



**SPECIAL MEETING MINUTES**

**LAND USE COMMISSION**

Wednesday, October 11, 2023

7:00 PM

Lorraine H. Morton Civic Center, 2100 Ridge Avenue, James C. Lytle City Council Chambers

Members Present: George Halik, Kiril Mirintchev, Kristine Westerberg, Jeanne Lindwall, Brian Johnson, Myrna Arevalo, Max Puchtel, John Hewko and Matt Rodgers

Members Absent:

Staff Present: Interim Corporation Counsel Alex Ruggie, Community Development Director Sarah Flax, Neighborhood and Land Use Planner Meagan Jones, and Planning Manager Liz Williams

Presiding Member: Matt Rodgers

**Call to Order**

Chair Rodgers opened the meeting at 7:03 PM. A roll call was then done and a quorum was determined to be present.

**Approval of September 27, 2023 Meeting Minutes**

Commissioner Lindwall made a motion to approve the Land Use Commission meeting minutes from September 27, 2023 with staff corrections. Seconded by Commissioner Arevalo. A voice vote was taken, and the motion passed 8—0 with 1 abstention.

**Old 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 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.

**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.

Katie Jahnke Dale from the law firm of DLA Piper, Zoning Counsel for Northwestern University, addressed concerns expressed at previous meetings. She stated that the proposed concert sounds would not cause negative health impacts on the surrounding community. She reviewed that Northwestern has initiated discussions with various stakeholders, including city departments, CTA, Metra, and others, to develop detailed logistics and traffic management plans to hold large events and committed to regularly reviewing and updating these plans in collaboration with the community. Regarding the proposed text amendment, she stated that Northwestern is asking for six more indoor public facing events and the addition of outdoor events.

George Kisiel, President, Okrent Kisiel Associates, addressed the standards for special uses, text amendments, and planned developments. He discussed how these standards can be met and mentioned that mitigating measures are part of the plan. He believes that the addition of six concert events with similar impacts to football games is not incompatible with the character of the existing development and that the proposed text amendment would not cause negative impacts on property values based on the neighborhood history, use of the site and expert reports.

Dave Davis, Northwestern University's Senior Executive Director for Neighborhood and Community Relations, explained that the proposed redevelopment and text amendment would unlock the potential of Ryan Field by strengthening the community and enriching Evanston. He mentioned Northwestern's efforts to listen to the community's concerns and adjust the proposal and noted the project support received from Evanston residents and organizations. He stated that the project cannot move forward as presented without the approval of the text amendment allowing a limited number of concerts and concluded by looking forward to a collaborative dialogue with city staff and the Evanston community on the project.

Commissioner Questions

### *Financial Components*

Commissioners asked about the financial viability of the project and alternative funds for stadium operating expenses other than concerts. Luke Figora, Chief Operating Officer, Northwestern University, stated that Northwestern's goal is to build something significantly better and improve upon what currently exists. The proposed plan for constructing and managing the stadium relies on the ability to hold additional events such as concerts. He stated that the maintenance cost would be slightly over \$3 million a year in today's dollars and would need to be sustained in perpetuity. Ms. Jahnke Dale added that the request for additional concerts is about finding a balance between the project's financial aspects and the desire to provide a broader range of events.

Commissioners asked about the economic study and the financial benefits of the project. Mr. Davis stated that Northwestern University has proposed a \$10 million investment in workforce development, which is an annual payment intended to endow the initiative in perpetuity. They have established a formal partnership with a nonprofit organization, Rebuild and Exchange, for workforce development. Also included is a \$2 million annual tax guarantee to the City of Evanston and a concert ticket surcharge which would generate half a million dollars annually for School Districts 65 and 202. He said that these are initial benefits proposed by the University pending further discussions with City Council. Northwestern representatives stated that economic studies which vary in the number of concerts resulted in similar levels of economic benefits and that activity generated by games and concerts are additive to all Evanston businesses.

### *Traffic and Transportation*

Commissioners asked about the difference between concert and football traffic patterns and managing events during construction. Peter Lemmon, Professional Traffic Operations Engineer, Kimley-Horn, stated that concerts typically require more transit use than football games. Concerns about parking in neighborhoods have been addressed by removing parking in neighborhoods from the plan, which then necessitates more parking in other locations and additional shuttle buses. Scott Arey, Northwestern Athletics, said that during construction parking for basketball games and similar events at Welsh-Ryan will be handled with a shuttle system.

