

## Summary of Changes Under the Proposed Zoning Amendment

### **Current U2 zoning allows:**

- College athletic events and auxiliary activities like band-playing for such events, and commencements
- Speakers, musical performances, and other cultural events sponsored directly by the University (limited to enclosed buildings and fewer than 10,000 attendees)
- Up to 7 other non-commercial events “of a community or cultural nature” not directly sponsored by NU (also 10,000 or fewer attendees)
- But maintains City control over such events by imposing conditions:
  - Events must be non-profit and intended primarily for Evanston residents, or amateur athletics
  - “Adequate university parking” must be provided for all attendees
  - “Adequate” traffic control must be provided by NU
  - No idling of trucks on or off public streets (per Evanston Mun. Code 10-14-18-1)

### **NU’s proposed zoning amendment would**

#### **Eliminate:**

- X The requirement that events be non-commercial and Evanston-focused
- X The requirement of adequate University parking for all attendees
- X The requirement of “adequate” traffic control – substitutes “reasonable” (but inadequate?)
- X Idling restriction on University property (exemption from City idling ordinance)

#### **Add:**

- 6 commercial concerts up to stadium capacity in size
- 60 more days of outdoor programming for 7,500 “hosted by” NU
  - “Hosted by” just means on NU property, does not mean non-commercial
  - Higher attendee limit than sold-out basketball games
- Special Events Committee loophole
  - Allows **any** use of U2 property if City staff committee okays it
  - Improperly permits City staff to make land use decisions

## **Introduction and Opinions**

My name is Timothy Guimond. I previously worked as an economist and consultant for over 36 years. I hold an M.A. in Economics from the University of Chicago as well as two degrees from Northwestern University. I have previously testified before the Evanston City Council as an economic expert. My c.v. is attached.

Northwestern University has applied for a zoning text amendment to commercialize the U2 District (the "Zoning Changes"), including permitting up to ten, 28,500-person concerts at the new Ryan Field, an unlimited number of 10,000-person events, and outside communal areas at the U2 District (the "Events"). In addition, it has applied for a planned development that would allow it to rebuild Ryan Field, the football stadium. My analysis and opinions focus primarily on the proposed Zoning Changes and Events.

After reviewing Northwestern University's economic impact study of its proposal to rebuild Ryan Field and stage for-profit concerts there, authored by Tripp Umbach (the "Study"), and using my background, experience, and knowledge of the voluminous sports and arena economics literature, including discussions with several authors of those studies, I have reached the following expert opinions:

1. The extensive and vibrant economic literature on sports stadiums and arenas overwhelmingly concludes that "sports venues do not generate large positive effects on local economies" and in many cases actually LOWER local incomes, tax revenues and property values.
2. Northwestern has not produced a legitimate economic impact study since they only address positive impacts. Moreover, their projections of positive impacts are grossly overstated.

Economic experts in this field believe the true impact would likely be far less than 10% of the Study's projections.

**First Opinion: The extensive and vibrant economic literature on sports stadiums and arenas overwhelmingly concludes that "sports venues do not generate large positive effects on local economies" and in many cases actually LOWER local incomes, tax revenues and property values.**

The peer-reviewed economic research on the impacts of sports arenas and stadiums on local economies is voluminous, extending across several decades. An early review of 15 studies reported that "In every case, the authors find that the local economic impact of sports teams and facilities is far smaller than proponents allege; in some cases, it is negative. These findings are valid regardless of whether the benefits are measured for the local neighborhood, for the city, or for the entire metropolitan area...."<sup>1</sup> It's notable that, with improvements in research over time, these "analyses continue to confirm the decades-old consensus of very limited economic impacts of professional sports teams and stadiums.... This literature contains near-universal consensus evidence that sports venues do not generate large positive effects."<sup>2</sup>

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<sup>1</sup> Noll, R.G., & Zimbalist, A.S. (1997). *Sports, Jobs, and Taxes: The Economic Impact of Sports Teams and Stadiums*. Brookings Institution Press.

There are several important reasons why net new spending and corresponding economic impact is limited.

First, the **substitution effect**. Most new spending simply replaces local spending which would have occurred if the event didn't happen. The importance of this substitution effect in mitigating the economic impact of "new spending" within a locality was established decades ago: "sports spending simply substitutes for other forms of leisure spending"; "The basic bottom lines are that sports franchises don't bring much net economic activity into an area; they just reshuffle consumer expenditures of time and money within the area. Sports stadiums are economic losers."<sup>4</sup> Yet, inexplicably and as described below, Northwestern and other proponents of the Zoning Changes completely ignore this well-known offset.

For example, if a resident or visitor would have spent \$100 in Evanston at dinner and the movies but instead spends those dollars at Ryan Field, there is **zero net gain to the local economy**. In fact, there would likely be a **net cost to Evanston** because money spent at Evanston restaurants and theaters would support a greater multiplier than money spent at Ryan Field (see below).

Ryan Field would be a direct competitor for entertainment, food, and alcohol sales.

**Example:** Northlight Theater, only recently lured back to downtown Evanston through the investment of significant City resources, would now have to compete for patrons against mega concert promoters like Legends and Live Nation. Similarly, locally owned bars and restaurants would be forced to compete against mega food vendor Levy Restaurants.

This transfer of dollars from local theaters, restaurants, bars and other city amenities to the sports venue, which can be spent by either local residents or visitors, offsets a significant amount of the supposed "new spending." One study estimated "at least 72.6% of the recreational spending by fans to attend baseball games would be simple redistribution of dollars.... Estimating the impact of a team without subtracting the transfer of recreational spending from other activities is equivalent to assuming that no recreational activity occurs without the presence of sports in a community."<sup>5</sup> The same applies to the presence of Events.

A second major factor limiting net economic impact of the proposed stadium rebuild and for-profit concerts is extensive **leakage** outside Evanston of money spent at Northwestern's facilities. Nearly all money received by builders, concert promoters, performers, on-site food and alcohol vendors and Northwestern as landlord would likely not be re-spent within Evanston. This would suggest that Northwestern's use of multipliers significantly inflates their estimate of \$2.5 million of economic impact to Evanston from each concert.<sup>6</sup> There's a reason multiplier analyses are "typically not employed by academic researchers": they use gross spending rather than spending discounted for

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<sup>2</sup> Bradbury, J.C., Coates, D., & Humphreys, B.R. (2022). "The Impact of Professional Sports Franchises and Venues on Local Economies: A Comprehensive Survey. *Journal of Economic Surveys*, 1-43. <https://doi.org/10.1111/joes.12533>

<sup>3</sup> Baade, Robert A., *Stadiums, Professional Sports, and Economic Development: Assessing the Reality*, Heartland Institute Policy Study, April 4, 1994.

<sup>4</sup> Sanderson, Allen R., "Government and Football, the Illegal Use of Taxpayers' Wallets," *Chicago Tribune*, Sec. 1, p. 11, February 5, 1996.

<sup>5</sup> Rosentraub, Mark S. & Swindell, David, "'Just Say No?' The Economic and Political Realities of a Small City's Investment in Minor League Baseball," *Economic Development Quarterly*, Vol. 5, No. 2 (May 1991), 152-167.

<sup>6</sup> The Study - Addendum and Additional Detail, p. 12.

dollars exported out of the city, and they ignore the “displaced economic activity . . . that counteract any increases in economic activity” from the arena events.<sup>7</sup>

The third reason net economic impacts are limited or even negative is **crowding out or congestion externalities**. The influx of concert attendees would bring with them an increased use of Evanston’s scarce resources. City streets would be snarled, parking spaces gone.<sup>8</sup> Regular customers and those who wish to patronize local businesses are deterred if they encounter a lack of parking and excessive traffic. In most cases, this lost spending is not replaced by Event visitors.

Pursuant to its traffic and parking plan, Northwestern hopes to utilize essentially all available downtown parking to accommodate 9,000+ eventgoers, due to insufficient parking availability at Ryan Field and Northwestern’s Sheridan Road campus.<sup>9</sup> In consuming parking resources and creating congestion, the Events “crowd out” regular customers or others not interested in attending the Events, resulting in lost business during the Events.

The losses to local brick-and-mortar businesses whose customers encounter traffic and lack of parking can be long-lasting or even permanent. Shops and business owners along the Central Street retail corridor already complain about business losses during football games. In 2019, over 50 Central Street businesses signed a petition opposing a U2 District zoning change. Central Street business owner Lynn Bednar commented, “If people can’t get to us, they can’t spend money at our stores...and with the advent of the internet, of course, you lose that business permanently.”<sup>10</sup>

***Example:*** The City currently hosts multiple downtown events including art fairs, music, and dancing during the summer. These events, identified by the “Evanston Thrives!” report as essential to building a vital Evanston economy, would easily be crowded out by the Events. The danger is especially high during high volume weekend evenings.

From a review of the economic literature: “sports-related economic activity does not produce additional, broader economic value in the community: economic activity in and around sports facilities on game day represents a transfer from other local commercial activity and comes at the expense of existing local businesses.”<sup>11</sup>

Another result of the influx of attendees is increased crime. Bradbury et al reported that “The positive association between crime and sporting events is perhaps the most robust empirical finding in the economic effects of sports literature.”<sup>12</sup> Of course, increased crime leads to an increase in calls for service and thus policing costs.

There is ample evidence that the Events would likely have an adverse effect on property values near the stadium complex leading to correspondingly lower property tax revenues to the city. In 1996 IMG commissioned a study which found that homes near the stadium were worth 13% less than comparable properties elsewhere in Evanston. Another study, by two sports economists, found that the obverse was true: “homes prices increased between 6% and 14% following (pro basketball) team departures,

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<sup>7</sup> Bradbury, et al, p. 31.

<sup>8</sup> See Proskie, K., Rebuttal Report to Northwestern’s Traffic and Parking Study, July 23, 2023, pp. 5-6.

<sup>9</sup> See NU’s Response to 6.12.23 Staff Review Letter, pp. 2-3.

<sup>10</sup> WBBM Radio, “Northwestern’s Ryan Field rebuild takes a hit from Evanston residents, business owners,” Dec. 5, 2022.

<sup>11</sup> Bradbury et al, p. 35 (emphasis added).

<sup>12</sup> Bradbury et al, p. 22.

which is consistent with the teams generating residential disamenities on the host communities.”<sup>13</sup> These studies were confirmed by a 2023 study finding “a quantifiable negative impact ...may occur to properties adjacent to a Stadium venue that adds full capacity concert events.”<sup>14</sup>

Other negative externalities include wear and tear to Evanston infrastructure leading to higher direct costs to Evanston for repair and maintenance. NU’s consultants agree that stadium-sized shows require a minimum of a dozen semi-trailer trucks to transport necessary equipment to and from the stadium for each show<sup>15</sup> —adding up to hundreds of semi-trailer truck trips on access streets each year. Each truck trip creates wear and tear equal to over 1,000 car trips.<sup>16</sup> Still another congestion externality is added air pollution caused by excessive road traffic both on Event day and during concert set-up and break down.

Fourth, net economic benefits to Evanston from the Events would be further limited by **significant competition from area entertainment venues**. The Study assumes all ten, 28,500 person concerts will be sold out.<sup>17</sup> But all three sports economics experts I spoke with (Allen Sanderson at University of Chicago, Robert Baade at Lake Forest College and Victor Matheson at College of the Holy Cross) brought up this subject unasked, emphasizing the stiff competition and unlikelihood that economic benefits from Northwestern’s Events would come close to meeting projections.

Established area entertainment venues, including Wrigley Field, United Center, Rosemont Horizon, Tinley Park, and perhaps Arlington Heights, don’t always sell out. These venues, as well as dozens of others throughout Chicagoland, will compete with Ryan Field for top performers and their patrons. Congestion and a cumbersome traffic/parking plan for Ryan Field would likely further depress consumer demand for that venue: at least 45% (12,000) of attendees would have to shuttle to/from their cars and it would take at least 2 hours after the event to shuttle all attendees back to their cars.<sup>18</sup> This result erroneously assumes that the value of patrons’ time is near zero.

**Second Opinion: Northwestern has not produced a legitimate economic impact study since they only address positive impacts. Moreover, their projections of positive impacts are grossly overstated.**

Northwestern has not offered a serious look at the net economic benefits to Evanston from its proposed rebuild of Ryan Field and staging of for-profit concerts. The Study suffers from myriad problems and omissions:

1. Northwestern has yet to release its underlying data, assumptions and methodologies used in the Tripp Umbach report and the CSL study on which it relies.
2. The Study does not address well-established economic concepts which form the basis for a legitimate economic impact study -- substitution, crowding-out, leakage of dollars re-spent outside the city – all of which severely minimize any economic benefits to the city.

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<sup>13</sup> Quoted in Bradbury et al, p. 19.

<sup>14</sup> Lines, A., Property Value Impact Study, August 14, 2023, p. 15.

<sup>15</sup> As stated by NU’s traffic consultant at June 27, 2023, community meeting.

<sup>16</sup> Yui, Y., “How much Damage do Heavy Trucks Do to Our Roads,” *Inside Science*, October 12, 2020.

<sup>17</sup> The Study, p. 9.

<sup>18</sup> As stated by NU’s traffic consultant at June 27, 2023 community meeting.

3. The Study offers no analysis or even recognition of the highly competitive market for concert talent. This competition could result in lower pricing or empty seats and correspondingly lower economic benefits.
4. The Study relies heavily on a suspect method, multiplier analyses (see First Opinion above), which vastly overstates economic benefits from the events.

