
Ryan Field

1 message

██████████ via Public Comment <publiccomment@cityofevanston.org>

Thu, Nov 9, 2023 at 2:14 PM

Reply-To: ██████████

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

I really love the stadium. I would be absolutely devastated for it to go. That would make me so, so sad! Mr. Mayor and City Council, please, please save the stadium! I am really begging on a very personal level.

I also oppose the concerts because the neighbors don't want them.

Realmente amo el estadio. Estaría absolutamente devastada si desapareciera. ¡Me haría tan triste! ¡Señor Alcalde y el Concejo Municipal, por favor, salve el estadio! Verdaderamente, les estoy rogando en una manera muy personal.

También estoy opuesta a los conciertos porque los vecinos no los quieren.

Stephanie

Northwestern University zoning amendment

1 message

Heather Battle [REDACTED]
To: publiccomment@cityofevanston.org

Thu, Nov 9, 2023 at 3:51 PM

Hello members of the City Council,

After the confounding vote on October 30th, it occurs to me that we could use the University's desire for economic enrichment via commercial entertainment to our benefit. If a private university wants a commercial space they should have to pay property tax on that real estate. In that way the University would get what they want and Evanston would get what it wants and desperately needs: Property Tax Revenue. It's an elegant solution to a thorny and slippery problem.

It is premature to allow a vote on their zoning amendment without a Good Neighbor Agreement in effect. They desperately want this zoning amendment. Let's make them work for it. Clearly half of the council are in favor of holding Northwestern accountable in a measurable and legal manner. The other half are misguided as to their duty to the wards they represent, mine included. I have let him know my feelings on the matter.

The mayor has a duty to vote in the best interests of Evanston. By voting in favor of the amendment he did the opposite and I hope he shows more spine in the future.

Further, and I know this is slightly off topic, Pat Ryan is a reprehensible human in the ways he supports organizations financially. He is actively working to remove access to womens' healthcare. He also provided significant financial support to a Wisconsin political candidate that was unapologetically active in the Jan 6th riots. Stop positively reinforcing this man. If you can reconcile his ideology with your own principles and choose bootlicking of Northwestern then I don't know what to say to you. Evanston should NOT be supporting anything he wants to do. Pat Ryan is not an Evanstonian and we owe him absolutely nothing. Do your jobs and refuse to support bigotry.

Respectfully submitted,
Heather Battle

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AGAIN REVISED Northwestern Revised MOU with Public Benefits - Submitted 11-11-2023 AT 6:00 P.M.

1 message

Michael Vasilko [REDACTED] Sun, Nov 12, 2023 at 1:50 PM
To: "Revelle, Eleanor" <erevelle@cityofevanston.org>, "ckelly@cityofevanston.org" <ckelly@cityofevanston.org>, "mwynne@cityofevanston.org" <mwynne@cityofevanston.org>, Thomas Suffredin <tsuffredin@cityofevanston.org>, Jonathan Nieuwsma <jnieuwsma@cityofevanston.org>, Bobby Burns <bburns@cityofevanston.org>, Devon Reid <dreid@cityofevanston.org>, Kristian Harris <kharris@cityofevanston.org>, "cityclerk@cityofevanston.org" <cityclerk@cityofevanston.org>, Stephanie Mendoza <smendoza@cityofevanston.org>, Luke Stowe <lstowe@cityofevanston.org>, Daniel Biss <dbiss@cityofevanston.org>
Cc: David DeCarlo <ddecarlo@mostlivablecity.org>, Yvi Russell [REDACTED], Mary Rosinski [REDACTED], Lesley Williams [REDACTED], "ray f." [REDACTED], Darlene Cannon [REDACTED], Leslie McMillan [REDACTED]

Why is the Mayor and certain councilmembers forcing the Northwestern Applications down the throats of your constituents?

I thought I had the most current CBA description referenced below in my first email. Then I learned (today) that just yesterday a new revised MOU / CBA was posted yesterday. Personally, I can't keep up.

Then I learn Evanston hired an attorney, who was previously part of Evanston's Law Department, to help review and redline the CBA drafts. That firm is Ancel Glink. I have nothing against them, and on Thursday night lawyers from the community recommended the city hire an outside attorney, a Contract Attorney. The problem is, Ancel Glink does not appear to be "CONTRACT" Attorneys. Here is their website:

<https://ancelglink.com/PracticeArea>

There is no mention of Contract Law. They do government work. Contract Law is different from Land Use.

I wish I knew who among you is giving the council such bad advice.