Commissioners inquired about discussions with the CTA, Metra, and overall transit use. Mr. Lemmon said the transit agencies committed to looking into the addition of trains based on event size as well as other public transportation options. The predicted breakdown for patrons arriving by transit for concerts is approximately 30% CTA and 10% via Metra, whereas for football games, the percentage of fans arriving by transit is much smaller. Northwestern currently reimburses the City for additional expenses on game days, and this practice will continue.

### *Architecture*

Commissioners questioned the stadium's open design, the effectiveness of noise control measures, and the possibility of changing the design. Dan Loosbrock, CAA ICON Senior Vice President, responded that the plan aims for a 20-decibel noise reduction and the aesthetic value of the stadium design is important. Darren Nielsen, HNTB Vice President, stated that enclosing the entire stadium would significantly increase the cost of the mechanical system needed for air quality, the stage location was positioned to point away from the nearest residents, and the stadium height has been reduced from earlier iterations. Ms. Jahnke Dale added that sound mitigation options would be finalized once construction drawings are complete. Meagan Jones noted the regulating ordinances for noise violations, and language addressing both noise and traffic will be included in the Memorandum of Understanding (MOU).

### *Community Events*

Commissioners inquired about community activities including why they have not been activated within the current stadium and what efforts have been made to engage community members regarding future programs. Mr. Davis answered that the current stadium with grass and concrete infrastructure makes it challenging to host community events. Mr. Davis said that supporters have reached out to express their desire for additional cultural activities and the university is open to more suggestions on how to benefit the community.

### *Site Plan and Engineering*

Commissioners asked about utilities, storm sewer systems, mechanical equipment, and the loading dock. Mr. Nielsen noted that the current stadium is on a combined sewer system which will be separated as part of the new construction. Sam Hernandez, civil engineer, Smith Group, stated that the new storm sewer alignment has been recommended by both the City and MWRD. The golf course, which needs to be crossed to access the channel, is also part of these discussions. Chris Hale, Perkins and Will, said that a new, taller wall with acoustic mitigation will be constructed to replace the existing screen wall addressing any noise generated by the new mechanical equipment. Other external facilities include a permanent pavilion and temporary ancillary structures for food service. Mr. Nielsen then summarized the loading dock design which includes three permanent elevated parking bays, a ramp for unloading purposes, and a specific section of seating within the stadium that is removable, primarily for concert or non-football events.

### *Northwestern University Charter*

In response to Commissioner questions, Alex Ruggie confirmed that the City of Evanston does not have jurisdiction over the University's charter and has not been notified of any issues by the state of Illinois. Ms. Jahnke Dale added that the law firms representing the University have reviewed the documents and are of the opinion that there is no violation of the charter and communication with the State of Illinois does not indicate any issues.

Commissioners thanked the residents for their participation, written comments and their research efforts. Chair Rodgers then closed the public comment period and called for a recess. The meeting reconvened the meeting at 9:39 PM.

### Deliberations

#### **A. Special Use for a Planned Development | 1501 Central Street | 23PLND-0035**

Commissioner Lindwall said that she believes the stadium proposal generally meets the planned development standards. Commissioner Westerberg recommended a condition that the City have a peer review of the geotechnical plan and any aspects related to stormwater management. Commissioner Hewko noted that the stadium will be a benefit for the entire community. Both Commissioners Johnson and Puchtel supported the stadium particularly because of the small number of site development allowances which improve the site. Commissioner Mirintchev supported the stadium and recommended a condition to add more parking spaces and Commissioner Halik agreed. Chair Rodgers concurred with Commission members and spoke about the need to replace the stadium.

The Chair reviewed the Standards for a Special Use (Section 6-3-5-10).

