

Name (first and last)	Address of residence	Agenda Item (Project Name)	Position on Project	How would you like to provide input?	If you are providing a written comment, please leave here:	Are you representing a group?	Please name the group
Deborah A Morrin	1201 Central #C	Ryan Field Zoning	Opposed	Written comment	Zoning is an important consideration when making the largest investment/purchase of your life, which is your residence. Ryan Field is located in a residential neighborhood. I would never have purchased a home here if you had had the zoning that is being proposed by Northwestern at that time. I attended the meeting last night (June 27) hosted by council member Eleanor Reville (sic). I listened carefully. I appreciate the Land Use commission chairman clarifying what the decision to approve or deny would entail. You asked for specifics. I am opposed to changing the zoning code to allow Northwestern to create a commercial music venue that would be larger than United Center and the Rosemont Allstate Stadium. The project would paralyze all of Evanston with 28,000 people coming in, almost half the population of Evanston, 10 weekends every summer. At least 48 hours over 10 summer weekends each year would render the area very difficult to live in for people within 2500 feet or further away. Central Street would be required to turn into a 4 lane highway into and out, with large semis coming in and set ups taking 20 hours pre-concert, and tear-downs taking 20 hours post concert. Concert itself taking 8 hours starting from 4 pm people coming in, and taking two hours to clear out after the concert, until 12 midnight or 1 am.		
					This will be during the summer, which assuming 3 months involves only 12-14 weekends, so basically almost every summer weekend Evanston will be consumed with limited mobility and significant disruption for residents. The planners measured sound INSIDE the stadium but made no mention last night of the noise that will be created by 28,000 people out on the streets around the stadium. They mentioned people will use local restaurants beforehand. 28,000 people? Are they kidding? Maybe a few will, but they will also have dining in the arena, and they make no mention of the traffic involved in setting that up, tearing it down, and employees coming and going on concert days. I repeat, this is a residential area with a few small shops on Central St. I suggest the planning commission talk to Tom Tunney, 20-year alderman for the 44th ward that Wrigley Field is located in. I did. Wrigley is located in a commercial district and always has been. Northwestern makes an assumption that 30% of concert goers will arrive by public transportation because that is how it works at Wrigley. What if that is wrong and like Ravinia only 10% arrive by public transport. We can't handle that. I suggest to you that is a more appropriate expectation because the concerts at Ryan Field will be NIGHT TIME. Most people who can afford the concert tickets do not want to take public transportation home at 10 or 11 pm, especially southbound into the city, given the crime. From a land use perspective the impact of this, with the need to divert water into the North Shore Canal, the noise of 28,000 people coming and going, the pre-concert 20 hours preparations and construction, 8 hours on concert day and 20 hours post concert de construction, will seriously impact the immediate area with a mile all around making it impossible to move freely about, enjoy the beaches, and will create a huge amount of crowd noise and disruption on all the streets and neighborhoods within at least one mile of the stadium. It consumes 3 - 4 days out of every week during the summer, leaving residents only Monday, Tuesday and Wednesday to be free of that activity. Also Northwestern has other options to maintain its football program. Or frankly if it can't maintain or afford their football program without creating a mega for-profit entertainment center that is not our problem. It is Northwestern's problem and maybe if they can't afford football it is time to walk away from their football program. A mega entertainment center that will forever change the nature of the community is a high price for the community to pay on behalf of Northwestern football.		
Mayank Parikh	2721 Lincolnwood Dr 6	The new Ryan Field	In favor	Written comment	We're Evanston residents and homeowners who live just a few blocks away from Ryan Field. We'd be proud to have such wonderful new facilities provided to the community directly, especially when the school is funding the project. It's clear that a vocal minority feels strongly against the project, but the net benefit is a clear sign that this is a project that most Evanstonians will appreciate in time and will make the community better and more compelling for new homeowners and property owners. Strongly in favor		
Chelsea Brown	2001 Grant St		In favor	Written comment	The Ryan Field rebuild will only positively impact the City. The stadium and the surrounding property should be utilized to the fullest extent (including concerts) and will generate revenue and foot traffic to Evanston and the surrounding businesses. I fully support this project and urge the Commission and the City to swiftly approve the new stadium.		
Alan Laorr	15547 Sweetwater Circle	New Ryan Field	In favor	Written comment	In favor of a new Ryan Field		
Neil Gambow	927 Michigan Ave. #2		In favor	In person		Self	
Adina Keexom	2631 Lawndale Ave Evanston illinois 60201		In favor	Written comment	I support the renewal of the Ryan field and facility. I support the opportunity created for the city, the business owners in Evanston who will participate in the rebuilding of the facility and the development of the north side of Evanston.		
Cheryl Judice	1902 Green Bay Road, Evanston, IL. 60201		In favor	Written comment			
Paul Takacs	1121 Colfax	1121 Colfax St.	In favor	Written comment	I support the new Ryan Field.		
Garrett Karp (or representative)	Evanston Chamber of Commerce	Ryan Field	In favor	In person		Group	Evanston Chamber of Commerce

Kelly Marcelle	2342 Ashland Avenue	NU stadium	In favor	Written comment	The stadium rebuild with a zoning change will allow Evanston to grow both economically and as a community resource for all of its citizens. I live two blocks south of the stadium and have for 24 years. Is there traffic and some extra noise from home football games? Yes. That said, it's controlled and safe. NU has been a good neighbor and we appreciate all that they bring to Evanston! There is much fear mongering and outright hysteria surrounding this project. Catastrophic thinking is exactly that!		
Timothy	2342 Ashland Avenue	New NU Stadium and	In favor	Written comment	I wholeheartedly support accepting NUs gift of a new stadium, with permitted, non-football events, at no cost to taxpayers. The community benefits far outweigh the minor and frequently exaggerated inconvenience to a very small group of neighbors.		
Zach Shook	2345 Ashland Avenue	Ryan Field	In favor	Written comment	I am a neighbor of Ryan Field. My family and I support the re-zoning of Ryan Field. It would provide a much needed economic boost to Evanston. I have small children and am excited for them to experience what a new stadium could bring to the community. The arguments against re-zoning are speculative and rooted in NIMBYism. Thank you. Zach Shook		
Sally Mabadi	1024 Hinman Avenue	Ryan Field proposal	In favor	Written comment	This is a wonderful opportunity for economic growth for Evanston, as well as being a great entertainment venue that can be enjoyed by all residents. I believe we should work together to address issues that negatively impact neighbors rather than stand against the project. I fully support proceeding.		
Kelly Marcelle	2342 Ashland Avenue	NU Zoning	In favor	Written comment	I've lived 2 blocks south of the stadium for 24 years. NU has and continues to be a good neighbor. If zoning is changed, there is no doubt this will continue. Evanston's economy needs a boost! Please don't fall victim to the catastrophic claims from neighbors who are new to Evanston!		
Susan Kelly	1640 Maple Ave. 1608	Ryan Field Rezoning	In favor	Written comment	I am a 30 year resident of Evanston, currently residing downtown. I support rebuilding Ryan Field and rezoning for concerts because it expands use of an existing location to benefit Evanston economically and culturally. Concerts would make Evanston a more appealing place to live, just as Ravinia has added value to Highland Park. The opportunity to replace a nearly 100 year old structure with no historic significance with a LEED certified, ADA compliant facility AT NO COST to Evanston residents should be an idea we can support.		
Peter Kelly	1640 Maple, Unit 1608	Ryan Field proposal	In favor	Written comment	pursuant to my 8/3/2023 email from Meghan Jones, I am sending my written comments as a PDF email attachment to mmjones@cityofevanston.org. I would also request an opportunity to speak during the session of 8/23		
Debi Ardern	1606 Colfax St	New Stadium	In favor	Written comment	I am in favor of the new stadium and the additional events that are proposed. I have gone to meetings and listened to the experts. I trust that they are doing everything in their power to make this a livable situation. I do believe that Evanston should make sure the monetary benefits are worthwhile and can be used for the good of the community.		
Scott Gingold	1326 Isabella St.	Ryan Field text amendment	Opposed	In person		Self	
Alan Laorr	15547 Sweetwater Circle	Evanston Land Use	In favor	Written comment	I'm an NU alum who lives out of town, but visits Evanston for football games and other NU events. My wife and I currently visit annually but would visit several times more per year if the new stadium is built. Northwestern is a world class university and should have a stadium to match it's elite academic status.		
Alan Laorr	15547 Sweetwater Circle	Ryan Field rebuild	In favor	Written comment	I'm an NU alum who lives out of town, but visits Evanston for football games and other NU events. My wife and I currently visit annually but would visit several times more per year if the new stadium is built. Northwestern is a world class university and should have a stadium to match it's elite academic status.		
David A Fitz	8034 Paddington Lane	Northwestern University	In favor	Written comment	I am disabled and can not attend football games because the stadium does not allow for me to move around easily. I play football from 1963 to 1966. I would like to see one more game before I pass away. GO CATS		
Joanne Leiman	1305 Greenwood St, Evanston	Ryan Field Rebuild		Written comment	I am very much in favor of Northwestern University's plans to rebuild Ryan Field and to have re-zoning to allow all that they've proposed, including evening concerts along with the football games.  This project will be key to making Evanston even stronger than ever by supporting and increasing business to Evanston businesses. Bringing in additional potential customers to the restaurants, hotels, and small businesses is a great opportunity. And, using Ryan Field for more than just football games is so smart! Let's all use this wonderful modern and up to date new stadium for more than just the limited number of football games. I think we should all feel very grateful that the Ryans are generously donating the very significant funds required to make this project happen.		
Patrick Hunt	1714 Greenwood St.	Ryan Field	In favor	Written comment	I'm writing in favor of the Ryan Field development as an unapologetic YIMBY. We need more development, not less. Coming out of Covid we need more opportunities for people to gather in one place, not fewer. For many years I lived in Ann Arbor, MI where the football stadium holds over 114,000 people and there is no public transportation. Event traffic snarls things up for a little bit, but it's a joyful type of traffic. No one would seriously argue that the stadium detracts from the culture and dynamism of the community. Let's expand Ryan Field and build a more dynamic Evanston.		
Robert M Lauricella	800 Washington St	Northwestern Stadium	Opposed	Written comment	The concept of having concerts for 25,000 people at this location is just bad planning. No planner would propose this use for this location. The football use is grandfathered, new uses should be considered on their own merit.		
Meleika Gardner	Jackson Avenue & Cer	Zoning Land Use		Written comment	Who authorized corporation counsel Nicholas Cummings to file a motion for modification (not clarification) in a federal court on June 29, 2023 without the City Council's approval?		

Susan Barrett-Kelly	1640 Maple Ave. Unit 1	Rezoning Ryan Field	In favor	In person		Self	
Mike Vasilko	2728 Reese Avenue	The Two Northwesters	Opposed	In person		Self	
Jill B. Laorr	15547 Sweetwater Cir,	Ryan Field rebuild	In favor	Written comment	I'm an NU alum who lives out of town, but visits Evanston for football games and other NU events. My husband and I currently visit annually but would visit several times more per year if the new stadium is built. Northwestern is a world class university and should have a stadium to match it's elite academic status.		
Sonja Nordahl	1507 Colfax Street	Ryan Field redevelopment	In favor	In person		Self	
Richard Wright	1613 Hartzell Street	Northwestern football stadium	Opposed	Written comment	<p>A very significant but apparently so far overlooked issue raised by the proposed new stadium is its monstrous disproportionate size in relation to immediately adjacent and very close single family homes in Evanston and Wilmette and even commercial properties in Evanston. I don't think residents anywhere in Evanston would want the stadium adjacent to their property. Its hugely disproportionate size in relation to adjacent properties is (I believe) not even closely matched by any other Big Ten+ football stadium or perhaps any other college or pro football stadium. We need scale height drawings of the proposed stadium in relation to adjacent and nearby residential and commercial properties (north, south, east and west) and also scale drawings of the footprint of the proposed stadium and its distance from Central Street compared to the existing stadium. Northwestern University has never provided this, but instead has provided carefully prepared and presented perspectives from narrow limited viewpoints that take advantage of diminishing size as distance increases. The Land Use Commission and the Evanston alderpersons should insist on such scale drawings being prepared by Northwestern University or, better, city staff.</p> <p>I want to add that I am extremely concerned about the traffic and parking impacts of the proposed new stadium's uses. As anyone who lives in north Evanston already knows and experiences, traffic and parking on Central Street are already often quite difficult. Access by emergency vehicles to Evanston Hospital will be severely disrupted.</p> <p>We stand with the majority of Evanston residents who support the rebuilding of Ryan Field.</p>		
Amy Zebala	706 Sheridan Road	Ryan Field Rezoning	In favor	Written comment	<p>This project will benefit residents through job growth and construction spending with minority and women-owned businesses; in the creation of opportunities for local businesses, restaurants and hotels; providing tens of millions in tax revenue to Evanston, and through special events that will bring entertainment and fun to this vibrant community.</p>		
Kelly Gallagher	1322 Davis Street Evanston	Ryan Field	In favor	Written comment	I am in support of Ryan Field. It will bring people to Evanston, both boosting our businesses and economy. It is unfortunate that some will be affected by the noise of the stadium and I hate that there is a cost to this project. Unfortunately, I do not feel that Evanston can walk away from this gift of the Ryan family. Our community and businesses were shattered during Covid. This brings life and spirit back to our streets and small businesses. In my opinion, it must be developed.		
Judith Nickels	1300 CENTRAL ST	1501 Central Street	Opposed	Written comment	Before even addressing the travesty of the proposed concerts, my questions are about the demolition and removal of the tons of resulting debris. As a resident within 1,000 feet of the stadium, I want to know what testing has been done for asbestos in the structure, which was common in buildings of that era. Whether by explosives or wrecking ball, dust, fumes and toxic chemicals will be created. How will residents, school children, businesses, and workers and patients at the hospital be protected? What is the plan for transporting thousands of tons of rubble through an already congested residential/small business artery? Who will pay for the damage to Central Street and surrounding streets from the weight of the trucks? Can this work be done within existing ordinances, or will Northwestern demand further concessions in noise, traffic, nuisance, workday length, and pollution limits that everyone else abides by? And what is the plan for the disposal of the building rubble, per the Northwestern University Sustainability Plan, the City of Evanston Climate Action and Resilience Plan, and the Cook County Demolition Debris Diversion Ordinance? Or does Northwestern expect a pass on all of those as well?		
Jim Signorelli	1300 Central #206	comments	Opposed	Written comment	We live at the corner of Asbury and Central in a condominium. When events Northwestern conducts end at night, a mobile street lamp casts a bright beam of light directly into our condo for hours - sometimes into the early morning. Furthermore, a loud noise from the generator powering this lamp can be heard all night, as well.		

Ronald Meyer	610 8th St, Wilmette, IL	Ryan Field propose	Opposed	Written co	<p>Along with many over 50, I have sensorineural hearing loss requiring hearing aids. Also common among adults is my difficulty filtering out background sounds. Living a mile NW of Ryan Field, I hear drums, marching bands, announcements and crowd roars during football games. I currently overlook the intrusions because they are intermittent, mostly not electrically amplified, and not directed at my location through powerful speakers. The noise is mostly during daylight when I am not trying to sleep. The hours of relentless, amplified bass to be generated by the planned concerts will be for me a recurring torment. I know this because a nearby church put on annual concerts with amplified sound. That made me understood why loud, unrelenting bass “music” was chosen by the CIA to torture those held in Abu Ghraib Prison.</p> <p>The planned use of Ryan Field to me seems deeply inconsiderate, and inconsistent with its location in a residential neighborhood. Land use planning considers the character of the neighborhood. I doubt that the N.U. Board nor the Evanston City Council would approve the Ryan Field rezoning proposal for an area where their own loved ones lived.</p> <p>Thank you for considering my opinion. I beg you not to do this to our neighborhood. There are so many alternative ways for people to get together without tormenting neighbors.</p>		
Joel Horowitz	1207C Central Street	Ryan Field Stadium	Opposed	Written co	<p>This is a comment on the report entitled “Ryan Field Traffic Study” by Kimley-Horn that is on the city’s website. My background includes working on urban transportation issues at the U.S. Environmental Protection Agency in Washington, D.C. from 1971-1982 and publishing many papers in the field.</p> <p>The Kimley-Horn report is shallow, sloppy, does not address many important issues, and contains no real analysis of the traffic impacts of the planned events. I give examples of these shortcomings below.</p> <p>Examples of Shortcomings</p> <p>1. Mode share: This is the fraction of travelers that use automobiles and other modes and is crucial for estimating traffic flows. Table 6 of the report gives the mode shares that Kimley-Horn used. The share for automobile is 52%. The report says little about where the share numbers came from, only that they are “informed by our experience with similar stadiums across the country and ridership data referenced from CTA.” The shares in Table 6 are not credible. No method can predict mode shares with the accuracy shown in the table. There is undoubtedly great variation among the shares at similar stadiums and events. The report does not say which stadiums and events are similar or what the criteria for similarity are. Nor does it state the ranges of variation or indicate what the impacts of mode shares at the high or low ends of these ranges might be.</p>		
					<p>A proper study would state the stadiums and events used in the analysis, how they were selected, and what the mode shares are for each. A explanation of the selection method is essential. Otherwise, a reader of the report has no way of knowing whether the stadiums and events were selected to achieve a desired share for a particular mode, for example a low mode share for cars. The study should assess the traffic impacts for mode shares at the adverse ends of the ranges of variation to illustrate the worst impacts that the planned events could have.</p> <p>2. Trip Generation and Shuttles: Page 19 of the report and Table 8 say that the capacity for concert events is planned to be 28,500 attendees. Table 8 gives numbers of attendees using each of several modes of travel in the pre- and post-event peak hours. The tabulated total in the post-event peak hour is 14,275. The report does not say when the other 14,225 possible attendees will travel or which modes they will use. The post-event automobile mode share among the 14,275 attendees in Table 8 is 12,595/14,275 = 88%. The share in Table 6 and the first column of Table 8 is 52%. The report does not explain this inconsistency, which persists after adjusting for the vehicle occupancies in Table 8.</p> <p>According to Table 8, 7,750 attendees will use post-event shuttles, and the capacity of a shuttle is 40 passengers. Some 200 shuttle trips will be needed to carry this many attendees. It is likely that a shuttle vehicle can make only 1 or 2 trips per hour, so 100-200 vehicles will be needed to accommodate the riders in Table 8.</p>		

