

Name (first and last)	Address of residence	Agenda Item (Title)	Position	How would you like to be contacted?	If you are providing a written comment, please leave here:	Are you a designated speaker?	Please name the group of people for whom you are the designated speaker.
Maya Hidalgo	720 Emerson Street		Opposed	In person		Self	
					<p>Hi, My name is Maya and I'm a student at Northwestern and member of Fossil Free, an environmental justice organization. Being part of Fossil Free and other organizations on campus, I've learned to value my communities. Coming in as a freshman, President Michael Schill emphasized the importance of our communities. In fact, one of Northwestern's guiding principles is to "strengthen our community." Yet, the construction of the new Ryan field stadium contradicts that. It seems that Northwestern does not respect Evanston communities. With the current proposal of the new Ryan Field stadium, Northwestern will continue its legacy of tax-exemption (money that could benefit the City and Evanston schools), and rezone the area for commercial entertainment, which does not benefit the community.</p> <p>My classes at Northwestern and work in Fossil Free has allowed me to deepen my knowledge on environmental injustices that affect thousands of people across the US. I've seen and fought against environmental injustices in my own hometown in Minneapolis- fighting to stop a tar sands oil pipeline in indigenous communities, and fighting the City to allow a primarily indigenous and black community to build an urban farm instead of a public works facility. The issues are the same: the wealthy taking advantage of communities with their own needs. Why can't Northwestern be a leader and take responsibility for the effects it has on the Evanston community and act on their needs?</p>		
Maya Hidalgo	720 Emerson Street	Commercial rezoning	Opposed	Written comment	<p>If the new Ryan Field stadium is to be built, it must include a CBA that includes, but is not limited to- contributing to Evanston's</p>		
Carl Hopman	311 Driftwood Lane	Ryan Field	Opposed	Written comment	<p>I understand that an important consideration for the Land Use commission is whether the zoning change of Ryan field will lower surrounding property values.</p> <p>On the one hand, Most Livable City is arguing that neighborhood house prices will go down if concerts are allowed. On the other hand, Field of Opportunities and other supporters of the rezoning are arguing that they will go up.</p> <p>I wanted to highlight the lack of substance in the Field of Opportunities' claim.</p> <p>In particular, the main supporting argument offered by the supporters of the rezoning is a 2016 study by realtor.com. The full content of the "study" is in this link: https://www.realtor.com/news/trends/outdoor-concert-venues-home-values/</p> <p>As you can see, this "study" does not meet any scientific standard: it is not published in a journal; it did not undergo any peer review; the person who did the research, Jonathan Smoke, is not even the author of the "study". Besides, the "study" was commissioned jointly by Realtor.com and Vivid Seats, a seller of concert tickets, which has a clear bias toward finding positive benefits from the presence of concerts.</p> <p>In terms of the methodology of the study, it would never have been accepted by any professional publication. Flaws include:</p> <p>1) Since correlation is not causation, the researchers should have included control variables, that could have explained away their results. For example:</p>		

a) Concert venues are often located close to open space, so as not to disturb too many residents. On the other hand, house prices tend to be higher when they are close to open space. So the concert venues' negative impact on house prices could be offset by their frequent proximity to open spaces, but the authors ignore this effect.

b) Many concert venues are built in the middle of cheap neighborhoods since land is less expensive there. House prices in these neighborhoods could benefit from the gentrification brought by a concert venue. However, the Ryan Field neighborhood does not fit that category, far from it. Nor does Martha's Vineyard, where Peter Barris, the billionaire chair of the NU Board of Trustees, opposed a hotel expansion a mile away from his \$24 million. Indeed, he argued that the expansion—which included live music—should be banned because noise blowing across the water would put “the peaceful, tranquil and family-oriented neighborhood in the vicinity of the [hotel]... under assault.”

2) Many assumptions in the “study” are arbitrary and not discussed, which could further bias the results, all the more so given Vivid Seats' incentives. For example, the choice of a one-mile distance is arbitrary (why not 1/2 mile or 1000 feet).

3) Most importantly, if you read the “study” carefully, its results are actually the opposite of what they appear to be: you would conclude that, in the large majority of cases, concert venues actually reduced house prices. Indeed, they looked at 68 venues but report a higher value for only 20 of them ! This indicates that more than 60% of areas around concert venues suffered lower prices because of this proximity. That is despite many of the venues being in the middle of run-down zip codes and/or next to relatively attractive open space.

Therefore, a careful reading of the only study relied on by Field of Opportunities actually supports Most Livable City's argument that the rezoning would have a disastrous impact on neighborhood's house prices.

