



Northwestern University / City Committee

Wednesday, March 14, 2012

7:00pm

Aldermanic Library, Civic Center 2100 Ridge Avenue, Room 2750

AGENDA

1. CALL TO ORDER / DECLARATION OF QUORUM

2. APPROVAL OF MEETING MINUTES of December 15, 2011 and amended minutes of June 15, 2011

3. SPECIAL BUSINESS

- (1) Roycemore (attachment – proposed diagram)

4. UNFINISHED BUSINESS

- (1) The University's proposed demolition of existing structures on, and/or new construction plans for, the University's current T1 and T2 District properties and the University's current U1 District properties (if any).
- (2) Any other issues relating to planning, land use, building and zoning pertaining to the University's current T1 and T2 District Properties and the University's current U1 District Properties.

5. COMMUNICATIONS

6. ADJOURNMENT

Next Meeting: Wednesday, June 13, 2012, 7:00pm



MEETING MINUTES

Northwestern University / City Committee

Thursday, December 15, 2011

7:00pm

Aldermanic Library, Civic Center 2100 Ridge Avenue, Room 2750

Members Present: Chairman Alderman Judy Fiske, Tom Gemmell (Community Representative), Mr. Nayler (Northwestern University) Dave Schoenfeld (Community Representative)

Members Absent: Eugene Sunshine (Northwestern University)

Staff Present: Marty Lyons (Assistant City Manager/Interim Administrative Services Director), Dolores Cortez (Administrative Assistant)

Others Present:

Presiding Member: Chairman Alderman Judy Fiske

Declaration of Quorum

Alderman Judy Fiske, Chair called the meeting to order at 7:05p.m. with a quorum of three members present.

APPROVAL OF THE JUNE 15, 2011 MINUTES

Chairman Ald. Fiske has not read the minutes. June 15, 2011 minutes were held.

APPROVAL OF THE SEPTEMBER 15, 2011 MINUTES

Mr. Schroeder motioned for approval, Mr. Nayler seconded, September 15, 2011 were approved.

3. SPECIAL BUSINESS

(1) Roycemore

- Mr. Nayler informed the Committee Roycemore is moving tomorrow night. By the end of December they will be completely out. Next steps: keys will be turned over, the locks will be changed. Roycemore is moving their entire school operations over to 1200 Davis. By the end of December property will be turned over to the University in its entirety. The planning process continues. Consideration all of uses allowed by rights: fraternities, sororities, residence halls, offices, classrooms.
 - Mr. Schoenfeld asked if anything was ruled out. Mr. Nayler replied, "No, nothing is ruled out. The University is in their capital planning process right now. Budgetarily, the University tries to make those decisions by spring. If we're able to do that, that would be the first

and the earliest target. Knowing what the options are would be the first step.” Mr. Nayler explained if Northwestern University (NU) is able to, at the earliest, list the options, options don’t get budget approval, but it’s the first step. Mr. Schoenfeld referred to the spring budget and continued asking about a tentative decision on what to do with the building. Mr. Nayler explained, “Everyone submits their ideas for new renovations and additional space. It’s not related to just operational budget, NU looks at all options strategically during that process. It’s not just Roycemore. It’s looking at everything NU has.” Dave Schoenfeld asked, “How does this work, do different departments, or facility managers...is there a bid, a proposal on the property?” Mr. Nayler explained, “Sometimes that’s how it happens. Sometimes NU looks at the property, we determine without proposal on the property what the best and highest use is and sometimes there is an Request For Proposal (RFP). We say this is going to be available, tell us what you would use it for and why. That process has been followed with other properties. Could be used this time, but not sure.” Dave Schoenfeld asked, “If that’s not the route taken, who makes the decision?” Mr. Nayler replied that’s an administrative decision.