					<p>Questions the report does not answer:</p> <ol style="list-style-type: none"> <li>1. Are this many vehicles available?</li> <li>2. Who will provide them?</li> <li>3..Where will they park during events?</li> <li>4. How will they be staged? Loading 100-200 shuttle buses in an hour will require a departure every 15-30 seconds on average. Can the shuttles load and depart this quickly? Where will they load? Who will dispatch them? How many vehicles can load at a time?</li> <li>5. According to Table 8, there will be 60 shuttle trips with 40 passengers each in the first post-game hour. These will carry 2,400 attendees. But Table 8 says that 7,750 attendees will use post-event shuttles. What will happen to the the remaining 5,350 attendees? to wait longer than an hour for a shuttle or other transportation? Where will they wait? Will they become noisy or rowdy while waiting?</li> <li>7. How many trucks will be needed for a concert? How large will they be? Are they 18-wheelers? How will they access the site? Does the site have sufficient space for them?</li> </ol> <p>It is not possible to predict the traffic impacts of Ryan Field events with reasonable accuracy. An impact study should be designed so as not to require accurate predictions. The study should begin by specifying maximum acceptable impacts on the surrounding neighborhood and worst case values of input parameters such as automobile mode shares and the number of shuttle trips that can take place in the hour after an event. If values of the parameters are based on experience at other locations, these locations should be identified. The ways in which they are similar to and different from Ryan Field should be described. If the worst-case impacts exceed the acceptable levels, then measures for reducing the impacts should be proposed. These can include reducing maximum permitted attendance at events in addition to traffic management measures.</p>		
Anthony Kaufman	2766 Garrison Ave	NU's proposed con	Opposed	Written co	<p>I strongly oppose Northwestern University's request for commercial zoning as part of their Ryan Field reconstruction project. This area was never intended to be a commercial district and their plans will prove deleterious to the neighborhood and the standard of living in the area because of crowding, noise, and traffic. The impact of their plans has not been adequately studied or shared with the city of Evanston or its residents. Football games and the use of Ryan Field in this residential area by Northwestern Univ are already disruptive enough, with long lines of traffic on Isabella, causing delays and disruptions for both the neighbors and the hospital.</p>		
Dana Hoffman	1219 Central St, Apt C,	Ryan Field Stadium	Opposed	Written co	<p>Dear Land Use Commission:</p> <p>I currently own and live in a townhouse at 1219 Central Street, a mere 350 yards from Ryan Field.</p> <p>I moved to Evanston during the pandemic from Chicago's Wrigleyville neighborhood, where I lived for 16 years. It is a neighborhood of chaos, trash, noise, devoid of parking. Drunk people fight, smoke, and urinate into the early morning hours. It was never easy to get in and out of Wrigleyville on game days, concert nights, and other special events. It did not promote diversity of business along Clark Street - only bars and pubs with lots of TVs.</p> <p>Even if one thought that Northwestern is offering a good deal to Evanston residents in exchange for a permanent U2 zoning change (it is not, as their offer of jobs isn't even guaranteed to be given to Evanstonians), this offer is half-baked. There is no solid Community Benefits Agreement in place, no offers of childcare, healthcare, no FIRM written promises of helping poorer Evanston residents benefit from the new stadium. The residents of the 7th ward and neighboring Wilmette would stand to lose a lot more: our sense of quiet and peace. We are a bedroom community, not a hub of nightlife and daytime activity. Our property values and damage to our streets and infrastructure are very much in the crosshairs. I spoke with Wilmette Trustee Stephen Leonard who said ALL property values in the vicinity of the stadium will decrease. Evanston (and Wilmette) cannot afford to lose that tax revenue while Northwestern clogs our streets.</p> <p>Having attended the June 27 meeting with Alderman Revelle, I observed Northwestern's consultants gloss over details of the stadium plan with an ill-informed traffic study, no realistic plan on how to move people in and out of a stadium from 10 pm to 11:30 pm, and no plan to have adequate parking for family and friends who need to come to my residence on a concert night. There was further glossing over of loud, sustained noise, and minimization of things like fireworks. No one addressed the light pollution that impacts bird migration and people's sleep. No one addressed exhaust fumes and noise from the 100-200 shuttle buses, and staging areas nearby for ride shares (thousands would have to walk by my place (noisy, intoxicated, etc to reach the ride shares).</p>		

					<p>The final nail in the coffin is that Ryan Field is now a memorial to hazing, racism, sexual and systemic abuse. The mishandling by the NU Athletics department shows how unworthy Northwestern is of a shiny new stadium. NU Athletics will take years to reform their ways (if they can). How could residents of Evanston endorse Northwestern’s behavior? Most of this abuse was directed at young people of color.</p> <p>As the first city in the country to make reparations to 5th Ward black families and their descendants due to housing and loan discrimination, I am proud to say I live in Evanston. I am disappointed and disgusted that Northwestern has tarnished this image. Northwestern Athletics is a disgrace. Please tell Northwestern they are undeserving of being a for-profit concert and event organizer, and reject their impractical zoning request which is a horrible fit for the 7th Ward. Northwestern should stick to its charter and focus on education.</p> <p>Evanston can do great things. This stadium zoning change must not pass. Please oppose this zoning change. Thank you.</p> <p>Sincerely,</p> <p>Dana Hoffman</p>		
Deborah Thiersch	624 Isabella Street, W	624 Isabella Street	Opposed	Written co	<p>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. My neighbor took a video of this gridlock before the IU-NU basketball game (7,039 attendees) on Feb 15, 2023. Here is the link: <a href="https://www.youtube.com/watch?v=UJMsDnUfchM">https://www.youtube.com/watch?v=UJMsDnUfchM</a></p> <p>Although Isabella is a two-way street, on February 15 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: <a href="https://www.youtube.com/watch?v=yxtwXBUhHMc">https://www.youtube.com/watch?v=yxtwXBUhHMc</a></p> <p>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.</p> <p>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.</p>		

					<p>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.</p> <p>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").</p> <p>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.</p> <p>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."</p> <p>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.</p> <p>Debbie Thiersch</p> <p>Isabella Street Wilmette</p>		
Sonia Cohen	2707 Prairie Ave	1501 Central	Opposed	Written co	<p>I have lived near the stadium over 30 years. Football games are inconvenient, but are only 6 to 7 times a year and of course we realized this when we moved to the neighborhood. On football days I need to plan trips going south, and if having friends over that day worry that they won't find parking near us. The scale of NU's proposal for constant events late Spring to Fall with large crowds of many thousands to tens of thousands is frightening. What if we can't get to the hospital. Neither NU or the City of Evanston have addressed this issue. My husband had an allergic reaction to a bee sting a few years ago, and his doctor told him to go to the emergency room. Neither of us realized how serious an allergic reaction could be. It took 5 minutes to get there by car. What would happen if Ryan field becomes an entertainment district? Would he have made it in time? What about pregnant mothers in labor? There is the likelihood that there will be constant congestion, harmful noise, and public safety issues many days a week throughout the summer. For what? So Northwestern, a wealthy university, can make Ryan field a profit center regardless of the costs to the surrounding neighborhoods and city.</p>		
Jason Bratten	2657 Eastwood Ave	NU Ryan Field and	Opposed	Written co	<p>I own a home that backs up to the west side of the stadium and we have two children whose bedrooms have views of Ryan Field. We live in a 105-year-old small bungalow that has historic single-pane wood windows, a lead water line, a clay sewer line that could collapse at any moment, poor insulation, and several other issues that you would expect with a 100+ year old home. This request to have concerts this close to family homes is absurd, let alone this close to homes this old.</p> <p>There are many more small children who are going to be subjected to concert noise if this zoning change is allowed. Remember, we currently only have 1 or 2 late football games now. Zoning has helped to maintain a good balance. What is being proposed is so drastically different to the current state. Nobody is going to want to raise children in homes with one of the state's largest entertainment complexes in their backyard. This is unfair to families who own homes in the neighborhood. We can't just up and move and pull our kids from their schools and friends because of a zoning change.</p> <p>I am a NU grad, former NU employee, and long time season football ticket holder. Let's rebuild Ryan Field, but let's not throw out zoning that has maintained a balance between the neighborhood and the university for so long.</p>		

Michael Barr	2656 Bryant Ave	23PLND-0035 and	Opposed	Written co	<p>I am writing to voice my strong opposition to 23PLND-0035 and 23PLND-0010.</p> <p>As a local resident, these changes will have a drastically negative impact on the quality of life in the surrounding area. They will create permanent new sources of noise, foot traffic, and car traffic, much of it late at night. They will turn what is a generally quiet, family-oriented neighborhood into a massive center of commercial activity, again with much of it late at night. In short, they will undermine the very reasons we chose to build our lives here.</p> <p>Northwestern University claims to be a prestigious institution of higher learning. It's disheartening to see them behave as a craven for-profit sporting and concert company. And it would be even more disheartening if the city of Evanston allowed them to do so when they had the power to do otherwise.</p> <p>Please vote No on these planned developments.</p> <p>Sincerely, Michael Barr 2656 Bryant Ave Evanston, IL</p>		
Andrew de Freitas	115 3rd St, Wilmette	Ryan Field zoning	Opposed	Written co	<p>I spent a number of hours this weekend poring over the Traffic Analysis, and the more I did, the more alarmed I became. I have detailed a number of concerns in my letter below. Please forward this for consideration to the members of the Evanston Land Use Commission and Evanston City Council.</p> <p>First, and perhaps most importantly, I would point out that the Traffic Study is just that – a traffic study, not a transportation study. The latter is required to understand the logistics of moving 28,500 attendees into and out of Ryan Field and has not been performed. Specifically, when one reads the traffic assessment, it is clear that Kimley-Horn, the consultant performing the analysis, focuses almost exclusively on assessing traffic patterns, assuming that those who do not drive to the event will take public transportation. However, there is no assessment of the ability of public transportation systems to handle the volume of attendees that would require that service and no assessment of pedestrian flow through the surrounding communities. The absence of this assessment indicates that the University is negligent in its obligation to the surrounding community to assess the impact of the proposed concerts on their Evanston and Wilmette neighbors.</p> <p>Some might ask why the logistics of a concert are different from those of a football game – in other words, “if things work for football games, why is there a problem with concerts?” The answer comes down to timing, as any neighborhood resident can tell you. On game day, fans arrive and depart over several hours, in part because of tailgating but also because there is no rush to leave the site in the middle of a Saturday afternoon. A nighttime concert is completely different – people typically arrive in a compressed timeframe before the concert and rush to leave in the shortest possible time afterward. That density of people arriving and departing within a short time creates special challenges. Those dynamics are especially important late in the evening as the concert gets out, which again is very different from a midday football game.</p>		
					<p>Consider Kimley-Horn’s assumptions about public transportation. Table 6 of the Traffic Analysis assumes that 30% of attendees (8550 passengers), will arrive by CTA. A CTA car holds 61 passengers per car, and the Purple Line is limited to 6 cars per run due to the length of the platforms , so a 6-car CTA run holds 366 passengers. At that time of day, one train runs every 15 minutes, or 4 runs in an hour. Assuming the same 60 minute window used in the traffic analysis, those 4 runs would deliver 1464 concertgoers. The additional 7086 passengers that Kimley-Horn assumes will arrive by CTA would require 20 additional CTA runs. Delivering 30% of the concertgoers over 60 minutes would require 24 CTA runs, or a run every 2 1/2 minutes. I can’t imagine that the CTA could ever provide this frequency of trains to accommodate the concerts. Remember also that Ryan Field is the second to last stop on the Purple Line, with all riders coming from south of the stadium, so they are only being delivered by trains going in 1 direction. This contrasts with Wrigley Field, where one can assume that trains going in both directions will deliver or pick up passengers. That implies that Ryan Field requires twice the number of CTA runs to deliver the same number of passengers compared to Wrigley Field, because only runs in one direction will deliver (preconcert) or pickup (postconcert) attendees.</p>		



					<p>No mention is made as to whether the CTA has been contacted regarding providing this additional service. However, if the CTA is unable to provide the service that Kimley-Horn assumes, local traffic volumes would rise dramatically. If the CTA were unable to add capacity, those 7086 passengers not accommodated by the CTA would require 2362 rideshares, using Kimley-Horn’s assessment of 3 passengers per ride. That essentially doubles Kimley-Horn’s estimate of 2430 trips departing the area around Ryan Field after a concert.</p> <p>While it is stunning to realize that this practical consideration was never addressed, it is understandable when we consider that this is a traffic analysis, not a transportation analysis. The fact that the analysis never extended beyond vehicular traffic is a fatal flaw but gives insight into Northwestern’s approach to assessing the impact of this project on its neighbors. Key factors were never considered, but Northwestern assures the community that they have performed due diligence and that the neighborhood will experience a very limited impact.</p> <p>That’s not to say that Kimley-Horn provides reliable conclusions. For instance, on page 59 of their analysis, they note “Given the anticipated number of attendees who are projected to drive personal vehicles and park off-site in Downtown Evanston or on NU Campus at 9,195, and the assumed capacity per shuttle at 40 people, along with the estimate that one shuttle can complete two-three round trips in an hour to an hour and a half, it is recommended to procure the services of 75 – 115 shuttles.” The sentence above implies that Kimley-Horn is anticipating the need for 230 shuttle runs (9195 passengers / 40 passengers per shuttle). However, in Table 8, Concert Event Trip Generation Estimate, they estimate only 45 shuttle runs before the concert and 60 shuttle runs after the concert. Those 60 postconcert shuttle runs would accommodate 2400 attendees. What about the other 6795 attendees that would be parking in Evanston? Are they walking back to their cars? It’s not possible to read their analysis and conclude that Kimley-Horn has critically assessed the likely impact of Ryan Field concerts on the surrounding community. When one sees trip generation estimates that are a factor of 4 lower than implied by the data that they provide, you have to ask why the summary table data are so much more optimistic than the numbers provided elsewhere in their document.</p>		
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					<p>However, perhaps many of those concertgoers would walk back to their cars in downtown Evanston, as I can't imagine how 9200 people could be loaded into 230 shuttles over the space of an hour. Maybe 60 shuttles is a realistic estimate of how many could be loaded and moved in an hour after a concert. If so, that implies that at 10:30 PM as the concert lets out, 6800 concertgoers would leave Ryan Field to walk back to their cars parked in Evanston. None of this is detailed in the traffic analysis – which is why understanding the community impact of nighttime concerts requires an analysis of all of the transportation issues, including capacity to move people by CTA, shuttle buses, and rideshare as well as an assessment of pedestrian traffic patterns, especially late at night, after the concert.</p> <p>One can go line by line and see similar issues. Kimley-Horn assumes 5% of attendees will be transported by taxi or rideshare, or 475 rideshares, using their assumption of 3 passengers per rideshare (although in Table 8 they assume only 240 arrivals and 405 departures). If 475 rideshares deliver and pickup attendees over 60 minutes, that implies a trip every 7 seconds. Anyone who has waited for an Uber or cab knows that such a passenger delivery rate is impossible even in venues supported by multilane roads (think about your last experience at O'Hare or at an event in Chicago). The idea that a concert venue bounded on all sides by single lane roads could somehow accommodate a rideshare every 7 seconds is just not plausible. The fact that Kimley-Horn presents this as a realistic assumption speaks volumes about the quality and reliability of the analysis provided.</p> <p>The impact on the community can be understood fairly simply. There are 1566 local parking spots (excluding Canal Shores (CS), as I cannot imagine that CS will agree to have 4 freshly resod greens used for parking on weekend nights for 10 out of 16 weeks of summer, with golfers expecting to play the following day). Assuming 2.5 passengers per car, 3915 attendees will be able to walk to their cars. 24,585 will require some other form of transportation to get offsite. How is it possible to move 24,500 people from a site that Kimley-Horn characterized as "bounded by residential neighborhoods in all directions" without devastating the quality of life in those neighborhoods? Consider the 8550 attendees who are assumed to take the CTA – what would it be like to have 8500 people walking to a CTA stop beginning 10:30 after a concert? Consider especially that it will quickly become apparent that if one boards at Central St. the cars may be full – which will lead to attendees walking through the streets immediately north to get to Linden St, where the Purple line originates. Add to that the 6800 concertgoers walking through northwest Evanston to the parking garages downtown, if it would only be possible to get 60 shuttle runs in an hour after the concert. Northwestern is asking for authorization to hold these concerts for 10 weeks during the warm weather months (which likely means June through September). Kimley-Horn notes that "Concert events are expected to occur primarily during weekend evenings, but some may be scheduled during weekday evenings." So if we follow the assumptions made by Kimley-Horn in their analysis, for roughly 2 out of 3 weekends over the warm weather months, Ryan Field neighbors would face a deluge of concert goers flooding through the neighborhoods beginning at 10:30. There is nothing reasonable about Northwestern's request to subject our community to this.</p>		
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					<p>It is clear that Northwestern has not performed a responsible analysis of the transportation resources required to deliver 28,500 concert goers to and from the venue. Some quick math shows that the logistics of moving this number of people in and out of a concert venue embedded in a residential neighborhood are impossible and would have a profound impact on the neighbors. The fact that Northwestern presents this traffic analysis as its due diligence in assessing the community impact of the concerts is revealing and appalling. Even more astonishing is that fact that this proposal is presented by a tax-exempt organization with a \$14 billion endowment that is asking to transform a college athletic facility into a commercial venue. To request such rezoning without adequately assessing the community impact is beyond irresponsible.</p> <p>I do believe that there is a way forward. Many philanthropic projects in Chicago have transformed large areas of the city into beloved community gathering spots, Millenium Park being a prime example. The proposed rebuilding of Ryan Field seems to offer similar areas accessible to the community. Whether the new facility lifts up or devastates our community hinges on the zoning. Changing the zoning to allow commercial use of a tax-exempt facility is unjustified, review of the proposal clearly demonstrates that Northwestern has not met its responsibility to the community, and critical review of the Traffic Analysis verifies what every neighbor knows intuitively – the logistics are impossible and any attempt to stage concerts at Ryan Field would be disastrous to the surrounding neighborhoods. I urge the Evanston Land Use Commission and City Council to review the Ryan Field traffic analysis with my concerns in mind. I would love to see the new Ryan Field built as proposed – but keeping its present zoning that restricts its use to the purpose that justifies its tax-exempt status – to support Northwestern's educational mission through promoting its college athletics, not to develop a “premier regional concert venue” (quoted from the Project Narrative provided by NU).</p> <p>Thank you for taking the time to consider this request.</p> <p>Sincerely, Andrew de Freitas</p>		
John Cleave	1109 Grove Street, Evanston	Visiting "Standards"	In favor	Written comment	As a resident of Evanston for 20 years, I urge you to vote for approval of Northwestern's zoning application. It will be great for the city, offering jobs and tax revenue (including \$208 million earmarked for women- and minority-owned businesses), and will greatly contribute to the quality of life in Evanston. Please vote to approve Northwestern's application concerning the new stadium!		
Sue Whiting	2719 Eastwood Avenue	NU zoning request	In favor	Written comment	<p>I am in favor of allowing NU to construct a new stadium, and with appropriate caveats, to permit them to have for-profit events to do so.</p> <p>This should not be treated as a quid pro quo request. The need for NU to pay/account for city services they receive is a separate issue, and is always neglected until they ask for something. Feel free to sit in my season ticket football seats for 3 hours to determine the need for a rebuild.</p> <p>My family has lived in our house across the alley from the west parking lot since 1957 and have had NO untoward events as a result of football games, previous concerts, or any other activity there. Crowds were larger back in the day and it was managed without interruption of ambulance and fire service (as it is now.) Noise concerns, I believe, are overstated. It is an entertainment venue, so unless the homeowner or their realtor were blind and deaf, some noise is to be expected. And no definition or example of artists or type of concerts has been discussed. Doing 2-3 trial events is the only way to really evaluate impact.</p> <p>The management of the request has not been professional, but having worked for NU for 37 years, that is par for the course. The city should hold them to stringent standards. But on the other side is a city which spends dollars decades before they have them in hand, and even now is 8 months and counting without an employee union contract.</p> <p>The city needs the money (even a small amount) and we 7th ward residents can manage some minor inconveniences as we ask neighbors of the Margarita and Albany Care, for example, to do for the good of the city. We must focus on new revenue sources. I'd much rather put up with 2-3 hours of music a few times a year than more property tax increases.</p> <p>Feel free to call me 847-373-1555 or visit to see firsthand.</p>		