Carl Hopman	311 Driftwood	Ryan Field rezoning	Opposed	<p>I have a Ph.D. from MIT and a master's degree in civil engineering.</p> <p>I will show that you are missing crucial information to make a determination about the rezoning of Ryan Field, because Northwestern University has been purposefully hiding key data about their sound study from the community.</p> <p>Therefore, I would like to ask you to formally request additional documents that Northwestern University has in its possession but is refusing to share.</p> <p>As you have seen from my affidavit included in Steven Harper's submission, I have been requesting additional information about the Ryan Field project from Northwestern University since May 24th. I emailed Dave Davis and his superiors, as well as cc-ed Alderman Eleonore Revelle, repeatedly.</p> <p>I sent a total of 45 emails. None of 9 the emails I received back included any concrete information about the project, other than one attachment that had been previously posted on the Evanston website.</p> <p>I will now provide a summary of this email exchange.</p> <p>After initial delays, Northwestern promised, both in emails to me, as well as publicly to Alderman Revelle during the 7th ward meeting that she organized here at the civic center on June 27th, to share the information I had been requesting.</p> <p>However, in their last email dated September 7th, they categorically refused to disclose any of the data that they had promised to share. They claimed, disingenuously, that they had already shared that information publicly with the city of Evanston.</p> <p>The most important document that you should formally request is the "draft, dated January 26, 2023, from Henderson Engineers", which is listed in the Environmental Assessment Review by WJHW, dated April 20th. This document has never been released to the city of Evanston. Indeed, no document dated January 26, 2023 was ever shared. In addition, according to WJHW in this same review, their analysis was BASED on this draft, and SUMMARIZES the results from the Henderson study, which clearly implies that the full study was not included in their report : I quote: "The information below SUMMARIZES the results and data collected and developed by Henderson Engineers (draft, dated January 26, 2023)" and "Information contained herein is BASED solely on the data presented by Henderson and no additional analysis was conducted".</p>		
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				<p>In addition, if the content of that draft were the same as what the University has shared with Evanston, they would have no objection to releasing the original. But, I repeat, they categorically refused to disclose this information in their last email.</p> <p>I would also recommend the LUC request the release of the full content of the analysis conducted by Henderson Engineers, in addition to that draft dated January 26, 2023.</p> <p>In addition, I would also recommend the LUC request the full content of the two projects WJHW has prepared for the University, project numbers 22005-000 and 22005-ext1, including all assumptions, technical inputs, alternative options etc., which were used to produce the output that they shared. Again, since there were already two project numbers in May when WJHW had only provided one Environmental Assessment Review, the full content of these projects was never disclosed to the community. If some of these details contain some trade secrets, WJHW should release, at the minimum, the full content of what they shared with Northwestern University about these two projects.</p> <p>Since the Freedom of Information Act does not apply to private institutions such as Northwestern University, they have no obligation to transparency, and have the legal right to hide any data they want from the public. Whether this is acting in good faith and trustworthy partnership with the community is another matter.</p> <p>If these documents were anodyne, they would have shared them months ago, when I first asked for them, and as they had promised to Alderman Revelle.</p> <p>Their last email makes it unequivocal that they want to keep this important evidence hidden from the community, and that they do not mind breaking their promise to the City of Evanston.</p> <p>If you make a formal request for these documents, we can only hope that they will finally fulfil their commitment to Alderman Revelle made on June 27th.</p>		
JodiLee Mesiro	1310 Rosalie Street Evanston	Opposed	Written c	<p>We live in a house within a block of the NU stadium. We have been season football and basketball ticket holders for close to 30 years. We support the building of a new stadium. We adamantly oppose any change in zoning. It is Northwestern's responsibility to pay for and maintain its stadium, while respecting the published standards and values adopted by the City of Evanston. The Evanston Comprehensive General Plan, in the section on Institutions, clearly states: "Evanston should support the growth and evolution of institutions so long as the growth does not have an adverse impact upon the residentially-zoned adjacent neighborhoods." The Plan goes on to note that "enforcing the standards of the City's Zoning Ordinance is essential if proposed changes would disrupt the residential character and environment of surrounding neighborhoods." [pages 57-58] If Northwestern were to raise an incremental \$50 million now, that would be sufficient to cover the annual \$2 million it says it needs to maintain the stadium - without having to impose on its tax-paying neighbors. Thank you, JodiLee Mesiro and Dustin Vincent, 1310 Rosalie Street</p>		