- Tom Gemmell asked, “When looking at the various uses, for example, a residence hall, do you have an idea how many students would be in there? Is the land space parceled out?” Mr. Nayler replied, “Without doing detailed architectural plans, you can make a guess about how many beds would actually fit on that site. If you looked at bed count, whether it’s fraternities, sororities, or residence houses, bed count: 120 – 150 in that range.”
- Chairman Ald. Fiske asked about the buildings on Lincoln that used to be residence halls. She is interested in NU’s logic behind switching those from residence halls to offices. Mr. Nayler explained that was a temporary use of that space as office space with the intent to eventually return it to residential use. Chairman Ald. Fiske asked, “So you’re thinking of that block as residence?” Mr. Nayler replied, “Certainly those properties because when we made the changes for administrative space, we still maintained the ability to reconvert to residential use. We didn’t make substantial changes that would prevent its reuse as residential. There was a compelling need to meet space need for the office uses that are in there.” Chairman Ald. Fiske asked about the office use and the potential to change to residential. Mr. Nayler stated NU does not have an alternative for the office uses that are there. Chairman Ald. Fiske asked if the space on Lincoln may revert to residential at some point in the future. Mr. Nayler responded in the affirmative, “Could it be residential again? Absolutely.” Chairman Ald. Fiske stated that the residents just want to understand what’s happening.
- She asked Mr. Nayler to attest to NU’s thought process at the point of non-renewal. Lease was up in 2014. Mr. Nayler replied, he wasn’t there in the mid 90’s. He came in the late 90’s and he could not speak to that matter. He explained, “What is true is NU is land poor. Any university has to grow, or fall by the wayside. Any

opportunity to recover land would be taken as referenced in the Framework Plan.” Chairman Ald. Fiske mentioned other properties NU leases; Castle Towers Apartments, does NU own the land underneath that at Noyes and Sherman? The Chairman was trying to recall various parcels that NU owns. “Is it a policy when the land lease is up, you are not going to renew?” Mr. Nayler responded, “Specifically targeted obviously Roycemore, Seabury, and Garrett. Seabury has occurred, Roycemore will occur, Garrett will probably be there for a very long time.”

- Chairman referenced a conversation with the Assistant Athletic Director, as part of their strategic/development plan they would like to install track and field for athletic purposes ceasing neighborhood use for open play. Mr. Nayler mentioned he never thought that it would ever be used for athletics; it would always be used for what its uses are right now. Chairman reiterated the Assistant Athletic Director’s desire to install a first class running track and other athletic uses for the University. Mr. Nayler said the question was posed, what would enhance the space? Athletic and band, and community activities could still take place in addition to a running track. Marty Lyons interjected, “If that happened, there wouldn’t be any move to enclose?” Mr. Nayler said no. The planning process isn’t finished for the Athletic department.
- Chairman Ald. Fiske asked how will the properties adjacent to Roycemore be impacted. Mr. Nayler mentioned NU doesn’t have plans for intercollegiate athletics. Tom Gemmell asked with the assumption Roycemore will be used forwill it be upper classman. Mr. Nayler stated again there has been no decisions. Right now there is not a high demand for residential living by upper classmen. Chairmen Ald. Fiske mentioned having spoken to some upperclassmen and gave reason as to why the demand is so low. Athletes are living in many of the prime residential locations. They feel the only options for them are to move off campus. Mr. Nayler replied, “If that’s the way they feel, that’s the way they feel. That’s not the facts. Students, as they grow, don’t want to live under the thumb of the campus. They want to become independent.” Dave Schoenfeld referenced Vanderbuilt building a dorm for upper classmen. Mr. Schoenfeld thinks NU ought to do in something like that in the downtown area. He’s seeing that (dorm building for upper classmen) at a lot of other schools. He realizes the tension for living space for upper classmen. Seems like, to him, an opportunity to meet that demand; taking some of the pressure off of the neighborhood residents. NU would be assuming responsibility for its students while meeting their interests of transitioning to independent living. Mr. Nayler reminded Mr. Schoenfeld that just because it’s built doesn’t mean the students will come.
- Chairman Ald. Fiske mentioned a lot next to the Hilton Garden. Mr. Nayler replied, “It’s zoned for research which is an important use. Actually it is *not* zoned for housing. NU is short on research land.” The Chairman believes NU could make a recommendation to

make it housing and it would become residential. Mr. Nayler reiterated the area is zoned for research, that's what it will be used for. Research seems to still be the highest and best use of that property.

