



Planning & Development Committee

Monday, October 28, 2019 @ 6:45 PM

Lorraine H. Morton Civic Center, James C. Lytle City Council Chambers, Room 2800

COMMITTEE MEMBER PRESENT:

Ann Rainey, 8th Ward Alderman, Eleanor Revelle, 7th Ward Alderman, Judy Fiske, 1st Ward Alderman, Donald Wilson, 4th Ward Alderman, Melissa Wynne, 3rd Ward Alderman, Robin Rue Simmons, 5th Ward Alderman, and Thomas Suffredin, 6th Ward Alderman

STAFF PRESENT:

Johanna Leonard, Director of Community Development, Michelle Masoncup, Director, and Scott Mangum, Planning & Zoning Administrator

1. **CALL TO ORDER/DECLARATION OF A QUORUM: ALDERMAN RUE SIMMONS**
A quorum being present, Ald. Rue Simmons called the meeting to order at 6:50pm.
2. **APPROVAL OF MINUTES OF REGULAR MEETING MINUTES OF OCTOBER 14, 2019**
Staff recommends approval of the minutes of the October 14, 2019 Planning and Development Committee meeting.
For Action
Ald. Rue Simmons moved to recommend approval of the minutes of the October 14, 2019 Planning and Development Committee meeting, seconded by Ald. Wynne.

The Committee voted unanimously 6-0 to approve the minutes.

3. **PUBLIC COMMENT**

Mike Vasilko, spoke in opposition to the proposed Northwestern Text Amendment regarding temporary events in the U2 Zoning District noting that various studies were not provided.

Ray Friedman, agreed with the comments of Mr. Vasilko.

Johnathon Baum, 2754 Broadway, spoke in support of the proposed Northwestern Text Amendment regarding temporary events in the U2 Zoning District, noting the benefits of Northwestern.

Yvi Russell, spoke in opposition to the proposed Northwestern Text Amendment regarding temporary events in the U2 Zoning District noting the history of athletic events and litigation, as well as concern over precedent.

Gary Kull, spoke in opposition to the proposed Northwestern Text Amendment regarding temporary events in the U2 Zoning District noting that it does not meet the standards and concern over precedent.

Laurie McFarlane, spoke in opposition to the proposed Northwestern Text Amendment regarding temporary events in the U2 Zoning District noting the potential increase in actual large events and the standards for amendments.

Judy Berg, spoke in opposition to the proposed Northwestern Text Amendment regarding temporary events in the U2 Zoning District noting the opposition of businesses owners.

Amanda Bratton, spoke in opposition to the proposed Northwestern Text Amendment regarding temporary events in the U2 Zoning District noting the incompatibility with the surrounding neighborhood.

Mary Rosinski, spoke in opposition to the proposed Northwestern Text Amendment regarding temporary events in the U2 Zoning District noting the stability of zoning laws desired by homeowners and concern over the loss of property values.

Ken Proskie, spoke in opposition to the proposed Northwestern Text Amendment regarding temporary events in the U2 Zoning District comparing athletic facilities at other institutions to their surrounding properties and those in Evanston.

Andy Berman, spoke in opposition to the proposed Northwestern Text Amendment regarding temporary events in the U2 Zoning District noting the burden of proof on Northwestern, standards in the zoning ordinance, and lack of necessity for the amendment.

Christina Brandt, spoke in opposition to the proposed Northwestern Text Amendment regarding temporary events in the U2 Zoning District noting the negative tax exempt status of Northwestern and lack of benefits to residents.

Virginia Mann, spoke in opposition to the proposed Northwestern Text Amendment regarding temporary events in the U2 Zoning District noting potential harm to residential communities.

Roger Sosa, Executive Director of the Chamber of Commerce, spoke in support of the proposed Northwestern Text Amendment regarding temporary events in the U2 Zoning District, noting positive survey results and economic impact of events.

Karen York, 2622 Eastwood, spoke in opposition to the proposed Northwestern Text Amendment regarding temporary events in the U2 Zoning District noting the difference between collegiate and other events.

Jim Young, spoke in support of the proposed Northwestern Text Amendment regarding temporary events in the U2 Zoning District, noting additional jobs, economic activity, and equity.

Carlis Sutton, spoke in opposition to the proposed Northwestern Text Amendment regarding temporary events in the U2 Zoning District noting the reason for zoning protections.