					<p>As a longtime resident who lives within earshot of Ryan Field stadium, I am in firm opposition to the proposed Planned Development at 1501 Central Street. My opposition is based on many factors including:</p> <p>(1) Inadequate parking accommodations for the proposed 35,000 spectator capacity. The University's proposed 1,385 parking spaces is woefully inadequate for the expected capacity of the stadium. If we were to theoretically assume that each vehicle would be occupied by 4 spectators, that number of the proposed 1,385 spaces would only accommodate 5,540 spectators. Where are the other 29,460 spectators going to park?! The answer is obvious to anyone who has ever attended a NU football game – on the surrounding residential streets and parking lots. This lack of adequate parking for event spectators has resulted in a cottage industry of renting parking spaces by residents and businesses in the surrounding area. This practice results in spectators trolling the neighborhood for such spaces once the street parking is depleted. Unrestricted parking during events on residential streets is not only a burden on residents who are unable to re-park if and when they relinquish a parking spot, it also adds to significant traffic and pedestrian congestion near the stadium. Ideally, the city should institute "permit parking only" on residential streets within a half-mile radius of the stadium; and, prohibit the practice of renting parking spaces on private residential property.</p>		
Anthony Iacuzzi	2719 Broadway Avenue	Planned Development	Opposed	Written comment			
					<p>(2) The requested allowance of 16 ft. 3 in. is less than half of the required 35 ft. landscape strip. Given the fact that personal and commercial vehicles are allowed to park on the grounds immediately surrounding and adjacent to the stadium, reduction of the landscape strip would present the potential for diminishing the already narrow space that pedestrians have to walk on safely.</p> <p>(3) Published studies have shown that the noise levels that would be generated by public events like music concerts are beyond acceptable levels. Moreover, such events and the crowds they attract would fundamentally change the current character of the neighborhood in a way that would make it unrecognizable to the residents who have settled here to raise their families here in peace and safety.</p> <p>(4) Not only is Central Street the main artery in the area, it provides the primary access to and from Evanston Hospital. Granting permission to build a new stadium with its proposed increase in public events presents a scenario in which ambulances and paramedics would lose valuable, potentially life-saving time due to the traffic congestion brought about by such events. Moreover, in case of a house fire west of the stadium, first responders could be unduly hampered in their response due to traffic congestion. This is a serious concern given the fact that a house fire doubles in size every minute.</p> <p>(5) The request by Northwestern University for a Special Use for their planned development, should be rejected on the grounds that it has not proven to be a responsible member of the Evanston community. It has never compensated the city in an equitable way, given the vast amount of land and property it occupies tax-free. Recent scandals in its athletic programs have also tarnished Evanston's reputation by association. In sum, Northwestern University does not deserve special treatment until it proves to be a special institution and good neighbor.</p>		
					<p>I believe Northwestern has a right to rebuild Ryan Field Stadium, excluding the zoning change. I have submitted a separate written document to the LUC regarding my opposition to the zoning change. The proposed stadium is smaller, fewer seats, and in theory would cause less traffic and parking issues for those living immediately around the site. Seems like a win - win for NU and the neighbors. However there are technical issues that the LUC should be aware of that are concerning. The proposed playing field is said to be twenty (20) feet below grade, effectively submerged in the water table. Not only is this very expensive construction, keeping the field dry relies on an engineering solution: Two (2) large sump pumps, one of which will operate 24/7/365 and pump water into the North Shore Channel. The second sump pump is a spare, in the event the other breaks down. Not a reliable solution in my opinion. Regardless, pumping water of that capacity into the channel also poses a risk of causing the Wilmette sluice Gates to open and flushing waste water more often along the Wilmette and Evanston beaches. Finally, continuing to pump water out of the vicinity of Ryan Field will cause landscaping, and trees to suffer. There has been no engineering study produced by Northwestern on this issue. There are too many unknowns related to pumping the vicinity dry, twenty feet below grade. The LUC must require NU to revise/change this proposed pumping concept, based on guaranteed engineering to assure trees and local landscaping are not adversely affected, and that the sluice gates opening are not a regular occurrence.</p>		
Mike Vasilko	2728 Reese Avenue	Northwestern University	In favor	Written comment			
Robert Orenstein	2600 EASTWOOD AVENUE	Witness in favor of	In favor	In person		Self	
Jane Grover	2677 Prairie Ave	Ryan Field	In favor	In person		Group	Field of Opportunities

Jane Grover	2677 Prairie Ave	Ryan Field	In favor	In person		Group	Field of Opportunities
Michael O'Connor	1315 Jenks St.	Ryan Field	In favor	In person		Group	Field of Opportunities
Darcy Golas	2656 Asbury Ave	2656, Asbury	Opposed	Written co	<p>We live on the corner of Asbury and Livingston just 3 houses away(&amp; the alley) away from the East parking lot adjacent to Ryan Field &amp; Arena. This parking lot is actually packed with tailgaters on every game at least 3-3.5 hours before each kick off time. This dead end steet actually is a main thoroughfare every game day due to a cyclone fence open entrance to the parking lot and Ryan Field &amp; Ryan Arena!!! The amount of fanfare foot traffic to &amp; from this area (heavily w/fans from both teams) is overwhelming every game day. Many fans actually park on neighborhood properties because the parking lot is off limits except if you have a seasonal tailgate pass or ticket so the neighborhood takes on it's on extension of the parking lot shortage. Many attendees are disrespectful of our properties. Litter, constant noise, some drunk revealers! Because we're on a dead end street many start to take over our street playing touch football games, playing their music, grilling, drinking. For Hours!!!! I bring this up because this is all due to a SERIOUS parking space shortage. It gets considerably worse if there is a night game. So HOW WILL THIS EFFECT OUR NEIGHBORHOOD WITH 12 concerts with 35,000 people in a condensed time frame. How can our neighborhood have this EASY ACCESS non patrolled access to &amp; from the field. On top of this Wild Cat Alley is exactly adjacent to our Livingston block blaring with music and loud speakers as early as 7:30/8am!!! Every home game ..... so what happens again when this NU field property is opened to 35,000+ concert attendants - with outside music!!!! PLEASE UNDERSTAND we are held captive in our neighborhood will be even worse if the zoning is changed.</p>		
Evangeline Su	2001 Sherman Ave	Ryan Field Welsh &	Opposed	Written co	<p>In light of the flood of recent lawsuits against Northwestern and their athletic coaching staff by former students, I oppose granting the use of land for profit to a non-profit entity when the non-profit entity in question is under very serious allegations of abuse of power. The recent lawsuits show that the city should be wary and table this effort until the full impact of the lawsuits is seen.</p> <p>The possible abuse of the non-profit status by an entity that has demonstrated itself capable of ignoring the well-being of student-athletes it serves in loco parentis (meaning that it legally holds the role of a parent to and should be protecting those students) and the betrayal of trust placed in it by parents of student-athletes, by student-athletes themselves, and the public is an obvious and rational deduction. If Northwestern is cleared of wrongdoing, the large number of these cases brought against them raises logical and rational questions about their capacity for good oversight and management within their own enterprise. A large and complex project like concerts at Ryan Field will have such a large impact on those within the city. If this project is mismanaged, a bevy of issues will arise that would harm the city without any means to protect the city. The city currently has no way to guarantee that the endeavor will be managed well. Loose and vague "promises" are easily broken.</p> <p>With good management of this project, there are still numerous issues. The supposed benefits to the community for jobs and retail/food businesses may very well result in similar ways. With the venue being allowed to serve food and drink itself, the local establishments may not see much benefit themselves as they will be in direct competition with food and beverage services within Ryan Field/Welsh Arena. With jobs, if Northwestern has mismanaged their responsibility to protect student-athletes, how can they be entrusted with local citizens struggling to find jobs- likely people with a low sense of self-efficacy and a low capacity to advocate for themselves already. This isn't a solution to having more jobs in Evanston nor for driving more traffic to the retail area. The retail areas have already struggled to gain business. Will they win a fight for business against Northwestern's in-house food catering and/or food vendor contractors? A captive audience buys food where they are.</p>		

					<p>This is especially not a solution given the high cost to the city that lawsuits and negative press would have. The city has been trying to recover from wrongdoing at the beach office, within the schools, within the city itself. It isn't wise nor is it prudent to open the city up to more negative press and possible lawsuits. Local objections to Northwestern within wards that have direct contact with Northwestern and that have been voiced in the local newspapers and comments have been about the highly unpleasant situations that Northwestern has put some low-level employees in and worries that such things could happen in the case where Ryan Field is allowed to have concerts. At best, the athletics lawsuits demonstrate that Northwestern does not have good management in place to be able to monitor personnel issues and abuses of power. Perhaps it has gotten too large and diffuse in its operations to have good management. If so, the city making allowing Northwestern's operations to become even larger and more diffuse does not improve the problem, but rather makes it worse. The fact that these student-athletes and former employees have brought suits is courageous and takes so much time and evidence for a lawyer to agree to take on the case. In itself, it should give us pause about Northwestern. At the worst, the lawsuits demonstrate that Northwestern has turned a blind eye to illegal behavior and abuses of power for several years. A vote supporting the land use request is a vote to become a party to this by rewarding Northwestern and allowing it to make such a huge profit, despite its non-profit status, to run a highly lucrative business in Evanston with so little capacity on the city's side to offer significant oversight, to offer significant checks and balances against the university's far more well-resourced team (backed by a \$16.2 billion dollar endowment and an annual \$3 billion dollar budget) given that we know they have not gotten their internal affairs in order is not the right action to take. A vote for this land use permit at this time is not justifiable and wrong.</p>		
					<p>There is also a voiced worry that Northwestern takes advantage of the city by demanding unfair contribution of services - police, fire, legal, etc.- while not supplying proper support for those services. All of the emergency services are currently already understaffed, underfunded, and struggling to have the budget necessary for personnel and pensions. Before such land use permission can be given, Northwestern needs to make a significant contribution to those emergency services' pensions and pay since the university as a non-profit doesn't pay taxes and doesn't contribute to the upkeep, maintenance, and pay for these services. The fact is that City of Evanston police cannot hire enough people to fully staff their force. The police force is currently underfunded as well. There are issues with being able to fund pensions for police and emergency service personnel. There is no guarantee nor regulation in place to require Northwestern with its non-profit status to contribute proportionally by the number of people and the amount of land they have to these services. Such a guarantee or regulation is in place for residents and businesses that operate in Evanston due to their for-profit status. If this land use is allowed, that same understaffed police force will be needed for traffic and altercations that could happen with drunk or high concert-goers at Ryan Field and divert needed forces from other areas in Evanston. Additionally, the groups that were supposed to be created to support the police force have been underfunded and in some cases not funded at all creating additional burden where there should have been relief. The increase in unhoused people in Evanston requires more police attention, because alternate services are not funded or underfunded. The land use permit to Ryan Field would add strain without relief to Evanston's already very strained police, fire, emergency, and legal services.</p>		
					<p>This land use committee needs to take the entire picture into consideration and consider their responsibility to the city to ensure good management, to ensure that they do not allow land use that overly taxes city services and residents driving the city further into debt or towards a situation where the city is accused of wrongdoing. City committees have an obligation to protect the city and its residents by not opening the city up to more allegations of abuse and to not open the city up to greater budget and debt issues. This very large and complex-to-manage project of concerts at Ryan Field/Welsh Arena by Northwestern should be delayed at best, if not restricted further by conditional agreements that protect future employees and local citizenry while also guaranteeing and requiring payment to the city for the emergency services at the full rate that they cost the city plus a margin for managing that. One cannot rely on "promises" and assumptions of good behavior from Northwestern in such a large and important endeavor. Vague promises are worth nothing before the law. The committee furthermore should deny this land use permit to allow Ryan Field to hold concerts because of the city resources being strained and overburdened with other issues that do not allow for this extra burden.</p> <p>To protect this city, its government, its residents, and ensure good management, the best decision is to deny this land use permit.</p>		
Todd VanSlyke	1620 Central Street	Support for new NU	In favor	In person		Group	Field of Opportunities

Fran Wiechart	1031 Judson Avenue	Ryan field	In favor	Written co	Do not commingle Ryan Field and hazing lawsuits/issues. The field issue should stand on its own merits. Many underestimate the economic benefits of NU in Evanston. For example, This summer, I personally witnessed hundreds of HS Debate Tournament students and their families eating, lodging, and walking around in Evanston. One small example of what amazing venues and facilities bring to our community.		
Parielle	2660 Bryant Ave	Ryan Field	Opposed	Written co	There is not enough evidence to support reasonable parking. Every weekend of my summer should not involve loud, obnoxious concerts.		
					<p>I am writing to urge the Land Use Commission to deny Northwestern University's request to change the zoning of Ryan Field and the U2 District. We have lived at the corner of Lincoln and Eastwood for 23 years and have a long experience with NU football games. As Northwestern football has become increasingly commercialized, the nature of events has changed due to crowd size and the party atomosphere. On game day, we:</p> <p>Plan errands and appointments around the game schedule; -Pick up litter—food wrappers, beer bottles and cans, etc.; -Deal with cars blocking our drive; -Wake up to tailgaters; -Listen to the game announcers, synthesizers and cheers inside our house even with the windows shut; -Went for a walk during the game and were almost been hit by a car backing off someone's -yard; -Left home before a game started, returning while the game was being played to find Lincoln almost impassible with two rows of cars hovering on each side of Lincoln and people standing in the street—a neighbor later explained that passengers told her that Uber sent them to our corner; -Watch people continue to come to our corner for ride shares, contrary to NU claims of a different pick up spot; -Watch people tossing footballs down the street; and -Worry about the risk of injury to those in the street, and the ability of emergency vehicles to make their way down Lincoln when needed.</p> <p>Rezoning Ryan Field would result in a permanent change to the fabric of our neighborhood. The impact of increased vehicular traffic and noise, not only during a concert, but also during set up, sound checks, and tear down will create unacceptable burdens to the neighborhood. It also will stress the capacity of public transit and shuttles, which also will impact other areas of the city. The sheer volume of patrons will be difficult to manage in a small residential neighborhood.</p> <p>Our neighborhood is also home to Evanston Hospital and a fire station. Both require easy access to Central and Lincoln Streets to serve Evanston. They will be impacted by these events.</p>		
Susan LeBailly	2424 Eastwood	Ryan Field U2 Dist	Opposed	Written co	We knew what we were getting into when we moved near the stadium—7 games a year. We have learned to adapt to that. But the addition of concerts and smaller events will place undue stress on the neighborhood. Please do not approve this proposal.		

of people for whom you are the designated speaker.