- Mr. Schoenfeld would like to know why students would want to live where they are going to get complaints from neighbors. Mr. Nayler explained the independent mentality as a progressive student from lower to upper classmen. Chairman Ald. Fiske shared a report of excess noise coming from Elder Hall/600 Lincoln from as far as a half block away. A potential purchaser perusing the Kendall property, heard about the dorm, visited the neighborhood on the weekend and decided not to buy one of the lots because of that. The presence of a student affairs person in a dorm isn't going to solve the problem. She thinks using Roycemore for student housing will have a direct negative effect on the ability to sell the lots on the west side of Orrington. Mr. Nayler replied NU never said that was the use, and he expressed again there has been no decision made. Chairman Ald. Fiske feels the Committee is left to make assumptions. Chairman used recent NU renovations to conclude the logic behind potential residential use for Roycemore. Mr. Nayler reminded committee of all the uses that are being considered: classroom, office use, student resident use. He reiterated there has been no decision; he cannot give an answer to questions he doesn't know. There has been no decision reached. When NU makes a decision they will come to the Committee with recommendations.
- Chairman referenced a previous conversation where she learned a committee member is not allowed to attend a NU budget planning meeting. The community is left in the same place of having to adjust to the most intense use of that space. She is asking for a list of priorities from NU. Mr. Nayler informed committee, "The University does not rank its needs. There is a comprehensive look. Decision outlines may be in spring, may not." Tom Gemmell asked, "What would the parking arrangements be if there is a residential use of that property? What's done with the residence homes off campus?" Mr. Nayler explained, "All of the residence halls are within the walking zone of the university. There's generally no vehicle permits, we encourage alternate transportation. There are but a handful of parking permits out of everything we issue. No solution yet on parking." Mr. Gemmell suggested parking issues should be considered. He's concerned about residential traffic and parking being absorbed for residents. Mr. Nayler assured Committee NU has a clear understanding of the community's priorities. Marty Lyons referenced the Capital Improvement Plan (CIP) and budget numbers, reviewing the past four years. "There was \$185 million four years ago budgeted for capital debt service, dropped to \$130 million in 2010, dropped to \$72 million and then back up to \$108 million. Since there is a lot of competing needs, no amending. There's still 60% of their expenses for capital related expenses." Chairman Ald. Fiske just learned NU's budget is online.

Mr. Lyons gave the url address and concluded, "The capital budget is only 6% of the total budget."

Chairman Ald. Fiske returned to the structural maintenance (plumbing, foundation, roofing) issues with Roycemore. "Is that something NU will address as soon as possible or secure the building until the use is figured out?" Mr. Nayler replied the same question as last meeting, same answer as previous. NU will not do anything until it has been decided what will be done with the building. Jeanne Lindwall (Evanston Resident) is concerned about pipe maintenance. Mr. Nayler reminded committee that NU takes care of all its properties and shovels all of its walks.

Dave Schoenfeld asked about the Hogan's old house just north of Garrett (2123) on Orrington, just bought and installed a new handrail. He believes no one is presently living there. Mr. Nayler clarified it's a rental property and there is a number of potential faculty that might be coming and some other administrators. Mr. Nayler reiterated if there's something to talk about before the next meeting he will request a meeting.

Chairman Ald. Fiske returned to the concern of security and lighting at Roycemore and asked NU to take into consideration the neighborhood's character. No commercial lighting.

4. UNFINISHED BUSINESS

- (1) The University's proposed demolition of existing structures on, and/or new construction plans for, the University's current T1 and T2 District properties and the University's current U1 District properties (if any).
 - There are none.

- (2) Any other issues relating to planning, land use, building and zoning pertaining to the University's current T1 and T2 District Properties and the University's current U1 District Properties.
 - There are none at this time.