1. Is one of the listed special uses for the zoning district in which the property lies: The stadium is a permitted use in the U2 District, so the standard is met.
2. Complies with the purposes and the policies of the Comprehensive General Plan and the Zoning ordinance as amended from time to time: The Comprehensive General Plan and the Zoning Ordinance support the growth and evolution of the University while recognizing its place in a residential environment. The proposed stadium aligns with these plans and regulations and aims to minimize adverse effects such as traffic congestion, so the standard is met.
3. Will not cause a negative cumulative effect, when its effect is considered in conjunction with the cumulative effect of various special uses of all types on the immediate neighborhood and the effect of the proposed type of special use upon the City as a whole: The rebuilding of the stadium offers an opportunity to address existing issues related to traffic management, sound mitigation, and accessibility. The reduced capacity of the stadium will likely have a positive impact on the neighborhood and so the standard is met.
4. Does not interfere with or diminish the value of property in the neighborhood: The construction of a smaller, more efficient stadium for football is expected to enhance the overall neighborhood and potentially increase property values therefore the standard is met.
5. Is adequately served by public facilities and services: The development of a state-of-the-art stadium will increase the demand on public facilities and services, necessitating coordination between the University, the City, and MWRD for water detention and management. The expectation is that the University is willing to invest in necessary improvements to enhance their facility's functionality, thereby meeting this standard.

6. Does not cause undue traffic congestion: The construction of the stadium will impact traffic in the area, but there is an opportunity to create a more effective traffic management plan and so the standard is met.
7. Preserves significant historical and architectural resources: The present stadium, although designed by a prominent architect, is not historically significant. The University is in discussions with the Potawatomi Tribe to address their concerns regarding the protection of artifacts which will be noted as a condition in the decision, so the standard is met.
8. Preserves significant natural and environmental resources: The proposal includes a better use of the environment by utilizing outdoor spaces for various events in the future. The plan addresses stormwater management and aligns with sustainability standards, including LEED Gold certification, the Green Building Ordinance, as well as Bird Friendly Evanston meeting the standard.
9. Complies with all other applicable regulations of the district in which it is located and other applicable ordinances, except to the extent such regulations have been modified through the planned development process or the grant of a variation: Replacing a 100-year-old stadium with a more efficient, accessible, and code-compliant facility meets the standard.

Chair Rodgers asked for Commissioner comments on the standards. There were none.

The Chair reviewed the Standards for Special Use for Planned Developments (Section 6-3-6-9).

1. The requested Site Development Allowance(s) will not have a substantial adverse impact on the use, enjoyment or property values of adjoining properties that is beyond a reasonable expectation given the scope of the applicable Site Development Allowance(s) of the Planned Development location: The request for the stadium site allowances aligns with the existing conditions on the site, including setbacks and parking so the standard is met.
2. The proposed development is compatible with the overall character of existing development in the immediate vicinity of the subject property: The proposed stadium design aligns with modern standards and improvements that are necessary for a 21st-century collegiate stadium thus meeting the standard.
3. The development site circulation is designed to in a safe and logical manner to mitigate potential hazards for pedestrians and vehicles at the site and in the immediate surrounding area: The development site circulation is well-planned to ensure the safety of pedestrians and vehicles in the area and builds upon a century of experience operating football games on the site, so the standard is met.
4. The proposed development aligns with the current and future climate and sustainability goals of the City: The proposed stadium design incorporates various codes, ordinances, and guidelines, incorporating bird-friendly building design, and using eco-friendly materials so the standard is met.
5. Public benefits that are appropriate to the surrounding neighborhood and the City as a whole will be derived from the approval of the requested Site Development

Allowance(s): Several public benefits have been discussed, including local hiring initiatives for minority and women-owned businesses, marketing and advertising support for Central Street, an all-electric Net Zero Ryan Field, additional Divvy bike stations, environmental considerations such as storm sewer replacement and others so the standard is met.

Chair Rodgers asked for Commissioner comments on the standards. Commissioner Lindwall mentioned that staff noted there may be a need to replace the water main on Ashland Avenue.

**Commissioner Puchtel made a Motion to recommend approval for a Special Use for a Planned Development to the City Council for the property located at 1501 Central Street, zoning case number 23PLND-0035, with the following conditions:**

1. A Traffic Management Plan for all events with an 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 the design of the 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 repairs any damage done to public rights-of-way as a result of construction on site.
  12. That the applicant signs 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-site and off-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 an



- ongoing 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.
    - 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 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.

