

Name (first and last)	Address of residence	Agenda Item	Position	How would	If you are providing a written comment, please leave here:	Are you rep	Please name the group of people for
Kendra Parzen	N/A	Ryan Field, 1501 Central		Written cor	It has come to our attention that the Land Use Commission will consider the demolition of the current Ryan Field at 1501 Central Street and construction of a new stadium. We wish to ensure that the Commission is aware that the current Ryan Field has been determined eligible for the National Register of Historic Places. Constructed in 1926, the stadium was designed by noted architect James Gamble Rogers, who is best known for his designs for college campuses. Among his other designs for Northwestern University are the Deering Library and Scott Hall.		
					re: Ryan Field project The short-sighted, toxic, and spiteful attempts of some to undermine the Ryan Field project, which as now amended and proposed, will benefit ALL of Evanston, the entire North Shore of Chicago, and indeed, the entire metropolitan Chicago area, now and far into the future, has been nothing less than shameful. For example, the recent attempt to deny funding to Chicago's North Shore Convention and Visitors Bureau and punish Gina Speckman for exercising her First Amendment right to free speech in remarks she made in support of this project, is absolutely 'beyond the pale' and indicative of how disgusting and how low some opponents of this project are willing to go, and compels me to submit this public comment in support of this project, in lieu of appearing in person before the Land Use Commission and City Council (due to personal health issues, stroke and heart attack).  The record in this case is replete with how careful and thoughtful Northwestern University has been in planning, and amending, this proposal, in order to benefit all Evanston residents and satisfy objections by some residents, some of whom will NEVER be satisfied. The proposal meets all requirements imposed by City Code and state law. I will not repeat, item for item, what is already in the record, and has been stated by others in favor of this project. I will only make three salient points: 1) the extortionate demand by some opponents of this project that Northwestern University must use its privately-funded endowment to fund the City of Evanston's budget, is UNLAWFUL, and contrary to fiduciary and other legal requirements, including those imposed by federal and state laws, including, but not limited to, the tax-exemptions granted by both federal and state (Illinois) authorities, to not only Northwestern, but other public and private colleges and universities. See <a href="https://www.aau.edu/key-issues/tax-exempt-status-universities-and-colleges">https://www.aau.edu/key-issues/tax-exempt-status-universities-and-colleges</a> . 2) Northwestern University is an excellent neighbor. I live in a condo in downtown Evanston and Northwestern is, literally, my 'next door' neighbor (my condo building and Northwestern's office tower at 1800 Sherman Ave., actually share a surface parking lot and parking garage). A couple of years ago, one of their outdoor lights (visible from my bedroom) malfunctioned and started flashing off and on throughout the night. I personally contacted Northwestern and the problem was corrected. Northwestern does the best job of clearing their sidewalks and parking lot when it snows, much better than the City of Evanston does clearing downtown streets and crosswalks and the sidewalks around and through the City's Oldberg Park downtown! Northwestern even holds an annual community meeting in advance of its annual 'Dillo Day' event to inform residents and answer questions. When major property maintenance is scheduled on their property that may impact the residents of my condo building, they always notify or consult with the property manager of my condo building. Northwestern		
John Poole	800 Elgin Road #709,	A. Public Hear	In favor	Written cor	No commercial zoning for a non profit educational institution, that pays zero in property taxes, but wants to profit from summer concerts for up to 30,000 attendees in a residential neighborhood that lacks the infrastructure to handle such events.		
Liz Stone	1722 Livingston	NO to NU	Opposed	Written cor			
James Froberg	1531 Lincom Street, E	Planned Deve	Opposed	In person		Self	
Stacey Foisy	419 Ashland Ave.	419 Ashland A	Opposed	Written comment			
Sandra and Craig Foc	2646 Orrington Ave		Opposed	Written cor	We hear the football games but that is for a short period of months. The idea of concerts is out of the question. For what we pay in property taxes we should not have to deal with the additional noise and traffic . This will lower the value of our home and totally disturb the surrounding community for at least a mile in every direction from the stadium.		
Susan Dauber	2004 Isabella, Evansto	Ryan Field red	In favor	Written cor	Evanston needs tax revenues. A redeveloped Ryan Field will generate both economic activity and tax revenues. I live 3 blocks from the stadium and have been impressed by NU's commitment to making football games as easy for the neighborhood as possible, and I am looking forward to the opportunities that a new multi-use stadium will provide. This will be good for all of Evanston. People are always complaining about NU not "funding" the community. This is an obvious win for generating such funding.		

Elizabeth Van Nice	2531 Ashland Ave (3 h	LUC for Ryan	In favor	Written cor	<p>hi, I bought this house and moved in last fall FOR</p> <ul style="list-style-type: none"> <li>• all the Big 10 athletic events happening across the street, definitely football, volleyball and basketball too</li> <li>• the commercial areas ☺☺☺☺☺ and non-single family housing all around me,</li> <li>• the public transportation- I also bought a bike (and I have a garage)</li> <li>• people walking by my house that I don't know, they may be visiting and enjoying Evanston, who knows, hope they are having fun!</li> </ul> <p>A beautiful brand-new stadium, that is used more than only 7 times a year- sounds like so much fun!!! and exactly more of the reason I bought my house!! Go Cats ♥♥♥♥♥ and go Evanston, all of Evanston. (have you seen the Evanston park on Livingston just west of the stadium?? wow that park is gorgeous-how can those residents be so selfish as to have their perfect oasis AND not want events at Ryan field)</p>		
Kevin Brown	823 Reba Place Apt 1	Northwestern	Opposed	Written cor	I am in opposition to the development of a new Northwestern University football stadium and concert venue. I believe it is morally reprehensible to develop such a project in the face of a growing population of unsheltered people in Evanston and a declining Black population due to the shortage in affordable housing. We need to put people over the university's profit. Do the right thing.		
Charlie Stone	1722 Livingston	NU ryan field	Opposed	Written cor	Opposed		
Erin Ogunsanya	1715 Crain st, Evanston	NU's tax avoid	Opposed	Written cor	I am opposed to NU's tax avoidance. Their addition of mega concerts and complete pocketing crazy profits while avoiding paying their fair share of taxes. It's not equitable or what we've moved and stayed in Evanston for.		
Karl Vogel	1018 Michigan	New Football S	Opposed	Written comment			
Louella Levey	726 Greenleaf Ave., W	Ryan Stadium	Opposed	Written cor	I strongly oppose NU's expansion of its educational mission by turning Ryan Field into a mega concert arena. We already accommodate parking for NU football games in front of our home and listen to afternoons of cheering fans and marching bands. Enough!		
gary auerbach	412 GREENWOOD S	ryan rebuild	Opposed	Written cor	I am opposed to the zoning amenments and PUD that will give Northwestern virtually unlimited license to hold commercial events at its Ryan facilites. In particular, the proposed zoning amendment adds an ominous sentence which states "Any uses not outlined herein shall require approval of the City's Specical Events Committee." This language has no coniditions that would guide the Committee and will lead to disputes between the city and the University. The purpose of the amendment is to clarify rather that obfuscated. This langauge suggests taht Nortwwertern will not be bound by the uses specified but will use this language to add evsnts that should not be permitted. Other portions of the proposed langauge are vague and subject to interpretaton and the justifications offered for these changes are less than convincing.		
Jenny Thompson		Special Use fo	Opposed	Written cor	I urge the commission members to vote against the proposed stadium. Evanston is not the place for this. The disruption, traffic, noise, and oversized impact on a residential and small business community is incalculable. Please vote to protect the vast majority of people who live and work in Evanston. We are powerless when so much is at stake and our voices are not heard; we are silenced when we are not represented. Thank you.		
Caroline Latta	1327 Lincoln St	Comment on g	Opposed	Written cor	The highest point in the existing stadium is around 48' and that exists for only a small distance. The proposed stadium is for 116'. Wrigley Field is only 9' taller at 125'. The signs showing the proposed stadium are totally deceptive and make it look like the new structure will nestle cozily into the landscape when, in reality, the structure would loom over the neighborhood, dwarfing all else and blotting out the sky. It would be a giant raised fist exemplifying NW's willful disregard of everything in our neighborhood community, all for the sake of a vanity project!!!		
Mark Wright	641 Judson Avenue	Nu stadium Ex	Opposed	Written cor	The stadium.occupies prime land near the El and hospital for low-income and homeless housing. Nu should build a new stadium elsewhere, perhaps on the campus landfill, where the team's practice field is located.		

					<p>stadium.</p> <p>1). I have no quarrel with a new stadium</p> <p>2) I do have a quarrel with NU's proposing use of it as a concert venue.</p> <p>A) Any concert will make SOUND POLLUTION.</p> <p>1. We, at five blocks away, hear the football announcers and the cheering wins. A rock concert will make games sound like soft angel music.</p> <p>2. If these concerts are held at night, they will undoubtedly affect the resident population's sleep, either during or after the event.</p> <p>B. I oppose the selling of LIQUOR at or in the venue.</p> <p>1. Concerts will bring all kinds of people of many ages. If these concerts are rock concerts the audience will skew largely toward the young.</p> <p>2. It is, unfortunately, part of youth culture to over-drink and act foolish.</p> <p>3. I am not a teetotaler, but I have seen plenty of drunk young people, including my own son, and young crowds are noisy and rowdy.</p> <p>C. Who will control the CROWD CONTROL and particularly, after AFTER concerts?</p> <p>1. In the stadium I presume there will be persons controlling activity.</p> <p>2. Outside, in the neighborhood, after the concerts, who will heavily patrol these liquor-filled young adults? I have a \$20,000 garden purposefully grown to help make a beautiful neighborhood. The neighbors love it. Will I have to put up fences?</p> <p>3. Who will pick up the trash on the streets, sidewalks, curbs, private property? I am elderly, can't walk well, and can't handle heat. I cannot do this. A commercial nursery plants my plants.</p> <p>D. PROPERLY VALUES are a concern.</p> <p>1. Groups roaming through the neighborhood with no purpose except to wait for the next train or for an hour for a bus to take them to their cars, can be troublesome.</p> <p>2. Not only can there be damage to gardens and lawns, but to garbage cans, garages (theft?) and other mischief.</p> <p>3. We moved to Evanston for its schools and community love of nature. We don't want a slide to begin that will take us to Wrigleyville.</p>		
Jean Hirsch	1610 Lincoln Street	Northwestern	Opposed	Written cor			
Lia Sullivan	128 6th St	Mega concert	Opposed	Written cor	I live 2 blocks from Ryan Field. I work second shift in the healthcare industry and it would be difficult to get home through the drunk/drugged masses at that time of night with the concerts getting out.		
Carole Kagan	212 4th St	Ryan Field	Opposed	Written cor	An action that so divides the community can never be a community benefit. Northwestern intentionally divides ward against ward and Evanston against Wilmette. A community benefit benefits the entire community.		
Theresa Pollack	902 Greenwood Stree	Ryan Field	Opposed	Written cor	No to Ryan Field		
Patricia Jones	1921 Harrison St, #1K	Ryan Field reb	Opposed	Written comment			

					<p>I oppose Northwestern University's request for a zoning change for Ryan Stadium. While my family and I personally enjoy football and attending NU games, when we bought our house it was under the assumption that football games would take place a *handful* of times every Fall. We bought our home in Evanston in 2016 after I lived a few blocks away from Wrigley Field for approximately ten years. We definitely thought about the negative implications of living near a stadium again, and we bought our current home anyway because, although it would be a hassle on game days, we could deal with it because there are such a small number of home games every year (and we happen to really enjoy collegiate football).</p> <p>Unfortunately, game days create a traffic headache, and we generally try to avoid coming and going on weekends during game times. This isn't a big deal when it's infrequent, but I'm concerned that this zoning change will lead to more traffic congestion than I can reasonably re-arrange my personal schedule around to not leave the house during (or avoid coming home).</p> <p>The attendees can be disrespectful as well, which is an irritation I'd prefer not to deal with more frequently. For example, we attended a NU football game this Fall, and happened to walk behind a group of attendees all the way back to our house. One of them actually threw off her rain poncho into our next door neighbor's front yard, and would have left it there as litter had I not said something. I was dismayed about what I saw, but it wasn't that surprising considering the disrespectful behavior that I observed when living in Wrigleyville. I have other examples of the trash cans for my residence being filled from tailgaters such that it was too full for us to use for our household until after the garbage was collected and other rude behavior from game attendees who park both in the Metra spots near our house as well as park on the very street on which our home is located. Adding alcohol served in the stadium to the mix is only going to make it that much worse.</p> <p>Finally, as an Evanston tax payer I find it fundamentally unfair that the for-profit zoning change is being requested by a university that benefits from special tax exemptions.</p> <p>I see no reason why Northwestern University cannot and should not build their new stadium within the existing zoning requirements. Thank you for your time and consideration in reading my opposition to Northwestern University's zoning change request.</p>		
Michelle Martin-Krohn	1718 Harrison St., Evanston	1501 Central St	Opposed	Written correspondence			
Candace Davis	2744 Eastwood Ave	NU Stadium	Opposed	Written correspondence	The zoning changes necessary for NU to rebuild the stadium should not be approved without further study of the ground water impact, traffic and community impact. A community services agreement should be required at a minimum.		
John Foley	2518 Orrington Ave, Evanston	NU's Land use	Opposed	Written correspondence	My wife and I oppose NU's application for changes in the land use including and surrounding Ryan Field. We oppose this for environmental reasons--there is an existing structure in place that is a more than adequate venue for football games. Tearing down and building a new stadium is a perfect example of how we needlessly increase our carbon footprint. Additionally, we oppose this venue change for public safety reasons--these events make access to Evanston Northshore Hospital difficult and potentially life threatening. Finally, we oppose these changes on the basis that the neighbors purchased their residences with the knowledge that there would be up to 6 football games a year--not continuous use and disruption.		
Robert Hopper	530 Michigan Ave.	1501 Central St	Opposed	In person		Self	
David Cook	2683 PRAIRIE AVE	Ryan Field Zoning	Opposed	In person		Self	
Frank Zoltan	2526 Hurd Ave	2526 Hurd Ave	Opposed	Written correspondence	<p>Hello-</p> <p>In truth I am in favor of the "concept". However, we have not addressed or planned for what is needed to make this a success for Evanston residents. Central street, and specifically the underpass at Green Bay is simply not capable of handling this much traffic. If you look at similar venues (Stadiums, Ravinia, etc), no one is this land locked, short on parking, and has to go through a traffic flow that does not capable of just simple bring traffic to a halt.</p>		

Kristine Lofquist	2666 Gross Point Rd #1501 Central S	1501 Central S	Opposed	Written cor	I am opposed to the zoning text amendment requested by Northwestern University to modify the list of permitted uses in the YouTube university district. I'm concerned that our city does not have the infrastructure and capability to handle large capacity, concerts and events. I am not opposed to the new stadium being built. I am opposed to the zoning text amendment. I live on a busy street with lots of children. I'm concerned about traffic coming to these concerts. The games themselves are fine. It's the for-profit concerts that are of concern.		
Phillip G. Adams	206 Fifth Street, Wilmette	206 Fifth Street	Opposed	Written cor	Dear Members: We live within 1,000' of the stadium. Our quiet, family block alone includes eleven small children. We will be negatively impacted in every imaginable way by approving a zoning change permitting alcohol sales and concerts. Noise, Concert Setup and Leave Traffic, Neighborhood Congestion, Intoxicated Attendees. We are completely opposed to this zoning change and respectfully urge you to deny the request. Thank you!		
John Brzezinski	3230 Harrison St.	Northwestern	Opposed	Written cor	<p>There are so many reasons to deny Northwestern's proposals, but none come to mind to approve. Meanwhile, taking money from Northwestern is nothing more than a bribe in broad daylight. Following are reasons why Northwestern's requests should be denied:</p> <ol style="list-style-type: none"> <li>1.) Northwestern is a non-profit institution and should not be venturing into a profit-making, alcohol-selling venture.</li> <li>2.) The new stadium and concerts would be an unacceptable and outrageous impact on the surrounding residential neighborhood.</li> <li>3.) The change to the zoning ordinance that NU has requested will serve as a precedent for other developers and business owners.</li> <li>4.) The Village of Wilmette, understandably and unanimously, opposes the new stadium. Evanston should remain a good neighbor.</li> <li>5.) Northwestern's own website cites the "Disturbing the Peace - City of Evanston (Ordinance 9-5-6) - No person shall disturb or destroy the peace of the neighborhood through boisterous behavior or behavior that is dangerous to health in which the building or premises is situated." Is it proposed that this ordinance be discarded?</li> <li>6.) City Ordinance "9-5-20 - NOISES PROHIBITED. - It shall be unlawful for any person within the City to make, continue, or permit any loud, unnecessary or unusual noise which annoys a reasonable person of ordinary sensibilities, disturbs, injures or endangers the comfort, health, peace or safety of others within the limits of the City. Noise in violation of this Section is a public nuisance." Does the City Council intend to also discard this ordinance? Hopefully not.</li> <li>7.) The impact of tearing up the street in the neighborhood to install otherwise unnecessary storm water piping would be an unacceptable hardship, disruption, and yet more noise on the immediate residential neighborhood.</li> <li>8.) Northwestern should be a leader and an example with regard to minimizing their climate footprint. This project will impose a massive amount of direct and indirect CO2 emissions.</li> </ol> <p>Northwestern provides many benefits to Evanston and, conversely, the City provides services and different benefits to Northwestern. Neither should make unreasonable demands on the other. The request to proceed with this stadium is an incredibly unreasonable overreach. Please do not allow this.</p>		
Sara Roemer-Fieberg	909 Forest Ave	Ryan Field La	Opposed	Written cor	Northeast Evanston is not an appropriate location for any large concerts. You've heard the reasons many times, traffic, noise, drinking and drug use, delayed access to Evanston Hospital, increased use of city services such as police. The current stadium is both beautiful and historic. The new one would be entirely out of place. Please vote to keep the current stadium. Northwestern is supposed to be an educational institution, not a money making enterprise. Thank you.		

					My family has lived in our house for 70 years. We are familiar with game day excitement. With the inclusion of lights, night games and tailgating activity came an increased level of disorderly conduct in the neighborhood. Northwestern has been responsive to these issues by increasing facilities and signage but with additional large concert crowds I am concerned for neighborhood noise and safety. I am opposed to rezoning to accommodate commercial events and request no change in zoning. I am not convinced that concerts will be the economic engine for Evanston that is being touted. The infrastructure is not designed to handle the increased traffic and it is irresponsible to consider putting such a venue in this neighborhood. Therefore, I am hoping that the stadium rebuild plan will be scaled back to accommodate the 5-6 home football games because I am concerned that if the rebuild goes ahead as planned, we will be revisiting this issue in a few years when Northwestern again asks for commercial rezoning. I hope that the City and Northwestern will carefully consider the significant impact on the environment and overall quality of life that any reconstruction will have on our neighborhood and surrounding communities. Respectfully, Carol Kelly		
Carol Kelly	1316 Jenks Street	Land Use Con	Opposed	Written cor			
Jenny Smith	1847 Asbury Avenue E	NU Proposed	Opposed	Written cor	I strongly oppose NUs proposed land use arguments. It is bad for the community, the environment and residents.		
Timothy Guimond	2750 Broadway Ave, E	Northwestern	Opposed	In person		Self	
Michael Leonardson	214 5th Street, Wilmet	NU's Mega-Er	Opposed	Written cor	I am opposed to NU using its facilities as a commercial entertainment complex with open-air concerts and serving alcohol.		
Mark	Karlin	New Ryan Fiel	Opposed	In person		Self	
Mark Karlin		New Ryan Fiel	Opposed	In person		Self	
Mark Karlin	442 Elmwood	New Ryan Fiel	Opposed	In person		Self	
David Keown	2647 Eastwood Ave, E	Stadium zonin	Opposed	In person		Self	
Kathryn Skelton	118 Florence Ave	NU stadium co	Opposed	Written comment			
Sarah Weidaw	2720 Woodbine Ave	1501 Central S	Opposed	Written cor	Opposed to any zoning changes related to the rebuild if the NU football stadium.		
Sonja Nordahl	1507 Colfax Street	Ryan Field Re	In favor	In person		Self	

					<p>As Chair of the Evanston Arts Council, I am writing to communicate the background to one point in the proposal for community benefits from Northwestern; the \$250,000 per year proposed for "a signature event that will benefit our entire community." In January the Evanston Arts Council made a proposal to the mayor, that if the development on Ryan Field should go ahead, then part of any community benefits package negotiated should be \$250,000 per year for an Annual Arts Festival, held across two weeks each summer.</p> <p>Evanston has a thriving arts scene but has not held a major arts festival since 2017. Before that, the Ethnic and the Lakeshore Arts Festivals, and later the World Arts Festival, were successful and drew large crowds. We propose that Northwestern fund a new major Annual Arts Festival that brings together all cultures and art forms across Evanston. This would deepen the bonds of community between the university and the city, be a catalyst for artistic and economic development, and be a lasting jewel in our city's crown.</p> <p>The purpose of the festival will be to build community. Nothing can build community better than the arts, which intrinsically resonate at a fundamental, human level we all share. The rich diversity of different forms of cultural expression only serve to celebrate our universal appreciation of form, color, rhythm, and sound.</p> <p>There are several culturally specific grassroots Evanston festivals (AAPI, Haitian, Caribbean, the Plein Aire painting festival and more) that might be incorporated to form the germ of one large, inclusive event, involving all of our community and arts organizations, and also attracting outstanding visiting performers. The resulting Annual Arts Festival would bring together people from every corner of our city and the surrounding area.</p> <p>The primary festival location would be on the lakefront, with associated events in each of the nine wards, including opening and other events in and around the stadium campus. There are many benefits to having the festival at the lakefront, but one major goal is to participate in addressing the harm caused by redlining which continues to have lasting impacts on our Black and Brown communities.</p> <p>It is not appropriate for the Arts Council to take a view on whether the proposed development and zoning provisions should go ahead. But if they do, we believe that an Annual Arts Festival would be a wonderful outcome that would truly benefit our entire community.</p>		
Melissa Raman Molitor	2227 Payne St.	2227 Payne St	In favor	Written comment	Thank you for your attention and consideration.		
Justin Smith	1225 Central St. , Unit	1225 Central St	Opposed	Written comment	My wife and I enjoy the peace of our neighborhood. We also appreciate that the school has an athletic program and the stadium reconstruction will be a great improvement to the space, but rezoning of this land will change the dynamic of our beautiful community and we strongly oppose any change. Thank you.		
Dr. Malika Viltz-Emers	2806 Sheridan Rd	In favor of new	Opposed	Written comment	<p>I've submitted a full letter, but for this form. I'm in favor of a new stadium, but not in favor of concerts. There's no guarantee that it will bring jobs for Evanston residents only! There's no reason except greed to have a non profit university get into the concert for profit business, focus on education, etc. Noise and traffic is a big concern especially with having two small children. I'm both an NU and ETHS graduate, and I believe both the city and university can do a better job at collaborating - focus on re building downtown! But 8-12 concerts a year (and other events) is ludicrous! And what's to say it would only stop at concerts, there could be other events which will further impede on our neighborhood. I'm at the center of it all with my home and there's already enough we deal with on game day! Where's the financial outlook that provides details on how the funds - profits will be spent. Please stop spinning this as helping the community. If NU wants to help they can hire more locally for jobs at the school, they can give grants to bring business to downtown, they can make more contributions that will contribute to lowering property tax. Unfortunately I have any ETHS Board meeting that conflicts with the Public Hearing otherwise would be there in person.</p>		

Eunsoon Kim	1933 Harrison St, 2B	1933 Harrison	Opposed	Written cor	I'm opposed to NU mega-entertainment complex. There's not enough parking. To build a concert venue, they're proposing to dig into the ground, have generators moving ground water into the canal. In July, Evanston had so much rain, the rain water was too much for the canal and so it was dumped into the lake. Evanston and Wilmette beaches had to be closed due to e.coli. If NU is dumping water 24/7 into the canal, how often will beaches need to be closed if the ground water is always flowing to canal, in addition to heavy rains we can have? I don't think we should be subjected to hearing concerts and have no parking in our neighborhood so that NU can make money. I want to live in quiet and peaceful neighborhoods as I've lived for the last 20 years. Please don't ruin my life. Thank you!		
Deborah	Morrin	Land use hear	Opposed	Written cor	Northwesterns request for a zoning change for Ryan Field should be denied. Everything they want to do with Ryan Field they can already do, EXCEPT create a commercial district and for profit concerts. A rock concert venue with 35,000 (or even 20,000) seating capacity is exactly what zoning is meant to prevent, and this is a dense residential neighborhood on three sides. Further, Northwestern has not addressed the issue of 35,000 people and set up and tear down trucks, crew buses, traffic issues, noise and pollution coming into that location. Finally Northwestern is a non-profit and should be stripped of that status if they embark on this clearly for-profit venture that will create great harm to everyone in the community including local businesses, will not create meaningful employment opportunities, and is not in alignment with NU's primary charter to act as an educational institution. All this sacrifice for a few football players, a beleaguered athletic department and the ego of wealthy donors. NO. Please vote against granting any zoning change. Northwestern will not abide by ANY promises they make as they have not done so in the past. Please VOTE NO>		
Craig Christianson	634 Sheridan Rd	New Ryan Fie	In favor	Written cor	I'm in favor of building the new Ryan Field. It's a privately funded amenity that will benefit our community. Thank you		
Maria Urban	520 GREGORY AVE	1501 Central S	Opposed	Written cor	As a neighbor of Northwestern residing in Wilmette I am writing to oppose the hosting of any concerts in the proposed stadium. My husband and I have lived at 520 Gregory Avenue for 33 years and moved in knowing that we would be dealing with Northwestern's home football games. However the current request far exceeds the number of events, crowd size, traffic and noise anticipated and/or experienced by us. The fact that Northwestern intends to orient its stage toward the north means that Wilmette residents will be disproportionately impacted by concert sounds. Furthermore, since Northwestern has only 1500 on-site parking spaces, the area around the stadium will be overrun with traffic. It's unconscionable to approve the University's proposal given the impacts on adjoining neighborhoods. Please deny this request.		
Judith Roeder		Northwestern	Opposed	Written cor	Many people who live in Evanston have lived here for decades and chosen to raise families here because of the small town feel with proximity to the city- without as much noise, traffic and crowds.  Northwestern's plans for a mega-stadium will impact the environment of Evanston as a whole. It will be noisier, there will be more traffic, more strain on the police and fire departments, harder to find parking- especially for people who live close by. It may bring in some money for the city but the vendors inside the stadium will be patronized far more than the surrounding businesses. All while Northwestern continues to pay nothing in taxes despite the amount of property they've accumulated. It will worsen the already strained relationship between the city and the university. This is a decision that will affect all Evanstonians.		
Katherine Kopp	2400 Brown Ave	Ryan Field	In favor	Written cor	Support the rebuild as it meets the conditions necessary and on top of that will be a big benefit to the community in terms of: use, enjoyment, jobs, and tax revenue		
Mike Cavanaugh	3116 Central st	Ryan Field	In favor	Written comment			
Bart van Oort	2202 Hartzell Street	New Ryan Fie	In favor	Written cor	I'm in favor of the new Ryan Field.		
Chad Nicholson	2730 Payne Street, Ev	Ryan Field	In favor	Written cor	As residents of north Evanston, we support the opportunities and benefits provided by the proposed Ryan Field redevelopment.		



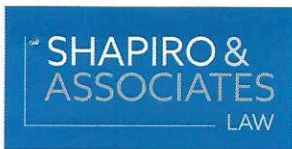
Sean Sloan	2506 Isabella Street, E	Ryan Field	In favor	Written cor	Enhance local business on Central Street and downtown Evanston. Share in profit to support Evanston community (this should be a WIN for Evanston and thought out carefully). Use the facility for community activities (local HS football games, community concerts like out of space, art fairs, kids movie nights). Traffic congestion on game day is not at all burdensome currently even with sold out games. Compromise on the number of full capacity events and allow some, but don't restrict all. Allow more partial capacity events. This can be local bands/ artists, food fests, etc. Not every concert is a "bad" event. Consider agreeing to no back to back weekend full capacity concerts. The stadium will bring a community vibe unlike any other in the state. It is currently underutilized and would be sad if this opportunity is squashed out of fear. Maybe provide conditional approval with review periodically. Certainly, if a few families won't like a thriving new stadium and community vibe, others would be happy to take their place. This is easily the greatest community in the Chicago metro region. Note that this review doesn't even take into account how a successful and fun Northwestern Football team has enhanced the town over the last decades. Let's go!		
Laura Rumohr	2520 Harrison St.	Ryan Field	In favor	Written cor	We are in support of the new Ryan Field. We believe this will enhance the community in many ways and will provide a great amenity for Evanston and the rest of the Chicago area.		
Mike Harrington	2749 Marcy Ave	2749 Marcy Ave	In favor	Written cor	Support. Would provide valuable economic gains for our community.		
John Hayes	2203 Payne	Ryan Field	In favor	Written cor	Support the build of new Ryan Field and hosting concerts		
Craig Likhite	2329 Prospect Ave		In favor	Written cor	I'm all for a new Ryan Field, and hosting concerts. The vitality, revenue and culture this will add to Evanston is a positive IMO.		
Marianne Hopman	311 Driftwood Lane, W	Zoning Text A	Opposed	In person		Self	
Katie Gillies	2215 Wesley Ave	2215 Wesley Ave	In favor	Written cor	The Ryan Field rebuild will support essential economic development for our community, something that we need to keep in mind as we face a growing deficit in the near future. NU has brought a great deal of stability to our community over the years by broadening spending spaces and sources, despite local realities. The stadium will allow NU to continue to remain competitive globally, which is essential to our community.		
Nicholas Robertson	2723 Thayer Street	New Ryan Field	In favor	Written cor	I'm supportive of the plans for the new Ryan Field		
Brandon Organ	2735 Simpson St Evan	Ryan Field	In favor	Written cor	In Favor		
Shea Egan	2149 Grey Avenue	Ryan Field	Undecided	Written cor	I am generally for the new stadium and a reasonable number of concerts. However, I would like to see Evanston benefit more directly from such an undertaking. I feel there should be a revenue share from the concerts and parking fees that directly adds funding to district 65 and 202. I also would want to be sure surrounding residents have any parking changes covered financially by the university in addition to extra police presence for concerts covered by the university. If something like the above was put in place I would feel very comfortable with full support of the new setup at Ryan Field.		
Jackie Zorger	2010 Lincoln st	Ryan Field	In favor	Written comment			
Edward Schultz	2404 Brown Ave	Ryan Field	In favor	Written cor	I live less than a mile from Ryan Field and strongly support the renovation project. It would provide a needed economic boost to the neighborhood, while beautifying a high-profile location. Imagine if the current structure is allowed to decay -- and become an eyesore -- no one wants that. While opponents have raised valid concerns, Northwestern has responded with reasonable accommodations.		
Amy Parker	920 Madison St.	1501 Central St	Opposed	Written cor	I do not think the City of Evanston should change its zoning ordinance to allow for public facing concerts at Ryan Field. Zoning ordinance changes should not negatively impact surrounding neighborhoods and should not be undertaken lightly. Allowing concerts at Ryan Field would bring substantial and burdensome changes to the character of that area. Access to Evanston Hospital and to the nearby EFD fire station would be negatively impacted. In my view, there will never be enough of an upside to allow this change.  I am also VERY concerned that the Stadium re-build will require groundwater diversion. I have yet to see any assurance that this can be done without unintended consequences.		
Mary Young	2727 Thayer St.	Rebuilding Ryan	In favor	Written cor	Thank you for your consideration.		
Ryan Mitchell	2308 Brown Avenue	Ryan Field	In favor	Written cor	Our family is very excited about the new Ryan field especially to draw more events to the area in the ways of arts and music! We are thankful that this will help build and draw people to the many Evanston business! We want our city to get the recognition it deserves for being the the most vibrant city that we are!		
					My family lives approximately a half-mile from Ryan Field and we support the new stadium initiative 100%.		

