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May 2, 2023

Community Development Department  
Planning and Zoning Division  
2100 Ridge Avenue  
Evanston, Illinois 60201  
Attn: Meagan Jones

RE: **Zoning Analysis Application**  
**Ryan Field – 1501 Central Street – Response to Staff Review**

Dear Ms. Jones,

I received your letter on behalf of the City of Evanston (“City”) dated December 8, 2022, regarding the Zoning Analysis Application for 1501 Central Street (Ryan Field). On behalf of Northwestern University (“Northwestern”), my responses to your comments are below:

**Planning & Zoning**

1. The proposed project meets minimum thresholds to be a planned development. Site Development Allowances:
  - A. Parking - 4,204 parking spaces is the minimum required based on the principal uses on the lot (Ryan Field and Welsh Ryan Arena). 1,365 total (472 on-site, 893 in parking lot across Ashland Ave) are proposed. This also includes 99 parking spaces City of Evanston leases from Northwestern University. *Information must be provided regarding games/events currently held on the lot that indicates that there is not/will not be substantial conflict in the principal operating hours of the uses on the lot, specifically in Ryan Field and Welsh Ryan Arena.*

**RESPONSE:** The proposed development will be able to accommodate visitors with the proposed number of parking spaces, as further detailed in the Statements of Compliance and traffic study. Northwestern does not intend to create any substantial conflict in the principal operating hours of the uses on the lot. During the past three calendar years, Northwestern has not permitted the uses of Ryan Field and Welsh Ryan Arena to conflict to such an extent that Northwestern’s ability to provide adequate parking was negatively impacted. Although Northwestern does not have sole control over athletics programming, the university will continue to advocate for athletic events to be scheduled in a manner that avoids overlapping demand for parking spaces.

- B. Landscape Strip - 35 ft. required abutting residential district. Northeast corner of lot is approx. 12.5 ft. at closest point and approx. 18.6 ft. along a section of proposed parking.

**RESPONSE:** Per the plans, specifications and drawings prepared in connection with the Planned Development application (collectively, the “Plans”), the closest point on the subject north-south property line is approximately 15 feet at its closest point and the closest point on the subject east-west property line is approximately 29 feet at its closest point. Additionally, we identified two encroachments not noted in your letter. First, an existing television broadcast cabinet and related paving are currently located in compliance with all setbacks but will encroach on the new 35-foot landscape buffer. Second, the Plans propose extending the vehicular access drive to the east parking lot into the 15-foot setback required at the southeast corner of the lot. All encroachments are either existing conditions or necessary to facilitate the proposed parking arrangement, and all encroachments are identified on the Plans. Additional detail regarding the aforementioned items is provided in the Statements of Compliance.

C. Rear yard setback - 27 ft. setback for open parking where 30 ft. is required.

**RESPONSE:** The Plans were revised to eliminate this encroachment.

2. Based on previous reviews of other buildings on the lot, it appears that staff determined the rear yard for this property to be along Isabella St. which means a 30 ft. rear yard setback would apply (see site development allowance 3 above).

**RESPONSE:** The Plans now show this setback.

3. Please note that by definition in Section 6-18-3 of the Zoning Code, for gross floor area “Any space devoted to required off-street parking or loading for the building shall not be included in “floor area.” The following areas shall be excluded from calculations for ‘floor area’: elevator shafts, stairwells, space used solely for heating, cooling, mechanical, electrical and mechanical penthouses, refuse rooms and uses accessory to the building.” This will lead to adjustments in the FAR provided in the application though, by calculations, this will still be below maximum allowed.

**RESPONSE:** The adjusted FAR is still below the maximum allowed. A revised area tabulation and FAR calculation is enclosed.

4. Please provide additional information on the loading area: dimensions of loading spaces, height of truck/vehicle entry, circulation paths, turning radii, etc.)

**RESPONSE:** The loading area will be designed to provide a minimum clear height of 15 feet. Floor plan exhibits illustrating the loading berths and truck maneuvering patterns are enclosed.

