

LUC 9/27/23 Pollution impact on residential neighborhood & Evanston – Yvi Russell

For the Standard that requires no negative impact on the surrounding residential neighborhood I state that pollution constitutes negative impact.

NU, why haven't you talked about pollution impacts re. vehicular traffic and stadium demo and construction? Why haven't you provided a legitimate, credible environmental impact study?

The W.H.O. and U.N. state: Climate Change is the biggest threat to our health and well-being. NU's Zoning Text amendment and stadium development will contribute to increased pollution and thus affect global warming. The Vehicular Pollution impact alone, while worse locally, will in "equal opportunity" fashion, spread across the City.

LC has my 3 docs re. pollution. In one doc my analysis focused on semis, shuttles, tour buses, increased Metra diesel train runs, and 2,000 cars emissions, but only within 2-mile area of the U2. What about the additional vehicular emissions? Mr. Proskie shows that concerts will bring 7,752 vehicles, and if omit my above-mentioned 2,000, you'll get 5,752 cars, that's 11,504 round trips for parking on Campus and downtown. When you pile on other types of vehicles, and Diesel trains travelling throughout Evanston, the emissions deleterious effects to health, safety, and environment are staggering.

In a typical festival, each person, whether worker or visitor, can generate a footprint of 25 kg of carbon dioxide.

This figure alerted concert artists. 2007: **Radiohead**, a pioneer in measuring concerts' environmental impact started a campaign to raise awareness of this.

Alejandro Sanz committed to zero emissions on his tours.

2018: Coldplay, the green movement's musical leader, declared that they would take some time off to define how their tours could be sustainable and "actively beneficial" on all levels.

Traffic congestion in cities is responsible for more than 40% of all CO2 emissions. Research shows that in permanent multi-use venues PSE's, Planned Special Events, such as concerts, sporting events, festivals and conventions have a huge impact on everyday urban transportation. PSEs cause severe road traffic congestion, unbalanced parking supply and demand, severely intertwined moving lines, impeding smooth traffic and safety.

Vehicular increases on the road that create speed decreases and prolonged displacement result in additional emissions of air and noise pollution. Residents and motorists are most affected by these emissions. Air quality deteriorates due to traffic. Congestion adds to atmospheric and noise pollution which in turn impacts ecological, and health issues which then in turn affect economy.

Conclusion of the study?

The harmful effects of congestion fall directly on all the users of the transport system. It is a **huge** challenge to make urban mobility more accessible, sustainable, efficient and **environmentally** friendly. NU, how can you satisfy such challenge? Even regarding current large events Lemmon says, quote: *I'm not aware of a formal Traffic Management Plan, there's*

nothing that is formally documented or shared or kind of coordinated with the City and community.

In Proskie's data to LUC, a resident who worked closely with the trucking industry for 40 years estimates that during the 2.5-year demo/construction period at least:

14,000 truckloads are needed. Each truck will be loaded one-way only – so, 28,000 semi-tractor trailer trips on local residential streets:

- 5,000 loads to haul away 70,000 tons of demolition debris
- 4,000 more to remove soil to lower the field and docks by 21'4"
- 5,000 more to bring new material to the site
- Thousands of contractors will need parking and shuttle transport.

Next: NU wants all vehicles to be allowed to idle on their private property in designated areas. NU, are you asking Scottie to beam down trucks, semis and tour buses to your underground docks? Don't pollution emitting vehicles need to drive to and from the facility? How can you keep underground idling emissions from not reaching the outside? Won't it be the same pollution as street idling? Aren't shuttles parked in vicinity lots also idling while waiting at night to be called to the Stadium, and also during any boarding on and off thousands of guests? In terms of emission amounts, don't 230 shuttle post-event trips emit the same amount, whether 230 shuttles drive that trip once, or 125 drive it twice, or 75 drive it thrice? And what about the total driving emissions of pre-concert shuttles?

Next: Light pollution obliterates the night sky and threatens wild-life. NU, are you following to the letter Evanston's Bird regulations? The new stadium will be more than twice as tall overall, with a large glass façade, and with openings that promote fly-through conditions and light shining through. Will you turn the lights off for the entire stadium after 11pm during the long migratory periods? But day-time collisions in other periods also result in large bird mortality.

