

Proposed Special Use/Planned Development: Ryan Field 1501 Central Street

Evanston IL

Evaluation of a proposed Zoning Ordinance Text Amendment and a Planned Development in the U2 University Athletic Facilities District with respect to the relevant standards contained in the Evanston Zoning Ordinance

By: George V. Kisiel, AIA, AICP

President

Okrent Kisiel Associates, Inc.

Date: June 23, 2023



Subject Property in Context

Introduction

I am a licensed architect and a certified planner. I am a member of the American Institute of Architects, the American Planning Association, and the American Institute of Certified Planners. I am the president and owner of Okrent Kisiel Associates, Inc., where I have been employed for over 40 years. I have been accepted as an expert in planning and zoning in the courts of Cook, Lake, Will and DuPage Counties, Illinois and have appeared before numerous planning and administrative review boards throughout the Chicago metro area. I and my firm have extensive experience in Evanston, particularly in the context of large scale redevelopment projects including involvement in the development of Church St. Plaza, Optima Towers, Optima Horizons, McDoughal Littell, and Mather Lifeways.

Purpose

I have been engaged by the applicant, Northwestern University (Northwestern) to evaluate proposed text amendment and a planned development in the U2 University Athletic Facilities District according to the standards for text amendments (§6-3-4-5) special uses (§6-3-5-10) and planned developments (§6-3-6-9) contained in the Evanston Zoning Ordinance and provide an expert opinion regarding conformity with those standards.

The proposed text amendment affects the U2 University Athletic Facilities District, clarifying the types of community events permitted and their capacities, and allows for up to 10 public-facing, full-capacity concerts. The special use/planned development is for the demolition and reconstruction of Ryan Field as a state-of-the-art college football stadium with additional facilities for public and civic events.

Opinion

Based on my review and analysis of the data referenced in this report and contained in my file, and my professional experience and qualifications, it is my professional opinion that the proposed text amendment is consistent with the City's comprehensive plan, compatible with the character of existing development, can be adequately served by public facilities without undue burden, and will not have a negative effect on the local neighborhood or the City of Evanston as a whole and therefore meets the standards for text amendments contained in §6-3-4-5 of the Evanston Zoning Ordinance. It is also my professional opinion that the proposed use meets the standards for special uses contained in §6-3-5-10 *Standards for Special Uses* of the Evanston Zoning Ordinance and the additional standards for planned developments contained in §6-3-6-9 *Standards for Planned Developments* and the supplemental standards for planned developments in special districts contained in §6-15-1-9 of the Evanston Zoning Ordinance.

Background

Northwestern University was founded in 1851 and is the oldest chartered university in the State of Illinois. By the turn of the century, Northwestern was the third largest university in the United States behind only Harvard and University of Michigan. Northwestern University is also a founding member of the Big Ten, the oldest collegiate athletic conference in the United States. Its precursor, the Intercollegiate Conference of Faculty Representatives was founded in 1896 and predates the National Collegiate Athletic Association (NCAA), the current Big Ten governing body. The Big Ten competes in the NCAA Division I and its football teams compete in the Football Bowl Subdivision (FBS),



Dyche Stadium c. 1971

formerly known as Division I-A, the highest level of NCAA competition in that sport.

Northwestern's first intercollegiate game was played against Lake Forest in 1882. Until then, football was played entirely as an intramural sport. From 1882 to 1887, the team mostly practiced and did not play teams outside of NU. In 1891, with the popularity of football increasing, Sheppard Field – complete with a 1,000 seat grandstand – was built at the site of the fraternity quads on Sheridan Road, and dedicated in 1892. In 1905, the Wildcats moved from Sheppard Field to Northwestern Field on Central Street on a ±40 acre site that would become home to Northwestern's athletic fields complex. With an original capacity of 13,000 fans Northwestern Field later expanded to a capacity of 20,000 with wooden stands on both the west and east sides of the field.

Between 1920 and 1939 Northwestern began the construction of an integrated campus to house its professional schools. During this era of construction, Northwestern built Dyche Stadium designed by campus architect James Gamble Rogers. The original capacity of Dyche

Stadium as originally constructed with two semi-circular grandstands on either side of the field was 45,000. Temporary bleachers at both end zones raised the capacity to 49,000.

In 1943 a baseball stadium with a capacity of 600 was constructed at the northwestern end of the ±40 acre site as the home of Northwestern Wildcats baseball. In 1958 it was officially dedicated as Wells Park.

In 1949 an extension was built enclosing the south end zone converting Dyche Stadium to a horseshoe configuration. With the north bleachers in use the capacity was increased to over 50,000. By the mid 1970s the north bleachers were permanently removed and artificial turf was installed.

In 1952 McGaw Hall was constructed north of Dyche Stadium. McGaw Hall replaced Patten Gymnasium as the home for Northwestern basketball and other indoor sports. Designed as a multi-purpose auditorium with a capacity of 13,000 it hosted numerous events including Second Assembly of the World Council of Churches in 1954 and the NCAA Men's Division I Final Four in 1956. McGaw Hall was also used by the North Shore Music Festival. From the 1970's to 2000 McGaw Hall has also hosted numerous musical concerts by artists such as the Byrds (1971), Sly and the Family Stone (1971), The Grateful Dead (1973), Genesis (1974), Jethro Tull (1975), Bruce Springsteen and the E Street Band (1978), Santana (1984), R.E.M. (1985), Elvis Costello (1989), Melissa Etheridge (1990) and Bob Dylan (1991 and 2000).

Northwestern's women's softball program began in 1976 with the construction of Anderson Field immediately east of McGaw Hall with an initial capacity of ±500 in bleachers over the right field fence.

In 1983 McGaw Hall was extensively renovated

with the main arena being renamed the Welsh-Ryan Arena. The following year, Wells Park was renovated and renamed Rocky Miller Park.

In 1997 Dyche Stadium received extensive renovations including reconfigured seating, new boxes, and a new press area, reducing capacity to 47,330, new locker rooms and a natural turf field. Dyche Stadium was then renamed Ryan Field.

In 2006 renovations began on former Anderson Field, now renamed to Sharon J. Drysdale Field in 2001, adding permanent press facilities, sunken dugouts and grandstands increasing capacity to 1,000 for Wildcat's softball.

In 2014 Rocky Miller Park underwent significant renovation improving drainage, upgrading and reconfiguring the seating, and adding a new clubhouse and was renamed Rocky Miller Park.

In 2016 Welsh-Ryan Arena was extensively renovated again adding a state-of-the-art video scoreboard, and replacing bleachers with fixed-back seating, adding wider concourses, suites and balconies behind the baskets, reducing capacity to just over 7,000.

Finally, in 2018 with the construction of the new Ryan Fieldhouse, a state-of the art indoor practice facility for both football and lacrosse on the lake front, Trienens Performance Center was dedicated. The project renovated the former football offices and practice facility north of Ryan Field into a state-of-the-art practice facility for men's and women's basketball, volleyball, softball, and baseball. The building opened in November 2019 and includes a three-court fieldhouse, turf field and practice area, expanded performance nutrition hub, offices for men's and women's basketball staff, locker rooms, sports medicine and athletic training amenities, and a weight room.

Subject Property

The subject property is located between the Metra Union Pacific North Line Evanston-Central Avenue station and the CTA Purple Line Central Avenue Station at the northern extremity of Evanston at its border with the Village of Wilmette. The ±40 acres site is bounded on the south by Central Street, in the west by Ashland Avenue, on the north by Isabella Street and on the east by developed residential and commercial properties.

Central Street occupies a 66 foot wide right-of-way and is a two-way minor arterial street under Illinois Department of Transportation (IDOT) jurisdiction. It has one lane in each direction with parking on both sides. The intersection of Central Street and Ashland Avenue is controlled by a two-phase traffic signal. Ashland Avenue occupies a 60 foot right-of-way and is a two-way local street under City of Evanston jurisdiction. It has one lane in each direction with parking on both sides and a dedicated stop sign-controlled crosswalk approximately mid-block providing pedestrian access from the parking area to the east to Ryan Field and other athletic facilities to the east. Isabella Street occupies a 66 foot right-of-way is a two-way local street under joint City of Evanston and Village of Wilmette jurisdiction. It has one lane in each direction with parking on both sides. The intersection of Isabella Street and Ashland Avenue is controlled by a two-way stop sign with through traffic unimpeded on Isabella Street.