					<p>September 6, 2023</p> <p>Dear Land Use Commissioners, Evanston Roundtable, Alderman Revelle, and President Schill:</p> <p>We strongly opposed Northwestern University's request for a Special Use for a Planned Development   1501 Central Street   23PLND-0035 and for a radical Zoning Change styled as a Zoning "Text Amendment"   U2 University Athletic Facilities District   23PLND-0010.</p> <p>We trust that the LUC will fulfill its mandate to test the proposal against established City standards and uphold city and state laws to protect Evanston's citizens from the many destructive effects Northwestern's proposed development of its 29+-acre site would wreak upon the long established neighborhood that surrounds it.</p> <p>I.DO NORTHWESTERN'S PROPOSALS MEET EVANSTON'S CLEAR STANDARDS FOR LAND USE COMMISSION APPROVAL?</p> <p>The wealth of commentary in the 700+ pages submitted to the LUC by neighbors and expert analysts make abundantly clear that the proposal fails LUC's standards on virtually every count. To be approved by the LUC the proposal must demonstrate that it:</p> <ol style="list-style-type: none"> <li>1. Is one of the listed special uses for the zoning district in which the property lies: The standard is NOT met by the special uses of the site's T1 and U2 zoning.</li> <li>2.Complies with the purposes and the policies of the Comprehensive General Plan and the Zoning ordinance: The standard is NOT met; if it were, no Zoning Change, styled a "Text Change," would be necessary.</li> <li>3.Does not cause a negative cumulative effect in combination with existing special uses or as a category of land use: The standard is NOT met. Tremendous insoluble problems are anticipated by both NU's outsourced "experts" and by the myriad technical analyses submitted to the LUC.</li> <li>4.Does not interfere with or diminish the value of property in the neighborhood: NU cannot prove this standard to have been met; and the burden of proof must be on NU. Many comments submitted to LUC express neighborhood residents' dismay at having invested in cherished homes, which they would not have bought had they had knowledge of NU's planned development. As a neighborhood resident for 33+ years, we can aver that that is certainly true for us. Very much likelier than not, many neighboring families in Evanston and Wilmette will find that losing two months more a year to the added Noise Pollution, Traffic Disruption, impeded access to</li> </ol>		
Christine Froula	2801 Girard Avenue	Northwestern	Opposed	Written cor			
Paul Gillen		Land use commision hear		In person			Self
Bruce Enenbach	723 Emerson	A	Opposed	In person			Self
Jim Hughes	2518 Hartzell St.	3. New Busine	Opposed	Written cor	<p>Hi,</p> <p>I'm unable to attend the meeting today. I'm sending a read only share link to a nine slide PowerPoint stored on my personal OneDrive. It presents my perspective. I can also email the file if that is preferable.</p> <p>Thank You,</p> <p>Jim Hughes 847-302-5133 .....</p> <p><a href="https://1drv.ms/p/s!AtZTb6SapSY7kLhldzyc2OPWMVm-Gg?e=GAdx31">https://1drv.ms/p/s!AtZTb6SapSY7kLhldzyc2OPWMVm-Gg?e=GAdx31</a></p>		

					<p>I oppose the city changing the current zoning around Ryan Field because the zoning ordinance is clear; it's been put in place to protect the community from this exact situation. Changing the zoning ordinance would set up a dangerous precedent. Northwestern should be treated like everyone else..</p> <p>Also, having additional events and concerts in the neighborhood is a safety hazard, not only for the hospital but also for the children who live in the neighborhood. On current football game days, shuttle buses speed down Ashland. For concerts, they want more than 100 busses to go down the street at night. Please come to an Ohio State game. You will see that the neighborhood can barely handle that amount of traffic. Cars park at golf course and on lawns as it is.</p> <p>We don't have the infrastructure to support 35,000 concert goers. This will affect all main roads leading into the stadium for miles and affect police and fire responding to emergencies.</p> <p>The noise from the scoreboard is already loud and concerts will be even louder. Plus there are environmental issues that have not been addressed.</p> <p>I believe the city should be conducting its own studies about the impact of the traffic and economic viability of this project instead of relying on Northwestern to release its own reports, which they have been refusing to release for months. I believe that Northwestern has not released these studies because they are not favorable to the outcome they want.</p>		
Jimmy Carrane	2503 Ashland	2503 Ashland	Opposed	Written cor			
Tom Lesch	2649 Orrington Ave.		In favor	Written cor	<p>While it now seems popular to attack Northwestern and hold them hostage, I do not support this course of action. The current stadium needs to be updated, the current plan calls for reduced seating, and with a semi-enclosed structure it would reduce both noise and light pollution in the area. The concept of having concerts will have an additional positive impact for the city, bringing additional employment and revenue. Restaurants in both Wilmette and Evanston will benefit, while hotels and other businesses will also see a boost. I have lived within 5 blocks of the stadium for the past 16 years. The energy on game days is welcome, and while traffic can be a tad slower, it is more than manageable. While I can respect neighbors who aren't as enthusiastic about the noise and traffic on game days and now potentially concerts, I wonder where was this type of outrage when ETHS put in lights at Lazier field and now has the 5th ward lit up 7 days a week until 9pm? The lights and activity at Lazier field are enjoyed and used by the entire community, but yet it's the residents of the 5th Ward that are again bearing the brunt of being inconvenienced. For those who live around the current Northwestern stadium, this is our time to make a very minor sacrifice and support the building of a world-class stadium that will be in our backyard. The benefits of building a new stadium, plus the added concerts will have a positive economic impact on the entire city and its time we did our share to support the community.</p>		
Fiona McCarthy	1712 Livingston St.	Rezoning of U	Opposed	In person		Self	
Kyle Rugg	356 Isabella St Wilme	23PLND-0035	Opposed	Written cor	<p>I vigorously oppose any allowances to setbacks and/or landscape strips.</p> <p>As a single family homeowner who's dwelling directly faces the northern border of the development site (front door faces the northern service drive), any reduction in minimum buffer zones, setbacks, and/or landscape strips will greatly impact my homeowner rights, property value, and ultimately quality of life.</p> <p>I strongly urge the Evanston Land Use Commission to deny ANY allowances.</p> <p>Thank you,          Kyle Rugg          356 Isabella St          Wilmette IL 60091</p>		
Kyle Rugg	356 Isabella St Wilme	23PLND-0010	Opposed	Written cor	NO CONCERTS! No expanded use other than what's currently zoned		

					<p>Hello. My name is Andrea Smeeton and I live on 5th street directly one block from the stadium. My husband and I moved to our home 21 years ago. Throughout these years we enjoy the fact that we live near the stadium where my husband played football and we enjoy having his friends - ex NU players also - to our home to barbecue and go to the games.</p> <p>With this new proposed entertainment arena, our lives will most certainly be adversely affected for so many reasons.</p> <p>Most importantly, all of the nuisances of this building project will affect the small residential neighborhoods in the area of Evanston and Wilmette - not just our street, but many many blocks north, south, east, and west of us. The noise levels are at the top of the list. The images of the plans show they will aim their speakers directly north in order to appease the Evanston neighbors. Not only will it cause a great and unnecessary intrusion, but a proven health hazard, as well.</p> <p>Furthermore, the inevitable heavy traffic, enormous amount of large trucks before and after concerts, long hours of high decibel noise, and lack of parking will most certainly lay a heavy burden on these very quiet and small residential streets.</p> <p>Please, imagine you lived on our block in a home you loved. Imagine the quiet and quaint neighborhood you and your family chose to live in and put everything you had into it - suddenly someone comes along and wants to change the very nature of your neighborhood. Would you silently agree? I hope not. If Northwestern and their contributor desire to build an entertainment venue, perhaps building it on their ample lakefront property would be a better choice for all concerned.</p>		
Andrea Smeeton	128 5th Street, Wilmette	Evanston Land	Opposed	Written cor			
Carl Hopman	311 Driftwood Lane, W	Zoning Text A	Opposed	In person		Self	
Jennifer Karlovitz	729 Emerson St 2W	III. A. & B.	Opposed	Written cor	<p>I am writing to champion the Rights of Earth. Neither request sufficiently considers the Rights of Earth. I acknowledge that in the past the City of Evanston has not considered the Rights of Earth. Now is the time to begin to consider the Rights of Earth prior to approving projects and zoning changes.</p>		

whom you are the designated speaker.



September 1, 2023

**VIA HAND DELIVERY & ELECTRONIC DELIVERY**

Stephanie Mendoza, City Clerk  
City of Evanston City Clerk's Office  
2100 Ridge Ave. #1200  
Evanston, IL 60201

Re: 1501 Central Street, Evanston, IL  
PINs: 05-35-310-015-0000, 05-35-310-007-0000, 05-35-310-020-0000,  
05-35-310-019-0000, 05-35-318-015-0000, 05-35-310-022-0000  
Applicant: Luke Figora, Northwestern University  
Application: To amend 1501 Central Street, Evanston,  
also known as the U2 District

Dear City Clerk Mendoza:

Pursuant to Evanston Mun. Code 6-3-4-7, the undersigned property owners object to and protest the above-referenced application for a zoning amendment. Please file this letter and its attachments as evidence of said protest, and include it in the regular packet for all future Land Use Commission and City Council meetings at which this amendment is on the agenda.

This protest is signed by owners of property located within 500 feet of the boundary of the affected property (1501 Central Street, also known as the U2 District). The petition includes the common street addresses and property index numbers ("PINs") of all of the parcels of real property whose owners object to the above proposal within the specified areas. See attached signatures and acknowledgments of the affected property owners.

**Please note that more than 30% of the property owners within 500 feet of the boundary of Northwestern University's property at 1501 Central Street object to and protest the above-referenced zoning amendment, thereby triggering the supermajority requirements of Evanston Mun. Code 6-3-4-7 for any City Council vote on this amendment. In fact, more than half of the property owners within 500 feet have signed the objection.**

This protest contains the signatures of over 30% of the owners within 500 feet of the subject property, regardless of whether Wilmette residents are counted for this purpose or not. Please see attached map and signature pages.


The language of section 6-3-4-7 contains no requirement that the property owners reside within the City of Evanston, stating only:

“If prior to the close of a Land Use Commission hearing held pursuant to Subsection 6-3-4-6(E), a written protest against any proposed map amendment, signed and acknowledged by thirty percent (30%) of the owners of property whose lot lines are located within five hundred (500) feet of the boundary of the area to be amended, inclusive of public rights-of-way, is filed with the City Clerk, passage of the amendment shall require a favorable vote of three-fourths (¾) of all the Aldermen elected to the City Council.” Evanston Mun. Code 6-3-4-7.

We have previously advised City staff that NU’s application for a zoning amendment at 1501 Central Street bears the defining hallmarks of a rezoning (also known as a map amendment), not merely a text amendment, because the owner, NU, is seeking a substantial change in the zoning of a single property for its own benefit. (See attached.) Although City staff has apparently informally advised Councilmember Revelle that staff does not consider the above-referenced zoning amendment application to include a request for a rezoning or map amendment, thereby denying that the requirements of Evanston Mun. Code 6-3-4-7 apply, we have never received any public determination of the issue. The objectors dispute the informal determination for the reasons stated in the attached.

Section 6-3-4-7 of the zoning code requires that a protest petition such as this one be filed with the City Clerk prior to the close of the Land Use Commission hearing on the zoning change requested at the subject property. We are hereby filing this petition.

Very truly yours,  
SHAPIRO & ASSOCIATES LAW

By   
\_\_\_\_\_  
Dan Shapiro

cc: Mayor Daniel Biss  
Matt Rodgers  
Meagan Jones  
Clare Kelly  
Krissie Harris  
Melissa A. Wynne  
Jonathan Nieuwsma  
Bobby Burns  
Thomas M. Suffredin  
Eleanor Revelle  
Devon Reid  
Juan Geracaris

## **NORTHWESTERN UNIVERSITY SEEKS TO REZONE ITS PROPERTY**

Northwestern University (NU) seeks to change the zoning on a single piece of property away from its longstanding use as nonprofit university athletic facilities to a predominantly commercial performance entertainment complex. A brief reading of NU’s application confirms this:

- The proposed zoning change applies only to a single property, as Evanston has only one property in the U2 University Athletic Facilities District (“U2 District”).
- The owner of that property would like to change the zoning for its own benefit.
- The amendment would effectively change the primary use of the property to commercial entertainment, not university athletics. The amendment would allow NU to use the stadium for up to 6 concerts per year, and it would permit additional large-scale commercial events of thousands of attendees, including outdoor performances.
- The result would meet the definition of a “performance entertainment venue” under the Evanston Zoning Ordinance. “Performance entertainment venue” is not a permitted use in *any* zone in Evanston, and is only allowed as a special use in very limited zones, primarily downtown. Nevertheless, NU has applied to rewrite the U2 District so that commercial entertainment events would be the predominant use of the property.

Although NU characterizes its zoning amendment application as a “text amendment,” in fact the application clearly seeks a substantial change in the zoning and related uses of 1501 Central Street from the university’s nonprofit athletic facility to a predominantly commercial performance entertainment venue. Such a complete reworking of the zoning on a single property must be treated as a rezoning (also known as a reclassification or map amendment) in addition to a far-reaching text amendment.

The law that compels this conclusion is set out in detail below. The basic legal principles are clear: a zoning application should be classified based on what it asks for, not its label; where Evanston’s ordinances don’t provide definitions, state law applies; and a radical change in the uses allowed on a single property is a rezoning, requiring compliance with the procedures for rezonings.

### **I. The Substance of an Application, Not the Label Chosen by the Applicant, Governs a Request to Amend the Zoning of a Property**

The Illinois supreme court has declared that the character of a legal filing must be determined by its substance, not its label. *Sarkissian v. Chicago Board of Education*, 201 Ill. 2d 95, 102 (2002). Filings must be analyzed by looking to their contents rather than their labels (*id.*), and the focus must be “on the substance, not the title,” of a legal document (*Bozek v. Bank of America, N.A.*, 2021 IL App (1st) 191978, ¶ 83). Thus, although NU labels its request as a “text amendment,” City authorities must look beyond that to the substance of what NU seeks. Here, the zoning relief that NU wants is essentially a rezoning or map amendment of its property at the 1501 Central Street athletic complex.

### **II. Zoning Amendments to a Single Property are Defined as**



## **“Map Amendments” or “Rezoning”**

When determining how to apply a law such as a city ordinance, the task is to “give effect to the legislature’s intent.” *Sandholm v. Kuecker*, 2012 IL 111443, ¶ 41. In this case, that means the intentions of the City Council that enacted the City’s Zoning Ordinance. The best indicator of their intent is the plain language of the ordinance. *Id.* Under the fundamental principles of statutory construction, all of the provisions of an enactment must be viewed as a whole, and “words and phrases must be interpreted in light of other relevant provisions of the statute.” *J.S.A. v. M.H.*, 224 Ill. 2d 182, 197 (2007). Those interpreting an ordinance or statute “may also consider the reason for the statute, the problems it seeks to remedy, the purposes to be achieved, and the consequences of interpreting the statute one way or another.” *Sperl v. Henry*, 2018 IL 123132, ¶ 23.

Sometimes the bare language of a statute or ordinance is not clear. “If a statute is capable of being understood by reasonably well-informed persons in two or more different ways, the statute will be deemed ambiguous.” *Solon v. Midwest Medical Records Association, Inc.*, 236 Ill. 2d 433, 440 (2010). If the statute is ambiguous, outside sources and aids of construction can be considered to discern the legislative intent. *Id.* A statute must be interpreted in a way that avoids rendering any part of it meaningless or superfluous. *Id.*

### *A. Evanston Zoning Ordinance Does Not Define “Map Amendment” or “Text Amendment”*

Section 6-3-4 of the Evanston Zoning Ordinance uses the terms “map amendment,” “redistricting,” and “rezoning” as synonyms, but it does not define any of these terms, or the term “text amendment.” See Evanston Mun. Code §§ 6-3-4, 6-18-3. The term “rezoning” is broad. On its face, it simply means a change to the zoning, whether that change is to a single property or all of the multiple properties in a zoning district. Because the Evanston Zoning Ordinance does not define these terms, it is appropriate to look beyond the zoning code. See *Solon*, 236 Ill. 2d at 440; see also *Medponics Illinois, LLC v. Dep’t of Agriculture*, 2021 IL 125443, ¶ 6 (where statute did not define a term, Illinois supreme court looked to a different code to provide a relevant definition).

### *B. Illinois Law Defines Text and Map Amendments*

Illinois state law provides guidance about how to interpret these terms. The County Code section that governs changes to county zoning states that

“the term ‘text amendment’ means an amendment to the text of a zoning ordinance, which *affects the whole county*, and the term ‘map amendment’ means an amendment to the map of a zoning ordinance, which *affects an individual parcel or parcels of land*.” 55 ILCS 5/5-12014(a) (West 2022) (emphasis added).

Applying the above to Evanston, “text amendments” are amendments that change the zoning ordinance in ways that affect the whole City, while “map amendments” are zoning changes that affect only individual parcels of land. The Evanston Zoning Ordinance thus reflects the same *single-site* versus *city-wide* distinction as the definitions set out in state law. As Evanston’s local

ordinance is consistent with the definitions found in state law, those definitions are appropriately applied when interpreting the Evanston Zoning Ordinance. See *Medponics*, 2021 IL 125443, ¶ 6.

These definitions are also consistent with the overall structure of the zoning amendment provisions contained in section 6-3-4 of the Evanston Zoning Ordinance. Although the standards for assessing a proposed amendment are the same regardless of whether it seeks to amend the text or map, different notification procedures apply to each type of amendment. Text amendments that can alter zoning throughout the city require only notice by publication. If an amendment seeks “redistricting” or “rezoning” of a particular property, however, the City must provide mailed notice to all property owners within 500 feet. Evanston Mun. Code 6-3-4-6(c). This enhanced notice is needed because the impact of a rezoning or map amendment is highly localized. Mailed notice is also practical for rezonings because, unlike with text amendments that can affect multiple properties throughout the City, when there is only one property at issue, the list of property owners within 500 feet is easy to determine.

### *C. Legal Authorities Outside Illinois Support The Same Conclusion*

Legal precedent from other states also supports the principle that the key distinction is whether the proposed zoning change would apply to properties city-wide or only change the zoning of a single site. If it is the latter, greater procedural protections are required. In *Albuquerque Commons Partnership v. City Council of the City of Albuquerque*, 144 N.M. 99, 114 (2008), the New Mexico supreme court held that the most important factor in determining the procedures applicable to a proposed zoning amendment was whether the amendment seeks site-specific zoning changes or would have a broader city-wide effect, not whether it is labeled as a text amendment or a map amendment. Noting that the zoning amendment it was evaluating effectively created a new zone under the guise of a text amendment, the court stated that

“a bright-line rule that distinguishes between text amendments and map amendments such that the former can never constitute a rezoning would be a classic elevation of form over substance.” *Id.*

The court stated that the practical effect of the proposal was “a map amendment, despite the labels used by” the proponent, and therefore the procedural safeguards that applied to map amendments must be honored.

Similarly, in *Shaw v. Township of Upper St. Clair Zoning Hearing Board*, 71 A.3d 1103 (Pa. App. Ct. 2013), the court rejected an applicant’s attempt to designate a zoning change as a text amendment and found that it was actually a map amendment, because it affected only one discrete area and substantially changed the character of the property’s zoning. Because the procedures for map amendments had not been followed, the court invalidated the zoning amendment. See also *Embreeville Redevelopment v. Board of Supervisors*, 134 A.3d 1122 (Pa. App. Ct. 2016) (invalidating amended zoning ordinance under the same approach).

### III. NU Is Seeking a Rezoning of One Property, Not a City-Wide Text Amendment

Under applicable law, a proposal like NU's that seeks significant zoning changes to a single property must also be considered a map amendment or rezoning, and the procedures required for map amendments must be followed.

#### A. NU's Application Is Aimed at Only One Property

The entire U2 District consists of a single property that has only one owner, NU. No other property in the City of Evanston is zoned as part of the U2 District. Thus, NU's application to change the zoning of "the U2 district" must be seen for what it is—a request by the owner of a single property to change its zoning only for the benefit of that property and that owner. Accordingly, the procedures applicable to rezonings under the Evanston Zoning Ordinance must be followed.

#### B. NU's Application Seeks a Radical Change in the Zoning of That Property

A second reason to treat NU's application as seeking a rezoning is the monumental nature of the zoning change it is seeking. NU is not seeking to change some small aspect of the zoning regulating its use of 1501 Central Street, like a homeowner seeking to build a shed close to the lot line. Instead, NU seeks to completely rewrite the zoning applicable to its property at 1501 Central Street.

Currently, the zoning of 1501 Central Street is designed to allow NU to use the property primarily for university athletics. Evanston Mun. Code § 6-15-7-2. Certain designated nonprofit community events and accessory uses related to university athletics are also allowed. *Id.* Recognizing the City Council's concern that the activities at 1501 Central Street must not interfere with the nearby residential neighborhoods, the zoning code clearly states that the purpose of the U2 zoning is "to permit the utilization of university facilities within the district in a manner that is compatible with the surrounding development, which is predominantly residential." *Id.* § 6-15-7-1 (emphasis added). Importantly, it was the City's intent and desire when it approved the U2 District in the first place to prohibit commercial and for-profit activities.

NU's application seeks to fundamentally change the zoning of 1501 Central Street to accommodate a massive commercial entertainment complex. The closest analog in the Evanston Zoning Ordinance for this use is a "performance entertainment venue," defined as a "commercial land use in which the principal activity is the provision of performance entertainment in a nontheatrical setting." *Id.* § 6-18-3. Performance entertainment venues are not permitted uses as of right in any of Evanston's zoning districts. Instead, they are allowed only as special uses, and only in certain downtown districts and the B3 district.

By adding a "performance entertainment venue" as a permitted activity at 1501 Central Street, NU seeks to radically change the very nature of the property. NU also wants to annually host at least 6 large commercial entertainment events up to the 35,000-person capacity of their proposed planned development and to host additional commercial events of thousands of attendees. Although NU seeks to keep the "U2" designation for its property at 1501 Central Street,

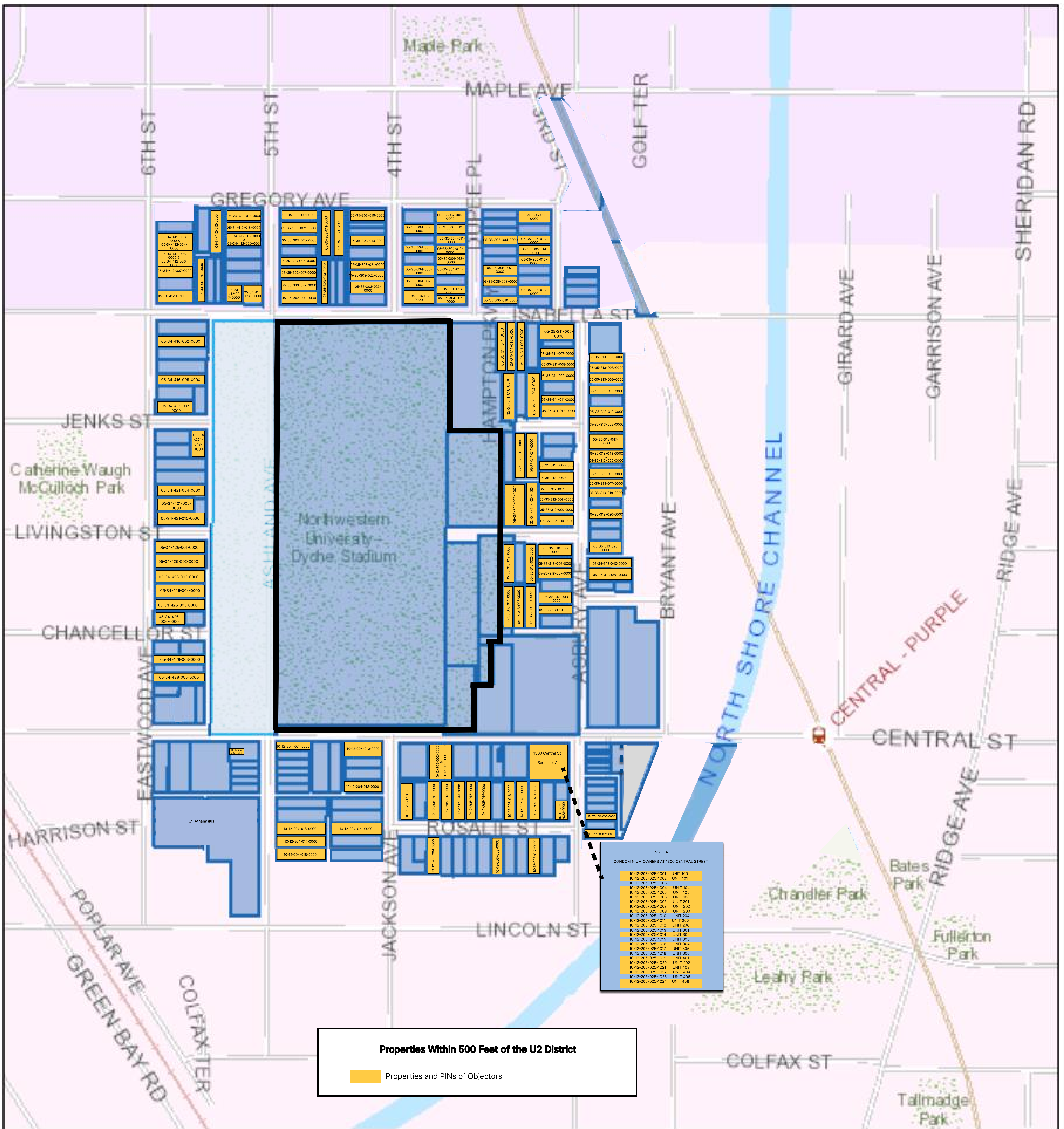
in reality the zoning change that it requests would change the predominant use of the property to be commercial, not a university use.

Courts have found that, when the use proposed by a zoning amendment is significantly different from the prior uses permitted on the property, the amendment must be seen as a rezoning or map amendment, not a text amendment. See *Embreeville Redevelopment*, 134 A.3d at 1128-29 (ordinance that added “an entirely new and arguably incompatible use” to an existing district was map amendment, not text amendment, and thus the ordinance was invalid for failure to follow procedural requirements for map amendments); *Shaw*, 71 A.3d at 1109 (same). The same principle applies here.

### **Conclusion**

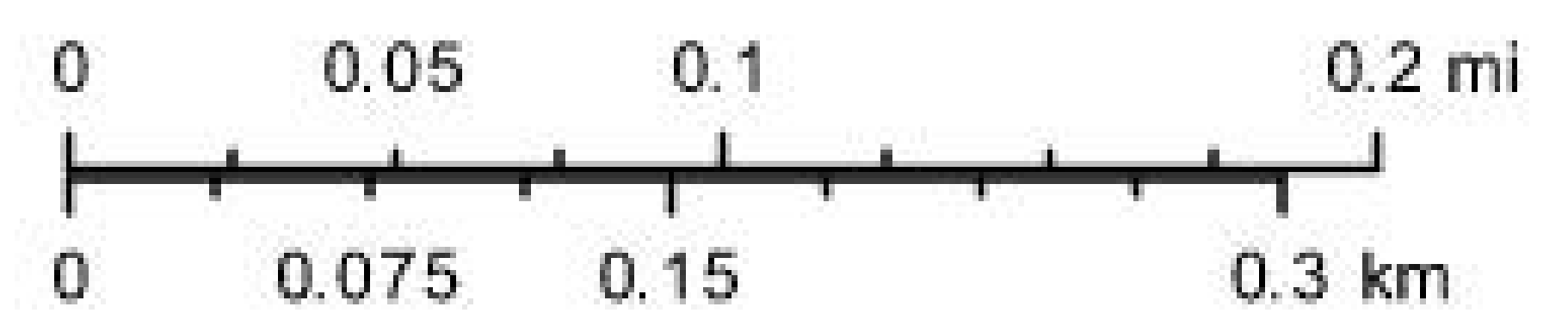
NU’s application for a zoning amendment seeks to convert a parcel used for nonprofit university athletic facilities and small nonprofit community events into a year-round commercial performance entertainment venue. For all of the reasons set out above, the City should determine that NU is seeking a rezoning of 1501 Central Street, not merely a text amendment. As such, it must provide the additional procedural protections applicable to rezonings under the Evanston Zoning Ordinance.

# Cook County CookViewer



July 27, 2023

1:6,667



Cook County GIS Dept  
Cook County GIS Department

I, Lauren McFarlane, state that I personally collected the signatures of property owners as written on the documents attached hereto, and that each person signing the petition on the attached documents did so in my presence. Under penalties as provided by law pursuant to Section 1-109 of the Illinois Code of Civil Procedure (735 ILCS 5/1-109), I hereby certify that the statement in the preceding sentence is true and correct.

Date: 8/10/23

J. M. F.

for  
the

### SIGNATURES AND ACKNOWLEDGEMENTS

The following owners acknowledge their objection to and protest of Northwestern University's application to amend the zoning of its property at 1501 Central Street, Evanston.

ADDRESS	PIN	OWNER(S)	SIGNATURE	
2619 Eastwood Ave	05-34-428-003-0000	Mary Ann Jentel	Mary Ann Jentel	✓
[REDACTED]	[REDACTED]	[REDACTED]	[REDACTED]	
2635 Eastwood Ave	05-34-426-006-0000	Tim Schell	Tim Schell	✓
2657 EASTWOOD AVE	05-34-426-001-0000	JASON BRATTEN	[Signature]	✓
2701 Eastwood	05-34-421-010-0000	Joyce Zeiss	Joyce Zeiss	✓
2705 Eastwood	05-34-421-005-0000	Mary Tures	Mary Tures	✓
2747 Eastwood Ave	05-34-416-005-0000	Allison Farnum	[Signature]	✓
2647 EASTWOOD AVE	05-34-426-003-0000	DAVID REDON	[Signature]	✓
2737 Eastwood Ave	05-34-416-007-0000	Thomas Ahlemar	[Signature]	✓
2759 Eastwood Ave	05-34-416-002-0000	Jed Glickstein	Jed Glickstein	✓
2643 Eastwood Ave.	05-34-426-004-0000	Dan Sheetz	[Signature]	✓
2639 EASTWOOD	05-34-426-005-0000	Geary Kull	GEARY KULL	✓



### SIGNATURES AND ACKNOWLEDGEMENTS

The following owners acknowledge their objection to and protest of Northwestern University's application to amend the zoning of its property at 1501 Central Street, Evanston.

ADDRESS	PIN	OWNER(S)	SIGNATURE	
2615 Eastwood	05-34-428-005-0000	Betsy Gutstein	Betsy Gutstein	✓
1620 Jenks	05-34-421-013-0000	Eric and Abbie Haran	Eric Haran	✓
2651 Eastwood	05-34-426-002-0000	John and Jonella Black	John Black	✓
2711 Eastwood Ave	05-34-421-004-0000	Kevin and Kristin Dow		✓



I, John Shapiro, state that I personally collected the signatures of property owners as written on the documents attached hereto, and that each person signing the petition on the attached documents did so in my presence. Under penalties as provided by law pursuant to Section 1-109 of the Illinois Code of Civil Procedure (735 ILCS 5/1-109), I hereby certify that the statement in the preceding sentence is true and correct.

Date: 8/12/23

John F. Shapiro

**SIGNATURES AND ACKNOWLEDGEMENTS**

The following owners acknowledge their objection to and protest of Northwestern University's application to amend the zoning of its property at 1501 Central Street, Evanston.

ADDRESS	PIN	OWNER(S)	SIGNATURE
2653 Asbury Ave., Evanston	05-35-313-040-0000	John + Paula Shapiro	John F. Shapiro
1323 Chancellor St. Evanston IL	05-35-318-014-0000	Kenneth Proskie Shirley Tumaneng	Kenneth Proskie
1313 Chancellor St	05-35-318- <del>0000</del> <sup>004-0000</sup>	Mark & Jean Ferguson	Mark Ferguson
2707 Asbury Ave	05-35-313-020-0000	James & Mary Ann Egan <del>Kenneth &amp; R. it</del>	<del>Max Egan</del>
<del>██████████</del>	<del>██████████</del>	<del>██████████</del>	<del>██████████</del>
2712 ASBURY	05-35-312-007-0000	Kiki & John MELONIDES	John Melonides
2736 Asbury Av, Evanston	05-35-311-012-0000	Dana and Scott Caspall	Dana Caspall
2715 ASBURY AVE	05-35-313-018-0000	SHARON & PETER WALTON	Peter Walton
2721 Asbury Ave	05-35-313-016-0000	Kathryn Reid Steve Norton	Kyleid Norton
2737 Asbury Ave	05-35-313-047-0000	Robert Falls Kat Falls	Kat Falls
2741 Asbury Ave	05-35-313-069-0000	Sharon Dean Margaret Myers	Sharon Dean
2759 ASBURY AVE	05-35-313-008-0000	NEIL & KELLY KLINGENSMITH	Neil Klingensmith

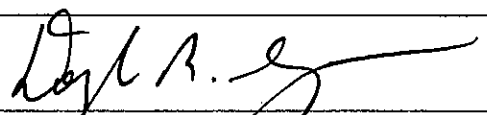
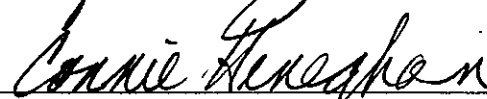


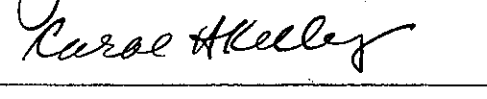
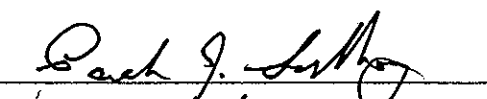
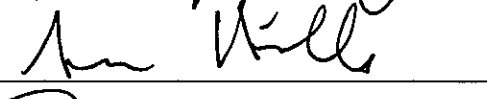
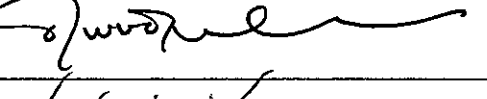
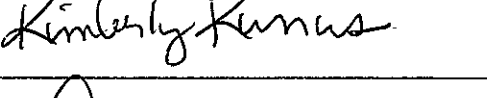
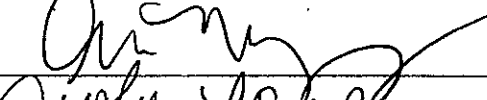
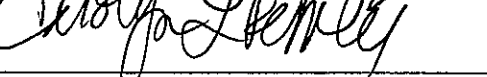
### SIGNATURES AND ACKNOWLEDGEMENTS

The following owners acknowledge their objection to and protest of Northwestern University's application to amend the zoning of its property at 1501 Central Street, Evanston.