5. COMMUNICATIONS

2012 Meeting Schedule

6. ADJOURNMENT, 7:41pm

Next Meeting: Wednesday, March 14, 2012, 7:00pm

Respectfully Submitted,
Dolores Y Cortez
Administrative Assistant, CMO



MEETING MINUTES

Northwestern University / City Committee

Wednesday, June 15, 2011

7:00pm

Aldermanic Library, Civic Center 2100 Ridge Avenue, Room 2750

Members Present: Chairman Alderman Judy Fiske, Tom Gemmell (Community Representative), Ron Naylor (Northwestern University)

Members Absent: Dave Schoenfeld (Community Representative), Eugene Sunshine (Northwestern University)

Staff Present: Wally Bobkiewicz (City Manager), Phillip Baugher (Admin.)

Presiding Member: Chairman Alderman Judy Fiske

Declaration of Quorum

Alderman Judy Fiske, Chair called the meeting to order at 7:10 p. m. with a quorum of three members present.

APPROVAL OF THE DECEMBER 16, 2010 AND APRIL 14, 2011 MINUTES

Alderman Fiske proposed corrections to the December 16, 2010 minutes. On page 3, the street name is Rosalie. Page 6, fourth line from the bottom of the first paragraph, remove the words "Turner Hall." Page 7, under Misc Business, Ron's last name is Naylor and in the next paragraph, just before the word "asked" in the first sentence, insert Rosemary O'Neil. On page 8 after the number 1915, add the words Orrington Avenue.

The minutes of the December 16, 2010 meeting were approved as amended. The minutes of the April 14, 2011 meeting were approved as written.

3. UNFINISHED BUSINESS

- (1) Ron Naylor from Northwestern University said there is nothing new concerning the demolition of existing structures on and/or new construction plans for the University. Ald. Fiske noted that Marty Lyons had been asked for a status report on the Roycemore constructions schedule. Wally Bobkiewicz, City Manager, stated that Roycemore construction has not started yet. He said that he will follow-up with an email on dates, once available. R. Naylor noted that Northwestern is providing a fiber optic hook-up for Roycemore at their new location. He also thought they might not get out of the current property before 2014. W. Bobkiewicz said that their new building is under reconstruction. Of the two buildings on Davis Street, one

has been purchased by Roycemore School and Northwestern will use the other for office space.

- (2) Ald. Fiske said they would now continue to discuss the Roycemore property. She asked that if they can be out by the end of 2011 what does the University plan to do at the old site. R. Naylor said they would be restoring the exterior of the buildings. Ald. Fiske opened the discussion to the residents in attendance. One comment made was that the house on the corner should be included in any plans being made. It is part of the local landmark status, the Northwest Historic District. The school is in the National Registry and the status from the City of Evanston carries more weight for preservation. Tom Gemmell asked with the Roycemore exit eminent has Northwestern solidified any plans, is there a priority list. R. Naylor said there is not. He said that they would look at Northwestern's needs and plan accordingly. T. Gemmell asked where the process is now. R. Naylor said they are looking at everything. Each available need is a priority; Fraternities, Sororities, Dormitories, Classrooms and Administrative Offices. T. Gemmell again asked, "Any plans"? R. Naylor said all areas are in the planning stage, a very basic plan. Ald. Fiske asked what discussions there have been internally about the residents concerns. R. Naylor stated that everyone understands what the residents are concerned about. There are our needs and their needs and zoning controls. Ald. Fiske pointed out that the choice of use can change the residential makeup of the neighborhood and property values. R. Naylor suggested that whoever purchases property is aware of zoning limitations. Ald. Fiske said residents thought Roycemore School was a permitted use and had no idea they could be leaving. A map showing the T1, T2 and U1 areas was passed around. A resident pointed out that in 1998, NU wanted to build a transportation center at Foster Street and Sheridan Road. This would use green space for parking and put classrooms closer to the neighborhoods. Mr. Naylor testified to limited use of building, there would be no undergraduates. Ald. Newman said, at the time, this must not be a precedent for the future. There will be no undergraduate classrooms west of Sheridan Road. NU did the right thing a resident stated and they are still using that logic. He went on to ask if there have been discussions about the intended use of the Roycemore property. He said he would make a request that a few days after their deliberations this committee be informed of the discussions. Ald. Fiske thought a special meeting might have to be held. R. Naylor stated that there have been classrooms west of Sheridan Road for some time. Ald. Fiske said there is a need to review the classrooms at Seabury Western and Elder Hall under the U2 zoning regulations. R. Naylor said that at a special hearing, it was allowed. Ald. Fiske said decisions made for Seabury Western were accommodations made by the City. R. Naylor stated that the entire side west of Sheridan Road, the U2 area, could be anything but a student union. Ald. Fiske said that there are concerns about what will happen at the Roycemore property. W. Bobkiewicz said he understood that back then there were not meetings in the Ward and so forth as there are today. This committee should continue to discuss these items. It may be that Roycemore will not move until next year, discussions must continue. Ald. Fiske affirmed that they had just gone through a long process to re-zone Kendall College as R1 and to do the