The subject property is currently improved with Ryan Field (419,784 s.f./±47,330 capacity); Welsh-Ryan Arena (163,516 s.f./±7,000 capacity); Rocky Miller Park (15,980 s.f./±600 capacity); Sharon J. Drysdale Field (3,624 s.f./±1,000 capacity); Anderson Hall (30,653 s.f.); Trienens Performance Center (87,145 s.f.); and a 3,660 s.f. maintenance building.



Ryan Field Athletic Facilities Campus

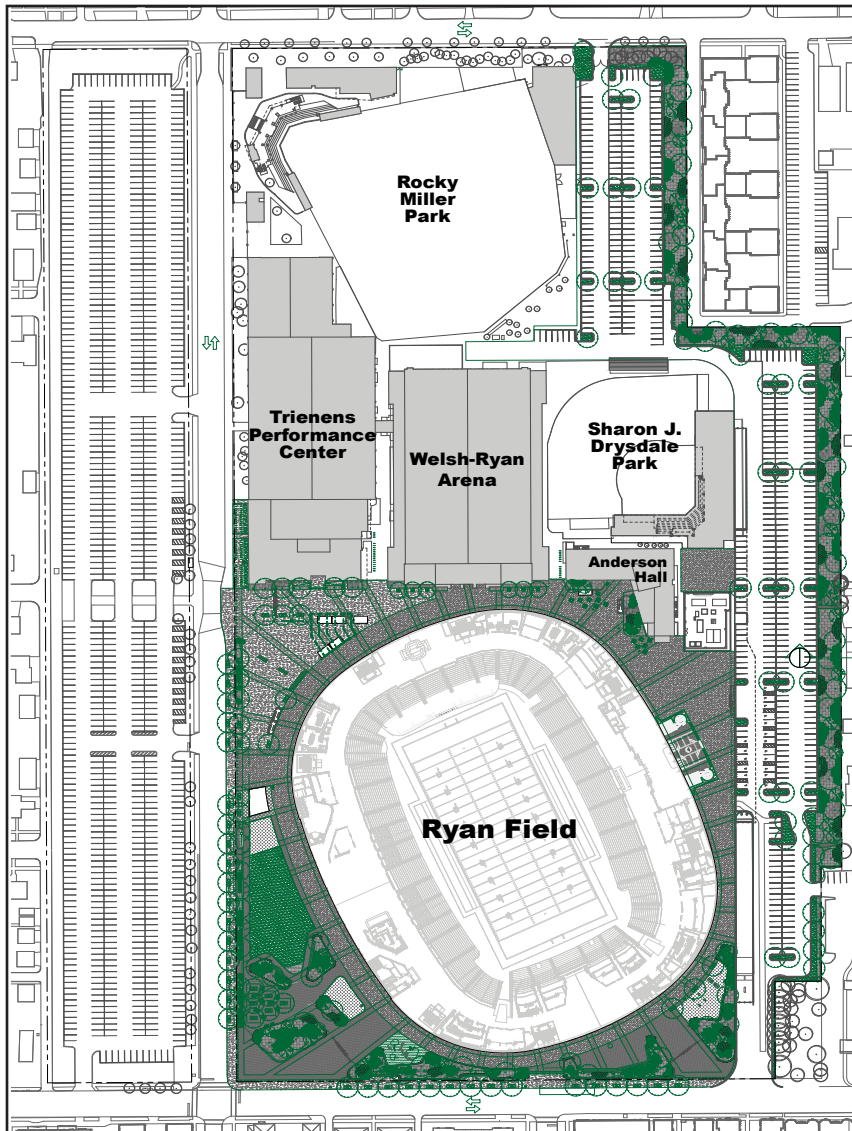
Currently the Ryan Field Athletic Facilities Campus is home to game and practice/training facilities for football, men's and women's basketball, baseball, softball, volleyball, wrestling and campus-wide weight training and fitness resources. It hosts ± 95 athletic events annually including ± 40 evening and night-time contests and provides facilities for meetings, recruitment, public and civic events.

Proposal

The centerpiece of the proposal is a completely new football stadium replacing the current Ryan Field. Northwestern University is proposing a 116-foot-tall stadium development that will seat approximately 35,000 spectators for athletic events (the "Development"). The Development will be 23 feet shorter and seat 12,000 fewer visitors than the existing Ryan Field. 1,365 surface level parking spaces will be provided and located on the athletic field campus and in a dedicated parking lot across Ashland Avenue to the west. In addition to the current athletic events

programmed for the campus, an additional ten public-facing concerts are proposed. The seating capacity for the proposed concert uses is estimated to be approximately 28,500. Additionally, the Development will feature three publicly accessible plazas, one publicly accessible park, and a noise and light canopy to dampen the impact of the Development on the surrounding neighborhood.

The architectural design is consistent with Northwestern Campus architecture utilizing limestone, perforated metal and glass to create a contextual solution that is compatible and consistent with the existing character of the surroundings. The stadium's massing will soften the visual impact of the stadium on passersby, and rotating the stadium's angle to Central Street will expand the open space at the corner of Ashland and Central providing a venue for public, civic and cultural events. Sinking the playing field below ground level and adding a noise and light canopy to the top of the structure minimizes impact on the surrounding neighborhood.



Proposed Site Plan

Site and landscape design emphasizes and enhances pedestrian safety by maintaining clear sight lines and minimizing conflicts for both vehicular and pedestrian traffic. A 25- to 35-foot pedestrian and emergency circulation path will be located around the perimeter of the stadium to facilitate safety and circulation.

Street trees chosen for their dramatic fall color, ecological compatibility, and ease of maintenance

are added along the east side of Ashland and north side of Central. Landscape and shade trees will screen the parking lots from adjacent streets and properties, and provide canopy coverage and shade to the hardscape surface and vehicles. Additionally, the required 35-foot landscape buffer between residential properties and the east parking lot will integrate bio-infiltration swales to advance the Development's stormwater management goals.

The new Ryan Field will exceed Americans with Disabilities Act (ADA) requirements and be built for LEED Gold certification. Among other sustainable elements, Ryan Field will feature an event day bicycle valet, electric vehicle charging, irrigation and plumbing fixtures to reduce water use, a dedicated recycling storage area, and low-emitting materials in the flooring,

paints, coatings, and insulation. Ryan Field will also utilize sustainable project material sourcing and waste management practices throughout construction.

The new Ryan Field will seat 12,000 fewer visitors than the current stadium facility accommodates, without reducing the existing number of parking spaces. Additionally, Northwestern plans to work with Metra and CTA to encourage public transit ridership, similar to how Ra-