NU uses the current stadium's environmental deficiencies as a platform to claim that NU is improving the situation. This is not a renovation, but a new development. We can't accept as precedent or as grandfathering deficiencies, like inadequate parking or the current stadium towers height. We don't have City records re. that show in detail that frankly to us suspicious approval process. Figora says, quote: *Whatever we build, we want to make sure that it looks and operates like this in, as close to perpetuity as we can get.* Are you committing to meet Evanston's environmental goals in full, right now, or are you expecting to rebuild the stadium again before 2050 or even before 2030 to meet those goals later?

Hale boasts that the Plaza will have "*a bosque of trees*". A bosque is a riparian forest. Where's the river? NU's discharge sewer?

Next: Chairman: Have other major development applicants been exempt from submitting waste removal and construction plans ahead of City deliberations?

This mega-project will produce noise, vibrations, toxic dust and substances polluting the Canal, the air and soil. Surrounding residents and businesses will suffer during the multi-year process.

Waste creation and disposal may include asbestos, lead pipes, plastics, mercury, PCB's, other chemicals, and even dead bodies and excreta from animals such as rats and bats. Construction includes acids. 8/31/23 Darragh says, quote: *typically, in demolition you see the water down the areas that they're demolishing, the trucks get washed as they go in and out of the site.* But that toxic water may reach the Canal or ground water table! NU wants to street sweep the dust, but this will get more airborne particles; those endanger eyes, cause gastro-intestinal infections, and are toxic to lungs, creating serious respiratory and allergic reactions for residents, hospital patients, and contracted Evanston construction workers. Are you requiring OSHA approved apparel **throughout** the entire work? Will you pledge to compensate workers and residents for future health issues arising from this project?

Next: NU claims that the passive underdrain system will only collect groundwater that seeped into the below grade area of the building footprint. No groundwater withdrawal will occur.

1. The passive system described in the GEI study can still draw water out of the surrounding area unless some type of barrier is installed at the perimeter of the building footprint. GEI does not recommend or even mention ways to accomplish the installation of such a barrier. Where does GEI address any measures to prevent the draw-down of groundwater from the surrounding area?
2. Would the underdrain system overflow putting pressure on the foundation, during heavier rain or snow-melt and thus need to pump the excess away? If that happens the underdrain will keep filling while you keep pumping it away. Won't that overflowed water drain the surrounding area and increase water diversion to the Canal? But even in non-extreme weather conditions, NU may need to pump water away as safeguard. So, wouldn't that draw-down groundwater too?
3. And Nielsen said on June 26, that NU will use 2 pumps located on the event level. Quote: *The redundant system... to make sure that we have backup for the backup, and it will run 24-7.*
To Revelle's concern about pumping groundwater away from the site, he said, quote: *that would be an issue that we'll need to address with MWRD. Where we're discharging is their prerogative, so, it'll be whether they feel that an impact study will need to be done.* Where is MWRD's response?
4. Was the GEI study peer-reviewed? How can you prove that you can heed all GEI's warnings and achieve all their recommendations, when in fact you couldn't even build quiet Welsh Ryan Arena chillers and when you still can't or won't fix that issue.
5. NU responds to the July Staff Review Letter, quote: *A permanent sheet pile wall will be installed around the perimeter of the below grade building footprint. This sheet pile wall will act as a groundwater cutoff ... this system will not impact the groundwater of the surrounding neighborhood areas and will have no impact to the existing vegetation.* "

Have you publicly submitted any plans for this?

Driving Sheet Piling into the ground is a construction practice not (normally) allowed near adjacent buildings. The constant hammering and vibrations of sheet piling installation can cause settlement and cracking of walls & ceilings in the existing adjacent buildings, many older than 100 years.

Have you advised all existing building owners within 1,000 feet of the construction to photograph their building walls inside and outside?

Will the City of Evanston or NU reimburse building owners for damage and repairs?

Last: Are you installing thermal insulations underground to mitigate losing building heat out into the surrounding soils? What steps are you taking steps to keep below-ground surfaces from sinking in the future, due to climate change?

Sources

LUC's packet material

spotlightevanston.org

<https://www.cepsa.com/en/planet-energy/sustainable-innovation/reduce-emissions-from-concerts-tours-and-music-festivals#:~:text=In%20a%20typical%20festival%2C%20it,160%2C000%20tons%20emitted%20in%20201>

https://www.researchgate.net/publication/334662327_The_impact_of_Planned_Special_Events_PSEs_on_urban_traffic_congestion

LUC 9/27/2023 “A&O Concerts” - Yvi Russell

Dave Davis boasts that Ella Fitzgerald performed for NU in Evanston.