Katee Evans	540 Hinman Av	Special Use for	Opposed	<p>I am writing to express my deep concerns about the recent land development project that has been proposed for our neighborhood. As a resident of this community, I believe it is crucial that we come together to address some of the potential challenges and impacts that this development might bring to our beloved neighborhood.</p> <p>First and foremost, I am concerned about the potential changes to the character of our neighborhood. Our community has always been known for its charm, tranquility, and close-knit atmosphere. The new development could alter the very essence of what has made our neighborhood such a wonderful place to live. I believe it is essential to carefully consider the architectural design, density, and overall aesthetics of the new building to ensure they align with our community's values and aesthetics.</p> <p>Another concern is the potential strain on our local infrastructure. With the addition of new residences, we need to assess whether our roads, public transportation, schools, and utilities can handle the increased demand.</p> <p>Traffic congestion is another critical issue. Increased vehicular traffic in our neighborhood could lead to safety concerns, decreased air quality, and longer commute times for residents.</p> <p>I believe that our neighborhood has a bright future, and I am hopeful that by addressing these concerns proactively, we can ensure that any new land development enhances our community rather than diminishes it.</p>		
Lawrence H. Jc	2745 Girard Av	Proposed text	Opposed	<p>I am writing as a 36-year resident of Evanston to oppose the text amendment currently under consideration with respect to the U2 district, and any other amendment which would permit commercialization of the district.</p> <p>I do not object to Northwestern's wish to renovate or replace the existing football field in that district, so long as existing Evanston codes and zoning regulations are observed. But -</p> <ol style="list-style-type: none"> 1.The responsibility for any such undertaking falls to Northwestern University alone. It is not the responsibility of the City of Evanston to bend its zoning regulations out of shape in order to rescue Northwestern from its failure to allocate adequate resources for the maintenance of its stadium. 2.As explicitly stated in the Evanston Comprehensive Plan, in applying for a zoning amendment the responsibility falls to Northwestern to prove to the Land Use Commission and the City Council that the amendment would have no "adverse impact upon the residentially-zoned adjacent neighborhoods." It is not incumbent on others to prove the opposite. <p>Representatives of Northwestern have made glib and highly questionable assertions that there would be no such adverse impact ("the proposal does not represent a change in use;" there is "no reason to believe that undue negative impacts would occur;" "the additional events are expected to be similar" to past events.) In fact, they also acknowledge that there will be negative effects to neighbors, but then simply dismiss them as "mere inconveniences" compared to their claims of large economic benefits to the community.</p>		

As is clear to all who have heard the many hours of testimony, the evidence Northwestern has used to support these assertions has been repeatedly contradicted by analyses of independent professionals with respect to:

- a. Appropriate measurement of dangerous noise levels in residential areas
- b. Impact on property values
- c. Number of days and degree of disruption involved in concert set-up and take-down
- d. Inflated projected economic benefits

Northwestern has also failed to bring forward adequately comprehensive plans for:

- a. Traffic management
- b. Parking management
- c. Provision for expanded mass transit
- d. Post-concert management, especially in light of expanded alcohol usage

I believe that Northwestern has been misleading in its assertions and deficient in its provision of information. At best, the proposal amounts to a pig in a poke, unworthy of Northwestern's reputation. The world-class commercial music venue Northwestern envisions does not belong in a residential area, especially with narrow streets and with both a fire department and a hospital/level-one trauma center less than a half mile away.

I encourage you to vote against the current text amendment and any other commercialization of the U2 district.

Sincerely yours,

Lawrence H. Jones
2745 Girard Avenue



Meagan Jones <mmjones@cityofevanston.org>

Fwd: Ryan Field Land Use Meeting Support

1 message

Stephanie Mendoza <smendoza@cityofevanston.org>
To: Meagan Jones <mmjones@cityofevanston.org>

Wed, Sep 27, 2023 at 5:18 PM

Public comment

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

From: 'Janea Briscoe' via Public Comment <publiccomment@cityofevanston.org>

Date: Wed, Sep 27, 2023 at 5:14 PM

Subject: Ryan Field Land Use Meeting Support

To: publiccomment@cityofevanston.org <publiccomment@cityofevanston.org>, shayna@atkcoinc.com <shayna@atkcoinc.com>

Hello my name is janea Briscoe,

I am reaching out from the community showing support for the Ryan Field project. I was raised in Evanston, graduated from Evanston Township high school and am an avid community member.

We are really looking forward to seeing the positive outcome of the project with job creation, less noise & traffic and more accessibility for all. I, more than anything, support the commitment by Northwestern University to 35% spend with local, small, women owned, minority owned businesses.

Looking forward to the community impact.