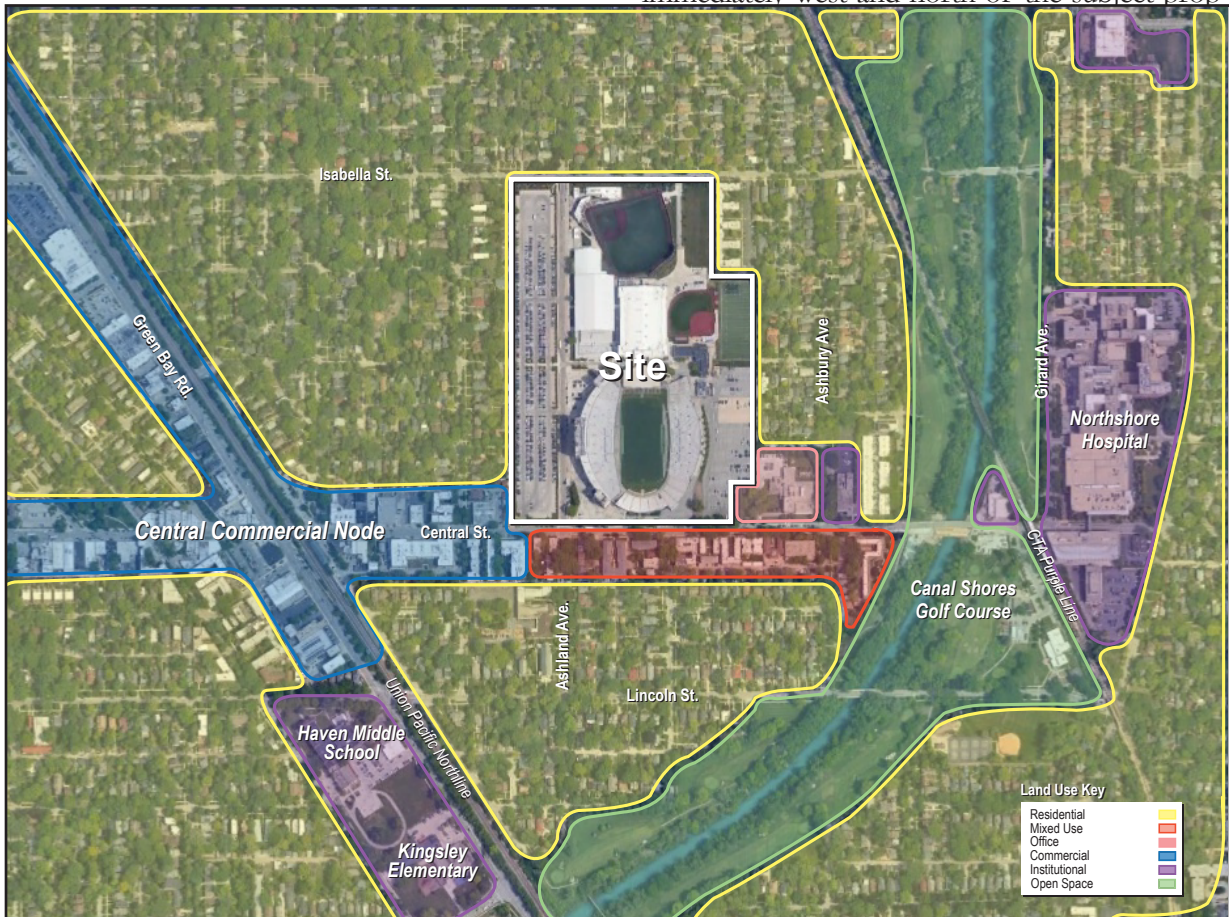
vinia cooperates with those organizations.

As outlined in the Transportation and Parking Management Memorandum prepared by Kimley-Horn & Associates, Inc., Northwestern can and does provide non-private-automobile transit alternatives and accommodates visitor traffic with the current number of on-site parking spaces. The traffic study also indicates that Northwestern will be able to coordinate concert traffic similarly to football traffic, provided similar resources. To the extent City personnel are utilized for traffic management, Northwestern will reimburse the City for those services, similar to its current practice. Additionally, the University agrees to prepare and submit a Traffic Management Plan following completion of the Development and update the plan annually to account for

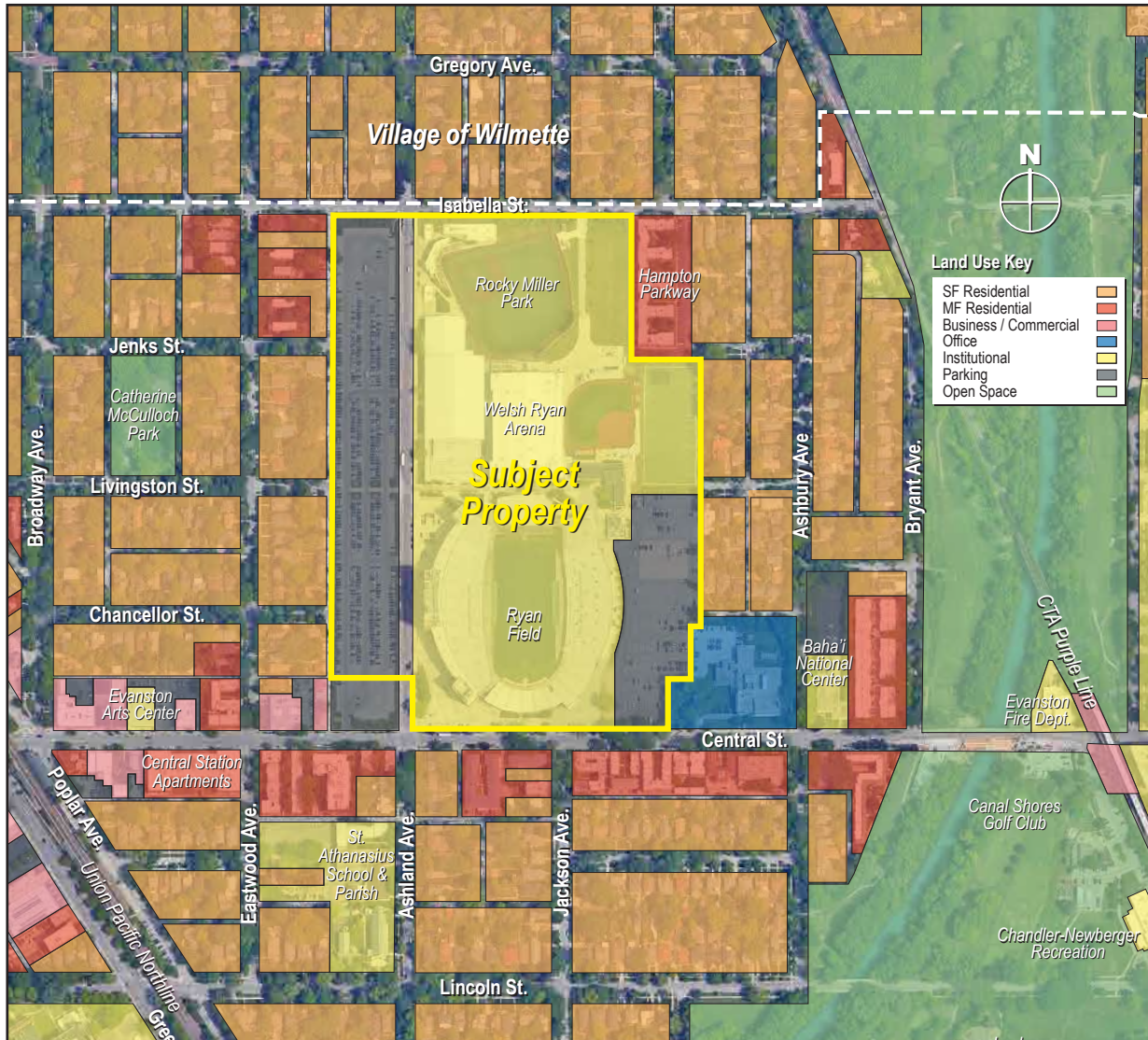
changes to the surrounding context.

Land Use Context

The subject property is located between the Metra Union Pacific North Line Evanston-Central Avenue station and the CTA Purple Line Central Avenue Station at the northern extremity of Evanston at its border with the Village of Wilmette. The site is located between a commercial node on the west radiating along Central Avenue and Green Bay Road centered on the Metra Union Pacific North Line stop and NorthShore Evanston Hospital on the east adjacent to the CTA Purple Line stop. Central Avenue south and adjacent to the subject property is generally a mix of multi-family residential and ground floor commercial uses with single family residential further south. The area immediately west and north of the subject prop-