5. Please confirm and provide parking space and drive aisle dimensions on the site plan.

**RESPONSE:** The Plans show the proposed improvements satisfy the requirements regarding off-street parking dimensions for parking stalls and drive lanes to allow for two-way traffic, as identified in the City of Evanston Code of Ordinances, Section 6-16-2-7, Table 16-A. The development's compliance with such requirements will also be shown on future permit plans.

6. Please provide additional information on lighting within the parking area. Lighting should be directed to minimize glare onto adjacent residential property.

**RESPONSE:** Northwestern will base its lighting design and specifications for the proposed north and east parking lots on the current City-approved lighting in the west parking lot.

7. Please plan to provide additional details on planting materials for landscaping, especially for that within the required 35 ft. landscape strip to the east adjacent to the residential district, within the parking lot and properties across Isabella St. in Wilmette.

**RESPONSE:** The Plans show Northwestern's landscape approach within the landscape buffer zones, as well as for the areas outside the landscape buffers.

8. Please clarify and label the distance between the Welsh-Ryan Arena and the proposed stadium.

**RESPONSE:** This dimensional information is shown in the Plans.

9. Please provide additional information on any fencing provided and the mechanical enclosure materials.

**RESPONSE:** The mechanical enclosure is anticipated to be composed primarily of masonry materials that respond to the architecture of both the new stadium and existing Anderson Hall. The enclosure will fully screen the existing and new equipment within. It will be an approximate minimum height of 19 feet to fully screen a proposed cooling tower that will serve the new stadium.

10. Would like to see more detailed plans and perspectives of the proposed ancillary spaces including the two larger adaptable plaza spaces. Understanding how the complex transitions or softens into its adjacent context is important.

**RESPONSE:** The Plans now show the requested plans and perspectives.

11. Would like additional information on how the adaptable spaces will be seasonally programmed.

**RESPONSE:** Northwestern intends to use the adaptable spaces for game day entries

and gatherings then, otherwise, for farmer's markets, festivals and similar community events. Specific programming is subject to community input at later dates closer to such events.

12. Would like to understand in greater detail the materials being proposed for the exterior.

**RESPONSE:** The primary façade materials will be similar to those on the Ryan Fieldhouse / Walter Athletics Center on the Northwestern campus. The dominant material will be limestone cladding, with painted metal panel and louver accents and glass curtainwall at select locations. Visual exhibits of the material palette are enclosed with the Plans.

13. The stadium has significant cultural and social associations with the City and its residents – associations which are part of our collective memory. The stadium was also designed by significant architect James Gamble Rogers, a figure locally important in the design of many NU campus buildings deeply associated with its identity. Suggest representing and integrating this complex history into the new stadiums common areas or within the publicly accessible exterior spaces to memorialize its past significance as it transitions into a new future.

**RESPONSE:** Noted. Northwestern will take this suggestion into consideration with respect to future planning.

14. Staff suggests creating a Unified Sign Plan for this site given the amount of signage proposed.

**RESPONSE:** Acknowledged. Northwestern will develop a Unified Sign Plan for future approval.

15. There are several elevator and stair areas that appear to not be consistently shaded/labeled. Please double check these areas to ensure that calculations occur accordingly.

**RESPONSE:** A revised area tabulation and FAR calculation is enclosed, and the inconsistencies in tabulation are corrected therein. Please note that the north and south towers of the existing stadium house ramps have been counted as corridor space and not stairs.

#### **Building & Inspection Services**

16. Distance between new and existing buildings on the north will determine fire rating required of exterior walls, new and existing.