The decision to approve or deny the proposed Zoning Changes and Events should be based on solid factual evidence and sound methods. However, Northwestern has not released the underlying data, assumptions and methods, suggesting that (1) the authors of the Study may have ignored important mitigating factors listed above such as substitution, crowding out and leakage; and (2) they may have compounded the error in their misuse of multipliers. Multipliers tend to overstate the economic benefits of private business, particularly sports stadiums.<sup>19</sup>

To give an example: The Study uses multipliers between 1.8 and 2.0. These are very large numbers for a relatively tiny city within a large county (Evanston population is about 1.5% of Cook County) and Metro area (less than 1% of Chicago area), where re-spending would largely leak outside of Evanston. The economic literature warned of this common mistake long ago: “the smaller the city, the smaller the portion of re-spending that stays inside the area.”<sup>20</sup>

**Example:** The Study states that there will be \$11MM of economic impact to stone mining and quarrying in Evanston,<sup>21</sup> despite the fact that Evanston doesn’t have a quarry.

As another example, did they use the correct tax rate data for estimated City of Evanston tax revenues from the proposed Events? The reason this question is relevant is two-fold: in 1996, Northwestern petitioned for changes in zoning and relied in part on a Chamber of Commerce study that mistakenly used the state tax rate rather than the city’s, thereby inflating numbers by a factor of 8. Moreover, Northwestern didn’t provide any analysis at all in 2019 when it petitioned for zoning changes.

In addition, the Study projects significant indirect and induced effects without an understanding of capacity limits and current utilization in Evanston. For example, several years ago, the Evanston Chamber of Commerce famously predicted that allowing professional sports events at the U2 athletic complex would result in the booking of more Evanston hotel rooms than were actually available in Evanston. With no analysis or specific facts regarding the ability of Evanston businesses to serve any increase in needs, the Study nevertheless attributes over 40% of total economic impact to indirect and induced effects.<sup>22</sup>

“Too often, the motives of those commissioning an economic impact analysis appear to lead to adoption of procedures and underlying assumptions that bias the resultant analysis so the numbers support their advocacy position.”<sup>23</sup> “Much of the work of academics in the past two decades has been

<sup>19</sup> See Sanders, J., “Iron Man? No, The Real Hero is the Super Multiplier,” *The Carolina Journal*, May 14, 2013; Bradbury et al.

<sup>20</sup> Baade, Robert A. & Richard F. Dye, “Sports Stadiums and Area Development: A Critical Review,” *Economic Development Quarterly*, v. 2, no. 3, August 1988 265-275.

<sup>21</sup> The Study - Addendum and Additional Detail, p. 7.

<sup>22</sup> The Study - Addendum and Additional Detail, p. 6. Reflects construction data only as the breakdown for Events was not provided.

<sup>23</sup> Crompton, John L., *Economic Impact Analysis of Sports Facilities and Events: Eleven Sources of Misapplication*, *Journal of Sports Management*, 1995, 9, 14-35.

to highlight the multiple ways mischievous results can be obtained, in order to alert decision-makers who may lack knowledge of economics.”<sup>24</sup>

Despite the overwhelming economic evidence of null or negative net economic benefits from sports stadium and events, cities still open their doors to these economic losers. Why?

This paradox arises for a variety of reasons:

1. Asymmetry between winners and losers: economic benefits are concentrated (Northwestern, concert promoters, etc.) while economic losses are dispersed across a far greater number of residents and businesses.
2. Bargaining power is also concentrated, while citizens and smaller businesses are more dispersed. Northwestern used this to its advantage by threatening to scuttle the proposed rebuild if it isn't allowed the Zoning Changes and Events.
3. Error-filled, biased advocacy reports like the Study are issued with summaries in press releases and repeated by community leaders and media. “These commissioned reports are likely effective at counteracting the economic consensus because their audience lacks the expertise to differentiate between credible and noncredible analyses.... Policymakers are not a receptive audience for this research.”<sup>25</sup>

“The most important piece of advice that a local government can take regarding mega-events . . . is to view with caution any economic impact estimates provided by entities with an incentive to provide inflated benefit figures.”<sup>26</sup>

A straightforward way to look at the proposed Zoning Changes and Events is to ask the following simple question: will taxable sales in Evanston go up with the proposed Events? Here's the answer from a peer-reviewed economic study (unlike Northwestern's study): “New stadiums, arenas and franchises, as well as mega-events, appear to be **as likely to reduce taxable sales as increase them.**”<sup>27</sup> (Emphasis added.)

### Conclusions

As I've shown above, there is unrefuted consensus evidence that stadiums and events provide **minimal or negative net economic benefits** to communities like Evanston. I've also shown that Northwestern's “economic impact study” ignores both “economics” and “impacts.” Specifically, Northwestern ignores large substitution, leakage, congestion, and competitive effects, while erroneously inflating positive impacts with unsupported multipliers. Economic experts in this field believe the true impact would likely be far less than 10% of Northwestern's projections.

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<sup>24</sup> Crompton, J., “Uses and Abuses of IMPLAN in Economic Impact Studies of Tourism Events and Facilities in the United States: A Perspective Article,” *Tourism Review*, vol. 75, no. 1, 2020, pp. 187-190.

<sup>25</sup> Bradbury et al, pp. 31, 35.

<sup>26</sup> Matheson, Victor A., “Mega-Events: The Effect of the World's Biggest Sporting Events on Local, Regional and National Economies,” in *The Business of Sports, Vol. 1*, Dennis Howard & Brad Humphreys, eds. (Westport, CT: Praeger Publishers, 2008), p. 81-99.

<sup>27</sup> Baade, Robert A., Baumann, Robert & Matheson, Victor A., “Selling the Game: Estimating the Economic Impact of Professional Sports through Taxable Sales,” *Southern Economic Journal*, vol. 74(3), p. 794-810, January 2008.

**Testimony of Jill Greer**  
**Submitted at the Land Use Commission Hearing on September 27, 2023**  
**with Regard to Northwestern's Application for a Special Use Permit for a**  
**Planned Development and Text Amendment**

My name is Jill Greer. For the last 20 years, I have lived at 1321 Jenks Street, immediately adjacent to the U2 District.

I'm a non-profit finance professional with over 25 years of experience. I was a Vice President at Goldman Sachs, specializing in tax-exempt finance for Universities and I founded a \$2 billion tax-exempt financing program for the Jewish Federations of North America.

At the last LUC meeting, Luke Figora, COO of Northwestern, stated that the financial viability of the New Ryan Field was incumbent on changing the zoning to permit concerts – that \$3 million in annual maintenance costs could not be serviced without \$2 million in concert revenues.

I'd like to respond to the question that Commissioner Halik then appropriately asked, "aren't there other sources of funds that will make this more acceptable to the community?"

The answer is of course there are.

For one, Northwestern reported \$139 MM in net operating income in 2022, enough excess income in 1 yr to maintain the new Ryan Field, without zoning changes, for the next 70 yrs.

If the project must be self-funded, then Northwestern could simply endow a new Ryan Field Maintenance Fund. Creating endowments that generate investment income to support operations is a funding strategy that Northwestern and virtually every nonprofit of even modest size uses.

Endowment models are prevalent in the nonprofit world because their tax-exempt status enables them to achieve above market returns as they pay no tax on capital gains, dividends, or interest income. Private universities in particular exploit this preferential tax treatment, many maintaining multi-billion \$ endowments with sophisticated investment management operations that mimic for-profit investment firms and hedge funds.

For its part, in 2022, Northwestern generated \$437 MM in investment returns designated for operations.

A new \$40 MM Ryan Field Maintenance Fund is all that would be needed to generate \$2MM in ongoing annual investment revenue. This can be achieved by simply scaling back the development budget from \$800 to \$760MM or increasing the budget to \$840 MM.

Commissioners, I would ask that you press Northwestern on this issue. It's simply not reasonable for one of the wealthiest universities to claim that without \$2 million dollars in concert revenues the New Ryan Field will fail.



**MY NAME IS JIM FROBERG. I AM A RESIDENT OF THE 7TH PRECINCT OF THE 7TH WARD SINCE 1995. OUR HOME IS WITHIN 600 FEET OF THE RYAN FIELD PROPERTY.**

**I AM A GRADUATE OF NU'S KELLOGG BUSINESS SCHOOL. UNLIKE NORTHWESTERN UNIVERSITY I AM AN EVANSTON TAXPAYER.**

**I AM OPPOSED TO THE 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 SO CALLED "NU PLANNED DEVELOPMENT") WHICH WAS DISCUSSED AT THE SEPTEMBER 6, 2023 MEETING OF THE EVANSTON LAND USE COMMISSION & ANY CONTINUANCES THEREOF.**

**I OPPOSE NU'S PROPOSED COMMERCIALIZATION, REZONING, AND COMPLETELY NEW LAND USE OF THE RYAN FIELD ATHLETIC AREA ON A YEAR-ROUND BASIS AS A COMMERCIAL FOR-PROFIT VENUE AS CURRENTLY PROPOSED BY NU.**

**I OPPOSE ANY VARIATION REQUESTED UNDER THAT NU PROPOSAL THAT WOULD PERMIT NU TO HOLD 6 OR ANY NUMBER OF MEGA EVENTS FOR TO UP TO 35,000 COMMERCIAL PATRONS AND I OPPOSE THOSE 60+ SO CALLED "COMMUNITY EVENTS" WHERE UP TO 10,000 PERSONS WOULD PERIODICALLY OCCUPY THE RYAN FIELD PROPERTY.**

**I AM OPPOSED TO THE PROPOSED NU USES OF THE RYAN FIELD AREA UNDER THE NU PLANNED DEVELOPMENT BASED ON COMMON SENSE THAT SUCH NEW USAGE IS A WHOLLY INAPPROPRIATE USE WITHIN 1,000 FEET, 2,000 FEET, 3,000 FEET, 4,000 FEET OR 5,000 FEET OR EVEN MORE FROM THE CONCENTRATED EVANSTON RESIDENTIAL NEIGHBORHOODS THAT ABUT AND SURROUND RYAN FIELD ON ALL SIDES.**

**I AM OPPOSED TO THE PROPOSED DEMOLITION OF THE EXISTING RYAN FIELD FOOTBALL STADIUM AND ITS ANCILLARY MAINTENANCE BUILDING OR ANY OTHER BUILDING ON THAT PROPERTY AND THE RESULTING DEMOLITION NOISE, POLLUTION AND CONGESTION.**

**I AM OPPOSED TO THE PROPOSED CONSTRUCTION OF A NEW 116-FOOT-TALL OPEN-AIR ROOFLESS CONCERT STADIUM WITH A 35,000 SPECTATOR CAPACITY ON THE RYAN FIELD PROPERTY.**

**I AM ALSO SPECIFICALLY OPPOSED TO THE NU REQUESTS FOR SITE DEVELOPMENT ALLOWANCES RELATED TO NU PLANNED DEVELOPMENT INCLUDING IN PARTICULAR ALLOWING NU TO TRY TO GET AWAY WITH ONLY 1,385 TOTAL PARKING SPACES WHERE 4,364 PARKING SPACES ARE REQUIRED FOR THE PRINCIPAL USES ON THE ZONED LOT FOR RYAN FIELD.**

**TO STATE THE OBVIOUS .... EVEN THE REQUIRED 4,364 PARKING SPACES WOULD BE INADEQUATE FOR ALL THE PROPOSED MEGA COMMERCIAL USES NU IS PROPOSING FOR THE RYAN FIELD AREA FOR UP TO 35,000 ATTENDEES.**



**BUT IN PARTICULAR FOR THE PROPOSED USE OF ANY OPEN-AIR VENUE FOR UP TO 35,000 PATRONS EVANSTON SHOULD REQUIRE NOTHING LESS THAN 4,364 PARKING SPACES.**

**INADEQUATE ON-SITE PARKING, PLUS INADEQUATE PUBLIC TRANSPORTATION PLUS INADEQUATE TRAFFIC CONTROL PLANS, PLUS INADEQUATE NOISE ABATEMENT PLANS SEEMS TO BE A RECIPE FOR IRREPARABLE HARM TO THE SURROUNDING RESIDENTIAL COMMUNITY.**

**THE COMMISSION SHOULD REQUIRE NU TO LIVE WITH THE REQUIREMENT OF 4,364 PARKING SPACES.**

**THAT PROPOSED NEW STADIUM HAS BEEN DESCRIBED BY A LOCAL WRITER AS A TOP-LESS & ROOF-LESS CHICAGO UNITED CENTER SIZED ARENA DUMPED INSIDE A CONCENTRATED RESIDENTIAL NEIGHBORHOOD.**

**MY DETAILED REASONS FOR OPPOSING THIS NU LAND USE GRAB TO THE DETRIMENT OF EVANSTON TAXPAYERS INCLUDE THOSE STATED IN MY PRIOR WRITTEN STATEMENTS I HAVE SUBMITTED & FILED WITH THE EVANSTON LAND USE COMMISSION AS WELL AS THIS STATEMENT.**

**I HEREBY INCORPORATE BY REFERENCE EACH AND EVERYONE OF THE OBJECTIONS I HAVE PREVIOUSLY STATED IN THOSE PRIOR WRITTEN STATEMENTS.**

**IN ADDITION, I SUPPORT ALL OTHER REASONABLE OBJECTIONS RAISED AND ASSERTED BY ANY OTHER PERSON WHO HAS FILED WRITTEN STATEMENTS OR PRESENTED ORAL STATEMENTS TO THE NU PLANNED DEVELOPMENT TO THIS ZONING COMMISSION.**

**IN CONNECTION WITH THIS STATEMENT, I HAVE PROVIDED THE COMMISSIONERS WITH A COPY OF THIS STATEMENT ALONG WITH AN EXHIBIT CONTAINING FOUR PHOTOGRAPHS TAKEN DURING THE PAST NU GAME DAYS ON 9/9/23 AND 9/23/23 AND ANOTHER EXHIBIT CONTAINING A SIMPLE HIGH SCHOOL MATH ANALYSIS OF METRA TRAIN AND PURPLE LINE CTA TRAIN SCHEDULED ARRIVALS AND DEPARTURES FROM THEIR RESPECTIVE CENTRAL STREET STATIONS TO ILLUSTRATE A FEW POINTS MADE IN THIS STATEMENT.**