General Land Use



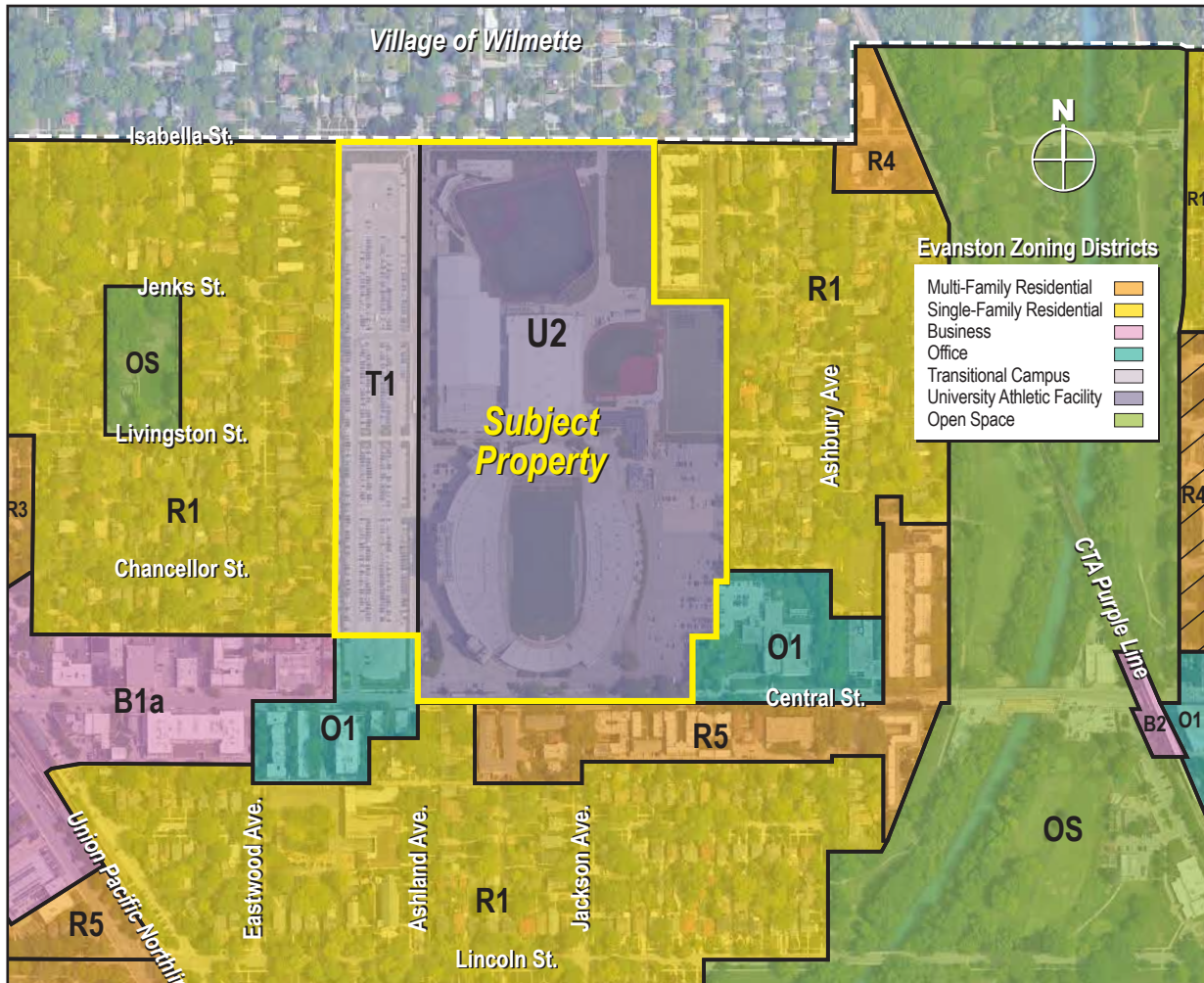
Local Land Use

erty is dominated by single family residential uses with a few multi-family structures near the north-west corner of the site at Isabella Street and Eastwood Avenue. East of the subject property along Central Avenue is a mix of office, residential and institutional uses with single-family residential to the east of the subject property and multi-family residential adjacent to the northeast corner of the site at Isabella Street.

The Central Avenue/Green Bay Road commercial node is characterized by a mix of retail,

service and restaurant uses with an Evanston Public Library branch west of the Metra station and the Evanston Art Center east of the Metra station.

NorthShore Evanston Hospital is the flagship hospital in the NorthShore University Health System (formerly Evanston Northwestern Healthcare). The 475 bed facility has a Level I Trauma Center, Women’s Hospital, and Cardiovascular Care Center and is home to the Kellogg Cancer Center.



Area Zoning

Zoning Context

The subject property is located in the U2-University Athletic Facilities District. The U2 district was created in the comprehensive zoning ordinance amendment that created Evanston’s current zoning ordinance in 1993. The purpose of the U2 District is outlined in §6-15-7-1 of the Evanston Zoning Ordinance:

The U2 university athletic facilities district is intended to permit the utilization of university facilities within the district in a manner that is compatible with the surrounding development, which is predominantly residential.

The U2 district has been amended several times, most significantly in 2019 to allow community and cultural events and to define their scope and limits.

The subject property is bounded by single-family residential zoning (Evanston R1 and Village of Wilmette R1-H) on the north and east and by the City of Evanston T1-Transitional Campus District on the west. City of Evanston R5 and R1 are adjacent to the south with O1 Office District at the southeast and southwest corners of the site. The Central Ave./Green Bay Rd. commercial node is zoned B1a near the subject property.

Planning Context.

Evanston's most recent Comprehensive Plan document was last drafted in 2000 and is, by its own admission, out of date. The City is currently in the process of updating both its Comprehensive Plan and its Strategic Plan beginning in Q2 2022.

Nonetheless, the document makes reference to balancing the needs of institutions with those of the neighborhoods in which they are located. Chapter 6 of the Comprehensive Plan addresses institutions and puts forth the following goal:

“Support the growth and evolution of institutions while recognizing that they are part of their mostly residential surroundings.”

The same chapter states the following goal:

Assure that institutional development enhances surrounding neighborhoods as well as the economic development of Evanston.

Other relevant goals and objective discussed in Chapter 6 include:

As a goal, Evanston should support the growth and evolution of institutions so long as the growth does not have an adverse impact upon the residentially-zoned adjacent neighborhoods.

As an objective, the City should work to assure that institutional development enhances surrounding neighborhoods as well as the economic development of Evanston.

With respect to this objective, the Comprehensive Plan goes on to observe:

In general, a very difficult balancing act must be maintained between an institution's need for growth in order to remain viable and the interests of surrounding neighborhoods. While land use conflicts do emerge, it should also be recognized that institutions can be a great asset to the community.

Finally, the Comprehensive Plan recognizes the importance of Northwestern University:

Being the largest of community's institutions and the one that is most closely associated with Evanston's identity, Northwestern University deserves special attention. The City must of course recognize that part of maintaining this institution's high caliber lies in supporting its growth and capital improvement.

Furthermore with respect to neighborhoods, in Chapter 2, the Comprehensive Plan makes the following observation:

“Because businesses, institutions, and housing often sit adjacent to one another in Evanston, however, the expansion of one land use can cause concern for another. Those buying property adjacent to a different classification of land use should anticipate that the future could bring a change in the scale or nature of activity at that location. Likewise, those intending to develop property adjacent to different zoning districts are encouraged to be sensitive to the impact of their designs, particularly if they will adjoin single-family residential areas.”

The overall tenor of the current Comprehensive Plan emphasizes a balance between institutional needs to update and expand facilities while being mindful of additional impacts on surrounding neighborhoods.

Land Use Impacts

The proposed stadium use has existed on the subject property since 1926 and pre-dates much of the residential construction that now surrounds it on the west, north and east. The subject property is an active site hosting a substantial number of athletic events including football, basketball, baseball, softball, volleyball, and wrestling contests along with additional public and civic events throughout the year. Given the collegiate athletic schedule and Northwestern's academic calendar

year the summer months are the least active period. The land use impacts of the proposed use, including the expansion of events to include up to ten public-facing concerts -generally during the summer months – are similar to existing impacts and generally well known. The new stadium design reduces the structure’s footprint and reduces capacity, provides increased accessibility and includes a noise and light canopy to reduce impacts. A study by acoustic consultants indicate the impact from sound to be similar to that of the current stadium’s sound impact profile for football games. Given the foregoing, the land use impacts of the proposed use are anticipated to be substantially similar to existing impacts with no undue impacts to the neighborhood or the City of Evanston. In addition, a Memorandum of Understanding (MOU) will be drafted between Northwestern University and the City of Evanston that will address any impacts and/or need for compensation for City services.

Public Utilities:

The subject property has been adequately served for decades by the existing sewer and water infrastructure. The same can be said for private utilities such as electric, natural gas, and telecommunications. As the proposed use is substantially similar in demand for those facilities as the prior use no undue burden on those facilities is anticipated.

Traffic and Parking

As mentioned earlier in this report, traffic and parking related to events at Ryan Field as well as other on site facilities has been well managed by Northwestern University in the past. The Transportation and Parking Management Memorandum authored by Kimley-Horn & Associates, Inc. Indicates that Northwestern will be able to coordinate concert traffic similarly to football traffic, provided similar resources. In addition, the University agrees to prepare and submit a Traf-

fic Management Plan following completion of the Development and update the plan annually to account for changes to the surrounding context. Given the foregoing, it is anticipated that traffic and parking impacts from events will be similar to existing impacts and do not represent an undue burden on the neighborhood or the City as a whole.

