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August 31, 2023

Luke Figora
Northwestern University
2020 Ridge Avenue
Evanston, IL 60201

**RE: Planned Development Application - Revised Plan Review
Ryan Field – 1501 Central Street**

Dear Mr. Figora,

Staff has reviewed your revised plans for the proposed Ryan Field stadium at 1501 Central Street.

Based on our review of your submission, there are a number of comments that need to be addressed in your next submission. Please note, staff comments provided in previous review letters that have not been addressed or were pending additional information still apply.

Planning & Zoning

1. The Updated Development Allowances:
 - A. Parking - 4,364 required for principal uses on the lot. 1,408 total (515 on-site, 893 in parking lot across Ashland Ave) are proposed. This also includes 99 parking spaces CoE leases from Northwestern.
 - B. Landscape Strip - 35 ft. required abutting residential district. A landscape strip of 16 ft. 3 in. proposed at the closest point at the north-south and east-west property lines at the northeast corner of the lot.
 - C. Open parking area near Central Street with a 6 ft. 10 in. setback where 15 ft. is required.
2. In relation to the update on groundwater management strategies for groundwater withdrawal at the proposed stadium and general environmental assessment of the impact these strategies please provide the following:
 - A. Documentation of the geotechnical site exploration has been completed and the Subsurface Exploration and Geotechnical Engineering Report that was completed by GEI Consultants, Inc.
3. In addition to events in the plaza space, please clarify what other facilities on the site may be in use at the same time. Is it anticipated that this may be used prior to games within the athletic facilities on the site?
4. Please provide photometrics for the updated lighting layout.
5. Staff will continue to work with you and provide suggestions for possible public

benefits.

6. Traffic Management Plan will continue to be refined through the process.

Parking

1. Provide additional clarification and detail on the plan to bring more parkers into downtown garages. The response was very vague and didn't have any specifics.
2. Please provide additional details on anticipated traffic impact for Thursday, Friday, and Sunday night events.

Public Works/Engineering

1. Please show the ramp to the below grade area on the renderings.
2. Provide the wind analysis for the public sidewalks/pedestrian ground level areas surrounding the stadium.

Sustainability

1. The City would like written confirmation from ComEd that an all-electric building would not be feasible. The City expects increased collaboration between Northwestern and ComEd to find a path towards building electrification including available FINANCIAL INCENTIVES ComEd would provide for a project like this.
2. Will Northwestern be offsetting 100% of the fossil fuel electricity and natural gas use with the purchase of RECs?
3. Is it possible to have the waste stations individuals be paid; volunteer run initiatives for these events tend to struggle to operate properly for "zero-waste" events; Is there any expected offerings of reusable container options for drinks or other offered concessions to help reduce the amount of waste being generated?
4. The Sustainability Plan within the MOU should be broken out into two parts: "Construction" & "Operations."
 - "Construction"
 - Provide plan for deconstruction (not demolition) of the existing structure
 - Provide plan for onsite materials reuse
 - Use low-carbon steel and low-carbon concrete
 - Calculate embodied carbon
 - Conduct feasibility study of greywater digester for food prep waste in concession areas
 - Collaborate with ComEd on building electrification and EV charging
 - Conduct new feasibility study of solar PV or solar parking canopies
 - "Operations"
 - Plan a path towards net zero greenhouse gas emissions that primarily addresses emissions from the building's energy usage
 - Include food waste diversion services within the Stadium Complex.

- Include reusable food and beverage wares and the needed infrastructure.
- Provide litter management plans for parking lot, neighboring areas
- Restroom Utilization of hand dryers

Please note additional comments may be provided at various points in the review process. If you have any questions or concerns about the above comments, please do not hesitate to contact me directly at mmjones@cityofevanston.org.