ADDRESS	PIN	OWNER(S)	SIGNATURE
2763 Asbury	05-35-313-007-0000	JOHN A. SWEENEY	<i>John A. Sweeney</i>
2655 ASBURY	05-35-313-023-0000	RICH NISBURN BETH WARKER	<i>Rich Nisburn</i>
1317 CHANCELLER ST	05-35-318-003-0000	CLIFF DEREMO LAUNA DEREMO	<i>Cliff Deremo</i>
2630 ASBURY AVE	05-35-318-010-0000	DANIEL CANARY BRUCE CANARY	<i>Daniel Canary</i>
2648 ASBURY AVE	05-35-318-007-0000	MATTHEW GRAYSON	<i>Matthew Grayson</i>
1322 Livingston	05-35-318-012-0000	Margaret / Richard Ford	<i>MJ. Ford</i>
2708 ASBURY AVE	05-35-312-008-0000	THOMAS F. CLINE	<i>Thomas F. Cline</i>
2719 Asbury Ave	05-35-313-017-0000	Lori Hilbrant	<i>Lori Hilbrant</i>
<del>2748 Asbury Ave</del>	<del>05-35-313-018-0000</del>	<del>XXXXXXXXXX</del>	<del>XXXXXXXXXX</del>
2753 ASBURY	05-35-313-010-0000	NANCY HEAD	<i>Nancy Head</i>
2706 Asbury	05-35-313-022-0000	Andrea Bushala	<i>Abushala</i>
1322 ISABELLA ST.	05-35-311-015-0000	REY JAMIN LEUNG	<i>Rey Jamin Leung</i>

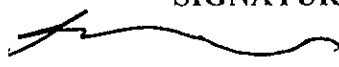
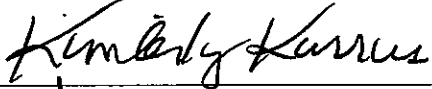
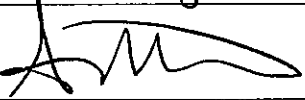

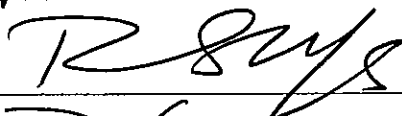

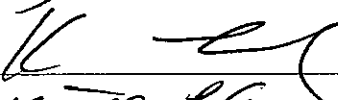
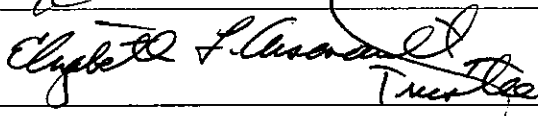
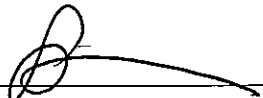
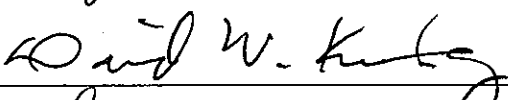

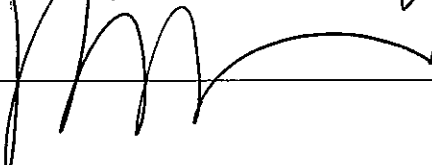
### SIGNATURES AND ACKNOWLEDGEMENTS

The following owners acknowledge their objection to and protest of Northwestern University's application to amend the zoning of its property at 1501 Central Street, Evanston.

ADDRESS	PIN	OWNER(S)	SIGNATURE
2766 Asbury Ave	05-35-311-007-0000	Douglas Gernager Katie Coombes	
2748 Asbury Ave	05-35-311-009-0000	Michael Heneghan Connie Heneghan	
2740 Asbury Ave	05-35-311-011-0000	James & Jennifer Chadman	
1321 Jenks St	05-35-311-018-0000	Jill Greer	
1316 JENKS ST	05-35-312-015-0000	CAROL KELLY	
<del>1314</del> 1314 Jenks St	05-35-312-016-0000	Panel Sertborg	
2718 ASBURY AVE	05-35-312-005-0000	SEAN HILLS	
2716 ASBURY AVE	05-35-312-006-0000	NOLE OSILAJA PATTI OSILAJA	
1222 Central St. <sup>1W</sup>	05-35-311-004-0000	Kimberly Kurnus	
2700 Asbury Ave	05-35-313-022-0000	Ann Mazza Dan Fordin	
1311 Livingston St	05-35-312-003-0000	Carolyn Rowley	

SIGNATURES AND ACKNOWLEDGEMENTS

The following owners acknowledge their objection to and protest of Northwestern University's application to amend the zoning of its property at 1501 Central Street, Evanston.

ADDRESS	PIN	OWNER(S)	SIGNATURE
2652 Asbury Ave	05-35-318-006-0000	Sam Mordka	
1315 Jenks St	05-35-311-004-0000	Kimberly Kurrus	
1326 Isabella St.	05-35-311-014-0000	Scott Giregold	
2752 ASBURY AVE	05-35-311-008-0000	DAVID DARRS	
2649 ASBURY AVE.	05-35-318-068-0000	RYAN S. HEDGES	
2656 ASBURY AVE	05-35-318-005-0000	DON + DARY GLAS	
1317 Livingston	05-35-312-017-0000	Kathy Tisdall	
2727 Asbury Ave.	05-35-313-050-0000 #05-35-313-048-0000	Joseph W. McCluskey Trust	
1300 Isabella St	05-35-311-005-0000	Susan Besson	
2757 Asbury Ave.	05-35-313-009-0000	David W. King	
2640 Asbury Ave.	05-35-318-009-0000	Susan Cherry	
2745 Ashbury Ave	05-35-313-012-0000	Megan Roberts	

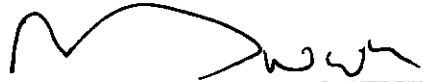

SIGNATURES AND ACKNOWLEDGEMENTS

The following owners acknowledge their objection to and protest of Northwestern University's application to amend the zoning of its property at 1501 Central Street, Evanston.

ADDRESS	PIN	OWNER(S)	SIGNATURE
#312 Livingston	05-35-318-002-0000	James M. Vaughan	James M. Vaughan

### SIGNATURES AND ACKNOWLEDGEMENTS

The following owners acknowledge their objection to and protest of Northwestern University's application to amend the zoning of its property at 1501 Central Street, Evanston.

ADDRESS	PIN	OWNER(S)	SIGNATURE
1316 Isabella St.	05-35-311-001-0000	Alexander Dowd Mary Leopold	
2661 Asbury Ave	05-35-313-022-0000	Elise Madden Michael Madden	

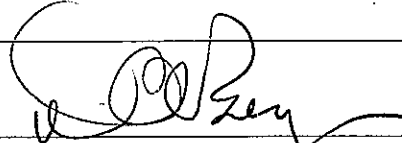
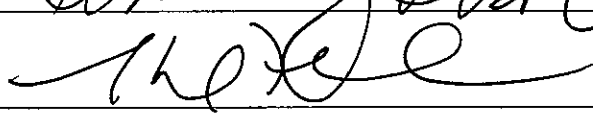
I, Judith Berg, state that I personally collected the signatures of property owners as written on the documents attached hereto, and that each person signing the petition on the attached documents did so in my presence. Under penalties as provided by law pursuant to Section 1-109 of the Illinois Code of Civil Procedure (735 ILCS 5/1-109), I hereby certify that the statement in the preceding sentence is true and correct.

Date: 8/11/23  
Judith Berg



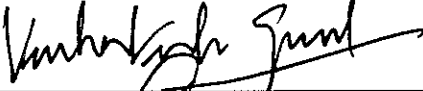
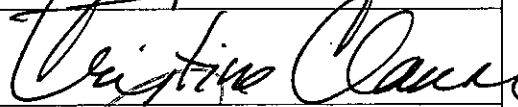

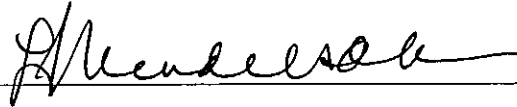
**SIGNATURES AND ACKNOWLEDGEMENTS**

The following owners acknowledge their objection to and protest of Northwestern University's application to amend the zoning of its property at 1501 Central Street, Evanston.

ADDRESS	PIN	OWNER(S)	SIGNATURE
2510 JACKSON	10-12-204-021-0000	DAVID BERG	
1322 ROSALIE ST.	10-12-206-009-0000	Carl Bova	Carl J. Bova
1310 ROSALIE ST	10-12-206-012-0000	Jodilee Mesirov	Jodilee Mesirov
2509 ASBURY	11-07-100-013-0000	RITA WEINBERG	Rita Weinberg
1311 ROSALIE	10-12-205-020-0000	ALAN LIRTZMAN	Alan Lirtzman
2509 Ashland	10-12-204-016-0000	MARAPEN O'DONNELL	J O Donnell
2507 Ashland	10-12-204-017-0000	KIM NOVI	Kim Novi
1409 ROSALIE	10-12-205-013-0000	Tim Burke	Timothy Burke
2513 ASBURY	11-07-100-012-0000	SUSAN DAVIS FRIEDMAN	
2517 ASBURY	11-07-100-010-0000	Deborah Williams	Deborah Williams
2322 JACKSON	10-12-204-013-0000	Glynis Doyle	Glynis Doyle

**SIGNATURES AND ACKNOWLEDGEMENTS**

The following owners acknowledge their objection to and protest of Northwestern University's application to amend the zoning of its property at 1501 Central Street, Evanston.

ADDRESS	PIN	OWNER(S)	SIGNATURE
1212 Central St, 3S	60201 11-07-100-020-1007	Margaret Scarrs Venkatesh Gopoul	
1212 Central 2S	60201 11-07-100-020-1007	CRISTINE CAULSON	
2503 Ashland Ave	10-12-204-018-0000	James G. Carrare	
1410 Rosalie	10-12-206-004-0000	Linda Mendelson	

### SIGNATURES AND ACKNOWLEDGEMENTS

The following owners acknowledge their objection to and protest of Northwestern University's application to amend the zoning of its property at 1501 Central Street, Evanston.

ADDRESS	PIN	OWNER(S)	SIGNATURE
1315 Rosalie St Evanston, IL 60201	10-12-205-19-0000	Laura + Dan Holton	Laura Holton


I, David DeCarlo, state that I personally collected the signatures of property owners as written on the documents attached hereto, and that each person signing the petition on the attached documents did so in my presence. Under penalties as provided by law pursuant to Section 1-109 of the Illinois Code of Civil Procedure (735 ILCS 5/1-109), I hereby certify that the statement in the preceding sentence is true and correct.

Date: 8/15/23



### SIGNATURES AND ACKNOWLEDGEMENTS

The following owners acknowledge their objection to and protest of Northwestern University's application to amend the zoning of its property at 1501 Central Street, Evanston.

ADDRESS	PIN	OWNER(S)	SIGNATURE
1401 Rosalie St	10-12-205-015-0000	Anna Paulson Sandeep Baliga	
2515 Jackson	10-12-205-010-0000	Lisa + Jim Olson	Lisa Olson

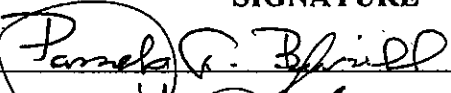

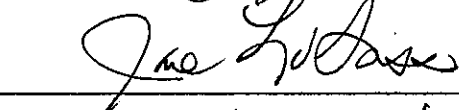
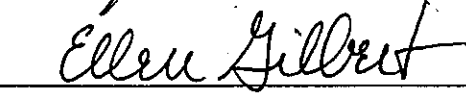

I, Susan Davis Friedman, state that I personally collected the signatures of property owners as written on the documents attached hereto, and that each person signing the petition on the attached documents did so in my presence. Under penalties as provided by law pursuant to Section 1-109 of the Illinois Code of Civil Procedure (735 ILCS 5/1-109), I hereby certify that the statement in the preceding sentence is true and correct.

Date: 8/13/2023

A handwritten signature in black ink, appearing to read "S. Friedman", is written over a horizontal line. The signature is fluid and cursive, with a large initial "S" and a distinct "F".

### SIGNATURES AND ACKNOWLEDGEMENTS

The following owners acknowledge their objection to and protest of Northwestern University's application to amend the zoning of its property at 1501 Central Street, Evanston.

ADDRESS	PIN	OWNER(S)	SIGNATURE
1317 ROSALIE ST.		RICH & PAM BURRILL	
1411 Rosalie St.		Patrick Loftus	
1405 Rosalie St		Jane & John L. SASSO	
1325 Rosalie St.		Ellen Gilbert	
1303 Rosalie St.		Ann Berghammer	

I, Gerald Brennan, state that I personally collected the signatures of property owners as written on the documents attached hereto, and that each person signing the petition on the attached documents did so in my presence. Under penalties as provided by law pursuant to Section 1-109 of the Illinois Code of Civil Procedure (735 ILCS 5/1-109), I hereby certify that the statement in the preceding sentence is true and correct.


Date: Aug 13, 2023

A handwritten signature in cursive script, appearing to read "Gerald Brennan", with a long horizontal flourish extending to the right.



### SIGNATURES AND ACKNOWLEDGEMENTS

The following owners acknowledge their objection to and protest of Northwestern University's application to amend the zoning of its property at 1501 Central Street, Evanston.

ADDRESS	PIN	OWNER(S)	SIGNATURE
1600 CENTRAL ST		BETSY JENKINS	
1620			

I, Kenneth E. Schaeffle state that I personally collected the signatures of property owners as written on the documents attached hereto, and that each person signing the petition on the attached documents did so in my presence. Under penalties as provided by law pursuant to Section 1-109 of the Illinois Code of Civil Procedure (735 ILCS 5/1-109), I hereby certify that the statement in the preceding sentence is true and correct.

Date: 08/11/23

Kenneth E. Schaeffle

1300 Central Street, Evanston, IL

~~rothweiler@comcast.net~~

SIGNATURES AND ACKNOWLEDGEMENTS

The following owners acknowledge their objection to and protest of Northwestern University's application to amend the zoning of its property at 1501 Central Street, Evanston.

ADDRESS	PIN	OWNER(S)	SIGNATURE
<del>1300 Central #105</del>		<del>Marcia G. G. G.</del>	<del>Marcia G. G. G.</del>
1300 Central St #202	10-12-205-025-1008	Helga Rothweiler	Helga Rothweiler
1300 Central #283	10-12-205-025-1009	Lauren Weiland	Lauren Weiland
1300 Central #302	10-12-205-025-1014	Hazel Tanaka	Hazel Tanaka
1300 Central #304	10-12-205-025-1016	Kevin Miller	Kevin Miller
1300 Central #306	10-12-205-025-1018	Douglas Nickels	Douglas Nickels
1300 Central #305	10-12-205-025-1017	Stacey Wellman	Stacey Wellman
<del>1300 Central #102</del>		<del>Grace Hayek</del>	<del>Grace Hayek</del>
1300 Central #404	10-12-205-025-1022	Maggie Hays	Maggie Hays
1300 Central #100	10-12-205-025-1001	Kathy Patton	Kathy Patton
1300 Central #101	10-12-205-025-1002	Jeri Widzich	Jeri Widzich
1300 Central 104	10-12-205-025-1004	RICHARD NELSON	Richard Nelson

US 35781828.01  
1300 Central St. 406 10-12-205-025-1024 Dan Corwith

Dan Corwith

I, Deborah Thiersch, state that I personally collected the signatures of property owners as written on the documents attached hereto, and that each person signing the petition on the attached documents did so in my presence. Under penalties as provided by law pursuant to Section 1-109 of the Illinois Code of Civil Procedure (735 ILCS 5/1-109), I hereby certify that the statement in the preceding sentence is true and correct.

Date: 8-11-2023

Deborah Thiersch

1300 Central Street, Evanston, IL (8)

1320 Central Street, Evanston, IL (1)

### SIGNATURES AND ACKNOWLEDGEMENTS

The following owners acknowledge their objection to and protest of Northwestern University's application to amend the zoning of its property at 1501 Central Street, Evanston.

ADDRESS	PIN	OWNER(S)	SIGNATURE
1300 Central St. 105	10-12-205-025-1005	Marcia Bollo	Marcia Bollo
1300 CENTRAL 403	10-12-205-025-1021	MILLY SILVERSTEIN	Milly Silverstein
1300 Central 401	10-12-205-025-1019	Judy Berkow	Judy Berkow
1300 CENTRAL 401		CLIF BROWN	Clif Brown
1300 Central Street 106	10-12-205-025-1006	Lisa Rosenblate	Lisa Rosenblate
1300 Central #206	10-12-205-025-1012	Jim Signorelli	Jim Signorelli
1300 Central #402	10-12-205-025-1020	Grace Hayek	Grace Hayek
1320 Central #E	10-12-205-027-1001	Faye Simon	Faye Simon
1300 Central 205	10-12-205-025-1011	Ken Schaeffle	Kenneth E. Schaeffle
1300 CENTRAL 201	10-12-205-025-1007	GREG TRAFICAND	Greg Traficand

I, Deborah Thiersch, state that I personally collected the signatures of property owners as written on the documents attached hereto, and that each person signing the petition on the attached documents did so in my presence. Under penalties as provided by law pursuant to Section 1-109 of the Illinois Code of Civil Procedure (735 ILCS 5/1-109), I hereby certify that the statement in the preceding sentence is true and correct.

Date: 8-11-2023

Deborah Thiersch

Wilmette, IL

SIGNATURES AND ACKNOWLEDGEMENTS

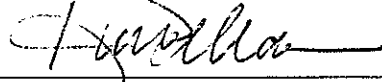
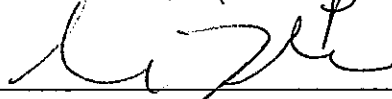
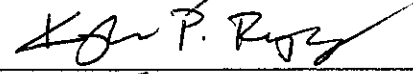
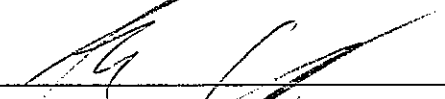

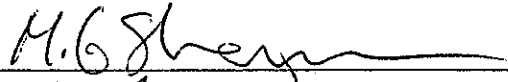



The following owners acknowledge their objection to and protest of Northwestern University's application to amend the zoning of its property at 1501 Central Street, Evanston.

ADDRESS	PIN	OWNER(S)	SIGNATURE
168 Dupee Pl Wilmette, IL 60091	05-35-305-008-0000	John & Erica Fontana	Erica Fontana
112 Dupee Pl. Wilmette, IL 60091	05-35-305-007-0000	Nancy Childress	Nancy Childress
111 4th St Wilmette IL	05-35-303-021-0000	Eric Weiss	Eric Weiss
105 4th St Wilmette IL 60091	05-35-303-023-0000	Serina McBride	Serina McBride
105 5TH WILMETTE, IL 60091	05-34-412-028-0000	JILL R. AYBAR	Jill Aybar
110 5th St Wilmette, IL 60091	05-35-303-007-0000	Mike Cavanaugh	Mike Cavanaugh
114 5th STREET WILMETTE, IL 60091	05-35-303-006-0000	KERRY LEONARD	Kerry Leonard
120 5th St Wilmette IL 60091	05-35-303-025-0000	JOHN REGNIOR	John Regnior
124 5th St. WILMETTE IL 60091	05-35-303-002-0000	JOHN SWEENEY	John Sweeney
129 5th St. WILMETTE, IL 60091	05-34-412-016-0000 05-34-412-017-0000	DEANNA ROTTENBERG	Deanna Rottenberg
125 5th St Wilmette, IL 60091	05-34-412-018-0000	Colleen Caughlin	Colleen Caughlin

Wilmette, IL

SIGNATURES AND ACKNOWLEDGEMENTS

The following owners acknowledge their objection to and protest of Northwestern University's application to amend the zoning of its property at 1501 Central Street, Evanston.

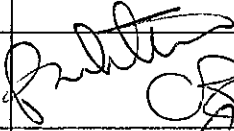
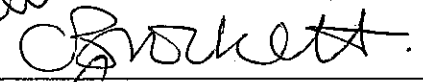
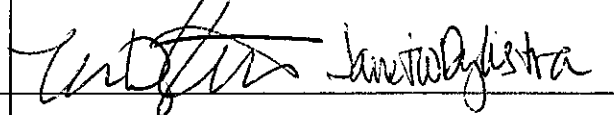
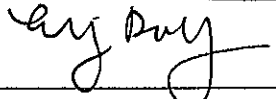

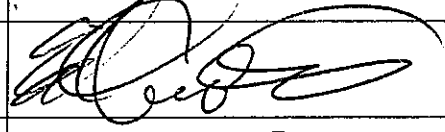
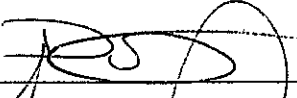
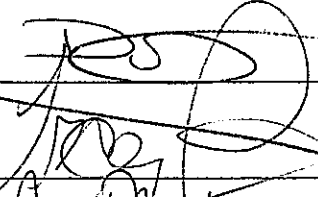

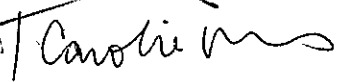

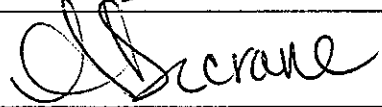
ADDRESS	PIN	OWNER(S)	SIGNATURE
<del>105</del> 105 3 <sup>rd</sup> ST WILMETTE	05-35-305-018-0000	RICHARD McCLELLAN	
117 3 <sup>rd</sup> St Wilmette	05-35-305-014-0000	Anne Kaup	Anne Kaup
419 Gregory, Wilmette	05-35-303-011-0000	MIKE MILLER	
356 ISABELLA ST WILMETTE	05-35-304-008-0000	KYLE RUBEN	
515 Gregory Ave.	05-34-412-012-0000	Alec Miz	
415 Gregory Avenue WILMETTE	05-35-303-012-0000	Mijo Kim	
401 GREENR	05-35-303-016-0000	C. HARMELIN	Harmelin, CLARA
124 4th Street Wilmette	05-35-304-002-0000	Michele Sherman	
121 3 <sup>rd</sup> Street WILMETTE	05-35-305-013-0000	Brad Bingen	
510 Isabella St. Wilmette	05-34-412-027-0000	Ellen Van	
117 Dupree Place	05-35-304-012-0000	Jean Corvine	



Wilmette, IL

SIGNATURES AND ACKNOWLEDGEMENTS


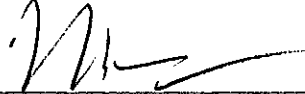
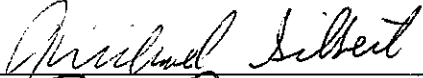

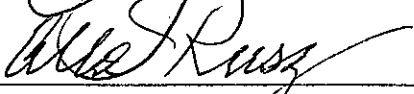




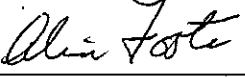

The following owners acknowledge their objection to and protest of Northwestern University's application to amend the zoning of its property at 1501 Central Street, Evanston.

ADDRESS	PIN	OWNER(S)	SIGNATURE
124 3 <sup>RD</sup> ST WILMETTE	05-35-306-003-0000	P. LINTURN C. BROCKETT	 
#27 3 <sup>RD</sup> ST, Wilmette	05-35-305-011-0000	Lamp & Van Dyke Street	
[REDACTED]	[REDACTED]	[REDACTED]	[REDACTED]
102 5 <sup>th</sup> St., Wilmette	05-35-303-010-0000	Elizabeth Crowell & Patrick Deady	
104 5 <sup>th</sup> St., Wilmette	05-35-303-027-0000	M. A. Cinar	
109 4 <sup>th</sup> St., Wilmette	05-35-303-022-0000	Elmore Christman	
125 Dupree Pl Wilmette	05-35-304-010-0000	Dennis Eng	
100 Dupree Place	05-35-305-010-0000	Tracy Pintchman William French	
111 Dupree Place	05-35-304-014-0000	Conor Daly Caroline Boring	 
121 4 <sup>th</sup> St. Wilmette	05-35-303-019-0000	William Millett	
115 Dupree Pl Wilmette	05-35-304-013-0000	Paul & Allison DeGrane	

Wilmette, IL

SIGNATURES AND ACKNOWLEDGEMENTS

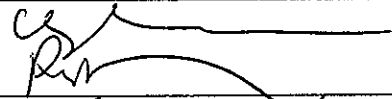

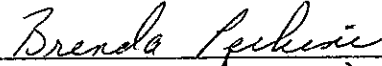
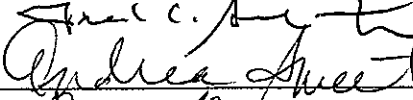
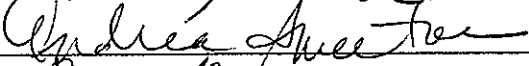


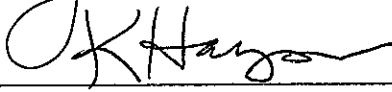
The following owners acknowledge their objection to and protest of Northwestern University's application to amend the zoning of its property at 1501 Central Street, Evanston.

ADDRESS	PIN	OWNER(S)	SIGNATURE
418 Isabella St. Wilmette, IL	05-35-303-013-0000	Cory & Catherine EVANS	
526 Isabella Wilmette IL	05-34-412-031-0000	Michelle & Brian Vile	
110 6th ST	05-34-412-007-0000	Michael Silbert Michael Silbert	
112 6th St Wilmette	05-34-412-005-0000 05-34-413-006-0000	BRETT VASSALLO CAROL ELLMAN	
103 Dupree St Wilmette	05-35-304-017-0000	Alla Rusz ALLA RUSZ	
518 ISABELLA WILMETTE	05-34-412-013-0000	DANVEN LEON	
106-4th St, Wm	05-35-304-007-0000	Andrea Herbsted	
110 4th St	05-35-304-006-0000	Laurel D. Sheffer	
120 4th St	05-35-304-004-0000	KEVIN + JENNIFER BURKE	
105 DUPREE PL Wilmette	05-35-304-016-0000	ALICE FOOZE	
349 GREGORY	05 35 304 009 0000	Kmyray / KRISTY RAY	

Wilmette, IL

SIGNATURES AND ACKNOWLEDGEMENTS

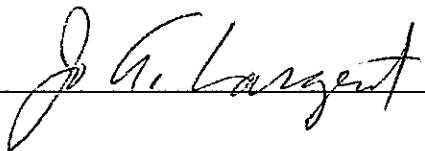
The following owners acknowledge their objection to and protest of Northwestern University's application to amend the zoning of its property at 1501 Central Street, Evanston.

ADDRESS	PIN	OWNER(S)	SIGNATURE
116 6th St	05-34-412-003-0000 05-34-412-004-0000	Ross and Nancy Green	
115 3rd St	05-35-305-015-0000	Nancy Schuetz	
119 5th St	05-34-412-019-0000 05-34-412-020-0000	BRENDA PERKINS	
128 5th	05-35-303-001-0000	JACK SWEETON Andrea Sweeton	 
120 Dupee Pl	05-35-305-004-0000	JANE + BRUCE Kenamore	 
121 Dupee Pl	05-35-304-011-0000	Kara Hayman + Bradley Kleparek	

I, Chino Santos, am the President of 1410 Central St. Corp., the owner of the property located at 1408, 1410, and 1414 Central Street in Evanston, Illinois (PINs 10-12-205-002-0000 and 10-12-205-003-0000). Acting in that capacity and as authorized by the governing board of 1410 Central St. Corp., I hereby object to the proposal by Northwestern University to amend the zoning applicable to 1501 Central Street, Evanston.

  
\_\_\_\_\_

Chino Santos is personally known to me, and I witnessed his signature herein.

 (witness's signature)

JO A. LARGENT \_\_\_\_\_ (witness's printed name)

1408 CENTRAL ST \_\_\_\_\_ (witness's address)

Aug 4, 2023 \_\_\_\_\_ (date)

PIN: 10-12-204-001-0000

I, Angelica Rosales, in my capacity as Manager of AB-REI LLC, the owner of 2537 Jackson, Evanston, hereby object to the application by Northwestern University to change the zoning at its property at 1501 Central Street, Evanston.



\_\_\_\_\_  
Manager, AB-REI LLC

I, Brandon Montaner, personally know Angelica Rosales and watched her sign this objection.



\_\_\_\_\_  
(signature)

Angelica Rosales (printed name)

927 Hudson Lane, West Covina, CA 91790 (address)

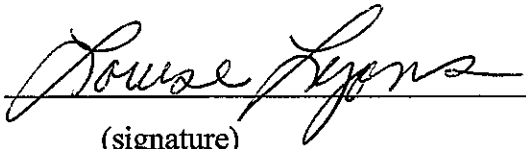
6/9/2023 (date)

PIN: 10-12-204-010-0000

I, Judith Hill, in my capacity as President of Suellen Corporation, the owner of <sup>1500-1510 49H</sup> ~~1400-1406~~ Central Street, Evanston, hereby object to the application by Northwestern University to change the zoning at its property at 1501 Central Street, Evanston.

  
\_\_\_\_\_  
President, Suellen Corporation

I, LOUISE LYONS, personally know Judith Hill and watched her sign this objection.

  
\_\_\_\_\_  
(signature)

LOUISE LYONS (printed name)

716 OTTAWA AVE (address)  
PARK RIDGE, IL 60068

6/7/23 (date)



# Central Street Neighbors Association

6 September 2023

Land Use Commission  
2100 Ridge Ave.  
Evanston, IL 60201

Re: 1501 Central St. [Ryan Field] (23PLND-0035; 23PLND-0010)

Commissioners:

**President**

**Jeff Smith**

**Secretary**

**Connie Heneghan**

**Treasurer**

**Joe Hill**

**Board Members**

**Carl Bova**

**Jim Hughes**

**Mary Rosinski**

**Mark Sloane**

**Mary Lou Smith**

**David Staub**

The Board of Central Street Neighbors Association (“CSNA”) requests that the Commission recommend against the above-referenced proposed zoning amendment and associated planned development application. Based on the experience of the Board, representing collectively well over 200 years of living in north Evanston, as well as listening to and hearing from members and other area residents over the 17 years of our existence, we can attest that the proposed amendment does not meet the standards for amendments under section 6-3-4-5 of Evanston’s zoning code:

(A) The proposed amendment has too many inconsistencies with the goals, objectives, and policies of the Comprehensive General Plan.

(B) The proposed amendment is not compatible with the overall character of existing development in the immediate vicinity of the subject property.

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

(D) Public facilities and services are insufficient to handle the impact of the use for which the proposed amendment is offered.

The planned development, which as constituted hinges on the zoning amendment and the proposed change of use for the district, should be denied for similar reasons, but with particular attention to the parking deficit (and request for major variance) insufficiently addressed in even the newest version of the application.

The project for which the zoning amendment is proposed would, no doubt, stimulate new economic activity in the district, and arguably supports the arts, at least as defined by arena-filling popular acts. To the extent that the Comprehensive Plan favors both of these, the amendment fulfills a few of the Plan goals. It should be recognized, however, that new discretionary spending in a given location X must invariably mean fewer discretionary spending dollars spent elsewhere. “Impact” multipliers ignore that fundamental. Moreover, in too many other respects, the project and its enabling amendment fail critical tests.