Public Services: Police, Fire Department/EMS

Impacts on police services are generally limited to event days and focused on traffic management. As mentioned earlier, events at Ryan Field have been well managed with the any additional cost of providing Evanston Police Department resources compensated for by Northwestern University. An agreement to do the same for both police and Fire/EMS services for the additional public-facing concert events will be contained in the proposed MOU between Northwestern University and the City of Evanston.

Public Services: Public Schools

Given the nature of the use there will be no burden on the public school systems.

Text Amendment Standards Analysis

The following is an analysis of the proposed text amendment according to the Standards for Approval of Amendments contained in §6-3-4-5 of the Evanston Zoning Ordinance. Each provision is listed with the response to the standard enumerated below.

Evanston Zoning Ordinance Standards for Approval of Amendments

6-3-4-5 Standards for Amendments

The wisdom of amending the text of the Zoning Ordinance or the Zoning Map is a matter committed to the sound legislative discretion of the City Council and is not controlled by any one standard. In making their determination, however, the City Council should, in determining whether to adopt or deny, or to adopt some modification of the Land Use Commission's recommendation consider, among other factors, the following:

(A) Whether the proposed amendment is consistent with the goals, objectives, and policies of the Comprehensive General Plan, as adopted and amended from time to time by the City Council.

Response:

Evanston's Comprehensive Plan stresses the need to balance accommodating the growth of important institutions like Northwestern University, with the interests of the surrounding residential community. In this case, the expansion of the use of a new state-of-the-art football stadium is necessary for Northwestern University to replace an outdated facility and to remain competitive in the context of the Big Ten collegiate athletic conference. Revenue from the additional public-facing concert events is necessary in order to finance and maintain the facility. The proposed new Ryan Field reduces capacity and provides opportunities

for public and civic use. The proposed structure reduces the stadium footprint and includes three publicly accessible plazas and a publicly accessible park providing additional open space for the surrounding neighborhood. The addition of a noise and sound canopy will further reduce impacts on the local neighborhood. According to the economic Impact Study prepared by Tripp Umback, additional events will generate additional revenues as well as direct and indirect benefits from stadium construction activities. Northwestern University's willingness to enter into a Memorandum of Understanding with the City of Evanston regarding the operation of the new facility, will provide adequate provisions to ensure mitigating measures and minimal impact on the surrounding residential neighborhood. Given the foregoing, the proposed amendment is consistent with the goals, objectives and policies of the City's Comprehensive Plan.

(B) Whether the proposed amendment is compatible with the overall character of existing development in the immediate vicinity of the subject property.

Response:

As mentioned earlier, the proposed stadium use has existed on the subject property since 1926 and pre-dates much of the residential construction that now surrounds it on the west, north and east. Since the original establishment of the football stadium use on the site, additional facilities have been added over the years such as McGaw Hall/Welsh-Ryan Arena, Wells Field/Rocky Miller Park, Anderson Field/Sharon J. Drysdale Field, and the Trienens Performance Center. The subject property is an active site hosting a substantial number of athletic events including football, basketball, baseball, softball, volleyball and wrestling contests along with additional public and civic events throughout the year. The minor increase in utility proposed by the text amendment is consistent

with the steady incremental growth that has taken place over the last century. Furthermore, the new Ryan Field as proposed by the applicant is lower in profile, smaller in overall building footprint with reduced capacity and will have less visual impact compared to the existing 1926 structure. The site plan is more sensitive to its surroundings and provides a greater amount of landscaping and buffers and enhances pedestrian safety and comfort. The inclusion of three publicly accessible plazas and a publicly accessible park adds opens space amenities to the local neighborhood and the addition of a sound and light canopy reduces impacts on the nearby community.

Given the foregoing the proposed and text amendment and the resulting development is compatible with the overall character of existing development in the immediate vicinity of the subject property.

(C) Whether the proposed amendment will have an adverse effect on the value of adjacent properties.

Response:

As mentioned earlier, the proposed stadium use has existed on the subject property since 1926 and pre-dates much of the residential construction that now surrounds it on the west, north and east. The addition of ten public-facing concert events will not have significant additional impacts on the surrounding uses. In addition, according to Northwestern's economic impact consultant, who was asked to study the impact of stadium projects on residential housing values:

“According to research published in the Journal of Sports Economics, there is evidence that the construction of a new facility or renovation of an existing facility increases property values by 1.75% for each 10% decrease in distance from the house to the facility.¹ In other words, the closer a house is to the stadium, the more property values are positively impacted. This is also evident in a property value map of Evanston,

broken out by city council districts. Ward 7, where Ryan Field is located, maintains the city's highest average residential property value. The opening of a facility is also associated with a 20% increase in mortgage applications to purchase homes in the area.”²

Given the foregoing, the proposed and text amendment and the resulting development will not have an adverse effect on the value of adjacent properties.

(D) The adequacy of public facilities and services.

Response:

As indicated earlier in this report, the subject property and the existing use has been adequately served for decades by the existing sewer and water infrastructure. The same can be said for private utilities such as electric, natural gas, and telecommunications. As the proposed use is substantially similar in demand for those facilities as the prior use no undue burden on those facilities is anticipated.

Similarly, the prior stadium use on the subject property has been adequately served by police, fire and EMT services with no undue burden. In addition, an MOU between Northwestern University and the City of Evanston will address compensation for additional event costs due to the proposed increase in usage.

Given the foregoing, the proposed text amendment and the resulting development will be adequately served by public facilities and services.

Conclusions:

Based on the foregoing analysis the proposed text amendment meets all the standards and criteria for approval of amendments contained in the Evanston Zoning Ordinance.

Special Use Standards Analysis

The following is an analysis of the proposed Planned Development/stadium use according to the Standards for Approval of Special Uses contained in §6-3-5-10 of the Evanston Zoning Ordinance. Each provision is listed with the response to the standard enumerated below.

Evanston Zoning Ordinance Standards for Approval of Special Uses
6-3-5-10 Special Use Standards

The Land Use Commission shall only recommend approval, approval with conditions, or disapproval of a special use based upon written findings of fact with regard to each of the standards set forth below and, where applicable, any special standards for specific uses set forth in the provisions of a specific zoning district:

(A) It is one of the special uses specifically listed in the zoning ordinance;

Response:

The proposed stadium use is a permitted use in the U2-University Athletic Facilities District. The proposed text amendment authorizes the additional public-facing concert events and clarifies other uses permitted when conducted in association with the permitted stadium use. The U2 District is a Special District under the Evanston Zoning Ordinance and, as the proposal exceeds 30,000 square feet, it exceeds the mandatory threshold

for Planned Developments in the U2 District and must be processed as a Planned Development according to §6-9-1-9(D):

The Land Use Commission shall only recommend approval, approval with conditions, or disapproval of a planned development based upon written findings of fact with regard to each of the standards for special uses pursuant to Section 6-3-5-10 as well as the following additional standards for planned developments, and including any special standards for specific uses set forth in the provisions of a specific zoning district.

The intent of this standard is to ensure that the purposed use is indeed authorized in the zoning district in which it is located. Planned Developments are indeed listed as a special use in the U2 District. Given the foregoing, the proposed use satisfies this standard.

(B) It is in keeping with purposes and policies of the adopted comprehensive general plan and the zoning ordinance as amended from time to time;

Response:

Evanston's Comprehensive Plan stresses the need to balance accommodating the growth of important institutions like Northwestern University, with the interests of the surrounding residential community. In this case, the expansion of the use of a new state-of-the-art football stadium is necessary for Northwestern University to replace an outdated facility and to remain competitive in the context of the Big Ten collegiate athletic conference. Revenue from the additional public-facing concert events is necessary in order to finance and maintain the facility. The proposed new Ryan Field reduces capacity and provides opportunities for public and civic use. According to the economic Impact Study prepared by Tripp Umback, additional events will generate additional revenues

as well as direct and indirect benefits from stadium construction activities. Northwestern University's willingness to enter into a Memorandum of Understanding with the City of Evanston regarding the operation of the new facility, will provide adequate provisions to ensure mitigating measures and minimal impact on the surrounding residential neighborhood. Given the foregoing, the proposed amendment is consistent with the goals, objectives and policies of the City's Comprehensive Plan.