[illegible]



Name (first and last)	Address of residence of commenter	Agenda Item (Proposed or Amended)	Position on Item	How would you like to be contacted?	If you are providing a written comment, please leave here:	Are you representing a group?	Please name the group
James Olson	2515 Jackson Avenue	Northwestern Land	Opposed	Written comment	I did not buy a mansion on Sheridan Road, and then propose to hold concerts in my backyard because that's the only way I could afford it. Even if I created employment and tax revenue, I'd be laughed out of town. Instead, I chose a home that I could afford without imposing on my neighbors. Why should Northwestern be treated any differently?		
Geoffrey Baer	1701 Livingston St., Evanston	Ryan Field rebuild	Opposed	Written comment	<p>We live two houses away from Ryan Field at the corner of Livingston and Eastwood in Evanston (within 1000 feet). We think building a new stadium is a fine idea. But we urge you in the strongest possible terms not to allow a zoning change to permit rock concerts at the new stadium.</p> <p>When we bought our home, we knew there would be a handful of football games in the neighborhood. We were assured that zoning prevented more games. We expected we would be able to make a similar assurance to prospective buyers when it came time to sell our home someday. And football games, with a few exceptions, generally end in the late afternoon or early evening. And even when fans are cheering and the band is playing, they are not loud.</p> <p>Here are our five main reasons for opposing a zoning change:</p> <p>1. CROWDS IN A RESIDENTIAL NEIGHBORHOOD Rock concerts will end between 10:30 and 11:30 at night, releasing tens of thousands of concertgoers (many likely drunk and or rowdy) into our residential neighborhood. According to Northwestern's own plan, 8000 to 10,000 of them will throng to the Metra and L stations to catch trains which Northwestern (perhaps unrealistically) expects Metra and CTA to stage and run flawlessly. Others will wait in huge lines for shuttle busses or trek for blocks to parking. Will all those concertgoers really walk in an orderly way down Central Avenue? Or will they cut through the quiet neighborhoods searching for ride-shares, dropping litter, and relieving themselves in our yards?</p> <p>2. UNREALISTIC ESTIMATE OF DAYS Outdoor concerts will mostly be in summer, so almost every one or two weekends. By Northwestern's own admission, ten concerts means 30 days of activity (I would say disruption) because each concert involves load-in and sound check the day before and load-out starting in the wee hours of the morning after.</p> <p>3. SOUND (Would Pat Ryan ever choose to live next door to Soldier Field?) At a recent meeting, Northwestern presented an acoustical expert whom they had apparently hired after releasing a previously hired expert with deep experience in acoustics. At the meeting, this expert admitted under questioning that his firm does not specialize in acoustics. He claimed that his analysis proved the sound from rock concerts, while audible, would not be disruptive. This is lunacy. When Evanston's Out of Space concerts are held at Canal Shores Golf Course a half-mile from our house the music is quite loud. And the idea that the shape of the stadium will block the sound is fallacy. Low frequency sound especially (throbbing bass and drums) is non-directional and travels for miles.</p> <p>4. SLIPPERY SLOPE We also ask you NOT to compromise by offering Northwestern a smaller number of rock concerts, which is possibly Northwestern's strategy, making them look magnanimous. Once zoning is changed, there is no going back. And the University will doubtless come back in future years asking for more. When the Cubs were lobbying for night games, they promised their neighbors that there would be only 18 per year. Today there are 43 night games a year plus rock concerts and "Wrigleyville" has been irreversibly changed.</p> <p>5. NEIGHBORHOOD DECLINE Over time, our neighborhood will be similarly and irreversibly changed. Future city councils could allow more games, more facilities to be built, more bars, and who knows, even betting parlors as have been built at Wrigley and other sports venues. The value of our homes will plummet, threatening the financial security we counted on, families will move out, homes may be subdivided into apartments, and the neighborhood we bought into with an assurance that zoning limited disruption will be changed forever.</p> <p>Thank you for your consideration. Geoffrey Baer and Amelia Kohm 1701 Livingston St.</p>		
marggaretForst@comcast.net	1322 Livingston St.	1322 Livingston St	Opposed	Written comment			

J.G. Froberg	1531 Lincoln Street, Evanston	1501 Central Street	Opposed	Written comment	<p>I am opposed to the existing Northwestern University (NU) applications for a zoning amendment and a planned development referred to as 23PLND-0010 an/or 23PLND-0035 or any amendments or modifications thereto at 1501 Central Street, a/k/a the U2 District a/k/a the Ryan Field area (the “NU Planned Development”) which is proposed to be discussed at the August 23, 2023 meeting of the Evanston Land Use Commission. My wife and I have owned our home property in the 7th Ward since 1995. I am a graduate of NU’s business school. I do not support the proposed commercialization, rezoning, and proposed new land use of the Ryan Field area on a year-round basis as currently proposed by NU.</p> <p>As a resident of the 7th Precinct of the 7th Ward who resides within 1000 feet of Ryan Field, I have a variety of issues with the proposed NU uses of the Ryan Field area under the NU Planned Development.</p> <p>I am opposed to the 23PLND-0010 text amendment to the subject zoning district within which the existing Ryan Field is situated, and which is proposed to be discussed at the August 23, 2023 meeting of the Evanston Land Use Commission.</p> <p>I am opposed to the proposed demolition of the existing Ryan Field stadium and its ancillary maintenance building.</p> <p>I am opposed to the proposed construction of a new 116-foot-tall new stadium with a 35,000 spectator capacity.</p> <p>I am also opposed to all of the NU requests for site development allowances related to NU Planned Development the including but not limited to:</p> <p>1) Allowing 1385 total parking spaces where 4,364 parking spaces are required for the principal uses on the zoning lot for Ryan Field; and</p> <p>2) Allowing a landscape strip of approximately 16 feet 3 inches (which is less than the required 35 feet) at closest point at the north-south and east-west property lines at the northeast corner of the lot where 35 feet of landscape strip is required when abutting a residential district.; and</p> <p>3) Allowing any open parking areas with a 6-foot 10 inch interior side yard setback where 15 feet is required.</p> <p>REAL OR ILLUSORY EVANSTON ECONOMIC INCENTIVES. Upon information and belief, it seems that the arguments that NU puts forth of the potential economic benefits to Evanston (or Evanston taxpayers) of its Ryan Field commercialization under the NU Planned Development seem to be illusionary or exaggerated. I suspect on information and belief, that the crowds lured to any such expanded commercialized Ryan Field are likely not to patronize downtown Evanston businesses while they are commuting to or through Evanston to Ryan Field since that is where I understand NU proposes to provide food and drink to the concert attendees while on the NU property. It appears upon information and belief, that the bulk of proceeds generated by the commercialized Ryan Field seem destined to go into the coffers of NU or its partners or its vendors.</p> <p>I believe that if permissible by law Evanston should require as any condition to any athletic or commercial use of the NU property at 1501 Central Street for NU to pay Evanston a special use fee (or other legal permissible economic remittance device) equal to perhaps 10% to 25% of the gross proceeds received by NU directly or indirectly through its vendors or affiliates from each commercial event held at Ryan Field including any future athletic events PLUS all costs to reimburse Evanston for all of its actual costs and expenses incurred by Evanston to handle all the policing or traffic enforcement activity or crowd control activity caused by that commercial use of 10 commercial events with up to 28, 500 to 35,000 attendees and all “unlimited” commercial events for up to 10,000 attendees. .Perhaps noncommercial events such as graduation or other public ceremonies or other non-commercial events should of course be exempt from any such fee or economic payment to Evanston.</p> <p>STOP THE RYAN FIELD COMMERCIALIZATION. With respect to the NU Ryan Field expansion plans under the NU Planned Development I respectfully request that Evanston please initiate whatever actions Evanston governmental agencies can implement to stop or delay what appears to be a projected use of that property that appears to unnecessarily and extensively burden the tax paying citizens of Evanston in general (as well as residents of the 7th Ward and the 7th Precinct in particular and all residents within 1000 feet of the proposed development). Evanston should compel NU to absorb all of the potentially negative effects and nuisance of larger concert crowds, concert event noise, concert event and traffic pollution, concert event crowd congestion, excessive concert traffic and any direct or indirect burden from any permitted commercial events for up to 10,000 paying customers at Ryan Field as well as the 10 or more proposed 28,500 to 35,000 capacity commercial events at Ryan Field in addition to any future football and basketball crowd days and nights.</p> <p>Under the NU Planned Development the NU plans relating to mitigating noise pollution, inadequate on-site parking, crowd control, traffic control, air pollution and other effects on the neighbors of all kinds, as I understand them, seem to be inadequate. The analyses I have read and heard about on NU Planned Development of Ryan Field to date from public meetings and media reports seem to fail to convince me that those issues will be satisfactorily addressed. I understand that experts may provide more detailed testimony using more sophisticated analysis, but commonsense analysis should not be discounted.</p>		
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INCREASED WATER POLLUTION: We also understand, on information and belief, from presentations made at public forums, that in connection with the NU Planned Development NU intends to install water pumps to cause wastewater or rainwater created due to the creation of an underground garage for concert of event vehicles to park and having the existing football field lowered. We understand from a public presentation by NU at Evanston City Hall that such water to be pumped off the Ryan Field property may ultimately be flushed or pumped into the existing Evanston sewer system. If, as we heard correctly from the NU representatives, if the Evanston sewer system cannot handle all Ryan Field wastewater that such waste water would be flushed or pumped into the North Shore Canal two blocks south of Ryan Field. We are opposed to any dumping or flushing of untreated waste or rain runoff water that accumulates on (or under) the Ryan Field property into the Evanston sewer system or into the North Shore Canal.</p> <p>INCREASED GARBAGE &amp; WASTE: We expect on information and belief, that these large new commercial attendee events under the NU Planned Development will create garbage and waste at Ryan Field and those events also may create such garbage and waste to be dumped in the local neighborhood where those attendees mingle before and after any Ryan Field events. Over the years we have had to pick up garbage and other waste dropped by sports attendees on our property as they departed Ryan Field or the Ryan Field area. With greater attendance as contemplated under the NU Planned Development at all the new commercial events, we would suspect on information and belief, that we and our neighbors will encounter more such event garbage and waste from such events. NU should be required to clean up any mess created by attendees at all sports and commercial events at Ryan Field and within at least 1 mile of Ryan Field.</p> <p>INCREASED PRIVATE VEHICLE TRAFFIC CONGESTION: The existing parking restrictions in the neighborhood around our home seem inadequate during existing Ryan Field events based on our personal observations and experience since 1995. Over the years we have observed cars occupied and parked by fans illegally parked next to fire hydrants and in existing No Parking areas.</p> <p>The NU Planned Development plans contemplate that new parking restrictions will be adopted by Evanston to limit residential street parking to residents only during all Ryan Field events. I request that such resident only parking restrictions be adopted immediately to shift the burden away from Evanston resident-tax payers ASAP for all existing Ryan Field events and any future Ryan Field events.</p> <p>If buses have a capacity of 50 people and remote parkers on NU Campus and in downtown Evanston will be between 5,000 to 10,000 people, then the number of buses needed to move that number of people would seem to be between 50 to 100 buses to transport attendees to Ryan Field and then later to return to Ryan Field to remove all the parking patrons at the end of the commercial event.</p> <p>The estimates of Ryan Field attendees who may travel to the site via existing Purple Line CTA or METRA trains, on information and belief, seem to be unrealistically optimistic. I do not recall seeing any head counts from NU about how many fans who historically have attended existing NU football and basketball games travel via public transportation. I would suspect on information and belief, that such a head counts would be more realistic even for the proposed Ryan Field commercial events.</p> <p>In my opinion, on information and belief, the proposed NU Ryan Field commercialization plans seem to be an attempt to drop a United Center sized in-door concert venue (although I understand the United Center only seats around 23,500 people) or an outdoor concert venue half the capacity of Soldier Field into a pre-existing predominantly residential neighborhood with inadequate on-site parking being provided by NU. If you use the United Center (or Soldier Field) as a comparison to Ryan Field, the United Center and Soldier Field has thousands of on-site parking spaces adjacent to the stadium and both the United Center and Soldier Field are located in a predominantly commercialized neighborhood that grew up around the United Center and no residential neighborhood around Soldier Field.</p> <p>EVANSTON SHOULD TAKE IMMEDIATE ACTION TO PROTECT RESIDENTIAL NEIGHBORHOODS AROUND RYAN FIELD: I believe as a tax-paying citizen of Evanston, that Evanston should not approve any zoning or land use changes requested by NU at this time. However, In the event that such NU requested zoning or land use changes continue to be pursued by NU then I believe Evanston should take immediate action to protect the residents and residential areas around Ryan Field to:</p>		
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				<p>A. BAN ALL NON-RESIDENT PARKING IN RESTRICTED ZONE ON EVENT DAYS. In my opinion, on information and belief, there should be a complete ban on non-resident parking on the residential streets in the area within 1/2 mile of the existing Ryan Field events (and any future Ryan Field events) from 4 hours before and 4 hours after the events where the anticipated attendance exceeds the public parking spaces actually available at Ryan Field. I believe the legally imposed fine for non-resident parking on all such residential streets during that Ryan Field event time period should be increased to the greater of \$150 or three times the event admission cost per violation. That parking fine would be more in line with the parking fines imposed by Highland Park for Ravinia events based on my information and belief. Towing of vehicles not registered to Evanston residents as well as repeat parking offenders or parking that blocks intersections and fire hydrants should be an option that Evanston should immediately consider and impose.</p> <p>I believe that residents displaced from parking on Central Street for any Ryan Field event should be allowed to park as permitted residential parkers.</p> <p>I believe that only residents within 1/2 mile of Ryan Field should be permitted to park on their residential streets.</p> <p>I believe that each such resident should also be able to designate up to perhaps 2 or 3personal guest vehicles who may be allowed to park in that restricted zone via use of the existing guest parking paper cards affixed to auto rear view mirrors (which should be provided by Evanston to residents for a reduced rate or no cost to residents in restricted parking zone) until an electronic registration system can be implemented.</p> <p>B. BAN ALL BUSES ON LINCOLN STREET &amp; ASHLAND SOUTH OF CENTRAL STREET TO RYAN FIELD FROM NU CAMPUS. Based on what I have observed from residing at our current residence since 1995 and our information and belief, NO BUS traffic for any Ryan Field events NOW OR IN THE FUTURE should be permitted on Lincoln Street and on Ashland Street between Lincoln Street and Central Street. We believe that all NU shuttle bus activity to and from Ryan Field should be routed onto Central Street from the NU Campus and downtown Evanston via Sheridan Road.</p> <p>In our opinion, based on information and belief, from past observations, Evanston should require NU prohibit any shuttle bus to leave its last boarding area near the NU campus (or last boarding area in downtown Evanston) until the bus is at least 80% fully occupied. We have personally observed over the years since 1995 that buses turning at the corner of Lincoln &amp; Ashland and heading to Ryan Field are often occupied by only 5 to 10 people or sometime even less.</p> <p>C. REQUIRE CENTRAL STREET AS THE ONLY ACCESS STREET FOR CHARTER OR SHUTTLE BUSES TO RYAN FIELD. Based on our personal observations of NU shuttle bus traffic on Lincoln Street from 1995, NU should be compelled to immediately to direct all charter bus or shuttle bus traffic from NU Campus (or downtown Evanston) to use only Central Street West to the Ryan Field location and then to Ashland Street (north of Central Street) to Isabella Street with return charter or shuttle buses being required to proceed East on Isabella back to NU campus and downtown Evanston parking areas via Sheridan Road to resume the pick-up and drop off process. This suggested exclusive use of Central Street for NU bus traffic would concentrate such bus traffic on a commercial street and provide drop off (as well as pick up) locations along the entire border of the Ryan Field property abutting Central Street, Ashland Street (north of Central Street) and Isabella Street</p> <p>D. BAN ALL SHUTTLE BUSES, LIMOS, TAXIS, &amp; RIDE SHARE VEHICLES ON LINCOLN STREET If permissible by law, no shuttle bus or limo or taxi or Uber or Lyft traffic or other commercial passenger pickups or drop offs should be allowed by Evanston to pick-up or drop-off passengers on Lincoln Street (and any north-south street intersecting with Lincoln Street) 4 hours before, during, and 4 hours after any Ryan Field event. In our opinion, Lincoln Street should be dedicated by Evanston solely for only private vehicles. In addition, Lincoln Street should also be used as a route for medical or emergency vehicles to have a clear East-West route between Sheridan Road on the East and Crawford Avenue on the West due to the Ryan Field created congestion on Central Street. We understand on information and belief, from what we have read in the Evanston Round Table from time to time, that sometimes ambulances heading to or from North Shore Evanston Hospital have had a difficult time travelling along Central Street on Ryan Field football game days to transport patients to the hospital for emergency care.</p>		
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Jeff Cohen	1514 Judson	Ryan Stadium cons	Undecided	Written comm			
					<p>(The form asked whether I support or oppose the Ryan Field proposal. I indicated that I oppose it, but it's more nuanced than that. I am generally in favor of a new stadium but am currently opposed to the commercial / for-profit rezoning proposal.)</p> <p>I've lived across Central Street from Ryan Field for over 25 years following my graduation from NU. I've seen far too few independently researched details on the stadium project, rezoning and the impact - both positive and negative - on everything from local traffic and parking both during and after construction; financial benefits to the neighborhood and the city and the impact on our residents and businesses.</p> <p>The apparent lack of transparency, engagement and "spirit of partnership" from the University; the vague "trust us - everyone will benefit!" statements that aren't backed by independent data; the lack of commitments to realizing the claimed benefits of the project and re-zoning; and what appears to be a lack of transparency from the City all combine to make me feel that I need to oppose the current NU proposal to re-zone the district. I'm generally in favor of a new stadium, even though the 2-year construction will likely have a negative impact on me; it's the rezoning and for-profit changes that concern me the most.</p> <p>These are some topics that come to mind for me. Again, note that most of these points are driven by the lack of independent information I've seen with respect to the project. This lack of information makes it difficult - and potentially dangerous - to make smart decisions of this magnitude and long-term impact. It's possible that with strong data and specific commitments that the rezoning could prove to be a benefit to the city and its residents, but so far I haven't seen nearly enough to sway my opinion that way.</p>		
Chris Weiland	1300 Central St Apt 20	Land Use Commiss	Opposed	Written comm			