The attached table compares sections and standards set forth in the Comprehensive Plan (Standard A), using referenced statements in that Plan, where appropriate, as opportunity to discuss Standards B (compatibility with existing nearby development), C (effect on property values), and D (ability of public facilities and services to handle the impact); this last standard is addressed in the last row without specific reference to a Plan subsection. Also attached are our organization’s first published concerns about the project, from January 2023, and the request for additional time setting forth stakeholder credentials.

Yours,

Jeff Smith

Plan Section	Value/Goal/statement	Conflict w/ Ryan Field project
<p><b>Values &amp; Goals</b> <b>I. Land Use</b></p>	<p>The growth and evolution of Evanston's institutions should not have an adverse impact upon the residentially-zoned adjacent neighborhoods.</p>	<p>The growth resulting from the proposed project would have adverse noise, light, traffic, parking, air quality, and quality-of-life impacts upon the adjacent and nearby residentially zoned neighborhoods of Evanston and Wilmette.</p> <p>Even if the noise levels outside the venues are below hearing-damage levels, they will be a too-frequent intrusion on daily life, interfering with conversation, concentration, work by the large number of home-based employees and businesses in the surrounding areas, students attempting to quietly study or complete assignments, and the "quiet enjoyment of the premises" that is the right of every resident.</p> <p>Even if only the substandard parking lot is filled with cars, the proposed annual increase in intensity of use represents scores of thousands of additional vehicle trips, engines starting and idling, and perhaps hundreds of additional hours that Central Street is clogged. Much of this extensive vehicle activity will extend well past normal bedtimes. More probably, however, most guests will continue to park wherever they can, in the neighborhoods.</p> <p>Cumulatively, the arrival, departure, engine starting, and idling in parking lots and traffic by passenger vehicles, buses, and trucks for not only attendees but performers, equipment, and vendors will emit, conservatively, an additional five to twenty-five tons of greenhouse gases and pollutants, heavy with carbon monoxide, in the immediate vicinity of the stadium district each event.</p> <p>The dramatic increase in events and ancillary business activity will also increase by multiples the amount of light pollution the neighborhood presently experiences.</p>



Plan Section	Value/Goal/statement	Conflict w/ Ryan Field project
<p><b>Values &amp; Goals</b> <b>III. Circulation</b></p>	<p>The safety and convenience of pedestrians and bicyclists should be a priority (Ch. 12).</p>	<p>Central Street is already considered so busy and narrow that, except for the far western portion of the street, which has bike lanes, cyclists are instead diverted by City of Evanston plans and signage to Lincoln Avenue. That is during normal traffic. Before and after sports events, congested Central Street becomes a hazard for average bikers. Moreover, such events in the stadium district push vehicle traffic to higher-than-normal levels on Lincoln and other routes that bikers use. Adding thousands of vehicles dozens of times per year to streets surrounding the U2 District can only make those streets less safe and less convenient for pedestrians and bicyclists. Increased usage must also necessarily accelerate wear and tear, marginally, on Evanston roads.</p>
<p><b>Values &amp; Goals</b> <b>IV. Community Environment</b></p>	<p>The historic heritage of Evanston should continue to be identified and preserved for the benefit of current and future residents (Ch. 14).</p>	<p>The initial permitting of the construction of Dyche Stadium was touted by local media as the most important City decision made that year. As a nearly century-old structure dating to the collegiate football craze in the raccoon-coat “Roaring 20s,” the existing stadium has historical and architectural significance. Only two dozen college stadiums in the United States are older. In many other countries, communities maintain cathedrals, temples, bridges, and other large institutional buildings many centuries after construction, and they are sources of civic pride and tourism. Even most of the Colosseum in Rome still stands almost 2000 years later, despite earthquake, war, lightning, vandalism, and neglect. Consigning the existing Northwestern stadium to be one more victim of disposable culture, by demolishing it, does nothing for the historic heritage of Evanston but undermine it.</p>

Plan Section	Value/Goal/statement	Conflict w/ Ryan Field project
	<p>Buildings and landscaping should be of attractive, interesting and compatible design (Ch.13).</p>	<p>The proposed building and landscape, like most renderings, are, in and of themselves, and in the abstract, attractive and interesting on paper/ onscreen, albeit somewhat generically modern. The before-and-after renderings, however, do vividly illustrate that the principal visual impact of the proposed development will be to replace a stadium structure that currently blends into the treetops, from most views, with a mass that immediately becomes the dominant feature, stark against the sky, from most views, with significantly increased signage lighting at night, and seemingly some direct sight lines from within the stadium to the exterior, in some views, which will exude bright light.</p> <p>The stadium also appears to be located considerably closer to Central Street while growing much taller on that south end, which will generate a feeling of crowding rather than public gathering space, akin to the narrow sidewalk below the left field bleachers at Wrigley Field.</p> <p>Most residences surrounding the U2 district are single-family homes and older apartment complexes dating to the early-to-mid 20th century. The new stadium bulk, more space-age and digital-era in style than anything nearby, conflicts with the architectural principle of compatibility with surroundings. The new design increases sense of separation from the neighborhood, and the principal structure seeks to make a grandiose statement of power and authority over its surroundings. The nearby residences, instead of being respected as neighbors by the structure, will become, visually, more like vassals to the castle of a local lord.</p>

Plan Section	Value/Goal/statement	Conflict w/ Ryan Field project
<p><b>Pt. 1, Ch. 2</b></p>	<p>P/A: Preserve neighborhood character while supporting redevelopment efforts that add to neighborhood desirability.</p>	<p>The applicant cannot have it both ways, saying everywhere else in Evanston that this project will be transformational, while claiming to the Commission to have minimal to no impact on the neighborhood. Transforming the U2 district into one where its primary use is entertainment necessarily warps neighborhood character.</p> <p>It is critical to understand the housing stock and its occupants, which Northwestern might do better if it had sought even one public meeting with Central Street Neighbors Association or Most Livable City Association. Except for some development directly along Central Street, the housing stock around the district is predominantly single-family homes of two or more bedrooms, i.e., move-up homes for families with school-age children, not starter homes. The “neighborhood desirability” stems from residential character. Many residents lived elsewhere in Evanston first before purchasing their present home.</p> <p>Almost no buyer purposely moves to such a neighborhood hoping that it will become noisier and more congested. No family with children looks to move to where studying or schoolwork, or putting a child to sleep, will be interrupted or made more difficult by unwanted sound, for hours, of even 70, 75, or 80 decibels. So, for decades, sellers and their agents have sought to calm potential buyers by assuring that the stadium only hosts crowds a handful of times per year.</p> <p>The project does not preserve neighborhood character, but would transform it. An economic incentive for many structures will be to support short-term rentals, which Evanston has sought to discourage, and to tear down many of the 1890s-1920s houses in favor of unaffordable, entrepreneurial Wrigleyvillesque walkups.</p>

Plan Section	Value/Goal/statement	Conflict w/ Ryan Field project
	P/A: Encourage creative adaptive reuse of properties available for redevelopment using zoning standards and the Site Plan and Appearance Review process to protect historic character.	Demolition of a 1920s local landmark and wholesale change of the zoning ordinance is the opposite of this action item. Creation of incentives to replace existing housing stock, likewise.
<b>Pt. 1, Ch. 4</b>	P/A: Monitor Central Street... in the appropriate locations encouraging residential and residential/commercial mixed-use developments in order to enhance the existing character of the neighborhood.	Again, this project will not enhance the existing character of the neighborhood, it will transform it. The most analogous precedent is Wrigley Field, where most of the modest-income residents of what was part of Uptown were displaced by the surrounding neighborhood's transformation into a party district following the Cubs' move to night baseball games. Although the ballpark was not the only factor, rents became unaffordable for longtime residents, and it is now often extremely difficult for a casual visitor to park on neighborhood streets. Brick-and-mortar retail has been replaced in many instances with bars that thrive on nightlife and transient stadium attendees "pre-gaming" and after-game continuations.
	P/A: Protect and enhance the traditional character of neighborhood business districts	The project will in some respects conflict or even compete with neighborhood business districts. The proposed stadium design suggests some permanent retail may be an intended use of the ground floor. Congestion makes shopping at Central Street businesses more difficult on event days. This occurs even now with the modest football game schedule.
<b>Pt. 1, Ch. 6</b>	GOAL: Support the growth and evolution of institutions so long as the growth does not have an adverse impact upon the residentially-zoned adjacent neighborhoods	See comments on Pt. Ch. 2 and Pt. 1 Ch. 4 above.
	Objective: Assure that institutional development enhances surrounding neighborhoods as well as the economic development of Evanston.	See comments on Pt. 1 Ch. 2 and Pt. 1 Ch. 4 above. This institutional development does not enhance surrounding neighborhoods, it is <i>at the expense</i> of surrounding neighborhoods. Comments from some project advocates make this an overt goal, to throw neighborhood residents under the bus for perceived gain elsewhere.

Plan Section	Value/Goal/statement	Conflict w/ Ryan Field project
	<p>P/A: Monitor institutional development and evolution using land use regulations to guide effects and limit negative impacts on the surrounding community and adjoining land uses.</p>	<p>See comments on Pt. 1 Ch. 2 and Pt. 1 Ch. 4 above. There has been insufficient monitoring as is. Any study with integrity would show the clogging of Central Street on not just football game days but basketball game days and nights. The corridor for commute of Evanston's two largest employers as well as many others is not physically capable of handling additional traffic of even the vehicles that come to the much-smaller crowds at Welsh-Ryan Arena without clogging Central Street and Lincoln Street.</p>
<p><b>Pt. V, Ch. 16: Environment</b></p>	<p>P/A: Maintain and enforce policies that minimize noise pollution.</p>	<p>The project does not minimize existing noise pollution at all, and without question would significantly add to noise pollution; the only question is by how much. It is important to remember that while music is pleasant for those who voluntarily listen to it, any unwanted sound source audible for hours, whether lawn service machinery or even one boombox, can be extremely unpleasant for those who have to listen to it involuntarily.</p> <p>An extended period of demolition and construction on the scale projected will also be a noise disruption for an extended time with little precedent in any Evanston residential neighborhood.</p>
<p><b>Plan (29)</b></p>	<p>The City should continue to encourage activities of neighborhood groups (block clubs, neighborhood watches, etc.). ... active neighborhood groups in the area can help foster a sense of pride and ownership among residents. The City should also continue the practice of assisting residents to address quality of life concerns through neighborhood-based planning activities.</p>	<p>How this Project has proceeded to date is by marginalizing and attempting to isolate rather than supporting neighborhood groups. The process has not been one of "neighborhood-based planning" but external, top-based pushdown.</p>
<p><b>Plan (30)</b></p>	<p>When opportunities for positive new development or redevelopment emerge, the City should (1) encourage creative ideas and adaptive reuses (placing new uses in existing structures), and (2) guide change to enhance the quality of neighborhoods.</p>	<p>See comments on Pt. 1 Ch. 2 and Pt. 1 Ch. 4 above, as well as comments above on adaptive reuse and preserving historic heritage. The Project undermines all these.</p>

Plan Section	Value/Goal/statement	Conflict w/ Ryan Field project
<b>Plan (31)</b>	building designs and site plans should be consistent with the feel of existing neighborhoods. Green space in neighborhoods should be preserved as much as possible, whether it is in a public park, a parkway along a street, or in private front and side yards.	See comments on Community Environment above. The design and site plan is at best indifferent to, and at worst domineering over, the feel of the existing neighborhood. Also, a large green space in the U2 district becomes parking in the plans proposed.
<b>Plan(44)</b>	The City’s Zoning Ordinance must be carefully enforced in order to prevent undesired spillover effects related to business activity located in residential areas.	<p>The project specifically seeks to avoid the aspects of the Zoning Ordinance designed to prevent spillover in the U2 district, by opening it up to enormously increased amounts of outside traffic.</p> <p>The project proposal is noticeably deficient in discussion of tailgating, “pre-gaming,” and similar pre-event gathering activity, which is a notable and impactful feature of not only athletic events but mass concerts, contributing to neighborhood and elevated sound levels well beyond the scheduled time for the event itself.</p>
<b>Plan(57-58) Institutions</b>	enforcing the standards of the City's Zoning Ordinance is essential if proposed changes would disrupt the residential character and environment of surrounding neighborhoods. Special overlay districts for the hospitals or special zoning districts for university uses are the primary mechanisms for assessing and regulating such change.	The proposed amendment and development do not enforce the existing standards, they seek to change the standards. This subverts the “primary regulatory mechanism” for assessing and regulating the special district for university use.
<b>Plan (59) Public Education</b>	Quality education affects land use planning because it is a key factor in household location decisions.	Actual and potential interference with homework or studying for tests will be disruptive to education in nearby neighborhoods. A greatly increased number of events will cause traffic and parking pressures that conflict with evening uses of Kingsley, Orrington, and Haven schools.

Plan Section	Value/Goal/statement	Conflict w/ Ryan Field project
	<p>Parking shortages are most prevalent in neighborhoods abutting business districts, institutions (e.g., Northwestern University, hospitals, or schools), train stations, or a combination of such land uses.</p> <p>Particularly noted are the Central Street/ Green Bay Road business district....Another type of parking shortage is related to the presence of large institutions. This applies especially to the neighborhoods immediately west of Northwestern University. Other areas that experience this type of problem include those around Evanston and Resurrection/ St. Francis Hospitals....</p>	<p>The planned changes in use can only exacerbate parking shortages.</p> <p>Existing parking for the U2 district is grossly inadequate for the attendee capacity and would not be permitted for a new development. The influx of vehicles for events, as is, transforms residential streets and golf course fairways into parking lots.</p> <p>The projected use of mass transit by most event attendees to mitigate parking and traffic concerns is based on wishful thinking rather than actual transit ridership and capacity, especially given CTA and Metra cutbacks; it is not what occurs at games or concerts at most other regional venues. Common sense, review of train and bus maps and schedules, and even a moment of thought make evident that concert attendees from suburbs such as Northbrook or Wheaton, or most Chicago neighborhoods, cannot or will not take mass transit to and from northeast Evanston.</p>
<p><b>Plan (123)</b> <b>Building Design</b></p>	<p>RELATIONSHIP OF BUILDING TO SITE</p> <p>The height and mass of each building should be compatible with its particular site.</p> <p>The building site should be planned to accomplish a desirable transition between street, site, and building using setbacks and yards that take into consideration adjacent buildings and pedestrian zones.</p>	<p>See comments under Values &amp; Goals IV. Community Environment, above. The proposed project seeks to intensify the lot use and effectively decrease setbacks and buffers, both physically and visually. It will also on average physically elevate the average source of sound (loudspeakers and crowd noise) from the stadium, reducing buffer potential of trees and other buildings.</p>
<p><b>Plan (124)</b></p>	<p>the importance of strategic urban forestry policies needs to be underscored. ... The presence of many beautiful, old-growth elms is an asset to Evanston....</p> <p>Tree trimming must ... be done properly</p>	<p>The plan calls for destroying 121 trees, including elms of over 3' in diameter. It will take decades to cumulatively replace the foliage and carbon sequestration of those trees.</p>
	<p>signs, although an essential tool in marketing and communication, should be accessory components of the overall composition of a structure. Signs should not be freestanding or dominant architectural elements by themselves.</p>	<p>The proposed signage is large and unnecessary branding, recalling the large "TRUMP" on the eponymous skyscraper in downtown Chicago. The "Wildcat Way" concept is a "turf" marker separating the district from neighborhood rather than engaging.</p>

Plan Section	Value/Goal/statement	Conflict w/ Ryan Field project
<p><b>Zoning Amendment Standard (D)</b></p>	<p>Public facilities and services should be sufficient to handle the impact of the use for which the proposed amendment is offered</p>	<p>As noted above, public parking and public streets are inadequate for the proposed intensity of use. The U2 district is surrounded by physical barriers to traffic: rail viaducts, the lake and golf course on the east, few east-west streets being through streets, and the angled intersections with Green Bay Road, bottlenecking through the narrow viaducts. No planner would now locate such a district in this location.</p> <p>Increased use of water and sewer services, and groundwater pumping, has not been sufficiently addressed with transparency in the proposal and will require extended construction, disrupting neighborhoods.</p> <p>The Evanston Police Department is capable of handling likely security impacts of increased district use intensity; however, it should be recognized that such impacts will incrementally increase. While, overwhelmingly, attendees have safe and enjoyable experiences at concerts and athletic events, crime is not unknown, ranging from pickpocketing, drug-dealing, and car burglaries to occasional physical violence. Medical emergencies ranging from heat exhaustion to drug and alcohol overconsumption do occur. From Altamont to Burning Man, injury and death have been a statistically minor but regular feature of mass public gatherings. The resource cost to the City and its taxpayers of managing these impacts should be part of the cost-benefit calculations.</p> <p>Also, while attendees assume some risk of injury in the crowds which they voluntarily join, a legitimate concern of residents is the unwanted heightened risk of Central Street and nearby streets being impassable for emergency vehicles or traffic to hospitals at a critical moment.</p>





**President**  
**Jeff Smith**

**Secretary**  
**Connie Heneghan**

**Treasurer**  
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**Carl Bova**  
**Jim Hughes**  
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**Mark Sloane**  
**Mary Lou Smith**  
**David Staub**

## Central Street Neighbors Association

15 August 2023

Meagan Jones  
Neighborhood & Land Use Planner  
2100 Ridge Ave.  
Evanston, IL 60201

Re: 1501 Central St. [Ryan Field]  
23PLND-0035  
23PLND-0010

Ms. Jones:

Pursuant to Article VIII, §5 of the Rules of the Land Use Commission, Central Street Neighbors Association (“CSNA”) requests at least 10 minutes to offer testimony and/or present at the August 23, 2023 hearing on the above-referenced Special Use/Planned Development application, or as continued. If the application for text amendment is also to be heard at that time, we also request such time for that matter.

The name of our group is as stated and as depicted on this letterhead. CSNA, organized as a nonprofit under Illinois law and §501(c)(4) of the Internal Revenue Code, is well-known to City officials, both elected and staff, numerous of which have appeared at our meetings. CSNA in turn has presented at City Council, at Council committee meetings, before the former Plan Commission as well as its Zoning Subcommittee, and has participated in many other planning, budget, and public meetings.

For 17 years, starting with the Central Street Master Plan effort, CSNA has worked successfully to preserve and support a vibrant neighborhood that reflects our values and our hopes for Evanston. When the American Planning Association honored Central Street as one of the “Great Places in America,” it noted the “active citizenry” and the engaged community organization as part of why our neighborhood works and is so desirable.

The names of current board members are listed at left, but please understand that CSNA does not represent board member individual interests or associated institutions, but the Central Street Neighborhood at large, as best we can. Our membership has consistently been between 125-250 paid Neighborhood members and non-member donors at any one time, plus our mailing list community includes several hundred more who send in memberships intermittently, attend our public events, and/or read our e-mails. Our website has attracted, conservatively, scores of thousands of views from, primarily, Evanston residents. Other CSNA communications, such as op-eds, postal mailings, or meetings streamed by Zoom or re-broadcast on YouTube have reached many thousands more. In respect of privacy and associational rights, it would be inappropriate to attach a list of member/participants, and I don’t interpret LUC rules as requiring that.

We read and respect and respond to feedback we receive, and believe that CSNA’s enduring success over 17 years is because, in a community where unanimity is rare, we have the pulse of much of north Evanston, and the values we support resonate elsewhere in the city as well. CSNA has associational standing as a legitimate stakeholder in the neighborhood impacted by 23PLND-0035 and 23PLND-0010, and can offer the Commission collective expertise in numerous issues attendant to those applications.

Truly yours,

Jeff Smith

## **All Evanston Should Respect Stadium Neighbors' Objections**

The Central Street Master Plan and its implementing ordinance were designed to keep the neighborhood welcoming, walkable, and liveable. The American Planning Association honored this in naming Central Street one of the “[Great Places in America](#),” that combines “an edgy urban vibe with a small-town pace and sensibility.” Such an asset generates value for all of Evanston. The Central Street Neighbors Association (CSNA) has worked for years to preserve the viability and human scale of the area, to amplify the neighborhood’s character and strengths, and to promote liveability and sustainability.

Northwestern University’s bid for dramatic zoning change, so as to hold as many as a dozen 35,000-person stadium concerts plus numerous other large events, would put these goals at risk. Injecting such a scale of outdoor commercial entertainment would disrupt the neighborhood ecosystem. So, while the board of CSNA does not oppose a new stadium, we cannot support the unprecedented proposal for enormous change in U2 district use.

The Ryan Field proposal isn’t just technical text change. NU’s ask would saddle an adjoining Evanston residential and business district with frequent crowds bigger than those of Rosemont’s Allstate Arena (whose concert capacity is less than 20,000), the United Center (23,000), or Tinley Park Arena (28,000). Concerts and festivals this size, plus vaguely described smaller “plaza” events, would turn what the neighborhood currently tolerates on game days — clogged traffic, disappeared parking for shoppers and residents, noise pollution, and intoxicated attendees leaving by both foot and car — from an occasional nuisance to a constant problem. This would also congest a principal route used by emergency vehicles.

Football games, a college life staple, are expected in a stadium neighborhood. But only 6 or 7 weekends a year. The commercialization for which zoning change is sought, more resembling the business of a for-profit entertainment conglomerate than higher educational purpose, wasn’t what any homebuyer or tenant bargained for and would triple the days when residents must deal with the greatest influx of traffic clogging the streets and gobbling up parking, on top of the many medium crowds from basketball games, baseball games, and graduation. No other midwest Big Ten school runs a comparable commercial venue in such a family-dense neighborhood; neither do DePaul, Loyola, or Chicago.

Typical concerts are multiples louder than football game average volumes. So, while an awning roof may reduce some game loudspeaker and crowd roar, and a commitment to reducing light pollution is welcomed, overall frequency and amount of event noise will dramatically increase. Since the stadium won’t be covered, we know the shows won’t be winter concerts — not in Chicagoland. This translates into traffic and noise at least every other warm-weather weekend, perhaps weekly, during the times of the year when families treasure parks and yards for picnics

and get-togethers. The very nature of “residential” and “quiet enjoyment of the premises” is threatened by this scale of activity.

Northwestern’s plan also suggests new food or even alcohol sales outside the stadium on tax-free land, which is troubling from both a nuisance and policy perspective.

Northwestern got permission several years ago for a pilot program of a few large concerts, to demonstrate that it could minimize the disruptions anticipated. It never did so. Now it has upped its ask many times over, without the showing of being able to manage it.

A new stadium is one thing; constant event zoning is another. If, as NU asserts, it needs big show revenues to run the new arena, perhaps it is overbuilding. Spending half a billion dollars on a stadium is Northwestern’s choice, but the City shouldn’t endorse sacrificing quality of life for thousands of neighboring families. The venerable University is an integral part of Evanston, but no Evanston institution should ignore human environmental impact, or, cynically, seek to divide residents by wooing constituencies outside the stadium neighborhood with financial promises. It’s hard to imagine any other neighborhood in Evanston wanting its backyard regularly transformed into RiotFest. So far, local stakeholders’ input has been minimal. At community meetings, Northwestern has been doing more talking than listening. A blitz is appropriate for football, but is not how you have a dialogue.

Few Evanstonians agree on everything, but we are bound by mutual respect and empathy. Not all of CSNA live near the stadium, but we stand in solidarity with the residents faced with such a shock. CSNA cannot support the plans for a drastically expanded and commercialized stadium district and event schedule, nor zoning change to enable that. All of us need to respect the legitimate objections raised by our fellow Evanstonians who would have to bear the brunt of these disruptions.

— The Board of Directors of Central Street Neighbors Association (Jeff Smith, David Staub, Mark Sloane, Megan Lutz, Joe Hill, Mary Rosinski, Jim Hughes, Conie Heneghan, Carl Bova, Mary Lou Smith)

**Statement of Selected Ryan Field Neighbors<sup>1</sup>**  
**in support of**  
**Ryan Field Zoning Proposals**  
**pending before the**  
**Evanston Land Use Commission**

You are addressing Northwestern’s request that it be permitted to rebuild Ryan Field and use it as a venue for live entertainment that will produce revenues that will serve as a critical component of the financing for that project. Stated simply, our neighbor, Northwestern, wants to improve property it already owns and use that now underutilized property in a way that will produce enormous economic benefits and significant cultural benefits to the City of Evanston, its residents and its businesses. This may well be the most consequential zoning proposal you are ever asked to consider.

We are nearby neighbors of Ryan Field.<sup>2</sup> We have been consistently impressed by Northwestern's many contributions to the City’s civic life. In our experience, Northwestern has consistently demonstrated that it is a good neighbor. The proposal you are considering tests whether neighborliness is a two-way street when it comes to utilization of Ryan Field.

Prior to approval of the now expired two-year experiment that was limited to fieldhouse events,<sup>3</sup> there was a long history of Evanston’s refusal to allow Northwestern to host events in the stadium or the fieldhouse that were considered to be “commercial.” Events Evanston refused to authorize included concerts, professional tennis tournaments, a professional soccer match, a US Olympic team volleyball match and a professional soccer match.<sup>4</sup> These are the types of events that if held today would be well attended and welcomed by many Evanston residents and business owners. Such events would generate significant new revenues to Northwestern for stadium upkeep and other expenses. The City of Evanston would also receive significant previously unbudgeted revenues from permits and ticket fees.

For these reasons and because the proposals satisfy the standards for both the proposed text amendments and the related special use as described below, we ask you to recommend that the city council show Northwestern that we can be good neighbors too.

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<sup>1</sup> This document and the accompanying one page submission statement and the on-line comment form are intended as an integrated testimonial and evidentiary submission by the property owners identified in the submission statement.

<sup>2</sup> This statement is filed by the owners of properties located within 1,000 feet of the parcel of land upon which Ryan Field and Welsh Ryan Areana are situated.

<sup>3</sup> This brief opportunity was unused by Northwestern due to the CoVid pandemic.

<sup>4</sup> In 1975 and 1977, the City Council based its disapproval on a fear that such uses of the stadium and the fieldhouse would reduce the property values of nearby homes and on a “substantial difference” between amateur and professional sports rationale. The data described in part (4) below casts grave doubts about the property value concern. In an Era of “Name Image and Likeness” compensation of NCAA athletes the distinction between amateur and professional athletes is also suspect.

**1. The Zoning text amendment and special use processes are designed to permit landowners to develop and use their property as they see fit, within reasonable bounds.**

The starting point for your consideration of any zoning text amendment or special use request is the principle that within the constraints imposed by the standards of City Code Sections 6-3-4-5 and 6-3-5-10, landowners should be free to make use of and to develop their property as they see fit. Moreover, where the proposed use or development provides significant direct or indirect economic and other benefits to the City, its residents and its businesses, the proposal should be permitted if, after balancing its beneficial impacts and its burdens, the proposed changes would not unduly harm other nearby landowners or if that harm can be adequately mitigated by conditions imposed in the approval process.

We acknowledge that some of our neighbors oppose the proposals. While some of us may share some of those concerns, on balance, the proposals are so beneficial to all of Evanston, including our neighborhood, that we are convinced the concerns are outweighed by the benefits.

This policy to accommodate reasonable landowner development and usage proposals is reflected in the following passages from the Comprehensive General Plan (“CGP”). Moreover, these passages explicitly apply this accommodation policy to institutional proposals, including, with particularity, proposals from Northwestern: The CGP places particular emphasis of the need to accommodate the development goals of Northwestern, as Evanston’s single most significant institutional contributor to the life of the City.

“As a general land use type, these institutions provide for the daily needs of Evanston and the region. They prepare residents for productive places in society... They are centers of cultural activity, such as music, art, and performance. And certainly, Evanston's institutions, as sizable employers, produce a significant economic effect crucial to Evanston's economic development strategies. Among the top ten employers in Evanston are Northwestern University, both Evanston Hospital and Resurrection Health Care/St. Francis Hospital, School Districts 65 and 202, and Presbyterian Homes...

Since it is inevitable that some institutions will renovate, enlarge, or reduce in scale their operations in the future, it is important that the City maintain dialogue with the most sizable among them to be able to anticipate such changes...

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...”

*Evanston Comprehensive General Plan, Chapter 6 (May 8, 2000).*

Based on these passages and the standards described in City Code Sections 6-3-4-5 (A) and 6-3-5-10 (B), this commission should approach its fact-finding duties regarding Northwestern’s proposal with a view towards accommodation rather than skepticism.

Applying these guidelines, this commission should facilitate Northwestern’s use of its underused stadium property in the manner it has proposed unless that use will have an undue adverse impact on the neighborhood. As described in (4) and (5) below, we contend there will not be an undue adverse impact. We submit that impact of increased frequency of events (a concern expressed by some) should be balanced against the enhanced mitigation of neighborhood traffic, sound and lighting impacts. We are also convinced that property values in our neighborhood are likely to increase.

**2. The Zoning text amendment and special use standards of City Code Sections 6-3-4-5 (A) and 6-3-5-10 (B) require this commission to apply the policies and strategies of the CGP that explicitly favor proposals that are likely to directly or indirectly produce economic, cultural, environmental or other benefits for the City and its residents, its businesses, its workforce, its schools and other public or not for profit institutions.**

- (a) **Economic Benefit.** Chapters 4 and 6 of the CGP includes the following description of the CGP Economic Development Strategy that should guide the commission in its consideration of the Zoning text amendment and special use standards of City Code Sections 6-3-4-5 (A) and 6-3-5-10 (B):

“ECONOMIC DEVELOPMENT STRATEGY. The Comprehensive General Plan addresses land use and infrastructure policies that aim to promote economic development.

In the short term, Evanston’s economic development activities (established and further elaborated upon in the City’s Economic Development Strategy) prioritize several goals, including the following: retaining and expanding existing businesses; attracting new businesses and uses that will enhance economic development, especially the tax base; sustaining and enhancing Evanston's attractive environment and resources that will stimulate new business formation; ...

The Economic Development Strategy is essentially discussed throughout this chapter. The Strategy emphasizes retention and enhancement of Evanston’s business, commercial, and manufacturing employment base.”

*Evanston Comprehensive General Plan, Chapter 4 (May 8, 2000).*

“...Evanston's institutions, as sizable employers, produce a significant economic effect crucial to Evanston's economic development strategies...”

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

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..."

Evanston's larger institutions and charitable organizations are an engine of the local economy...through the thousands of jobs they provide and the many consumers that they bring to the community each day. Efforts to work with these institutions to increase awareness of their long term development goals or concerns should be an ongoing City policy..."

*Evanston Comprehensive General Plan, Chapter 6 (May 8, 2000).*

The only economic benefit report for the Ryan Field project that exists at this writing is the Tripp Umbach<sup>5</sup> analysis commissioned by Northwestern University. It shows that the potential economic benefit to the City of Evanston is substantial. Frankly, it's the largest overall benefit package that we can recall as long time Evanston residents. A summary of the projected economic benefit for the City of Evanston from rebuilding Ryan Field and hosting special events is shown below with a comparison from current state to 2031.

Element	2022	Projected 2031 <sup>6</sup>	Increase
Jobs	376	827	451
Annual Total Economic Impact	\$50.4 million	\$101.9 million	\$51.5 million
Annual Taxes	\$1.4 million	\$5.3 million	\$3.9 million

In addition to the projected \$5.3 million in annual taxes, the city will receive \$11 million in construction and other permit fees.<sup>7</sup>

Like ARPA funds, the additional \$3.9 million in taxes generated by a full lineup of live events would be a new source of funds. But unlike the one-time ARPA funds, the City should receive these revenues indefinitely and its utilization of these revenues will not be restricted.<sup>8</sup>

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<sup>5</sup> Tripp Umbach (2023). *The Economic Impact of Rebuild Ryan Field*.

<sup>6</sup> Assumes full lineup of ten live events.

<sup>7</sup> These estimates of direct City revenue do not include any additional per ticket fee that Northwestern and the City agree upon for commercial live events.

<sup>8</sup> The prospect that this development to generate a reliable long-term source of previously unbudgeted City revenues without any City investment is a compelling economic benefit this commission cannot ignore. This "found money" could plug holes in City financing of its long-term obligations such a pension liabilities and looming City infrastructure repair or replacement costs.

In addition to municipal economic benefit, serious consideration should also be given to the positive benefits to individual Evanston residents. The University has set a target of hiring 35 percent of total subcontracted spending from local, minority and women-owned business, with a priority placed on Evanston residents. How do we calculate the emotional and economic benefits for an unemployed or underemployed individual to gain an opportunity in their hometown? How do we factor in new optimism? New hope for a better future? New confidence? When we place a value on those factors, multiply the resulting dollar amount by hundreds.

Local business leaders expect to benefit from the increased activity at the stadium and a new customer base that will travel to Evanston during other parts of the year, instead of only on six Saturdays during football season. This will be particularly impactful during summertime when there is a drop-off in customers who are Northwestern students or their relatives. The prospect of greater customer interaction has led local business organizations such as the Evanston Chamber of Commerce and Downtown Evanston to enthusiastically support this project. These business owners know the impact of guests who dine, spend and stay when they visit for events.