There is too much packed into the agenda for Monday. The NU Applications need to be tabled because the community is not yet in agreement. Tomorrow, the focus needs to be on the budget.

Further, there are 14 Special Orders of Biss-ness, which further limits community and council member participation.

I hope there are council members who see how wrong and disrespectful the NU Process and the Budget Process have become.

Please do the right thing and allow more time for public deliberations for these very serious matters.

Thank you,
Mike

Northwestern Revised MOU with Public Benefits - Submitted 10.30.23

2 messages

Michael Vasilko [REDACTED]

Sun, Nov 12, 2023 at 11:22 AM

To: Kristian Harris <kharris@cityofevanston.org>, "cityclerk@cityofevanston.org" <cityclerk@cityofevanston.org>, Stephanie Mendoza <smendoza@cityofevanston.org>, Luke Stowe <lstowe@cityofevanston.org>, Daniel Biss <dbiss@cityofevanston.org>

Cc: "ckelly@cityofevanston.org" <ckelly@cityofevanston.org>, "mwynne@cityofevanston.org" <mwynne@cityofevanston.org>, Jonathan Nieuwsma <jnieuwsma@cityofevanston.org>, Bobby Burns <bburns@cityofevanston.org>

Councilmember Harris announced during the November 9, 2023, Community Meeting Regarding NU's Community Benefits Agreement, that the city had "just posted the CBA". This announcement came during the 11/9 meeting. The document is titled below: Northwestern Revised MOU with Public Benefits – Submitted 10-30-2023.

[Proposed Projects | City of Evanston](#)

Ryan Field Stadium

- [Northwestern Revised MOU with Public Benefits - Submitted 10.30.23](#)

Clarify if this is the document that the City Council received early afternoon on 10/30, and the same document that was said to be distributed by the Corporation Council to councilmembers. Confirm this is accurately stated.

Obviously, this document was not part of the 10/30 packet. It was not posted by the city 48-hours in advance as required by law. The public's first access to it was sometime after 11/9 6:00 p.m.; 10 days after the 10/30 meeting when a vote was taken.

You must realize the process reeks of an OMA Violation, and a total disregard for informing the residents.

The 11/9 meeting was the FIRST CBA meeting to have occurred. The information gathered by councilmembers during the 11/9 meeting will require the CBA document to be completely re-written by an independent qualified "Contract" attorney.

The conclusion of the 11/9 meeting was that the NU projects and the CBA must be tabled to provide time to hire a Contract Attorney and for council to properly evaluate the CBA WITH the community.

Mike Vasilko

6th Ward
[REDACTED]

Public Comment

2 messages

Carl Klein [REDACTED]

Sun, Nov 12, 2023 at 8:19 AM

To: Clare Kelly <ckelly@cityofevanston.org>, Kristian Harris <kharris@cityofevanston.org>, Melissa Wynne <mwynne@cityofevanston.org>, Jonathan Nieuwsma <jnieuwsm@cityofevanston.org>, Bobby Burns <bburns@cityofevanston.org>, Thomas Suffredin <tsuffredin@cityofevanston.org>, Eleanor Revelle <erevelle@cityofevanston.org>, Devon Reid <dreid@cityofevanston.org>, Juan Geracaris <jgeracaris@cityofevanston.org>
Cc: Daniel Biss <dbiss@cityofevanston.org>, Luke Stowe <lstowe@cityofevanston.org>, City Clerk <cityclerk@cityofevanston.org>

Good morning City Council, Mayor, City Manager, and City Clerk,

Below is the text of my full public comment at the 11/11/19 City Council Meeting. You can watch the video here: <https://youtu.be/QEbE5CvAHog?t=2090>

While my public comment was for another project, everything I said in 2019 still applies today.

Cordially,
Carl Klein

Neither snow nor rain nor gloom of night stays these citizens assembled tonight from the swift completion of their appointed duty to hold you accountable.

Well here we are in the middle of budget discussions. Let me remind you what the 2020/2021 Proposed Budget says on page 16: "The projected budget for the General Fund shows a deficit of \$2.1 million. ... It is ... caused by a loss of \$480,000 in revenue to the General Fund from the Good Neighbor Fund agreement with Northwestern, which is set to expire in 2020. The City will begin discussions with the University in early 2020 with the goal of a renewed financial commitment to the City from Northwestern."

So let's first acknowledge that we are facing a budgetary deficit yet again. Then, let's acknowledge that residents don't want to feel nickled and dimed to death with added taxes and fines.

Evanstonians pay an average annual property tax bill of more than \$8,200.