Jane Grover, 2677 Prairie, spoke in support of the proposed Northwestern Text Amendment regarding temporary events in the U2 Zoning District, noting assumptions of impacts and equity of impacts citywide.

Patrick Hughes, spoke in support of the proposed Northwestern Text Amendment regarding temporary events in the U2 Zoning District, noting the two-year trial period.

Stewart Gottesman, 2740 Broadway, spoke in opposition to the proposed Northwestern Text Amendment regarding temporary events in the U2 Zoning District noting the impact on parking and non-profit nature of Northwestern.

Tim Guimond, one of the community experts, spoke in opposition to the proposed Northwestern Text Amendment regarding temporary events in the U2 Zoning District noting negative impacts of other arena studies.

Howard Richter, one of the community experts and an appraiser, spoke in opposition to the proposed Northwestern Text Amendment regarding temporary events in the U2 Zoning District noting the negative impact on property values and that studies should be provided.

Dave Davis and Mike Polisky, representatives with the applicant, Northwestern University, presented the proposed amendment noting consistency with standards, projected financial impacts of taxes and spending, the existing economic impact of Northwestern, and the limitations of impacts on the neighborhood.

4. **ITEMS FOR CONSIDERATION**

A. **Ordinance 135-O-19, Amending Portions of the Zoning Ordinance Related to Permitted Uses within the U2 Zoning District**

[Ordinance 135-O-19, Amending Portions of the Zoning Ordinance Related to Permitted Uses within the U2 Zoning District](#)

The Plan Commission recommends approval of a text amendment to the Zoning Ordinance to revise language regarding permitted uses in the U2 University Athletic Facilities District.

For Introduction

Ald. Revelle noted a lack of evidence regarding standards with an impact of increased events and noncompliance with goals of the Comprehensive Plan. Noted the impacts of parking and event setup and belief of incompatibility of text amendment with the surrounding area. Stated that testimony of experts regarding property values, expressed concern with precedent, and urged others to vote against the proposed amendment.

Ald. Wynne, spoke in agreement with Ald. Revelle and the burden of the applicant to present evidence that the amendment standards are met.

Ald. Wilson, noted the evolution of zoning and community standards. Believes the University has presented a case that standards have been met and worth a trial period. Measurable parameters would be useful for reconsideration in two years.

Ald. Rainey, noted differing opinions on impacts by neighbors and the difference between larger facilities. In support of a limited trial period, but not for a larger proposal for Ryan Field.

Ald. Suffredin, noted there are reasons to distrust Northwestern and not in support of rolling over for this request.

Ald. Fiske, noted previous City opposition to Northwestern interests. The NU-City Committee was established as a result of litigation and relationships have been better with President Shapiro. Would not support filling Ryan Field, but proposed two-year trial is worthwhile.

Ald. Rue Simmons, noted discussions challenging Northwestern on other issues. Willing to move the item forward but have questions about the process as a text amendment and impact on City services.

Ald. Wynne, restated that Northwestern hasn't met the burden of meeting the standards.

Community Development Director Leonard noted that the notice requirement for text amendment is notice in the newspaper.

Corporation Counsel Masoncupp clarified the distinction between notice for a map amendment and text amendment.

In response to Ald. Rue Simmons, Ms. Masoncupp noted the difference between DAPR review and Plan Commission review.

Ald. Revelle noted Special Event Committee and City Council review would be required for events.

Ald. Rainey suggested a traffic study would have been completed for Welsh-Ryan arena.

Moved by 4th Ward Alderman Donald Wilson
Seconded by 8th Ward Alderman Ann Rainey

Ayes: 8th Ward Alderman Ann Rainey, 1st Ward Alderman Judy Fiske, 4th Ward Alderman Donald Wilson, and 5th Ward Alderman Robin Rue Simmons
Nays: 7th Ward Alderman Eleanor Revelle, 3rd Ward Alderman Melissa Wynne, and 6th Ward Alderman Thomas Suffredin

Carried 4-3 on a recorded vote

5. ITEMS FOR DISCUSSION

6. ITEMS FOR COMMUNICATION

Director Leonard announced that the November 11, 2019 Planning and Development Committee meeting would be canceled.

7. ADJOURNMENT

Ald. Wynne moved to recommend adjournment of the meeting, seconded by Ald. Wilson. The meeting adjourned at 8:33pm.