Consider our own home state of Illinois. Governor Pritzger announced<sup>9</sup> on July 10 that the state of Illinois has its highest-ever hotel revenue figures in FY2023, which closed on June 30, 2023. Visitors spent \$44 billion in Illinois in the last fiscal year with a projected economic impact of \$78 billion. Visitors may be among the best forms of economic impact. They leave their money in our city but don't stay to benefit from the city services their dollars help to pay for. Illinois Speaker of the House, Emanuel "Chris" Welsh may have left us the best advice for future economic benefits growth through visitors. In reaction to the recent record -breaking results in Illinois, he said,

"Once again, we are showing that in order to have a prosperous future, we have to make those investments now... This isn't because of luck; we laid the groundwork and did the work to get to where we are today."<sup>10</sup>

- (b) **Cultural Benefit.** In another passage that the commission should take into account in applying the zoning text amendment and special use standards of City Code Sections 6-3-4-5 (A) and 6-3-5-10 (B), the CGP addresses the importance of the arts in a chapter that that refers not just to fine arts but also music and other live performances. That chapter stresses the benefits Evanston, and its residents derive from the arts:

“RECOGNIZE AND PROMOTE THE ARTS AS A VITAL COMPONENT OF THE LOCAL ECONOMY...”

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<sup>9</sup> From Illinois Route 66. Gov. Pritzger Announces Record-Breaking Hotel Revenues in FY 2023 and Unprecedented Growth in Illinois Tourism. Downloaded from [illinoisroute66.org](http://illinoisroute66.org) on July, 21 2023.

<sup>10</sup> *Id.*



## POLICIES/ACTIONS...

Encourage the inclusion of cultural facilities and Arts Installations in large development or redevelopment projects...

As its goal, Evanston should continually encourage the creation of arts and arts activities through the support of ... artists of all disciplines.

The arts are included as an issue in the Comprehensive General Plan because of the role arts programs and the arts industry play in shaping the identity and economy of Evanston...

the development of increased space for art preparation, presentation, and performance should be continually supported.

...Evanston's image as a place offering a diversity of artistic resources should continually be cultivated as a means of marketing Evanston's desirability as a place in which to live and work."  
*Evanston Comprehensive General Plan, Chapter 15 (May 8, 2000)*

The proposal will allow Northwestern to attract musical and other live performances to Evanston by providing a high-quality concert venue in a league with Ravinia Festival. As described in (2)(a) above many if not most of the economic benefits to the City, its residents and businesses depend upon the use of the redeveloped stadium as a venue for revenue generating live performances.

- (c) **Environmental Upgrade.** In another passage that the commission should take into account in applying the Zoning text amendment and special use standards of City Code Sections 6-3-4-5 (A) and 6-3-5-10 (B), the CGP addresses the importance of environmental upgrades in design and operation of new developments and redevelopments.

“Establishment and enforcement of environmental standards occur within a policy framework that falls outside the purview of the Comprehensive General Plan. However, as a guide for land development and improving infrastructure and circulation systems, the plan can broadly address how land use and development should be sensitive to concerns about environmental sustainability...

Sensitivity to environmental concerns should be reflected in building design, site planning, and landscaping...

Environmentally sound principles should be encouraged in architecture as well as construction.... Architects are encouraged to maximize energy efficiency and energy conservation.”  
*Evanston Comprehensive General Plan, Chapter 16 (May 8, 2000).*

The Northwestern proposal includes a commitment to environmental sustainability by seeking to obtain and maintain Leadership in Energy and Environmental Design (LEED) Gold certification for the new stadium. As this commission is well aware LEED Gold Certification is the second highest of four favorable designations that can be awarded to buildings that submit to the U.S. Green Building Council’s ten rating systems that test for environmental excellence in building design, construction and operation.

**(d) The CGP’s emphasis on community benefits is broad enough to permit the Commission to consider additional benefits not explicitly described in the CGP.**

As already mentioned above, this commission would be properly applying the general focus of the CGP on community benefits if it took into account the elements of the proposal that will benefit minority owned, women owned, and Evanston based contractors, designers, tradesmen and tradeswomen even though such equity features are not mentioned in the CGP.

**3. The Passage of time since prior zoning decisions denying Northwestern the right to use its stadium and fieldhouse for non-collegiate sporting events or live musical performances did not confer upon nearby landowners any vested right to continuation of those restrictions.** The Zoning text amendment and special use standards of City Code Sections 6-3-4-5 (A) and 6-3-5-10 (B) require this commission to apply the policies and strategies in the CGP by balancing the merits of the proposal against the concerns expressed by nearby landowners. But there is no suggestion in the CGP that past refusals of the City to grant zoning relief to Northwestern for non-collegiate sporting events or live musical performances in its stadium or fieldhouse conferred upon neighboring landowners any vested right to have such events banned. Despite recent suggestions to that effect, the CGP explicitly rejects the notion that adjacent landowners have such a vested right:

“Development and redevelopment of land can create opportunities for interesting additions to a neighborhood and to Evanston overall. They can also replace deteriorating buildings or incompatible land uses with ones more sensitive to the needs of adjacent residential neighborhoods. Of course, new developments that bring about changes in land use types or in the scale of existing uses can also generate conflict and controversy. Even though the present, well-defined land use pattern is likely to remain largely the same, some change is inevitable.

*An important objective should be to maintain the appealing character of Evanston's neighborhoods while guiding their change.*

A balance is needed between preserving the character inherited from the past with meeting the demands of the present and the future. When opportunities for positive new development or redevelopment emerge, the City should (1) encourage creative ideas and adaptive reuses (placing new uses in existing structures), and (2) guide change to enhance the quality of neighborhoods.

*A second objective should be to recognize the benefits of mixing residential, commercial, and institutional uses in neighborhoods.*

The distinct quality of many neighborhoods rests in their historic diversity of land uses. Evanston differs from many newer suburbs where users are isolated from one another and where a car is the only way to get from home to work and to shopping. 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. As a policy, the City should work to offset adverse effects (such as traffic and parking congestion or incompatible hours of operation) as part of its technical assistance, zoning regulation, and site plan review for businesses and institutions proposing expansion or relocation to sites adjacent to residential areas.”

*Evanston Comprehensive General Plan, Chapter 2 (May 8, 2000)*

The Evanston of today is very different from the Evanston of 70 years ago. Many in today’s Evanston would welcome and embrace a championship tennis tournament, Olympic volleyball match and Ravinia style live musical entertainment, all events barred since the 1950’s by past “Not In My Backyard” zoning decisions.

If Evanston had not progressed, we might still be a dry town without the restaurants and hotels that have opened since the City’s ban on alcohol sales was repealed.<sup>11</sup> The diversity we cherish would certainly look very different if our city leaders were still seeking to use zoning rules to foster red lining<sup>12</sup> instead of leading the nation with our reparations program.

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<sup>11</sup> It was not until 1972, just shy of 40 years after the end of Prohibition, that the Evanston City Council voted to end Evanston’s 114 years as a “Dry” city.

<sup>12</sup> Zoning decisions contributed to Evanston’s history of red lining. Zoning maps dating back to 1919 were designed to constrain expansion of Black homeownership by drawing commercial zones around the so called “Black Triangle” bordered by Green Bay, McCormick and Church.

**4. The proposed live performances can be expected to increase, not reduce neighborhood property values.** Some residents have expressed concern that outdoor concerts will have an adverse impact on home prices. We acknowledge that the City Code appears to treat an adverse property value as the most significant factor this commission is called upon to consider since it is separately listed as a standard in addition to its identification as a concern in the CGP. See, City Code Sections 6-3-4-5 (A), 6-3-4-5 (C), 6-3-5-10 (B) and 6-3-5-10 (D).

Based upon the data presented below, we contend the concerns about a decline in property values are not well founded. On the contrary, the use of the new stadium as a venue for music and other live performances can be expected to increase, not reduce neighborhood property values.

A 2016 survey published by realtor.com and Vividseats.com found that, on average, homes within one mile of 20 outdoor concert venues sell for a premium over the average price for all home sales in the venues' zip codes.<sup>13</sup> This study likely understates the sales price premium since nearby homes benefiting from the proximity premium are included in the full zip code numbers.

Ranking	Venue	Home Prices Within 1 Mile of Venue	Home Prices in ZIP Code	Venue vs. ZIP Code
1	Capital City Amphitheater ( <a href="#">Tallahassee, Fla.</a> )	\$177,500	\$100,000	78%
2	OKC Zoo Amphitheatre ( <a href="#">Oklahoma City</a> )	\$49,500	\$29,500	68%
3	Greek Theatre - Los Angeles ( <a href="#">Los Angeles</a> )	\$2,100,000	\$1,285,000	63%
4	Investor Amphitheatre ( <a href="#">Gainesville, Ga.</a> )	\$199,450	\$125,000	60%
5	Cincinnati Playhouse In The Park ( <a href="#">Cincinnati</a> )	\$319,750	\$219,750	46%
6	Oregon Zoo Amphitheatre ( <a href="#">Portland, Ore.</a> )	\$700,000	\$494,950	41%
7	The Levitt Shell ( <a href="#">Memphis, Tenn.</a> )	\$210,000	\$150,500	40%
8	Surly Brewing Festival Field ( <a href="#">Minneapolis</a> )	\$316,500	\$232,250	36%
9	Weesner Family Amphitheater at the Minnesota Zoo ( <a href="#">Apple Valley, Minn.</a> )	\$249,900	\$193,500	29%
10	Ravinia ( <a href="#">Highland Park, Ill.</a> )	\$605,000	\$487,500	24%
11	Tallahassee Pavilion ( <a href="#">Tallahassee, Fla.</a> )	\$120,000	\$100,000	20%
12	Sawyer Point Park ( <a href="#">Cincinnati</a> )	\$260,500	\$219,750	19%
13	Madera Fairgrounds ( <a href="#">Madera, Calif.</a> )	\$237,000	\$205,000	16%
14	Red Hat Amphitheater ( <a href="#">Raleigh, N.C.</a> )	\$300,500	\$260,000	16%
15	Clarke County Fairgrounds ( <a href="#">Berryville, Va.</a> )	\$315,000	\$273,950	15%
16	Wolf Trap Farm ( <a href="#">Vienna, Va.</a> )	\$882,500	\$780,000	13%
17	Ascend Amphitheater ( <a href="#">Nashville, Tenn.</a> )	\$307,000	\$275,000	12%
18	Ravina on the Lakes ( <a href="#">Peoria, Ill.</a> )	\$177,000	\$160,950	10%
19	Concord Pavilion ( <a href="#">Concord, Calif.</a> )	\$575,000	\$525,000	10%
20	Bayfront Park ( <a href="#">Miami</a> )	\$392,500	\$358,500	9%

Methodology: The realtor.com/Vivid Seats analysis was developed by comparing realtor.com's residential sales and deed database with outdoor venue location from Vivid Seats' outdoor concert database.

Jonathan Smoke, the chief economist for Realtor.com attributed proximity to live music as a value to nearby property values, stating,

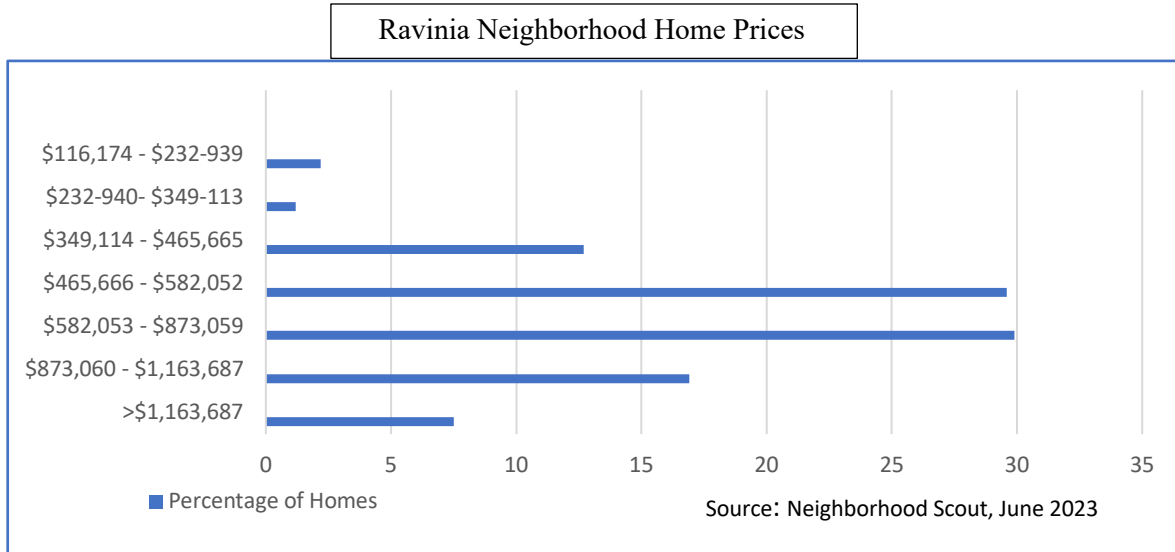
“Walkability to restaurants and shopping has become an increasingly important feature for home buyers over the past few years, especially

<sup>13</sup> Close, Kerry (2016, January). Your Home Could Be Worth More If It's Near One of These. *MONEY* <https://money.com/home-prices-concert-venue/>

millennials. Our analysis shows this desire for close proximity also extends to live music.”

For a local comparison, consider real estate market information regarding the residential neighborhood surrounding the Ravinia Festival in Highland Park, one of the 20 venues in the realtor.com study. Realtor.com reported that on average homes within one mile of Ravinia Festival commanded a 24 percent premium over the price of homes within that venue’s zip code. As reflected in the chart below, homeowners selling homes in the Ravinia neighborhood have maintained their ability to command higher home sale prices despite a high volume of visitors to Ravinia’s outdoor concerts and recent softening of the real estate market. The Ravinia Festival, established in 1905, welcomes 300,000 to 600,000 visitors to approximately 65<sup>14</sup> performances between June and September each year.

Despite the volume of annual visitors, the median home value in the Ravinia Festival’s neighborhood was \$641,755<sup>15</sup>, which was higher than 93.8% of residential neighborhoods in Illinois.



Further despite a generally soft market over the past 12 months, real estate sales data for the Ravinia neighborhood have held up.<sup>16</sup>

Time Period	Dates	Total Appreciation	Average Annual rate
Last 2 Years	2021 Q1 – 2023 Q1	14.63%	7.07%
Last 5 Years	2018 Q1 – 2023 Q1	18.87%	3.52%
Projected	2023 Q2 – 2026 Q3	5.98%	1.95%

<sup>14</sup> 65 performances are 2022 is representative of a typical summer lineup.

<sup>15</sup> From the *Neighborhood Scout* Neighborhood Real Estate Data: Highland Park, Ravinia. Downloaded June 29, 2023

<sup>16</sup> From *Scout Vision*, Neighborhood Scout Real Estate Data: Highland Park, Ravinia, as of the end of Q1, 2023. One driver of appreciation is the low vacancy rate of 0.8%

The local example of the Ravinia neighborhood of Highland Park, and the broader survey of 20 neighborhoods within one mile of outdoor music venues shows no delictorious effect upon property values from live music performances. There is no reason to expect any difference to performances at Ryan Field or the Welsh-Ryan Fieldhouse.

Even more direct evidence of the impact of Northwestern’s proposal on property values can be found in the following home sales that were listed and sold after Northwestern announced its plans for Ryan Field. The fact these homes commanded a premium over asking and were sold so quickly is even more significant given the current soft real estate market.

**Recent Above Asking Price Home Sales in Immediate Neighborhood of Ryan Field since Proposal Announced<sup>17</sup>**

Property	Listed	Sold	Over Asking Price
2403 Ashland	\$1,095,000 (4/13/23)	\$1,215,000 (7/24/23)	\$120,000 (27.8%)
516 Isabella (Wilmette)	\$900,000 (5/30/23)	\$1,150,000 (6/22/23)	\$250,000 (27.8%)
1120 Grant	\$979,000 (5/26/23)	\$1,110,400 (7/17/23)	\$131,400 (13.4%)
2715 Broadway	\$799,000 (5/3/23)	\$928,000 (6/5/23)	\$129,000 (16.1%)
2661 Asbury	\$775,000 (5/5/23)	\$851,400 (7/10/23)	\$76,400 (9.9%)

**5. Other Standards.**

**(a) Traffic and Other Neighborhood crowd management concerns. City Code Sections 6-3-4-5 (A), 6-3-5-10 (B) and 6-3-5-10 (F).**

Some of our neighbors object to the impact of traffic relating to the live performances that could be offered by Northwestern if its proposals are approved.

It is clear that increased traffic volume is not necessarily a sufficient reason to disapprove of a zoning proposal. Rather it is a factor to weigh along with countervailing factors supporting that proposal. The CGP includes the following policies regarding increased traffic:

“At times, the impacts of institutions, such as increased traffic and parking or unusual hours of operation, can encroach upon neighborhood quality of life...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. They have the ability to contribute resources toward community and neighborhood development programs. The partnering of institutions with the City to solve social concerns is strongly encouraged.”

*Evanston Comprehensive General Plan, Chapter 6 (May 8, 2000).*

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<sup>17</sup> Data posted on Zillow.com.

We refer you to the traffic plan that Northwestern University has submitted as part of the plan for a smaller Ryan Field.

Any facility that can draw tens of thousands of people will also produce traffic. In fact, since its 1997 reconfiguration to a slightly smaller footprint in the same location, Ryan Field has hosted crowds of greater than 47,000 people 21 times in the same location in the same neighborhood under current zoning. The ability to get large crowds with associated traffic into and out of Ryan Field has been established. Northwestern isn't putting a stadium on a new site on Central Street. It's replacing a stadium in the same location.

The design for the new stadium would reduce football game capacity by 12,000 seats to a new maximum capacity of 35,000. Concert attendance will be cut by an additional 7,000 to a maximum concert attendance of 28,000.

An objection based upon the burdens of handling traffic for concerts with a capacity of 19,000 fewer people than levels handled on 21 previous occasions within current zoning is illogical. To permit a design for a new stadium with capacity for 35,000 for football games but deny permission to hold concerts of 28,000 in the same facility due to traffic and congestion is incongruous.

- (b) Neighborhood concerns about sound and light. City Code Sections 6-3-4-5 (A) and 6-3-5-10 (B).** Some neighbors contend the sound system and lighting for the proposed concerts will adversely impact them. But due to design features of the rebuilt stadium and significant upgrades to the sound and lights systems, the impact of sound and light from the rebuilt stadium will be vastly diminished compared to the design, sound and lighting of the current stadium. Both sound and light impacts will be significantly reduced by the new stadium's unique below grade design and the new canopy that will dampen sound and light. Moreover, the revised distributed placement of smaller speakers and lights throughout the stadium should reduce spillover sound and light compared to current concentrated and unshielded systems.
- (c) Adequacy of Utilities , Sewer & other City services. City Code Sections 6-3-4-5 (A), 6-3-4-5 (D), 6-3-5-10 (B) and 6-3-5-10 (E).** The utilities, sewers and other infrastructure required to serve the new stadium are already in place and have been proven to adequately serve football crowds 47,000. Those systems are clearly sufficient for the reduced attendance for football and the proposed live events proposed to be held in the new stadium.
- (d) Design Considerations City Code Sections 6-3-4-5 (A), 6-3-4-5 (B), 6-3-5-10 (B), 6-3-5-10 (G) and 6-3-5-10 (H).**

  - i. General Design Considerations. City Code Sections 6-3-4-5 (A) and 6-3-5-10 (B).**

“Preserving and enhancing Evanston’s physical ambience is a theme running throughout the Comprehensive General Plan. The City should make an ongoing policy of working with the community’s many design professionals to recognize outstanding design and to raise the level of public awareness on matters of aesthetics in Evanston...

Because there is no intent to restrict architectural style, evaluation of the appearance of a project should be based upon the quality of its design and its relationship to its surroundings...

Materials should be durable and attractive and should be selected for their harmony with adjoining buildings and appropriateness to the architectural style. Buildings should use a limited palette of materials that are architecturally harmonious for all facades and exterior building components that are visible from the public ways. Colors should be harmonious within a project design as well as with respect to adjoining buildings or developments. Roof materials should be carefully selected for appearance as well as longevity...

A variety of architectural styles is encouraged because it prevents aesthetic monotony...”  
*Evanston Comprehensive General Plan, Chapter 13 (May 8, 2000).*

The design of the stadium incorporates limestone, perforated metal and glass that offers continuity with other campus buildings. The ovular form will soften the visual impact on passersby. Pivoting the stadium’s orientation to an angle will expand the open space at the corner of Ashland and Central. The decision to sink the playing service below grade and add a canopy and distributed lighting and speakers are designed to limit the impact on the nearby neighbors.

The result is a design that both visually and actually softens the impact of the structure on the neighborhood, while enhancing its connection to the other buildings on the campus.

**ii. No Significant Historical or Architectural Preservation Considerations. City Code Sections 6-3-4-5 (A), 6-3-5-10 (B) and 6-3-5-10 (G).**

The current stadium was originally intended to compliment the gothic style of structures on the lakefront campus. Over time the stadium has fallen out of step with the building features now common throughout the campus. The new design corrects this discontinuity. At the same time it is relevant that the stadium, as a



sports venue, was never as true an example of the gothic style as are campus buildings like the Deering Library.

**iii. No Natural Landscaping Preservation Considerations. City Code Sections 6-3-4-5 (A), 6-3-5-10 (B) and 6-3-5-10 (H).** In its proposal,

Northwestern notes that currently there is no landscaping on the Stadium site. So there is no current landscaping to be preserved. However, the proposal does include the addition of new park-like area available for public use.

- (e) **Special Use is a listed Special Use. City Code Sections 6-3-5-10(A).** The proposed special use, a planned development, is listed as a permitted special use in the U2 district in which the stadium is located. City Code Sections 6-15-1-9.
- (f) **Compliance with all other U2 District regulations, as Modified. City Code Section 6-3-5-10(I).** The requested special use complies with all applicable regulations for the U2 District, as those regulations would be modified by the requested relief.

**6. Conclusion.** As stated in our opening remarks, Northwestern seeks to improve property it already owns. It also wants to to finance a portion of the development's cost by hosting live entertainment events, including concerts. No taxpayer funds will be used in this project. Rather, the development will add substantially to the City of Evanston's tax revenues.

Existing zoning laws have not always benefitted the entire community. We have all learned that even in zoning matters "status quo" is sometimes out of step with necessary change. The zoning laws enacted in 1919 that restricted land use around the so called "Black Triangle" encouraged segregation. The Open Housing policies Evanston embraced in the 1960s faced strong resistance from coalitions of neighbors who argued desegregation would decrease their property values.

Zoning restrictions can hold a community back from its own best interests. But even longstanding zoning decisions can change. In retrospect, we can all agree that zoning laws that encouraged segregation were morally wrong and poor policy. Moreover, integration efforts in the Dewey Community Conference area in the 1960's proved to Evanston that integration would not produce a decline in property values. In fact, those integration efforts made Evanston a more desirable place to live, even though the effort is far from complete.

We ask you to once again make zoning changes, this time to show Northwestern that after 70 years of opposition to their legitimate aspirations, we now appreciate that neighborliness is a two way street. The changes they request will improve the quality of life and public discourse for us all. It will encourage performing arts and increase community engagement, as well as create jobs and add much needed City revenue.

For all of these reasons, please tell Northwestern, "Yes In Our Back Yard."



Meagan Jones &lt;mmjones@cityofevanston.org&gt;

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**Fwd: Build Ryan Field**

1 message

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**Elizabeth Williams** <ewilliams@cityofevanston.org>  
To: Meagan Jones <mmjones@cityofevanston.org>

Tue, Sep 5, 2023 at 2:02 PM

----- Forwarded message -----

From: **Omar Sheikh** <osheikh@cityofevanston.org>  
Date: Tue, Sep 5, 2023 at 1:01 PM  
Subject: Fwd: Build Ryan Field  
To: Elizabeth Williams <ewilliams@cityofevanston.org>

----- Forwarded message -----

From: **Asbury Northwestern, LLC** <asbury2047@gmail.com>  
Date: Tue, Sep 5, 2023 at 12:06 PM  
Subject: Build Ryan Field  
To: <publiccomment@cityofevanston.org>

Hello,

I am a property owner in Evanston.

It works something like this: A stadium is built, which creates new jobs in the region. Because more people are working, they spend money in the area (for lunch, parking, etc.), which in turn requires local businesses to hire additional workers to support the increased demand.

Please build Ryan Field!

Regards,

Ryan Salvino

--

**Omar Sheikh****Deputy City Clerk**

City Clerk's Office

City of Evanston

2100 Ridge Avenue. Rm 1200 | Evanston, IL 60201 | 847-859-7801

[osheikh@cityofevanston.org](mailto:osheikh@cityofevanston.org) | <https://www.cityofevanston.org/government/city-clerk-s-office>

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Meagan Jones &lt;mmjones@cityofevanston.org&gt;

---

**Fwd: In favor of Ryan Field**

1 message

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**Elizabeth Williams** <ewilliams@cityofevanston.org>  
To: Meagan Jones <mmjones@cityofevanston.org>

Tue, Sep 5, 2023 at 9:27 AM

**Liz Williams****Planning Manager**

Planning &amp; Zoning Division

Community Development Department

City of Evanston

2100 Ridge Ave | Evanston, IL 60201 | (224) 296-4489

[ewilliams@cityofevanston.org](mailto:ewilliams@cityofevanston.org) | [cityofevanston.org](http://cityofevanston.org)

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From: **Omar Sheikh** <[osheikh@cityofevanston.org](mailto:osheikh@cityofevanston.org)>  
Date: Fri, Sep 1, 2023 at 12:37 PM  
Subject: Fwd: In favor of Ryan Field  
To: Elizabeth Williams <[ewilliams@cityofevanston.org](mailto:ewilliams@cityofevanston.org)>

----- Forwarded message -----

From: **Christopher Heald** <[healdc@gmail.com](mailto:healdc@gmail.com)>  
Date: Fri, Sep 1, 2023 at 11:59 AM  
Subject: In favor of Ryan Field  
To: <[publiccomment@cityofevanston.org](mailto:publiccomment@cityofevanston.org)>

I'm writing in favor of building the new Ryan Field.

*I'm in favor of the New Ryan Field because it will:*

- Create new jobs & over \$208 million in revenue for local Black and Brown- owned businesses
- Provide an Evanston workforce technology upskilling program to prepare local residents for new job creation
- Generate \$500,000 in revenue annually to support Evanston Public Schools through an event ticket sale surcharge
- Reduce traffic congestion due to fewer seats and stadium design (12,000 less seats)
- Be an environmentally friendly, sustainable LEED Gold Certified design
- Create green space for our community to enjoy all year
- Reduce light and noise for neighbors with a state-of-the-art canopy

Christopher Heald  
[2302 Hartzell Street](http://2302HartzellStreet.com)  
Evanston, IL 60201

6th Ward

312-343-2741

--

**Omar Sheikh**

**Deputy City Clerk**

City Clerk's Office

City of Evanston

2100 Ridge Avenue. Rm 1200 | Evanston, IL 60201 | 847-859-7801

[osheikh@cityofevanston.org](mailto:osheikh@cityofevanston.org) | <https://www.cityofevanston.org/government/city-clerk-s-office>

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Meagan Jones &lt;mmjones@cityofevanston.org&gt;

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## My public statement on LUC website has been cut off. Emailing it here.

1 message

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**D Thiersch** <dthiersch3@gmail.com>  
To: mmjones@cityofevanston.org

Tue, Sep 5, 2023 at 3:51 PM

Dear Meagan Jones,

I just learned today that my public statement submitted via the City of Evanston Land Use Commission online form has been cut off. I am submitting it in its entirety here. I submitted it by your deadline and request that it be submitted to the LUC in time for their consideration of this very important decision about NU's zoning amendment.

### Here is my statement:

Isabella Street becomes completely blocked when there are big events at NU's Central Street athletic complex. Even popular basketball games that hold only 7,039 people can cause traffic gridlock on my street. to a video taken by my neighbor before the IU-NU basketball game (7,039 attendees) on Feb 15, 2023. Here is the link to that video: <https://www.youtube.com/watch?v=UJMsDnUfchM>

Although Isabella is a two-way street, people tried bypassing the gridlock, and became stuck while passing, so both lanes were now heading east toward Welsh-Ryan Arena. Cars could no longer travel west on Isabella. Cars began using the alley behind Isabella like a street as they tried to bypass the gridlock. Here is the link to that video: <https://www.youtube.com/watch?v=yxtwXBUhHMc>

Neighbors living on 4th, 5th and 6th streets in Wilmette and also Central Street in Evanston said their streets had similar traffic gridlock that evening. The two-lane streets (one lane going each way) that surround NU's property cannot handle the heavy traffic we currently experience for sell-out sporting events. There are only these two-lane streets for miles. There are no four lane streets or highways near the stadium.

It will be much worse when thousands of cars arrive for concerts in this neighborhood on these two-lane streets. Increasing the number of huge events at the stadium complex will only increase the number of these traffic gridlock events.

Please note that NU's football stadium is the only college football stadium in the country that is surrounded closely by residential neighborhoods. Other universities locate their stadiums on their main campuses, surrounded by large parking lots and other college buildings, not residential neighborhoods.

NU's proposed mega-concerts is particularly dangerous for the community because our hospital is just 4 blocks away from Ryan Field. A neighbor recently spoke at a public meeting to say that her husband had a heart attack and their ambulance became stuck in football day traffic gridlock on Central Street and came to a stop. The ambulance was unable to get through the traffic quickly because there was no place for the stuck cars to go. (Her husband later died at the hospital.) Her statement was in a January 31, 2023 Evanston Roundtable article (Google: "Evanston Roundtable Neighbors Slam Northwestern"). Here is the link:

<https://evanstonroundtable.com/2023/01/31/neighbors-slam-northwestern-zoning-requests-for-new-ryan-field/>

Northwestern's push to turn its collegiate non-profit zoned property into a commercial for-profit entertainment complex will endanger not just the neighbors, but everyone. Surgeons, medical specialists, patients, not to mention ambulances from nearby towns must get quickly to that Trauma 1 hospital.

The zoning amendment does not meet the Land Use Commission's requirement to not cause "undue traffic congestion." It also does not meet the requirement to be to be "designed in a safe and logical manner to mitigate potential hazards for pedestrians and vehicles at the site and in the immediate surrounding area."

I ask that you reject NU's application for this zoning amendment because of the risk and danger it poses all of us by impeding access to the hospital.

Respectfully,  
Debbie Thiersch  
Isabella Street

9/5/23, 3:52 PM

CITY OF EVANSTON Mail - My public statement on LUC website has been cut off. Emailing it here.

Wilmette



Meagan Jones &lt;mmjones@cityofevanston.org&gt;

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## Northwestern Ryan Rebuild

1 message

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**glauerbach@icloud.com** <glauerbach@icloud.com>

Mon, Sep 4, 2023 at 3:50 PM

To: mmjones@cityofevanston.org

Cc: dbiss@cityofevanston.org

Ms. Jones,

I am writing to you to express my concerns about the draft zoning amendment proposed by Northwestern. In general I believe that the proposed changes do not clarify the existing language but instead expand the scope of the activities and events that the University may conduct on and in its facilities. I have the following specific concerns.

1. The elimination of the language following the list of permitted uses creates an unnecessary ambiguity.
2. There are no limits on the events listed including band playing and practice, intramural and intercollegiate sports, lecture speakers,
3. musical performances etc.
4. There are no limits on banquet, luncheons dinners etc.
5. Public facing concerts are not defined other than certain conditions including a statement that the attendance at an event is limited to the capacity of the facility. Certainly not clear what that means or if any other restrictions or conditions are applicable.
6. Private security is only provided for university owned parking areas which is clearly inadequate given the types of events to be conducted in the facilities.
7. No 9 which states that concert music may be amplified during certain hours does not limit the number to the overall number of concerts that would be permitted. So that it appears that holidays are exempted from the requirements of limiting the number of events to 10 during any calendar year and as I understand it the President has agreed to limit the number to 6 which is not reflected in the latest draft of the proposed amendment.
8. No 8. Vehicles may idle on private property. Does that mean University property or anyone's private property.
9. Finally, the last paragraph of the amendment clearly shows that the intent is to allow the University to seek approval from the city's special events committee if at any time the University intends to hold an event that is not within the permitted uses. And no standards nor conditions are attached so the University could conceivably ask for any event including NASCAR races, big wheel tournaments etc. without and conditions or restrictions.