(C) It will not cause a negative cumulative effect, when its effect is considered in conjunction with the cumulative effect of various special uses of all types on the immediate neighborhood and the effect of the proposed type of special use upon the City as a whole;

Response:

Both Ryan Field and the other on-site athletic facilities as well as NorthShore University Hospital are significant uses in relatively close proximity to each other. Both institutions have existed since the turn of the 20th century and are essential institutions to the City of Evanston and its residents. Both institutions have also expanded gradually over the years and have not had a negative cumulative effect on the immediate neighborhood or the City as a whole. The reconfiguring and reconstruction of Ryan Field as a state-of-the-art LEED Gold certified and accessible facility replaces an obsolete structure by modern standards and allows Northwestern University to remain competitive in the context of the Big Ten collegiate athletic conference. The new Ryan Field as proposed by the applicant is lower in profile, smaller in overall building footprint with reduced capacity and will have less visual impact compared to the existing 1926 structure. The site plan is more sensitive to its surroundings and provides a greater amount of landscaping and buffers and enhances pedestrian safety and com-

fort. As discussed earlier, According to the Economic Impact Study prepared by Tripp Umback, additional events will generate additional revenues as well as direct and indirect benefits from stadium construction activities. Northwestern University's willingness to enter into a Memorandum of Understanding with the City of Evanston regarding the operation of the new facility, will provide adequate provisions to ensure mitigating measures and minimal impact on the surrounding residential neighborhood.

Given the foregoing, the proposed use will not cause a negative cumulative effect on the immediate neighborhood nor will it have a negative cumulative effect on the City as a whole.

(D) It does not interfere with or diminish the value of property in the neighborhood;

Response:

As indicated earlier, the proposed stadium use has existed on the subject property since 1926 and pre-dates much of the residential construction that now surrounds it on the west, north and east. The addition of ten public-facing concert events will not have significant additional impacts on the surrounding uses. In addition, according to Northwestern's economic impact consultant, who was asked to study the impact of stadium projects on residential housing values:

"According to research published in the Journal of Sports Economics, there is evidence that the construction of a new facility or renovation of an existing facility increases property values by 1.75% for each 10% decrease in distance from the house to the facility.³ In other words, the closer a house is to the stadium, the more property values are positively impacted. This is also evident in a property value map of Evanston, broken out by city council districts. Ward 7, where Ryan Field is located, maintains the city's highest aver-

age residential property value. The opening of a facility is also associated with a 20% increase in mortgage applications to purchase homes in the area.”⁴

Given the foregoing, the proposed use will not have an adverse effect on the value of adjacent properties.

(E) It can be adequately served by public facilities and services;

Response:

As indicated earlier in this report, the subject property and the existing use has been adequately served for decades by the existing sewer and water infrastructure. The same can be said for private utilities such as electric, natural gas, and telecommunications. As the proposed use is substantially similar in demand for those facilities as the prior use no undue burden on those facilities is anticipated.

Ryan Field is well served by public transit resources with both the Union Pacific North Line Central Street station and the CTA Purple Line Central Street station within 1,500 feet. As indicated in the traffic and parking study conducted by Kimley Horn, the adjacent roadways and parking facilities and the reconfigured stadium site can adequately serve the proposed uses vehicular and pedestrian traffic and in fact improves on the existing condition.

Similarly, the prior stadium use on the subject property has been adequately served by police, fire and EMT services with no undue burden. In addition a MOU between Northwestern University and the City of Evanston will be drafted to address compensation for any additional costs due to the proposed increase in usage.

Given the foregoing, the proposed use will be adequately served by public facilities and services.

(F) It does not cause undue traffic congestion;

Response:

As mentioned earlier in this report, traffic and parking related to events at Ryan Field as well as other on site facilities has been well managed by Northwestern University in the past. Ryan Field has excellent public transit access with close proximity to both the CTA Purple Line Central Street station and METRA Union Pacific North Line Central Street station. The Transportation and Parking Management Memorandum authored by Kimley-Horn & Associates, Inc. Indicates that Northwestern will be able to coordinate concert traffic similarly to football traffic, provided similar resources. In addition, the University agrees to prepare and submit a Traffic Management Plan following completion of the Development and update the plan annually to account for changes to the surrounding context. Given the foregoing, it is anticipated that traffic and parking impacts from events will be similar to existing impacts and do not represent an undue burden on the neighborhood or the City as a whole.

(G) It preserves significant historical and architectural resources;

Response:

Not applicable as there are no significant architectural or historic resources on-site.

(H) It preserves significant natural and environmental features; and

Response:

While there are no significant natural or environmental features on-site, the proposal includes significant additions to landscaped areas including a publicly accessible park.

(1) It complies with all other applicable regulations of the district in which it is located and other applicable ordinances, except to the extent such regulations have been modified through the planned development process or the grant of a variation.

Response:

The proposed development complies with the regulations of the U2 District in which it is located except for required number of parking spaces and minor encroachments in the side yard setback and buffer. Each of these items are addressed as development allowances authorized in planned developments and represent existing conditions on the site. Given the foregoing, the proposal complies, or will comply, with all other applicable regulations of the U2 zoning district in which it is located, as well other applicable ordinances.

Conclusions

Based on the foregoing analyses, the proposed Planned Development for a stadium meets the standards for special uses contained in §6-3-5-10 *Standards for Special Uses of the Evanston Zoning Ordinance*.

Planned Development Standards Analysis

The following is an analysis of the proposed Planned Development/stadium use according to the Standards for Approval of Planned Developments contained in §6-3-6-9 of the Evanston Zoning Ordinance and the additional standards for Planned Developments in Special Districts contained in §6-15-1-9. Each provision is listed with the response to the standard enumerated below.

Evanston Zoning Ordinance Standards for Approval of Planned Developments
6-3-6-9. *Standards for Planned Developments.*

The Land Use Commission shall only recommend approval, approval with conditions, or disapproval of a planned development based upon written findings of fact with regard to each of the standards for special uses pursuant to Section 6-3-5-10 as well as the following additional standards for planned developments, and including any special standards for specific uses set forth in the provisions of a specific zoning district.

Additional standards for planned developments:

1. The requested Site Development Allowance(s) will not have a substantial adverse impact on the use, enjoyment or property values of adjoining properties that is beyond a reasonable expectation given the scope of the applicable Site Development Allowance(s) of the Planned Development location.

Response:

The proposed development plan includes a Site Development Allowance only for a reduction in the number of parking spaces from 4,204 to 1,365 and minor encroachments into the 15 foot side yard setback and the 35 foot landscape buffer. The setback encroachments will have no adverse impact on the use, enjoyment or property values of adjoining properties.

With respect to the parking reduction, as mentioned earlier, the Transportation and Parking Management Memorandum prepared by Kimley-Horn & Associates, Inc. indicates that visitors to the site can be accommodated with the proposed number of parking spaces due to the availability of additional off-site parking options, along with the close proximity of both

CTA and METRA transit stops and rideshare services such as Uber and Lyft. Also, as mentioned earlier, traffic and parking related to events at Ryan Field as well as other on site facilities has been well managed by Northwestern University in the past. The report goes on to state that Northwestern will be able to coordinate concert traffic similarly to football traffic, provided similar resources. In addition, the University agrees to prepare and submit a Traffic Management Plan following completion of the Development and update the plan annually to account for changes to the surrounding context.

Given the foregoing, the proposed Site Development Allowances will not have a substantial adverse impact on the use, enjoyment or property values of adjoining properties that is beyond a reasonable expectation.

2. The proposed development is compatible with the overall character of existing development in the immediate vicinity of the subject property.

Response:

The proposed stadium use has existed on the subject property since 1926 and is part of the existing neighborhood context. The new Ryan Field as proposed by the applicant is lower in profile, smaller in overall building footprint with reduced capacity and will have less visual impact compared to the existing 1926 structure. The site plan is more sensitive to its surroundings and provides a greater amount of landscaping and buffers and enhances pedestrian safety and comfort. The inclusion of three publicly accessible plazas and a publicly accessible park add opens space amenities to the local neighborhood and the addition of a sound and light canopy reduces impacts on the nearby community. The materials proposed are consistent with other university structures and reflects the aesthetic of the 1926 structure it is replacing.

Given the foregoing, the proposed development is compatible with the overall character of existing development in the immediate vicinity of the subject property.

