



Vote "No" on Rezoning and MOU

1 message

Kathleen Lifton [REDACTED]

Mon, Nov 20, 2023 at 4:22 PM

To: dbiss@cityofevanston.org, ckelly@cityofevanston.org, kharris@cityofevanston.org, mwynne@cityofevanston.org, jnieuwsmas@cityofevanston.org, bburns@cityofevanston.org, tsuffredin@cityofevanston.org, erevelle@cityofevanston.org, dreid@cityofevanston.org, jgeracaris@cityofevanston.org, cityclerk@cityofevanston.org

Dear Mayor Biss and Council Members,

I am Kathy Lifton and live in Southeast Wilmette.

The Northwestern design has the stage for the proposed outdoor mega rock concerts facing Northwest. According to the Arup sound study, 70 decibels of sound will project into Wilmette as far north as Maple Park.

This will include sound from the 4 - 7 days of sound system setup as well as concert day. Let's assume an average of 5 days setup and one concert day for a total of 6 days per concert. Six concerts times 6 days equals 36 days of sound reaching 70 decibels for residents of Wilmette. The noise pollution is not just the duration of the 2 or 3 hour concert.

If the proposed concerts are approved, and, given three months of summer, Wilmette residents will be subjected to sound reaching 70 decibels for over a third of the summer.

Wilmette does not get to vote on the proposed concerts, nor does it receive any benefit. Please vote 'no' on the proposed zoning change to allow the outdoor, mega concerts.



Voting on Ryan proposal

1 message

Adrienne Lieberman [REDACTED]

Mon, Nov 20, 2023 at 3:34 PM

To: ckelly@cityofevanston.org, kharris@cityofevanston.org, "Ald. Melissa Wynne" <mwynne@cityofevanston.org>, jnieuwsmma@cityofevanston.org, bburns@cityofevanston.org, tsuffredin@cityofevanston.org, erevelle@cityofevanston.org, dreid@cityofevanston.org, jgeracaris@cityofevanston.org, cityclerk@cityofevanston.org

Please vote no on rezoning for Ryan Field.

The Land Use Commission, after lengthy study and much input, already voted down the proposal 7-2. Much of the money that NU recently promised, causing the decision to ignore this vote, is money that NU already contributes or that the city could legally require. So, the finances offered are misleading.

In addition, there is no trial period or sunset clause despite the fact that NU offers no viable traffic plan, no viable noise plan, and no viable parking plan.

I now live in S. Evanston, but I used to live less than a block away from the stadium. The disruption from fans of the several football games each year--garbage, lawn trampling, rowdy behavior, driveway blockage--will pale in comparison with the disruption bound to inconvenience Ryan neighbors as a result of the concerts.

Sincerely,
Adrienne Lieberman

[REDACTED]

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[REDACTED]

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[REDACTED]

--

Adrienne B. Lieberman

[REDACTED]



Please vote against the rezoning of Ryan Field

1 message

Ellisa Cole [REDACTED]

Mon, Nov 20, 2023 at 3:25 PM

To: bburns@cityofevanston.org, cityclerk@cityofevanston.org, ckelly@cityofevanston.org, dreid@cityofevanston.org, erevelle@cityofevanston.org, jgeracaris@cityofevanston.org, jnieuwsma@cityofevanston.org, kharris@cityofevanston.org, mwynne@cityofevanston.org, tsuffredin@cityofevanston.org

Dear Mayor Biss and Aldermen and women of Evanston,

I think it is a big mistake to rush into approving all these zoning changes that Northwestern seems so desperate to have passed. Let them build their new, fancy stadium but there's no need for all the added rezoning and approval of massive concerts.

Northwestern is once again attempting to manipulate and control you all. There are no jobs of generational wealth for Evanstonians. That is a manipulative tactic. Please vote no.

The large buckets of cash and money will not come as Northwestern has promoted. That is a manipulation tactic. Please vote no.

There is still no traffic or public safety plan for the concert events. Northwestern is fooling the council when they try to underplay this important fact. Please vote no.

Approving rezoning so that a university can host rock concerts is a bad idea that the city will probably regret. Please don't fall for the manipulation.

Please vote no.

Regards,

Ellisa Cole
[REDACTED]



Vote "No" on Rezoning and MOU

1 message

Steve Slaggert [REDACTED]

Mon, Nov 20, 2023 at 3:20 PM

To: dbiss@cityofevanston.org, ckelly@cityofevanston.org, kharris@cityofevanston.org, mwynne@cityofevanston.org, jnieuwsmas@cityofevanston.org, bburns@cityofevanston.org, tsuffredin@cityofevanston.org, erevelle@cityofevanston.org, dreid@cityofevanston.org, jgeracaris@cityofevanston.org, cityclerk@cityofevanston.org

Mayor Biss,

I'm asking you to vote no on the rezoning request for Ryan Field. Evanston should protect the quality of our neighborhoods, not diminish them.

Steve Slaggert
[REDACTED]

Sent from my iPhone

member of the City Council is requested to vote to table consideration of both NU Ordinance proposals for at least 30 days.

This would provide time to enable a duly authorized Evanston negotiation team acting with full advice of counsel and consistent with all previously enacted principles of sound zoning and land use obtain a revised deal from NU that can be expected to receive the approval of not less than six or seven council members.

Any approval of the NU Ordinances by less than 6 or 7 Council Members would seem to be a violation of applicable Evanston and Illinois law in the opinion of a number of Evanston resident attorneys who have signed a statement to that effect. Any zoning decision affecting any significantly large piece of Evanston controlled property impacting a large number of Evanston residents should always require the approval of at least a 2/3 majority of Council Members as a matter of good governance and equity even if such 2/3 majority is not strictly required under the particular facts and circumstances of such matter.

Respectfully submitted.

James G. Froberg
Taxpayer and Voter



- **NO Imposition of Evanston Resident Only Parking Restrictions on Residential Streets on all Ryan Field Event Dates**
- **NO Annual NU Direct Payments To Evanston for granting perpetual rights (Would Requiring At Least \$2 Million For 95 Years or As Long as NU hosts Concerts be completely appropriate? Evanston hasn't even seriously asked NU for anything close to fair market value.)**
- **NO NU Property Value Indemnity To Protect Real Estate Owners Within 1 mile of Ryan Field From Any Loss Of Real Estate Value OR Damage To Foundations Caused by NU (Evanston hasn't even seriously asked NU for anything)**
- **NO NU Event Day Payments To Impacted Residents By Shuttle Traffic (Evanston hasn't even seriously asked NU for anything) (Would \$100; \$500 or \$1,000 Per Day be a fair amount to require NU to pay residents?)**
- **NO NU Event Day Payments To Impacted Central Street Residents By Traffic (Evanston hasn't even asked NU for anything) (Would \$100; \$500 or \$1,000 Per Day be a fair amount to require?)**
- **NO NU Event Day Payments To Impacted Central Street Business By Traffic (Evanston hasn't even asked NU for anything) (Would \$1,000 \$2,500 or \$5,000 Per Day be a fair amount to require to protect those businesses?)**
- **NO NU Indemnification And Payment Of Event Day Parking Tickets Not Paid By Ticketed Attendees within 120 Days After Tickets Issues. (Evanston hasn't even asked NU for anything to protect Evanston for any payment guaranty.)**
- **NO NU Reimbursement To Evanston Community Based Organizations For Costs Incurred To Prepare Statements To Zoning Commission And City Council. (Evanston hasn't even asked NU for anything to reimburse anything for these costs caused by NU)**

-HOW DID CITY HALL LEADERSHIP LET THIS OUT OF CONTROL NU LAND USE GRAB FOR LESS THAN FAIR MARKET VALUE GET THIS FAR WITHOUT CLEAR DELEGATION OF NEGOTIATION AUTHORITY TO A BALANCE TEAM OF NEGOTIATORS?

HOW MUCH REAL OPPORTUNITY EXISTS FOR ALL COUNCIL MEMBERS TO ASK SERIOUS QUESTIONS & OBTAIN VERIFIABLE ANSWERS TO ALL LEGAL QUESTIONS THE COUNCIL HAS AND RESIDENTS HAVE RAISED FROM NEWLY RETAINED INDEPENDENT COUNSEL?

In the interest of demonstrating to all Evanston voters that all the members of the Evanston City Council respect good government and good government processes each

Evanston does not need this NU deal unless the terms benefit all of Evanston for as long as NU is causing disruption through hosting 6 Concerts PLUS 60 other large events PLUS unlimited other events at Ryan Field.

The traffic congestion, noise and air pollution will affect all parts of Evanston as the 28,000 or even the 10,000 attendees descend on Evanston from the North, South and West by their own cars or by taxis and ride share cars for those 6 Big Concerts Every 2 Weeks + those 60 Big Ticket Events Every 4 Weeks at Ryan Field From Memorial Day through Labor Day Every Year Forever and Ever.