In general, I think the proposed amendments were sloppily drafted which may have been done on purpose but the proposed language will only lead to disputes and litigation. A community benefits agreement would clarify some of these issues and should be the minimum requirement in connection with any approval of the proposed amendment to the zoning code.

Gary Auerbach

412 Greenwood

Evanston

3129618153



Meagan Jones &lt;mmjones@cityofevanston.org&gt;

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**Fwd: Opposed to Ryan Field - for meeting 9/6/23**

1 message

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**Elizabeth Williams** <ewilliams@cityofevanston.org>  
To: Meagan Jones <mmjones@cityofevanston.org>

Tue, Sep 5, 2023 at 3:31 PM

----- Forwarded message -----

From: **Omar Sheikh** <osheikh@cityofevanston.org>  
Date: Tue, Sep 5, 2023 at 3:15 PM  
Subject: Fwd: Opposed to Ryan Field - for meeting 9/6/23  
To: Elizabeth Williams <ewilliams@cityofevanston.org>

----- Forwarded message -----

From: **Heidrun Hoppe** <h.hoppe@comcast.net>  
Date: Tue, Sep 5, 2023 at 3:07 PM  
Subject: Opposed to Ryan Field - for meeting 9/6/23  
To: <publiccomment@cityofevanston.org>

Please add my comments below to the city record for this meeting.

Name: Heidrun Hoppe  
Address of Residence: [2402 Isabella Street](#)  
Agenda Item: New Ryan Field  
Position: Opposed  
Written Comment: Please see below

I am a homeowner on Isabella Street and am opposed to the new Ryan Field for these reasons:

\* Northwestern is not being honest or forthcoming about the actual size and use of the facility. It is impossible to ok something without knowing the reality of what will be constructed and what will happen there.  
For example:

\* It is said that the new facility will be SHORTER than existing Ryan Field - however, I believe this is based on the tallest point of the existing structure, which is the announcement booth etc at the WEST side of the stadium, facing the parking lot (not facing Central Street). This is indeed tall but has little influence on Central Street. Most of the existing building is very open (short walls) and much shorter as it faces the street. The new stadium will be MUCH TALLER all along the street, and create a complete blockage along the entire frontage.  
This has not been effectively shown to Evanstonians. I want to see a photo of the existing stadium and then a realistic rendering of the new stadium from the exact same position and in the same scale.

\* All along NU has talked about 10 concerts (which they have now reduced in number), where in fact there will be MANY concerts, just not accommodating 35,000 people. How many of the smaller concerts will there be of 10,000, 20,000 people, for example? We don't know because we haven't been told.

\* I am also concerned about access to the hospital, which has been mentioned by many others. What is the answer for this?

\* Evanston has accommodated NU for many many years as they continue to build up and take over the lakefront and now want to build up and take over our streets and neighborhoods, even more than before, with no benefit to our residents. It has to stop and I count on our city leaders to stand up and do the right thing: VOTE NO.

Thank you.



*Heidrun Hoppe*

**HEIDRUN HOPPE ASSOCIATES**

**ARCHITECTURE + PLANNING**

2402 ISABELLA STREET

EVANSTON, IL 60201

TEL 847.570.9925

[www.hha-architects.com](http://www.hha-architects.com)

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**Omar Sheikh**

**Deputy City Clerk**

City Clerk's Office

City of Evanston

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[osheikh@cityofevanston.org](mailto:osheikh@cityofevanston.org) | <https://www.cityofevanston.org/government/city-clerk-s-office>

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Meagan Jones &lt;mmjones@cityofevanston.org&gt;

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**Fwd: In support of NU proposal to add more events to their agenda**

1 message

---

**Elizabeth Williams** <ewilliams@cityofevanston.org>  
To: Meagan Jones <mmjones@cityofevanston.org>

Tue, Sep 5, 2023 at 9:22 AM

**Liz Williams****Planning Manager**

Planning &amp; Zoning Division

Community Development Department

City of Evanston

2100 Ridge Ave | Evanston, IL 60201 | (224) 296-4489

[ewilliams@cityofevanston.org](mailto:ewilliams@cityofevanston.org) | [cityofevanston.org](http://cityofevanston.org)

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From: **Omar Sheikh** <[osheikh@cityofevanston.org](mailto:osheikh@cityofevanston.org)>

Date: Fri, Sep 1, 2023 at 2:55 PM

Subject: Fwd: In support of NU proposal to add more events to their agenda

To: Elizabeth Williams <[ewilliams@cityofevanston.org](mailto:ewilliams@cityofevanston.org)>

----- Forwarded message -----

From: **Howard Gartzman** <[hgartzman@sbcglobal.net](mailto:hgartzman@sbcglobal.net)>

Date: Fri, Sep 1, 2023 at 2:50 PM

Subject: In support of NU proposal to add more events to their agenda

To: [publiccomment@cityofevanston.org](mailto:publiccomment@cityofevanston.org) <[publiccomment@cityofevanston.org](mailto:publiccomment@cityofevanston.org)>

Hi,

I am a neighbor 2 blocks from the football stadium in Ward 7 and I am in support of the proposed amendment from Northwestern. The amount of revenue these events will bring to our city is too good to pass up. Not only the direct revenue but the indirect benefits to hotels and restaurants will also be substantial.

Equally, events in Evanston put our town on the map as a good place to visit or even to live!

I do think there should be a trial period, maybe two or three years, to see how it works. I don't really believe Northwestern when they say they can't afford the new stadium without the concerts, they have afforded the old stadium, but I am happy to see they are making efforts to benefit Evanston through support of programs to help our citizens get advantages they might not otherwise afford.

Howard Gartzman  
2401 Jackson Avenue  
Evanston, IL. 60201  
[hgartzman@sbcglobal.net](mailto:hgartzman@sbcglobal.net)  
773.502.3149

--

**Omar Sheikh**  
**Deputy City Clerk**  
City Clerk's Office  
City of Evanston  
2100 Ridge Avenue. Rm 1200 | Evanston, IL 60201 | 847-859-7801  
[osheikh@cityofevanston.org](mailto:osheikh@cityofevanston.org) | <https://www.cityofevanston.org/government/city-clerk-s-office>

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Meagan Jones &lt;mmjones@cityofevanston.org&gt;

---

**Fwd: Ryan Field Proposal I AM OPPOSED !!!**

1 message

---

**Elizabeth Williams** <ewilliams@cityofevanston.org>  
To: Meagan Jones <mmjones@cityofevanston.org>

Tue, Sep 5, 2023 at 9:25 AM

**Liz Williams****Planning Manager**Planning & Zoning Division  
Community Development Department  
City of Evanston2100 Ridge Ave | Evanston, IL 60201 | (224) 296-4489  
[ewilliams@cityofevanston.org](mailto:ewilliams@cityofevanston.org) | [cityofevanston.org](http://cityofevanston.org)Note: The contents of this electronic mail to/from any recipient hereto, any attachments hereto, and any associated metadata pertaining to this electronic mail, is subject to disclosure under the Illinois Freedom of Information Act, 5 ILCS 140/1 *et. seq.*

----- Forwarded message -----

From: **Saúl Rodriguez** <[srodriguez@cityofevanston.org](mailto:srodriguez@cityofevanston.org)>  
Date: Fri, Sep 1, 2023 at 1:38 PM  
Subject: Fwd: Ryan Field Proposal I AM OPPOSED !!!  
To: Elizabeth Williams <[ewilliams@cityofevanston.org](mailto:ewilliams@cityofevanston.org)>**Saúl Rodriguez** (he/él)**Deputy City Clerk**City Clerk's Office  
Morton Civic Center  
City of Evanston2100 Ridge Ave. Rm 1200, Evanston, IL 60201  
(847) 866-5088 | [srodriguez@cityofevanston.org](mailto:srodriguez@cityofevanston.org) | [cityofevanston.org](http://cityofevanston.org)

----- Forwarded message -----

From: **Jack Hedquist** <[jack.hedquist@gmail.com](mailto:jack.hedquist@gmail.com)>  
Date: Fri, Sep 1, 2023 at 1:18 PM  
Subject: Ryan Field Proposal I AM OPPOSED !!!  
To: <[publiccomment@cityofevanston.org](mailto:publiccomment@cityofevanston.org)>

I am **OPPOSED** to the proposal in its current form. I need to hear from both sides B4 I can choose to give my support.

Send me ALL the information, both sides. I will never accept a one sided opinion piece, from either side.

Less noise is still not acceptable noise.  
Where will you park 10,000 cars 8 - 10 times a year?  
What are the proposed venues?

Will any be classical music, or other Fine Arts, or will it all be noisy drunks, spilling into our neighborhoods, littering?  
Will the ivory towered Northwestern Administration allow their well accomplished Fine Arts programs to be showcased in a football stadium? It appears this has not been even discussed. Isn't there more to the University than football and rock concerts?

I don't know the Ryan family personally, but I know they have owned and promoted successful businesses. Their first proposal was just a BLUE SKY list of everything they could ever want. The fact that they came back so quickly and with substantial change tells me Evanston can get a better deal.

Keep negotiating.

I **OPPOSE** THE PROPOSAL IN ITS CURRENT FORM.

Formerly of 1211 Central Street.

I eagerly await your response. If you even have one. Yes, I'm angry.

Jack

--

Jack Hedquist  
[735 Chicago Ave, #249](#)  
[Evanston, IL 60202](#)



Meagan Jones &lt;mmjones@cityofevanston.org&gt;

---

**Fwd: Support for Ryan Field Project**

1 message

---

**Elizabeth Williams** <ewilliams@cityofevanston.org>  
To: Meagan Jones <mmjones@cityofevanston.org>

Tue, Sep 5, 2023 at 9:13 AM

**Liz Williams****Planning Manager**

Planning &amp; Zoning Division

Community Development Department

City of Evanston

[2100 Ridge Ave | Evanston, IL 60201](#) | (224) 296-4489  
[ewilliams@cityofevanston.org](mailto:ewilliams@cityofevanston.org) | [cityofevanston.org](http://cityofevanston.org)

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----- Forwarded message -----

From: **Omar Sheikh** <[osheikh@cityofevanston.org](mailto:osheikh@cityofevanston.org)>  
Date: Tue, Sep 5, 2023 at 8:39 AM  
Subject: Fwd: Support for Ryan Field Project  
To: Elizabeth Williams <[ewilliams@cityofevanston.org](mailto:ewilliams@cityofevanston.org)>

----- Forwarded message -----

From: **Jeff Golds** <[jlgold@gmail.com](mailto:jlgold@gmail.com)>  
Date: Fri, Sep 1, 2023 at 4:01 PM  
Subject: Support for Ryan Field Project  
To: <[publiccomment@cityofevanston.org](mailto:publiccomment@cityofevanston.org)>

Members of the LUC,

I just wanted to voice my opinion in strong support of the new Ryan Field project. I have seen in the news that there is a group of residents who are strongly opposed to the project who are attempting to frame the debate as the university against a united 7th ward. As a 7th ward resident, I take issue with this, and want to make clear that this group does not reflect my views. However, as a father of two young children, I do not necessarily have the time to attend gatherings to voice my views in person.

Like all residents in the 7th ward near Ryan Field, I moved here well aware of the stadium's existence. In fact, I moved here in large part because of the stadium and the university. Northwestern and the cultural assets it provides are in large part what differentiates Evanston from neighboring cities like Skokie and Wilmette. I wanted to live in Evanston in general and the 7th ward in particular because I would have the opportunity to take my children to games at Ryan Field, to enroll them in Center for Talent Development classes at Northwestern, and to expose them to all the music and theater events put on by the students at the university. While certainly football fans and students can create traffic and noise, that energy is what differentiates Evanston from other north shore communities. And while there is certainly more traffic and noise than there would be otherwise, I can also say I have never once been seriously bothered by any of it.

I do understand some of the arguments against are ostensibly related to the requested concerts and alcohol sales, but I similarly want to stress I do not, as a resident, see those as significant. There are at least four large concert events a summer during Out of Space at Canal Shores. I have never heard any real complaints about these concerts; rather, my

neighbors and I find them to be exciting and pleasant events. Whether we are attending or sitting in our backyards listening to the music on the breeze, they add to the vitality of the neighborhood. Adding up to 6 additional events in a year of 365 days does not seem like a major departure for the neighborhood, even in the most extreme case of all 6 of such events occurring outside in Ryan Field (rather than inside at Welsh-Ryan).

In terms of alcohol, I cannot see how in stadium sales would change the status quo much. Clearly drinking occurs at tailgates prior to games already. Additionally, alcohol is sold at Out of Space. While I have certainly seen and heard drunk patrons of both on occasions, it has not been out of line with what one should expect living in a college town or urban environment. It is difficult to conceive of how expensive beer sold in a stadium would sway those who otherwise wouldn't be drinking to do so, particularly in excess.

Ultimately, I just wanted to convey my thoughts, and stress that, while there might be some who would be happy to see the stadium and/or university leave, there are others (my experience would tell me a large amount) who view those things as incredible assets, and who are part of this community specifically because of them. I do not work for Northwestern, and did not attend school here in Evanston, but I would not consider living anywhere else in the Chicago area because I want to live near the University and raise my children by a world class institution. It would be a real travesty to jeopardize an opportunity to improve one of the best assets we have here because of concern about what would likely be at most a minor change.

Thanks,  
Jeffrey Golds  
835 Milburn St.  
[jlgolds@gmail.com](mailto:jlgolds@gmail.com)  
7th Ward

--

**Omar Sheikh**  
**Deputy City Clerk**  
City Clerk's Office  
City of Evanston  
2100 Ridge Avenue. Rm 1200 | Evanston, IL 60201 | 847-859-7801  
[osheikh@cityofevanston.org](mailto:osheikh@cityofevanston.org) | <https://www.cityofevanston.org/government/city-clerk-s-office>

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Meagan Jones &lt;mmjones@cityofevanston.org&gt;

---

**Fwd: I'm in favor of the new Ryan Field**

1 message

---

**Elizabeth Williams** <ewilliams@cityofevanston.org>  
To: Meagan Jones <mmjones@cityofevanston.org>

Tue, Sep 5, 2023 at 9:22 AM

**Liz Williams****Planning Manager**

Planning &amp; Zoning Division

Community Development Department

City of Evanston

[2100 Ridge Ave | Evanston, IL 60201](#) | (224) 296-4489  
[ewilliams@cityofevanston.org](mailto:ewilliams@cityofevanston.org) | [cityofevanston.org](http://cityofevanston.org)

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From: **Omar Sheikh** <[osheikh@cityofevanston.org](mailto:osheikh@cityofevanston.org)>  
Date: Fri, Sep 1, 2023 at 2:52 PM  
Subject: Fwd: I'm in favor of the new Ryan Field  
To: Elizabeth Williams <[ewilliams@cityofevanston.org](mailto:ewilliams@cityofevanston.org)>

----- Forwarded message -----

From: **Jill Kushner Bishop** <[jillkbishop@gmail.com](mailto:jillkbishop@gmail.com)>  
Date: Fri, Sep 1, 2023 at 2:34 PM  
Subject: I'm in favor of the new Ryan Field  
To: <[publiccomment@cityofevanston.org](mailto:publiccomment@cityofevanston.org)>

Evanston Land Use Committee:

I'm an Evanston resident and local business owner - and while I'm not a football fan! - I strongly support the new Ryan Field.

I'm excited to have a beautiful new stadium to replace the current eyesore. I'm excited about green space and opportunities for our community to enjoy the new stadium in a variety of ways. I'm excited about the new surcharge that will go toward Evanston schools and thrilled about the tech upskilling program. And new jobs and additional revenue for local business? Yup - excited!

Let's make this happen.

Thank you,

Jill Bishop  
[2244 Wesley Ave, Evanston, IL 60201](#)  
7th Ward

--



**Omar Sheikh**

**Deputy City Clerk**

City Clerk's Office

City of Evanston

2100 Ridge Avenue. Rm 1200 | Evanston, IL 60201 | 847-859-7801

[osheikh@cityofevanston.org](mailto:osheikh@cityofevanston.org) | <https://www.cityofevanston.org/government/city-clerk-s-office>

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Meagan Jones &lt;mmjones@cityofevanston.org&gt;

---

**Fwd: New Ryan Field**

1 message

---

**Elizabeth Williams** <ewilliams@cityofevanston.org>  
To: Meagan Jones <mmjones@cityofevanston.org>

Tue, Sep 5, 2023 at 9:13 AM

**Liz Williams****Planning Manager**

Planning &amp; Zoning Division

Community Development Department

City of Evanston

[2100 Ridge Ave | Evanston, IL 60201](#) | (224) 296-4489[ewilliams@cityofevanston.org](mailto:ewilliams@cityofevanston.org) | [cityofevanston.org](http://cityofevanston.org)

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From: **Omar Sheikh** <[osheikh@cityofevanston.org](mailto:osheikh@cityofevanston.org)>

Date: Tue, Sep 5, 2023 at 8:40 AM

Subject: Fwd: New Ryan Field

To: Elizabeth Williams <[ewilliams@cityofevanston.org](mailto:ewilliams@cityofevanston.org)>

----- Forwarded message -----

From: **John Kwas** <[john\\_kwas@ameritech.net](mailto:john_kwas@ameritech.net)>

Date: Fri, Sep 1, 2023 at 4:45 PM

Subject: New Ryan Field

To: <[publiccomment@cityofevanston.org](mailto:publiccomment@cityofevanston.org)>

To whom it may concern,

Northwestern is a cut above the "rest" in everything we do! We need to get into this century as far as our sports teams are involved. Because of the generosity of the Ryan family we can do it at very very minimal cost....in addition to creating current and future jobs. Count me as a yes for Ryan Field!!!!

[Sent from AT&T Yahoo Mail for iPhone](#)

--

**Omar Sheikh****Deputy City Clerk**

City Clerk's Office

City of Evanston

[2100 Ridge Avenue. Rm 1200 | Evanston, IL 60201](#) | 847-859-7801[osheikh@cityofevanston.org](mailto:osheikh@cityofevanston.org) | <https://www.cityofevanston.org/government/city-clerk-s-office>

9/5/23, 9:25 AM

CITY OF EVANSTON Mail - Fwd: New Ryan Field

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Meagan Jones &lt;mmjones@cityofevanston.org&gt;

---

**Fwd: Comment in support of the Ryan Field project**

1 message

---

**Elizabeth Williams** <ewilliams@cityofevanston.org>  
To: Meagan Jones <mmjones@cityofevanston.org>

Tue, Sep 5, 2023 at 9:13 AM

**Liz Williams****Planning Manager**

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From: **Omar Sheikh** <[osheikh@cityofevanston.org](mailto:osheikh@cityofevanston.org)>  
Date: Tue, Sep 5, 2023 at 8:39 AM  
Subject: Fwd: Comment in support of the Ryan Field project  
To: Elizabeth Williams <[ewilliams@cityofevanston.org](mailto:ewilliams@cityofevanston.org)>

----- Forwarded message -----

From: **John Poole** <[johnmpoole@gmail.com](mailto:johnmpoole@gmail.com)>  
Date: Fri, Sep 1, 2023 at 4:32 PM  
Subject: Comment in support of the Ryan Field project  
To: <[publiccomment@cityofevanston.org](mailto:publiccomment@cityofevanston.org)>  
Cc: <[dbiss@cityofevanston.org](mailto:dbiss@cityofevanston.org)>, Clare Kelly <[ckelly@cityofevanston.org](mailto:ckelly@cityofevanston.org)>, <[kharris@cityofevanston.org](mailto:kharris@cityofevanston.org)>, <[mwynne@cityofevanston.org](mailto:mwynne@cityofevanston.org)>, <[jnieuwsma@cityofevanston.org](mailto:jnieuwsma@cityofevanston.org)>, <[bburns@cityofevanston.org](mailto:bburns@cityofevanston.org)>, <[tsuffredin@cityofevanston.org](mailto:tsuffredin@cityofevanston.org)>, <[erevelle@cityofevanston.org](mailto:erevelle@cityofevanston.org)>, <[dreid@cityofevanston.org](mailto:dreid@cityofevanston.org)>, <[jgeracaris@cityofevanston.org](mailto:jgeracaris@cityofevanston.org)>, Luke Stowe <[lstowe@cityofevanston.org](mailto:lstowe@cityofevanston.org)>, <[cityclerk@cityofevanston.org](mailto:cityclerk@cityofevanston.org)>

**To: Evanston Land Use Commission and Evanston City Council & Mayor  
re: [Ryan Field project](#)**

The short-sighted, toxic, and spiteful attempts of **some** to undermine the [Ryan Field project](#), which as now amended and proposed, will benefit ALL of Evanston, the entire North Shore of Chicago, and indeed, the entire metropolitan Chicago area, now and far into the future, has been nothing less than shameful. For example, the [recent attempt to deny funding](#) to Chicago's North Shore Convention and Visitors Bureau and punish Gina Speckman for exercising her First Amendment right to free speech in remarks she made in support of this project, is absolutely 'beyond the pale' and indicative of how disgusting and how low some opponents of this project are willing to go, and **compels me to submit this public comment in support of this project**, in

lieu of appearing in person before the Land Use Commission and City Council (due to personal health issues, stroke and heart attack).

The record in this case is replete with how careful and thoughtful Northwestern University has been in planning, and amending, this proposal, in order to benefit all Evanston residents and satisfy objections by some residents, some of whom will NEVER be satisfied. The proposal meets all requirements imposed by City Code and state law. I will not repeat, item for item, what is already in the record, and has been stated by others in favor of this project. I will only make three salient points:

**1) the extortionate demand** by some opponents of this project that Northwestern University must use its privately-funded endowment to fund the City of Evanston's budget, **is UNLAWFUL**, and contrary to fiduciary and other legal requirements, including those imposed by federal and state laws, including, but not limited to, the tax-exemptions granted by both federal and state (Illinois) authorities, to not only Northwestern, but other public and private colleges and universities.

See <https://www.aau.edu/key-issues/tax-exempt-status-universities-and-colleges> .

**2) Northwestern University is an excellent neighbor.** I live in a condo in downtown Evanston and Northwestern is, literally, my 'next door' neighbor (my condo building and Northwestern's office tower at [1800 Sherman Ave.](#), actually share a surface parking lot and parking garage). A couple of years ago, one of their outdoor lights (visible from my bedroom) malfunctioned and started flashing off and on throughout the night. I personally contacted Northwestern and the problem was corrected. Northwestern does the best job of clearing their sidewalks and parking lot when it snows, much better than the City of Evanston does clearing downtown streets and crosswalks and the sidewalks around and through the City's Oldberg Park downtown! Northwestern even holds an annual community meeting in advance of its annual 'Dillo Day' event to inform residents and answer questions. When major property maintenance is scheduled on their property that may impact the residents of my condo building, they always notify or consult with the property manager of my condo building. Northwestern University is an excellent neighbor!

**3) There is no question that Northwestern University**, directly and indirectly, **is the largest driver of Evanston's economy**, larger than any other public or private entity by far. See <https://www.northwestern.edu/newscenter/stories/2006/05/economy.html>  
**This project**, which will improve an existing facility used for football and other events, **will help invigorate the Evanston economy, and bring additional tax revenues to the City of Evanston.**

Accordingly, I urge the Evanston Land Use Commission, and Evanston City Council, to do what is right and proper in this case, including what is best for the City of Evanston. **Please APPROVE this project.**

Thank you,

John Poole, downtown Evanston resident (First Ward)

--

**Omar Sheikh**

**Deputy City Clerk**

City Clerk's Office

City of Evanston

2100 Ridge Avenue. Rm 1200 | Evanston, IL 60201 | 847-859-7801

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Meagan Jones <mmjones@cityofevanston.org>

**Fwd: Yes I what a new Football SB go NU Cats**

1 message

**Elizabeth Williams** <ewilliams@cityofevanston.org>  
To: Meagan Jones <mmjones@cityofevanston.org>

Tue, Sep 5, 2023 at 9:13 AM

**Liz Williams**

**Planning Manager**

Planning & Zoning Division  
Community Development Department  
City of Evanston

[2100 Ridge Ave | Evanston, IL 60201](#) | (224) 296-4489  
[ewilliams@cityofevanston.org](mailto:ewilliams@cityofevanston.org) | [cityofevanston.org](http://cityofevanston.org)

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From: **Omar Sheikh** <[osheikh@cityofevanston.org](mailto:osheikh@cityofevanston.org)>  
Date: Tue, Sep 5, 2023 at 8:41 AM  
Subject: Fwd: Yes I what a new Football SB go NU Cats  
To: Elizabeth Williams <[ewilliams@cityofevanston.org](mailto:ewilliams@cityofevanston.org)>

----- Forwarded message -----

From: **John Williams** <[johncwilliams44@gmail.com](mailto:johncwilliams44@gmail.com)>  
Date: Fri, Sep 1, 2023 at 7:39 PM  
Subject: Yes I what a new Football SB go NU Cats  
To: <[publiccomment@cityofevanston.org](mailto:publiccomment@cityofevanston.org)>

Sent from my iPad

--  
**Omar Sheikh**  
**Deputy City Clerk**  
City Clerk's Office  
City of Evanston

[2100 Ridge Avenue. Rm 1200 | Evanston, IL 60201](#) | 847-859-7801  
[osheikh@cityofevanston.org](mailto:osheikh@cityofevanston.org) | <https://www.cityofevanston.org/government/city-clerk-s-office>

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9/5/23, 9:28 AM

CITY OF EVANSTON Mail - Fwd: Yes I what a new Football SB go NU Cats

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Meagan Jones &lt;mmjones@cityofevanston.org&gt;

---

**Fwd: Ryan Field**

1 message

---

**Elizabeth Williams** <ewilliams@cityofevanston.org>  
To: Meagan Jones <mmjones@cityofevanston.org>

Tue, Sep 5, 2023 at 9:26 AM

**Liz Williams****Planning Manager**

Planning &amp; Zoning Division

Community Development Department

City of Evanston

[2100 Ridge Ave | Evanston, IL 60201](#) | (224) 296-4489[ewilliams@cityofevanston.org](mailto:ewilliams@cityofevanston.org) | [cityofevanston.org](http://cityofevanston.org)

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From: **Omar Sheikh** <[osheikh@cityofevanston.org](mailto:osheikh@cityofevanston.org)>  
Date: Fri, Sep 1, 2023 at 12:37 PM  
Subject: Fwd: Ryan Field  
To: Elizabeth Williams <[ewilliams@cityofevanston.org](mailto:ewilliams@cityofevanston.org)>

----- Forwarded message -----

From: **'Kathryn Hazelett' via Public Comment** <[publiccomment@cityofevanston.org](mailto:publiccomment@cityofevanston.org)>  
Date: Fri, Sep 1, 2023 at 12:17 PM  
Subject: Ryan Field  
To: <[publiccomment@cityofevanston.org](mailto:publiccomment@cityofevanston.org)>

Hi!!

As a new Evanston homeowner and a proud Northwestern graduate, I'm in favor of the new Ryan Field!

I'm excited for a new facility, for the jobs (and revenue) it will bring to the city, for the awesome new green space for gathering, for NU's commitment to city and school funding, and because having concerts so close will be a lot of fun!

I know that we can figure out crowd control and parking. And, having been a resident of another community whose very nearby (to our home) football field was used for all sorts of activities (including concerts), I know that Evanston can manage it just as well.

Thanks for the opportunity to comment!

Kathryn Hazelett  
1142 Wesley, Evanston, IL 60202  
Ward 4

Sent from my iPhone

--

**Omar Sheikh**

**Deputy City Clerk**

City Clerk's Office

City of Evanston

2100 Ridge Avenue. Rm 1200 | Evanston, IL 60201 | 847-859-7801

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Meagan Jones &lt;mmjones@cityofevanston.org&gt;

---

**Fwd: I am in support of the new Ryan field**

1 message

---

**Elizabeth Williams** <ewilliams@cityofevanston.org>  
To: Meagan Jones <mmjones@cityofevanston.org>

Tue, Sep 5, 2023 at 9:25 AM

**Liz Williams****Planning Manager**

Planning &amp; Zoning Division

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From: **Omar Sheikh** <[osheikh@cityofevanston.org](mailto:osheikh@cityofevanston.org)>  
Date: Fri, Sep 1, 2023 at 1:05 PM  
Subject: Fwd: I am in support of the new Ryan field  
To: Elizabeth Williams <[ewilliams@cityofevanston.org](mailto:ewilliams@cityofevanston.org)>

----- Forwarded message -----

From: **Kathy L** <[leonikathy@gmail.com](mailto:leonikathy@gmail.com)>  
Date: Fri, Sep 1, 2023 at 1:03 PM  
Subject: I am in support of the new Ryan field  
To: <[publiccomment@cityofevanston.org](mailto:publiccomment@cityofevanston.org)>

I live on Central St, and although there is some extra traffic on game days, the impact is minimal.

I also believe the additional and new uses would likely generate more revenue opportunities for central street businesses, as well as exposure to the Central St. business corridor.

For example, every time I attend Northwestern women's volleyball game, a couple friends and I always go out to a local restaurant in Evanston afterward. I am sure we are not the only ones who do that.

Please don't let Evanston property owners who hate change stop you from making a positive decision for Evanston and Evanston businesses who also gain.

Thank you for listening,

Kath Leoni

[3253 Central St, Evanston, IL 60201](#)

--

**Omar Sheikh**

Deputy City Clerk

9/5/23, 9:41 AM

CITY OF EVANSTON Mail - Fwd: I am in support of the new Ryan field

City Clerk's Office

City of Evanston

2100 Ridge Avenue. Rm 1200 | Evanston, IL 60201 | 847-859-7801

[osheikh@cityofevanston.org](mailto:osheikh@cityofevanston.org) | <https://www.cityofevanston.org/government/city-clerk-s-office>

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Meagan Jones &lt;mmjones@cityofevanston.org&gt;

---

**Fwd: New Ryan Field**

1 message

---

**Elizabeth Williams** <ewilliams@cityofevanston.org>  
To: Meagan Jones <mmjones@cityofevanston.org>

Tue, Sep 5, 2023 at 2:03 PM

----- Forwarded message -----

From: **Omar Sheikh** <osheikh@cityofevanston.org>  
Date: Tue, Sep 5, 2023 at 1:18 PM  
Subject: Fwd: New Ryan Field  
To: Elizabeth Williams <ewilliams@cityofevanston.org>

----- Forwarded message -----

From: **Byrne, Larry** <lbyrne@pedersenhaupt.com>  
Date: Tue, Sep 5, 2023 at 1:17 PM  
Subject: New Ryan Field  
To: [publiccomment@cityofevanston.org](mailto:publiccomment@cityofevanston.org) <[publiccomment@cityofevanston.org](mailto:publiccomment@cityofevanston.org)>

To Whom It May Concern:

I am a long time resident of Evanston and have lived blocks from Ryan Field for the past 27 years. I fully support the proposed rebuilding of Ryan field. I believe it will provide much needed revitalization to the area and improve what is a deteriorating stadium. I support and look forward to events at the venue. I often watch events online from places such as Stanford and other universities and think they would be great to attend. The commercial concerts at "Out of Space" that occur at Canal Shores are well attended and are enjoyed by the Evanston community writ large. In short the alarm that events are a disruption is one sided and overstated. I believe many in the community will enjoy the offerings in close proximity to their homes.

Recently I went to Lighthouse Beach to observe the "blue moon", it was heartbreaking to see the dilapidated state of the Harley Clark Mansion, with boarded up windows and doors. It is an eyesore when it could have been a great space for guests to stay at while visiting or a restaurant to go to for a special occasion. Now it looks like an old Scooby Doo haunted mansion. Walk through downtown Wilmette and see the vibrancy of the restaurant district they developed, enjoyed by the Wilmette and Evanston residents. We should not let a very vocal minority, many of the same people who rallied against the improvement of Harley Clark, outweigh the needed development. To put it nicely the current Ryan Field is tired and in disrepair. It is in need of significant rehab. We should not "Harley Clark" this opportunity. Especially considering that this redevelopment will be at no cost to the City and the stadium in it is current state is an eyesore and falling apart.

In short I fully support the development. We need to keep striving to improve Evanston and make it an exciting destination.