**Seconded by Commissioner Westerberg. A roll call vote was taken, and the motion passed, 9-0.**

Deliberations (continued)

**B. Zoning Text Amendment | U2 University Athletic Facilities District | 23PLND-0010.**

Commissioner Halik objects to the text amendment allowing concerts because the parking management plan strains road and facility resources and the ineffective financial arguments for concerts. Commissioner Westerberg concurred and added that the many outstanding issues result in a plan that does not meet the standards to manage and mitigate potential negative community impacts. Commissioner Lindwall said the text amendment does not meet the standards as it raises concerns about its compatibility with the surrounding community, the impact on transportation and parking, and noise issues. She pointed out that the current zoning language allows for temporary events which could be an opportunity to evaluate the real-world impact of concerts. Commissioner Puchtel expressed discomfort with some of the financial arguments made by the university and due to the lack of clear information, he suggested considering concerts in the future. Commissioner Arevalo spoke in support of concerts expressing that music has a unifying power and that should be considered as well. Commissioner Mirintchev said he is concerned about unforeseen negative consequences for the city and the surrounding neighborhood and finds the wording of the amendment unclear. Commissioner Johnson does not see a clear positive benefit for concerts when considering the neighborhood's character, impact, city revenues, expenses, and other factors. Commissioner Hewko also expressed concerns about the university's financial arguments for the text amendment but believes that concerts could be a positive addition to Evanston with strict conditions to address noise and traffic. Chair Rodgers questioned the intensity of the use.

Chair Rodgers proposed alternative language for the text amendment to clarify the types of community events permitted as follows:

- Intramural, intercollegiate, or amateur sports and athletic events and practice thereof.
- Band playing and practice in connection with another permitted use.

- Outdoor lectures, speakers, non-musical festivals, social events and other community or cultural events, and musical performances in conjunction or associated with the foregoing (which shall require loudspeaker permits from the City for any noise amplification), hosted by the University or City and designed for the University or local community with conditions in a Memorandum of Understanding. Such events shall not include any outdoor plaza rentals to organizations not affiliated with the University or City.
- Banquet halls, including breakfasts, luncheons, dinners, meeting, and dining room facilities, provided that attendance is limited to the capacity of the specific facilities.
- Off-street parking for hospital employees and for university students, employees, guests, and invitees.
- Public-facing concerts, provided the conditions for use be listed in a Memorandum of Understanding.
- Any uses not outlined herein shall require approval by the City's Special Events Committee.

Chair Rodgers additionally recommended moving some of the text amendment detail to the MOU including:

1. Use and reimbursement of city services for events.
2. Prohibition of tailgating for concert events.
3. Coordination meetings for events.
4. Security Plan.
5. Sustainability Plan.
6. Traffic Management Plan.
7. Concert Operations Plan.
8. Advanced notice of concerts.
9. Alcohol controls.
10. Public benefits
11. Community input.
11. The frequency and use of concerts.
12. Concert events should not include outdoor plaza rentals to organizations not affiliated with the University or the city.
13. Spectator capacity at concerts within Ryan Field is limited to 28,500 unless a revised traffic impact study is submitted for review prior to scheduling an event.
14. Sound may be amplified, subject to legal requirements and permits, as follows:
  - From 10:00 a.m. to 10:00 p.m. on Sundays through Thursdays.
  - From 10:00 a.m. to 10:15 p.m. on Fridays, Saturdays, and days preceding national holidays.
15. The public address (PA) system should be designed so that it does not exceed a L<sub>max</sub> of 70 dBA at the neighboring noise sensitive land uses, i.e., residences. This would require the installation of a distributing sound system with highly

directional and carefully aimed loudspeakers around the bleachers and field. The distance between the loudspeakers and the coverage area should be minimized to reduce spill to the community. In addition, the PA system output volume should be regulated by an audio processor with the ability to limit the audio output levels (e.g. compressor/limiter).

16. Concert events are required to use the Stadium's public address system.
17. Install sound monitoring devices in and around the stadium, in the stadium seating bowl (typically at the mix position), on the stadium property, and/or within the surrounding residential areas.
18. Sound absorbing materials are used on the exterior stadium structures where appropriate and effective to reduce noise levels at adjacent off-site sensitive receptors.
19. Private security is provided for University owned parking areas.
20. Vehicles may idle only in approved designated areas on the private property.
21. Parking structures located within 200 feet of any residential use shall be constructed with a solid wall fronting the residences and utilize textured surface on garage floors and ramps to minimize noise.
22. The University implements best management practices for transportation demand management to reduce the traffic generated noise.
23. The loading dock and trash recycling areas for the stadium are in the below grade level which will preclude noise from this source at exterior locations.
24. Truck traffic and deliveries used for events load and unload in the below grade area.
25. The Traffic Management Plan is reviewed and updated administratively between the City and the University on an annual basis and when changes to events are proposed.
26. Set-up and take-down for said concerts shall be conducted in such a manner that trucks are utilized in the below-grade area and active take-down after concerts shall be limited to 2 hours after evening concert completion. All set-up and take-down activities shall follow regulations enumerated in City Code Section 9-5-20 and Section 10-4-18.