**I HAVE LIVED AT THE CORNER OF LINCOLN AND ASHLAND STREETS FOR 28 YEARS.**

**OVER THOSE 28 YEARS I HAVE PERSONALLY OBSERVED FROM OUR PROPERTY IN EXCESS OF 180 MEGA EVENTS AT RYAN FIELD CALLED FOOTBALL GAMES WITH POTENTIAL ATTENDANCE UP TO 35,000 OR MORE PLUS OVER 532 COMMUNITY SIZED EVENTS CALLED HOME BASKETBALL GAMES WITH POTENTIAL ATTENDANCE UP TO 7,000 OR MORE FANS. FROM TIME TO TIME, I HAVE ATTENDED NU FOOTBALL AND BASKETBALL GAMES AND GRADUATIONS AT THE RYAN FIELD PROPERTIES.**

**AS A RESULT OF OUR 28 YEARS OF OBSERVING RYAN FIELD CROWDS I PROBABLY HAVE AS MUCH OR MORE EXPERIENCE AS TO HOW ADDING AN ADDITIONAL 6+ MEGA EVENTS OF 35,000 ATTENDEES AND HOW UP TO 60+ ADDITIONAL COMMUNITY EVENTS**



**OF UP TO 10,000 ATTENDEES WOULD ADVERSELY AFFECT OUR NEIGHBORHOOD FROM**

- **THE CLOSURE OF ASHLAND STREET BETWEEN LINCOLN AND CENTRAL STREETS TO ALLOW DOZENS AND SOMETIMES MORE OF NOISY BUT SELDOM VERY MUCH OCCUPIED BUSES EACH HOUR USED TO FERRY NU FANS TO RYAN FIELD BELCHING AIR POLLUTION & NOISE.**
- **PEDESTRIAN TRAFFIC CONGESTION BOTH BEFORE AND AFTER GAMES**
- **LIGHT & NOISE THAT MIGHT BE CONSIDERED POLLUTION EMANATING FROM THE ROOFLESS RYAN FIELD WITH NO NOISE POLLUTION MITIGATION SYSTEMS.**

**AS A RESULT OF THOSE 28 YEARS OF EXPERIENCE AND OBSERVATIONS LIVING WITHIN 600 FEET OF RYAN FIELD, I BELIEVE THE NEGATIVE IMPACT WOULD BE REAL FROM**

- **THE ADDITION OF 6 OR MORE LARGE MEGA EVENTS EACH YEAR FOR UP TO 35,000 ATTENDEES;**
- **PLUS 60 OR MORE OTHER MODERATE MEGA EVENTS EACH YEAR WHERE UP TO 10,000 ATTENDEES ARE EXPECTED TO DESCEND ON RYAN FIELD**
- **(ON TOP OFF THE EXISTING 6 TO 7 NU HOME FOOTBALL GAMES) FOR UP TO 35,000 ATTENDEES;**
- **(PLUS THE DOZENS OF EXISTING HOME NU BASKETBALL GAMES)**

**I BELIEVE NU REPRESENTATIVES HAVE TESTIFIED THAT NU REQUIRES THE PROPOSED COMMERCIAL USES TO GENERATE COMMERCIAL REVENUE TO SUPPORT THE OPERATIONS OF THE NEW RYAN FIELD.**

**HOWEVER, ONE HUGE ECONOMIC FACTOID THAT NU MAY HAVE NOT FOCUSED THE COMMISSIONERS' ATTENTION TO AROSE IN EARLY AUGUST 2023 THAT MIGHT SUPPORT THE PROPOSITION THAT NU NEEDS ZERO COMMERCIAL MEGA EVENTS AND ZERO 10,000 COMMERCIAL COMMUNITY EVENTS TO PAY FOR THE OPERATIONS OF THE EXISTING OR THE NEW RYAN FIELD.**

**THAT ECONOMIC FACTOID IS THE NEW HUGE 7-YEAR, \$7 BILLION DOLLAR BIG TEN TV CONTRACT DEAL (TO WHICH NU IS A PARTY) WITH THREE DIFFERENT COMPANIES.**

**THAT NEW MEGA TV MEDIA DEAL RUNS FROM JULY 1, 2023 THROUGH THE CONCLUSION OF THE 2029-30 ATHLETIC YEAR.**

**THAT HUMONGOUS TV DEAL PROJECTS THAT THE BIG TEN WILL DISTRIBUTE ANYWHERE FROM \$60 MILLION TO \$100 MILLION PER YEAR TO NU AND EACH OF THE OTHER BIG 10 MEMBERS.**

**TOTAL BIG 10 CONFERENCE PAYOUTS TO EACH BIG 10 SCHOOL (INCLUDING NU) IS REPORTED TO POSSIBLY REACH \$90 MILLION PER YEAR TO \$100 MILLION PER YEAR PER BIG 10 SCHOOL.**



**I AM INCLUDING A LINK TO AN 8/3/23 ITEM WITH FURTHER INFORMATION THIS NEW MEGA MEDIA DEAL FOR THE COMMISSION TO CONSIDER:**

**<https://www.sportskeeda.com/college-football/how-much-big-ten-tv-deal-pay-per-school-exploring-tony-petitti-s-exclusive-agreements-cbs-nbc-fox#:~:text=The%20Big%20Ten%20TV%20deal%20is%20a%207%2Dyear%2C%20%247,year%20to%20all%2016%20members.>**

**NU REPRESENTATIVES SHOULD BE REQUIRED TO TESTIFY TO THE COMMISSION:**

**WHY DOES NU REQUIRE COMMERCIAL INCOME FROM RYAN FIELD TO COVER THE OPERATING COSTS OF ANY OLD OR NEW RYAN FIELD IF NU IS RECEIVING \$60 MILLION TO \$100 MILLION PER YEAR FOR THE NEXT 7 YEARS FROM THE BIG 10 MEGA TV DEAL PLUS EXISTING RYAN FIELD TICKET AND PARKING REVENUE?**

**IT APPEARS TO ME THAT THE BIG 10 TV CASH BEING PAID TO NU FROM 2023 TO 2030 (PLUS EXISTING FOOTBALL AND BASKETBALL TICKET SALES AND PARKING REVENUE AND ANY OTHER RYAN FIELD INCOME) SHOULD BE MORE THAN ADEQUATE TO FUND THE COSTS OF OPERATIONS FOR THE EXISTING RYAN FIELD AND ANY NEW RYAN FIELD WITH MILLIONS LEFT OVER FOR THE COFFERS OF NU.**

**IN ADDITION, DOES ANYONE IN THIS ROOM REASONABLY EXPECT THAT AFTER THAT NEW 7-YEAR MEGA TV DEAL EXPIRES IN 2030 THAT EACH NEW MEGA TV DEAL ENTERED INTO THEREAFTER BY THE BIG 10 WILL GENERATE LESS THAN 60 TO 100 MILLION DOLLARS EACH YEAR TO NU?**

**THE POINT IS THAT NU HAS IN THE PAST AND THE PRESENT AND THE FUTURE A HUGE SOURCE OF BIG TEN TV CASH PLUS EXISTING RYAN FIELD TICKET AND PARKING REVENUE TO FUND THE RYAN FIELD COMPLEX WITHOUT THE NEED TO BURDEN EVANSTON AND ITS TAXPAYERS WITH NEW COMMERCIAL EVENTS AND AVOID ALL THE RESULTING TRAFFIC, POLLUTION, AND NOISE.**

**ON SEPTEMBER 6, 2023, I BECAME AWARE OF THAT CERTAIN LETTER DATED SEPTEMBER 1, 2023, ISSUED BY MR. MICHAEL VASILKO TO THE EVANSTON CITY COUNCIL MEMBERS, THE EVANSTON MAYOR, CITY STAFFERS, AND THE EVANSTON ROUNDTABLE (THE "VASILKO LETTER").**

**IF THE ALLEGATIONS IN THE VASILKO LETTER ARE VALID THEN NU MAY HAVE NO AUTHORITY TO SEEK APPROVAL FROM EVANSTON TO CONDUCT FOR PROFIT NON-EDUCATIONAL USE ON ANY NU PROPERTY**

**IN ADDITION, THERE HAVE BEEN NUMEROUS OBJECTIONS RAISED TO THE NU PLANNED DEVELOPMENT AND ZONING CHANGES THAT SHOULD COMPEL THE COMMISSION TO DENY THE NU APPLICATIONS OR TO IMPOSE SIGNIFICANT CONDITIONS AND RESTRICTION ON THOSE NU PROPOSALS.**

**NU STARTED OFF THIS ZONING CHANGE PROCESS WITH AN ORIGINAL PROPOSAL FOR 12 ADDITIONAL MEGA-FOR-PROFIT EVENTS OF 35,000 CONCERT GOERS PLUS "UNLIMITED" EVENTS OF UP TO 10,000 PERSONS ON THE NU RYAN FIELD PROPERTY.**



**THAT NU ASK HAS BEEN REDUCED TO ONLY 6 MEGA FOR-PROFIT EVENTS AND ONLY 60 EVENTS FOR UP TO 10,000 PERSONS.**

**DOES ANYONE SERIOUSLY DOUBT THAT IF NU GETS ITS REVISED ASK THAT IT WILL NOT LATER COME BACK FOR ANOTHER ASK FOR MORE MEGA EVENTS AND MORE 10,000 PERSON EVENTS IN THE FUTURE?**

**IN LIGHT OF THE \$60 TO \$100 MILLION DOLLARS OF MEGA TV MEDIA REVENUE NU WILL RECEIVE OVER THE MANY YEARS TO COME, THERE DOES NOT SEEM TO ME IN MY OPINION TO BE ANY REAL ECONOMIC NEED FOR NU TO COMMERCIALIZE ANY NEW OR OLD RYAN FIELD STADIUM TO COVER THE NU COSTS TO OPERATE EITHER STADIUM.**

**ANOTHER THRESHOLD QUESTION IS HOW WILL NU RESTRICT ATTENDANCE AT MEGA EVENTS TO LESS THAN 35,000?**

**AND HOW WILL NU RESTRICT THOSE 60+ EVENTS TO LESS THAN 10,000?**

**IF NU EXCEEDS THOSE CAPACITY LIMITS, THEN WILL THERE BE FINANCIAL PENALTIES?**

**OTHER THRESHOLD QUESTIONS INCLUDE:**

- **WHY WOULD NU ASK FOR UP TO 10,000 PERSONS FOR AN UNHEATED UNAIRCONDITIONED OR OUTDOOR VENUE LIKE ANY RYAN FIELD WHEN WELSH- RYAN ARENA IS ALSO AVAILABLE AND HOLDS UP TO 7,500 PERSONS?**
- **WHERE WILL THE UP TO 10,000 ATTENDEES BE PERMITTED TO GATHER? INSIDE RYAN FIELD OR ON THE OUTSIDE PERIMETERS OF RYAN FIELD?**
- **WILL MORE THAN ONE MEGA EVENT BE PERMITTED TO BE HELD EACH WEEK OR WEEKEND?**
- **WILL A MEGA EVENT AND A COMMUNITY EVENT BE PERMITTED TO BE HELD THE SAME WEEKEND AS A FOOTBALL GAME OR WEEKEND OR DATE WHEN BASKETBALL GAMES ARE SCHEDULED?**
- **WILL MEGA EVENTS BE HELD DURING THE WINTER WEATHER AT THE ROOFLESS FREEZING RYAN FIELD?**

**THE NU PROPOSAL MIGHT MAKE A REASONABLE PERSON ASK:**

- **WHO WOULD SPEND \$800 MILLION TO BUILD AN ENTERTAINMENT ARENA IN ANY LOCATION THAT HAS EXPOSURE TO COLD FALL-WINTER-SPRING WEATHER WITHOUT A ROOF?**
- **WHO WOULD EXPECT THAT A CLOTH APPENDAGE TO THE PARTIAL ROOF WOULD BLOCK MUCH LIGHT AND WOULD BLOCK ANY NOISE. THAT OLD TIMEY SOLUTION SEEMS TO DATE BACK TO THE TIME OF THE ROMAN COLOSSEUM!**



**LET'S KEEP IN MIND THAT THE RYAN FIELD PROPERTY IS PERMANENTLY LAND-LOCKED BY FIXED URBAN GEOGRAPHY AND TOPOGRAPHY THAT CANNOT BE MITIGATED OR CHANGED.**

**THE METRA TRACKS & EMBANKMENTS TO THE WEST LIMIT ACCESS FROM THE WEST, THE CTA PURPLE LINE TRACKS & EMBANKMENTS TO THE EAST LIMIT ACCESS FROM THE EAST, AND THE NORTHSORE CHANNEL TO THE SOUTH LIMITS ACCESS FROM THE SOUTH.**

**THESE PERMANENT ACCESS LIMITS LEAVE JUST CENTRAL STREET AS THE ONLY COMMERCIAL ROAD IN OR OUT OF THE RYAN FIELD AREA FOR THE 35,000 CONCERT PATRONS (OR THOSE UP TO 10,000 COMMUNITY EVENTS) TO USE TO GAIN ACCESS TO AND ESCAPE FROM RYAN FIELD BY FOOT, BY PERSONAL CARS, BY COMMERCIAL CARS, TAXIS, RIDE SHARE VEHICLES AND BUSES.**