Larry Byrne  
[2403 Hartzell, Evanston, IL 60201](mailto:lbyrne@pedersenhaupt.com)

312-261-2155  
[lbyrne@pedersenhaupt.com](mailto:lbyrne@pedersenhaupt.com)

-----  
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-----

--  
**Omar Sheikh**

**Deputy City Clerk**

City Clerk's Office

City of Evanston

2100 Ridge Avenue. Rm 1200 | Evanston, IL 60201 | 847-859-7801

[osheikh@cityofevanston.org](mailto:osheikh@cityofevanston.org) | <https://www.cityofevanston.org/government/city-clerk-s-office>

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Meagan Jones &lt;mmjones@cityofevanston.org&gt;

---

**Fwd: New Ryan Field**

1 message

---

**Elizabeth Williams** <ewilliams@cityofevanston.org>  
To: Meagan Jones <mmjones@cityofevanston.org>

Tue, Sep 5, 2023 at 9:25 AM

**Liz Williams****Planning Manager**Planning & Zoning Division  
Community Development Department  
City of Evanston2100 Ridge Ave | Evanston, IL 60201 | (224) 296-4489  
[ewilliams@cityofevanston.org](mailto:ewilliams@cityofevanston.org) | [cityofevanston.org](http://cityofevanston.org)

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From: **Omar Sheikh** <[osheikh@cityofevanston.org](mailto:osheikh@cityofevanston.org)>  
Date: Fri, Sep 1, 2023 at 1:06 PM  
Subject: Fwd: New Ryan Field  
To: Elizabeth Williams <[ewilliams@cityofevanston.org](mailto:ewilliams@cityofevanston.org)>

----- Forwarded message -----

From: **Lynne Creighton** <[jecangel@comcast.net](mailto:jecangel@comcast.net)>  
Date: Fri, Sep 1, 2023 at 1:03 PM  
Subject: New Ryan Field  
To: <[publiccomment@cityofevanston.org](mailto:publiccomment@cityofevanston.org)>YES UPGRADE, YES MORE JOBS, YES CONCERTS, GOOOO CATS!!!!'n  
Lynne CreightonSent from my iPhone  
Lynne Creighton :)

--

**Omar Sheikh****Deputy City Clerk**City Clerk's Office  
City of Evanston

2100 Ridge Avenue. Rm 1200 | Evanston, IL 60201 | 847-859-7801

[osheikh@cityofevanston.org](mailto:osheikh@cityofevanston.org) | <https://www.cityofevanston.org/government/city-clerk-s-office>

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9/5/23, 9:40 AM

CITY OF EVANSTON Mail - Fwd: New Ryan Field

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Meagan Jones &lt;mmjones@cityofevanston.org&gt;

---

**Fwd: Ryan Field**

1 message

---

**Elizabeth Williams** <ewilliams@cityofevanston.org>  
To: Meagan Jones <mmjones@cityofevanston.org>

Tue, Sep 5, 2023 at 9:27 AM

**Liz Williams****Planning Manager**

Planning &amp; Zoning Division

Community Development Department

City of Evanston

[2100 Ridge Ave | Evanston, IL 60201](#) | (224) 296-4489[ewilliams@cityofevanston.org](mailto:ewilliams@cityofevanston.org) | [cityofevanston.org](http://cityofevanston.org)

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----- Forwarded message -----

From: **Omar Sheikh** <[osheikh@cityofevanston.org](mailto:osheikh@cityofevanston.org)>  
Date: Fri, Sep 1, 2023 at 12:37 PM  
Subject: Fwd: Ryan Field  
To: Elizabeth Williams <[ewilliams@cityofevanston.org](mailto:ewilliams@cityofevanston.org)>

----- Forwarded message -----

From: **'Mamatha Reddy' via Public Comment** <[publiccomment@cityofevanston.org](mailto:publiccomment@cityofevanston.org)>  
Date: Fri, Sep 1, 2023 at 12:08 PM  
Subject: Ryan Field  
To: <[publiccomment@cityofevanston.org](mailto:publiccomment@cityofevanston.org)>

My biggest concerns with the renovation of Ryan Field are the following-

1. We already pay high taxes and northwestern does not contribute by paying taxes
2. Our streets and more importantly, our parking spots are taken over by Ryan field visitors during events - this is highly disruptive considering we live in a city with several older home with garages that are too small to use. For nights with events parking on residential streets needs to be restricted to people with permits.

Thanks

--

**Omar Sheikh****Deputy City Clerk**

City Clerk's Office

City of Evanston

[2100 Ridge Avenue. Rm 1200 | Evanston, IL 60201](#) | 847-859-7801[osheikh@cityofevanston.org](mailto:osheikh@cityofevanston.org) | <https://www.cityofevanston.org/government/city-clerk-s-office>

9/5/23, 9:49 AM

CITY OF EVANSTON Mail - Fwd: Ryan Field

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Meagan Jones &lt;mmjones@cityofevanston.org&gt;

---

**Fwd: In support of the new field**

1 message

---

**Elizabeth Williams** <ewilliams@cityofevanston.org>  
To: Meagan Jones <mmjones@cityofevanston.org>

Tue, Sep 5, 2023 at 9:26 AM

**Liz Williams****Planning Manager**Planning & Zoning Division  
Community Development Department  
City of Evanston2100 Ridge Ave | Evanston, IL 60201 | (224) 296-4489  
[ewilliams@cityofevanston.org](mailto:ewilliams@cityofevanston.org) | [cityofevanston.org](http://cityofevanston.org)

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----- Forwarded message -----

From: **Omar Sheikh** <[osheikh@cityofevanston.org](mailto:osheikh@cityofevanston.org)>  
Date: Fri, Sep 1, 2023 at 12:37 PM  
Subject: Fwd: In support of the new field  
To: Elizabeth Williams <[ewilliams@cityofevanston.org](mailto:ewilliams@cityofevanston.org)>

----- Forwarded message -----

From: **'Mark Bishop' via Public Comment** <[publiccomment@cityofevanston.org](mailto:publiccomment@cityofevanston.org)>  
Date: Fri, Sep 1, 2023 at 12:12 PM  
Subject: In support of the new field  
To: <[publiccomment@cityofevanston.org](mailto:publiccomment@cityofevanston.org)>

I'm an 8-year Evanston resident. With all the recent concessions that NU has given, I think the new field is a benefit to the community. I am in support of the new stadium and hope it moves along quickly.

Thanks.

**Mark Bishop**  
Chief Operating Officer  
773.657.5849 | [mark@mlconnections.com](mailto:mark@mlconnections.com)  
[multilingualconnections.com](http://multilingualconnections.com)Weekend questions? Email us at [translations@mlconnections.com](mailto:translations@mlconnections.com)--  
**Omar Sheikh**  
Deputy City Clerk  
City Clerk's Office

City of Evanston

2100 Ridge Avenue. Rm 1200 | Evanston, IL 60201 | 847-859-7801

[osheikh@cityofevanston.org](mailto:osheikh@cityofevanston.org) | <https://www.cityofevanston.org/government/city-clerk-s-office>

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Meagan Jones &lt;mmjones@cityofevanston.org&gt;

---

**Fwd: Evanston Land Use Committee - Yes, in favor of the new ryan field**

1 message

---

**Elizabeth Williams** <ewilliams@cityofevanston.org>  
To: Meagan Jones <mmjones@cityofevanston.org>

Tue, Sep 5, 2023 at 9:26 AM

**Liz Williams****Planning Manager**

Planning &amp; Zoning Division

Community Development Department

City of Evanston

[2100 Ridge Ave | Evanston, IL 60201](#) | (224) 296-4489[ewilliams@cityofevanston.org](mailto:ewilliams@cityofevanston.org) | [cityofevanston.org](http://cityofevanston.org)

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----- Forwarded message -----

From: **Omar Sheikh** <[osheikh@cityofevanston.org](mailto:osheikh@cityofevanston.org)>

Date: Fri, Sep 1, 2023 at 12:37 PM

Subject: Fwd: Evanston Land Use Committee - Yes, in favor of the new ryan field

To: Elizabeth Williams <[ewilliams@cityofevanston.org](mailto:ewilliams@cityofevanston.org)>

----- Forwarded message -----

From: **toon\_posh0o via Public Comment** <[publiccomment@cityofevanston.org](mailto:publiccomment@cityofevanston.org)>

Date: Fri, Sep 1, 2023 at 12:18 PM

Subject: Evanston Land Use Committee - Yes, in favor of the new ryan field

To: <[publiccomment@cityofevanston.org](mailto:publiccomment@cityofevanston.org)>

To the Land Use Committee,

I'm in favor of the New Ryan Field. Evanston needs a jolt to get the downtown spaces back to full occupancy. I think that we can benefit greatly from a more general purpose event space and the people it will attract to our city. The short term jobs are possibly reason enough to approve a privately funded operation and the long term upgrades are definitely worth it.

Matt Fleming  
[1225 Asbury Ave](#)  
4th Ward

--

**Omar Sheikh****Deputy City Clerk**

City Clerk's Office

City of Evanston

[2100 Ridge Avenue. Rm 1200 | Evanston, IL 60201](#) | 847-859-7801[osheikh@cityofevanston.org](mailto:osheikh@cityofevanston.org) | <https://www.cityofevanston.org/government/city-clerk-s-office>

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Meagan Jones &lt;mmjones@cityofevanston.org&gt;

---

**Fwd: Ryan Field**

1 message

---

**Elizabeth Williams** <ewilliams@cityofevanston.org>  
To: Meagan Jones <mmjones@cityofevanston.org>

Tue, Sep 5, 2023 at 9:25 AM

**Liz Williams****Planning Manager**

Planning &amp; Zoning Division

Community Development Department

City of Evanston

[2100 Ridge Ave | Evanston, IL 60201](#) | (224) 296-4489[ewilliams@cityofevanston.org](mailto:ewilliams@cityofevanston.org) | [cityofevanston.org](http://cityofevanston.org)

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From: **Saúl Rodríguez** <[srodriguez@cityofevanston.org](mailto:srodriguez@cityofevanston.org)>

Date: Fri, Sep 1, 2023 at 1:38 PM

Subject: Fwd: Ryan Field

To: Elizabeth Williams <[ewilliams@cityofevanston.org](mailto:ewilliams@cityofevanston.org)>**Saúl Rodríguez** (he/él)**Deputy City Clerk**

City Clerk's Office

Morton Civic Center

City of Evanston

[2100 Ridge Ave. Rm 1200, Evanston, IL 60201](#)(847) 866-5088 | [srodriguez@cityofevanston.org](mailto:srodriguez@cityofevanston.org) | [cityofevanston.org](http://cityofevanston.org)

----- Forwarded message -----

From: <[matt@thegoodhandyman.com](mailto:matt@thegoodhandyman.com)>

Date: Fri, Sep 1, 2023 at 1:30 PM

Subject: Ryan Field

To: <[publiccomment@cityofevanston.org](mailto:publiccomment@cityofevanston.org)>

I am Evanston resident since 2008. I support redevelopment of Ryan field. Northwestern and Evanston needs a state of art field not the mess that the existing field is. Turning your back on progress is not an option. Move forward with the new field.

Matt Miller



Meagan Jones &lt;mmjones@cityofevanston.org&gt;

## Fwd: PLEASE DENY permission for Ryan Filed rebuilding!

1 message

**Elizabeth Williams** <ewilliams@cityofevanston.org>  
 To: Meagan Jones <mmjones@cityofevanston.org>

Tue, Sep 5, 2023 at 9:25 AM

### Liz Williams

#### Planning Manager

Planning & Zoning Division  
 Community Development Department  
 City of Evanston

2100 Ridge Ave | Evanston, IL 60201 | (224) 296-4489  
[ewilliams@cityofevanston.org](mailto:ewilliams@cityofevanston.org) | [cityofevanston.org](http://cityofevanston.org)

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From: **Omar Sheikh** <[osheikh@cityofevanston.org](mailto:osheikh@cityofevanston.org)>  
 Date: Fri, Sep 1, 2023 at 1:10 PM  
 Subject: Fwd: PLEASE DENY permission for Ryan Filed rebuilding!  
 To: Elizabeth Williams <[ewilliams@cityofevanston.org](mailto:ewilliams@cityofevanston.org)>

----- Forwarded message -----

From: **Micaela di Leonardo** <[micaeladileonardo@gmail.com](mailto:micaeladileonardo@gmail.com)>  
 Date: Fri, Sep 1, 2023 at 1:08 PM  
 Subject: PLEASE DENY permission for Ryan Filed rebuilding!  
 To: <[publiccomment@cityofevanston.org](mailto:publiccomment@cityofevanston.org)>

Northwestern has repeatedly lied about community impacts, and starves Evanston. Do NOT let them run roughshod over the city!

--

Micaela di Leonardo  
 Professor Emerita, Anthropology, African American Studies, Gender & Sexuality Studies, Performance Studies  
 Northwestern University  
 1810 Hinman  
 Evanston, IL 60208  
 847-491-4821  
 AUTHOR OF:

Black Radio/Black Resistance: The Life & Times of the Tom Joyner Morning Show. Oxford University Press.

New Landscapes of Inequality: Neoliberalism and the Erosion of Democracy in America (co-edited with Jane Collins and Brett Williams)

[https://sarweb.org/?sar\\_press\\_new\\_landscapes\\_of\\_inequality-p:sar\\_press\\_browse\\_all\\_titles](https://sarweb.org/?sar_press_new_landscapes_of_inequality-p:sar_press_browse_all_titles)

Exotics at Home: Anthropologies, Others, American Modernity. University of Chicago Press

<http://press.uchicago.edu/ucp/books/book/chicago/E/bo3618685.html>



The Gender/Sexuality Reader (co-edited with Roger Lancaster)

<http://www.routledge.com/books/details/9780415910057/>

Gender at the Crossroads of Knowledge: Feminist Anthropology in the Postmodern Era

<http://www.ucpress.edu/book.php?isbn=9780520070936>

The Varieties of Ethnic Experience: Kinship, Class and Gender Among California Italian-Americans

<http://www.cornellpress.cornell.edu/book/?GCOI=80140100689810>

--

**Omar Sheikh**

**Deputy City Clerk**

City Clerk's Office

City of Evanston

2100 Ridge Avenue. Rm 1200 | Evanston, IL 60201 | 847-859-7801

[osheikh@cityofevanston.org](mailto:osheikh@cityofevanston.org) | <https://www.cityofevanston.org/government/city-clerk-s-office>

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Meagan Jones &lt;mmjones@cityofevanston.org&gt;

---

**Fwd: Vote yes for the new Ryan Field**

1 message

---

**Elizabeth Williams** <ewilliams@cityofevanston.org>  
To: Meagan Jones <mmjones@cityofevanston.org>

Tue, Sep 5, 2023 at 2:02 PM

----- Forwarded message -----

From: **Omar Sheikh** <osheikh@cityofevanston.org>  
Date: Tue, Sep 5, 2023 at 1:01 PM  
Subject: Fwd: Vote yes for the new Ryan Field  
To: Elizabeth Williams <ewilliams@cityofevanston.org>

----- Forwarded message -----

From: **'Michael Hart' via Public Comment** <publiccomment@cityofevanston.org>  
Date: Tue, Sep 5, 2023 at 12:05 PM  
Subject: Vote yes for the new Ryan Field  
To: <publiccomment@cityofevanston.org>

Please vote yes for the new Ryan Field project. I am an Evanston resident and fully support the project.

Mike Hart  
847-334-7112

--

**Omar Sheikh**  
**Deputy City Clerk**  
City Clerk's Office  
City of Evanston  
2100 Ridge Avenue. Rm 1200 | Evanston, IL 60201 | 847-859-7801  
[osheikh@cityofevanston.org](mailto:osheikh@cityofevanston.org) | <https://www.cityofevanston.org/government/city-clerk-s-office>

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Meagan Jones &lt;mmjones@cityofevanston.org&gt;

---

**Fwd: New Ryan Field**

1 message

---

**Elizabeth Williams** <ewilliams@cityofevanston.org>  
To: Meagan Jones <mmjones@cityofevanston.org>

Tue, Sep 5, 2023 at 9:26 AM

**Liz Williams****Planning Manager**

Planning &amp; Zoning Division

Community Development Department

City of Evanston

[2100 Ridge Ave | Evanston, IL 60201](#) | (224) 296-4489  
[ewilliams@cityofevanston.org](mailto:ewilliams@cityofevanston.org) | [cityofevanston.org](http://cityofevanston.org)

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----- Forwarded message -----

From: **Omar Sheikh** <[osheikh@cityofevanston.org](mailto:osheikh@cityofevanston.org)>  
Date: Fri, Sep 1, 2023 at 1:03 PM  
Subject: Fwd: New Ryan Field  
To: Elizabeth Williams <[ewilliams@cityofevanston.org](mailto:ewilliams@cityofevanston.org)>

----- Forwarded message -----

From: **Patrick McMahon** <[pamac1@gmail.com](mailto:pamac1@gmail.com)>  
Date: Fri, Sep 1, 2023 at 12:56 PM  
Subject: New Ryan Field  
To: <[publiccomment@cityofevanston.org](mailto:publiccomment@cityofevanston.org)>

I am an NU graduate, former Athlete, and long time visitor of Evanston. The city of Evanston needs and will benefit from a new and improved stadium as much, if not more, than Northwestern will. There already is a stadium that is an eyesore and has limited functionality. A new stadium will bring a greater number of visitors for many different events and provide a clean and classy look to an area that needs revitalization. The city has made many improvements over the years and this will be another one making it an even more desirable place to live or visit.

Pat McMahon

--

**Omar Sheikh****Deputy City Clerk**

City Clerk's Office

City of Evanston

[2100 Ridge Avenue. Rm 1200 | Evanston, IL 60201](#) | 847-859-7801[osheikh@cityofevanston.org](mailto:osheikh@cityofevanston.org) | <https://www.cityofevanston.org/government/city-clerk-s-office>

9/5/23, 9:41 AM

CITY OF EVANSTON Mail - Fwd: New Ryan Field

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Meagan Jones &lt;mmjones@cityofevanston.org&gt;

---

**Fwd: Ryan Field**

1 message

---

**Elizabeth Williams** <ewilliams@cityofevanston.org>  
To: Meagan Jones <mmjones@cityofevanston.org>

Tue, Sep 5, 2023 at 9:13 AM

**Liz Williams****Planning Manager**

Planning &amp; Zoning Division

Community Development Department

City of Evanston

[2100 Ridge Ave | Evanston, IL 60201](#) | (224) 296-4489[ewilliams@cityofevanston.org](mailto:ewilliams@cityofevanston.org) | [cityofevanston.org](http://cityofevanston.org)

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----- Forwarded message -----

From: **Omar Sheikh** <[osheikh@cityofevanston.org](mailto:osheikh@cityofevanston.org)>

Date: Tue, Sep 5, 2023 at 8:40 AM

Subject: Fwd: Ryan Field

To: Elizabeth Williams <[ewilliams@cityofevanston.org](mailto:ewilliams@cityofevanston.org)>

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From: **'PJ Turilli' via Public Comment** <[publiccomment@cityofevanston.org](mailto:publiccomment@cityofevanston.org)>

Date: Fri, Sep 1, 2023 at 4:49 PM

Subject: Ryan Field

To: <[publiccomment@cityofevanston.org](mailto:publiccomment@cityofevanston.org)>

We want full-time resident parking only on Jackson Avenue between Central and Colfax. We do not want the city to restrict any resident parking on a street during events if any kind at Northwestern at Ryan Field or Welsh Ryan.

Paul Turilli

[2438 Jackson Ave](#)

--

**Omar Sheikh****Deputy City Clerk**

City Clerk's Office

City of Evanston

[2100 Ridge Avenue. Rm 1200 | Evanston, IL 60201](#) | 847-859-7801[osheikh@cityofevanston.org](mailto:osheikh@cityofevanston.org) | <https://www.cityofevanston.org/government/city-clerk-s-office>

9/5/23, 9:26 AM

CITY OF EVANSTON Mail - Fwd: Ryan Field

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Meagan Jones &lt;mmjones@cityofevanston.org&gt;

---

**Fwd: Ryan Field**

1 message

---

**Elizabeth Williams** <ewilliams@cityofevanston.org>  
To: Meagan Jones <mmjones@cityofevanston.org>

Tue, Sep 5, 2023 at 9:13 AM

**Liz Williams****Planning Manager**

Planning &amp; Zoning Division

Community Development Department

City of Evanston

[2100 Ridge Ave | Evanston, IL 60201](#) | (224) 296-4489[ewilliams@cityofevanston.org](mailto:ewilliams@cityofevanston.org) | [cityofevanston.org](http://cityofevanston.org)

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From: **Omar Sheikh** <[osheikh@cityofevanston.org](mailto:osheikh@cityofevanston.org)>

Date: Tue, Sep 5, 2023 at 8:41 AM

Subject: Fwd: Ryan Field

To: Elizabeth Williams <[ewilliams@cityofevanston.org](mailto:ewilliams@cityofevanston.org)>

----- Forwarded message -----

From: **'Paula McKendry' via Public Comment** <[publiccomment@cityofevanston.org](mailto:publiccomment@cityofevanston.org)>

Date: Fri, Sep 1, 2023 at 6:41 PM

Subject: Ryan Field

To: <[publiccomment@cityofevanston.org](mailto:publiccomment@cityofevanston.org)>

I'm in favor of the Ryan field project because it will provide jobs and revenue for our community. The existing building is outdated and not energy efficient or Ada compliant. I look forward to attending concerts in addition to the football games in our community.

Paula McKendry

Fourth ward resident

[Sent from Yahoo Mail for iPhone](#)

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**Omar Sheikh****Deputy City Clerk**

City Clerk's Office

City of Evanston

[2100 Ridge Avenue. Rm 1200 | Evanston, IL 60201](#) | 847-859-7801[osheikh@cityofevanston.org](mailto:osheikh@cityofevanston.org) | <https://www.cityofevanston.org/government/city-clerk-s-office>

9/5/23, 9:27 AM

CITY OF EVANSTON Mail - Fwd: Ryan Field

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Meagan Jones &lt;mmjones@cityofevanston.org&gt;

---

**Fwd: New Ryan Field**

1 message

---

**Elizabeth Williams** <ewilliams@cityofevanston.org>  
To: Meagan Jones <mmjones@cityofevanston.org>

Tue, Sep 5, 2023 at 9:23 AM

**Liz Williams****Planning Manager**Planning & Zoning Division  
Community Development Department  
City of Evanston2100 Ridge Ave | Evanston, IL 60201 | (224) 296-4489  
[ewilliams@cityofevanston.org](mailto:ewilliams@cityofevanston.org) | [cityofevanston.org](http://cityofevanston.org)

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**From:** Saúl Rodríguez <[srodriguez@cityofevanston.org](mailto:srodriguez@cityofevanston.org)>  
**Date:** Fri, Sep 1, 2023 at 1:47 PM  
**Subject:** Fwd: New Ryan Field  
**To:** Elizabeth Williams <[ewilliams@cityofevanston.org](mailto:ewilliams@cityofevanston.org)>**Saúl Rodríguez** (he/él)**Deputy City Clerk**City Clerk's Office  
Morton Civic Center  
City of Evanston2100 Ridge Ave. Rm 1200, Evanston, IL 60201  
(847) 866-5088 | [srodriguez@cityofevanston.org](mailto:srodriguez@cityofevanston.org) | [cityofevanston.org](http://cityofevanston.org)

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**From:** Sara Marberry <[saramarberry77@gmail.com](mailto:saramarberry77@gmail.com)>  
**Date:** Fri, Sep 1, 2023 at 1:45 PM  
**Subject:** New Ryan Field  
**To:** <[publiccomment@cityofevanston.org](mailto:publiccomment@cityofevanston.org)>

Hello —

I live two blocks from Ryan Field and while I know the construction will be disruptive to my neighborhood, I'm in favor of of the New Ryan Field because it will:

- Create new jobs & over \$208 million in revenue for local Black and Brown- owned businesses
- Provide an Evanston workforce technology upskilling program to prepare local residents for new job creation

- Generate \$500,000 in revenue annually to support Evanston Public Schools through an event ticket sale surcharge
- Reduce traffic congestion due to fewer seats and stadium design
- Be an environmentally friendly, sustainable LEED Gold Certified design
- Create beautiful, outdoor public space for our community to enjoy all year
- Reduce light and noise for neighbors with a state-of-the-art canopy

My only concern is that I'm not sure the proposed parking is adequate, even though there will be fewer people attending popular events.

Sara

—

Sara Marberry

[samarberry77@gmail.com](mailto:samarberry77@gmail.com)

“View from Here” blog: <http://samarberry.blogspot.com/>

Here are some of my thoughts. I don't mind if you'd like me to say or focus on something.

\*\*\*\*\*

I fully support this plan as our current stadium is obviously inadequate. Also this city needs to do more to support local businesses. And in particular black and brown owned businesses which have been historically underserved and under supported. In fact I believe that is one of our elected officials key responsibilities.

I have a deep disregard for NIMBY and those that attempt to disguise it as pro community. Who's community???

Most livable city for whom exactly?? I am referring to those who are so vocal in their opposition to this redevelopment -I'm certain they would not be opposed if it were going in a different neighborhood in this city. The concessions offered by NU should not be ignored. They addressed the concerns that had been raised and made significant changes to the plan. If it's still a no from those in opposition there's obviously nothing that could satisfy them.

The plan to provide training and jobs for our community is also essential to the economic security of our residents and this city.

And the millions in potential revenue earmarked for our public schools is desperately needed.

My family lives just two blocks from the stadium. We've been here almost 17 years. Moved here when kids were one and three and we started going to wildkit alley. Such a treat for the little ones.

We can hear every play of every game in our backyard and love it

We've never had a moments problem with any tailgates.

Fall is the best time of year here. The energy is awesome in our Neighborhood and we look forward to more of that with more events than just football.

The city's job is to promote and expand business and business opportunities and not be cowed by a loud but small minority of people.

Harley Clark mansion seems like an obvious cautionary tale. Small group fought against that. Development didn't occur and now it sits there empty. Costing the city and rotting.

We cannot let this opportunity slip through our hands.

Please. Do the right thing for the majority of our citizens.

Don't get distracted by the noise coming from a small number of naysayers.



Meagan Jones &lt;mmjones@cityofevanston.org&gt;

---

**Fwd: Support for New Ryan Field**

1 message

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**Elizabeth Williams** <ewilliams@cityofevanston.org>  
To: Meagan Jones <mmjones@cityofevanston.org>

Tue, Sep 5, 2023 at 9:26 AM

**Liz Williams****Planning Manager**

Planning &amp; Zoning Division

Community Development Department

City of Evanston

[2100 Ridge Ave | Evanston, IL 60201](#) | (224) 296-4489  
[ewilliams@cityofevanston.org](mailto:ewilliams@cityofevanston.org) | [cityofevanston.org](http://cityofevanston.org)

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From: **Omar Sheikh** <[osheikh@cityofevanston.org](mailto:osheikh@cityofevanston.org)>  
Date: Fri, Sep 1, 2023 at 12:37 PM  
Subject: Fwd: Support for New Ryan Field  
To: Elizabeth Williams <[ewilliams@cityofevanston.org](mailto:ewilliams@cityofevanston.org)>

----- Forwarded message -----

From: **Stephanie Skelskey** <[nirvana\\_3@hotmail.com](mailto:nirvana_3@hotmail.com)>  
Date: Fri, Sep 1, 2023 at 12:21 PM  
Subject: Support for New Ryan Field  
To: [publiccomment@cityofevanston.org](mailto:publiccomment@cityofevanston.org) <[publiccomment@cityofevanston.org](mailto:publiccomment@cityofevanston.org)>

Hello,

I am commenting my support for the new Ryan Field development. I live at 2727 Elgin Rd which is fairly close to the field, and believe that it will be nothing but beneficial to the Evanston community. I understand that it will be creating new jobs and revenue for local businesses, and will help to modernize our community which is something that we need dearly. I think that this will help Evanston stay competitive in the ever changing current financial environment of the north shore. We have many surrounding competitors, and this will help to outline Evanston as an extraordinary and progressive place that stands above the rest.

Thank you,

Stephanie Skelskey  
[2727 Elgin Rd](#)  
Evanston, IL 60201  
847-323-8989

--

**Omar Sheikh**  
Deputy City Clerk

9/5/23, 9:46 AM

CITY OF EVANSTON Mail - Fwd: Support for New Ryan Field

City Clerk's Office

City of Evanston

2100 Ridge Avenue. Rm 1200 | Evanston, IL 60201 | 847-859-7801

[osheikh@cityofevanston.org](mailto:osheikh@cityofevanston.org) | <https://www.cityofevanston.org/government/city-clerk-s-office>

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Meagan Jones &lt;mmjones@cityofevanston.org&gt;

---

**Fwd: New Ryan Field**

1 message

---

**Elizabeth Williams** <ewilliams@cityofevanston.org>  
To: Meagan Jones <mmjones@cityofevanston.org>

Tue, Sep 5, 2023 at 9:26 AM

**Liz Williams****Planning Manager**

Planning &amp; Zoning Division

Community Development Department

City of Evanston

[2100 Ridge Ave | Evanston, IL 60201](#) | (224) 296-4489[ewilliams@cityofevanston.org](mailto:ewilliams@cityofevanston.org) | [cityofevanston.org](http://cityofevanston.org)

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From: **Omar Sheikh** <[osheikh@cityofevanston.org](mailto:osheikh@cityofevanston.org)>  
Date: Fri, Sep 1, 2023 at 12:37 PM  
Subject: Fwd: New Ryan Field  
To: Elizabeth Williams <[ewilliams@cityofevanston.org](mailto:ewilliams@cityofevanston.org)>

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From: **Terri Gartenberg** <[weslinerri@sbcglobal.net](mailto:weslinerri@sbcglobal.net)>  
Date: Fri, Sep 1, 2023 at 12:30 PM  
Subject: New Ryan Field  
To: <[publiccomment@cityofevanston.org](mailto:publiccomment@cityofevanston.org)>

We are 100%supportive of this. Looking forward to a Leeds certified stadium filled with football fans and concertgoers

Terri Gartenberg  
Olin Needle  
[2670 Prairie Ave Unit B](#)  
Evanston IL 60201  
Sent from my iPhone

--

**Omar Sheikh****Deputy City Clerk**

City Clerk's Office

City of Evanston

[2100 Ridge Avenue. Rm 1200 | Evanston, IL 60201](#) | 847-859-7801[osheikh@cityofevanston.org](mailto:osheikh@cityofevanston.org) | <https://www.cityofevanston.org/government/city-clerk-s-office>

9/5/23, 9:47 AM

CITY OF EVANSTON Mail - Fwd: New Ryan Field

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Meagan Jones &lt;mmjones@cityofevanston.org&gt;

---

**Fwd: Ryan Field Public Comment**

1 message

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**Elizabeth Williams** <ewilliams@cityofevanston.org>  
To: Meagan Jones <mmjones@cityofevanston.org>

Tue, Sep 5, 2023 at 9:14 AM

----- Forwarded message -----

From: **Thomas Glynn** <babydayliner@hotmail.com>  
Date: Fri, Sep 1, 2023 at 9:09 PM  
Subject: Re: Ryan Field Public Comment  
To: Tom Stanton <tfstanton@hotmail.com>  
Cc: [publiccomment@cityofevanston.org](mailto:publiccomment@cityofevanston.org) <[publiccomment@cityofevanston.org](mailto:publiccomment@cityofevanston.org)>

Love it Moe! The idiots that make waves in Evanston will never cease to amaze me.

-tjg

On Sep 1, 2023, at 3:53 PM, Tom Stanton <tfstanton@hotmail.com> wrote:

I am in favor of the new Ryan Field because the current Ryan Field is an embarrassment and a dump. I am in favor because our family wants a fun, modern, exciting venue for Big 10 football. We don't care about event day traffic or noise, that's part of the deal. We love concerts and our kids would enjoy the programming that comes with the new stadium. I am in favor because Northwestern is footing the \$800 million tab. The city and city council could whine forever about what they are not getting out of the deal, but at the end of the day, the university and the community need a new stadium. With so much bickering and disfunction in Evanston, it would be refreshing to actually achieve something positive for Evanston residents.

Tom Stanton  
Evanston / 6<sup>th</sup> ward

•

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**Omar Sheikh**

Deputy City Clerk

City Clerk's Office

City of Evanston

2100 Ridge Avenue. Rm 1200 | Evanston, IL 60201 | 847-859-7801

[osheikh@cityofevanston.org](mailto:osheikh@cityofevanston.org) | <https://www.cityofevanston.org/government/city-clerk-s-office>

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Meagan Jones <mmjones@cityofevanston.org>

---

## Fwd: Ryan Field

1 message

---

**Elizabeth Williams** <ewilliams@cityofevanston.org>  
To: Meagan Jones <mmjones@cityofevanston.org>

Tue, Sep 5, 2023 at 9:27 AM

**Liz Williams**

**Planning Manager**

Planning & Zoning Division

Community Development Department

City of Evanston

2100 Ridge Ave | Evanston, IL 60201 | (224) 296-4489

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From: **Omar Sheikh** <[osheikh@cityofevanston.org](mailto:osheikh@cityofevanston.org)>  
Date: Fri, Sep 1, 2023 at 12:37 PM  
Subject: Fwd: Ryan Field  
To: Elizabeth Williams <[ewilliams@cityofevanston.org](mailto:ewilliams@cityofevanston.org)>

----- Forwarded message -----

From: **Thomas** <[tns14@comcast.net](mailto:tns14@comcast.net)>  
Date: Fri, Sep 1, 2023 at 12:32 PM  
Subject: Ryan Field  
To: <[publiccomment@cityofevanston.org](mailto:publiccomment@cityofevanston.org)>

I am in favor of the new Ryan Field because I believe that the benefits to the city and the people of Evanston outweigh the negative concerns of neighbors. Thomas B. Clark 4th ward.