3. The development site circulation is designed in a safe and logical manner to mitigate potential hazards for pedestrians and vehicles at the site and in the immediate surrounding area.

Response:

The proposed site plan rotates the stadium's angle to Central Street and expands the open space at the corner of Ashland and Central providing a venue for public, civic and cultural events. The smaller building footprint allows more space for pedestrians on-site for queuing before and after events.

Site and landscape design emphasizes and enhances pedestrian safety by maintaining clear sight lines and minimizing conflicts for both vehicular and pedestrian traffic. A 25- to 35-foot pedestrian and emergency circulation path will be located around the perimeter of the stadium to facilitate safety and circulation.

Given the foregoing, site circulation is designed in a safe and logical manner to mitigate potential hazards for pedestrians and vehicles at the site and in the immediate surrounding area.

4. The proposed development aligns with the current and future climate and sustainability goals of the City.

Response:

The new Ryan Field will be built for Leadership in Energy and Environmental Design (LEED) Gold certification. Among other sustainable elements, Ryan Field will feature an event day bicycle valet, electric vehicle charging, irrigation and plumbing fixtures to reduce water use, a dedi-

cated recycling storage area, and low-emitting materials in the flooring, paints, coatings and insulation. Ryan Field will also utilize sustainable project material sourcing and waste management practices throughout construction.

Site vegetation has been chosen for ecological compatibility with pollinators, butterflies and birds, and ease of maintenance. Landscape and shade trees will screen the parking lots from adjacent streets and properties, and provide canopy coverage and shade to the hardscape surface and vehicles. Additionally, the required 35-foot landscape buffer between the residential properties and east parking lot will integrate bio-infiltration swales to advance the Development's stormwater management goals.

Given the foregoing, the proposed development aligns with the current and future climate and sustainability goals of the City.

5. Public benefits that are appropriate to the surrounding neighborhood and the City as a whole will be derived from the approval of the requested site development allowance(s).

Response:

Section 6-3-6-3 of the Evanston Zoning Ordinance outlines the public benefits to be derived from Planned Developments.

6-3-6-3. Public Benefits.

The public benefits to the surrounding neighborhood and the City as a whole that are intended to be derived from the approval of planned developments, include, but are not limited to:

(A) Preservation and enhancement of desirable site characteristics and open space.

(B) A pattern of development which preserves natural vegetation, topographic and geologic features.

(C) Preservation and enhancement of historic and natural resources that significantly contribute to the character of the City.

(D) Use of design, landscape, or architectural features to create a pleasing environment or other special development features.

(E) Provision of a variety of housing types in accordance with the City's housing goals.

(F) Elimination of blighted structures or incompatible uses through redevelopment or rehabilitation.

(G) Business, commercial, and manufacturing development to enhance the local economy and strengthen the tax base.

(H) The efficient use of the land resulting in more economic networks of utilities, streets, schools, public grounds, buildings, and other facilities.

(I) The substantial incorporation of generally recognized sustainable design practices and/or building materials to promote energy conservation and improve environmental quality, such as level silver or higher LEED (leadership in energy and environmental design) certification.

By reducing the building footprint and rotating the stadium structure, the new Ryan Field both preserves and enhances desirable site characteristics and open space by providing three publicly accessible plazas and a publicly accessible park. Sinking the field below grade and reducing overall height and utilizing high quality building materials reflective of the former structure and campus architecture helps create a pleasing environment.

Street trees chosen for their dramatic fall color, ecological compatibility with pollinators, butterflies and birds, and ease of maintenance are added along the east side of Ashland and north

side of Central. Landscape and shade trees will screen the parking lots from adjacent streets and properties, and provide canopy coverage and shade to the hardscape surface and vehicles all in the interest of creating a pleasing environment.

The new Ryan Field replaces an aging and obsolete structure with a state-of-the-art facility suitable not only for Big Ten football but for other events. As noted in the Tripp Umbach Economic Impact Analysis, additional events at Ryan Field have the potential to generate significant additional revenues for the City of Evanston enhancing the local economy and strengthening the tax base.

Finally, the inclusion of features such as an event day bicycle valet, electric vehicle charging, irrigation and plumbing fixtures to reduce water use, a dedicated recycling storage area, and low-emitting materials in the flooring, paints, coatings and insulation, along with LEED Gold certification, there is substantial incorporation of sustainable design practices.

Given the foregoing, public benefits appropriate to the surrounding neighborhood and the City as a whole will be indeed be derived from the approval of the requested site development allowances.

Evanston Zoning Ordinance Standards for Approval of Planned Developments in Special Districts
As the subject property is located in a Special District – the U2-University Athletic Facilities District – additional standards for Planned Developments contained in §6-15-1-9 are applicable. The following analysis addresses this final set of standards where they are applicable.

6-15-1-9. Planned Developments.

In addition to the general requirements for planned developments set forth in Section 6-3-6, “Planned Developments,” of this Title the Land Use Commission shall not recommend approval of, nor shall the City Council adopt a planned development in any special purpose district in which planned developments are authorized unless they shall determine, based on written findings of fact, that the planned development adheres to the following standards:

(A) General Conditions:

- 1. Each planned development shall be compatible with surrounding development and not be of such a nature in height, bulk, or scale as to exercise any influence contrary to the purpose and intent of the zoning ordinance as set forth in Section 6-1-2, “Purpose And Intent,” of this Title.*

If the proposed planned development is for a property listed as an Evanston landmark, or for property located within an historic district listed on the National Register of Historic Places or for property located within a historic district so designated by the Evanston preservation commission, the planned development shall be compatible with the “secretary of the interior’s standards for rehabilitation” as set forth in the National Historic Preservation Act of 1966, as amended.

Response:

As indicated earlier, the proposed use and design of the new Ryan Field is compatible with the surrounding development. The new Ryan Field reduces the building footprint height and overall capacity over the existing condition. As a result there will no influence contrary to the purpose and intent of the zoning ordinance as set forth in Section 6-1-2 due to its height, bulk or scale.

2. Each planned development shall be compatible with and implement the adopted comprehensive general plan, as amended, any adopted land use or urban design plan specific to the area, this zoning ordinance, and any other pertinent City planning and development policies, particularly in terms of:

- (a) Land use.*
- (b) Land use intensity.*
- (c) Housing.*
- (d) Preservation.*
- (e) Environmental.*
- (f) Traffic impact and parking.*
- (g) Impact on schools, public services and facilities.*
- (h) Essential character of the downtown district, the surrounding residential neighborhood, and abutting residential lots.*
- (i) Neighborhood planning.*
- (j) Conservation of the taxable value of land and buildings throughout the City, and retention of taxable land on tax rolls.*

Response:

As indicated earlier, the proposed use and development is consistent with the relevant goals and policies of the current Comprehensive Plan. The proposed land use is consistent with

the University land use indicated in the Comprehensive Plan. The intensity of use is reduced due to the smaller footprint height and capacity and therefore consistent with what is anticipated in the Comprehensive Plan. Housing, and Preservation issues are not particularly relevant to the proposal and numerous environmental and sustainability measures are incorporated into the plan, consistent with the Comprehensive Plan's objectives. Traffic impact and parking issues are addressed in the Kimley-Horn & Associates Transportation and Parking Management Memorandum and have been found to be adequate and similar to existing conditions, again, consistent with the Comprehensive Plan. With no impact on schools and demands on public services and facilities generally consistent with past levels, the planned development is consistent with the expectations of the Comprehensive Plan regarding these issues. The essential character of downtown or neighborhood planning is not particularly relevant to this Planned Development and, as there will be no negative impact on property values and the Planned Development does not remove properties from the tax rolls, it is consistent with this component of the Comprehensive Plan.

With respect to the Evanston Zoning Ordinance, the proposed Planned Development is for a use permitted in the U2 District in which it is located and generally consistent with the purposes and intent of that ordinance.

Finally, LEED Gold certification for the project along with other sustainability measures discussed earlier make it consistent with the City's sustainability plans and guidelines.

Given the foregoing the proposed Planned Development is compatible with and implements the adopted comprehensive general plan, the zoning ordinance, and any other pertinent City planning and development policies.

3. *Each planned development shall be completed within two (2) years of the issuance of the special use permit for the planned development. If extensive or staged development is approved as part of the planned development, however, the two (2) year requirement may be extended to provide for a more reasonable time schedule. The expanded time schedule shall be adopted as part of the planned development and so noted on the special use permit for a planned development.*

Response:

Based on the proposed construction schedule this provision will be met.