Best,
Janea Briscoe



Meagan Jones <mmjones@cityofevanston.org>

Fwd: Ryan Field Land Use Meeting Support

1 message

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

Wed, Sep 27, 2023 at 4:32 PM

Liz Williams

Planning Manager

Planning & Zoning Division
Community Development Department
City of Evanston

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

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From: **Omar Sheikh** <osheikh@cityofevanston.org>
Date: Wed, Sep 27, 2023 at 2:43 PM
Subject: Fwd: Ryan Field Land Use Meeting Support
To: Elizabeth Williams <ewilliams@cityofevanston.org>

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

From: **Justin Clay** <justin@atkcoinc.com>
Date: Wed, Sep 27, 2023 at 2:42 PM
Subject: Ryan Field Land Use Meeting Support
To: <publiccomment@cityofevanston.org>
Cc: Shayna Atkins <shayna@atkcoinc.com>

Hello City of Evanston,

I am reaching from AtkCo Inc. as a local, small, women owned, minority business showing support for the New Ryan Field project for minority and women owned businesses.

We are really looking forward to seeing the positive outcome of the project with job creation, less noise & traffic and more accessibility for all.

What you are doing is very impactful for the community in a major way.

Best,
Justin Clay
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Justin Clay
Customer Success Manager, AtkCo
justin@atkcoinc.com
atkcoinc.com
Women in Agile Podcast Feature: <https://bit.ly/2nMjaQ1>

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

Fwd: Ryan Field Land Use Meeting Support

1 message

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

Wed, Sep 27, 2023 at 4:32 PM

Liz Williams

Planning Manager

Planning & Zoning Division
Community Development Department
City of Evanston

2100 Ridge Ave | Evanston, IL 60201 | (224) 296-4489
ewilliams@cityofevanston.org | cityofevanston.org

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From: **Omar Sheikh** <osheikh@cityofevanston.org>
Date: Wed, Sep 27, 2023 at 3:29 PM
Subject: Fwd: Ryan Field Land Use Meeting Support
To: Elizabeth Williams <ewilliams@cityofevanston.org>

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

From: **Katherine Nguyen** <katherine@atkcoinc.com>
Date: Wed, Sep 27, 2023 at 3:28 PM
Subject: Ryan Field Land Use Meeting Support
To: <publiccomment@cityofevanston.org>

Hello City of Evanston,

I am reaching from AtkCo Inc. as a local, small, women owned, minority business showing support for the New Ryan Field project for minority and women owned businesses.

We are really looking forward to seeing the positive outcome of the project with job creation, less noise & traffic and more accessibility for all.

What you are doing is very impactful for the community in a major way.

Best,
Katherine Nguyen

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Omar Sheikh
Deputy City Clerk
City Clerk's Office

City of Evanston

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

osheikh@cityofevanston.org | <https://www.cityofevanston.org/government/city-clerk-s-office>

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Meagan Jones <mmjones@cityofevanston.org>

Resident statement on Ryan Field

1 message

katie tuttle <ktuttle22@hotmail.com>

Thu, Oct 5, 2023 at 5:20 PM

To: "mmjones@cityofevanston.org" <mmjones@cityofevanston.org>

Hello Meagan

I am writing to share my opposition to the Ryan Field rebuild and rezoning attempt.

Thank you for your assistance.

Best,

Katie

My partner and I moved with our two year old son from Andersonville in Chicago to Livingston Street, right next to McCulloch in 2021. We love the McCulloch Park neighborhood for its safety, walkability to local shops and restaurants, beautiful old growth trees and quiet, friendly community. The noise and crowdedness of the city was hard with a young child, and we have enjoyed the peace, quiet, and safety of this little neighborhood in Evanston.

We call this a "morning neighborhood." People are up early, walking their dogs and riding bikes with children, getting coffee, working in their garden, and by the time the sun sets it is peaceful and quiet. I can take a walk by myself any time of day or night and feel safe knowing that the only people I may see are neighbors and friends. No intoxicated people, no threats. My son is a sensory kid, and being here has helped all of use to feel calm and grounded. The thought of that changing had never crossed our minds until now.

When we were looking at the house and this neighborhood, I asked the realtor about Northwestern game days, because I heard things could get really crowded. She told me that generally it was about six or seven football games a season at Ryan Field, and to just plan ahead, make sure not to invite guests over to the house that would need to find street parking, etc. We have followed her advice. Night games are more disruptive because we're trying to get the little one to sleep. We are always relieved when football season is over and we get our quiet weekends back.