Evanston does not need to grant any perpetual NU deal if Evanston does not get full fair perpetual market value.

Evanston does not need any NU deal that has been described already as worse than the infamous 75 year sale of Chicago parking meter deal.

Evanston should hit the pause button on any approval of both NU requested ordinances until Evanston gets a formally and duly authorized negotiating team in place that has been approved by a proper vote of the City Council.

That team should include at least two council members who have expressed concern about the NU demands as well as representatives from organized community groups from the 6th and 7th Wards.

Those two Wards and their residents are most adversely impacted by any physical damage from NU construction activity and NU demands to host at 66 big events plus unlimited smaller events each year and every year in perpetuity.

When the NU's selfish 66 Concert and event demands hit the fan it does not cover everyone equally.

Will Pounding into bedrock at Ryan Field during Construction Damage Local Building Foundations?

One issue raised by one resident is that the pounding into bedrock to create pylons to support a new Ryan Field may damage the foundations of nearby homes, apartment buildings, and businesses. That damage may not be covered by typical homeowner policies unless special actions are taken. Ask your insurance agent for details.

The City Council should never approve any defective deal that does not protect all Evanston residents!

NU deal For 6 Concerts PLUS 60 big Events Exposes Evanston Residents to Damages with No Compensation or Rights.

The NU deal as proposed to be voted on contains:

But the NU Chief Operating Officer publicly stated on November 15th that NU has no price tag on the CBA

But wait a minute, it has been publicly reported that on November 15th the NU COO stated to a meeting of the NU Faculty Senate that NU had not attached a specific price tag to the CBA .

And the NU COO stated (with respect to that \$175 million amount) -

Quote: "Certain council members may have come to their own math".

A November 15th Town Hall Casts Doubts on the City Council's Numbers and Processes to Negotiate the NU deal.

Meanwhile at a Town hall meeting hosted by council members Reid and Burns on November 15th, dozens of Evanston residents who attended stated opposition to the form and content of the NU ordinances, the latest drafts of the MOU and its incomplete and weak terms and schedules to protect Evanston and its residents, and the inadequacy of the CBA.

Council members Reid and Burns were expressly confronted with the NU COO statement that the CBA does not necessarily add up to \$175 million to NU..

Council members Reid and Burns seem to declare they negotiated away any potential perpetual CBA from NU for only a 15 year CBA while NU gets to use Ryan Field to generate NU cash forever.

Both council members stated they supported only getting 15 years of NU CBA payments they negotiated rather than getting NU CBA payments for the perpetual NU zoning benefits. They stated that they asked for 20 years but settled for only 15 years.

Council members acknowledged he had no authority from the City Council to negotiate with NU.

But here's the problem with that "deal", as noted by numerous Evanston resident's at the November 15 town hall, Council members Reid (and perhaps Burns) acknowledged that no council members were formally authorized by the Evanston City Council to negotiate any terms with NU.

There was an extended back and forth between Mr. Reid and residents as to whether it was appropriate for any Council members to negotiate anything on behalf of Evanston without first getting legal authority from the Council to negotiate.

Shame on the Evanston council members who keep peddling this "we got the best deal we could from NU" narrative. What do you mean by "we" Ke-mo-sah-be as that noted Potawatomi TV character Tonto might ask?

NU NEEDS THIS DEAL MORE THAN EVANSTON DOES.

- That 66 number is what the pertinent language from NU's proposed text amendment says: 66! We all can look it up.

With typical Evanston Weather everyone with a calendar and a pocket calculator knows that NU will have to schedule 6 Big Concerts Every 2 Weeks + 6 Big Ticket Events Every 4 Weeks at Ryan Field From Memorial Day through Labor Day Every Year Forever and Ever.

You don't have to be a weather guru to know Evanston weather will require all concerts – the 6 biggest PLUS the 60 big ones – to occur over a 15-week or less period from late spring to early fall in perpetuity.

- That's four big events outside or around Ryan Field every week with up to about 10,000 people every year forever.

- Plus one of each of the 6 mega-concerts for 28,000 music fans inside the stadium every two-and-one-half weeks forever.

Only Six concerts at the new Ryan Field? It's not just a false deflection that hides the real number – 66. But it further deflects the obvious that NU seeks to create a massive, summer-long performance entertainment venue every year forever while claiming only to want 6 Concerts and pay Evanston nothing close to fair market value for the surrender of Evanston zoning rights.

Which leads us to NU's newer third false narrative.

The New Third False NU narrative Involves Offering Vague Community Benefits to Evanston

On October 30, Northwestern launched its third false narrative – that it's offering the city of Evanston \$100 million in return for the zoning changes it seeks.

But the Media Poked Holes in the NU Claimed CBA offerings.

Fortunately, the media took a closer look at that \$100 million community benefits agreement (CBA) whopper – and it collapsed under the weight of a straightforward analysis as noted by Steve Harper in his guest essay in the Evanston Round Table as did others.

But At Least 4 Council Members Seem to Have Bought the Claimed NU CBA Ruse And Began Unapproved Negotiations.

Unfortunately a few or more of the four council members who are vocal in their support of NU's plan to gut the U2 District have worked with NU without any formal council authority to pump up the sketchy amount on that shaky CBA false foundation.

Some Evanston Council Members Publicly Tout that the CBA is now worth \$175 million in "Value" while NU looks on..

At the November 13th Council Meeting councilman Reid announced the NU CBA pledge is now up to a package worth \$175 million of "value".

NU has engaged in a divide and conquer strategy with false claims about the Ryan Field rebuild. Such tactics should not be rewarded by the City Council rolling over and caving in to NU.

As noted in a recent guest essay in the Evanston Round Table, for months, Northwestern spread two false narratives framing the most consequential zoning issue in Evanston's history. The Evanston Land Use Commission exposed and exploded the first falsity. The second falsity endures.

NU has falsely claimed that it needed at least \$2 million in Concert revenue to rebuild Ryan Field while omitting that NU is currently receiving \$60 to 100 million bucks from its share of Big 10 TV deals perhaps in perpetuity plus all other existing revenue from old Ryan Field.

That first whopper of a false narrative was NU's false claim that it needed \$2 million expected from six concerts to make the new Ryan Field financially viable.

- In the ensuing discussion, the NU's more than \$14 billion endowment had nowhere to hide.

- And let's not forget the \$60 to 100 million bucks NU will get from its share of Big 10 TV in perpetuity that NU fails to acknowledge NU will receive over the next 7 years.

- And let's not forget the additional millions NU will get for fat cat sky boxes and various naming rights for plazas, washrooms, and other spots around Ryan Field.

As they say, money talks unless NU tries to hide its revenue sources and the City Council seems willing to turn a blind eye to their fiduciary duties to Evanston and its taxpayers.

The Zoning Commission blew up that first false NU narrative by recognizing it as false and denying the NU Zoning Change Request

I, like others, sat through the three longland use hearings before the Commission recommended approval of the Ryan Field Rebuild but denied approval of the Zoning Change request. Evanston's Land Use commissioners had a few choice words describing NU's absurd suggestion that it only asked for 6 Concerts each year: "unconvincing," "unfortunate," "not credible." Even Commission Chair Matt Rodgers, NU's possible ally, found NU's assertion "laughable."

The second false NU narrative about only asking for 6 Concerts while actually seeking approval for an additional 60 large events is even more cynical but it survives in the media thanks to NU continuing to beat that false narrative.

But the second false NU narrative has not only survived, but also has dominated the media coverage of the new stadium: that NU wants "only" six concerts per year at and around Ryan Field.

- That only 6 number is incorrect. NU wants and is demanding 6 Concerts PLUS 6 large events each year PLUS unlimited smaller events forever.

SCHOOL IS IN SESSION NU GIVES STUDENTS FREE FOOTBALL TICKETS - THE SAME COURTESY SHOULD BE EXTENDED TO TAXPAYERS FOR ANY CONCERTS)

THE MATTERS SURROUNDING THESE TWO NU REQUESTS ARE LIKELY TO DRAW IMMENSE COMMENTARY OVER THE COMING YEARS. IT APPEARS TO ME THAT EVANSTON SHOULD MAKE SURE THAT THE PROCESSES IT USED TO CONSIDER THESE TWO NU REQUEST WILL NOT REFLECT BADLY ON EVANSTON OR ITS CITY COUNCIL.

The City Council needs at least 6 and probably 7 votes in favor to approve these Ordinances and related materials to make any such approvals legal and legitimate in the eyes of most well informed Evanston taxpayers.