sub-divisions of the property to keep Orrington all residential with single-family homes on the east side. The city and the neighborhood want to attract good buyers and there is worry the Roycemore will become fraternities, sororities or dorms. A good way for NU to partner with the City would be by putting in a community center. The area should be quiet after 10 p.m.. Frats, sororities and dorms will not allow for that. One resident stated that two fraternities on Sheridan Road and Foster Street are gone and the area is looking bad. Another asked the question of where parking would be situated. Ald. Fiske said that someone from Parking would be at the next meeting. She also stated that now is the time to get questions and ideas to R. Naylor before NU has gotten into their final phase of deliberations. As asked earlier, a resident asked again if the committee could get a commitment that discussions at NU will be shared with this committee before going public. R. Naylor said that he agreed. T. Gemmell asked if committee members could be involved in the NU meetings and R. Naylor said no. T. Gemmell stated that he did not see this as a dialogue but as NU saying here it is. A dialogue he stated means talking together. R. Naylor said the dialogue is at these committee meetings and at the First Ward meetings. One resident suggested that they should expect changes. With the school there for so long, no one would have expected a change like this. R. Naylor, he continued, you said that strategic decisions will be discussed but that you are six months away from this point. What are the plans as to the student population, will it be going up? R. Naylor said he did not expect the undergraduate enrollments to change. The school is land poor and facility poor. The City discussion in 1993 put a high restraint on land usage. Research can only be done on the east side of Sheridan Road so, the university has to be careful as they grow in that area. One resident asked what is permitted west of Sheridan Road. R. Naylor said the offices in the T2 areas. T1 has everything grandfathered in and U2 is a long list. Ald. Fiske said the T1 zoning set back from Sheridan Road is much wider than that of T2. The city was concerned at the loss of taxable property west of Sheridan. Now the concern is what the university needs, if for dorms then there will be fewer students looking for housing west of Sheridan Road. The question is how to get an equitable resolve to this. Zoning in R1 areas means non-student housing, it is a Historical District. A resident stated that he agreed with Ald. Fiske. He asked R. Naylor what they can do to let the University know their concerns as neighbors. R. Naylor said that you have done so at three separate meetings. Another resident speaking about dorms at Roycemore said that she did not want her child living that far from the center of campus. The final remark from a resident was a reminder that the Orrington School was near-by with many children. Increased traffic could be a problem. Plus, after great debate, a traffic light was installed on Sheridan Road to keep the university students safe on the east side of Sheridan Road, now you want to put students on the west side.

4. NEW BUSINESS

- (1) W. Bobkiewicz referred to the handout he had. IDOT/Governor Quinn is threatening to stop all roadwork including Sheridan Road. It may be dealt with in Springfield next week. If it is closed down, it means all contractors will stop working and the areas will be buttoned up. A resident asked for help to get an alley repaved behind his house on Foster Street to Library Place. The NU Family institute uses it causing additional wear and tear.
- (2) Refer to 3.2

5. COMMUNICATIONS

The next meeting will be September 14 dealing mainly with the Roycemore School conversion.

6. ADJOURNMENT 7:57pm

At 8:20 p. m. Tom Gemmell motioned and Ron Naylor seconded that the meeting be adjourned. A voice vote was taken and it was unanimous.

Next Meeting: Wednesday, September 14, 2011, 7:00pm

Respectfully Submitted,
Phillip Baugher
Administrative Assistant, Administrative Services