**IF I HEARD CORRECTLY AT THE SEPTEMBER 6, 2023 MEETING, NU HAS TESTIFIED UNDER OATH THAT THE NEIGHBORS AROUND RYAN FIELD HAVE EXPRESSED BROAD OPPOSITION TO NU CONSTRUCTING MORE PARKING ON THE NU OWNED PROPERTIES ON OR ABUTTING THE RYAN FIELD PROPERTY.**

**AS SOMEONE WHO LIVES WITHIN ABOUT 600 FEET FROM THE CORNER OF ASHLAND AND CENTRAL STREETS, I FIND THAT THE NU ASSERTION OF NEIGHBORHOOD OPPOSITION TO MORE NU PARKING ON AN EXISTING NU PARKING LOT AS SOMEWHAT UNTRUE.**

**I DO NOT BELIEVE NU HAS FORMALLY REQUESTED ALL NEIGHBORS RESIDING WITHIN 1000 FEET AROUND RYAN FIELD WHETHER OR NOT MORE ON-SITE PARKING WOULD BE OBJECTIONABLE TO THE NEIGHBORS.**

**THE EXISTING NU PARKING LOT (LOT 101 WEST) THAT RUNS FOR OVER 4 CITY BLOCKS FROM CENTRAL STREET TO ISABELLA STREET BETWEEN ASHLAND STREET AND THE ALLEY ABUTTING THE WEST SIDE OF THAT PARKING AREA CURRENTLY APPEARS TO HAVE PARKING FOR APPROXIMATELY 899 CARS.**

**IT SEEMS UNSUPPORTED BY FACTS FOR NU TO ASSERT THAT A MAJORITY OF THE NEIGHBORS WITHIN 1000 FEET OR MORE OF THAT EXISTING NU PARKING LOT WOULD OPPOSE THE CONSTRUCTION OF A LARGER PERHAPS MULTI-STORY PARKING LOT ON TOP OF AN EXISTING PARKING LOT IF THAT WOULD REDUCE TRAFFIC CONGESTION AND PROVIDE A COMMUNITY BENEFIT TO THE NEIGHBORHOOD.**

**THAT CURRENT GROUND LEVEL NU PARKING LOT WILL BE EVENTUALLY DEVELOPED BY NU INTO SOMETHING AT SOMETIME.**

**WHILE SPEAKING OF THE INADEQUATE RYAN FIELD PARKING ... LETS ALL OBSERVE THAT THE NU PROPOSALS TO DEVELOP A COMMERCIAL USE FOR RYAN FIELD ASSERT AND THAT NU ASSUMES IN ITS FILINGS WITH EVANSTON THAT THERE WILL BE STRICT RESIDENT ONLY PARKING IMPOSED BY EVANSTON IN THE RESIDENTIAL NEIGHBORHOODS AROUND RYAN FIELD.**

**WE ALL KNOW WHAT HAPPENS WHEN YOU ASSUME ANYTHING!**



I SUPPOSE NU INSERTED THAT ASSUMPTION TO PROVIDE A LIPSTICK ON A PIG STYLE COVER TO ALLAY THE CONCERNS OF THE NEIGHBORHOOD THAT IF NU WAS PERMITTED TO INVITE UP TO 35,000 MUSIC FANS TO A NEW RYAN FIELD THAT NU DID NOT WANT TO GET BLAMED IF THOSE FANS TOOK ALL THE RESIDENTIAL PARKING SPACES AWAY FROM THE LOCAL RESIDENTS. THAT WAY NU COULD SAY ... BUT NEIGHBORS ... WE ASSUMED EVANSTON WOULD ADOPT RESTRICTIONS ON NON-RESIDENTS TAKING AWAY ALL YOUR RESIDENTIAL PARKING.

THAT NU ASSUMPTION OF STRICT RESIDENT ONLY PARKING RESTRICTIONS SHOULD BE MADE AN IMMEDIATE REALITY AND CONDITION PRECEDENT TO ANY INTERIM OR FINAL EVANSTON APPROVAL OF ANY ZONING CHANGES TO THE RYAN FIELD AREA OR TO THE CONSTRUCTION OF A NEW OPEN-AIR ROOF-LESS CONCERT VENUE.

EVANSTON SHOULD IMMEDIATELY IMPOSE A STRICT RESIDENT ONLY PARKING RESTRICTION FROM 4 HOURS BEFORE AND UNTIL 4 HOURS AFTER ANY RYAN FIELD EVENT WHERE THE EXPECTED ATTENDANCE IS GREATER THAN AT LEAST TWICE THE MAXIMUM NUMBER OF PARKING SPACES ON THE RYAN FIELD PROPERTY.

THIS EVANSTON ACTION WOULD GET THAT NU ASSUMPTION OF STRICT RESIDENTIAL ONLY PARKING REDUCED TO A LEGAL CERTAINTY BEFORE ANY WORK IS BEGUN ON THE RYAN FIELD PROPERTY.

AT THE SEPTEMBER 6<sup>TH</sup> HEARING NU SEEMED TO CLAIM AND STATE THAT ITS 6 MEGA EVENTS WILL ONLY LAST 3 HOURS JUST LIKE A FOOTBALL GAME.

WELL EXCUSE ME BUT ... THOSE OF US WHO LIVE AROUND RYAN FIELD KNOW THAT THE GAME DAY ACTIVITIES AND RESTRICTIONS IMPOSED ON RESIDENTS LAST UP TO 9 HOURS ON EACH FOOTBALL GAME DAY.

GAME DAY PARKING RESTRICTIONS ON LOCAL STREETS BAN RESIDENTS FROM PARKING ON THEIR OWN STREETS AND ALLOW NU TO RUN ITS SCHOOL BUS FLEET DOWN CENTRAL STREET AND DOWN LINCOLN STREET THEN NORTH UP ASHLAND STREET TO RYAN FIELD. THOSE PARKING RESTRICTIONS LAST FOR AROUND 4 HOURS BEFORE FOOTBALL GAMES AND 2 HOURS AFTER FOOTBALL GAMES FOR A TOTAL OF AT LEAST 9 HOURS FOR EACH FOOTBALL GAME.

I AM ASSUMING ANY SUCH TAKING OF RESIDENTIAL STREETS SOLELY TO BENEFIT THE NU SCHOOL BUSS FLEET WILL BE IMPOSED FOR EACH MEGA EVENT AND MAYBE EACH COMMUNITY EVENT.

I BELIEVE (BASED ON THE NU TESTIMONY I HAVE HEARD OR READ ABOUT) THE ACTUAL AMOUNT OF TIME WHERE THE NEW RYAN FIELD WILL BE A BEEHIVE OF CONCERT RELATED ACTIVITY WILL BE EVIDENT AT LEAST ON THE DAY BEFORE AS WELL AS ON THE DAY OF AND PERHAPS EVEN THE DAY AFTER EACH MEGA EVENT.

IT APPEARS TO ME THAT THE STATEMENT FROM NU THAT INTERFERENCE WITH THE NEIGHBORHOOD WILL ONLY BE FOR 3 HOURS ON THE MEGA EVENT DATE DOES NOT SEEM AT ALL TRUE  
AND MORE LIKELY MANY HOURS MORE EACH CONCERT DAY AND NIGHT.



**PERHAPS AS GREAT AS THE 9 HOURS PER FOOTBALL GAME DAY INTERFERENCE.**

**IN MY OPINION, EVANSTON DOES NOT NEED A MEGA ENTERTAINMENT PROPERTY LOCATED AT RYAN FIELD WITHIN 100 FEET OR 1000 FEET OR 2500 FEET OF AN EXISTING RESIDENTIAL COMMUNITY.**

**PERHAPS THE NEW RYAN FIELD AND ITS MEGA EVENTS MAY ACTUALLY COMPETE AGAINST EXISTING EVANSTON ENTERTAINMENT VENUES (ESPECIALLY THOSE ALONG CENTRAL STREET) AS NU PLANS TO SERVE FOOD AND DRINK TO CONCERT GOERS AT THE NEW RYAN FIELD.**

**IT CERTAINLY WILL NOT HELP THOSE CENTRAL STREET RESTAURANTS TO HAVE RYAN FIELD FOOTBALL GAMES PLAYED ELSEWHERE FOR 2 YEARS!**

**I SHARE THE EXPRESSED VIEWS OF OTHERS OPPOSED TO THE NU RYAN FIELD COMMERCIALIZATION PLANS THAT NU HAS NOT LISTENED TO THE DIVERSE EVANSTON GROUPS.**

**INSTEAD, NU HAS ATTEMPTED TO ENGAGE IN A DIVIDE AND CONQUER STRATEGY TO ARTIFICIALLY PIT RESIDENTIAL COMMUNITIES WHO JUST HAPPEN TO ABUT ALL FOUR SIDES OF RYAN FIELD WITH THEIR NEIGHBORS IN OTHER EVANSTON COMMUNITIES WITH THE NU PROMISE OF AN ALLEGED ECONOMIC WINDFALL.**

**AS I UNDERSTAND IT THOSE NU PROMISES FOR ANY REAL SIGNIFICANT ECONOMIC GAINS TO EVANSTON RESIDENTS HAVE ALREADY BEEN EXPOSED AS EXAGGERATED.**

**THE RYAN FIELD AREA IS DESIGNED AS A NOT-FOR PROFIT COLLEGIATE SPORTS AREA TO FIT WITHIN THE CONFINES OF THAT LIMITED AREA WITHIN A GREATER RESIDENTIAL NEIGHBORHOOD AREA TO SERVE EXISTING NU FOOTBALL, BASKETBALL, BASEBALL & SOFTBALL SPORTS.**

**THE RYAN FIELD FOOTPRINT CANNOT HANDLE ANY NON-SPORTS RELATED COMMERCIAL USES FOR UP TO 35,000 PERSONS OR EVEN UP TO 10,000 PERSONS.**

**THERE IS SIMPLY NOT ENOUGH AVAILABLE COMMERCIAL PARKING AROUND RYAN FIELD TO SUPPORT THAT MAGNITUDE OF CONCERT ATTENDEES AND THE ENTERTAINERS SUPPORT PERSONS.**

**I PERSONALLY BELIEVE THAT FOR NU TO THINK THAT A LARGE PERCENTAGE OF AVID CONCERT GOERS WOULD SIMPLY PARK IN DOWNTOWN EVANSTON OR ON NU'S CAMPUS TO CATCH A SCHOOL BUS TO RIDE OVER TO RYAN FIELD WITH STRANGERS SEEMS SOCIALLY UNREALISTIC TO YOUNG ADULTS AS WELL AS MORE MATURE ADULT CONCERT GOERS.**

**AS I UNDERSTAND IT NU'S TESTIMONY IS THAT 30% TO 40% OF CONCERT GOERS COMING FROM ELSEWHERE NORTH OR SOUTH OF EVANSTON WOULD ELECT TO TAKE METRA TRAINS OR PURPLE LINE TRAINS TO ACCESS RYAN FIELD IS SOCIALLY UNACCEPTABLE AND MATHEMATICALLY UNSOUND.**



**ADDITIONAL STATEMENT MATERIAL ON WHY THE NU ASSUMPTIONS ON PUBLIC TRANSPORTATION USE IS FAULTY LIKELY NOT ABLE TO BE PRESENTED DUE TO TIME CONSTRAINTS**

LET'S ASSUME 35% OF THE 35,000 CONCERT GOERS OR 12,250 CONCERT GOERS WOULD TAKE METRA OR THE PURPLE LINE TO RYAN FIELD MEANS THAT THE REMAINING 22,500 WOULD BE TAKING SOME FORM OF AUTOMOTIVE TRAVEL TO RYAN FIELD. EVEN IF AN AVERAGE OF HALF OF THOSE 22,500 WOULD TRAVEL IN ONE VEHICLE THAT WOULD STILL LEAVE 11,250 VEHICLES SEEKING PARKING IN OR AROUND RYAN FIELD OR ELSEWHERE AROUND EVANSTON.

BASED ON AN ANALYSIS OF THE METRA DATA ON THE METRA PURPLE LINE EXHIBIT ATTACHED AS THE TRANSPORTATION EXHIBIT TO THIS STATEMENT THAT WOULD MEAN METRA AND THE PURPLE LINE WOULD HAVE TO BE ABLE TO FIT 12,250 CONCERT PATRONS INTO THE EXISTING TRAIN CARS RUNNING TO THE METRA CENTRAL STREET STATION AND THE CTA CENTRAL STREET PURPLE LINE STATION TO MEET THAT NU 35% TARGET.

I BELIEVE MORE SOPHISTICATED ANALYSIS OF THE PUBLIC TRANSIT OPTION CONTENDS THAT THE NU PREDICTION OF 30% TO 40% OF CONCERT GOERS WOULD TAKE PUBLIC TRANSPORTATION REFUTES NU'S ASSUMPTIONS.

THE NU STATEMENTS LIKE TO REPORT THAT RYAN FIELD IS SIMILAR TO WRIGLEY FIELD AS FAR AS BEING A LARGE CONCERT VENUE WITHIN RESIDENTIAL NEIGHBORHOODS.

BUT WRIGLEY FIELD ALREADY HOST 81 HOME BASEBALL GAMES EACH BASEBALL SEASON. THE ADDITIONAL CONCERTS AT WRIGLEY FIELD ARE A FRACTION OF THOSE 81 HOME BASEBALL GAMES. AND OF COURSE, WRIGLEY FIELD OPENED AROUND APRIL 23, 1914 AND THE NEIGHBORHOOD GREW UP AROUND IT.

UNLIKE RYAN FIELD, WRIGLEY FIELD HAS ACCESS TO BOTH THE CTA REDLINE TRAINS AND BROWNLINER TRAIN LINES THAT ARE MAJOR CTA TRAIN LINES THAT RUN 24 HOURS A DAY. THE PURPLE LINE IS A SHORT LINE EXTENSION OF THE REDLINE THAT HAS A LIMITED SCHEDULE. THE PURPLE LINE IS MORE AKIN TO THE SHORT YELLOW LINE.

