



LAND USE COMMISSION ACTIONS

Wednesday, October 11, 2023 | 7:00 P.M.
 James C. Lytle City Council Chambers, Second Floor
 Lorraine H. Morton Civic Center, 2100 Ridge Avenue

AGENDA

I. CALL TO ORDER/DECLARATION OF A QUORUM

Attendance			
	<i>Name</i>	<i>Present</i>	<i>Absent</i>
Commissioner	Myrna Arevalo	X	
Commissioner	George Halik	X	
Commissioner	John Hewko	x	
Commissioner	Brian Johnson	X	
Commissioner	Jeanne Lindwall	X	
Commissioner	Kiril Mirintchev	X	
Vice-Chair	Max Puchtel	x	
Commissioner	Kristin Westerberg	X	
Chair	Matt Rodgers	X	
Total		9	0

II. APPROVAL OF MEETING MINUTES: October 11, 2023

Action: Motion to approve September 13, 2023 minutes as amended, carried 8-0 with 1 abstention.

III. NEW BUSINESS

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

Northwestern University requests a Special Use for a Planned Development to demolish the existing Ryan Field stadium and ancillary maintenance building to construct a new 116 ft. tall stadium with a 35,000 spectator capacity in the U2 University Athletics Facilities District. The applicant is requesting the following site development allowances: 1) 1,408 total parking spaces (515 on-site, 893 in parking lot within 1,000 ft.) where 4,364 are required for the principal uses on the zoning lot, 2) A landscape strip of less than 35 ft. (specifically, 16 ft. 3 in. at closest point at the north-south and east-west property lines at the northeast corner of the lot) where 35 ft. is required when abutting a

Order & Agenda Items are subject to change. Information about the Land Use Commission is available at: <https://www.cityofevanston.org/government/boards-commissions-and-committees/land-use-commission>. Questions can be directed to Meagan Jones, Neighborhood and Land Use Planner, at mmjones@cityofevanston.org or 847-448-4311. The City of Evanston is committed to making all public meetings accessible to persons with disabilities. Any citizen needing mobility or communications access assistance should contact 847-448-4311 or 847-866-5095 (TTY) at least 48 hours in advance of the scheduled meeting so that accommodations can be made.

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

residential district, and 3) Open parking area with a 6 ft. 10 in. interior side yard setback where 15 ft. is required. The Land Use Commission is the recommending body for this case and the City Council is the determining body in accordance with Section 6-3-5-8 of the Evanston Zoning Code and Ordinance 92-O-21. PINs: 05-35-310-015-0000, 5-35-310-020-0000, 5-35-318-015-0000, 5-35-310-007-0000, 5-35-310-019-0000, 5-35-310-022-0000 and 5-35-310-008-0000.

Action: *Motion to approve, carried 9-0, with the following conditions:*

1. *A Traffic Management Plan for all events with expected capacity of more than 5,000 attendees shall be finalized prior to the completion of demolition and shall be reviewed administratively on an annual basis and when changes to events are proposed.*
2. *A Memorandum of Understanding (MOU) between the City of Evanston and Northwestern University shall be approved that includes but is not limited to the following:*
 - *Use and reimbursement of City services for events.*
 - *Coordination meetings for events.*
 - *Security Plan*
 - *Sustainability Plan*
 - *Traffic Management Plan*
 - *Alcohol Controls*
 - *Public Benefits*
 - *Community Input*
3. *Implementation of mitigation measures at the University's expense suggested within the Environmental Assessment Review and subsequent Peer Review, including but not limited to:*
 - *Maintain use of best practice design elements proposed for the stadium including, utilization of a distributed house sound system within the seating bowl that limits noise levels to 70 DBH at the property line, providing additional canopy or roof/dome above the seating areas that incorporates adequate sound reduction characteristics, and use of enclosures and walls that help reduce sound emissions to the surrounding community.*
 - *Add vertical barriers around the concourse areas or other openings in the stadium. Barriers can be permanent or retractable. Utilization of sound-absorbing materials on the exterior of stadium structures where*

appropriate and effective shall also be incorporated into the building design.