The City of Evanston has the most burdensome property taxes in the state and the seventh-highest in the nation. This is according to an analysis of Census data done by Jonah Meadows from Patch. (<https://patch.com/illinois/evanston/evanston-approves-2019-budget-increased-property-taxes-fees>)

Now, let me remind you that two years ago Marty Lyons, former Assistant City Manager/Chief Financial Officer, sent City Council on April 18, 2017 a Northwestern University/Tax Exempt Property Analysis (<https://www.cityofevanston.org/home/showdocument?id=1241>).

This analysis found that Northwestern University should be paying the City of Evanston close to \$29 million each year as part of the City portion of their total property tax levy. The total tax levy for all taxing bodies would be over \$200 million. Yes, this was a simple analysis. But it revealed that Northwestern University, the largest landowner in the city, is not contributing an equitable amount through a plan for payment in lieu of taxes.

Northwestern University has 237 buildings with a combined 11,291,698 square feet on over 240 acres.

Northwestern University has a \$10.5 billion endowment which generates interest annually.

The City of Evanston should request Northwestern University to use the proceeds of the interest earned on the endowment to pay the estimated \$29 million amount while leaving the principal of the endowment in tact.

City Council should start serious discussion of setting up a legitimate payment in lieu of taxes for Northwestern. Northwestern puts numerous burdens on our police, fire, and public works resources.

Just because Northwestern University (which is really run like a private corporation) has millions of dollars in endowment and has a top notch legal team does not mean that the city government should roll over and give them whatever they request. This should not be done especially when the requested action would adversely effect local residents while the university makes millions of dollars in profit and continues to not pay property taxes. We should not allow Northwestern University to profit off the city and get off scot-free.

If this was truly equitable the City of Evanston would demand Northwestern University pay their fair share of taxes or contributions in lieu of taxes.

Finally, let me remind you that Northwestern University's motto quotes Philippians 4:8:

"Finally, brothers, whatever is true, whatever is noble, whatever is right, whatever is pure, whatever is lovely, whatever is admirable-if anything is excellent or praiseworthy-think about such things."

How noble, admirable, praiseworthy is it to encourage city council to disregard our local laws — that is our zoning code or codified comprehensive plan?



No to rezoning

1 message

Lori Lichtman-Sander [REDACTED]

Sun, Nov 12, 2023 at 5:48 PM

To: publiccomment@cityofevanston.org

Maintain the integrity and spirit of our neighborhood....no rezoning. No mega concerts! Yes to football!

Thank you for your consideration!

Lori Sander

Sent from Lori's iPhone

Ryan Stadium Suggestion > Temporary 2 Year Zoning VARIANCE to test and learn

1 message

Chris Chaudruc [REDACTED]

Mon, Nov 13, 2023 at 7:21 AM

To: dbiss@cityofevanston.org, publiccomment@cityofevanston.org

Hello Mayor Biss -

I am a close neighbor of the stadium - I live 5 houses away from the main parking lot.

Believe me - having large concerts in the middle of this residential area is going to really change this neighborhood.

But this "once in a lifetime financial windfall" from Northwestern is a nice benefit to our City.

I get it. You're in a hard spot.

You need to balance "The needs of the many VS the needs of the few"

Can you please work with the City Council to SHAPE THIS OFFER TO OUR MAXIMUM BENEFIT?

1) Do not give away a PERMANENT ZONING CHANGE for a MERE TEN YEAR BENEFIT.

2) Offer NU the following:

- Post construction and when the stadium opens NU gets a **TWO YEAR ZONING VARIANCE**

- This is NON BINDING at the end of two years - it does NOT become PERMANENT

- During YEAR ONE - NU gets 6 Big Concerts and "Unlimited Other Events"

- During YEAR TWO - if things go well - NU gets 10 Big Concerts and "Unlimited Other Events"

3) During the Two Years - The City of Evanston and the neighbors can evaluate the impact. Maybe it's not as bad as we think. Maybe it is awful. The point is - WE HAVE NO IDEA. We need to have a **"test and learn"** phase to this project before changing the zoning permanently.

4) There will be suggestions and further recommendations that come out of that two year trial that we cannot even imagine right now.

I think this is a sensible approach that helps acknowledge the concerns of the neighbors and give NU a path to their future state "Entertainment Zone".

Thanks,
Chris Chaudruc



Opposed to NU Rezoning Request

1 message

Kristin Gover [REDACTED]
To: cityclerk@cityofevanston.org

Mon, Nov 13, 2023 at 2:54 PM

Dear Ms. Mendoza,

I am writing to you today to report my opposition to Northwestern's request to rezone its stadium and arena to allow for-profit events. This change would be a major departure from their existing purpose and will impose significant costs on our community. Northwestern shouldn't get richer at our community's expense.