Sincerely,



Meagan Jones
Neighborhood and Land Use Planner

Attachment: Updated Zoning Analysis

Cc: Katie Janke Dale
Steven Himes
Bonnie Humphrey
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
Luke Stowe, City Manager

City of Evanston

ZONING ANALYSIS REVIEW SHEET

APPLICATION STATUS: Closed/Non-compliant August 30, 2023

RESULTS OF ANALYSIS: Non-Compliant

Z.A. Number: 22ZONA-0223
Address: 1501 Central ST
Applicant: Darren Nielsen
Phone: 8165272446

Purpose: Zoning Analysis without Bld Permit App
District: U2 **Overlay:** **Preservation**
Reviewer: Meagan Jones **District:**

THIS APPLICATION PROPOSES (select all that apply):

ANALYSIS BASED ON:

- | | | |
|---|---------------------------|---------------|
| <input checked="" type="checkbox"/> New Principal Structure | Change of Use | Sidewalk Cafe |
| <input type="checkbox"/> New Accessory Structure | Retention of Use | Other |
| <input type="checkbox"/> Addition to Structure | Plat of Resubdiv./Consol. | |
| <input type="checkbox"/> Alteration to Structure | Business License | |
| <input type="checkbox"/> Retention of Structure | Home Occupation | |

Plans Dated: 8/11/2023
Prepared By: HNTB, Perkins & Will
Survey Dated: 4/29/22
Existing Improvements: Multiple sports (halls, arena, fields and stadium)

Proposal Description:

ZONING ANALYSIS

PLANNED DEVELOPMENT THRESHOLDS

Does not apply to I1, I2, I3, OS, U3, or Excluded T1 & T2 Properties. See Section 6-8-1-10(D) for R's; Section 6-9-1-9(D) for B's; Section 6-10-1-9(D) for C's; Section 6-11-1-10(D) for D's; Section 6-12-1-7(D) for RP; Section 6-13-1-10(D) for MU & MUE; Section 6-15-1-9 for O1, T's, U's, oH, oRE, & oRD.

- | | |
|--|----------------|
| 1. Is the request for construction of substantially new structures or a substantial rehabilitation or substantial addition as defined by increasing floor area of principal structure by 35% or more? If not, skip to 2 & 4 below. | Yes |
| 2. Does the zoning lot area exceed 30,000 sqft? | Yes |
| 3. Does the proposal entail more than 24 new residential, commercial, business, retail or office units in any combination? | Does Not Apply |
| 4. Does the proposal entail the new construction of more than 20,000 sqft of true gross floor area at or above grade including areas otherwise excluded from defined gross floor area? | Yes |

FRONT YARDS

Section 6-4-1-9(A)3 - For R, T, or U District proposals, does 50% or more of the block frontage have a setback of more than 27 feet?

Section 6-4-1-9(A)5a - Does an abutting lot have less than the required front yard setback of the zoning district?

Section 6-4-1-9(A)5b - Is the subject property located between an improved lot and a vacant lot? Or is the subject property a corner lot?

RESIDENTIAL DISTRICT CALCULATIONS

The following three sections apply to building lot coverage and impervious surface calculations in Residential Districts.

<u>Front Porch Exception (Subtract 50%)</u>	<u>Pavers/PerVIOUS Paver Exception (Subtract</u>	<u>Open Parking Debit (Add 200sqft/open space</u>
Total Elibigle Front	Total Paver Area	# Open Required Spaces
Front Porch Regulatory Area	Paver Regulatory Area	Addtn. to Bldg Lot Cov.

PRINCIPAL USE AND STRUCTURE

	Standard	Existing	Proposed	Determination
USE:		Stadium	Stadium	Compliant

Comments:

Minimum Lot Width (LF)	None	785.75 ft.	785.75 ft.	Compliant
USE: Other				

Comments:

	Standard	Existing	Proposed	Determination
Minimum Lot Area (SF) USE: Nonresidential	None	1,293,359.2 ft.	1,293,359.2 ft.	Compliant
Comments:				
Gross Floor Area (SF) Use: Non-Residential	1.5	751,346 0.58	691,390.5 .53	Compliant
Comments: note: open seating bowl not included				
Height (FT) Comments: Height compliant with additional required setback	125 ft	139 ft.	116 ft.	Compliant
Front Yard(1) (FT) Direction: S Street: Central Street Comments:	27	41.5 ft.	42 ft.	Compliant
Street Side Yard (FT) Direction: W Street: Ashland Avenue Comments:	20	19.75	81.75	Compliant
Interior Side Yard(1) (FT) Direction: E Comments:	15	275.5 ft.	181 ft.	Compliant
Rear Yard (FT) Direction: N Comments: Along Isabella St.	30 ft.		approx 865 ft.	Compliant
ACCESSORY USE AND STRUCTURE				
Use (1)	Standard	Existing	Proposed	Determination
Permitted Districts: Comments:		Open Off-street Parking	Open Off-street Parking	Compliant
Permitted Required Yard: Comments:		Interior Side Yard	Interior Side Yard	Compliant
Additional Standards: Comments:		Side Yard	Side Yard	Compliant
Height (FT) Comments:	Flat or mansard roof 14.5', or			
Distance from Principal Building: Comments:	10.00'			
Front Yard(1A) (FT) Direction: S Street: Central Street Comments:				