**RESPONSE:** Acknowledged.

17. City requires the developer to create a Construction Management Plan to detail the management and execution of the project. An approved CMP is required prior to permit

and construction/demolition activity. The CMP addresses:

- Project Schedule
- Staging and Logistics based on phase of construction
- Pedestrian and Traffic Controls/Closures
- Truck Routes/Deliveries
- Entrances/Crane/Office locations
- Site Security – fencing/lighting
- Construction Hours
- Contractor Parking
- Vibration Monitoring
- Photo/Video Survey of adjacent properties to document existing conditions
- Work Site Communication – Signage w/ 24 hr. contact information; Development website
- Hours of construction-site lighting after hours
- Stormwater management during construction

***RESPONSE:* Northwestern will prepare the CMP as required.**

18. Demolition – included in project CMP or create a separate modified plan to address the Demolition phase of the project.

***RESPONSE:* Northwestern will address the identified points in the CMP.**

19. NU shall provide company/contact information/qualifications for special inspections and testing per Chapter 17 of the IBC. Provide detailed scope of work to include all applicable special inspections and material testing to be performed including but not limited to concrete construction, steel construction soils/excavation, deep driven foundations (as applicable), fire resistant applications and rated shaft assemblies (per city request). All reports shall be sent to the Supervising Inspector with the Civil Engineer receiving all soils/excavation and other related reports.

***RESPONSE:* Northwestern will comply with the subject requirements.**

20. Please advise of other state or federal regulatory reviews and permits that are required for this project and their impact on city review/permitting.

***RESPONSE:* The Metropolitan Water Reclamation District (“MWRD”) must review and permit the storm and sanitary systems design. Additionally, the Illinois Department of Transportation must review and permit any impact within the Central Street right-of-way and the Illinois Department of Public Health must review and permit and hydrotherapy facilities within the stadium.**

21. On past NU projects, cost of non-typical inspection requests (half-day, full-day) were covered by the General Contractor. City inspection staff will be assigned to the Ryan

Field project and cost of 3<sup>rd</sup> party inspectors for remaining city projects would be the responsibility of the GC. Please confirm.

**RESPONSE: Northwestern will provide 3<sup>rd</sup> party inspectors.**

22. Provide construction valuation breakdown for Ryan Field and enabling projects.

**RESPONSE: A current estimated breakdown of hard costs is shown below:**

Hard Cost – The Ryan Field	\$567,000,000
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23. Provide updated timeline for review/demolition/construction.

**RESPONSE: A current estimated timeline is shown below:**

	Start	Finish
Existing Stadium Demolition	December 2023	February 2024
New Stadium Construction	March 2024	July 2026

24. Project is subject to the city's updated Green Building Ordinance and new Bird Friendly Building Design Ordinance. Details and submittal documents are located on the Building & Inspection Services website pages.

**RESPONSE: Acknowledged.**

### **Transportation & Mobility**

25. Earlier media releases by the University described making the stadium the most bike accessible venue in the country. This should be elaborated on and the university and consultant team should implement new alternative transportation (bike etc.) infrastructure between the stadium and Sheridan Road. This could be accomplished on either Central Street or Lincoln Street to Ashland Avenue. Connections should continue west to the west portion of the Central Street Business District (west of Green Bay Road) – connecting the University, CTA Purple Line, and Metra Service.

**RESPONSE: The requested details will be provided at a later date in the Traffic Management Plan envisioned in the Memorandum of Understanding between Northwestern and the City (“MOU”).**

### **Parking**

26. The City leases 99 parking spaces from Northwestern. With the new proposal, staff wants to make sure that conditions don't change for events.

**RESPONSE: The University will work with the City to ensure that 99 parking spaces will continue to be available for lease following construction.**

**Public Works/Engineering**

27. Existing Northwestern owned water main will need to be relocated since it is in conflict with the proposed stadium location.

**RESPONSE: Acknowledged.**

28. Will existing water main connections along Ashland Avenue and Central Street be reused? Or will new water connections be constructed?