					<p>*Traffic and infrastructure : Traffic during football and basketball games, Evanston Hospital shift changes, graduations and other events in and around Ryan Field is often a challenge right now the backups at the Gross Point/Central Metra bridge intersection alone can take a long time to get through, and it sounds like the logistics for staging large concerts will be more disruptive and longer-lasting than those for football games. In addition, the streets that support traffic near the stadium are primarily residential and also support both a fire station and a major hospital. - Parking availability : I live across the street from the stadium and have two cars but only one off-street spot. Where will I park for the additional 10 large for-profit concerts, let alone the "unlimited" smaller for-profit events? Nearby street parking for football games is a challenge already for the 7 home football games, even with parking permits, as many local residents have no off-street parking and the available street spots fill up quickly the day before football games.</p> <p>*The neighborhood : Our residential neighborhood, along with the local Central Street business district, has a local, small-business-driven character. Creating what amounts to an "entertainment district" here seems to me to be very disruptive, with the negatives outweighing the positives. Will Central Street businesses, most of them locally-owned and -operated small businesses, benefit from these commercial events? Will rents increase and price them out, only to be replaced by chain stores and restaurants? I realize that the impact, both positive and negative, may be significantly different for the local neighborhood when compared to the impact on the rest of the city.</p> <p>*Costs to the city and residents : Has there been a full and reasonable accounting of the costs, both monetary and otherwise, of the rezoning? Who pays for traffic management, police and security, parking enforcement and the like for the commercial, non-NU events? Who manages insurance for the events, and who is responsible for getting remedies for breaches, damages and the like? How much of these costs, processes and responsibilities are externalized to the city?</p> <p>*Benefits to the city and residents - how, specifically, will the city benefit from the re-zoning? NU has floated "minority hiring for construction and staffing", but where are the written commitments to this? NU has made claims about a general financial benefit to the city and county - ticket and liquor tax revenue, increased consumer traffic for stores, restaurants and hotels - but where are the details of those claims and where are "real" numbers to support these claims?</p> <p>*NU is a non-profit entity that pays no property tax and has a sizable endowment. Why do they feel the need to create a for-profit, commercial entertainment zone?</p> <p>I look forward to the presentations at the Land Use Commission hearing.</p>		
Fernando Ferrer	3520 Hillside road Evanston	New stadium	In favor	Written comment	I am in favor of Northwestern giving back to the Evanston community more that it is currently giving. With that, I am also in favor of them building a new stadium especially if they're paying for it. I want an agreement to be made that builds a new stadium but also satisfies the neighbors to a reasonable extent. Neighbors have to also keep it real considering they purchased a house or apartment so close to a stadium. Eventually a new stadium will be needed regardless. And let's all remember that outdoor concerts are suppose to be fun so if this means they brings concert that ends at 10:30, I think the neighbors can handle that. Cut it down to 7 concerts and make a deal. Hire Evanston folks to work at the stadium and let's get going.		
Lisa Oberman	3535 Hillside Rd.	Northwestern's request	Opposed	Written comment	I am opposed to Northwestern's plan to build a new stadium and concert venue at the current Ryan Field site. The impact on the surrounding neighborhoods in both Evanston and Wilmette will be devastating for a myriad of reasons, many of which have already been voiced by community members. Please deny the university's request.		
Rikki Gaber Caffrey	1015 Greenleaf Ave	Rezoning amendment	Opposed	Written comment	NU's use of the football field for concerts etc beyond football games is unacceptable for our neighborhood and community. Safety would be compromised, noise pollution, litter, crowds, parked up streets would make this area into a downtown neighborhood. The reason a lot of people from the city move to the suburbs is for the very things this use of the field would bring to our neighborhood. None of us want this. Beyond the ethics issues and property value depreciation, this changes the dynamic of the neighborhood into something nobody here wants. If you want to create a stadium on the Chicago campus and host concerts there, go ahead, that fits the vibe of downtown. Not of residential Evanston and Wilmette. Vote no!!		
Brad Birge'	121 3rd Street, Wilmette	Rezoning for commercial	Opposed	Written comment	I am concerned that North Western University's proposed performance venue would generate unlawful noise pollution that endangers public health and therefore cannot satisfy the requirements for amending Evanston's zoning ordinance.		
Erica Cordier	718 Linden Ave	Central Street athletic field	Opposed	Written comment	Further, the parking situation in Wilmette will overburden its streets as there is inadequate parking at the proposed venue.		
					Lastly, if the proposed venue generates the amount of negative impact on the Wilmette side of Isabella as the engineers from Arup, then not only will there be a diminution of property values in Wilmette, but also in north central Evanston as homeowners rush to sell their properties.		
					Past events have caused nuisances like traffic congestion,, noise, and litter in the surrounding streets of my home.		



Tracy Sommer	812 Oakwood Avenue,	Ryan Field rebuild	Opposed	Written comm	<p>Thank you for your service on this committee.</p> <p>At present, I live within walking distance of Ryan Field. In the past, especially during popular football games, all parking on our narrow street (the 800 block of Oakwood) is taken up by individuals going to the football game. Therefore, we, along with any house guests, are unable to find street parking on our block. We can hear the cheers of the crowds on big plays and occasionally the band from our house. As these issues were only a few times a year, this did not prevent using and enjoying our property. Having a concert venue just walking distance from our house, with music directed northwest (towards our house) for at least 10 summer days a year (like every weekend) will increase parking problems, noise and traffic within our neighborhood. I urge you to vote again allowing the new Ryan Field to hold large capacity concerts which will prevent its Evanston and Wilmette neighbors from continuing to enjoy their quiet safe communities.</p>		
Robert Dold	2312 Ewing	NU Planned Develop	Opposed	Written comm	<p>I am adamantly opposed to NU's proposals other than for a replacement football stadium in and of itself. The proposals for concerts, festival, cultural events, etc. are not at all compatible with the residential neighborhood the stadium is situated in and the traffic patterns in the area. The massive crowds, increased sound, increased traffic, increased hours of operation are unsuitable, to say the least. Trying to move around the neighborhood is already difficult, and nearly impossible on the already existing game-day schedule</p> <p>Those who prosper financially, such as NU itself and others who plan to make money from the proposals do not represent ordinary citizens in either Evanston or neighboring communities. They do not represent “the people,” only the powerful. We pay a lot of real estate taxes to live in Evanston. We deserve to be heard and deserve to live in a residential neighborhood. Zoning laws are intended to protect our environment. They must not be warped to serve money interests. JUST SAY NO! Do not negotiate a watered down compromise. Let NU put concerts et al on their campus if they’re so important to their so-called “academic interests!” JUST SAY NO!</p>		
Charlotte Walker	229 Woodbine Ave	Northwestern stadi	Opposed	Written comm	<p>We are vehemently opposed to the development of Ryan Field stadium to be used as a concert venue. Even now we are disrupted by parking restrictions during BB games , football games , and are disturbed by fireworks and traffic congestion here in SE wilmette.</p>		
Robert Kirsch	126 Woodbine Avenue	Northwestern Prop	Opposed	Written comm	<p>The hospital to which I must go at times of emergency is only two blocks from the stadium. During football season when Big 10 teams are playing I have experienced limits in travel. The congestion I experienced is hair raising. Please stop this madnes and reinstate sanity and care and concern, not the almighty dollar. NU stands for the highest in educational excellence not a university that seems to specialize in lawsuits.</p>		
Lori Sander	229 6th St.	Ryan field parking &	Opposed	Written comm	<p>My concerns relate to added neighborhood traffic congestion, resident street parking and littering. All of these have been a problem on game days. Proposed weekly concert events are next level. That level of congestion I am opposed to. I know I moved near a football stadium, not a concert venue.</p>		
Jacqueline Briskin	230 10th St Wilmeete	Zoning change re:	Opposed	Written comm	<p>Before moving to Wilmette, my husband and I lived near Wriggly Field. On concert nights there would always be loud and drunk attendees roaming the neighborhood. We regularly experienced people both urinating and vomiting in front of our condo. The grass in front of our condo would be strewn with trash. Traffic and parking were a disaster. We had to plan driving both into and out of the neighborhood on concert dates to avoid getting tied up in horrible traffic. Guest parking was impossible. Since the Village of Wilmette will limit traffic and parking to the extent possible during these events, the burden of drunken people (including vomit + public urination+ trash) and concert traffic will fall most heavily on the Evanston residents that reside near the stadium.</p>		
Laura Deremo	1317 Chancellor	Northwestern Zonir	Opposed	Written comm	<p>As a 36 year Evanston resident one of the most concerning elements of the proposed zoning amendment is the unmanageable effect it will have on congestion/crowd overspill. A well attended football game produces quite a burden on the alleys and local residential streets as cars drive up and down looking for parking and attempting to bypass the only true local thoroughfares - Isabella and Central Street. It is difficult to maneuver down the alleys with cars parked on aprons and people cutting through on their walk to the stadium. I have cringed when I see young neighborhood children playing ball on the front yards along Asbury as cars wiggle down that narrow street. I am most dismayed when game attendees use the trees and public lawns to urinate. We are a residential community, but knowingly and willingly accept the athletic games at the football stadium, as this is what we bought into/this is what the intended use of the space is for - this is a university, not a concert venue/arena. I attended the Pink concert at Wrigley Field and experienced first hand what it may be like in our residential neighborhoods should concerts of the proposed magnitude be allowed. Wrigley Field is surrounded by several major streets (Addison, Waveland, Clark, etc) lined with bars and restaurants where crowds spill out into the streets. Wrigleyville is home to predominately young, single renters without family responsibilities and young kids.</p> <p>Walking home I noted how all homes/front yards are protected by metal fences. Uber drivers, bicycle pedaling carts, and food trucks line the streets hawking there wares/services. We are not set up for this in north Evanston/southern Wilmette. This stadium needs to stay within its boundaries/purpose of serving the athletes and students of Northwestern University</p>		

					<p>I am writing in opposition of the proposed zoning amendment changes by Northwestern University. We are located in Wilmette four houses north of Isabella and the university's athletic complex.</p> <p>Northwestern has demonstrated a disregard for neighbors. For many years now they have failed to address sound problems with the mechanical equipment installed as part of the reconstruction of the basketball arena. They have started marching band practice before 7:00 AM on football game days and have weekend baseball tournaments that have extend close to 7:00 PM on Sunday nights. Tailgating parties after night football games include loud music and noise that is disruptive to the use of our property. These actions demonstrate a willful disrespect for neighbors. The proposed use of the stadium for concerts will be a greater nuisance and anything they say to address these problems are empty promises based on past experience.</p> <p>We have seen drunken football patrons urinating in our neighbor's yards during broad daylight. Trash is dumped or blows into our yard and street from any event. Night events like basketball games promote worse behavior and less respect for the neighborhood. Night events and concert goers will only exacerbate this problem. Alcohol and other substance consumption at concerts regardless of whether it is legal or not will be far greater than at college athletic events.</p> <p>Isabella Street can become impassible with traffic during current events including busses blocking the road and cars parked to block access to our alley. The area is impassable before and after games. The streets in this area are not designed for the heavy traffic flow during large events. The increased number of events will make this situation worse and increase the number of times during the year when we are at risk of being trapped in our own house.</p> <p>For current events attendees park all over the area creating traffic hazards, they do not park in the Northwestern lot or take public transportation now and will likely not take it for concerts. This behavior should be expected during proposed for-profit events. Right now, many athletic events have low attendance, Northwestern cannot manage traffic, safety, and noise issues at current events. An increased number of for-profit events at night and with larger attendance will negatively affect the quality of our life and the enjoyment of our property.</p> <p>If Northwestern wants to rebuild a smaller stadium that is their choice but the community cannot let them hold for-profit events that negatively affect the surrounding neighborhood.</p> <p>Thank you for your thoughtful consideration regarding this matter.</p>		
Kerry Leonard	114 5th Street	Northwestern Unive	Opposed	Written comm	<p>I oppose the planned development because of its impact on the Central Street Business district. As others have noted, the development will harm quality of life for local residents, and impact access to Evanston Hospital and to the fire station east of Ryan Field. In extreme circumstances people may be injured or even die.</p> <p>In addition, for 14 years I owned a gallery on Central Street selling rare maps, prints and books, and saw the negative impact of football games on our business. Because of congestion, our foot traffic declined sharply before, during and after games. Client appointments had to be cancelled or rescheduled. Other businesses were similarly affected. The only businesses to benefit were those selling food, beverages and sports memorabilia.</p> <p>The Central Street Business District has been successful with a diverse group of locally-owned businesses serving both local residents and visitors. If Northwestern's planned development is approved the character of Central Street will change. Many local businesses will no longer be viable. The area will become an entertainment district which no longer meets the needs of area residents. Congestion will increase during events and quality of life will decline for residents.</p> <p>For all these reasons I oppose the planned development of Northwestern University.</p>		
George Ritzlin	756 Judson Avenue, Hi	Northwestern Unive	Opposed	Written comm	<p>There is tremendous impact on the surrounding neighborhoods every time NU holds a major event at Ryan Field. Over the 30 years since we moved here football, basketball, graduation events have increased in number and size. The lack of parking and number of people have often made the streets impassable. The traffic and speeding by those looking to park is a danger to the children who live here. Alcohol sales would only make this a more dangerous situation. NU is trying to create a for profit venue on land that is only for school use. We do not believe that they have anything but dollar signs in front of them. They care nothing for the residents of Evanston or Wilmette. Please reject the proposal.</p>		
Joab Oberlander	325 Maple Ave.	NU Rezoning Requ	Opposed	Written comm			

					<p>Hello, I am a resident of Wilmette who, currently, is often negatively affected by large events held at Ryan Field/Northwestern Univ., and who is opposed to increasing the number of such events. As someone who lives relatively close to the stadium (within walking distance), it is not uncommon for me to see and feel the impact caused by large event nuisances including traffic congestion, noise, and litter on my property during 'game days' that already take place during fall weekends. I envision that these will only get appreciable worse if even larger events are allowed to occur at night, year-round.</p> <p>As well, it's my understanding that Lake Ave. in Wilmette would be the primary route for tour buses and support vehicles to get to the stadium in order to avoid the underpasses in Evanston. This type of traffic would seriously alter the very nature of Wilmette, as a quiet suburban village. Please understand that I'm wholeheartedly in favor of the ad-hoc film crew &amp; trucks, etc. that come through Wilmette on occasion, but purposefully scheduling these types of events year round is quite different! If I wanted to live in a high-energy town, I wouldn't be living in Wilmette.</p> <p>I implore you to not move ahead with this expansion plan.</p> <p>Regards, Lisa Filar 606 Central Ave. Wilmette, IL. 60091</p>		
Lisa Filar	606 Central Ave., Wilm	Northwestern Zonir	Opposed	Written comm			
Michael Shaffer			In favor	Written comm	I support the redevelopment of Ryan Field		
Connie Heneghan	2748 Asbury Avenue	Northwestern Unive	Opposed	Written comm	Besides my many concerns about the impact on the neighborhood of Northwestern's request and the questionable benefit to the city other than building permit fees, I am concerned about the strain on our sewer system. At least twice this summer the street in front of my house has flooded above the curb. Although city staff has been called in the past about this, the only thing that relieves the flooding is opening the locks in Wilmette. This in turn raises the e.coli levels at the beaches causing the the city to close them. Northwestern's plan to drain the stadium water into this system as well as paving the large field at the Northeast end of their property will likely increase this problem.		