- *Implement the Best Management Practices (BMP) listed in the Transportation Management Plan (TMP) to reduce traffic generated noise.*
 - *Incorporate sound dampening materials into design of mechanical equipment enclosure.*
4. *The applicant shall propose additional traffic & pedestrian mitigation measures that increase pre and post event LOS prior to City Council consideration.*
 5. *Implementation of mitigation measures at the applicant's cost suggested within the Traffic Impact Study and subsequent Peer Review, including but not limited to:*
 - *Implement specific roadway improvements where necessary, feasible and practical, including:*
 - *Identify and design mitigation measures to enhance pedestrian safety.*
 - *Enhance connections and linkages to transit.*
 - *Include on-site transit information kiosks.*
 - *Provide off-site parking for employees.*
 - *Ensure ongoing compliance with the City of Evanston Multi-Modal Transportation Plan.*
 6. *Use of the plaza shall comply with all City Codes relating to noise.*
 7. *Truck traffic and deliveries used for events to load and unload equipment shall be limited to the below grade area.*
 8. *That the development complies with Chapter 4-13, Floodplain Regulations, of the Evanston City Code and the Watershed Management Ordinance of the Metropolitan Water Reclamation District, prior to the issuance of any building permits;*
 9. *That the development complies with the City's bird-friendly design requirements per Ordinance 83-O-22 and Green Building Ordinance 82-O-22 prior to the issuance of any building permits;*
 10. *That the development complies with the City's electric vehicle parking requirements per §4-2-2, Table 406.2.7.2 of the City Code prior to the issuance of any building permits;*
 11. *That the applicant repair any damage done to public right-of-ways as a result of construction on site.*
 12. *That the applicant sign and agrees to a Construction Management Plan (CMP) with the City of Evanston prior to the issuance of any building or demolition permits. The CMP must include but is not limited to the following: water and sewer utility connections, construction staging plan, on-street and on-site construction parking restrictions, construction truck routes, hours of operation, a*

plan including cross-sections showing pedestrian access around the site with the use of curb ramps, signage and/or striping, if necessary, foundation survey of surrounding structures including weekly reporting of seismographs for the duration of demolition and construction, submittal of environmental testing report prior to construction, visibility diagram for all construction site access points, a proposed schedule for street opening for utility connections with cross-section details, traffic management plan that addresses events being held in the U2 District during construction, and a communications plan including but not limited to project updates via monthly newsletter and project website.

13. *That the applicant must record the approving ordinance with the Cook County Clerk's Office.*
14. *A Ryan Field Sustainability Plan that includes both "Construction" and "Operations" with either an all-electric net zero building or a pathway to net zero greenhouse gas emissions by 2040 where feasible:*
 - a. *"Construction"*
 - i. *Provide plan for deconstruction (not demolition) of the existing structure*
 - ii. *Provide plan for onsite materials reuse*
 - iii. *Use low-carbon steel and low-carbon concrete*
 - iv. *Calculate embodied carbon*
 - v. *Conduct feasibility study of greywater digester for food prep waste in concession areas*
 - vi. *Collaborate with ComEd on full building electrification, EV charging, and available incentives*
 - vii. *Conduct new feasibility study of solar PV or solar parking canopies*
 - b. *"Operations"*
 - i. *Plan a path towards net zero greenhouse gas emissions that primarily addresses emissions from the building's energy usage by 2040*
 - ii. *Include food waste diversion services within the Stadium Complex.*
 - iii. *Include reusable food and beverage wares and the needed infrastructure.*
 - iv. *Provide litter management plans for parking lot and neighboring areas*
 - v. *Install hand dryers in restrooms*
15. *The Applicant consults with Native American Tribal representatives and the State Historic Preservation Office relating to archaeological oversight before and during excavation and construction to ensure that Native American ancestral burials and archaeologically sensitive sites are treated in an appropriate manner.*
16. *Provide an updated timeline for construction prior to City Council review.*

17. *The Applicant meets with residents to discuss the option of constructing an above-grade or below-grade garage on the east or west parking lot if desired in lieu of parking in the neighborhood.*
18. *The Applicant provides funding for the City to initiate an independent peer review of the stormwater management system and the geotechnical aspects of the project.*
19. *The Applicant shall develop and operate the Planned Development authorized by the terms of this ordinance in substantial compliance with the following: the terms of this ordinance; the Development Plan in Exhibit D, attached hereto and incorporated herein by reference; all applicable City Code requirements; the Applicant's testimony and representations and documents to the Land Use Commission, the P&D Committee, and the City Council.*
20. *The Applicant shall follow the general conditions, site controls and standards as enumerated in Section 6-18-1-9 of the Evanston City Code.*

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

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

Action: *Motion to approve, failed 2-7.*

IV. COMMUNICATION

V. PUBLIC COMMENT

VI. ADJOURNMENT

The **next regularly scheduled** Evanston Land Use Commission meeting is **Wednesday, October 25, 2023, at 7:00 pm**, in the James C. Lytle Council Chambers in the Lorraine H. Morton Civic Center.