**RESPONSE: The subject connections are still being evaluated by Northwestern. The private water main on the Northwestern campus may be revised but will continue to be a looped system, as previously noted to City staff in greater detail.**

29. How is site drainage being handled?

**RESPONSE: Site drainage will meet City and MWRD regulatory requirements. Northwestern's current approaches, calculations and concepts were previously shared with City staff in greater detail, and any future design revisions will also be shared with City staff.**

30. Extensive below ground level will likely result in constant groundwater pumping. This has to be minimized and the volume handled so as not to adversely affect the city's sewer system. A geotechnical study and report is required that assesses the impact of the dig to groundwater movement.

**RESPONSE: Northwestern conducted a geotechnical analysis and is now developing groundwater management strategies. Northwestern's current approaches, calculations and concepts were previously shared with City staff in greater detail, and any future design revisions will also be shared with City staff.**

31. A sewer capacity study for the area is required.

**RESPONSE: The project civil engineer of record is working with the City to deliver all information necessary to inform a capacity study, which Northwestern understands is being provided by a third party.**

32. A soils report is required.

**RESPONSE: Acknowledged. A soils report is shown on DP-61 of the Plans.**

33. Traffic study is needed. An increase in traffic using Isabella for access is discouraged.

**RESPONSE: Please see enclosed.**

34. There will be major disruptions to the existing stormwater and water services. A detailed plan is needed for keeping these active during construction and beyond.

**RESPONSE: Acknowledged.**

35. Stormwater control is required for the whole site.

**RESPONSE: Acknowledged.**

36. Central Street is under IDOT jurisdiction in this block. All activity in the Central St. Right Of Way requires IDOT permits in addition to city permits.

**RESPONSE: Acknowledged.**

37. MWRD permit(s) are required. This includes resolving all existing sewer/stormwater permits for the site.

**RESPONSE: Acknowledged.**

38. Photometric studies for the whole site are required.

**RESPONSE: Northwestern [provided a conceptual lighting plan for the project area in the Plans], including the areas around the proposed stadium and the proposed north and east parking lots. The university will provide photometric plans in the future and as part of the building permit application.**

39. 3D plans for all aspects of the project are to be shared with the city reviewers.

**RESPONSE: The Plans now include the requested 3D plans.**

40. All substandard public sidewalk around the site must be replaced as part of the project.

**RESPONSE: Northwestern will replace sidewalks within the project area along Central Street, Ashland Avenue and along Isabella Street where impacted by the proposed revised location of the existing curb cut and driveway.**

41. A wind effect analysis should be made.

**RESPONSE: A wind analysis consultant is preparing the subject analysis.**

42. MS4 permit is required.



**RESPONSE: Acknowledged.**

**Public Works/Forestry**

43. Confirm the container sizes/service frequency/waste stream of containers listed in Development Drawings?

**RESPONSE: The requested details will be provided at a later date in the Sustainability Plan envisioned in the MOU. The Sustainability Plan will be crafted in coordination with Northwestern's university-wide Strategic Sustainability Plan.**

44. Is there an associated plan on type of containers, locations, signage and anticipated actions for staff/fans for disposal of material inside the stadium?

**RESPONSE: Northwestern intends to incorporate the subject topics into the Sustainability Plan envisioned in the MOU. The Sustainability Plan will be crafted in coordination with Northwestern's university-wide Strategic Sustainability Plan.**

45. Is there an associated plan on type of containers, locations, signage and anticipated actions for fans for disposal of material outside the stadium?

**RESPONSE: Northwestern intends to incorporate the subject topics into the Sustainability Plan envisioned in the MOU. The Sustainability Plan will be crafted in coordination with Northwestern's university-wide Strategic Sustainability Plan.**

**Health & Human Services**

46. The stadium was built pre-1978. Provide a lead hazard containment and disposal plan that will be implemented from Lead Licensed Contractor.

**RESPONSE: Northwestern performed a lead hazard survey and will abate any lead hazards pursuant to a detailed plan permitted through Cook County, in compliance with all applicable laws.**

47. Provide a rodent control plan by a licensed Pest Control Operator that will be implemented before, during and immediately after construction.