**ADDITIONAL STATEMENT MATERIAL ON MY ANALYSIS OF WHY THE NU ASSUMPTIONS AS TO USE OF PUBLIC TRANSPORTATION MAY FAIL A HIGH SCHOOL MATH ANALYSIS LIKELY NOT ABLE TO BE PRESENTED DUE TO TIME CONSTRAINTS**

IT IS MY UNDERSTANDING THAT METRA TRAIN CARS HOLD 146 RIDERS AND A TYPICAL METRA TRAIN HAS 6 CARS.

THAT MEANS AT MOST 870 CONCERT GOERS PER TRAIN. AT BEST TWO METRA TRAINS MIGHT ARRIVE AT CENTRAL STREET FROM BOTH THE NORTH AND THE SOUTH WITHIN ONE HOUR OF THE CONCERT START TIME.



THAT MEANS AT MOST PERHAPS 3,480 METRA RIDERS WILL MAKE IT TO RYAN FIELD VIA METRA. AT THE END OF THE CONCERT THEN THOSE 3,480 PATRONS WOULD THEN HAVE TO FIND THEIR WAY HOME VIA THE FIRST METRA TRAIN THAT ARRIVES AT CENTRAL STREET AFTER THE CONCERT. THESE CONCERT LEAVERS WILL NOT ALL FIT ON THE FIRST METRA TRAIN TO ARRIVE AT THE CENTRAL STREET STATION.

THAT METRA ANALYSIS MEANS 9,020 CONCERT GOERS IN THE METRA PURPLE LINE POOL WOULD NEED TO SOMEHOW MAKE IT TO THE CTA PURPLE LINE CENTRAL STREET TRAIN STATION AFTER CATCHING A CONNECTING REDLINE TRAIN FROM THE HOWARD CTA STATION.

I UNDERSTAND THAT THE TYPICAL CTA CAR CAN FIT ABOUT 80 PASSENGERS PER CAR (ALTHOUGH THE DEPARTMENT OF TRANSPORTATION SAYS MORE THAN 60 PASSENGERS IS CROWDED).

THE TYPICAL PURPLE LINE TRAIN AT PEAK RIDER TIMES IS 6 CARS SO THE TYPICAL PURPLE LINE TRAIN CAN CARRY 480 PASSENGERS TO CENTRAL STREET. ON WEEKDAYS. THE CTA ESTIMATES THAT CTA TRAIN FREQUENCIES CONSIST OF 12 TPH (TRAINS PER HOUR) DURING RUSH HOURS BUT ONLY 6 TPH DURING MIDDAYS, THEN 4-5 TPH DURING THE EVENING.

SO, ON A BEST-CASE BASIS, ONLY 5,760 PURPLE LINE RIDERS COULD MAKE IT FROM HOWARD STREET IN THE HOUR BEFORE THE CONCERT.

AND THAT LEAVES AT THE BEST CASE 3,260 METRA-PURPLE LINE CONCERT GOERS WITHOUT A RIDE TO CENTRAL STREET.

**ADDITIONAL STATEMENT MATERIAL BELOW RELATED TO MY HIGH SCHOOL MATH ANALYSIS OF THE NU PUBLIC TRANSIT OPTION LIKELY NOT ABLE TO BE PRESENTED DUE TO TIME CONSTRAINTS**

IF THE METRA AND PURPLE LINE TRAINS CAN ONLY GET AROUND 12,250 PATRONS TO ARRIVE AT THE CENTRAL STREET METRA STATION AND CENTRAL STREET PURPLE LINE STATION WITHIN LET'S SAY ONE HOUR OF THE CONCERT START TIME.

ON THE FLIP SIDE THOSE 12,250 METRA CONCERT GOERS WOULD THEN NEED TO FIND TRAIN CARS LEAVING THE CENTRAL STREET METRA STATION AND CENTRAL STREET PURPLE LINE STATION WITHIN AN HOUR OF THE CONCERT STOP TIME.

I WOULD EXPECT THOSE LEAVING CONCERT GOERS WHO ARRIVED BY TRAIN WOULD LIKELY SEEK TO GET HOME OR AWAY FROM RYAN FIELD VIA SOME OTHER MODE OF TRANSPORT SUCH AS TAXIS OR RIDE SHARE VEHICLES.

THAT INFLUX OF THOSE TRAIN PEOPLE WILL CONTRIBUTE TO MORE AFTER CONCERT CONGESTION, NOISE, AND POLLUTION. THEY WILL JOIN THE EXISTING CONCERT GOERS WHO ORIGINALLY ARRIVED AT RYAN FIELD VIA TAXIS OR RIDE SHARE VEHICLES.



MEANWHILE, THOSE CONCERT GOERS WHO ORIGINALLY ARRIVED BY BUS FROM REMOTE PARKING LOTS ON NU CAMPUS OR DOWNTOWN EVANSTON WILL NEED TO GET BACK TO THEIR CARS.

**ADDITIONAL STATEMENT MATERIAL LIKELY NOT ABLE TO BE PRESENTED DUE TO TIME CONSTRAINTS**

NU CLAIMS IT CANNOT MAKE A PROFIT FROM TEARING DOWN EXISTING RYAN FIELD & BUILDING NEW RYAN FIELD WITHOUT BEING ALLOWED TO SERVE BOOZE & FOOD TO 35,000 CONCERT GOERS 6 TO 10 TIMES PER YEAR PLUS UP TO 10,000 ATTENDEES AT UP TO 60 "COMMUNITY EVENTS".

BUT THE NEW RYAN FIELD WILL BE SERVING BOOZE & FOOD TO ITS PATRONS AND WOULD LIKELY BE COMPETING AGAINST EXISTING EVANSTON RESTAURANTS AND BARS.

AND NU DOES NOT DISCLOSE THAT RYAN FIELD CONGESTION & TRAFFIC DURING THOSE MEGA EVENTS (AND PERHAPS SOME OF THOSE 60+ COMMUNITY EVENTS WILL CAUSE THE MAJORITY OF BUSINESSES ESPECIALLY THOSE THAT DO NOT SERVE BOOZE & FOOD TO LOSE BUSINESS AS THEIR CUSTOMERS CANNOT GET EASY ACCESS.

AND NU DOES NOT FURTHER OBSERVE THAT DURING THE TWO-YEAR DEMOLITION AND RECONSTRUCTION OF RYAN FIELD THAT NO CENTRAL STREET RESTAURANTS WILL HAVE ANY INCREMENTAL FOOTBALL FANS PATRONIZING THEIR BUSINESSES.

IF THAT IS THE CASE THEN PERHAPS NU SHOULD NOT TEAR DOWN EXISTING RYAN FIELD BUT RATHER JUST CONTINUE TO CASH IN ON NU'S EXISTING SHARE OF BIG 10 CONFERENCE TV, RADIO, & OTHER MEDIA CONTRACTS. AND THEN SPONSOR EXISTING COMMUNITY EVENTS THAT NU IS ALREADY PERMITTED TO HOST AT OLD RYAN FIELD TO PROVIDE INCREMENTAL FOOT TRAFFIC TO LOCAL CENTRAL STREET RESTAURANTS.

**ADDITIONAL STATEMENT MATERIAL LIKELY NOT ABLE TO BE PRESENTED DUE TO TIME CONSTRAINTS**

SPEAKING OF BUSES, I HAVE LIVED AT THE CORNER OF LINCOLN AND ASHLAND STREET FOR 28 YEARS. OVER THOSE 28 YEARS I HAVE OBSERVED IN EXCESS OF 180 MEGA EVENTS AT RYAN FIELD IN THE FORM OF FOOTBALL GAMES PLUS OVER 56 LARGE SCALE GATHERINGS FOR NU & ETHS GRADUATIONS PLUS OVER 532 HOME BASKETBALL GAMES. I HAVE OBSERVED THAT MOST OF THE BUS TRAFFIC TO RYAN FIELD CONSISTS OF BUSES THAT RARELY HAVE BEEN FILLED TO ½ CAPACITY.

MOST BUSES I HAVE OBSERVED OVER THOSE 28 YEARS (AND SPECIFICALLY OVER THE PAST TWO HOME NU FOOTBALL GAMES) HAVE BEEN EMPTY OR ALMOST EMPTY ON THEIR WAY TO RYAN FIELD.



**I ALSO NOTE THAT FOOTBALL (AND BASKETBALL) FANS OFTEN ARRIVE LATE AND LEAVE EARLY.**

**I ASSUME THAT MOST CONCERT GOERS WILL ARRIVE EARLY AND STAY UNTIL THE CONCERT ENDS OR LATER TO GET THEIR FULL MONEY'S WORTH.**

**I ASSUME THAT THE CONCERT DAY OR NIGHT TRAFFIC CONGESTION, AIR & NOISE POLLUTION, PEDESTRIAN TRAFFIC, NOISE, AND REFUSE ON EACH GAME DAYS AND NIGHTS WILL BE MUCH GREATER THAN THAT FROM THE EXISTING FOOTBALL AND BASKETBALL GAME DAYS AND NIGHT CROWDS.**

**ADDITIONAL STATEMENT MATERIAL IN OPPOSITION TO THE TEAR DOWN OF RYAN FIELD LIKELY NOT ABLE TO BE PRESENTED DUE TO TIME CONSTRAINTS**

**NU'S GURUS CLAIMS THE COST TO TEAR DOWN AND REBUILD RYAN FIELD WILL COST NU \$800 MILLION MOST OF WHICH WILL BE COVERED BY WEALTHY DONORS.**

**THAT \$800 MILLION WOULD OR COULD FUND APPROXIMATELY 10,000 SCHOLARSHIPS TO ATTEND NU AT NU'S EXISTING TUITION COST STRUCTURE RATHER THAN DOING POTENTIALLY IRREPARABLE HARM TO THE EVANSTON TAXPAYERS LIVING IN THE NEIGHBORHOODS AROUND RYAN FIELD.**

**ADDITIONAL STATEMENT MATERIAL IN OPPOSITION TO THE 60+ COMMUNITY EVENTS LIKELY NOT ABLE TO BE PRESENTED DUE TO TIME CONSTRAINTS**

**NU SEEMS TO STRUGGLE TO DESCRIBE WHAT THOSE 60+ COMMUNITY EVENTS WOULD BE.**

**NU SUGGESTS THAT ONE COMMUNITY OR FAMILY EVENT WILL BE YOGA EXERCISES BUT REALISTICALLY A YOGA EVENT FOR UP TO 10,000 YOGA PRACTITIONERS?**

**ANOTHER NU EXAMPLE OF A COMMUNITY EVENT WOULD BE A FAMILY GATHERING OUTSIDE THE NEW RYAN FIELD AT A NEW PLAZA AT THE CORNER OF ASHLAND AND CENTRAL STREETS.**

**BUT, ISN'T THE CORNER OF ASHLAND AND CENTRAL STREETS AN INHERENTLY DANGEROUS SPOT TO HOST COMMUNITY OR FAMILY EVENTS FOR UP TO 10,000 PEOPLE?**

**ADDITIONAL STATEMENT MATERIAL IN OPPOSITION TO THE NEGATIVE EFFECTS OF THE RYAN FIELD COMMERCIALIZATION LIKELY NOT ABLE TO BE PRESENTED DUE TO TIME CONSTRAINTS**

**PLEASE STOP THE RYAN FIELD COMMERCIALIZATION AND RESULTING DAMAGE TO RESIDENTIAL NEIGHBORHOODS.**



**PLEASE STOP EXCESSIVE TRAFFIC IMPACTS OF RYAN FIELD ON RESIDENTIAL NEIGHBORHOODS.**

**PLEASE STOP INCREASED RYAN FIELD NOISE POLLUTION FROM LOUD CONCERT EVENTS IN A ROOFLESS VENUE THAT EXCEED THE AMBIENT QUIET OF LOCAL NEIGHBORHOODS**

**PLEASE STOP INCREASED RYAN FIELD AIR POLLUTION CREATED FROM HOSTING HUGE COMMERCIAL CONCERT EVENTS:**

**PLEASE STOP INCREASED RYAN FIELD WATER POLLUTION CAUSED BY ANTICIPATED PUMPING AND FLUSHING OF RYAN FIELD RAIN AND WASTEWATER INTO EVANSTON SEWERS OR EVEN WORSE INTO THE NORTHSORE CHANNEL:**

**PLEASE STOP INCREASED RYAN FIELD PRIVATE VEHICLE TRAFFIC CONGESTION CAUSED BY BUSES, TAXIS, PRIVATE CAR SERVICES, ALONG WITH THE PRIVATE AUTOS USED BY UP TO 10,000 TO 35,000 USERS WOULD CREATE.**

**STOP INCREASED RYAN FIELD BUS AND AUTO TRAFFIC CONGESTION ON CENTRAL STREET AND ALL RESIDENTIAL STREETS ADJACENT TO CENTRAL STREET.**