4. *No special use permit for a planned development shall be valid for a period longer than one (1) year unless a building permit is issued and construction is actually begun within that period and is diligently pursued to completion. The City Council may, however, for good cause shown, extend the one (1) year period for such time as it shall determine, without further hearing before the Land Use Commission. The City Council may, at its sole discretion, place conditions on the extension in order to assure that the planned development is diligently pursued to its completion.*

Response:

Based on the proposed construction schedule this provision will be met.

5. *All landscaping treatment within the planned development shall be provided in accordance with the requirements set forth in Chapter 17, "Landscaping And Screening," of this Title and shown on the required landscape plan submitted as part of the planned development application.*

Response:

Current plans illustrate consistency with the landscape provisions in Chapter 17 or the Evanston Zoning Ordinance..

(B) Site Controls and Standards: The following site controls and standards are established to provide a regulatory framework that will promote excellence in site design. Their establishment is not intended to restrict or inhibit the Site Plan and Appearance Review Committee or the applicant from applying other site design principles and standards that may be applicable to the planned development being proposed and that may be found in the City's Manual of Design Guidelines or in common use by design professionals.

1. *For all boundaries of the planned development not immediately abutting a dedicated and improved public street, there shall be provided a transition landscaped strip a width of at least the following: The transitional landscape strip shall consist of vegetative screening, fencing, or decorative walls in accordance with the Manual of Design Guidelines and Chapter 17, "Landscaping and Screening." The transition landscaped strip and its treatment shall be depicted on the required landscape plan and submitted as part of the planned development application. Residential planned developments shall provide a transition landscape strip of the type noted above in this Subsection (B)1 of at least eight (8) feet in width.*

Response:

Current plans illustrate the required 35 foot buffer for the U2 District. Two minor encroachments are requested as development allowances for a small area at the northeast corner of the site and for an existing press facility and related paving at the eastern boundary of the site generally midway between Central Street and Isabella Street.

2. *Walkways developed for a planned development shall form a logical, safe and convenient system for pedestrian access to all project facilities as well as any off-site destination likely to attract substantial pedestrian traffic. Walkways to be used by substantial numbers of children as play areas, routes to school or other principal destinations shall be located and safeguarded to minimize contact with normal automobile traffic. Street crossings shall be located, designed and marked to promote safety. If substantial bicycle traffic is anticipated, bicycle paths shall be incorporated in the walkway system. Pedestrianways shall not be used by other automotive traffic.*

Response:

The Planned Development's site plan and landscape design emphasizes and enhances pedestrian safety by maintaining clear sight lines and minimizing conflicts for both vehicular and pedestrian traffic. Rotating the stadium plan with respect to the Central Street axis expands the open space at the corner of Ashland provides three publicly accessible plazas and a publicly accessible park adjacent to the stadium. The smaller building footprint and rotated plan allows more space for pedestrians on-site for queuing before and after events. A 25- to 35-foot pedestrian and emergency circulation path will be located around the perimeter of the stadium to further facilitate safety and circulation.

3. *The location, construction and operation of parking, loading areas, and service areas, shall be designed to avoid adverse effects on residential uses within or adjoining the development and where possible, provide additional parking beyond that required for the planned development to service the district in which it is located.*

Response:

All parking areas are well-screened from nearby residential areas by both distance (35 foot wide buffer) and landscaping. Loading facilities are located in a below-grade motor court and will not have an adverse impact on adjoining development.

4. *Principal vehicular access points shall be designed to permit smooth traffic flow with controlled turning movements and minimum hazards to vehicular and pedestrian traffic. If the planned development employs local streets within the development, said streets shall not be connected to streets outside the development in such a way as to encourage their use by through traffic.*

Response:

Vehicular access points are located primarily along Ashland Avenue to the west and Central Avenue to the south. Secondary access and egress to the site is also located on Isabella Avenue. Loading and service access is off Central Street and located in a below-grade motor court with adequate geometry to accommodate truck turning movements as illustrated in the applicant's plans. As indicated in the Kimley-Horn & Associates, Inc. Memorandum on Transportation and Parking Management, events will be actively managed as they have in the past, and the proposed configuration and capacity is adequate to accommodate anticipated demands for both football and concert events.

5. *The planned development shall provide, if possible, for underground installation of utilities (including electricity and telephone) both in public ways and private extensions thereof. Provisions shall be made for acceptable design and construction of storm water facilities including grading, gutter, piping, treatment of turf, and maintenance of facilities.*

Response:

Currently, all utility connections to the site are provided underground and no change to that configuration is anticipated. The site plan includes enhanced storm management facilities over the existing condition and will be in compliance with applicable MWRD standards.

6. For every planned development there shall be provided a market feasibility statement that shall indicate the consumer market areas for all uses proposed in the development, the population potential of the area or areas to be served by the uses proposed, and other pertinent information concerning the need or demand for such uses of land.

Response:

The facility is for a not-for-profit institution and the need for the new stadium is clearly indicated in the applicant's narrative and supported by the historical use of the current Ryan Field facility.

7. For every planned development involving twenty (20) or more dwelling units or forty thousand (40,000) square feet in gross area, there shall be provided a traffic circulation impact study that shall show the effect of all proposed uses upon adjacent and nearby roads and highways. The study also shall show the amount and direction of anticipated traffic flow and clearly describe what road improvements and traffic control improvements might become necessary as result of the construction of the proposed development.

Response:

The proposal reduces the footprint and capacity of the existing Ryan Field and, as a result should generate less peak traffic the existing condition. Furthermore, the Kimley-Horn & Associates, Inc. Memorandum on Transportation and Parking Management indicates that the

existing transportation network is adequate to handle event traffic.

8. The Zoning Administrator may, at his discretion, require of the applicant additional studies or impact analyses when he determines that a reasonable need for such investigation is indicated.

Response:

The applicant will comply with any Zoning Administrator's request for additional studies.

(C) Development Allowances: As provided in Section 6-3-6, "Planned Developments," of this Title the Land Use Commission may recommend approval of, and the City Council may grant, site development allowances for planned developments. These allowances shall be limited as follows:

1. The maximum height increase over that otherwise permitted in the special purpose districts shall be no more than: (U2=None)

2. The maximum increase in the number of dwelling units over that otherwise permitted in the special purpose districts shall be: (U2=None)

3. The location and placement of buildings may vary from that otherwise permitted in the special purpose districts, however, in the T1, T2, U1, and U3 districts no building shall be closer than ten (10) feet from any boundary of the planned development or any street. For planned developments located in the T2 and U3 districts contiguously and abutting Sheridan Road, this Subsection (C)3 shall not authorize an allowance that reduces that set required by the specific district. (For T2 see Section 6-15-4-7 of this Chapter, for U3 see Section 6-15-8-5 of this Chapter.) In the O1 districts no building shall be closer than twenty-seven (27) feet to any lot line abutting

a residential district. Further, the minimum spacing between any two (2) buildings within the planned development shall be twelve (12) feet.

4. The maximum increase in building lot coverage, including accessory buildings and structures over that otherwise permitted in the special purpose districts, for the T1 and T2 districts, shall be five percent (5%).

5. The maximum increase in floor area ratio over that otherwise permitted in the special purpose districts shall be as follows: (U2=0.5)

Response:

The proposal requests only three development allowances each of which are within the parameters of this standard.

Conclusions

Based on the foregoing analyses, the proposed Planned Development for a stadium meets the standards for Planned Developments contained in §6-3-5-10 and Standards for Planned Developments in Special Districts contained in §6-15-1-9 of the Evanston Zoning Ordinance.

Endnotes

¹ Assessing the Economic Impact of Sports Facilities on Residential Property Values: A Spatial Hedonic Approach. (Xia Feng 2018).

² Do New Sports Facilities Revitalize Urban Neighborhoods? Evidence from Residential Mortgage Applications. (Huang, Humphreys, 2012)”

³ Assessing the Economic Impact of Sports Facilities on Residential Property Values: A Spatial Hedonic Approach. (Xia Feng 2018).

² Do New Sports Facilities Revitalize Urban Neighborhoods? Evidence from Residential Mortgage Applications. (Huang, Humphreys, 2012)”