**RESPONSE: Northwestern will address the subject plan in the CMP.**

48. Provide a garbage control and disposal plan during construction.

**RESPONSE: Northwestern will address the subject plan in the CMP.**

**Fire**

49. A minimum of 3-set of plans, one set of specifications and one set of hydraulic calculations for the installation of the automatic sprinkler system, Class I standpipe and fire pump shall be submitted for review and permit approval. Any contractor performing

work without the proper permits may be issued a “Stop Work Order” for the entire project, ticket and assessed a fine. (IFC 901.2)

**RESPONSE: Acknowledged.**

50. Provide a fire hydrant within 100 feet from the fire department connection.

**RESPONSE: Acknowledged.**

51. A five (5) inch storz fire department connection with a thirty (30) degree down turn shall be provided for the fire department connection. The fire department connection shall be installed between twenty-four (24) and forty-two (42) inches above the standing surface.

**RESPONSE: Acknowledged.**

52. Any fire department connection located behind or within landscaping or vegetation shall have a concrete pad from the sidewalk or closest public way to the connection. A concrete pad shall also be provided at the fire department connection.

**RESPONSE: Acknowledged.**

53. A 24-volt (connection to the fire alarm control panel) white strobe light in a weather-proof housing shall be located above the fire department connection and shall flash upon the activation (general alarm) of the fire alarm system. The strobe shall be installed at a height that will make it visible from the street.

**RESPONSE: Acknowledged.**

54. Install indicating control valves for sprinklers in electrical rooms. Signage shall be installed to identify the location of the valve.

**RESPONSE: Acknowledged.**

55. Class I standpipe connections required.

**RESPONSE: Acknowledged.**

56. A minimum of 3-set of plans, one set of specifications and one set of secondary power supply calculations for the installation of the automatic fire alarm system shall be submitted for review and permit approval. Any contractor performing work without the proper permits may be issued a “Stop Work Order” for the entire project, ticket and assessed a fine. (901.2)

**RESPONSE: Acknowledged.**

57. Emergency light units, with a minimum of 90 minute secondary power supply shall be provided for all means of egress, including the exit discharge area, rooms with the fire alarm control unit, mechanical, electrical and sprinkler control rooms. *(IFC 1006)* Final approval will be subject to a field inspection and test.

***RESPONSE: Acknowledged.***

58. Exit signs, with a 90-minute secondary power source, shall be installed for all means of egress. Lettering for the exit signs shall be RED in color. Exit signs shall be located so that no point is greater than one hundred (100) feet from the nearest visible exit sign. *(IFC 1011)* Final approval will be subject to a field inspection and test.

***RESPONSE: Acknowledged.***

59. Signage shall be placed at all doors, identifying the room's intended use. The signage shall be installed at a height of approximately five (5) feet above the standing surface. The signage shall be installed immediately to the side of the door so it is visible with the door in the open or closed position. *(EMC 509.3)*

***RESPONSE: Acknowledged.***

60. A minimum size ten-pound (4A60BC) type fire extinguisher shall be installed on each floor level with the travel distance to an extinguisher not to exceed seventy-five (75) feet. The portable fire extinguisher shall be installed and mounted in all locations visible and available to the buildings occupants. *(IFC 906 & EMC 906.3)*

***RESPONSE: Project meetings with City Building and Inspection Services are in progress. Northwestern and the City have discussed fire extinguisher requirements, and Northwestern's preliminary approach is to provide fire extinguishers primarily in back-of-house spaces rather than in the open concourses of the stadium, subject to City approval.***

61. Projection (tent) style signage shall be installed above each fire extinguisher to identify the location. The sign shall be installed at a height of approximately six (6) to seven (7) feet above the standing surface where the extinguisher is mounted. Final approval will be subject to a field inspection.