PHOTO EXHIBITS FOR JG FROBERG STATEMENT TO EVANSTON ZONING BOARD

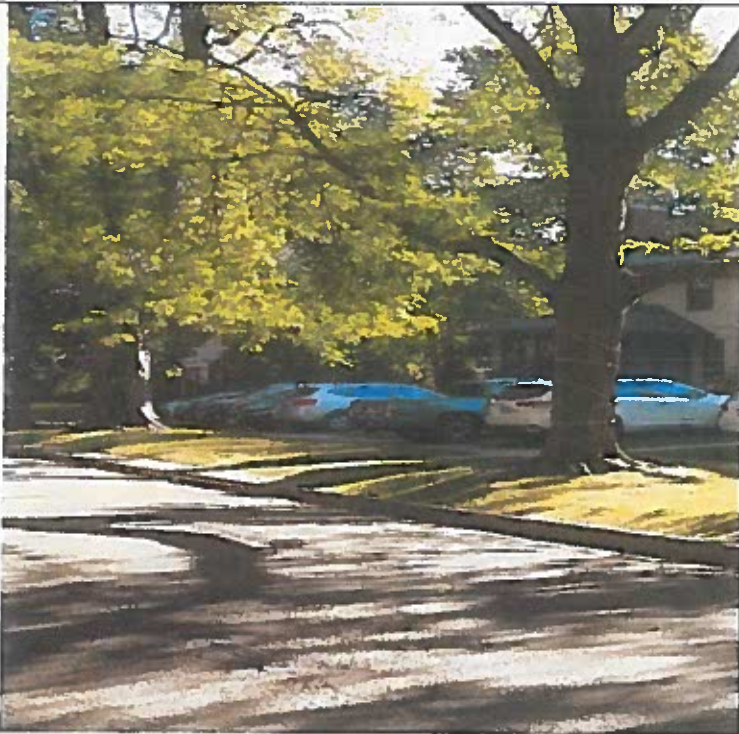
DAY GAME NO PARKING FROM 10 AM TO 7PM SEPTEMBER 9, 2023 FOOTBALL GAME [9 HOURS]



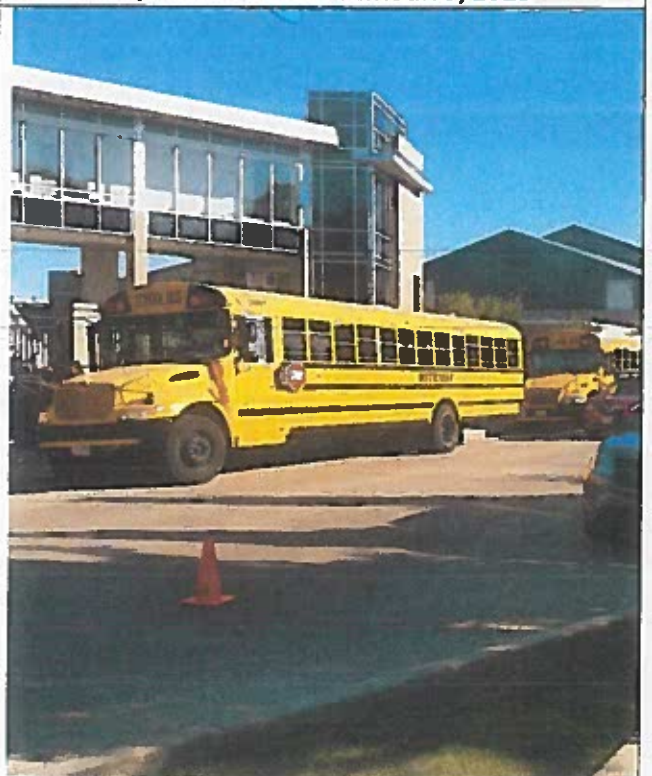
NIGHT GAME NO PARKING FROM 2PM TO 11PM SEPTEMBER 23, 2023 FOOTBALL GAME [9 HOURS]



CARS PARKED ON LAWNS ON ASBURY NORTH OF CENTRAL ON SEPTEMBER 9, 2023



BUSES IDLING OUTSIDE OF RYAN FIELD DURING FOURTH QUARTER ON SEPTEMBER 9, 2023





## METRA & PURPLE LINE EXHIBIT TO JG FROBERG STATEMENT

BASED ON AN ANALYSIS OF THE METRA DATA ON TRAINS AND SCHEDULES THAT WOULD MEAN METRA AND THE PURPLE LINE WOULD HAVE TO BE ABLE TO FIT 12,250 CONCERT PATRONS INTO THE EXISTING TRAIN CARS RUNNING TO THE METRA CENTRAL STREET STATION AND THE CTA CENTRAL STREET PURPLE LINE STATION TO MEET THAT NU 35% TARGET.

METRA TRAIN CAR CAPACITY ACCORDING TO METRA IS ABOUT 145 PEOPLE AND A TYPICAL METRA TRAIN HAS ABOUT 6 CARS. THAT MEANS ANY TRAIN PULLING INTO CENTRAL STREET METRA STATION COULD CARRY ONLY 870 CONCERT GOERS. DEPENDING ON WHETHER METRA IS ON ITS WEEKEND SCHEDULE OR WEEKEND SCHEDULE AT MOST ONLY TWO METRA TRAINS FILLED SOLELY WITH RYAN FIELD CONCERT GOERS ARRIVING FROM BOTH FROM THE STOPS NORTH OF CENTRAL STREET AS FAR NORTH AS WAUKEGAN AND SOUTH OF CENTRAL STREET FROM AS FAR SOUTH AS THE OGILVIE STATION WOULD ONLY BE ABLE TO DROP OFF A MAXIMUM OF 3,480 CONCERT GOERS.

THAT MEANS AT MOST PERHAPS 3,480 METRA RIDERS WILL MAKE IT TO RYAN FIELD VIA METRA. AT THE END OF THE CONCERT THEN THOSE 3,480 PATRONS AND WOULD THEN HAVE TO FIND THEIR WAY HOME VIA THE FIRST METRA TRAIN THAT ARRIVES AT CENTRAL STREET AFTER THE CONCERT. THESE CONCERT LEAVERS WILL NOT ALL FIT ON THE FIRST METRA TRAIN TO ARRIVE AT THE CENTRAL STREET STATION.

THAT METRA ANALYSIS MEANS 9,020 CONCERT GOERS IN THE METRA PURPLE LINE POOL WOULD NEED TO SOMEHOW MAKE IT TO THE CTA PURPLE LINE CENTRAL STREET TRAIN STATION AFTER CATCHING A CONNECTING REDLINE TRAIN FROM THE HOWARD CTA STATION.

I UNDERSTAND THAT THE TYPICAL CTA CAR CAN FIT ABOUT 80 PASSENGERS PER CAR (ALTHOUGH THE DEPARTMENT OF TRANSPORTATION SAYS MORE THAN 60 PASSENGERS IS CROWDED). THE TYPICAL PURPLE LINE TRAIN AT PEAK RIDER TIMES IS 6 CARS SO THE TYPICAL PURPLE LINE TRAIN CAN CARRY 480 PASSENGERS TO CENTRAL STREET. ON WEEKDAYS. THE CTA ESTIMATES THAT CTA TRAIN, FREQUENCIES CONSIST OF 12 TPH (TRAINS PER HOUR) DURING RUSH HOURS BUT ONLY 6 TPH DURING MIDDAYS, THEN 4-5 TPH DURING THE EVENING.

SO, ON A BEST-CASE BASIS, ONLY 5,760 PURPLE LINE RIDERS COULD MAKE IT FROM HOWARD STREET IN THE HOUR BEFORE THE CONCERT. AND THAT LEAVES AT THE BEST CASE 3,260 METRA-PURPLE LINE CONCERT GOERS WITHOUT A RIDE TO CENTRAL STREET.

### SEE BELOW FOR METRA SCHEDULES AND TRAIN CAPACITY ESTIMATES

METRA NORTHLINE CENTRAL STREET STATION, 1826 Central St., Evanston, IL 60201

Connecting Services Pace Route: 213 & CTA Routes: 201, 206 Total Parking Lots: 4 Permit or Daily Parking: 318 Spaces

### UNION PACIFIC NORTH LINE WEEKEND SCHEDULE

SATURDAY SCHEDULE ARRIVING FROM KENOSHA AND METRA STOPS SOUTH OF KENOSHA TO CENTRAL STREET  
Central St. 5:45am 6:57am 7:57am 8:57am --- 9:43am 10:57am 12:57pm 2:57pm 4:57pm --- 7:57pm 11:27pm

SUNDAY SCHEDULE ARRIVING FROM KENOSHA AND METRA STOPS SOUTH OF KENOSHA TO CENTRAL STREET  
Central St. ----- 7:57am ----- 9:43am 11:57am 12:57pm 2:57pm 4:57pm --- 7:57pm 10:57pm



**SATURDAY SCHEDULE ARRIVING FROM OGILVIE AND METRA STOPS NORTH OF OGILVIE TO CENTRAL STREET**  
Central St. 7:02am 9:01am 11:01am 1:01pm 3:02pm --- 5:01pm 6:04pm 6:11pm 8:01pm 10:01pm 11:26pm 1:01am

**SUNDAY SCHEDULE ARRIVING FROM OGILVIE AND METRA STOPS NORTH OF OGILVIE TO CENTRAL STREET**  
Central St. ----- 11:01am 1:01pm 3:01pm --- 5:01pm 6:04pm 7:01pm 9:01pm 11:01pm 1:01am

#### UNION PACIFIC NORTH LINE WEEKDAY SCHEDULE

**WEEKDAY SCHEDULE ARRIVING FROM KENOSHA AND METRA STOPS SOUTH OF KENOSHA TO CENTRAL STREET (10AM TO MIDNIGHT ONLY)**  
Central St. 9:52A 10:52A 11:18A 11:52A 12:52P 1:18P 1:52P 2:52P 3:18P 3:52P 4:18P 4:45P 5:12P 5:52P 6:18P 6:52P 7:18P 7:52P 8:52P 9:52P 10:52P 11:52P

**WEEKDAY SCHEDULE ARRIVING FROM OGILVIE AND METRA STOPS NORTH OF OGILVIE TO CENTRAL STREET (10AM TO MIDNIGHT ONLY)**

Central St 9:58A 10:28A 10:58A 11:58A 12:28P 12:58P 1:58P 2:28P 2:58P 3:28P 4:06P 4:36P 5:06P 5:36P 6:06P 6:58P 7:58P 8:58P 9:58P 10:58P 11:58P 12:58P

**METRA TRAIN CAR CAPACITY:** Electrification is very expensive, well beyond our current capital budget. The new cars basically have the same seating capacity as the current ones. For most cars, the news cars will seat 148 people vs. 145 on the current ones.

**HOW MANY METRA CARS ARE ON A TYPICAL METRA TRAIN?** The typical train is a locomotive and 6-4 cars. Let's call it 6 to 7 cars. This is a hard one to answer. All of those stations were built long before Metra was ever created.

**CTA PURPLE LINE CENTRAL STREET STATION, 1022 Central St., Evanston, IL 60201 Connections: CTA Bus #201**

#### **CTA TRAIN CAR CAPACITY:**

According to Federal Transit Administration (FTA) guidelines, a train is considered overcrowded if each passenger has less than 5.4 square feet of usable space. Under this metric, each CTA rail car has a comfortable capacity of approximately 61 passengers.

How many people can fit in on a CTA train?

40-80 passengers per railcar. This is depicted with two of three people icons filled in for a station. High Ridership: When trains departing a station are typically experiencing crowding with an average of 80 or more passengers per railcar. This is depicted with all three people icons filled in for a station.

#### **PURPLE LINE FACTS:**

The Purple Line operates full-time between Linden and Howard from Mondays to Thursdays from 4:25 a.m. to 1:30 a.m., Fridays from 4:30 a.m. to 2:10 a.m., Saturdays from 5:05 a.m. to 2:15 a.m. and Sundays from 6:05 a.m. to 1:45 a.m. On weekdays, frequencies consist of 12 tph (trains per hour) during rush hours, 6 tph during middays, then 4-5 tph during the evening and 3 tph after midnight. On weekdays, service operates 4tph early morning and night and 5 tph and late afternoons.

The Purple Line Express operates rush hour service between Linden and the Loop on weekday morning only from 5:15 a.m. to 9:20 a.m. (northbound) and from 5:55 a.m. to 10:05 a.m. (southbound). On weekday evenings, service resumes from 2:25 to 6:25 p.m. (southbound) and from 3:05 p.m. to 7:05 p.m. (northbound), with headways of five to eight minutes (with wider headways of 15 minutes possible).





## Stadium

- Extra developments around the main field venue create noise in the surrounding neighborhoods, *noise that residents currently don't have to live with.*
- Stadium can not look like spaceship like soldier field. stadium looks modern, does not fit with Evanston aesthetic. Needs to be older looking.
- Add dome for noise concerns.
- Ability to attract concerts/artists that are well known to draw crowds that fill the stadium.

## Slide 14 Ability to Attract Artists

- Slide 14 It is also key to note the caliber of events that Ryan Field and Evanston will be able to attract being located just outside of the Chicago market and pending the effectiveness of the event management team.
- Can't sell venue to events such as festivals/concerts because venue not designed for hosting events (no dome for noise control) and by proxy maintaining relationship with the community, the culture and environment surrounding the event also determines if it can establish a long term lease with Ryan field and Evanston to allow for the vent staff to work with



both city and college police to regulate traffic for concerts(riot fest, Chicago symphony orchestra performing a movie night in the stadium).

- People bring Molly, shrooms, lad, MDMA psychedelic drugs.

## EXECUTIVE SUMMARY

### Key Takeaways

- **Benchmarking:** Compared to the other schools in the Big 10 Conference, Ryan Field is the smallest and most outdated. If the City desires a new source of revenue as well as an improved community asset, the redeveloped stadium would meet those needs, especially with the additional concerts and special events.
- **Industry Trends:** National trends illustrate the potential for concerts as economic drivers within a community. Further, trends show that venues with multiple uses are the most highly utilized, so programming Ryan Field with events outside of athletics would contribute to activation of Ryan Field and the surrounding areas. It is also key to note the caliber of events that Ryan Field and Evanston will be able to attract being located just outside of the Chicago market and pending the effectiveness of the event management team.