	Standard	Existing	Proposed	Determination
Front Yard(1B) (FT) Direction: Street: Comments:				Compliant
Street Side Yard (FT) Direction: W Street: Ashland Avenue Comments:				Compliant
Interior Side Yard(1A) (FT) Direction: E Comments: 16 ft. 3 in. at closest point (NE corner)	35 ft landscape strip required		16 ft. 3 in. at closest point	Non-Compliant
Interior Side Yard(1B) (FT) Direction: E Comments:	15 ft side yard		6 ft. 10 in	Non-Compliant
Rear Yard (FT) Direction: N Comments:	30 ft. required setback	+30 ft. setback	30 ft.	Compliant

ACCESSORY USE AND STRUCTURE 2

Use(2):	Standard	Existing	Proposed	Determination
Permitted Districts: Comments: MEP Enclosure for generators, chillers and transformers	Mechanical Enclosure	Electrical Transformer	Electrical Transformer	Compliant
Permitted Required Yard: Comments: enlarging at existing location		Interior Side Yard	Interior Side Yard	No Change
Height (FT) Comments:	Flat or mansard roof 14.5', ot		19 ft. 2 in	Compliant
Distance from Principal Building: Comments:	10.00'		approx. 90 ft.	Compliant

PARKING REQUIREMENTS

	Standard	Existing	Proposed	Determination
Use(1): Gymnasium/Sports Arena Comments: Ryan Field (3500)	10 percent of designed seating capacity.	1365 (includes 893 offsite spaces)	1408 (includes 893 offsite spaces)	Non-Compliant
Use(2): Gymnasium/Sports Arena Comments: Welsh Ryan (704 required)	10 percent of designed seating capacity.	1365 (includes 893 offsite spaces)	1408 (includes 893 offsite spaces)	Non-Compliant
Use(3): Gymnasium/Sports Arena Comments: Rocky Miller Park and Drysdale Field (160 required)	10 percent of designed seating capacity.	1365 (includes 893 offsite spaces)	1408 (includes 893 offsite spaces)	Non-Compliant

	Standard	Existing	Proposed	Determination
TOTAL REQUIRED:	364 based on principal uses on the lot			Non-Compliant
Comments:				
Handicap Parking Spaces	Sec. 6-16-2-6		38 total	Compliant
Comments:				
Access:	Sec. 6-16-2-2			Compliant
Comments:				
Vertical Clearance (LF)	7'			Compliant
Comments: open air parking				
Surfacing:	Sec. 6-16-2-8 (E)			Compliant
Comments:				
Location:	Sec. 6-4-6-2			Compliant
Comments: general location compliant. See above for re: rear setback				

Angle(1): 90 Degree	Comments:			
Width(W) (FT)	8.5		8.5	Compliant
Comments:				
Depth(D) (FT)	18.0		18	Compliant
Comments:				
Aisle(A) (FT)	24.0		24	Compliant
Comments:				
Module (FT)	SL 42.0, DL 60.0			Compliant
Comments:				

LOADING REQUIREMENTS

	Standard	Existing	Proposed	Determination
Loading Use: College and/or University	1 short 10K to 300K, 1 short each addtl. 200K.	0	3 long berths	Compliant
Comments:				
TOTAL (long): 3				
Long Berth Size (FT)	12' wide x 50' deep			Compliant
Comments:				
Vertical Clearance (FT)	14'		15 ft	Compliant
Comments:				
Location:	Sec. 6-16-4-1			Compliant
Comments:				

MISCELLANEOUS REQUIREMENTS

	Standard	Existing	Proposed	Determination
Requirement (1):				Compliant
Comments:				

COMMENTS AND/OR NOTES

Analysis Comments

RESULTS OF ANALYSIS

Results of Analysis: This Application is **Non-Compliant**

Site Plan & Appearance Review Committee approval is: **Required**

See attached comments and/or notes.

SIGNATURE

DATE