum

To: Honorable Mayor and Members of the City Council

From: Brian George, Assistant City Attorney

Subject: Weekly Liquor License Application Report

Date: December 30, 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 if you have any questions or need additional information.

Liquor Licensing Weekly Report

Liquor Applications Received and Pending for week of December 30, 2022

WARD	BUSINESS NAME	BUSINESS ADDRESS	LIQUOR CLASS	CLASS DESCRIPTION	PROCESSED HOURS for LIQUOR SALES	STATUS
1	Hokkaido Ramen	812 Church St. Evanston, IL 60201	D	Resturant	11 a.m. — 1 a.m. (Mon-Thurs); 11 a.m. — 2 a.m. (Fri-Sat); 10 a.m. — 1 a.m. (Sun)	Approved at the Liquor Board Meeting. Item will be voted on at City Council 1.9.23
1	Hilton Orrington	1710 Orrington Ave. Eanston IL 60201	C-1	Hotel or Restaurant	11 a.m. — 2 a.m.(Mon-Wed); 11 a.m. — 3 a.m. (Thurs-Sat) 10 a.m. - 2 a.m. (Sun)	Approved at the Liquor Board Meeting. Item will be voted on at City Council 1.9.23
1	Fonda	1735 Benson Ave, Evanston, IL 60201	D	Resturant	11 a.m. — 1 a.m. (Mon-Thurs); 11 a.m. — 2 a.m. (Fri-Sat); 10 a.m. — 1 a.m. (Sun)	Approved at the Liquor Board Meeting. Item will be voted on at City Council 1.9.23



ILLINOIS ENVIRONMENTAL PROTECTION AGENCY

1021 NORTH GRAND AVENUE EAST, P.O. BOX 19276, SPRINGFIELD, ILLINOIS 62794-9276 • (217) 782-3397

JB PRITZKER, GOVERNOR

JOHN J. KIM, DIRECTOR

December 19, 2022

Re: Northwestern University (Illinois EPA BOA ID# 031081AEQ)
Clean Air Act Permit Program (95070027)

To Distribution List:

In accordance with the Illinois EPA Environmental Justice Policy, the Office of Environmental Justice wants to provide you with information about a potential action. The Illinois EPA is sending this letter to notify you of an application received by the Bureau of Air (BOA).

The Illinois EPA has received an application for a Clean Air Act Permit Program (CAAPP) for Northwestern University located at 2020 Ridge Avenue in Evanston. The application requests a renewal of the facility's existing CAAPP permit for five years.

The application is currently under review by the BOA.

Prior to issuance, the CAAPP will undergo a public notice and comment period. When the public notice and comment period begins, the Bureau of Air will make available the public notice materials, including a draft permit and statement of basis. Those resources will be located here: <https://www2.illinois.gov/epa/public-notice/boa-notice/Pages/default.aspx>

If you are receiving paper notifications and would like to sign up to receive notifications by email instead, please visit the Illinois EPA Environmental Justice webpage: <https://www2.illinois.gov/epa/topics/environmental-justice/Pages/default.aspx>

If you have questions about the application, please contact Chris Pressnall, Environmental Justice Coordinator at (217) 524-1284, chris.pressnall@illinois.gov.

Sincerely,

A handwritten signature in black ink, appearing to read "Chris Pressnall".

Chris Pressnall
Environmental Justice Coordinator

2125 S. First Street, Champaign, IL 61820 (217) 278-5800
1101 Eastport Plaza Dr., Suite 100, Collinsville, IL 62234 (618) 346-5120
9511 Harrison Street, Des Plaines, IL 60016 (847) 294-4000
595 S. State Street, Elgin, IL 60123 (847) 608-3131

2309 W. Main Street, Suite 116, Marion, IL 62959 (618) 993-7200
412 SW Washington Street, Suite D, Peoria, IL 61602 (309) 671-3022
4302 N. Main Street, Rockford, IL 61103 (815) 987-7760



**ILLINOIS HOUSING
DEVELOPMENT AUTHORITY**
WWW.IHDA.ORG

111 E. Wacker Drive
Suite 1000
Chicago, IL 60601
312.836.5200

December 21, 2022

Evanston City Council Members
2100 Ridge Ave #2500
Evanston, IL 60201

RE: Gauthier Place
IHDA Multifamily PID 12233

Dear Evanston City Council Members:

The Illinois Housing Development Authority ("IHDA") is currently reviewing an application for the financing of a 26-unit multifamily development located in Evanston, IL. The proposed financing will ensure that the property is available for low to moderate-income residents. This notification is made in accordance with the rules governing IHDA's multifamily financing programs.

Development details:

Project Name: Gauthier Place - IHDA Multifamily PID 12233
Address: 2014 Wesley
Evanston, IL 60201
Cook County
Units/Pop Served/Type: 26 Units / NON-ELDERLY / REHAB

The owner has applied for financing under the following IHDA program(s):

\$1,715,000 State Tax Credits

The proposed financing for this development will include tenant income restrictions. If applicable, current tenants with incomes above these limits may be subject to displacement. Please refer to www.ihda.org for complete income restriction information.

Public comments are an important part of our review process. If you have not already provided your comments to the developer to be included as part of their application submission and you wish to do so now, please feel free to submit your comments in writing to me within 30 days of the date of this letter. Please note your comments may be forwarded to the developer for direct response.

Project specific information may be obtained directly from the developer. The contact information is provided below for your convenience.

ATTN: Richard Koenig
Housing Opportunity Development Corporation
5340 Lincoln Avenue
Skokie, IL 60077
(847) 564-2900

Please do not hesitate to contact me should you have any additional questions.

Sincerely,

Christine H. Moran
Managing Director of Multifamily Programs
(312) 836-5273
cmoran@ihda.org