## Slide 33 Uber/Lyft Highway Traffic

- Slide 33 Massive über/Lyft congestion with no access to highways allowing for an easy out (Unlike the united center which has easy access to the 90 and 290 corridors)

## CONCERT TRANSPORTATION

Desman's analysis (full study found in Appendix A) of the impact of the use of Ryan Field as a concert venue is largely based on the Kimley-Horn "Concert Venue Traffic Impact Study", April 2023. Our principal finding is that while technically accurate in identifying the magnitude of the problem, it does little or nothing to mitigate the impact. What solutions they offer the area not accompanied by a feasible implementation plan. These issues are discussed below.

The study identified 7,562 parking spaces on and off-site, of which they assumed 6,523 would be available for concert parkers. See Table 2. We would suggest that the 80 percent availability of off-site parking be confirmed at the times when concerts would likely be held (weekday and primarily weekend evenings).

The study also estimated the mode split for concert attendees. As shown in Table 3, 52 percent of attendees would drive and park, 30 percent by CTA, 10 percent by Metra and 5 percent by Taxi/TNC. Given this mode use, we translated the mode split into attendance by mode. Column 3 shows that of the 28,000 attendees 14,560 would come by car, 8,400 by CTA and 2,800 by Metra, etc. We then translated the attendance into number of vehicles required. This identifies 5,824 parkers (at 2.5 per car), 11 CTA size car trains, two 10 car Metra trains, and 681 pickup and drop offs each of which needs to be accommodated simultaneously. According to the traffic impact study, 85 percent of the attendees need to be accommodated in the peak hour after the event. That calculation is shown in the right most column.

Table 2 Available Parking Spaces for Concerts

On Site	Summary
West Lot	800
East Lot	400
<b>On-site Total</b>	<b>1,200</b>
<b>Canal Shores</b>	
Lot #1	200
Lot #3 North	150
Lot #11	200
Lot #12	300
<b>Canal Shores Total</b>	<b>850</b>
<b>Popular Avenue (Metra)</b>	<b>200</b>
<b>Metra Total</b>	<b>2,300</b>
<b>Off-Site Downtown</b>	
Maple Street Garage	1,400
Shawmut Street Garage	1,300
Church Street Garage	600
<b>Sub-total</b>	<b>3,300</b>
<b>80% available</b>	<b>2,640</b>
<b>Off-Site Northwestern Campus</b>	
North Campus Garage	300
South Campus Garage	821
Tennis Court Lot	161
East Hockey Lot	150
Northwestern Plaza Lot	140
<b>Sub-total</b>	<b>1,613</b>
<b>80% available</b>	<b>1,290</b>
<b>Total Parking Available for Concert</b>	<b>6,523</b>

Source: Concert Venue Traffic Impact Study, Johnson Consulting

## NAMING RIGHTS



## Slide 95

- Slide 95 Ryan Field is named after the Ryan family, recognized for leadership and contributions to Northwestern, however, there is a **lack of corporate** sponsorships and partnerships at the stadium.

### NAMING RIGHTS

Ryan Field is named after the Ryan family, recognized for leadership and contributions to Northwestern, however, there is a lack of corporate sponsorships and partnerships at the stadium.

Big 10 Benchmarking Naming Rights	
School	Existing Partnership(s)
Northwestern University	✓
University of Michigan	✗
University of Maryland	✓
University of Wisconsin	✓
The Ohio State University	✓
University of Minnesota	✓
University of Illinois	✗
Purdue University	✓
Rutgers University	✓
Michigan State University	✓
Indiana University	✓
University of Nebraska	✓
The University of Iowa	✗
Penn State University	✗

Source: Relevant Institutions, Johnson Consulting

## Slide 98 Events hosted at other Big 10 Stadiums

- Slide 98 No other Big10 Stadium has 6 concerts. Ohio state has 4 everyone else has 2 or less. With majority having zero.



## EVENTS

The table at right shows the inventory of non-football public events at each Big 10 Stadium.

Big 10 Benchmarking Average Annual Non-Football Events		
School	# of Annual Non-Football Events	# of Annual Concert Events
Northwestern University	1	0
University of Michigan	1	0
University of Maryland	2	0
University of Wisconsin	2	0
The Ohio State University	2	4
University of Minnesota	0	1
University of Illinois	0	0
Purdue University	0	2
Rutgers University	0	0
Michigan State University	0	0
Indiana University	0	0
University of Nebraska	1	1
The University of Iowa	1	1
Penn State University	0	0

Source: Relevant Institutions, Johnson Consulting

<https://www.cityofevanston.org/government/departments/community-development/planning-zoning/historic-preservation>

## community development, planning-zoning, and historic-preservation

This program of the Planning & Zoning Division seeks to cultivate a built environment that reflects Evanston's unique character, history, and culture. Members of the Preservation Commission and Preservation Planning staff work to sustain the vitality of City neighborhoods and business districts by aiding in the restoration, rehabilitation, and conservation of Landmark buildings and Historic Districts.

We strive to preserve Evanston's historic buildings and neighborhoods for many reasons. Preservation plays an indispensable role in shaping and maintaining the visual character, social fabric, and resiliency of our distinct neighborhoods and business districts. Evanston's heritage is inexorably linked to its past.

These resources bind Evanston's residents to their neighborhoods and physical environments, and provide opportunities for current and future generations to tell stories of Evanston's historic, cultural, and architectural legacy.

Landmark District should complete the [Landmark Nomination Application](#) form and



submit to [preservation@cityofevanston.org](mailto:preservation@cityofevanston.org)



## **The City of Evanston is challenging the Authority of the Illinois General Assembly**

Northwestern University and the City of Evanston are informed regarding the Charter, the State of Illinois Law, the Act to Incorporate Northwestern University. The City of Evanston and Northwestern University have chosen to remain silent on the established authority of the Illinois General Assembly to amend the Charter language and/or intent; established protocol since 1851.

Northwestern is currently seeking a "Zoning Ordinance Text Amendment" from the City of Evanston that would indirectly change the language and intent of the Charter.

### **HISTORY:**

The Illinois General Assembly has been the custodian of the Law governing Northwestern University - Act of Incorporation (a.k.a. the Charter) since approved by the Seventeenth General Assembly on January 28, 1851. Subsequently, the General Assembly approved amendments to the Act. The General Assembly has exercised its authority on each occasion when the University required changes to the Charter.

The Charter establishes the university as a corporation with a Board of Trustees and provides criteria for the corporation's Board of Trustees to adhere to. The Charter is a simple document, unambiguous, and of great value to Northwestern because the Charter (and only the Charter), establishes the University as *"...forever free from taxation..."*

The sentence containing the phrase *"...forever free from taxation..."* is equally unambiguous in comparison to the sentence containing the phrase *"...the property of said institution solely for purposes of education..."*

A third unambiguous sentence serves as a warning to Northwestern Trustees and reads *"Should the corporation at any time act contrary to the provisions of this charter, or fail to comply with same, upon complaint being made to the circuit Court of Cook County... and the circuit attorney shall prosecute in behalf of the People of this state for forfeiture of this charter."*

The original authors of the Charter, Northwestern University, established this mechanism to prevent future Boards of Trustees (the present Board of Trustees) from deviating from the original Charter language and intent, such as *"...solely for purposes of education..."*

### **ZONING ORDINANCE TEXT AMENDMENT:**

The university seeks to change the use of its property to allow "public-facing full-capacity concerts" by professional internationally recognized touring musical performers. The University is a non-profit corporation, yet these events would, as reported, benefit the university by generating millions of dollars annually (the university's share) of revenue and profits. The events are considered a commercial use, not an educational use. The change of use may amend Northwestern University's non-profit educational status to becoming a for-

## **The City of Evanston is challenging the Authority of the Illinois General Assembly**

September 17, 2023

Illinois General Assembly Member  
Senator Don Harmon  
39th District  
309 G Capitol Building  
Springfield, IL 62706

**Re: The City of Evanston is challenging the Authority of the Illinois General Assembly**

Land Use Commission Agenda Item III B. Public Hearing: Zoning Text Amendment – U2  
University Athletic Facilities District – 23PLND-0010  
1501 Central Street, Evanston, IL 60201

Honorable Member of the Illinois General Assembly, Senator Harmon,

Most local government issues are resolved locally. This is not the case regarding the matter I bring before you. I am writing to inform you of a developing situation in Evanston that will challenge the authority of the Illinois General Assembly.

***Is the General Assembly willing to relinquish its authority to amend the Northwestern University Charter, the Act of Incorporation language and intent?***

The Northwestern University Charter is synonymous with the State of Illinois Law, the Act to Incorporate Northwestern University, approved by the Illinois General Assembly on 1.28.1851. The Charter established a property use for all Northwestern Property, “...*solely for purposes of education...*” an educational use only.

### **THE ISSUE – SEPARATION OF STATE AUTHORITY AND LOCAL AUTHORITY:**

The issue is twofold:

1. Northwestern University has asked the City of Evanston to add a (U2) property zoning use that will allow “public-facing full-capacity concerts”, a commercial use. The change of use conflicts with Northwestern’s Incorporation Documents that restricts “...*the property of said institution solely for purposes of education...*” A commercial for-profit use is not allowed.
2. The Illinois General Assembly approved and is the only government entity that has historically amended Northwestern’s Incorporation Document language and intent. The City of Evanston does not have the authority to override the authority of the Illinois General Assembly. Northwestern must appeal to the General Assembly to amend Incorporation Document language and/or intent, rather than appealing to the City of Evanston. The Illinois General Assembly must decide the matter of a commercial for-profit use on university property, not Evanston.

## **The City of Evanston is challenging the Authority of the Illinois General Assembly**

profit non-educational commercial status. This is a meaningful change in the established Charter, the Act of Incorporation's language and intent, an amendment that only the General Assembly has authority to implement.

The City of Evanston is likely to benefit from these events by collecting amusement, sales, liquor, and parking taxes among other possible fees. More reason for Evanston officials to approve the Zoning change without review and approval by the General Assembly.

This is a slippery slope. The City of Evanston could establish new precedent, indirectly acting to change the language and intent of State Law, in this case Northwestern's Charter, diluting the authority of the Illinois General Assembly.

### **SCHEDULE:**

Northwestern University submitted a Zoning Code Text Amendment application on January 25, 2023. The City of Evanston Land Use Commission conducted its first hearing on September 6, 2023. The Land Use Commission continued the hearing to September 27, 2023, and plans to deliberate on October 11, 2023. The application then moves to the Planning and Development Committee, and ultimately to the Evanston City Council tentatively scheduled for November 13, 2023.

Local officials are aware of the Charter Law and the sole authority of the General Assembly to change Illinois law. The process to review and act on the Zoning Ordinance Text Amendment is proceeding in Evanston.

Herein lies the issue of the separation of State authority and Local authority. ***Evanston's presumption of authority is in conflict with the General Assembly's established authority on this matter, the change to a commercial for-profit non-educational use on Northwestern University Property.***

According to records certified by the State of Illinois Secretary of State, no other amendments or other legislation has taken place to change the Charter Law language and intent since 1867. The law as amended, remains in force today. The published State of Illinois Law documents of that time are attached in full for your information and use. Excerpts of the relevant phrases are included above.

The original Act of Incorporation approved by the 17<sup>th</sup> General Assembly on 1.28.1851.  
The First Amendment to the Act approved by the 19<sup>th</sup> General Assembly on 2.14.1855.  
The Second Amendment to the Act approved by the 22<sup>nd</sup> General Assembly on 2.16.1861.  
The Third Amendment to the Act approved by the 25<sup>th</sup> General Assembly on 2.19.1867.

The above is a very brief synopsis of the issue. The City of Evanston is collaborating with Northwestern University to indirectly change the intent and language of Northwestern University's Incorporation Documents, previously amended **only by the General Assembly**.

## The City of Evanston is challenging the Authority of the Illinois General Assembly

You will find Evanston's Land Use Commission's Agendas, meeting minutes, and video at this link:

<https://www.cityofevanston.org/government/boards-commissions-and-committees/land-use-commission>

You will find the documentation submitted to the City of Evanston by Northwestern University on the matter of the Zoning Code Text Amendment at this link:

<https://www.cityofevanston.org/government/departments/community-development/planned-developments>

*I am only writing to you regarding the Zoning Code Text Amendment application. Note that the above link to the Community Development Proposed Projects Webpage contains two Northwestern University applications. Documents submitted for the proposed rebuilding of "Ryan Field Stadium" are separated from the Other Development Projects heading where you will find "Text Amendment to the U2 District Uses - U2 University Athletic Facilities District, Evanston, IL | 23PLND-0010."*

I trust this information is of importance to the honorable members of the Illinois General Assembly. I look forward to hearing your opinion, and action you foresee taking. I encourage General Assembly members to reestablish their inherent authority regarding amendments to the Northwestern University Charter. Please also communicate with your colleague, our local Illinois Representative Robyn Gabel:

Illinois Representative Robyn Gabel  
248-W Stratton Office Building  
Springfield, IL 62706

Email: [staterepgabel@robyngabel.com](mailto:staterepgabel@robyngabel.com)

Thank you for your time considering the gravity of this matter. With respect for your office and the Illinois General Assembly,

*Michael Vasilko*

Michael Vasilko

Cc: Illinois Representative Robyn Gabel  
The distinguished members of the Illinois General Assembly, in its entirety  
City of Evanston Land Use Commission Secretary Meagan Jones

## **The City of Evanston is challenging the Authority of the Illinois General Assembly**

Writing to the General Assembly is not my first distribution of this information. I have followed local protocol and distributed the same documentation repeatedly over the past several months informing the City of Evanston Government officials and the community. Among others, I have informed:

Illinois 18<sup>th</sup> District Representative Robyn Gabel

Mayor Daniel Biss

1<sup>st</sup> Ward Councilmember Clare Kelly

2<sup>nd</sup> Ward Councilmember Krissie Harris

3<sup>rd</sup> Ward Councilmember Melissa Wynne

4<sup>th</sup> Ward Councilmember Jonathan Nieuwsma

5<sup>th</sup> Ward Councilmember Bobby Burns

6<sup>th</sup> Ward Councilmember Thomas Suffredin

7<sup>th</sup> Ward Councilmember Eleanor Revelle

8<sup>th</sup> Ward Councilmember Devon Reid

9<sup>th</sup> Ward Councilmember Juan Geracaris

City Manager Luke Stowe

City Clerk Stephanie Mendoza

Evanston Corporation Counsel Nicholas Cummings

Evanston Community Development Director Sarah Flax

Land Use Commission:

LUC Secretary – Meagan Jones, Interim Planning Manager

LUC Commissioner – Chairperson Matt Rodgers

LUC Commissioner Myrna Arevalo

LUC Commissioner George Halik

LUC Commissioner John Hewko

LUC Commissioner Brian Johnson

LUC Commissioner Jeanne Lindwall

LUC Commissioner Kiril Mirintchev

LUC Commissioner Max Puchtel

LUC Commissioner Kristine Westerberg

Northwestern University President Michael Schill

Northwestern Faculty Members

Cc: State of Illinois 18<sup>th</sup> District Representative Robyn Gabel  
248-W Stratton Office Building  
Springfield, IL 62706

Email: [staterepgabel@robyngabel.com](mailto:staterepgabel@robyngabel.com)



## First Amendment Approved - 1.28.1851:

“SECTION IV. That all property of whatever kind or description, belonging to or owned by said corporation, shall be **forever free from taxation** for any and all purposes.”