She never did. Her 1961 performance was on Ken Nordine show in Chicago.

I quote Davis: *“hosting large events in in our DNA”*. About past concerts he says: *“were all managed professionally with minimal impact on the neighborhood”* Indeed: The Grateful Dead, Genesis, and Jethro Tull shows resulted; *“ in a “scourge of wasted concertgoers peeing and vomiting on well-manicured lawns, the Beach Boys shows were memorable: “lines developed along the entire west side of Dyche Stadium, all the way from McGaw Hall to Central St. ...really quite unbelievable, chasing people out of the bushes, defecating in the corners, and stuff like that...It clearly to me demonstrated the fact that Northwestern could care less”. [ZBA 9/21/76] “That kind of disregard for the people who live there certainly can’t help the public health or safety.” [Archive; ZBA 9/1/76]*

NU was mum about Dillo Day or The Amazing Grace Venue. The latter had NU’s President Strotz worried about *“a situation that would lead to the place being busted”*.^[9] and in 1973 the City warned NU that by allowing Amazingrace to carry on, NU was violating the zoning that prohibited commercial business operations on University-owned land.

All 70 concerts listed at LUC were in enclosed spaces, one third for Cahn, 1,000 seats and Patten gym 1,200 to 1,800. The rest for Mc Gaw/Welsh Ryan Arena, 1500 to rarely above 6,000 attendance.

All concerts were student led events and never commercial shows sponsored by an outside agency. A&O mission was: *“to entertain and enrich the Northwestern University community by programming popular and diverse concerts, speakers, special events and films, specifically in the interest of the undergraduate population and as such A&O shall keep attendance costs for them as low as possible. In 2019 Davis told me: “We don’t bring concerts, student concerts, student-sponsored concerts because we cannot make any money on them”*. That’s also why NU has not hosted community events and concerts to which they are entitled by current zoning.

Community events which already exist across Evanston, are those touted to be in the future plaza. This is NU’s ruse to change zoning for them to profit on an ever-increasing slew of commercial events which, anyone familiar with NU’s history of manipulation know, NU will demand based on precedent.

Sources

spotlightevanston.org

<https://findingaids.library.northwestern.edu/repositories/6/resources/327>

<https://doomandgloomfromthetomb.tumblr.com/post/149703013982/summer-of-dead-mcgaw-memorial-hall-northwestern>

<https://iconicimagesgallery.com/en-us/products/ted-williams-ella-fitzgerald-under-the-spotlight-1961-vintage-print>

CONSTITUTION

A&O PRODUCTIONS

of Northwestern University

ARTICLE I

NAME

This organization shall be known as A&O Productions of Northwestern University.

ARTICLE II

PURPOSE

It shall be the mission of A&O Productions to entertain and enrich the Northwestern University community by programming popular and diverse concerts, speakers, special events and films.

It shall be the mission of A&O Productions to program specifically in the interest of the undergraduate population of Northwestern University. As such, A&O shall keep attendance costs for undergraduate students as low as possible for every A&O event.

It shall be the mission of A&O Productions to involve and represent the interests of all members of the undergraduate student body in order to present "Total Programming" for the Northwestern community.

OBJECTIVES

To provide concerts, speakers and films in over 40 annual events of entertainment programming the student body.

ARTICLE III

MEMBERSHIP

Membership in A&O Productions is open to any undergraduate student attending Northwestern University and is subject to a thorough application process.

Due to the large volume of applications, not all applicants will receive interviews. The director(s) of the specific committee(s) to which a student applies will read each application and determine if that applicant should receive an interview. Applicants will

For Luc 9/27/23 : 2019 List of 59 businesses who signed the petition against the Zoning Ordinance Text amendment to revise uses of the U2 University Athletic facilities District that would allow for-profit events to be held there. Signature collector: Yvi Russell (notarized documents in Evanston City Records)