Tom Clark

1572 Maple Ave #705

Evanston, IL 60201

[tns14@comcast.net](mailto:tns14@comcast.net)

--

**Omar Sheikh**

Deputy City Clerk

9/5/23, 9:48 AM

CITY OF EVANSTON Mail - Fwd: Ryan Field

City Clerk's Office

City of Evanston

2100 Ridge Avenue. Rm 1200 | Evanston, IL 60201 | 847-859-7801

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To: Land Use Commissioners; Evanston Roundtable; Eleanor Revelle

September 6, 2023

Dear Land Use Commissioners, Evanston Roundtable, and Alderman Revelle:

We strongly opposed Northwestern University's request for a **Special Use for a Planned Development | 1501 Central Street | 23PLND-0035** and for a radical Zoning Change styled as a **Zoning "Text Amendment" | U2 University Athletic Facilities District | 23PLND-0010**.

We trust that the LUC will fulfill its mandate to test the proposal against established City standards and uphold city and state laws to protect Evanston's citizens from the many destructive effects Northwestern's proposed development of its 29+-acre site would wreak upon the long established neighborhood that surrounds it.

**I. DO NORTHWESTERN'S PROPOSALS MEET EVANSTON'S CLEAR STANDARDS FOR LAND USE COMMISSION APPROVAL?**

The wealth of commentary in the 700+ pages submitted to the LUC by neighbors and expert analysts make abundantly clear that the proposal fails LUC's standards on virtually every count. To be approved by the LUC the proposal must demonstrate that it:

1. Is one of the listed special uses for the zoning district in which the property lies:  
The standard is NOT met by the special uses of the site's T1 and U2 zoning.
2. Complies with the purposes and the policies of the Comprehensive General Plan and the Zoning ordinance: The standard is NOT met; if it were, no Zoning Change, styled a "Text Change," would be necessary.
3. Does not cause a negative cumulative effect in combination with existing special uses or as a category of land use: The standard is NOT met. Tremendous insoluble problems are anticipated by both NU's outsourced "experts" and by the myriad technical analyses submitted to the LUC.
4. Does not interfere with or diminish the value of property in the neighborhood: NU cannot prove this standard to have been met; and the burden of proof must be on NU. Many comments submitted to LUC express neighborhood residents' dismay at having invested in cherished homes, which they would not have bought had they had knowledge of NU's planned development. As a neighborhood resident for 33+ years, we can aver that that is certainly true for us. Very much likelier than not, many neighboring families in Evanston and Wilmette will find that losing two months more a year to the added Noise Pollution, Traffic Disruption, impeded access to emergency services, public safety, and diminished quality of life that NU's proposal would visit on the neighborhood would compel

them to sell and relocate. It remains to be seen whether their homes would retain the value they have in our peaceful neighborhood as it now exists. We have accommodated ourselves to these problems on Game Days and existing approved uses; NU proposal to visit them upon residents for 1/6 of the year annually or more does not on the face of it seem to bode well for property values.

5. Is adequately served by public facilities and services: This standard is NOT met. Just one example: regular and stormwater drainage for a field set 20' below grade in a city that is built on a swamp risks insoluble overload to the existing drainage system and increased flood danger to surrounding homes. The studies by NU's outsourced experts also suggest additional Noise Pollution caused by the vibrations of an extensive heavy-duty subgrade pumping apparatus operating 24/7 for which residents will have no remedy.
6. Does not cause undue traffic congestion: The standard is NOT met. The traffic plan and bussing algorithm presented by NU by outsourced "experts" (who do not live in the neighborhood, and whose expertise is better suited to stadium environments like that of Penn State than to NU's. The assumptions underlying NU's experts' presentation at the June 27 meeting do not accord with neighbors' on-the-ground experience of football games. NU's analysis also fails to solve the life-and death dangers to Hospital emergency access created by the inevitable traffic jams and local streets clogged by traffic and, inevitably, illegal parking by out-of-towners (there are far too few parking spaces in NU's plan). As 7<sup>th</sup> Ward alderman Eleanor Revelle and neighborhood experts point out, NU's traffic analysis is not attuned to local reality.
7. Preserves significant historical and architectural resources: arguably, the standard is NOT met. The existing Stadium has a de Chirico-like sculptural quality that many passersby admire and enjoy. It need not be designated an official landmark for its aesthetics to be judged vastly preferable to NU's proposed design, which entails an increase in height that is both aesthetically and environmentally problematic.
8. [<https://www.cityofevanston.org/home/showpublisheddocument/91639/638291787812935905>: LUC's text is the same as 7 above]
9. 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: The standard is NOT met. The recommendations are NOT within the Special Use Permit, and "such regulations" have NOT "been modified."

On the Standards for Major Variations (Code Section 6-3-8-12.E):

1. The requested variation will not have a substantial adverse impact on the use, enjoyment or property values of adjoining properties: The standard is NOT met. Permitting two months of disruption annually plus an unlimited number of outdoor concerts and events, with long and uncontained Noise Pollution as well as severe traffic disruption, will inevitably have a significant negative impact on the majority of neighbors in the R1 zone. So will the vast increases in Traffic Disruption, Emergency Access issues, flooding danger, and more.
2. The requested variation is in keeping with the intent of the zoning ordinance: The standard meets the highest and best use for the location: As Michael Vasilko's Evanston Roundtable Guest Essay indicates (September 5, 2023; <https://evanstonroundtable.com/2023/09/05/guest-essay-city-has-no-authority-to-approve-nus-zoning-amendment> ), Northwestern University's Illinois State Charter designates it an educational institution, not a commercial business, and restricts its activities accordingly. The terms of its own Charter place an insupportable burden of proof on NU's claim that its proposed profitable mega-concerts meets the standard of the "highest and best use for the location." Few who don't stand to profit from NU's proposal would judge the Noise Pollution Traffic Disruption, Hospital Emergency Access obstruction, insoluble infrastructure problems that increase the danger of flooding and beach closures due to e. coli contamination, and more that NU's proposed development would cause to constitute a "higher, better" use of NU's 29+ acre property than do its longstanding uses approved in accord with Evanston Zoning regulations.
3. The alleged hardship or practical difficulty is peculiar to the property: If, under its Illinois Charter, NU is constituted as a nonprofit educational institution, not a profit-making commercial entity, NU would be hard pressed to claim that its educational mission depends on this proposed development of its 29+-acre site.
4. The property owner would suffer a particular hardship or practical difficulty as distinguished from a mere inconvenience if the strict letter of the regulations were to be carried out: a. The purpose of the variation is not based exclusively upon a desire to extract additional income from the property, or b. While the grant of a variation will result in additional income to the applicant and while the applicant for the variation may not have demonstrated that the application is not based exclusively upon a desire to extract additional income from the property, the Land Use Commission or the City Council, depending on final jurisdiction under Section 6-3-8-2, has found that public benefits to the surrounding

neighborhood and the City as a whole will be derived from approval of the variation, that include, but are not limited to, any of the standards of Section 6-3-6-3 of the Zoning Code:

The standard is NOT met: NU claims they cannot renovate the Stadium without turning it into a mega-concert arena that falls outside its Zoning restrictions (a letter from NU's President Schill to the community claims the concerts are necessary to "ensuring financial viability for the project to move forward"). However, this article makes it very clear that NU could accomplish a much cheaper (and much less polluting) renovation: <https://evanstonroundtable.com/2023/02/06/letter-to-the-editor-nus-extravagant-approach-compared-to-other-universities/> This article points out that "Northwestern receives around \$62.5 million per year just from sports TV deals alone" <https://evanstonroundtable.com/2023/08/02/letter-to-the-editor-its-time-for-northwestern-to-reboot/> . Renovating the Stadium is clearly well within the budget of this extremely well-endowed university without income from mega-concerts. NU cannot plausibly claim "a particular hardship or practical difficulty as distinguished from a mere inconvenience if the strict letter of the regulations were to be carried out."

Further, in respect to the standard's requirement that: "The alleged difficulty or hardship has not been created by any person having an interest in the property": President Schill answered faculty objections to such lavish expense by the university (instead of spending those hundreds of millions on education and research): "Northwestern would have to make a similar financial investment to restore the current, crumbling Ryan Field to an adequate level to play seven football games per year as it will to create the new Ryan Field." This implies that NU must improve the Stadium, not that they must have mega-concerts. It appears that NU is strongly motivated not by any actual hardship but by its wish to accommodate a donor willing to fund this project, and only this project, to the tune of ~\$480M. NU's nebulous claims of community benefits must be weighed against both the costly damage to its peaceful abutting neighborhood and NU's long, well documented history of disingenuous claims and unkept promises. The tail (donor money and, could it possibly be, donor vanity?) is wagging the dog (NU's chartered mission; NU's common sense accord with EV zoning regulations).

5. The requested variation requires the least deviation from the applicable regulation among the feasible options identified before the Land Use Commission issues its decision or recommendation to the City Council regarding said variation: The standard is NOT met. NU is improperly requesting a "zoning text amendment" while asking for variances that in effect change its own Zoning status while having ruinous effects on the surrounding R1 neighborhood.



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## HAVE NORTHWESTERN AND EVANSTON OFFICIALS EARNED OUR TRUST? ARE WE IN DANGER OF BEING BAMBOOZLED?

Like many Evanston residents, we are surprised and alarmed that the City of Evanston has invested such abundant taxpayer resources—money, officials’ and residents’ time, spirit and shame for our city—in seriously entertaining Northwestern’s vague, misleading proposal to transform Ryan Field into a commercial mega-concert venue. Making necessary improvements is one thing. Seeking to violate Zoning regulations designed to maintain Evanston’s irreplaceable quality of life is quite another.

Especially in light of the recent hazing scandal uncovered by the student newspaper the *Northwestern Daily*—and, notably, not by Northwestern’s administration, which sought to sweep it out of public view—Evanston’s citizens must be vigilant in evaluating the highly consequential actions taken in our name by NU and Evanston officials. Just a few of many red flags that residents have challenged:

1. The *Evanston Roundtable* reported on Evanston corporation counsel Nicholas Cummings’s having joined NU counsel to file a (denied) motion requesting the court to modify [a 19-year-old consent decree](#) established in 2004 that created the Northwestern University-City Committee, in a federal court June 29, 2023, without relevant City officials’ knowledge or approval. Has a resident’s repeated question as to who, if anyone, authorized Cummings’s action received an answer from City officials? If not, why not?
2. Residents have made repeated respectful requests for copies of NU’s commissioned sound and traffic studies, on which NU rests its (highly dubious) claims for merely “possible effects” (Kimley Horn) that NU’s proposed plan will visit on residents. As far as I know, NU’s Dave Davies has not kept his many repeated promises to provide them (see, e. g., Carl Hopman’s correspondence with Dave Davies, posted in LUC comments). What is in those reports that NU wishes us not to know? See also <https://sites.google.com/view/spotlight-on-evanston/history-index/chronology/brief-history-of-conflict>
3. Residents’ have repeatedly requested who-where-when-what-why details concerning Evanston officials’ meetings with NU officials behind closed doors (see, for example, Mary Anne Wexler’s correspondence with Mayor Daniel Biss and other officials, posted on this site). As far as I know, we have only been given vague admissions that such meetings have been taking place. Why are officials refusing to make public the agenda and minutes, or at least informal accounts? What informal actions, assurances, and other transactions between NU and Evanston officials might be taking place out of public view?
4. Steven J. Harper, Esq., submitted to LUC a ‘Review of WJHW Environmental Assessment’ performed by [ARUP, a nationwide leader](#) in acoustics, noise, and vibration advisory and design. ARUP identified a significant number of problems, questions, and concerns related to the WJHW study. On behalf of 225 Wilmette neighbors, Harper respectfully requested that the City of

Evanston require NU to address the problems exposed in this review in order to ensure that all officials are properly and fully informed before taking a vote of this magnitude. Duncan Agnew's detailed report of August 16<sup>th</sup> (TwitterFacebookPrintLinkedInEmail) highlights the shockingly inadequate quality of both NU's research studies and NU's administrators' response to Harper's letter. Instead of acknowledging and studying the problems and offering a serious response, NU administrators chose to stick to NU's own flawed studies, which NU has declined to make public. At the same time, NU administrators attempt to distract attention from these carefully documented, evidence-based substantial concerns in favor of a methodologically flawed poll / popularity contest by posting a petition that solicited blind endorsement of NU's highly problematic plan from relatively uninformed residents. In doing so, NU administrators risk embarrassing themselves by showing themselves intellectually and morally unfit to run a world-class R1 University.

5. Against rhetorical bamboozlement:
  - a. NU's experts often mention vague plans to "reduce" and "mitigate"--"if possible"—the tremendous (and far from fully acknowledged) detrimental effects their proposal would impose. Setting aside the demonstrable flaws and fallacies in NU's analyses, the question arises: "reduce" and "mitigate"--compared with WHAT? NU's experts seem to assume as given the tremendous problems NU's proposed changes would visit upon Evanston and Wilmette residents, such as Noise Pollution, Traffic Disruption, Environmental Degradation, Danger to Hospital Emergency Patients, dangerous pollution of water channels and bodies requiring the closing of beaches, 24/7 ground vibration from pumping water to keep NU's 20' subsurface dry, and so on. (As most Evanstonians are aware, the city is built on a swamp, has a high water table, and experiences periodic flooding, which expected climate change will only worsen.) NU's experts appear to be thinking about (unenforceable) efforts to "reduce" and "mitigate" their own projected sense of the problems. But the truly important question is: What would be the NET CHANGES in noise, traffic, danger, disruption etc., compared with the surrounding neighborhoods' CURRENT state of peaceful coexistence with the (sometimes dangerous) disruptions caused by Ryan Field's many legitimate activities in line with its T1 and U2 Zoning? Not: how will NU attempt to lessen its deleterious effects on our community; but: why they should be allowed to visit them on us in the first place? Instead of making unenforceable promises to "reduce" and "mitigate" effects of (weakly analyzed) problems that do not yet exist, would it not be more intelligent to deny NU permission to create those problems in the first place?
  - b. Likewise, vague claims concerning "undue adverse effect" and "undue traffic congestion" raise the questions: what, exactly, is meant by "undue"? and who, exactly, gets to decide? Many of our neighbors' comments note that our neighborhood already manages to live with "**due**" **game day** "**adverse effects**" and "**traffic congestion.**" We respectfully submit that any further adverse effects and traffic congestion, should be categorized,

a priori, as creating “undue” adverse effects to our homes, families, quality of life, and health.

- c. Consider, also, such language as “Concert music may be amplified during the hours of 10:00 a.m. through 10:00 p.m. on Sundays through Thursdays (subject to the following), and during the hours of 10:00 a.m. through 10:15 p.m. on Fridays, Saturdays and days preceding national holidays and legal school holidays enumerated in 105 ILCS 5/24-2, as permitted for special events pursuant to Section 9-5-20 and any associated required permits shall be issued.” Not only does this proposed permission put the whole neighborhood at risk of becoming unlivable for many of its residents for much of the time; this language also **requires the City to cede permitting its own authority to NU**—notorious, as noted above, for its long history of failure to honor its agreements with the city and of violating city ordinances. We might add that NU’s labeling of events as “community events” does not lessen their disruptive potential.

As Evanston citizens and taxpayers who consider ourselves extremely fortunate to have lived for 36 years in our beautiful, livable city with a world-class university and good government, we are alarmed at signs of apparent lack of good faith evidenced by the many refusals to answer, inexplicable delays, absurdly lame excuses, unkept promises, and head-in-sand equivocation on the part of both NU’s leadership and the City’s. We hope what we are seeing does not mean that NU and Evanston officials, while paying lip service to “transparency,” may be cutting deals out of public view. But we must also continue to insist on complete transparency on the part of our public officials. They must take every measure to avoid even the appearance that the City Council and Evanston’s citizens are being bamboozled and betrayed by behind-the-scenes deal-making to promote NU’s self-evidently weak and untenable proposal. NU’s recent attempt to hide its hazing scandal highlights the fact that Evanston residents must continue to be on guard against taking NU at its word while vigilantly insisting on accountability from our public officials.

With thanks for the hard work, collective good faith, and public-spirited intelligence of our fellow Evanstonian volunteers on the LUC, we respectfully request that it stand firm against NU’s proposal.

Yours truly,

Christine Froula and John Austin  
7<sup>th</sup> Ward

County of Cook        )  
                                  ) ss  
State of Illinois        )

AFFIDAVIT

I, Jeffrey P. Smith, under penalties as provided by law, state that I have personal knowledge of the following, that the statements set forth in this instrument are true and correct, and that if called to testify I would state as follows:

1. I have lived at 2724 Harrison St., Evanston, a little under a mile as the crow flies from the stadium formerly known as Dyche, and a brisk 15-minute walk or leisurely 5-minute bike ride away, for over 30 years. I first came to Evanston as a student at Northwestern, where I occasionally attended football games and also ventured to the stadium neighborhood to patronize a long-gone Central Street pizzeria, Dante's Inferno, and so I have had familiarity with the neighborhood for almost half a century.

2. Since the late 1990s my workday commuting to Evanston or Chicago, whether by car, bike, bus, or multi-modal, typically began with a route down either Central Street or Lincoln Street, and for most of that time my offices were in downtown Evanston. If commuting south, I used either the Central Street Metra or CTA stations. Additionally, I have been involved in numerous civic activities that take me the same routes, and much of my shopping and errands require similar travel. I estimate conservatively that I have traveled Central Street or Lincoln Street, within two blocks of the U2 district or closer, at least 4,000 times, and the number could be twice that.

3. Additionally, I have at one time or another canvassed on foot, for various campaigns, causes, or organizations, most every residential block within 1/2 mile of the stadium, in both Wilmette and Evanston, knocking on every door.

4. For a dozen years I also worked with and alongside Steve Engelman, former alderman for the 7th Ward of Evanston, and frequently discussed matters pertaining to the ward, and to the stadium neighborhood, with him. I have had, over subsequent years, numerous conversations about neighborhood matters with all subsequent council members representing the 7th Ward.

5. In 2007 I was asked to serve as the first president of the Central Street Neighbors Association and did so for a number of years, including a time of extensive and intense public debate and analysis of the future of Central Street. I attended every session of planning for the Central Street Master Plan, met with representatives of the consulting firm that Evanston hired to create the plan, appeared frequently before the Zoning Subcommittee of the Plan Commission, the full Plan Commission, and the City Council and Council committees with respect to the plan, and frequently researched, wrote, and spoke with respect to underlying issues related to the neighborhood planning. I have from time to time since served as a board member, vice-president, and once again president of Central Street Neighbors Association, in which capacities I have heard much from residents of north Evanston, including the stadium neighborhood.

6. In my professional career, I have represented numerous Evanston small business owners, including on Central Street, where I have also been a patron of dozens of small businesses and have had the opportunity to have meaningful conversations about the neighborhood with many proprietors. I have also practiced in many aspects of real estate law, including with respect to numerous properties in north Evanston and specifically in the stadium neighborhood.

7. I graduated from Northwestern University and lived in Evanston for two years following graduation, moving back to the area following law school, in part, like many alumni, because of fond memories of my time here. My wife subsequently also received her undergraduate degree from Northwestern.

8. I have attended numerous Northwestern home football games in my life, as a student, as a Scout leader taking youths to games, and as an ordinary adult fan. My family had season tickets at one time. I was fortunate to attend the incredible 1996 win over Michigan, as well as Northwestern's last Rose Bowl appearance and Citrus Bowl appearance. I have made dozens of small contributions to Northwestern, attended most if not all reunions, and have been fortunate to count numerous alumni, professors, and staff among my friends.

9. In what time has permitted after professional, civic, and family obligations, I have also indulged over the years a longstanding love of live music performance. The first concert I ever paid to attend was at Amazingrace Coffeehouse on the Northwestern campus. I have traveled to and attended at least 150 and likely upwards of 200 or 300 rock, blues, jazz, bluegrass, and R&B concerts and band performances since then, in at least 100 venues ranging from small clubs to indoor and outdoor sports stadiums and large outdoor festivals. I have attended amplified musical performances in at least three dozen Evanston venues I can think of, including several that no longer exist, such as The Main, Bill's Blues Club, and 27 Live. Outdoor theatre or stadium venues where I have attended concerts include Arlington Park, Wrigley Field, Comiskey Park, Soldier Field, the concert venue at Tinley Park now called Credit Union 1 Amphitheatre, Alpine Valley, and Poplar Creek Music Theater.

10. In addition to being a fan of music, I have personally played instruments since childhood, and have performed electric, amplified music with bands countless times, primarily on an amateur basis but also professionally, in both indoor and outdoor settings, including in Evanston, ranging from dorm and fraternity house basements in my teens to the 4th of July parade this summer. I have owned and have decades of experience in using, setting up, and adjusting amplifiers and modest PA systems. I have helped set up sound systems for numerous performances and events. As a result I take an interest, at musical performances, not only in the music but in the sound reinforcement techniques. I have often played in residences and in residential neighborhoods, and have direct experience with how amplified sound travels and is perceived and received by neighbors.

11. As might appear from all of the above, I have no bias against either Northwestern University or live music, but have experience with and knowledge of the following subjects that is greater than that of the average lay witness and may be of use to the Land Use Commission in its fact-finding and formulation of recommendations:

- the Central Street neighborhood
- dynamics of concerts and live amplified music performances

12. **Parking.** The housing stock of north Evanston was primarily constructed in decades where automobile ownership was lower than in late 20th century to the present, and where fewer household members had outside employment. Many garages are small and most are not connected to the main residence (and are often not, by code, allowed to be). For these and numerous other reasons, parking on the street is common, and such parking becomes scarce near Central Street, where many businesses do not have separate parking for customers or employees, near the train stations. This is reflected in the demand for “residential parking permits” issued in many areas, and street parking restricted to permit holders in certain hours, typically from evening through morning rush hour.

13. The U2 district parking lot is grossly insufficient for attendee parking, especially when games feature competitive teams or those with large, near-state fan bases, such as Wisconsin. So, on Northwestern home football game days, out-of-town fans of both the Wildcats and their opponent widely use the streets of north Evanston for parking. This already occurs in a wide radius from the stadium; such fans park as far west as my house, almost a mile from the stadium, and further. I have on many instances seen fans walking back to their cars as far west as Lincolnwood Avenue.

14. The use of residential streets for parking often frustrates residents who find themselves unable to park on their own block, or blocked by cars maneuvering to park. Increased use of residential parking permits does not reduce overall parking pressure, instead, it primarily only pushes non-resident parking further out.

15. I have seen no evidence of any significant use of downtown remote Evanston parking by Northwestern game attendees, in contrast to relatively frequent use by Cubs fans. By comparison with the heavy concentration of Cubs fans who already live along the lakefront and North Shore rail lines, Northwestern games draw from a much wider area, often with as many “visitor” fans as home fans, and after driving distances, fans are unwilling to park distant from the stadium only to have to then take one or two more time-consuming modes of transportation to reach the game.

16. Mass transit has been cut back over the years from when there was an “Evanston Express” supported by “A” and “B” trains. Bus routes have been cut; there is little to no bus service to north Evanston on much of the weekend, and there is no longer “night owl” service from Howard to Central Street. Overall, CTA ridership has declined; commuter-train ridership from outlying suburbs, along with some Brown Line increase, has been the principal driver of overall public transit growth. Additionally, Chicago

suffers from a reputation of crime, and many out-of-towners may be reluctant, wrongly or otherwise, to ride the CTA.

17. The increase, over the years, in institutionalized tailgating at Northwestern games has shifted the hunt for local neighborhood parking earlier and earlier.

18. Unlike fans of, say, a major league baseball team, who may visit the same stadium repeatedly many times over the years or even in one season, concert attendees often come to a venue only once in a while, maybe only once ever, and so have no “learning curve” as to how to avoid near-venue parking shortages or traffic hot spots by remote parking and alternative transit.

19. It is my informed opinion, to a reasonable degree of certainty based on experience and observation, that an increase to the requested intensity of use of the U2 district by conversion to a much greater entertainment orientation, with the goal of attracting up to 35,000 fans at a time to the neighborhood, to concerts much bigger than those at Ravinia but with far less parking, will have the effect of greatly exacerbating existing local parking problems, creating conflicts with residential and local business parking needs, with the negative impacts greater for larger events, and that this will not be solved by attempts to educate fans as to existing availability of mass transit.

20. **Traffic.** Central Street is a state highway that is busy at the normal morning rush hour but that also has a serious earlier-than-usual period of congestion that begins approximately 3:00 pm in the afternoon, due to hospital shift change schedules and staggered or offset workdays for some Northwestern staff, coinciding with the beginning of parents picking up children from schools and then after-school activities. Congestion becomes an issue during these periods because, with parking on both sides of a relatively narrow road only one lane wide at many points, any vehicle that stops to wait to turn, especially at Green Bay, backs up traffic.

21. Stop-and-go traffic is the most common speed at which accidents occur in urban areas, and is second only to highway speed as a dangerous, injurious traffic condition.

22. Two critical intersections along Central Street – Green Bay Road, and the Crawford/Gross Pointe six-way intersection – have odd geometrics.

23. The approach to the U2 district from the east is off a single turn lane at Sheridan Road, which has been visually and effectively narrowed south of Central Street for a bicycle lane.

24. Over the past 20 years, more traffic has been pushed to Central from the former secondary and tertiary arterial roads throughout north Evanston because the City of Evanston has added dozens of stop signs. Some streets have 4-way stops every block.

25. As a result, Central Street backs up daily for an hour in the morning and 1 to 2 hrs. in the afternoon, with spillover to Lincoln Street.

26. Football and basketball games greatly exacerbate congestion on Central Street. Even during a basketball game, which has far fewer attendees than the capacity of Ryan Field, it can take 1/2 hr. for a driver to get from Sheridan Rd. or even Ridge to or across Green Bay Road via Central or Lincoln.

27. Because of historic building practices as well as a now-abandoned Evanston directive to build to lot line, many sidewalks along Central are already narrow and there is little to no possibility of widening Central Street to accommodate more traffic.

28. It is my informed opinion, to a reasonable degree of certainty based on experience and observation, that an increase to the requested intensity of use of the U2 district by conversion to a much greater entertainment orientation, with the goal of attracting up to 35,000 fans at a time to the neighborhood, to concerts much bigger than those at Ravinia but with far less parking, will have the effect of greatly exacerbating existing local traffic congestion, beyond the normal capacity of the primary arterial and secondary streets, on the days or evenings of events, creating frustration, safety hazards, and pollution, and that this will not be solved by attempts to educate fans as to existing availability of mass transit. Still-significant impacts would occur with smaller events.

29. **Sound.** Because the Central Street neighborhood primarily consists of only two-to-three story buildings, with many only one story tall, there are few vertical obstructions to the travel of sound. From my house, I frequently hear the engines and bells of the U.P. R.R. commuter rail trains over a half mile away, cars drag racing on McCormick Boulevard, and traffic at night from Crawford Avenue or even Skokie Boulevard or the Edens Expressway. Although I am nearly a mile from the former Dyche Stadium, I have heard crowd noise, loudspeaker announcements and even marching band practice in my yard. The same has been occasionally true of football games at the Evanston High School stadium also a mile away, to the southeast. On the 3rd of July, fireworks displays from Gillson Park in Wilmette are readily audible.

30. The average sound level at stadium concerts in the various genres of pop music is more like the peak levels of football games. Stadiums are essentially speaker-shaped and project sound outward. At some stadium concerts where I was either late to arrive or left before some performances, or where I was not a ticket-holder inside, I have heard entire performances, despite being a quarter-mile or a half-mile away, at higher sound levels than I would currently play my iPhone at in my own room.

31. To say that sound levels from a nearby concert are akin to “conversational” volume, even if true, misunderstands the nature of unwanted sound. At one’s own dinner table, one does not want to have to talk over another “conversation.” A home-based worker doing knowledge work, or a student studying, or a resident simply trying to read a novel or watch TV, finds the sound level of even a conversation a highly negative distraction and intrusion. The distraction of noise is why people complain about leaf blowers, and why construction in Evanston is required to abate in the evening and not commence until breakfast time.



32. The sound from concerts is both persistent and usually uneven. Often, higher frequencies are more readily absorbed by crowds and trees; it is the longer low-frequency waves, and percussion, which many people find disturbing, that may penetrate neighborhoods, walls, and consciousness.

33. Over the past several years, the increased use of the patio space outside the American Legion hall for musical performances caused considerable controversy in the neighborhood, especially in the apartments south of Central Street and west of the golf course, and in the City Council, even though in all cases the amplification being used was more akin to that of a “garage band,” far less than the towers of speakers that would be deployed at any stadium concert.

34. Northwestern’s proposal does not address the fact that the increase in average height of the stadium perimeter and conversion to stadium seating will be accompanied by an average increase in the height of the crowd above ground level. Loudspeakers at stadiums and concerts are also at or above the heads of the crowd. So all sources of sound at the new stadium would be at an overall higher source height than now.

35. The proposed use of the “plazas” in the U2 district for performances or events is insufficiently supported by any meaningful analysis of sound projection.

36. Certain renderings of the stadium also suggest a clear “sight line” from the field to vantage points outside the stadium. If this is so, sound would travel through these openings unimpeded.

37. It is my informed opinion, to a reasonable degree of certainty based on experience and observation, that an increase in intensity of use of the U2 district by conversion to a much greater entertainment orientation of the stadium and plazas, with the sound levels projected and estimable by Northwestern’s own submission, will cause frequent noise disturbance unacceptable to hundreds of Evanston and Wilmette households, and repeated complaints of nuisance and demand for official action.

38. **Property Values.** The applicant submissions related to property values around concert venues are grossly flawed. The tabular summaries omit mention of many of the venues that were allegedly studied. There is insufficient controlling or accounting for any confounds or other variables, such that would enable drawing any conclusion or inference as to causation. There is insufficient distinction between residential and business or commercial real estate values; it is possible for land values to rise while the area becomes much less attractive for residences.

39. The housing stock surrounding the U2 district is predominantly single-family homes of two or more bedrooms, i.e., move-up homes for families with school-age children, not starter homes. Two newer multi-family developments provide residences for smaller, often somewhat younger or unmarried, households. But overwhelmingly the desirability of the stadium neighborhood stems from its perceived quiet and residential character, with open space provided by the golf course and to some extent

the stadium lot. Many residents lived elsewhere in Evanston first.

40. I have never in over three decades of living here encountered an actual or would-be purchaser who has moved to or is contemplating moving to the stadium neighborhood hoping that it will become noisier and more congested. No family with children looks to move to where studying or schoolwork, or putting a child to sleep, will be interrupted or made more difficult by unwanted sound, for hours, of even 70, 75, or 80 decibels. So, for decades, sellers and their agents have sought to calm potential buyers by assuring that the stadium only hosts crowds a “handful” of times per year.

41. It is possible that, in the long run, conversion of the U2 district to a more commercial entertainment-oriented district might cause an increase in proximate land values, overall. However, it is a complicated and hard-to-predict bet to make, because the number of events may still be too small to support a hospitality-oriented use for residential structures. Moreover, the process of conversion to such use would be met with continued resistance by many current residents.

42. Additionally, the fact that, 15 or 20 years from now, the transformation of a neighborhood may have made some speculators or property-owners wealthy, does nothing for the family that desired or desires a quiet home with a yard, in which to raise their school-age children, which is the principal buyer market for single-family homes surrounding the U2 district, and possibly even for many local condominiums where families are saving up in order to upgrade. Nor does it help the would-be seller now.

43. It is my informed opinion, to a reasonable degree of certainty based on experience and observation, that an increase in intensity of use of the U2 district by rezoning and conversion to a much greater outdoor entertainment orientation, with the goal of attracting up to 35,000 fans at a time to the neighborhood, to frequent outdoor concerts or events, would have the near-term effect of lowering desirability of the neighborhood for its usual residential market of buyers, depressing property values while increasing neighborhood friction. It is my opinion that longer-term property value increase, while possible, would not occur in a timeframe adequate to compensate those who will bear the brunt of negative impacts, and is too uncertain and multivariate to predict, with many possible unintended consequences for residents, schools, businesses, and the city.

FURTHER AFFIANT SAYETH NOT.

  
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JEFFREY P. SMITH

September 6, 2023