If each of NU's Proposed Ordinances can not get a 2/3 majority from the from the entire 10 members of the Evanston City Counsel that is strong evidence the NU Ordinances are bad for Evanston or at least in inadequate form or substance. I believe a 2/3 majority is required by both Illinois state law as well as Evanston administrative law. That 2/3 majority for the 10 member City Counsel would require not less than 7 votes to pass. Even if Evanston were to be able to get away with just requiring a simple majority for that 10 member City Council would require not less than 6 votes in favor to pass.

If the City Council cannot get those 6 or 7 votes in favor of the NU proposals then the matters must be denied or perhaps tabled again to go back to a properly authorized negotiation that might become acceptable to a 2/3 majority of the Council.

It does not take a mathematical genius to recognize that the issues surrounding these Ryan Field actions have stirred unprecedented opposition. If these changes to the permitted events at Ryan Field are indeed generational changes then it would seem the City Council should exercise extreme care in how it proceeds in negotiating the terms of all Ordinances and related agreements. Without support from at least 7 Council Members these Ryan Field actions should be tabled for at least 30 days to see if better more Evanston friendly ordinance and MOU terms can be proposed and negotiated that benefit all Evanston residents so that the City Council can gain and earn a 2/3 majority vote of 7 council members or at least 6 council members required to pass these actions.

Break the Ordinance approving the rebuild and the Ordinance seeking zoning changes into two separate and distinct actions as has been recognized by the Zoning Commision and most informed taxpayers and voters.

And if that 2/3 approval for each of these two NU ordinances cannot be obtained then those Ordinances should be broken apart as it was obvious to anyone with half a brain that NU cynically linked them to attempt to pressure the City Council to consider them as a package. an keep getting tabled for 30 days or longer until that 2/3 majority is achieved for better terms to protect Evanston and impacted residents around Ryan Field.

THE 6 MEGA CONCERTS PLUS 60 BIG OTHER EVENTS PLUS UNLIMITED OTHER NU EVENTS.

- THE DEAL IS STILL SILENT ON REQUIRING EVANSTON RESIDENT ONLY PARKING ON RESIDENTIAL STREETS WITHIN 1 MILE AROUND RYAN FIELD ON ALL RYAN FIELD EVENT DATES AS ASSUMED BY NU**
- THE DEAL IS STILL SILENT ON ANY REAL NU ANNUAL USE PAYMENTS TO EVANSTON AS LONG AS NU HOSTS CONCERTS & TICKETED EVENTS AT RYAN FIELD FOR MORE THAN 5,000 ATTENDEES (WHY IS THE COUNCIL NOT SEEKING AT LEAST UP TO \$2 MILLION PER YEAR FOR 95 YEARS OR THE LIFE OF THE NEW STADIUM OR ANY REPLACEMENT??)**
- THE DEAL IS STILL SILENT ON NU PROVIDED PROPERTY VALUE INDEMNITY TO REAL ESTATE OWNERS WITHIN 1 MILE OF RYAN FIELD TO MITIGATE ANY LOSS OF REAL ESTATE VALUE OR DAMAGE TO FOUNDATIONS FROM NU DEMO AND CONSTRUCTION WORK**
- THE DEAL IS STILL SILENT ON ANY NU EVENT DAY PAYMENTS TO IMPACTED RESIDENTS BY SHUTTLE TRAFFIC ON LINCOLN AND/OR ASHLAND (WHY ISN'T THE COUNCIL REQUIRING NU TO PAY PERHAPS BETWEEN \$500 TO \$1,000 TO AFFECTED RESIDENT PER DAY?)**
- THE DEAL IS STILL SILENT ON NU EVENT DAY PAYMENTS TO IMPACTED CENTRAL STREET RESIDENTS BY TRAFFIC & NOISE (WHY ISN'T THE COUNCIL REQUIRING NU TO PAY PERHAPS \$100 OR \$500 OR UP TO \$1,000 PER AFFECTED RESIDENT PER DAY PAID AS COMPENSATION?)**
- THE DEAL IS STILL SILENT ON NU EVENT DAY PAYMENTS TO NEGATIVELY IMPACTED CENTRAL STREET BUSINESSES BY TRAFFIC INTERFERENCE WITH COMMERCE (WHY ISN'T THE COUNCIL REQUIRING NU PAYMENTS OF PERHAPS \$2,500 TO \$5,000 PER BUSINESS PER DAY?)**
- THE DEAL IS STILL SILENT ON NU INDEMNIFICATION AND PAYMENT OF EVENT DAY PARKING TICKETS NOT PAID BY PARKING VIOLATORS TICKETED BUT NOT PAID WITHIN 120 DAYS AFTER TICKETS ISSUES. (WHY SHOULDN'T NU PAY FOR ITS INVITEES WHO STIFF EVANSTON ON FINES?)**
- THE DEAL IS STILL SILENT ON NU REIMBURSEMENT TO EVANSTON COMMUNITY BASED ORGANIZATIONS FOR COSTS INCURRED TO PREPARE STATEMENTS TO ZONING COMMISSION AND CITY COUNCIL SHOWING DEFECTS IN NU PLANS (IT IS THE HARD WORK OF THESE CITIZENS THAT FORCED NU TO ANSWER SERIOUS QUESTIONS)**
- THE DEAL IS STILL SILENT ON NU ISSUANCE OF UP TO 5,000 FREE OR 10,000 DISCOUNTED CONCERT AND OTHER PAID EVENTS TICKETS TO EVANSTON RESIDENTS TO ENCOURAGE LOCAL ATTENDANCE. (WHEN**

- TOO MANY "TO BE AGREED TO LATER" TERMS FROM NU
- TOO MANY "TO BE AGREED LATER" SCHEDULES COVERING
 - TRAFFIC MANAGEMENT & CONTROLS
 - CONCERT OPERATIONS
 - NOISE ABATEMENT & CONTROL
- WEAK COMMUNITY ADVISORY COMMITTEE CONTROLLED BY NU WITH NO COMMUNITY MEMBERS
- TOO MANY NU OUT CLAUSES THAT RELIEVE NU OF DOING WHAT LITTLE IT HAS PROMISED TO DO
- NO CERTIFICATION FROM NU THAT NU HAS AUTHORITY TO EVEN DO THE DEAL UNDER ITS CHARTER & GOVERNING DOCUMENTS
- NO LATE CHARGES OR PENALTIES AND REIMBURSEMENT OF LEGAL FEES IF NU FAILS TO PAY ALL MONEY DUE TO CITY ON TIME
- FUZZY TERMS ON PAYMENT FOR CITY PERSONNEL & REIMBURSEMENT OF COSTS TO EVANSTON
- NO REQUIREMENT FOR NU INSURANCE TERMS COVERING RESIDENTS DAMAGED BY NU DURING DEMOLITION, CONSTRUCTION & OPERATION OF AN ENTERTAINMENT CENTER
- NO REQUIREMENT FOR NU INDEMNITY TERMS COVERING RESIDENTS DAMAGED BY NU DURING DEMOLITION, CONSTRUCTION & OPERATION OF AN ENTERTAINMENT CENTER
- NU STILL WANTS TO UNILATERALLY (WITH NO COMPENSATION TO EVANSTON OR ITS RESIDENTS) TAKE OVER LINCOLN STREET FROM SHERIDAN ROAD TO ASHLAND STREET TO RUN ITS HUNDREDS OF BUSES FERRYING THOUSAND OF TICKETED CUSTOMERS TO AND FROM REMOTE LOTS TO AND FROM RYAN FIELD FOR MORE THAN 66 DAYS PER YEAR PLUS FOOTBALL GAME DAYS.
- THE NU DEAL DOCUMENTS FOR 6 CONCERTS PLUS 60 BIG EVENTS PLUS MORE NU COMMERCIAL ACTIVITIES AS PROPOSED TO BE VOTED ON AT NOVEMBER 20TH MEETING IS STILL LACKING KEY TERMS IN THE OPERATIVE ORDINANCES, MOU, & ANCILLARY DOCUMENTS:
- THE DEAL IS STILL SILENT ON ANY DIRECT NU COMPENSATION TO RESIDENTS DAMAGED BY NU CONSTRUCTION & DURING RYAN FIELD EVENTS.
- THE DEAL IS STILL SILENT ON ANY UPFRONT & ONGOING PROTECTION AND COMPENSATION TO EVANSTON RESIDENTS FOR NUISANCES CREATED BY

Derke-J-Price <dprice@ancelglink.com>

Stephanie Mendoza <smendoza@cityofevanston.org>

RE: EVANSTON CITY COUNCIL - PLEASE PAUSE THE APPROVAL OF UNREASONABLE NU RYAN FIELD DEMANDS WITHOUT MORE FAVORABLE TERMS TO BENEFIT ALL MATERIALLY AFFECTED RESIDENTS THAT ARE ACCEPTABLE TO AT LEAST A 2/3 MAJORITY OF COUNCIL MEMBERS

Dear City Council Members:

Since the Mayor wishes to restrict Public Comment to only 45 minutes at this evening's City Council meeting I am providing a detailed written outline of what my public comments are without such artificial constraints.