Hartigan's Ice Cream 2909 Central	The Needle's Excellency 1630 Central	Evanston School of Ballet 1933 Central
Bonsai Cafe 2916 Central	Copenhagen 2018 Central	Gracie's 1939 Central
Preston Flowers 1726 Central	Central Shoe Repair 1917 Central	Maya Papaya 1901 Central
Pinto Thai 1931 Central	Sew on Central 1937 Central	Bryan's Garage 2950 Central
Evanston Awnings 2801 Central	Treat Nail Lounge 2118 Central	Tag's Bakery 2010 Central
Talsky Tonal Chiropractic 2861 Central	Maday Auto Service 1825 Central	Roman Insurance Agency State Farm 2912 Central
Aim & Ailie Hair Boutique 2907 Central	Berglund Animal Hospital 1815 Central	The Great Frame Up 2950 Central
Mike's Shoe Store 2905 Central	iKandi Hair Studio 1705 Central	Trio Salon 1913 Central
Evanston Glass & Mirror 2903 Central	Lake Side Auto rebuilders 3101 Central	Shaker Tradition 613 Dempster
Hatcher Family Construction 2738 Central	Durfee Orthodontics 2935 Central	Robert Gold Salon 2942 Central
Harold's Hardware 2912 Central	Stuart Rodgers 2504 Green Bay	Skynails 2859 Central
The Printed Word 1913 Central	Apelian Carpets 2900 Central	Gavin Studio 1422 Central
ProSkin by Afsan 1812 Central	Pastor Carlie L. Moody - Faith temple 1932 Dewey	Northshore Pilates 2609 Broadway
Christian Science Reading Room 1936 Central	Linda Bechtle - Midwest Montessori School 926 Noyes	Oliver's Trains & Toys 2002 Central
Millefiori Florist 1943 Central	Dental 2611 Broadway Ave.	Ron Neggers- architect, 2018 Isabella
Raven & Dove 1810 Central	Jilly's Café 2614 Green Bay Rd	CityFit 2120 Central
Walsh natural Health 2116 ½ Central	Healing by Ardath 2533 Hartrey Ave	Hogeye Music 1920 Central
Endless Greens 1013 Darrow Ave	Gerber Collision 2664 Green Bay R	Lois & Co. 2014 Central
Cars of America 2650 Green Bay	Swanlake Cleaners 2920 Central	MyEyeDr. 2000 Central
Green Bay Trail 2632 Green Bay	Baird & Warner 2926 Central	

To LUC - 9/27/2023

An entire Potawatomi village stood where North Shore Hospital is, and several native burial grounds laid in land where current NU buildings stand, including Deering library. NU, after displaying in a lot next to Dyche Stadium the 30-foot section of the giant cottonwood tree sacred to the Potawatomi, unceremoniously disposed of it to build their east parking lot. Therefore, in view of NU's past derelict actions towards native remains and objects, I respectfully ask the Land Use Commission to recommend that NU submit to an Archeological oversight, one that follows closely NHPA's Section 106 standards, and this oversight should occur during the proposed stadium's demolition and early construction period. While the stadium project will not use Federal funds, Northwestern University, as an institution is a recipient of Federal Funds.

Sources:

<https://www.winnetkahistory.org/gazette/potawatomi-tree-early-meeting-place/>

Evanston Its land and its people by Viola Crouch Reading, 1928. (A section is available free on www.forgottenbooks.com)

<https://chicagoandcookcountycemeteries.com/2018/08/12/native-american-burials-under-lasalle-street/>

CITY OF EVANSTON



EVANSTON, ILLINOIS

60204

September 26, 1977

COUNCILMANAGER
GOVERNMENT

MUNICIPAL BUILDING
1501 OAK AVENUE
GREENLEAF 8-3100

The Northwestern University Law Department
633 Clark Street
Evanston, IL

ATTN: James Perry

Re: Zoning Board Case 13-71-A,
for the property at 1501 Central Street

Dear Mr. Perry:

This is written to advise that the City Council, at a meeting held on August 22, 1977, reversed the recommendation of the Zoning Board of Appeals and denied your application for variations to permit professional tennis matches to be played on the property at 1501 Central Street.

The City Council at its meeting on September 19, 1977 adopted a report of findings of fact to accompany their decision and a copy of this report is attached.