Brett Gover	24335 Jackson Avenue	Northwestern U. re	Opposed	Written comm	<p>I am writing to express my strong opposition to the radical zoning changes that Northwestern is requesting in connection to its football stadium. My wife and children and I live at 2435 Jackson Avenue, about a block south of the stadium.</p> <p>Rezoning to allow ten 30,0000-person concerts and unlimited events of up to 10,000 people would have a tremendously negative impact my family and I and on the entire residential area surrounding the stadium.</p> <p>When my wife and I bought our house 21 years ago, we weighed the pros and cons of the neighborhood and living so close to the football stadium. We knew that football games would have negatively effect on our quality of life, but we decided that since there only about six or seven home games each year, we could put up with them. We would never have considered buying a house near a huge commercial concert and entertainment complex. Many of my neighbors feel the same way.</p> <p>The proposed concerts would have bigger crowds than those at Allstate Arena, which has a capacity of 18,500, and the United Center, which has a capacity of around 21,000. Both of those venues are surrounded by huge parking lots and are located very close to interstate highways. Ryan Field is in the heart of a residential neighborhood, and it has very limited parking and no close highway access.</p> <p>I am a Northwestern graduate, and I attend many of NU's football games, and sometimes my wife does, too. We cannot really complain about all of the negative impacts and challenges connected with the football games at the stadium because we consider them part of the deal with living in the neighborhood.</p> <p>However, we dread game days. On these days, traffic is often a nightmare in our neighborhood. Central Street, Lincoln Street, and the streets that connect them — Asbury, Jackson, Ashland, Eastwood, and Poplar — often become gridlocked long before the game and again after it's over.</p> <p>We have to plan our day around the game. We know that there will be long periods when it will be very difficult to get out of the neighborhood by car, and it will be dangerous to walk or ride bicycles because of the hurried, impatient drivers — including shuttle drivers as well as Uber and Lyft drivers — who aren't paying attention to pedestrians and cyclists. My wife and daughter were once nearly hit at the corner of Ashland and Lincoln by a speeding driver who was racing out of the neighborhood after a game. Lincoln Street is a popular route for bicyclists, including middle schoolers and high schoolers, but the street is unsafe for cyclists on game days.</p> <p>On non-game Saturdays, we like to go shopping on Central Street or walk to the farmers' market or shops in downtown Evanston. But on game Saturdays we often just stay home, at least until the crowds have left.</p>		
Beverly Levy	121 Woodbine Ave. Wi	Ryan Stadium conc	Opposed	Written comm	<p>Please do not allow for the proposed concerts at Ryan Stadium. If the University wants to make money from hosting concerts, they should consider their lakeshore campus where the students will enjoy the music.</p> <p>Our neighborhood puts up with enough traffic and noise from the football games.</p> <p>There is a large space on Sheridan Road across from the campus and bordered on the west by Orrington Ave. Why not consider other areas on the campus?</p> <p>Thank you,</p> <p>Beverly Levy</p>		
George Stevenson	2522 Hartzell Street, E	Northwestern Stadi	Opposed	Written comm	<p>Please, please, please do not allow Northwestern University to build their proposed new stadium.</p> <p>Those of us who live in the area do not want the noise, congestion and crowds that this stadium will bring. If we did, we could move near the Cubs stadium. But we don't.</p> <p>We believe Northwestern is an amazing, world class research and teaching university. It may have lost it's way, but our belief in living in the quiet, beautiful and small town atmosphere that we moved here for has not changed. We believe this stadium would change all that, and is not what we signed up for.</p> <p>Northwestern is changing the goal posts in the middle of the game, and we don't approve. We urge you not to approve their proposal, either, and let them get back to research and teaching instead of turning a beautiful city neighborhood into a noisy concert venue.</p> <p>Thank you.</p>		
Jean Hirsch	1610 Lincoln St	Zoning proposal re	Opposed	Written comm	<p>I live one block from Ryan Field. The proposed rezoning with multiple concerts, more liquor, and parking congestion is a bad idea and should be rejected. It is too disruptive of the neighborhood, too loud, and outside the mission of the University. Please recommend against it</p>		

Jeff Dalebroux	109 Woodbine Ave. Wilmette	Northwestern request	Opposed	Written comment	The existing use of Ryan Field has caused traffic congestion, parking congestion, sound pollution and garbage pickup from event attendees from major football and other events over our 40 years of residence near the stadium reducing the enjoyment of our home and neighborhood. NU has used the area as its free parking zone for decades. They provide no traffic, clean up or police/security service. The proposal would greatly exacerbate and magnify these issues and increase the number of days we and the neighborhood would need to experience major intrusion for NU's benefit. We understand the noise would exceed Wilmette, Evanston and Illinois sound level restrictions and create an unsafe environment. There are reasons why concert venues are typically constructed in low density, non-residential areas. NU is surely aware of these problems and as a result has chosen not to build such a facility on its own campus.		
Scott Bassett	1035 Linden Ave, Wilmette	Zoning change for stadium	Opposed	Written comment	I am opposed the changing the zoning for Ryan Field to host large concerts and similar events. I am concerned about dangerous noise levels, increased traffic congestion and thoroughfare destruction and the general safety of my family and neighbors.		
Debbie Shepherd	616 Isabella Street	Zoning - Proposed	Opposed	Written comment	We live on Isabella Street, very close to the NU football stadium. We are very concerned about the scale of the proposed renovation. Even with the existing stadium size there have been many times on basketball and football game days when we can not park at our house or get back to our house due to heavy traffic and game parking all around our neighborhood. We have also had people actually set up tail-gates in our alley, including going to the bathroom wherever they can.		
Jane George	1055 Linden Avenue	Ryan Field, Central	Opposed	Written comment	With respect to the commission, I would like to voice my objections to the proposed expansion of Ryan Field. As a life long resident of Wilmette, I have experienced the disruption of events at Ryan Field during "Game Day". In the 19 years I have lived on Linden Ave, life altering problems range from loud noise from the game; no backyard activity or weekend quiet time. Intense traffic congestion on Linden and Poplar leads to WAY too, noise with MUCH honking, swearing and is downright unsafe. I need to time leaving my house to be able to get out of my driveway safely. A change in zoning that allows ANY concerts and unspecified number of additional commercial events of up to 10,000 attendees, would be life changing for me. The deteriorating quality of life would be devastating. Bad enough during game day; unacceptable at night. I strongly urge you; please do not support this unnecessary zoning change that will forever degrade our precious, peaceful neighborhood.		
Christiane Bezerra	125 Dupee Pl, Wilmette	Ryan Field Evanston	Opposed	Written comment	<p>Ryan Field events cause disruption in our lives. Our street is directly across Isabella and on the way to the Linden train station. On football game days, fans walk in front of our property in droves. I have collected trash left behind and found broken alcohol glass bottles at the Maple Park tot playground, which borders the train station parking lot. I have to keep children indoors in those days and do not allow them to play with neighbors on the front yard. I myself do not linger outside more than I have to and lock all windows and close shades. I never saw police patrolling in a way that made me feel safe enough. Cars drive around looking for parking and speed through the street in frustration when they find none. The sound coming from the stadium scares my child and interferes with bedtime and nap, mainly if the wind is blowing Northward. In one instance we had to rush our child to the emergency room on a Saturday and I recall being grateful it was not game night because of the delay it would have caused -- from the traffic on Isabella plus on the side streets from the overflow of cars that park on streets and on people's driveways in an informal and greatly disorganized parking lot.</p> <p>On graduation days we cannot drive on Isabella and are forced to take alternate routes to school since there are so many shuttle buses. Other people do that too, creating a dangerous situation on Gregory avenue because it does not have stop signs as it is an otherwise sleepy street. I witnessed a near accident with loud honking horns when two cars almost collided in the corner of 6th street and Gregory.</p> <p>The construction during the latest renovation of the stadium, a few years ago, caused gridlock whenever the long tractor trailers needed to maneuver in and out and had to take turns, completely blocking both ways of the road for a long time. There was dirt and debris left on the streets that many times it blew over towards our street and once so much we had to close windows. The noise was also disturbing, particularly something that sounded like heavy equipment or debris being dumped on the ground.</p>		

					<p>I cannot even fathom the impact of allowing NU to run commercial giant concerts here all summer long and all year long. It would multiply the disturbance a hundred times, having construction happen over and over, every weekend for every major concert... over and over locking down our homes in fear of now potentially drunken crowds much more rowdy and dangerous than graduate families and football supporters. Forget about closing windows as the sound systems would literally shake our walls. Fumes from idling tractor trailers would barrage us every week in an already stressed air quality time; we would suffer absolute gridlock not only from the huge trucks that have no direct route from the highway at all except small streets, then trying to maneuver onto the NU lot with thousands of tons of equipment, plus, since the actual attendees will not have anywhere to park and NU's parking plan for attendees does not make any sense -- the shuttle buses they think would “fix” the problem would alone be enough to paralyze the area. Our residential streets would be reduced to a wasteland, steamrolled by a number of people, cars and trucks it cannot accommodate. Air and noise pollution harmful to our health and safety. A drastic decrease in quality of life which in turn will cause a decrease in property values, causing people life savings to go down the drain, ruining many families prospects. And all that for what... so that one rich donor can make money. The school will not benefit, Wilmette will not benefit and Evanston benefits only in a minor way and not at all when you look at the damage to streets and infrastructure from the constant traffic, cost of policing, fixing roads crushed by the heavy trucks. Potential for crime and devastation of a community. More studies are needed, the plan is crucially faulty. The burden is on NU to present proper urban planning studies and sound quality studies and environmental impact studies that are not done in a hurry and incomplete, and even criminally neglectful of due process.</p> <p>I oppose upgraded zoning and trust any person with common sense will agree that a stadium of the magnitude NU wants has no place inside a small village. I hope it is obvious that due process is lacking, the proposal is rushed, manipulative and opportunistic. Chicago area corruption reputation comes to mind. We will not allow this.</p> <p>Thank you for your time and consideration.</p>		
Richard Prinz	2823 Harrison St.	Ryan Field	Opposed	Written comm	The idea of adding more events to an area that is extremely dense, with primarily one way in and out for not only the events, but also for a major local hospital is absurd. This is a density and safety issue that I am surprised is even being entertained by the city. I, along with every one of the people I know in the area, as well as the city of Wilmette and many, many experts, strongly oppose Northwestern's desired plan.		
Monica Russel y Rodrig	205 6th St, Wilmette, IL	Ryan Stadium varia	Opposed	Written comm	I own a home and live near Ryan Field. Before, during, and after large football games or basketball games I know that I cannot invite people to my home and reasonably expect that they can park. We encounter traffic congestion in our residential streets that requires us to plan to shop or leave around the events. During the presently scheduled events we cannot safely cross the streets, walking our dog is difficult as the cars park up the corner and the narrow streets limit our ability to see when cars are coming. It is much worse at night. I don't bike during those times. We also experience attendees leaving trash and, one unfortunate Notre Dame/ NU game, grown adults (not students) throwing up in our yard. The nature of the event seemed to give permission to so many to treat our home and neighborhood like it was a venue for their excesses. It was very strange and unpleasant. I worry that our neighborhood will be diminished by the rezoning and I worry that my current discomforts with the game days and graduations will be exacerbated in intensity and frequency.		
Steven Harper	640 Gregory Avenue, W	Ryan Field Stadium	Opposed	In person		Group	Neighbors of Wilmette - 225 signatories to our 8/15/2023 submission
Meleika Gardner	Jackson Avenue & Cer	Zoning Ryan Stadium		Written comm	Why did attorney David Schoenfeld have to file an emergency motion on July 24, 2023 to stop corporation counsel Nick Cummings' motion? And who gave Cummings the direction to file a motion assisting Northwestern?		
Barbara Vazquez	225 Pin Oak Dr. Wilmette		Opposed	Written comm	Please do not allow NU destroy these neighborhoods. There is no need to have a concert there, ever. In what way is this part of the mission of a university? Obviously you can see how awful this is. Please tell me What possible good can come from this? Money? NU needs money? Seriously? Do any of these people live in the neighborhood? Any of them? Yes, many of us lived in “party” neighborhoods, but when it comes time to invest our money, we buy in places where we can have quiet enjoyment of our homes. I support my neighbors wholeheartedly. This is a debacle, these homes will lose value and affect the value of these homes as well as the occupants lives.		
Jeffrey Shaman	2125 Harrison St,	2125 Harrison St,	Opposed	Written comm	<p>With all due respect, we cannot express how opposed we are to this project. It will completely change the character of the neighborhood in north Evanston from a nice residential area to a commercial area with multiple noisy events that will bring pollution, noise, parking problems, alcohol use, and other problems to the area. It will lower property value of homes in the area and drive residents away. To allow so many commercial events in the area will ruin it. People will no longer want to live in that part of Evanston. We have lived in northwest Evanston for 50 years and love living here. This project is a disaster. Please do not approve it.</p> <p>Jeffrey and Susan Shaman</p>		

William Backs	2730 Simpson Street	NU Planned Develop	Opposed	Written comm	<p>I think having major concerts (35,000 people is about the size of a Bruce Springsteen concert) in a residential neighborhood is a travesty. Especially since NU doesn't see the need to provide parking. Unlimited indoor concerets will make the residential area around the stadium complex unlivable.</p> <p>Other than a tax on tickets, I see no income for the city but a lot of expense. Who will handle crime, drunkenness, and roudyism in the neighborhood? NU police? I think not. The city will have major expenses for every event held there. Who will pay for the police overtime?</p>		
Kristina Hendricks	619 Gregory Ave, Wilm	Zoning Amendmen	Opposed	Written comm	<p>My family lives just north of Isabella in Wilmette, the area where Northwestern plans to point its speakers during concerts. Given that my children are young and go to sleep early and I often need to work out of my home, hearing concert noise in our home is not acceptable. We experienced similar noise firsthand during Evanston's recent Out of Space concert. You could clearly hear the music and vocals in my house. I was unable to concentrate on my work and unable to take work calls during that time due to the noise. If this were a weekly occurrence, we would move out of the area. Also, like many others in Wilmette, we are unable to park in front of our home during football games due to the lack of parking provided at the stadium. We assume it would be the same or worse during concerts. We generally avoid the entire Central Street area during football games. Traffic is bad and the restaurants are over crowded. Further, this year during one of Northwestern's basketball games, traffic completely blocked Isabella in both directions and all the cars repeatedly honked their horns behind our house. To avoid the gridlock, many frustrated people in cars darted down our alley. This kind of traffic issue endangers our kids who often play basketball or ride bikes in the alley and on surrounding streets.</p>		
Margaret Sinn-Pong	420 5th Street Wilmette	NU to allow Pop Co	Opposed	Written comm	<p>Opening the Stadium for Pop Concerts and other large events will cause problems in traffic, crowd control, noise and general safety of younger children which are sure to adversely affect the quality of lives of residents in the quiet neighborhood of East Wilmette especially.</p>		
Anita Gewurz	713 Ingleside Place, Ev	Proposed Northwes	Opposed	Written comm	<p>Dear Chairperson Rodgers and Members of the City of Evanston Land Use Commission:</p> <p>Northwestern University's (NU) Ryan Field proposal inadequately addresses the environmental impact of the "rebuild" – specifically regarding storm water runoff. (Others are commenting on the noise- and air-polluting impacts that multiple, massive concerts and other commercial activities there will generate.)</p> <p>Over the 50 years I have lived in Northeast Evanston – and during the past 10 years, in particular – storms have increased in intensity and severity, as has the total rainfall accumulation, in association with other signs of climate change. <a href="https://www.weather.gov/lot/chicago_climate_records/">https://www.weather.gov/lot/chicago_climate_records/</a> The NU proposal will further stress the local and regional infrastructure for managing rainwater drainage and runoff and the risk of damage to the environment, both natural and built, as outlined below.</p> <p>(1) The McCormick Canal and Deep Tunnel system are already incapable of managing historic rainfall, as the 7+ inch downpour in Evanston and NE Wilmette 7/2/23 and earlier storms have shown: - <a href="https://mwr.org/residents-low-lying-neighborhoods-evanston-and-chicago-more-intense-storms-fueled-climate-change/">https://mwr.org/residents-low-lying-neighborhoods-evanston-and-chicago-more-intense-storms-fueled-climate-change/</a>, <a href="https://patch.com/illinois/evanston/80-backed-up-basements-50-flooded-streets-or-alleys-in-evanston/">https://patch.com/illinois/evanston/80-backed-up-basements-50-flooded-streets-or-alleys-in-evanston/</a>, - <a href="https://dailynorthwestern.com/tag/evanston-flooding/">https://dailynorthwestern.com/tag/evanston-flooding/</a> - <a href="https://www.nbcchicago.com/weather/see-rain-totals-from-around-the-chicago-area-after-widespread-intense-flooding/3179050/">https://www.nbcchicago.com/weather/see-rain-totals-from-around-the-chicago-area-after-widespread-intense-flooding/3179050/</a> - <a href="https://www.chicagotribune.com/news/environment/ct-heavy-rains-sewage-chicago-20200515-4rxpjn7hargw3avja6igpvwgxu-story.html/">https://www.chicagotribune.com/news/environment/ct-heavy-rains-sewage-chicago-20200515-4rxpjn7hargw3avja6igpvwgxu-story.html/</a> - <a href="https://www.chicagotribune.com/news/environment/ct-rain-deep-tunnel-overwhelmed-20230716-argrp2ruafadbhu4jrov5iplt4-story.html/">https://www.chicagotribune.com/news/environment/ct-rain-deep-tunnel-overwhelmed-20230716-argrp2ruafadbhu4jrov5iplt4-story.html/</a></p>		