HOW DID CITY HALL LEADERSHIP LET THIS NU LAND USE GRAB IN EXCHANGE FOR LESS THAN APPARENT FAIR MARKET VALUE TO EVANSTON AND ZERO PROTECTION FOR TAXPAYERS GET THIS FAR WITHOUT CLEAR DELEGATION OF NEGOTIATION AUTHORITY TO A BALANCED TEAM OF NEGOTIATORS?

THIS NU LAND USE GRAB AND WEAK TERMS NEGOTIATED BY AN UNDISCLOSED AND UNAUTHORIZED FEW COUNCIL MEMBERS TO DATE SEEMS INAPPROPRIATE FOR A MUNICIPAL TRANSACTION THAT HAS BEEN DESCRIBED AS A DEAL WORSE THAN THE INFAMOUS CHICAGO MAYOR'S SALE OF PARKING METER REVENUE FOR 75 YEARS.

HOW MUCH REAL OPPORTUNITY HAS THERE BEEN FOR ALL COUNCIL MEMBERS TO ASK QUESTIONS & OBTAIN ANSWERS TO LEGAL QUESTIONS FROM NEWLY RETAINED INDEPENDENT COUNSEL?

NU AND NU'S ATHLETIC DEPARTMENT HAVE NO PRIOR EXPERIENCE IN SUCCESSFULLY MANAGING AND STAGING LARGE CONCERT EVENTS. WHY WOULD EVANSTON GRANT NU THE PERPETUAL ZONING RIGHT TO HOLD CONCERTS AT THE NEW OR EVEN THE OLD RYAN FIELD WITHOUT FIRST GRANTING SUCH RIGHTS FOR TRIAL PERIODS? TO MAKE SURE THAT NU CAN ADDRESS ALL OPERATIONAL ISSUES PROPERLY?

THIS SAFER TRIAL FIRST APPROACH WOULD GIVE EVANSTON TIME TO CONFIRM NU CAN HOLD CONCERTS PER ITS TO BE AGREED CONTRACT TERMS & ONLY PER INTERIM ZONING TERMS TO IDENTIFY ISSUES THAT COULD BE IDENTIFIED AND ADDRESSED TO THE MUTUAL BENEFIT OF BOTH PARTIES BEFORE EVANSTON HAS RELINQUISHED ZONING CONTROLS IN PERPETUITY.

THE LATEST VERSION OF THE MOU IS STILL APPEARS TO BE AS DEFECTIVE OR AS WEAK AS THE LAST FEW VERSIONS WITH

- TOO MANY BLANKS AND MISSING TERMS FOR NU TO PROVIDE LATER AFTER THE ZONING IS FIXED IN THEIR FAVOR FOR PERPETUITY

Fwd: EVANSTON CITY COUNCIL - PLEASE PAUSE THE APPROVAL OF UNREASONABLE NU RYAN FIELD DEMANDS WITHOUT MORE FAVORABLE TERMS TO BENEFIT ALL MATERIALLY AFFECTED RESIDENTS THAT ARE ACCEPTABLE TO AT LEAST A 2/3 MAJORITY OF COUNCIL MEMBERS

1 message

Jas F [REDACTED]
To: cityclerk@cityofevanston.org

Mon, Nov 20, 2023 at 3:16 PM

Hi Stephanie,

I am resending this email to you to your "cityclerk@cityofevanston.org" email address. Although I did not get a bounce back to my email addressed to "Stephanie Mendoza <smendoza@cityofevanston.org>" I thought I should send you a copy to that city clerk address.

Best wishes,
Jim Froberg

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

From: Jas F [REDACTED]
Date: Mon, Nov 20, 2023 at 2:08 PM
Subject: EVANSTON CITY COUNCIL - PLEASE PAUSE THE APPROVAL OF UNREASONABLE NU RYAN FIELD DEMANDS WITHOUT MORE FAVORABLE TERMS TO BENEFIT ALL MATERIALLY AFFECTED RESIDENTS THAT ARE ACCEPTABLE TO AT LEAST A 2/3 MAJORITY OF COUNCIL MEMBERS
To: Stephanie Mendoza <smendoza@cityofevanston.org>

-
November 20, 2023

TO:
Daniel Bliss-Mayor <dbiss@cityofevanston.org>
Krissie Harris-2nd Ward <kharris@cityofevanston.org>
Devon Reid -8th Ward <dreid@cityofevanston.org>
Bobby Burns-5th Ward <bburns@cityofevanston.org>
Clare Kelly-1st Ward <ckelly@cityofevanston.org>
Melissa Wynne- 3rd Ward <mwynne@cityofevanston.org>
Jonathan Nieuwsma – 4th Ward <jnieuwsm@cityofevanston.org>
Tom Suffredin – 6th Ward <tsuffredin@cityofevanston.org>
Eleanor Revelle – 7th Ward <erevelle@cityofevanston.org>
Juan Geracaris -9th Ward <jgeracaris@cityofevanston.org>

CC:



NU Ryan Field

1 message

RScott Speidel [REDACTED]

Mon, Nov 20, 2023 at 3:07 PM

To: dbiss@cityofevanston.org, ckelly@cityofevanston.org, kharris@cityofevanston.org, "mwynne@cityofevanston.org" <mwynne@cityofevanston.org>, jnieuwsma@cityofevanston.org, bburns@cityofevanston.org, tsuffredin@cityofevanston.org, erevelle@cityofevanston.org, dreid@cityofevanston.org, jgeracar@cityofevanston.org, cityclerk@cityofevanston.org

Dear City Council,

I am asking you, the mayor and council members, to do the right thing, the smart thing, and vote for the neighbors and vote NO to the proposed Ryan Field rezoning.

Please respect our neighborhood and do not allow commercial concerts at Ryan Field.

Sincerely,

R. Scott Speidel
26-year resident



Zoning vote tonight

1 message

'Caroline D. Latta' via city clerk <cityclerk@cityofevanston.org>

Mon, Nov 20, 2023 at 3:03 PM

Reply-To: "Caroline D. Latta" [REDACTED]

To: dbiss@cityofevanston.org, ckelly@cityofevanston.org, kharris@cityofevanston.org, mwynne@cityofevanston.org, jnieuwsma@cityofevanston.org, bburns@cityofevanston.org, tsuffredin@cityofevanston.org, Eleanor Revelle <erevelle@cityofevanston.org>, dreid@cityofevanston.org, jgeracariss@cityofevanston.org, cityclerk@cityofevanston.org

Please vote down Northwestern's request for a zoning change for Ryan Stadium. There are still just too many unanswered questions that remain and no definite plans by NU to address these concerns.

Respect the considered wisdom of your Land Commission who overwhelmingly voted not to support this overreaching request. They listened and read hours of testimony and came up with a deliberative and considered opinion that should not be ignored - a 7 to 2 vote against NU's request is not to be taken lightly. Do not disrespect the hard work and wisdom that all these land commissioners showed in researching the issue. You devalue your own governmental structure by doing so.

Finally please pay attention to the fact that a supermajority is required by Evanston and Illinois statute to change a zoning request.

NU is used to getting its own way. Do not bend to their will but do the right thing and reject this ill advised proposal.

Thank you,

Caroline and Jim Latta
[REDACTED]



Vote "No" on Rezoning and MOU

1 message

'Ron Gurule' via city clerk <cityclerk@cityofevanston.org>

Mon, Nov 20, 2023 at 2:55 PM

Reply-To: Ron Gurule [REDACTED]

To: dbiss@cityofevanston.org, ckelly@cityofevanston.org, kharris@cityofevanston.org, mwynne@cityofevanston.org, jnieuwsma@cityofevanston.org, bburns@cityofevanston.org, tsuffredin@cityofevanston.org, erevelle@cityofevanston.org, dreid@cityofevanston.org, jgeracaris@cityofevanston.org, cityclerk@cityofevanston.org

Dear Mayor Biss and City Council members,

I am an eleven year Evanston resident who has lived in the 7th and 9th wards.

I am writing to urge you to vote against the radical rezoning of Ryan Field, to vote against NU's proposed amendment to the planned development ordinance making all public benefits contingent to the rezoning, and to vote against NU's MOU with the city.

There has not been adequate time to fully and properly and legally negotiate terms with Northwestern U.