Sincerely yours,

David N. Rasmussen
David N. Rasmussen
Appeals Officer

cc: Jack M. Siegel
William Dettmer
George Bringe
Michael Garland

DRN:er

The appeal of

NORTHWESTERN UNIVERSITY

for a

VARIATION FROM USE REGULATIONS

at

1501 CENTRAL STREET

Before

THE ZONING BOARD OF APPEALS

on

April 20, 1971

(13-71-A)

Decided by the

CITY COUNCIL

on

September 19, 1977

An appeal by Northwestern University for a variation from the use regulations of the Zoning Ordinance to permit professional tennis matches to be played on the property which is located in the U2 University District.

This appeal was considered at a public hearing conducted by the Zoning Board of Appeals on Tuesday evening, April 20, 1971. Notice of the date, place and purpose of the hearing was published in The Evanston Review on April 1, 1971, and a copy of such notice was sent to each of fifty-one property owners nearest the location in question.

FINDINGS AND DECISION OF THE CITY COUNCIL

Application of Variation Standards, Section XII.D.4.

a. Based on the application and testimony presented, we are unable to find that there is a particular hardship in the way of carrying out the strict letter of the provisions of this Ordinance, namely:

- (1) The applicant failed to present evidence that the property would either be greatly reduced in value, could not yield a reasonable return, or that the owner would be deprived of all reasonable use of the property if it is permitted to be used only under the conditions allowed by the regulations applicable to the U2 University District.

- (a) We are unable to find that the property owner would suffer a particular hardship as distinguished from a mere inconvenience if the strict letter of the regulations were to be carried out. The applicant's evidence, in fact, established only that the proposed variations would allow the athletic facilities to be used more often than the existing regulations. Every property in the City is capable of being put to a more intense use than that for which it is zoned, so this argument falls far short of establishing a particular hardship.
- (b) The applicant did not establish that the purpose of the variation was based on anything except the desire to make more money out of the property. The clear thrust of the applicant's request was that they be allowed to put on additional events so as to obtain additional revenue for the athletic budget of the University. While this may be a noble motive for the applicant, it is expressly prohibited as constituting grounds for obtaining a variation.
- (c) The evidence presented established that the alleged hardship rested upon the particular financial situation of the applicant, and not upon any inherent peculiarity of the Zoning Ordinance as it applies to the property. The applicant established no basis for concluding that deficits which they might incur in the athletic budget in future years would have any reasonable causal relationship to costs and revenues derived from use and maintenance of the subject property itself.
- (d) We find that the alleged difficulty or hardship has been created by the applicant. When the property was developed the underlying regulations controlling its use were known and recognized by the University. Any resulting difficulty or hardship must therefore be attributed to their decisions in developing and improving the property, not in any unforeseen peculiarities in the way the Zoning Ordinance applies to their property.
- (2) No evidence was presented to establish that the plight of the owner is due to unique circumstances which are not applicable generally to other property within the U2 University District. The regulations presently governing the subject property apply with equal weight to any other stadium or fieldhouse erected by any other college or university within the same zoning classification. The stadium and fieldhouse were built for and suited for the purposes for which they are now used. The stadium was built in 1926, and the Zoning Ordinance then limited use of the property to "schools and colleges." In a 1925

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appeal to the Zoning Board, a representative of the University testified that the purpose of the stadium was for "intercollegiate athletics." The fieldhouse, in which apparently most of the proposed tennis matches would occur, was constructed in 1961, under the zoning restrictions which are now in effect. No unique circumstances were stated at that time, and none have been alleged now. Any unique circumstances relating to the physical improvements were created by the applicant, and therefore cannot constitute grounds for obtaining a variation.

b. We find that the proposed variations would not be in harmony with the general purpose and intent of the Ordinance and:

- (1) Would alter the essential character of the locality by increasing the intensity of the use so as to detract from the essential character of the surrounding residential neighborhood.
- (2) Would be injurious to and depreciate the value of other property and improvements in the neighborhood in which it is located due to increased traffic congestion, pedestrian traffic, noise, and litter, all of which would be an unavoidable consequence of the proposed intensification of use of the property.
- (3) Would have no adverse effect upon the supply of light and air to adjacent properties, but would increase the danger of fire and the public safety by making it more difficult for emergency vehicles to carry out their functions over congested residential streets.

DECISION

It is, therefore, the decision of the Evanston City Council to deny the application of Northwestern University for a variation from the use regulations of the Zoning Ordinance to permit professional tennis matches to be played on the subject property.

James C. Lytle, Mayor
City of Evanston