					<p>(2) Our massive July 2nd downpour overwhelmed Cook County's wastewater infrastructure and caused the active discharge of “fetid gunk” from a pump station in Wilmette and 20 other overflow pipes “from Evanston to Westchester,” polluting the North Branch of the Chicago River for nearly a day <a href="https://www.governing.com/infrastructure/chicagos-flood-control-project-cant-contend-with-climate-change/">https://www.governing.com/infrastructure/chicagos-flood-control-project-cant-contend-with-climate-change/</a>. In Evanston this led, predictably, to the closure of E. coli-contaminated beaches and the suspension of beach-oriented summer camp, business and recreational activities for the next several days, as well as extensive flood-related property damage.</p> <p>(3) Although the Ryan Field proposal claims the new facility will have a smaller footprint and meet LEED gold certification standards, it lacks a carefully researched and thorough storm water impact statement. As a major NU engineering study has recently demonstrated <a href="https://news.northwestern.edu/stories/2023/07/the-ground-is-deforming-and-buildings-arent-ready/">https://news.northwestern.edu/stories/2023/07/the-ground-is-deforming-and-buildings-arent-ready/</a>, this assessment needs to be a fundamental requirement of the proposal.</p> <p>(4) If the Ryan rebuild design is truly smaller and smarter, it follows that its water usage and discharge should be reduced, as well. However, this has not been demonstrated, and residents have contacted Ward 7 City Council Member Eleanor Revelle with questions and negative feedback <a href="https://nextdoor.com/p/2k_KrJ5bRL2P?view=detail&amp;init_source=search&amp;query=ryan%20field/">https://nextdoor.com/p/2k_KrJ5bRL2P?view=detail&amp;init_source=search&amp;query=ryan%20field/</a>.</p> <p>These are real, not speculative, concerns. I have shared them with Metropolitan Water Reclamation District of Greater Chicago as well. NU's promise of financial benefits <a href="https://evanstonroundtable.com/2023/01/18/letter-to-the-editor-ryan-field-project-black-brown-wealth/">https://evanstonroundtable.com/2023/01/18/letter-to-the-editor-ryan-field-project-black-brown-wealth/</a> is a dangerous distraction from these critically important issues.. The Ryan rebuild proposal should not be permitted to jeopardize environmental safety.</p> <p>Thank you for your consideration.</p> <p>Sincerely,</p> <p>Anita Gewurz 713 Ingleside Place Evanston IL 60201</p>		
Erin Buechler	2604 highland Ave	Ryan Field Stadium	Opposed	Written comm	I cannot support the proposals, because they do not meet the standards for planned development and are not compatible with the primarily residential character of the surrounding area.		
					<p>The traffic for Northwestern football games backs up Lake Avenue for miles. This occurs up to 10 games in season. The reality is that Evanston has no easy way to channel traffic and must use the residential streets of adjoining towns.</p> <p>The current plan to use that land for additional concert and events is unacceptable. There is no public transportation to ease this burden nor are there enough parking spaces that would help ease the burden to residential streets.</p> <p>It is also incomprehensible that Evanston has reoriented the future stadium to send the noise to Wilmette. All of the noise being send to residents who would not even benefit by increased revenue streams to their town is selfish.</p> <p>Absolutely incomprehensible that Northwestern would allow themselves to be such rotten neighbors. It is a non profit organization that wants to very much enrich themselves. When is enough enough? Right now.</p>		
Laura Polkoff	1630 Highland Avenue	Evanston Land Use	Opposed	Written comm	We would respectfully ask the Committee to reject any applications by Northwestern University to rezone the University Athletic Facilities district and allow for the commercialization of our neighborhood.		
					<p>The effects of your approval would be truly devastating to the residents in our condominium association. The 43 owners in our building are very concerned about the possibility of having a commercial entertainment area so close to our homes. Specifically the impossible scenarios for parking, traffic congestion, noise, and property values.</p> <p>Please consider our quality of life and rights to peace before any marketed financial benefit this might have for the City.</p> <p>We all thank you for the work you do to benefit all Evanstonians.</p> <p>Andy Lazar Sissilla Condominiums 1210-22 Central St.</p>		
Andrew Lazar	1210 Central St.	Ryan Field Re-Zoni	Opposed	Written comm			



Tim Pretzsch	2515 Asbury Avenue	NU Stadium	In favor	Written comm	I am in favor of the NU Stadium project and related non-football activities. The stadium renovation and associated programs will bring much-needed tax revenue, jobs, and vitality to all of Evanston. Having a new facility with enhanced sports, entertainment, and cultural offerings will attract new, younger residents to Evanston as well as visitors from neighboring communities. This is critical to Evanston's future. As a resident of the Central Street neighborhood, I welcome a new NU stadium to the area.		
Sydney Blattner	518 Greenwood Street	Northwestern Unive	Opposed	Written comm	I am opposed to the rezoning request for Northwestern's Ryan Field. The stadium is located in a residential neighborhood less than half a mile from a hospital with a level 1 trauma center and a fire station. Rezoning to allow commercial concerts at the stadium will add a huge amount of traffic and be extremely disruptive to residents, hospital patients and staff, fire station personnel, and the entire city of Evanston. I enjoy attending Northwestern football games and will continue to do so, but on those days I see how much traffic and disruption the lightly-attended events bring to the neighborhood. The addition of even a few concerts with far more attendees will overwhelm the area. Evanston residents, hospital patients and staff, and fire station personnel should not bear that burden simply because Northwestern wants to make money holding for-profit concerts that have absolutely nothing to do with its mission as a university.		
Andrea	Smeeton	Zoning change for	Opposed	Written comm	The proposed zoning change request by Northwestern University will most assuredly fundamentally change the nature of this quiet residential neighborhood. My husband and I have lived on 5th and Gregory - 0.3 miles from the stadium - for 21 years. We were aware of the football games - my husband played for NU - and outside of the traffic, the games are fine. However, if the city of Evanston changes the zoning in order for NU to have an entertainment arena, the deafening noise of the music and trucks, car and pedestrian traffic gridlocks, and the serving of alcohol at concert venues will most certainly have an incredibly negative impact on the serenity and safety of our neighborhood. In addition, allowing the zoning change will affect the hospital and fire department directly east of the stadium. Please consider whether you would want the home and neighborhood you worked your whole lives to reside in be completely changed for the worse by including a concert venue. Please do not change the zoning for Northwestern University to build an entertainment arena that will destroy the resident's joy and right of spending the beautiful summer days and nights in the quiet of their own properties.		
Robert Feldman	2410 Park Pl	Ryan field land use	Opposed	Written comm	Northwestern's refusal to release the data behind their noise study shows that they cannot be trusted. Why should Evanston neighbors suffer traffic, noise, and litter so that Northwestern can make more money as their athletic program faces multiple lawsuits. The requested use and zoning changes will just make money for promoters, vendors, and promoters from outside our community.		
Michael Peterson	1612 Wesley Ave Evan	1612 Wesley Ave	In favor	Written comm	I am in full support of the amendment to allow concerts and special events at Ryan Field. This is an unbelievable opportunity for the city that can not be passed up. Businesses continue to struggle and if we can have an influx of people spending money and enjoying our city 10 more days a year, I fully support it. The cost benefit clearly lies on the benefit side. I am so tired of this city getting in its own way to prevent progress. Let's make this happen!		
Aaron Van Nice	2531 Ashland Ave	Rebuild Ryan Field	In favor	Written comm	We live at 2531 Ashland ave, 3 house from the Central and Ashland intersection and stadium. we are supportive of new stadium with concerts for the economic benefit it will bring to the Evanston and the shops on Central St. Of course there maybe some inconvenience on game or concert days but the benefits far outweigh this. Evanston needs this type of shot in the arm, just saying "not in my backyard", is not an answer the will help Evanston in the long-term.		
Jack Magnusen	Hartzell St. Evanston, IL	New NU Stadium a	Opposed	Written comm	The current ordinances are there for a reason. This is a location in an Evanston neighborhood, not NU Campus, and the congestion, noise levels, and crime brought by the proposed activities is not what we're about. No benefits are provided to residents and parking along city streets for so many venues is very disruptive. Values are for NU only. NU doesn't need more money and doesn't really get a positive spin on their reputation by being a concert university.		
James Hebson	1321 Rosalie St.	New Ryan Field	In favor	In person		Self	
leonard lamkin	835 ridge ave	NU zoning	Opposed	Written comm	My concern is the traffic issue. The northwestern consultant on traffic stated that "most of the attendees will come via public transit. While the proposed stadium is within walking distance of both the CTA and Metra, lets not fool ourselves, people will drive or use uber/lyft plus the shuttle buses from campus parking lots. There will be an exorbitant amount of traffic on Central, ridge and green bay. I recently attended the out of space concerts on Central which i attended via carpool. There was plenty of cars in and around Central near the hospital with cars turning around on the street for entrance to hospital garage where only patrons of hospital can park. Attend Ravinia right off the Metra and a majority of folks drive even with Cubs and white sox right on the CTA there is a tremendous amount of traffis in and around those. ballparks. The city of Evanston needs to conduct its own traffic study at the hours of the proposed concerts. Just hope that your loved one is not in an ambulance trying to get to the hospital during those times and the ambulance has to be rerouted. Precious minutes count.		

					<p>I'm writing to encourage you to DENY Northwestern's request for rezone the neighborhood surrounding Ryan Field into an entertainment district with permission to hold concerts.</p> <p>I am a Northwestern graduate ('85), a long-time season ticket holder, a major fan of all Northwestern athletics, and a Ryan Field neighbor (currently 2 blocks from the stadium) for 21 years. I bleed purple, but am still vehemently opposed to the requested change in zoning.</p> <p>Negative Impact on the Neighborhood Quality of Life Northwestern's plan to hold concerts at the new Ryan Field will significantly harm the quality of life for its neighbors. As Northwestern's "experts" at the town hall hosted by Eleanor Revelle on June 28th raised several points that were deeply disturbing and will clearly negatively impact the quality of life in the area surrounding Ryan Field.</p> <ul style="list-style-type: none"><li>* The load-in and load-out for each concert will stretch over a three-day period, exposing the neighborhood to over 30 days of higher traffic, pollution and noise from large semi-tractor-trailers.</li><li>* The neighborhood roads are not designed for 52 loaded tractor trailers delivering and removing stage and other concert-related materials and will require</li><li>* The proposed rezoning provides for an unlimited number of concerts or other events with fewer than 10,000 attendees. This unrestricted event schedule means that neighbors will need to endure significant parking and traffic up to 330 days each year.</li><li>* The transportation plan shared by Northwestern is packed with approximations and assumptions and is only half-baked.<ul style="list-style-type: none"><li>* Its assumptions about the use of public transportation are patently unrealistic.</li><li>* Its plan to use shuttles to transport concert attendees to parking lots on campus is deeply flawed. Making over 200 trips per concert, during rush hour will create congestion that will make the Green Bay and Central intersection a parking lot both before and after the concert — preventing easy access to Evanston Hospital</li><li>* The traffic and pollution from these shuttles will unpleasant and will create noise in the surrounding neighborhood late into the evening during concerts.</li></ul></li></ul> <p>An Untrustworthy Partner Over the last several years, Northwestern's athletic department has repeatedly shown itself to be untrustworthy, prone to poor judgement, while frequently presenting biased information, misrepresenting facts or withholding information from the city of Evanston and its Ryan Field neighbors.</p> <p>* Northwestern has needed to frequently amend specifications and reports associated with the impact to the neighborhood.</p> <p>* The study of noise was inaccurate and has been widely questioned by independent sound experts. Northwestern has been unwilling to</p>		
Stuart Gottesman	2740 Broadway Ave	Rezoning of Ryan F	Opposed	Written comm			

					<p>I am writing to express my deep concerns and objections to the proposed re-zoning to allow Northwestern University to hold for-profit concerts at Ryan Stadium, old or new. Northwestern is a well-endowed non-profit. When NU previously sought approval prior to the pandemic for concerts in the existing stadium space I attended zoning and city council meetings and was so impressed by my neighbors and fellow residents thorough examination of the costs and benefits of the proposal. From parking, to noise, to the effects on nearby businesses, to the alcohol license request, to the costs of policing and sanitation that would fall to the city, NU's proposal was not a benefit to the city then and it is not a benefit to the city now. Deny the re-zoning request from Northwestern.</p> <p>Noise issues are being treated in a cavalier, and disingenuous manner by NU. NU has been misleading about then nature and decibel level of the concert noise. In a hearing, a representative of the project noted that noise would be aimed north at Wilmette, (as well as at an apartment complex in Evanston directly to the north of the stadium) It was also noted that the plan for mitigating noise pollution fell to Evanston levying fines on the concert producers and performers. An attitude, of "well - we want these concerts but take no responsibility for the effects on the surrounding neighbors" This is an astounding, objectionable position. As a close neighbor, I accept the use of the stadium for sporting events and non-profit uses, I am absolutely opposed to allowing for-profit concerts or events on the grounds of disruption to the neighborhood, the costs to Evanston and the principle that NU is a non-profit entity and as such should not be granted a zoning variance that will have deleterious effects on Evanston residents and taxpayers.</p> <p>Do not approve the zoning variance.</p> <p>Thank you,</p> <p>Kat O'Reily 1904 Jenks</p>		
Kat O'Reilly	1904 Jenks Street	NU Stadium Re-zo	Opposed	Written comm			
Janet Butterfield	2457 Prairie Ave, 1D, E	Northwestern Stadi	Undecided	Written comm	As condo owners who park on the street, we are impacted by every event scheduled at the stadium. I support the scheduling on concerts IF a plan includes a parking garage and additional tax revenue is collected by the city. It would be to everyone's benefit to form a public/private partnership to build a parking garage near the stadium and generate additional tax dollars for Evanston.		
					<p>I oppose the rezoning requested by Northwestern for their Ryan Field rebuild. I watched with great interest Northwestern's presentation of their traffic and noise study and walked away with even more concerns.</p> <p>I have concerns that, based on Northwestern's own expert's presentation on noise and traffic the impacts of concerts will last far longer than just the event itself. The equipment loading in and loading out time will require late night activity. The ability to shuttle concert attendees back to their cars was estimated to take 1.5 hrs after a concert ends. The noise study presented by Northwestern has been shown to greatly underestimate the actual noise we could expect coming from a concert. Traffic concerns that could block emergency vehicle routes to a trauma 1 medical center have not been addressed.</p> <p>The tax, financial, and hazing issues are enough to oppose this new zoning change. But even setting those aside, Northwestern's own presentation that they gave during the 7th ward meeting a few weeks back raised far more concerns than answers.</p>		
Brian Rolling	2735 woodland rd, Eva	Northwestern Stadi	Opposed	Written comm	I urge opposition to their request to change the zoning laws.		
Elizabeth Tang				Written comm	I oppose the change of zoning that would allow concerts at the renovated Ryan Field of Northwestern University		
Andrew de Freitas	115 3rd St., Wilmette	Ryan Field rezoning	Opposed	In person		Self	

