



# LAND USE COMMISSION

Wednesday, September 27, 2023 | 7:00 P.M.  
James C. Lytle City Council Chambers, Second Floor  
Lorraine H. Morton Civic Center, 2100 Ridge Avenue

## AGENDA

Those wishing to make public comments at the Land Use Commission meeting may submit written comments in advance or sign up to provide public comment in-person during the meeting by calling/texting 847-448-4311 or completing the Land Use Commission meeting online comment form available by clicking [here](#), or visiting the Land Use Commission webpage, <https://www.cityofevanston.org/government/boards-commissions-and-committees/land-use-commission>, clicking on How You Can Participate, then clicking on Public Comment Form. Community members may watch the Land Use Commission meeting online at [www.cityofevanston.org/channel16](http://www.cityofevanston.org/channel16) or on Cable Channel 16.

### I. CALL TO ORDER/DECLARATION OF A QUORUM

### II. APPROVAL OF MEETING MINUTES: September 6, 2023 and September 13, 2023

### III. OLD BUSINESS

#### A. Public Hearing: Special Use for a Planned Development | 1501 Central Street | 23PLND-0035

Northwestern University requests a Special Use for a Planned Development to demolish the existing Ryan Field stadium and ancillary maintenance building to construct a new 116 ft. tall stadium with a 35,000 spectator capacity in the U2 University Athletics Facilities District. The applicant is requesting the following site development allowances: 1) 1,408 total parking spaces (515 on-site, 893 in parking lot within 1,000 ft.) where 4,364 are required for the principal uses on the zoning lot, 2) A landscape strip of less than 35 ft. (specifically, 16 ft. 3 in. at closest point at the north-south and east-west property lines at the northeast corner of the lot) where 35 ft. is required when abutting a residential district, and 3) Open parking area with a 6 ft. 10 in. interior side yard setback where 15 ft. is required. The Land Use Commission is the recommending body for this case and the City Council is the determining body in accordance with Section 6-3-5-8 of the Evanston Zoning Code and Ordinance 92-O-21. PINs: 05-35-310-015-0000,

*Order & Agenda Items are subject to change. Information about the Land Use Commission is available at: <https://www.cityofevanston.org/government/boards-commissions-and-committees/land-use-commission>. Questions can be directed to Meagan Jones, Neighborhood and Land Use Planner, at [mmjones@cityofevanston.org](mailto:mmjones@cityofevanston.org) or 847-448-4311. The City of Evanston is committed to making all public meetings accessible to persons with disabilities. Any citizen needing mobility or communications access assistance should contact 847-866-2919 (Voice) or 847-866-5095 (TTY). Requests for access assistance must be made 48 hours (two working days) in advance. Requests received with less than 48 hours (two working days) advance notice will be attempted using best efforts, but cannot be guaranteed.*

*La ciudad de Evanston está obligada a hacer accesibles todas las reuniones públicas a las personas minusválidas o las quines no hablan inglés. Si usted necesita ayuda, favor de ponerse en contacto con la Oficina de Administración del Centro a 847/866-2916 (voz) o 847/448-8052 (TDD).*

5-35-310-020-0000, 5-35-318-015-0000, 5-35-310-007-0000, 5-35-310-019-0000, 5-35-310-022-0000 and 5-35-310-008-0000.

**B. Public Hearing: Zoning Text Amendment | U2 University Athletic Facilities District | 23PLND-0010**

Northwestern University requests a Text Amendment to the Zoning Ordinance, Section 6-15-7-2 Permitted Uses, to modify the list of permitted uses in the U2 University Athletics Facilities District and conditions required for public facing concerts. No changes are proposed to the U2 district boundaries. The Land Use Commission is the recommending body for this case and the City Council is the determining body in accordance with Section 6-3-4-6 of the Evanston Zoning Code and Ordinance 92-O-21.

**IV. COMMUNICATION**

**V. PUBLIC COMMENT**

**VI. ADJOURNMENT**

The Evanston Land Use Commission will hold a regularly scheduled meeting **on Wednesday, October 11, 2023, at 7:00 pm**, in the James C. Lytle Council Chambers in the Lorraine H. Morton Civic Center.