I support the rebuilding of Ryan Field and thus, NU's ability to make their television deal. However, I do NOT support rezoning.

Sincerely, Ronald W Gurulé

Should your vote be "NO"

1 message

Melissa and Nevin Zimmermann [REDACTED]

Mon, Nov 20, 2023 at 2:46 PM

To: "dbiss@cityofevanston.org" <dbiss@cityofevanston.org>, "ckelly@cityofevanston.org" <ckelly@cityofevanston.org>, "kharris@cityofevanston.org" <kharris@cityofevanston.org>, "mwynne@cityofevanston.org" <mwynne@cityofevanston.org>, "jnieuwsma@cityofevanston.org" <jnieuwsma@cityofevanston.org>, "bburns@cityofevanston.org" <bburns@cityofevanston.org>, "tsuffredin@cityofevanston.org" <tsuffredin@cityofevanston.org>, "erevelle@cityofevanston.org" <erevelle@cityofevanston.org>, "dreid@cityofevanston.org" <dreid@cityofevanston.org>, "jgeracariss@cityofevanston.org" <jgeracariss@cityofevanston.org>, "cityclerk@cityofevanston.org" <cityclerk@cityofevanston.org>

Dear Mayor Biss and Council Members,

I wanted to reach out to you about recent events that involved universities, including Northwestern (professors' petition). In the aftermath of the massacre in Israel last October, universities such as Harvard, U of P, Cornell, and others have taken polarizing stances. While I support free speech, it is essential to recognize that words have meaning, and these universities' positions have been clear.

Considering recent events, such as the Nazi march in Madison, Wisconsin, representation is about the people, not the political aspects of private enterprise. As a private organization, how will Evanston profit from an organization that can take any social position they like? One possible outcome would be for me to take my dollars elsewhere rather than supporting a town opposed to their beliefs. Others may do the same, so it is essential to consider the potential impact on revenue and taxes.

The decision before you is challenging and not straightforward. However, I encourage you to think about how you will vote the next time someone wants to bring a private enterprise to Evanston.

For these reasons I recommend voting "no" this evening.

Thank you very much for considering my thoughts on this matter.

Nevin Zimmermann

Vote "No" on Rezoning and MOU

1 message

Elliot Zashin [REDACTED]

Mon, Nov 20, 2023 at 2:41 PM

To: "dbiss@cityofevanston.org" <dbiss@cityofevanston.org>, "ckelly@cityofevanston.org" <ckelly@cityofevanston.org>, "kharris@cityofevanston.org" <kharris@cityofevanston.org>, "mwynne@cityofevanston.org" <mwynne@cityofevanston.org>, "jnieuwsma@cityofevanston.org" <jnieuwsma@cityofevanston.org>, "bburns@cityofevanston.org" <bburns@cityofevanston.org>, "tsuffredin@cityofevanston.org" <tsuffredin@cityofevanston.org>, "erevelle@cityofevanston.org" <erevelle@cityofevanston.org>, "dreid@cityofevanston.org" <dreid@cityofevanston.org>, "jgeracaris@cityofevanston.org" <jgeracaris@cityofevanston.org>, "cityclerk@cityofevanston.org" <cityclerk@cityofevanston.org>

Dear Mayor Biss and Council Members,

I don't like to think I moved from Evanston just in the nick of time. And I still have many friends and colleagues who live there, and I am concerned about how this NU stadium rebuilding project will affect their quality of life. And I am also concerned that Northwestern's campaign to get what it wants from the city has been undermining the quality of public representation in Evanston. Evanston has been getting a lot of publicity in the news media lately because of this controversy and it does not necessarily enhance Evanston's reputation as a well-run municipality.

I urge you once again to resist the "blandishments" and pressures from Northwestern. Evanston does not owe Northwestern anything - it is Northwestern that should realize it has a long-standing debt to Evanston. **Unless and until the university agrees to negotiate openly and in good faith legally binding agreements (a PILOT agreement and a Community Benefits Agreement) that specify the obligations of the university to the community, there should be no discussion of concessions on Evanston's zoning ordinances.**

I won't take up any public comment time tonight, but I will be watching and hoping that you do the "right thing."

Elliot Zashin

Vote "No" on Rezoning and MOU

1 message

Marion Clemens [REDACTED]

Mon, Nov 20, 2023 at 2:40 PM

To: dbiss@cityofevanston.org, ckelly@cityofevanston.org, kharris@cityofevanston.org, mwynne@cityofevanston.org, jnieuwsma@cityofevanston.org, bburns@cityofevanston.org, tsuffredin@cityofevanston.org, erevelle@cityofevanston.org, dreid@cityofevanston.org, jgeracaris@cityofevanston.org, cityclerk@cityofevanston.org

I oppose the rezoning. A "Yes" vote means Evanston's zoning is for sale and sets a very dangerous precedent.

Please look beyond the money Northwestern is offering and consider the long term implications of this zoning amendment: No neighborhood in any Ward will be safe from commercial development, as long as there's money on the bargaining table.

Zoning exists to provide stability for home and business owners. Without that stability our neighborhoods will cease to be neighborhoods, and Evanston will cease to be Evanston.

Any MOU should be tied to rebuilding the stadium, not rezoning. Period.

Marion Clemens

Vote "No" on Rezoning and MOU

1 message

Janet Dykstra [REDACTED]

Mon, Nov 20, 2023 at 2:38 PM

To: dbiss@cityofevanston.org, ckelly@cityofevanston.org, kharris@cityofevanston.org, mwynne@cityofevanston.org, jnieuwsmma@cityofevanston.org, bburns@cityofevanston.org, tsuffredin@cityofevanston.org, erevelle@cityofevanston.org, dreid@cityofevanston.org, jgeracaris@cityofevanston.org, cityclerk@cityofevanston.org

Dear Mayor Biss and Council Members,

Please, please, before agreeing to the rezoning, answer the following questions for those of us who live in the "crosshairs" of the concert sound and traffic:

Why does the agreement effectively bar the City of Evanston from ever changing the zoning again?

How can you let Northwestern stop paying all the purported public benefits if the City later changes the zoning?

How can you leave the term "unreasonable restraints" in the agreement without a clear definition? You are leaving yourselves wide open. And would enforcing local and state laws against noise pollution constitute "unreasonable restraints"?

Why not clearly specify significant penalties if Northwestern violates its provisions on security, traffic, and other measures designed to protect residents?

Where is the reimbursement schedule detailing how Northwestern will pay the City for police, fire, and parking enforcement services, including those that affect Wilmette?

Why is Northwestern making its "Good Neighbor Fund" payments to the City contingent on rezoning? This is NOT a "good neighbor fund" for Wilmette and we are certainly some of the closest neighbors.

Why is Northwestern giving nothing to Evanston's public schools (the only purported public benefit for schools would come from a surcharge on concertgoers) when it can afford to pay the University of Texas-EI Paso (UTEP) \$1.2 million to come play a single football game?

Huge questions remain unanswered in the transportation analysis.

The Council is setting themselves and the city of Evanston up for failure!!

Janet Dykstra

Vote "No" on Rezoning and MOU

2 messages

'Ranjeev Nanda' via city clerk <cityclerk@cityofevanston.org>

Mon, Nov 20, 2023 at 2:19 PM

Reply-To: Ranjeev Nanda [REDACTED]

To: "dbiss@cityofevanston.org" <dbiss@cityofevanston.org>, "ckelly@cityofevanston.org" <ckelly@cityofevanston.org>, "kharris@cityofevanston.org" <kharris@cityofevanston.org>, "mwynne@cityofevanston.org" <mwynne@cityofevanston.org>, "jnieuwsmas@cityofevanston.org" <jnieuwsmas@cityofevanston.org>, "bburns@cityofevanston.org" <bburns@cityofevanston.org>, "tsuffredin@cityofevanston.org" <tsuffredin@cityofevanston.org>, "erevelle@cityofevanston.org" <erevelle@cityofevanston.org>, "dreid@cityofevanston.org" <dreid@cityofevanston.org>, "jgeracaris@cityofevanston.org" <jgeracaris@cityofevanston.org>, "cityclerk@cityofevanston.org" <cityclerk@cityofevanston.org>

PLEASE VOTE AGAINST (1) the radical rezoning of Ryan Field, (2) NU's proposed 11th hour amendment to the planned development ordinance making all the public benefits contingent the rezoning, and (3) NU's one-sided "memorandum of understanding" (MOU) with the City.

Please show us that you have some integrity as public representatives of the community and are not in bed with big business.

How would you feel if someone put an ever increasing, active show venue for many thousands of people in your back yard?