Peter Miller	2354 Ridge Avenue	Northwestern U2 Z	Opposed	Written comm	I urge the Land Use Commission to deny amendments to the Zoning Ordinance requested by Northwestern University. The proposed amendments do not meet the standards for zoning amendments laid out in the Evanston Code of Ordinances. In particular, the proposals fail with respect to the provision in the Evanston Comprehensive General Plan: “As a goal, Evanston should support the growth and evolution of institutions so long as the growth does not have an adverse impact upon the residentially-zoned adjacent Neighborhoods.” There will certainly be adverse impacts on adjacent neighborhoods, and also on much of rest of the City if the proposed amendments are enacted. The impacts will include a severe degradation in the quality of life of City residents and probable decline in property values (contrary to Zoning provision 6-3-4-5.C) for those living near the Northwestern stadium. Furthermore, the proposed amendments are not in line with Zoning provision 6-3-4-5.D, which concerns the adequacy of public facilities and services. The City's main travel arteries are not adequate to handle the volume of truck and bus traffic that would attend every concert, not only on the day of each event, but also on the days leading up to and following it. Traffic will inevitably divert to residential side streets, which the Comprehensive General Plan seeks to prevent. Demands on City roads from emergency vehicles and normal traffic will conflict with the traffic caused by stadium events. City safety and sanitation services also are not adequate to cope with the demands caused by these events. In my view, the University is entitled to refurbish the stadium for football games only, assuming that it complies with City, State and Federal regulations in doing so.		
R Scott Speidel	2227 Harrison St, Evan	redevelopment of R	Opposed	Written comm	While I support Northwestern University's desire to remodel Ryan Field, I'm opposed to any rezoning to allow any professional concerts, which will negatively impact the neighborhood; opposed to lowering the field below grade, which can lead to flooded neighborhoods; and opposed to waving any car parking space requirements under current zoning, which will increase traffic congestion in the neighborhood. Thank you for your consideration. Scott Speidel		
Mike Vasilko	2728 Reese Avneue, E	NU Planned Develo	Opposed	Written comm	<p>1.I'm confused by the daily distribution of new information from Northwestern and from the City prior to the meeting. I thought the rule was that materials HAD to be submitted no less than 15 days in advance. I looked at the Proposed Projects webpage on Monday and there was nothing new. I looked at it again on Wednesday and saw a list of “Revised and Additional (9) Documents – 8-14-2023”. Monday was 10 days prior to the meeting, but I don't think that information was posted until Tuesday or Wednesday (8 to 9 days prior). News reports have daily statements from Northwestern that revise or claim to change what has been submitted officially. Today I saw the “Letter” from NU's president (posted only on the NU website) making significant changes to the submitted documents; but not official until recorded with the city and not official until previously submitted forms and documents are changed. It's confusing to the public, and I image, confusing to commissioners. What's the rule for making non-stop changes just days before a scheduled hearing?</p> <p>It's inappropriate at best for the NU president to convey the inkling of millions of dollars being given in some restricted way to Evanston, just days prior to the LUC meeting. A blatant buying of influence and votes. Will these unofficial promises be made official, guaranteed, and included in the packet?</p> <p>2.In the DLA Piper August 11th Response to July 31,2023 Staff Review Letter, Page 6 Item 9 states: “RESPONSE: Enclosed is a draft letter of intent that outlines the items that will be included in the future MOU” I cannot find that draft letter in the posted documents. Please circulate the draft MOU.</p> <p>3.Who is officially considered “the LUC Secretary”? The webpage does not say. The Secretary has specific duties according to the LUC Rules and Procedures. You are identified as the Staff Contact, but are you also the official LUC Secretary?</p> <p>Article V – Filing and Scheduling Procedures, Section 1 – Complete Application: “The Secretary of the Commission shall determine application completeness..” The daily volley of new and amended information suggests that the applications are NOT complete.</p> <p>4.Article VI – Meetings and Public Hearings, Section 3 - Recusal: “No member of the Commission who has a financial interest in the property of the affairs of the petitioner or affected owner, or who believes he/she/they have some other direct conflict of interest, shall participate in any discussions, questioning, or voting as a commissioner in the matter involving such property or person.” Have Commissioners been asked to sign an affidavit to this affect?</p> <p>5.Article IV – General Application Requirements, Section 1: “Any case heard by the Commission shall have an official applicant listed on the application submission...” and “A certificate of disclosure of ownership interests of entities seeking recommendation or approval on real estate matters shall be filed with any application on property not held in sole ownership by the applicant.”</p>		
Lisa Richter	2733 Marcy Ave	Northwestern's text	In favor	Written comm	I support Northwestern's proposal for the new stadium -- bring on the concerts and new business opportunities the rebuild will bring!		
Marjory Basso	1030 Darrow Ave	Ryan Field	Opposed	Written comment			

Jean Cunningham	1246 Maple Ave	NU stadium	In favor	Written comm	Negation has been successful. Time to adopt and move forward		
David A Fitz	8034 Paddington Lane	football stadium	In favor	Written comm	Without new stadium, I can not attend games because of my disabilities. I play from 1963 to 1966. I am 79 and would like to see a game again before I die.		
Robert Orenstein	2600 EASTWOOD AV	Witness for the Rya	In favor	In person		Self	
					Our home represents one of the biggest investment in time, finances, and personal involvement. When we purchased our home more than 45 years ago, we "signed up for" 7 home games at Dyche Stadium - Now Ryan Field which is several blocks east of our property. We did not, and would not have moved into a neighborhood with ongoing open air concerts, open-air festivals, and indoor cultural events bringing between 35,000 and 10,000 per event into a residential neighborhood. It is not right to change the game plan. Of serious concern is the proximity to Evanston Hospital - There are two large retirement centers in Northwest Evanston where the fragile population needs immediate access which could be cut off due to traffic conditions. I also am concerned about the below grade stadium which would require groundwater pumping and would need extensive State and Federal permit regulations. In addition, social media often draws out of town/state crowds to materialize randomly at highly publicized concerts - and these crowds can be of serious concern. Bottom line - the neighbors agreed to 7 games a year - It's just not right to change this game plan to suit the financial needs/wishes of a very wealthy university who has never paid taxes in our community.		
Diane Bartelt	2618 Hartzell Street	Northwestern Unive	Opposed	Written comm			
					Please accept my statement in favor of the proposed rebuilt of Ryan Field and related land use requests. We have no affiliation with Northwestern University but understand the overall significant positive impact the university has our town. Otherwise, we'd be just another suburb or Chicago neighborhood. We've attended a few games at Ryan Field and compared to many other venues the impact is well handled, especially thanks to easy access to public transportation. Evanston should be pleased that the new stadium is actually smaller capacity wise and we as a community should embrace positive change for the future. This stadium has been in it's place longer than any person in Evanston has been alive and I for one hope that Evanston has a progressive mindset that does not assume past success		
Lewis Chilton	1720 Asbury Ave	Ryan Field	In favor	Written comm	entitles us to future success.		
RAJU GHATE	2505 Jackson ave	Ryan Field	In favor	In person		Self	
					With all the significant reasons for why the commercialization of Ryan Field would be detrimental to our community, I would like to speak on behalf of all of those that do not have a voice----our pets and wildlife.  The beautiful trees that we have in Evanston and Wilmette will no longer be filled with the variety of birds that will flee to escape the loud noise from concerts. For those birds that stay, studies show that they could produce less eggs from the stress of the noise pollution.  Studies show that insects---such as caterpillars---are negatively affected by loud noises. Thus, the loud noise from concerts could negatively impact the population of butterflies in our neighborhoods.  Our dogs and cats will experience stress and anxiety from the noise level of concerts. Furthermore, given that dogs and cats have a wide range of hearing, the noise from concerts could be painful to their ears.		
Laura Rossi	518 Maple Ave, Wilmet	Ryan Field Stadium	Opposed	Written comm	For the sake of our feathered, winged, and furry friends please do not approve the zoning that would allow concerts at Ryan Field.		
Jeff	109 Woodbine Ave, W	Northwestern zonin	Opposed	In person		Group	signers of Harper
					Our home is on the block of Garrison Avenue south of Isabella Street. Our block of Garrison is dead-ended on the south by Evanston Hospital, so our only way to come and go by car is Isabella St. Even in regular football game traffic, it is extremely difficult to leave or return home at the beginning and end of a game. NWU shuttle buses and private cars are always backed up on Isabella blocking the Isabella-Garrison intersection because of the parking delays at the beginning of the game and the traffic light on Isabella and Ridge at the end of the game. To further increase the number of events at the stadium will only increase the number of times the residents on my block are turned into “involuntary pedestrians” trapped at home. In a medical emergency, I can walk half a block to the hospital. The ambulances and fire engines that need access on Central, Ridge, or Isabella are out of luck. To rezone this immediate area around the Stadium, containing a fire station, a hospital, and narrow residential streets, is asking for a completely foreseeable disaster.		
Timothy Kevin McPike	2770 Garrison Ave	Northwestern Unive	Opposed	Written comm			

Connor Hollensteiner	1107 Colfax St	Ryan Field - Conce	In favor	Written comm	As residents of the nearby Ryan Field, we'd love the opportunity to see some new facilities, specifically as they're looking to integrate with the community. I would love to see an ice skating rink, a place with a little extra greenery, & some local concerts. The concerts would be a great way to promote small businesses nearby, and the entrepreneurial endeavors of those around to accommodate. There's plenty of older folks who are against this, but it really should be looking towards the future, a future with state of the art facilities and ability to entertain & integrate with the community.		
Ceal Hanchar	1501 Oak Ave (Lake ar	NEW Ryan Sports	In favor	Written comm	Evanston has open opportunity with NU to negotiate and combat the loss of taxes thru so many so called non-profits here; please let's move EV into a more vibrant, more modern business community appealing to younger and all ages by adding more music and entertainment events. If we don't assist in figuring out how to plan traffic patterns and aid in Econ Dev then we have glaring other problems here. CH 2023 Sep		
Terry Mostrom	1210 Grant Street	NewRyan Field	In favor	Written comm	I am in favor of the new Ryan Field because the existing facility is old and decrepit, it will be funded by pivate dollars, not taxpayers, and a new stadium will bring construction jobs and attract more people to Evanstons restaurants and retail stores. Count me in!!!		
Jonathan Viner	1219 Central Street Un	Rebuild Ryan Field	Opposed	Written comm	Northwestern has failed to show concrete justification for or benefits from its proposed plan, except for any benefits Northwestern imagines it will reap. This is not surprising - its claims of minimal noise and community economic benefits are obviously false and/or exaggerated and the premises for the university's need to rezoning are erroneous - i.e., the school needs an \$800M facility for a team that can only approach capacity with fans from the opposing team and has zero track record of sustained success or strong support within either the school or the community. The school has zero demonstrated ability to manage a for-profit entertainment complex or to oversee a professional manager to protect the community's interest, and it would years (if ever) that the proposed events (whatever those might be - the university has declined to describe them) ran smoothly. The detriment to both the neighborhood (including but not limited to property values) and to the City of Evanston in general is obvious. I would be happy to continue accommodating football games, but if the university sincerely believes that this is the only manner in which it can proceed, it should choose a different and more appropriate community for its project. I would welcome the sale of the land on which the stadium complex sits to private investors who would be eager to work cooperatively with Evanston to provide residential or mixed use development that would be far more appropriate and beneficial to the wider community - not to mention returning the property to the property tax rolls, which would provide far greater benefits than the dubious economic benefits from megaconcerts where alcohol is served and frequent unspecified events of up to 10,000 people.		
Michael Vasilko	2728 Reese Avenue	Northwestern Unive	Opposed	In person		Self	
Lara Hamann	2727 Eastwood Ave. (I	Ryan Field Rebuild	In favor	In person		Self	
Mary Beth Grafft	1933 Harrison Street, U	Opposition to rezon	Opposed	Written comm	<p>I oppose the zoning changes that NU proposed. No special use, no mega concerts, no digging into the ground &amp; funneling ground water to the canal which sometimes, just due to rain water is too full &amp; is put into Lake Michigan. Just last month, in July 2023, the city of Evanston had so much rain, the canal became too full &amp; water from the canal was put into the lake. Then there was too much e coli &amp; the beaches in Evanston &amp; Wilmette needed to be closed. The best asset of living in Evanston is being able to access the lake. If NU digs into the ground, generators will be needed to pump the ground water. This alone is a huge environmental impact that's not worth it.</p> <p>6-3-4-5 B The new proposed size is not in character with the existing surroundings. C. It will have an adverse effect of property values. Properties near the stadium can be hard to sell because they're so close to the stadium. There's a lot of traffic already, no parking in my neighborhood for my visitors. With the expansion of the Big Ten and more games, there is more business for Evanston. 6-3-5-10 C The added congestion, no parking, noise, air &amp; environmental will have a long term negative cumulative impact. F This will cause undue traffic congestion. It is already bad when NU has football, basketball &amp; other games.</p> <p>636 6363 The site characteristics and site use are not appropriate for this neighborhood D. This mega stadium is out of character, out of place &amp; too much for the space &amp; neighborhood to handle. 6369 1 This development will adversely, permanently negatively impact the quality of life of all residents. 2 the proposed new stadium is not consistent with the neighborhood.</p> <p>The city of Evanston, along with Wilmette have been opposed to mega commercialization for 53 years. I ask the city to preserve the quality of life for this neighborhood.</p> <p>I believe NU should contribute in PILOT payments &amp; be a better neighbor &amp; partner to the city. NU and the city of Evanston should not seek to destroy the environment &amp; negatively impact the seventh ward as well as the city as a whole so NU can profit. I recognize the city needs additional revenue &amp; ask them to this in a way that truly benefits quality of life, the environment &amp; the residents.</p>		

David	Cook	Northwestern Ryan	Opposed	Written comm	<p>Re-build Ryan Field to code</p> <p>Northwestern has requested massive zoning alterations that would allow them to operate a for-profit open-air concert venue and football stadium, larger than the United Center, in the middle of a residential district. Not surprisingly, Evanston and Wilmette residents have mounted huge, organized opposition to the proposal. Opponents are not objecting to the reconstruction of the football stadium, but rather to the creation of a for-profit, mega concert venue and all the noise, pollution and disruption that would accompany its operation--factors that are protected by the current building code.</p> <p>Northwestern does not need a zoning amendment to rebuild Ryan Field into a state-of-the-art TV camera-ready football stadium. They only need the zoning amendments to create a for-profit mega concert venue on tax free property. If Northwestern drops their zoning amendment requests, much, if not all, of this adversarial strife would disappear.</p> <p>But Northwestern has other plans. As justification for their proposed creation of an untaxed profitable concert venue, Northwestern offers the following benefits that would evidently accrue to the community. The fallacy in their argument is that these benefits could be accomplished without a change to the zoning ordinance.</p> <p>1.NU promises the creation of a facility that will host community-oriented events such as winter festivals, holiday celebrations, family movie nights, and youth sports events, as well as additional student and community programming. All these events and more could be held at the existing or reconstructed facility. NU could have held these events throughout the history of Dyche Stadium/Ryan Field. If NU chooses to re-build Ryan Field, they would not need a zoning ordinance change to hold these events. They only want a zoning change to hold for-profit mega concerts.</p> <p>2.NU proposes the creation of a sustainable facility. NU would not need zoning amendments to include all the proposed sustainable improvements cited in their submitted documentation including ADA accessibility, a bicycle valet, electric vehicle charging stations, drip irrigation and engineered lighting.</p>		
					<p>3. NU is offering a one-time \$10M contribution to a workforce technology upskilling program. It is unclear if this offer is contingent on changing the zoning ordinances or not. What is clear is that Northwestern does not need a zoning ordinance change to contribute to a workforce technology upskilling program. Evanston currently runs a very successful work force development program that is creating jobs and training Evanston residents to fill them. This program has corporate sponsorships such as Whole Foods, S&amp;C Electric and Curt's Café. I am sure that they would welcome Northwestern as a new sponsor. If, as it appears, this offer is a poorly camouflaged bribe to the City Council, this offer reflects poorly on Northwestern, its administration and the Ryans. It demonstrates that NU feels that they can simply buy a change in the Evanston zoning ordinance. Zoning ordinances must not be for sale to the highest bidder.</p> <p>4. Northwestern promises the creation of jobs for Evanston residents with the creation of a mega concert venue. Their proposal estimates that over 2,924 jobs will be created in the city during the planning, design, and construction of the project. While it is doubtful that this many planners, designers and construction workers live in Evanston and are available to work on this project, it is clear that these same jobs could be created if the stadium was re-built to the existing code.</p> <p>5. Northwestern promises contributions to the City of Evanston if they are allowed to change the zoning ordinance. There is nothing in the zoning ordinance that prevents Northwestern from making monetary contributions to the City of Evanston. It is time for NU to acknowledge the contributions the City of Evanston has made toward the long-term success of Northwestern by providing it a safe, secure, and inviting community in which to operate their institution of higher learning. Northwestern should enter a memorandum of understanding with the City of Evanston in which Northwestern agrees to pay their fair share toward the benefit of the community that helps sustain them. To borrow a plagiarize from Michael Schill in his last open letter to the citizens of Evanston:</p> <p>I firmly believe that this action alone will help Northwestern create an opportunity to build toward a positive and exciting future where Northwestern does what it does best — bring people together and positively impact communities.</p> <p>David Cook 2683 Prairie Ave. Evanston, IL. 60201</p>		

					<p>My husband and I bought a house on the 1400 block of Lincoln Street in November 2018, when I was pregnant with our first child. We were first time homeowners and hoped it would be our “forever home.” We were excited to live within walking distance of shops and restaurants, parks and beaches, a community center, a (now closed) library branch, doctors’ offices, the hospital, a fire station, and public schools. Our home, built in the late 1930s, has required some significant renovations and repairs, but we appreciate its character. We park our minivan in the driveway because it doesn’t fit in our vintage one-car garage and we both take public transportation to work at our offices in Chicago.</p> <p>I knew my grandfather grew up in Evanston, but I did not learn until after we bought our house that he lived in an apartment just a few blocks from our home. His mom, my great-grandmother, raised him by herself and worked in the Haven Middle School cafeteria. After serving in WWII, he started a family of his own in an apartment in the same neighborhood; my dad and aunt were baptized at St. Athanasius.</p> <p>We live two blocks south of Ryan Field, and we figured that we could live with several days each year disrupted by home football games and other university and non-profit events, like commencement. We never dreamed that Northwestern University would seek to commercialize the entire U2 District, opening it up for stadium-capacity concerts and virtually unrestricted 10,000-person events. If we had, we never would have moved here. And if NU’s application to change the zoning code is granted, we will be forced to move away.</p>		
Meredith DeCarlo	1404 Lincoln Street, Evanston	U2 District zoning change	Opposed	Written comment	Please don’t approve any of the changes sought by NU. There is no acceptable compromise.		
Hoa Voscott	2702 Prairie Avenue	Evanston’s critical mass	Opposed	Written comment	I am very much against changing the current zoning to accommodate their concerts at the stadium.		
Joel Sternstein	1418 Main	New Northwestern	In favor	Written comment	The new stadium needs to be approved. Evanston needs a post-pandemic economic shot in the arm, and this is it. It will be a boon to bars and restaurants on Central Street and the surrounding area. Football games will only constitute a partial use and given the smaller capacity of the proposed stadium compared to the current stadium, there needs to be more than just football. The recent hazing issues with the football program should not be an excuse to stop construction of the new stadium since bricks and mortar have nothing to do with hazing. Concerts are a GREAT idea. There have been concerts for years at Canal Shores with very few complaints, so the opposition to concerts at the new stadium is disingenuous.		



of people for whom you are the designated speaker.