Commissioner Lindwall led Commission discussion and review of the Standards for Amendments (Section 6-3-4-5).

1. Whether the proposed amendment is consistent with the goals, objectives and policies of the Comprehensive General Plan as adopted and amended from time to time by the City Council: The Comprehensive General Plan and the Zoning Ordinance support the growth and evolution of the University while recognizing its place in a residential environment meeting the standard. Large-capacity public-facing concerts have little to do with the educational mission of the University and do not meet the intent and goals of the Comprehensive Plan. There was some disagreement, with the explanation that construction of a new stadium for only 7 football games is not the highest and best use of the property.
2. Whether the proposed amendment is compatible with the overall character of existing development in the immediate vicinity of the subject property: Given the

lack of nearby parking and the challenges of transporting large numbers of people for concerts, the standard cannot be met. However, with appropriate conditions and a MOU, the amendment can be adapted to better suit the immediate neighborhood and then the standard could be met.

3. Whether the proposed amendment will have an adverse effect on the value of adjacent properties: Studies provided by the applicant mainly focus on sports facilities and not concert venues. Neighbors presented evidence to support their assertion that property values will be adversely affected by a comparable concert venue. That leads to the standard not being met. Some disagreement was expressed that the evidence and testimony submitted shows there would be impacts from the proposed uses on adjacent properties, however, an MOU which would regulate how these uses are managed as part of the Planned Development Ordinance could ensure necessary mitigations to address any concerns and thus meet the standard.
4. The adequacy of public facilities and services: There was discussion that the standard is not met with regards to existing public transportation infrastructure and the projected reduction in the level of service at certain intersections for the contemplated concerts and events. However, there was testimony provided that indicated that the infrastructure was sufficient for football games and implementing a Traffic Management Plan and negotiating improvements with the university can lead to the adequacy of public facilities and services being met for the contemplated concerts and events.

**Commissioner Lindwall made a Motion to recommend approval for a Zoning Text Amendment to the City Council for the U2 University Athletic Facilities District, zoning case number 23PLND-0010. Seconded by Commissioner Hewko. Chair Rodgers proposed an amendment as follows:**

- Intramural, intercollegiate, or amateur sports and athletic events and practice thereof.
- Band playing and practice in connection with another permitted use.
- Outdoor lectures, speakers, non-musical festivals, social events and other community or cultural events, and musical performances in conjunction or associated with the foregoing (which shall require loudspeaker permits from the City for any noise amplification), hosted by the University or City and designed for the University or local community with conditions in a Memorandum of Understanding. Such events shall not include any outdoor plaza rentals to organizations not affiliated with the University or City.
- Banquet halls, including breakfasts, luncheons, dinners, meeting, and dining room facilities, provided that attendance is limited to the capacity of the specific facilities.
- Off-street parking for hospital employees and for university students, employees, guests, and invitees.
- Public-facing concerts, provided the conditions for use be listed in a Memorandum of Understanding.

- Any uses not outlined herein shall require approval by the City's Special Events Committee.

**Seconded by Commissioner Hewko. A roll call vote was taken, and the motion failed, 3-6. Reverting to the original motion to recommend approval of the text amendment as written. A roll call vote was taken, and the motion failed, 2-7.**

**Communications**

There was none.

**Adjournment**

Commissioner Lindwall motioned to adjourn, Commissioner Hewko seconded, and the motion carried, 9-0.

Adjourned 11:48 PM.

The next meeting of the Evanston Land Use Commission will be held on **Wednesday, October 25, 2023, at 7:00 PM, in the James C. Lytle Council Chambers in the Lorraine H. Morton Civic Center.**

Respectfully submitted,  
Amy Ahner, AICP, Planning Consultant

Reviewed by,  
Meagan Jones, AICP, Neighborhood and Land Use Planner