R.K. Nanda, MD

'Mary Griswold' via city clerk <cityclerk@cityofevanston.org>

Mon, Nov 20, 2023 at 2:25 PM

Reply-To: Mary Griswold [REDACTED]

To: dbiss@cityofevanston.org, ckelly@cityofevanston.org, kharris@cityofevanston.org, mwynne@cityofevanston.org, jnieuwsmas@cityofevanston.org, bburns@cityofevanston.org, tsuffredin@cityofevanston.org, erevelle@cityofevanston.org, dreid@cityofevanston.org, jgeracaris@cityofevanston.org, cityclerk@cityofevanston.org

Dear Mayor Biss and Council Members,

I urge you to vote "NO" on rezoning for the planned new Ryan Field.
Athletics fine, concerts no.

Sincerely,
Mary Griswold



Vote No!

1 message

Christopher Markos [REDACTED]

Mon, Nov 20, 2023 at 2:20 PM

To: Eleanor Revelle <erevelle@cityofevanston.org>, bburns@cityofevanston.org, cityclerk@cityofevanston.org, ckelly@cityofevanston.org, dbiss@cityofevanston.org, dreid@cityofevanston.org, jgeracariss@cityofevanston.org, jnieuwsma@cityofevanston.org, kharris@cityofevanston.org, mwynne@cityofevanston.org, tsuffredin@cityofevanston.org

Dear Mayor Biss and Council Members,

I am writing to ask you to do the right thing for the thousands of residents (taxpayers) who live in Evanston along and near the Central St corridor - Vote against the zoning change. The negative impact this project would have on our neighborhood and quality of life is unfair and regressive.

Northwestern is not a person, it is a rich entity made up of people who don't live there full time if at all. Their selfish interests should not outweigh the concerns of real residents. Central St is a small two lane road, not a highway. Traffic and safety are already a problem and would only be worsened with this egregious money grab/vanity project.

Do the right thing - Vote No!



Vote "No" on Rezoning and MOU

1 message

'Charles Mangum' via city clerk <cityclerk@cityofevanston.org>

Mon, Nov 20, 2023 at 2:08 PM

Reply-To: Charles Mangum [REDACTED]

To: dbiss@cityofevanston.org, ckelly@cityofevanston.org, kharris@cityofevanston.org, mwynne@cityofevanston.org, jnieuwsma@cityofevanston.org, bburns@cityofevanston.org, tsuffredin@cityofevanston.org, erevelle@cityofevanston.org, dreid@cityofevanston.org, jgeracaris@cityofevanston.org, cityclerk@cityofevanston.org

Dear Mayor Biss and Evanston City Council Members ,

I am writing to ask you to vote against the radical rezoning of Ryan Field. This will destroy the quiet neighborhood I live in with noise and traffic. It will endanger our community by making Evanston Hospital difficult to access.

Please protect our community. I have no problem with football games. I have lived peacefully with them for 10 years. But, this radical commercialization of our neighborhood will destroy it. You have the power to do the right thing, please vote NO on rezoning my neighborhood for the profit of NU.

Sincerely,

Rachel Story

Vote "No" on Rezoning and MOU

1 message

Theresa Schreiber [REDACTED]

Mon, Nov 20, 2023 at 2:07 PM

To: "dbiss@cityofevanston.org" <dbiss@cityofevanston.org>, "ckelly@cityofevanston.org" <ckelly@cityofevanston.org>, "kharris@cityofevanston.org" <kharris@cityofevanston.org>, "mwynne@cityofevanston.org" <mwynne@cityofevanston.org>, "jnieuwsmas@cityofevanston.org" <jnieuwsmas@cityofevanston.org>, "bburns@cityofevanston.org" <bburns@cityofevanston.org>, "tsuffredin@cityofevanston.org" <tsuffredin@cityofevanston.org>, "erevelle@cityofevanston.org" <erevelle@cityofevanston.org>, "dreid@cityofevanston.org" <dreid@cityofevanston.org>, "jgeracaris@cityofevanston.org" <jgeracaris@cityofevanston.org>, "cityclerk@cityofevanston.org" <cityclerk@cityofevanston.org>

Good afternoon, Mayor Biss and City of Evanston Council Members,

I urge you to vote no on a Zoning Change request for Northwestern's Ryan Field this evening. While the economic benefits may look enticing, I feel those benefits come from the quality of life of those who live near the stadium. I am also bothered by the apparent lack of regulations the City of Evanston has negotiated going forward. Should the zoning change be implemented, I expect it is only a matter of time before Northwestern increases the number of concerts they wish to sponsor.

Northwestern has tried to "bully" this zoning change from the start, and I've looked to the City to help manage that. From the press coverage, it appears the City of Evanston is simply going to pass on trying to manage Northwestern's request and give the school everything it wants with no attempt to represent and accommodate the concerns of the stadium neighbors.

There is still time to rectify that before this evening's vote. I urge you to vote no on the zoning change.

Thank you for your attention to this matter,

Theresa Schreiber

[REDACTED]
[REDACTED]





Vote "No" on Rezoning and MOU

1 message

Michael Hauser [REDACTED]

Mon, Nov 20, 2023 at 2:06 PM

To: Daniel Biss <dbiss@cityofevanston.org>, Clare Kelly <ckelly@cityofevanston.org>, Kristian Harris <kharris@cityofevanston.org>, mwynne@cityofevanston.org, jnieuwsmma@cityofevanston.org, bburns@cityofevanston.org, tsuffredin@cityofevanston.org, Eleanor Revelle <erevelle@cityofevanston.org>, dreid@cityofevanston.org, jgeracaris@cityofevanston.org, cityclerk@cityofevanston.org

Dear Mayor Biss and Council Members,

Mike Hauser



Ryan Rezoning

1 message

glauerbach via city clerk <cityclerk@cityofevanston.org>

Mon, Nov 20, 2023 at 2:04 PM

Reply-To: [REDACTED]

To: dbiss@cityofevanston.org, ckelly@cityofevanston.org, kharris@cityofevanston.org, mwynne@cityofevanston.org, jnieuwsma@cityofevanston.org, bburns@cityofevanston.org, tsuffredin@cityofevanston.org, erevelle@cityofevanston.org, dreid@cityofevanston.org, jgeracaris@cityofevanston.org, cityclerk@cityofevanston.org

Please vote NO on rezoning!



Vote "No" on Rezoning and MOU

1 message

Tracy Sommer [REDACTED]

Mon, Nov 20, 2023 at 2:03 PM

To: dbiss@cityofevanston.org, ckelly@cityofevanston.org, kharris@cityofevanston.org, mwynne@cityofevanston.org, jnieuwsmas@cityofevanston.org, bburns@cityofevanston.org, tsuffredin@cityofevanston.org, erevelle@cityofevanston.org, dreid@cityofevanston.org, jgeracaris@cityofevanston.org, cityclerk@cityofevanston.org

Dear Mayor Biss and Council Members,

Thank you for your service to the community.

I urge you to vote yes to the new stadium but **NO** to the rezoning and allowing for concerts at the Northwestern stadium. The noise and traffic will be so detrimental to businesses and neighbors in the area.

Sincerely,

Tracy Sommer
[REDACTED]



Vote "No" on Rezoning and MOU

1 message

Carl Hopman [REDACTED]

Mon, Nov 20, 2023 at 2:01 PM

Reply-To: [REDACTED]

To: dbiss@cityofevanston.org, ckelly@cityofevanston.org, kharris@cityofevanston.org, mwynne@cityofevanston.org, jnieuwsmas@cityofevanston.org, bburns@cityofevanston.org, tsuffredin@cityofevanston.org, Eleanor Revelle <erevelle@cityofevanston.org>, dreid@cityofevanston.org, jgeracaris@cityofevanston.org, cityclerk@cityofevanston.org

Dear Mayor Biss and Council Members,

Zoning is not for sale.

Please prioritize your tax-paying constituents' wishes over a Billionaire's pet project,

Carl Hopman.

Lori

Lori Keenan
Smarthinking PR & Marketing
Lori@SmarthinkingPR.com
847/902-2905

Biss should recuse himself on tonight's vote - Vote "No" on Rezoning and MOU

1 message

Lori@SmarthinkingPR.com <lori@smarthinkingpr.com>

Mon, Nov 20, 2023 at 1:43 PM

To: dbiss@cityofevanston.org, ckelly@cityofevanston.org, kharris@cityofevanston.org, "Wynne, Melissa" <mwynne@cityofevanston.org>, jnieuwsmas@cityofevanston.org, bburns@cityofevanston.org, Thomas Suffredin <tsuffredin@cityofevanston.org>, "erevelle@cityofevanston.org" <erevelle@cityofevanston.org>, dreid@cityofevanston.org, jgeracaris@cityofevanston.org, Devon Reid <cityclerk@cityofevanston.org>
Cc: info@mostlivablecity.org

All,

In today's Daily Northwestern (excerpted below) it quotes the Mayor as having the impression that UPIC is affiliated with NU.