***RESPONSE: Acknowledged.***

62. Addresses shall be applied to the front and rear of the building. The address shall be installed at a height of approximately five (5) feet above the standing surface. Numbers shall be a minimum of four (4) inches in height, with a stroke of ½-inch in width, in contrasting colors, and be easily and distinctly read from the street and or alley. *(IFC 505 & EMC 505.1.1)*

**RESPONSE: Acknowledged.**

63. A Knox Box shall be installed for the building. The Knox box shall be installed at a height of approximately five (5) feet above the standing surface. The Knox Box application/order form can be obtained from the Fire Prevention Bureau, 847-448-8192. (IFC 506)

**RESPONSE: Acknowledged.**

64. All stairwells greater than two (2) stories must install information signage on each floor landing. The signs shall be installed approximately five (5) feet above the standing surface and on the wall opposite the door swing so that it is visible with the door in the opened or closed position. It shall include the following elements: (EMC 1022.9)
- Unique stairwell identifier
  - Floor number and number of floors in the building
  - Floor of actual exit from the building
  - If roof access is possible from the stairwell

**RESPONSE: Acknowledged.**

65. A copy of the proposed signage for the stairwells shall be submitted to the Fire Department for review and approval prior to the installation.

**RESPONSE: Acknowledged.**

66. In buildings four or more stories above grade plane, one stairway shall extend to the main roof surface, unless the roof has a slope steeper than the four unit vertical to twelve units horizontal (33% slope). The stairs shall terminate at a minimum 4 feet deep landing in a penthouse conforming to section 1509.2 and shall have a 3 feet wide side-door to the roof area. If the door is locked a key in an elevator key box shall be provided adjacent to the door. (IFC 1009.16)

**RESPONSE: Fire Department roof access is typically intended to assist in firefighting activities such as building ventilation, access to roof top standpipes and fire extinguishment. The proposed stadium is an open-air structure and access to the high roof for building ventilation is not required as the high roof does not connect to any enclosed spaces below. No standpipes will be provided on the high roof canopy. Additionally, the location of the roof edge does not provide any tactical advantage to conduct firefighting operations. A stair accessed from the press box interior corridor will provide access to the press box roof. This item will be further coordinated with City Building and Inspection Services.**

67. The building shall meet the emergency responder radio coverage requirements outlined in City of Evanston Code 4-4-5. A test report that identifies compliance shall be

provided to the fire department prior to occupancy. (IFC 510 & EMC 4-4.5)

**RESPONSE: Acknowledged.**

### **Sustainability**

68. The University should explore deconstruction rather than wholesale demolition of the Stadium Complex.

**RESPONSE: Acknowledged. Northwestern will explore this as the demolition plans are determined.**

69. Provide draft LEED score sheet to indicate pathway towards publicly stated commitment to LEED Gold Certification.

**RESPONSE: Northwestern will provide the subject draft score sheet, subject to future adjustment.**

70. Provide plan for EV charging infrastructure to comply with commercial requirement of 10% EV-Installed, 40% EV-Capable.

**RESPONSE: The newly developed east and north parking lots will comply with this requirement. The percentages will apply to 472 total parking spaces.**

71. The University should explore the inclusion of food waste diversion services within the Stadium Complex.

**RESPONSE: Northwestern intends to incorporate the subject topics into the Sustainability Plan envisioned in the MOU.**

72. The University should explore the inclusion of reusable food and beverage wares and the needed infrastructure.

**RESPONSE: Northwestern intends to incorporate the subject topics into the Sustainability Plan envisioned in the MOU.**

Please let me know if you have any questions or concerns about the responses above, and I look forward to your further review.

Best Regards,

Katie Jahnke Dale

Cc: Steven Himes

Bonnie Humphrey  
Luke Figora  
Matthew Kopp  
Councilmember Eleanor Revelle  
Elizabeth Williams, Planning & Zoning Manager  
Sarah Flax, Director of Community Development  
Nicolas Cummings, Corporation Counsel  
Alex Ruggie, Assistant City Attorney  
Dave Stoneback, Deputy City Manager