The Land Use Commission, after countless hours of meetings and review, voted against this expansion and I feel the city should reflect on that decision and appreciate that work.

I live within 500 feet of the stadium and know that it will significantly impact my life, and in no way bring the kind of benefits Northwestern proposed.

Thank you for documenting my position.

Kristin Gover
[REDACTED]



NU stadium

1 message

Brett Gover [REDACTED]
To: cityclerk@cityofevanston.org

Mon, Nov 13, 2023 at 3:08 PM

Dear Ms. Mendoza,

I am an Evanston resident writing to say that I OPPOSE the rezoning of Ryan Field. As the Land Use Commission determined, the proposed rezoning would clearly violate Evanston zoning ordinances and the city's own Comprehensive Plan. The deafening noise levels, gridlocked traffic, parking nightmares, drunken behavior, and opportunistic crime would have a devastating impact on the surrounding areas.

Northwestern has argued that six concerts is no big deal — less than 3 percent of days in the year. But this is disinformation. Northwestern is also asking for unlimited 10,000-person events and up to sixty 7,500-person "community" events. If Evanston were to grant Northwestern the zoning change, there could be multiple events every week. And as other citizens have pointed out, even events of just 4,000 person cause major disruptions.

Zoning ordinances matter deeply to Evanston residents, and I hope they matter deeply to the mayor and councilmembers, too. It would be a tremendous injustice to allow Northwestern to impose a radical rezoning.

I think if Evanston is going to continue to thrive, it has to protect livability, not sell out neighborhoods to Northwestern and its billionaire donors. Honestly, it's shocking that the rezoning proposal has gone this far. A giant commercial entertainment complex has no place in the heart of Evanston residential areas.

Thank you.

Brett Gover

PAUSE ALL VOTES RELATED TO RYAN FIELD STADIUM

2 messages

Evanston CABG [REDACTED]

Mon, Nov 13, 2023 at 4:22 PM

To: Clare Kelly <ckelly@cityofevanston.org>, "kharris@cityofevanston.org" <kharris@cityofevanston.org>, Melissa Wynne <mwynne@cityofevanston.org>, Jonathan Nieuwsma <jnieuwsm@cityofevanston.org>, Bobby Burns <bburns@cityofevanston.org>, Eleanor Revelle <erevelle@cityofevanston.org>, tsuffredin@cityofevanston.org, Daniel Biss <dbiss@cityofevanston.org>, Stephanie Mendoza <cityclerk@cityofevanston.org>

Good afternoon,

Community Alliance for Better Government and its membership have worked alongside thousands of residents across Evanston to echo the concerns of the Ryan Field redevelopment and proposed zoning change. We are asking the following of City Council:

Table the vote on the rebuild and MOU to allow all of Evanston to review NU's terms and negotiate a better deal with more community input. The MOU should be for the stadium rebuild and NOT rezoning or commercialization. **Table the vote for rezoning until the stadium is built**; only then the City Council can better assess the potential impacts on the City as a whole.

These "negotiations" have been had with minimal stakeholder engagement and extreme haste. This rush is leading Evanston down a dangerous path of failing to capitalize on leverage while potentially trapping the city in a bad deal. Listen to the Land Use Commission's recommendations, citizen testimonies, collected petition signatures, and public comments that have overwhelmingly warned and pleaded throughout this process. Ignoring them would be a dereliction of your duties.

Signed,

Community Alliance for Better Government Board of Directors



Keep the pressure on!

1 message

Lori Lichtman-Sander [REDACTED]
To: publiccomment@cityofevanston.org, dbiss@cityofevanston.org

Tue, Nov 14, 2023 at 8:39 AM

Can Daniel Biss stay impartial now that Northwestern has him in their pocket? Who's protecting the interests of the neighborhood surrounding the stadium. That's not just Evanston. This affects Wilmette as well.

Is Northwestern able to do whatever they want because they have so much money? If that's the case, then they don't need to hold concerts to offset stadium maintenance costs. They can just PAY to maintain the stadium.

Football and stadium yes, mega concerts no!

Sincerely,

Lori Sander

Sent from Lori's iPad

Organization Chart

The City of Evanston operates under a Council-Manager form of government. The non-partisan legislative body is comprised of ten elected officials consisting of a Mayor and nine ward Council Members. Through the Council-Manager form of government, elected officials create policy and direct the City Manager in the implementation of those plans. This places the responsibility for day-to-day provision of services on a professional manager and staff.