The group has made significant donations to his political campaigns in the past. While Biss says those donations are "their problem, not mine," I believe that Mayor Biss should recuse himself from the vote tonight.

While I encourage you to vote NO for myriad reasons, I would specifically request that the Mayor not allow himself to cast the tie-breaking vote. If Ald. Geracaris recused himself, then Biss should, too.

Elected officials should always recuse themselves, if there is even the appearance of impropriety. On an issue of such important magnitude, there should be no grey area.

In fact, many have wondered if Biss didn't appoint Ald. Geracaris knowing that he would necessarily have to recuse himself, giving Biss himself a vote on any matter related to NU.

I urge you to vote NO on this issue, and also to ensure that the Mayor not have a vote.

Biss, Evanston's mayor, received \$9,000 in donations from UPIC while serving as a state representative and senator from 2011 to 2019, according to FEC filings. For part of his tenure, he served on the Illinois House Committee on Appropriations-Higher Education.

Biss told The Daily he had the "impression" that UPIC was affiliated with NU. For him, that affiliation raised questions.

"What is the governance of an organization that is, by tax law, necessarily independent of the University but also is kind of seen as affiliated with it?" Biss said. "What does the word 'affiliated' mean?"

He did not hesitate to take the donations, though. Those questions were "their problem, not mine," he said.

<https://dailynorthwestern.com/2023/11/20/lateststories/in-focus-nu-affiliated-political-action-committee-makes-friends-with-lawmakers/>

Thank you for your consideration,

Vote "No" on Rezoning and MOU

1 message

Chris Weiland [REDACTED]

Mon, Nov 20, 2023 at 1:40 PM

To: ckelly@cityofevanston.org, kharris@cityofevanston.org, mwynne@cityofevanston.org, jnieuwsm@cityofevanston.org, bburns@cityofevanston.org, tsuffredin@cityofevanston.org, Eleanor Reville <ereville@cityofevanston.org>, dreid@cityofevanston.org, jgeracaris@cityofevanston.org, cityclerk@cityofevanston.org

Dear City Leaders -

As a 27-year resident of Central Street across from Ryan Field, a graduate of Northwestern University and someone with family roots in Evanston going back to the late 1800s, I encourage you to vote "no" on the rezoning and MOU.

I've followed the process since the first public Land Use Commission meeting, and while I can't possibly claim knowledge of every detail, implication and impact of the proposed rezoning and MOU, it feels to me to be heavily weighted in favor of the university in terms of control, and puts the City at considerable risk not only to realize the proposed benefits, but also to the responsibilities and costs the City could bear (police, fire, traffic control, infrastructure, insurance, staffing and the like) and the impact on the Central Street neighborhood. This control could, for example, be used to force the City to agree to additional events over and above the 66 additional events currently under proposal.

I understand that the university and its investors are putting up a lot of money for the stadium and have their own risk-related concerns, but it's also not incumbent on the City to assume undue risk in order to support a private non-profit university's goals of for-profit commercialization.

I'm also concerned that, as a Central Street resident, the Land Use Commission's concerns about infrastructure, parking and traffic in the immediate neighborhood (including many condos and apartments that don't have sufficient off-street parking) - concerns that led to them recommending against the rezoning - haven't been sufficiently addressed and will "be figured out later". While I'm not asking you to "vote NO on something that could benefit the City as a whole because a relatively small percentage of overall residents will find it more difficult to park and navigate our neighborhood during the 66 additional event days", I am concerned that little to nothing has been mentioned so far to attempt to address this challenge other than being told repeatedly that I can "feel free to leave the city during event days" or "park downtown and take the L with the event-goers".

I do support the spirit and goals of many aspects of the proposal, including benefiting underserved communities in the City and funding education and increasing minority job opportunities, but I'm concerned that the control the university would be granted over the direction and outcomes of the MOU gives them undue leverage against the City to actually realize these benefits.

From the beginning of this process I've felt that an open, community/university partnership approach to this could (and may still) result in something that works for all involved. But in its current form it feels that the City benefits that could be realized are too much under the control of the university.

Thank you,

- Chris Weiland
[REDACTED]



Vote "No" on Rezoning and MOU

1 message

Kristi Schlax [REDACTED]

Mon, Nov 20, 2023 at 1:36 PM

To: dbiss@cityofevanston.org, ckelly@cityofevanston.org, kharris@cityofevanston.org, mwynne@cityofevanston.org, jnieuwsmas@cityofevanston.org, bburns@cityofevanston.org, tsuffredin@cityofevanston.org, erevelle@cityofevanston.org, dreid@cityofevanston.org, jgeracaris@cityofevanston.org, cityclerk@cityofevanston.org

PLEASE! Vote NO MAYOR BISS! Your duty is to the Evanston citizens, NOT NORTHWESTERN UNIVERSITY.

Sent from my iPhone



Vote "No" on Rezoning and MOU

1 message

'caja mar' via city clerk <cityclerk@cityofevanston.org>

Mon, Nov 20, 2023 at 1:35 PM

Reply-To: caja mar [REDACTED]

To: dbiss@cityofevanston.org, ckelly@cityofevanston.org, kharris@cityofevanston.org, mwynne@cityofevanston.org, jnieuwsma@cityofevanston.org, bburns@cityofevanston.org, tsuffredin@cityofevanston.org, erevelle@cityofevanston.org, dreid@cityofevanston.org, jgeracaris@cityofevanston.org, cityclerk@cityofevanston.org

Mayor Biss and respected council members:

I hereby urge you to stand on the side of the homeowners and residents of our great city and vote against the rezoning of Ryan Field.

Also, vote against the last-minute amendment to the development ordinance that would make all the public benefits contingent on the rezoning. Your constituents deserve better!

And lastly, to vote against the university's Memorandum of Understanding with the city, as currently structured. Again, your constituents deserve more respect and better guarantees!

Evanston deserves better: it is in your hands to deliver for our city.

Respectfully,

C. J. Martinez
[REDACTED]

your fairness. This feels out of alignment with the fair approach I see you taking on other issues facing Evanston. It feels like those of us living around the stadium are being thrown under the bus to give NU revenue that it doesn't really need. We already have much more charming music offerings in Evanston from the Canal Shores music festival to Space and beyond. Let's keep the CHARM in Evanston and not turn our community into a west loop type of neighborhood against the will of most people in the surrounding neighborhood.

Please vote against the stadium expansion. We don't have to give in on this. Please listen to your own committee of experts that recommended against it.

Thank you for your time!
Lisa

--

Lisa M. Oldson, MD (she/her/hers)
Clinical Instructor, Feinberg School of Medicine, Northwestern University
Phone: 773.814.8598
Address: Zoom and [5250 Old Orchard Road, Suite 300, Skokie, IL 60077](#)
Podcast: <https://smartweightlosscoaching.buzzsprout.com/>
Website: www.OldsonMedical.com
Website: www.SmartWeightLossCoaching.com
Instagram: <https://www.instagram.com/lisaoldsonmd/>
Facebook: <https://www.facebook.com/OldsonMedical>
Twitter: @LisaOldson
YouTube: <https://www.youtube.com/channel/UC4MMvsPiTQoz-SuPmD1pSRg>

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Lisa M. Oldson, MD (she/her/hers)
Clinical Instructor, Feinberg School of Medicine, Northwestern University
Phone: 773.814.8598
Address: Zoom and [5250 Old Orchard Road, Suite 300, Skokie, IL 60077](#)
Podcast: <https://smartweightlosscoaching.buzzsprout.com/>
Website: www.OldsonMedical.com
Website: www.SmartWeightLossCoaching.com
Instagram: <https://www.instagram.com/lisaoldsonmd/>
Facebook: <https://www.facebook.com/OldsonMedical>
Twitter: @LisaOldson
YouTube: <https://www.youtube.com/channel/UC4MMvsPiTQoz-SuPmD1pSRg>

Re: Vote "No" on Rezoning and MOU

1 message

Lisa Oldson [REDACTED]

Mon, Nov 20, 2023 at 1:18 PM

To: dbiss@cityofevanston.org, "ckelly@cityofevanston.org" <ckelly@cityofevanston.org>, "kharris@cityofevanston.org" <kharris@cityofevanston.org>, "mwynne@cityofevanston.org" <mwynne@cityofevanston.org>, "jniewwsma@cityofevanston.org" <jniewwsma@cityofevanston.org>, "bburns@cityofevanston.org" <bburns@cityofevanston.org>, "tsuffredin@cityofevanston.org" <tsuffredin@cityofevanston.org>, "erevelle@cityofevanston.org" <erevelle@cityofevanston.org>, "dreid@cityofevanston.org" <dreid@cityofevanston.org>, "jgeracaris@cityofevanston.org" <jgeracaris@cityofevanston.org>, cityclerk@cityofevanston.org

On Mon, Nov 20, 2023 at 1:13 PM Lisa Oldson [REDACTED] wrote:

Hi. My family lived at [REDACTED] in Evanston for over 10 years, and we are now one block over the border with Wilmette, near Ryan Field. We are considering moving back to Evanston in the next five years.