General Assembly – State Law – 1.28.1851

“**.Board shall, in manner above specified have perpetual succession, and shall hold the property of said institution solely for the purposes of education, and not as a stock for the individual benefit of themselves or any contributor to the endowment of the same;..**”



“SECTION IX. Should the corporation at any time act contrary to the provisions of this charter, or fail to comply with the same, upon complaint being made to the circuit Court of Cook County, a scire facias shall issue, and the circuit attorney shall prosecute in behalf of the People of this State for **forfeiture of this charter.**”



The following pages titled: CHARTER – An Act to Incorporate the Northwestern University, are taken from Northwestern University's own website. Link provided below:

<https://www.northwestern.edu/about/board-of-trustees/docs/university-charter.pdf>

## CHARTER

### An Act to Incorporate the Northwestern University

SECTION I. Be it enacted by the People of the State of Illinois, represented in the General Assembly: That Richard Haney, Philo Judson, S.P. Keys, and A. E. Phelps, and such persons as shall be appointed by the Rock River Annual Conference of the Methodist Episcopal Church to succeed them in said office; Henry Summers, Elihu Springer, David Brooks, and Elmore Yocum, and such persons as shall be appointed by the Wisconsin Annual Conference of said church to succeed them; four individuals, if chosen, and such persons as shall be appointed to succeed them by the Michigan Annual Conference of said church; four individuals, if chosen, and such persons as shall be appointed to succeed them by the North Indiana Annual Conference of said church; H. W. Reed, I. I. Steward, D. N. Smith, and George M. Geas, and such persons as shall be appointed to succeed them by the Iowa Annual Conference of said church; four individuals, if chosen, and such persons as shall be appointed to succeed them by the Illinois Annual Conference of said church; A. S. Sherman, Grant Goodrich, Andrew J. Brown, John Evans, Orrington Lunt, J. K. Botsford, Joseph Kitterstring, George F. Foster, Eri Reynolds, John M. Arnold, Absalom Funk, and E. B. Kingsley, and such persons, citizens of Chicago or its vicinity, as shall be appointed by the Board of Trustees hereby constituted to succeed them, be, and they are hereby, created and constituted a body politic and corporate, under the name and style of the Trustees of the Northwestern University, and henceforth shall be styled and known by that name, and by that name and style to remain and have perpetual succession, with power to sue and be sued, plead and be impleaded, to acquire, hold and convey property, real, personal, or mixed, in all lawful ways, to have and use a common seal, and to alter the same at pleasure, to make and alter from time to time such bylaws as they may deem necessary for the government of said institution, its officers and servants, provided such by-laws are not inconsistent with the constitution and laws of this State and of the United States, and to confer on such persons as may be considered worthy of such academical or honorary degrees as are usually conferred by similar institutions.

SECTION II. The term of office of said Trustees shall be four years, but that of one member of the Board for each conference enjoying the appointing power by this act, and [the] term of three of the members whose successors are to be appointed by the Board hereby constituted, shall expire annually, the term of each member of the Board herein named to be fixed by lot at the first meeting of said Board, which Board shall, in manner above specified have perpetual succession, and shall hold the property of said institution solely for the purposes of education, and not as a stock for the individual benefit of themselves or any contributor to the endowment of the same; and no particular religious faith shall be required of those who become students of the institution.

Nine members shall constitute a quorum for the transaction of any business of the Board, except the appointment of President or Professor, or the establishment of chairs in said institution, and the enactment of by-laws for its government, for which the presence of a majority of the Board shall be necessary.

SECTION III. Said annual conferences of the Methodist Episcopal Church, under whose control and patronage said university is placed, shall each also have the right to appoint annually two suitable persons, members of their own body, visitors to said university, who shall attend the exa-

mination of students, and be entitled to participate in the deliberations of the Board of Trustees and enjoy all the privileges of members of said board except the right to vote.

SECTION IV. Said institution shall remain located in or near the City of Chicago, Cook County, and the corporators and their successors shall be competent in law or equity to take to themselves, in their said corporate name, real, personal, or mixed estate, by gift, grant, bargain and sale, conveyance, will, devise or bequest of any person or persons whomsoever and the same estate, whether real, personal, or mixed, to grant, bargain, sell, convey, devise let, place out at interest, or otherwise dispose of the same for the use of said institution in such manner as to them shall seem most beneficial to said institution. Said corporation shall faithfully apply all the funds collected or the proceeds of the property belonging to the said institution, according to their best judgment, in erecting and completing suitable buildings, supporting necessary officers, instructors, and servants, and procuring books, maps, charts, globes, and philosophical, chemical, and other apparatus necessary to the success of the institution, and do all other acts usually performed by similar institutions, that may be deemed necessary or useful to the success of said institution, under the restrictions herein imposed: Provided, nevertheless, that in case any donation, devise, or bequest shall be made for particular purposes accordant with the design of the institution, and the corporation shall accept the same, every such donation, devise, or bequest shall be applied in conformity with the express conditions of the donor or devisor: Provided further, that said corporation shall not be allowed to hold more than two thousand acres of land at any one time unless the said corporation shall have received the same by gift, grant, or devise; and in such case they shall be required to sell or dispose of the same within ten years from the time they shall acquire such title; and by failure to do so, such land over and above the beforenamed two thousand acres, shall revert to the original donor, grantor, devisor, or their heirs.

SECTION V. The treasurer of the institution and all other agents when required, before entering upon the duties of their appointment, shall give bond for the security of the corporation in such penal sums, and with such securities as the corporation shall approve, and all process against the corporation shall be by summons, and the service of the same shall be by leaving an attested copy thereof with the treasurer at least sixty days before the return day thereof.

SECTION VI. The corporation shall have power to employ and appoint a President or Principal for said institution, and all such professors or teachers, and all such servants as may be necessary, and shall have power to displace any or such of them, as the interest of the institution may require, to fill vacancies which may happen, by death, resignation, or otherwise, among said officers and servants, and to prescribe and direct the course of studies to be pursued in said institution.

SECTION VII. The corporation shall have power to establish departments for the study of any and all the learned and liberal professions in the same; to confer the degree of doctor in the learned arts and sciences and belles-lettres, and to confer such other academical degrees as are usually conferred by the most learned institutions.

SECTION VIII. Said corporation shall have power to institute a board of competent persons, always including the faculty, who shall examine such individuals as may apply, and if such applicants are found to possess such knowledge pursued in said institution, as in the judgment of

said board renders them worthy, they may be considered graduates in course, and shall be entitled to diplomas accordingly on paying such fee as the corporation shall affix, which fee, however, shall in no case exceed the tuition bills of the full course of studies in said institution; said examination board may not exceed the number of ten, three of whom may transact business, provided one be of the faculty.

SECTION IX. Should the corporation at any time act contrary to the provisions of this charter, or fail to comply with the same, upon complaint being made to the circuit Court of Cook County, a scire facias shall issue, and the circuit attorney shall prosecute in behalf of the People of this State for forfeiture of this charter.

This act shall be a public act, and shall be construed liberally in all courts, for the purposes herein expressed.

SYDNEY BREESE  
Speaker of the  
House of Representatives

WILLIAM McMURTEY  
Speaker of the Senate

Approved January 28, 1851  
A. C. FRENCH

Attest: a true copy, March 22, 1851  
DAVID L. GREGG  
Secretary of State

## FIRST AMENDMENT

An Act To Amend an Act Entitled  
"An Act to Incorporate The Northwestern University"  
Approved January 28, 1851

SECTION I. Be it enacted by the People of the State of Illinois, represented in the General Assembly: That John L. Smith, Aaron Wood, Luther Taylor, and Wm. Graham, and such persons as shall be elected to succeed them by the Northwestern Indiana Conference of the Methodist Episcopal Church, be, and they are hereby, constituted members of the Board of Trustees of the Northwestern University.

SECTION II. No spiritous, vinous, or fermented liquors shall be sold under license, or otherwise, within four miles of the location of said University, except for medicinal, mechanical, or sacramental purposes, under a penalty of twenty-five dollars for each offense, to be recovered before any Justice of the Peace of said County in an action of debt in the name of the County of Cook: Provided, that so much of this act as relates to the sale of intoxicating drinks within four miles, may be repealed by the General Assembly whenever they may think proper.

SECTION III. The said corporation shall have power to take, hold, use and manage, lease and dispose of all such property, as may in any manner come to said corporation charged with any trust or trusts, in conformity with trusts and direction, and so execute all such trusts as may be confided to it.

SECTION IV. That all property of whatever kind or description, belonging to or owned by said corporation, shall be forever free from taxation for any and all purposes.

SECTION V. This act shall be a public act, and take effect from and after its passage.

THOMAS P. TURNER  
Speaker of the  
House of Representatives

G. KOERNER  
Speaker of the Senate

Approved Feb. 14th, 1855  
J. A. MATTESON, Governor

UNITED STATES OF AMERICA  
State of Illinois

I, Alexander Stearm, Secretary of State of Illinois, do hereby certify that the foregoing is a true and correct copy of an Enrolled Law now on file at my office.

In testimony whereof, I have hereunto set my hand and caused the great seal of State to be affixed,  
Done at the City of Springfield, this 21st day of March 1855.

ALEXANDER STEARM  
Secretary of State

## SECOND AMENDMENT

### An Act to Amend An Act Entitled "An Act To Incorporate The Northwestern University"

SECTION I. Be it enacted by the People of the State of Illinois, represented in the General Assembly: That the annual conferences of the Methodist Episcopal Church, which now are or may hereafter be authorized to elect or appoint Trustees of said University, shall hereafter elect only two Trustees each, who shall also be and perform the duties of the visitors to said institution, and the place of two Trustees last appointed by each conference is hereby vacated. The trustees elected by such conferences shall hereafter hold their office for two years, and until their successors are chosen, the term of one elected by each of them expiring annually. In case any conference having authority to elect Trustees shall now or hereafter be divided into two or more annual conferences, they shall each have authority to elect Trustees. On the request of the Board of Trustees made at a regular meeting, any such annual conference may elect Trustees as herein provided.

SECTION II. Any annual conference electing Trustees as herein provided, having at any time refused to elect successors thereto, or resolved to discontinue or refuse its patronage to said institution, shall authorize the Board of Trustees, by a vote of a majority thereof at any regular meeting, to declare vacant the place of all Trustees appointed by such conference, and its right to appoint Trustees shall thereupon cease.

SECTION III. Any chartered institution of learning may become a department of this University by agreement between the Board of Trustees of the two institutions.

SECTION IV. This act shall take effect and be in force from and after its passage.

SHELBY M. CULLOM  
Speaker of the  
House of Representatives

FRANCIS A. HOFFMAN  
Speaker of the Senate

Approved Feb. 16th, 1861

RICHARD YATES  
Governor

A true copy  $\frac{3}{4}$  Attest: Feb. 16th, 1861  
O. M. HATCH  
Secretary of State

### THIRD AMENDMENT

An Act to Amend an Act Entitled  
"An Act to Incorporate the Northwestern University"  
and the Several Acts Amendatory Thereof.

SECTION I. Be it enacted by the People of the State of Illinois, represented in the General Assembly: That the name of that corporation created by act of the General Assembly of the State of Illinois, approved on the 28th day of January, A. D. 1851, under the name of the "Trustees of the Northwestern University," be, and the same is, hereby changed to "Northwestern University," and by that name shall hereafter be known, and in and by such name shall have and exercise all the powers and immunities conferred on said corporation by said act of incorporation, and all acts amendatory thereof.

SECTION II. In addition to the number of Trustees heretofore provided for by law, the Board may elect any number, not exceeding twenty-four, and without reference to their several places of residence; and a majority of the whole Board shall be members of the Methodist Episcopal Church.

SECTION III. No greater number shall be required to constitute a quorum than has been heretofore required by law; Provided, that in all called meetings of the Board, the object of the meeting shall be particularly specified in the notice to be previously given to each Trustee.

SECTION IV. This act shall be a public act, and in force from and after its passage.

Approved Feb. 23, 1867

A true copy  $\frac{3}{4}$  Attest: February 23, 1867

SHARON TYNDALE  
Secretary of State

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