We strongly oppose the rebuild and rezoning of Ryan Field. Sometimes the concerts at Canal Shores make it tough for my son to settle down and sleep. Large scale commercial concerts a block away from my home sounds like an absolute nightmare. It would ruin our quiet evenings biking on the side streets to Lighthouse Beach, playing in McCulloch Park, and eating dinner in our yard. More than that, the sound from the concerts would be detrimental to our health and the health of our son, disrupting our sleep and nervous systems.

We left the city specifically to get away from the noise of the trains, bars, traffic congestion, safety concerns, tourists, etc. If this were to pass, we would have to consider selling and moving somewhere else, but our home value would most certainly drop with such a change to the neighborhood. We've

invested all our efforts, love, money, and lives into cultivating a place we love. Please respect our home and our peaceful community. Do not approve this Ryan Field rezone and rebuild.



Meagan Jones <mmjones@cityofevanston.org>

Opinion on Zoning Change from a neighbor

1 message

Marcia Bollo <mamaus@gmail.com>
To: mmjones@cityofevanston.org

Fri, Sep 29, 2023 at 11:36 AM

Dear Ms Jones,

Thank you for your service to the city of Evanston!

I live in Evanston, one block from Ryan Field, and both my parents had degrees from Northwestern University. My objection is not the new stadium itself; my strong objection is changing the zoning for commercial concerts there. Unlike other universities, NU's stadium is outside the campus boundaries and situated in a single-family and low-rise neighborhood surrounded by two-lane — at the widest — streets. Our neighborhood also contains a fire station and a large Trauma Level 1 hospital. Please consider the impact the large traffic increase caused by concert goers and trucks delivering the equipment and stages will have, and how this change will affect the emergency vehicles' effectiveness for days and nights. There is much societal cost to this proposal and NO comparable public benefit.

If the Chamber of Commerce wants to help businesses in Evanston, fixing the parking situation throughout Evanston would have more of an impact than six concerts a year. Instead of the parking app, allow two-hour free parking throughout the city's business districts and enforce it. Many people, including me, do their shopping in towns like Wilmette where there is no magic app or dimly lit box to overcome.

Thank you for your consideration of these issues.

Sincerely,
Marcia Bollo, [1300 Central St., Evanston](#)



Meagan Jones <mmjones@cityofevanston.org>

Fwd: Title: Ryan Field Land Use Meeting Support

1 message

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

Wed, Sep 27, 2023 at 4:32 PM

Liz Williams

Planning Manager

Planning & Zoning Division
Community Development Department
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From: **Omar Sheikh** <osheikh@cityofevanston.org>
Date: Wed, Sep 27, 2023 at 3:50 PM
Subject: Fwd: Title: Ryan Field Land Use Meeting Support
To: Elizabeth Williams <ewilliams@cityofevanston.org>

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From: **Renny Atkins** <rennyatkins@gmail.com>
Date: Wed, Sep 27, 2023 at 3:44 PM
Subject: Title: Ryan Field Land Use Meeting Support
To: <publiccomment@cityofevanston.org>

To Whom It May Concern,

I am an Evanston resident reaching out from the community showing support for the Ryan Field project. I am a a Power 5 football alum and small business advocate.

I am really looking forward to seeing the positive outcome of the project with job creation, less noise & traffic and more accessibility for all. Moreover, I am an advocate of the commitment to 35% spend for local, small, women owned, minority owned businesses.

What you are doing is very impactful for the community in a major way.

Best,
Renny Atkins
(312) 933-7491

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Pokégnek Bodéwadmik

POKAGON BAND OF POTAWATOMI
HISTORY & CULTURE CENTER

10/6/2023

City of Evanston
Land Use Commission

Northwestern University Stadium Archaeological Oversight

Dear Responsible Parties:

The Pokagon Band of Potawatomi Indians Tribal Historic Preservation Office was recently made aware of the proposed Northwestern University Stadium development. We have concerns that the area that is being proposed for development contains Native American Ancestral burials and archaeologically sensitive sites. The extent of excavation and ground disturbing activities are very concerning to the Tribe. We would request that Section 106 of the National Historic Preservation Act be followed, and archaeological oversight occur before and during excavation if the site is deemed appropriate.

Furthermore, I request that Ms. Jones forward this letter to the LUC Chairman and have the letter published in the LUC's material for the 10/11/23 meeting.

Should you have any questions, please don't hesitate to contact me at your earliest convenience.

Sincerely,

Matthew J.N. Bussler
Tribal Historic Preservation Officer
Pokagon Band of Potawatomi Indians
Office: (269) 462-4316
Cell: (269) 519-0838
Matthew.Bussler@Pokagonband-nsn.gov

Cc:

mmjones@cityofevanston.org

cityclerk@cityofevanston.org

dbiss@cityofevanston.org

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