We implore you to consider the impact on the surrounding community if you rezone and expand the events at Ryan Field.

We cannot invite anyone to our home on game days. We cannot let our kids ride their bikes or play out and about. It's not safe due to the many cars circling and driving unsafely through our street, one block north of Isabella. The traffic is a logistical nightmare on game days for those of us who live near Ryan Field.

Although the traffic and parking situation is rough on game days, we knew about these days and accepted the trade off when we moved to 6th and Gregory. Having night concerts, more events, and a larger venue will be devastating for local families & property values. At least now people roaming through our alleys and yards, and driving around aimlessly looking for parking are doing so during the day. And it's a manageable number of game days. I dread what we'll see if this rezoning plan moves forward.

I understand that people who don't live near the stadium may not care. And I don't currently vote in Evanston, so the impact on my family may not matter much to the people making this decision. But I am a strong supporter of Evanston. I do most of my shopping in Evanston, and support the city by paying for programming at the Evanston Art Center, The Levy Center, The Ecology Center, Farmer's Market, and the Chandler-Newberger Center. My daughter attended NU CTD classes at Roycemore. We see a pediatrician in Evanston and use Evanston Hospital. We buy our bread at Hewn and bank in Evanston. We shop at the Spice House and the local shops and restaurants along Central Street, Evanston. In other words, we love Evanston and are part of your community, even if we are not voting in your city elections.

We implore you to respect the local residents of Wilmette and Evanston who will bear the brunt of a traffic, parking and noise situation that has been vastly underestimated by Northwestern and those who support expanding the venue.

How will people get to the hospital's emergency room with the crowds around the stadium? It's unsafe and there isn't a way to quickly route around the crowds from the neighborhood. Even the fire department right next to the hospital may get locked in by the crowds.

We have contributed money to have an unbiased company do an assessment, and the news is not good. Public transportation (much of it through Wilmette) cannot accommodate the expected crowds, and our streets & parking will be inadequate to handle the volume of cars expected. I am shocked that Evanston's own land commission's recommendations haven't been honored. Wilmette's village board has voted to oppose the expansion, as you know.

Please think beyond the shiny new promises from NU. They don't need the money and I think this expansion will hurt more than it will help, when you net it out. It's unfair to us who live here and I am sure you wouldn't want this in your backyard.

We will probably move north if you approve this plan. And we won't return to Evanston, which we would like to do.

I have always been a supporter of you, Mayor Biss. I remember you ringing my doorbell at 2949 Harrison Street and introducing yourself during your first campaign. I have always agreed with your politics, and I have always believed in



Vote "No" on Rezoning and CBA

1 message

Michael Vasilko [REDACTED]

Mon, Nov 20, 2023 at 12:53 PM

To: "dbiss@cityofevanston.org" <dbiss@cityofevanston.org>, "ckelly@cityofevanston.org" <ckelly@cityofevanston.org>, Kristian Harris <kharris@cityofevanston.org>, "mwynne@cityofevanston.org" <mwynne@cityofevanston.org>, Jonathan Nieuwsma <jnieuwsm@cityofevanston.org>, Bobby Burns <bburns@cityofevanston.org>, Thomas Suffredin <tsuffredin@cityofevanston.org>, "Revelle, Eleanor" <erevelle@cityofevanston.org>, Devon Reid <dreid@cityofevanston.org>, "jgeracaris@cityofevanston.org" <jgeracaris@cityofevanston.org>, "cityclerk@cityofevanston.org" <cityclerk@cityofevanston.org>

Considering we just had the 2nd CBA Town Hall last week Thursday evening, and considering nothing has yet been published to incorporate those comments and information, The council must postpone voting on or vote no regarding the Text Amendment Re-zoning and on the CBA.

Vote against or Table SP1 and SP3

Thank you,

Mike

Mike Vasilko
[REDACTED]
[REDACTED]

Sent from [Mail](#) for Windows



Please Support the Ryan Field Rebuild

1 message

'Jay Larmee' via Public Comment <publiccomment@cityofevanston.org>

Mon, Nov 20, 2023 at 11:08 AM

Reply-To: Jay Larmee [REDACTED]

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

I hope you support rebuilding Ryan Field at the council meeting. I think this would be a great addition to Evanston and will bring much needed revenue to our city. I also support the concerts. I think these would add to the vitality and nightlife of Evanston.

I hope you will think of the greater good to the city at large and vote to support the rebuild.

Thanks,
Jay Larmee

[REDACTED]



Please vote NO to rezoning and MOU

1 message

Susan Holderread [REDACTED]

Mon, Nov 20, 2023 at 11:06 AM

To: "ckelly@cityofevanston.org" <ckelly@cityofevanston.org>, "kharris@cityofevanston.org" <kharris@cityofevanston.org>, "mwynne@cityofevanston.org" <mwynne@cityofevanston.org>, "jniewwsma@cityofevanston.org" <jniewwsma@cityofevanston.org>, "bburns@cityofevanston.org" <bburns@cityofevanston.org>, "tsuffredin@cityofevanston.org" <tsuffredin@cityofevanston.org>, "erevelle@cityofevanston.org" <erevelle@cityofevanston.org>, dried@cityofevanston.org, "jgeracariss@cityofevanston.org" <jgeracariss@cityofevanston.org>, cityclerk@cityofevanston.org

Good morning-

As someone who lives directly across from the stadium complex on Isabella, I urge you to vote no on the rezoning and MOU. Our family's quality of life in a neighborhood we love would be severely harmed by these changes. Please vote no.

Sincerely,
Susan Holderread

[REDACTED]



Please Vote "NO" on rezoning and MOU

1 message

Stuart McDermott [REDACTED]

Mon, Nov 20, 2023 at 11:02 AM

To: "dbiss@cityofevanston.org" <dbiss@cityofevanston.org>, "ckelly@cityofevanston.org" <ckelly@cityofevanston.org>, "kharris@cityofevanston.org" <kharris@cityofevanston.org>, "mwynne@cityofevanston.org" <mwynne@cityofevanston.org>, "jnieuwsma@cityofevanston.org" <jnieuwsma@cityofevanston.org>, "bburns@cityofevanston.org" <bburns@cityofevanston.org>, "tsuffredin@cityofevanston.org" <tsuffredin@cityofevanston.org>, Eleanor Revelle <erevelle@cityofevanston.org>, "dreid@cityofevanston.org" <dreid@cityofevanston.org>, cityclerk@cityofevanston.org, "jgeracaris@cityofevanston.org" <jgeracaris@cityofevanston.org>, Stuart McDermott [REDACTED]

Dear Mayor Biss and City Council Members:

I am respectfully requesting that you vote no on the rezoning request and MOU.

I have read the "10 questions" put forth by the MCLA and feel that in totality these are good questions that should be addressed.

I am also very disappointed in this process - there was a 7 to 2 recommendation vote AGAINST moving forward in the current form, and then this Body essentially ignored that recommendation by the narrowest of margins in the Mayor breaking a 4-4 deadlock. I understand there are some who also feel that this body does not have the votes in a 4-4 tie given the Evanston Code Section 6-3-4-7 and the Illinois Municipal Code Section 11-13-14.

I have been very disappointed in Northwestern University, its frequent lack of transparency (some would add honesty) in this process. I hope the Council will vote against the rezoning request and the MOU that is currently being discussed.

thank you for your consideration of this,

Stuart McDermott

[REDACTED]
Evanston resident



Vote "No" on Rezoning and MOU

1 message

Bryan Cheverud [REDACTED]
Bcc: cityclerk@cityofevanston.org

Mon, Nov 20, 2023 at 10:06 AM

Mayor Bliss and Evanston City Council Members -

I urge you to oppose the rezoning of Northwestern's Ryan Field. As a resident in close proximity to the stadium, I anticipate negative repercussions on my neighborhood if this unfavorable legislation is approved. While some have highlighted Brown's recent contributions, it is crucial to recognize a significant distinction. Unlike Brown's contributions, which serve different purposes, the funds from Northwestern are being utilized to push for a major rezoning in a residential area. Past shortcomings on Northwestern's part should not compel us to surrender our communities to them, especially when they should be making contributions in line with other major universities without imposing extreme and irreversible conditions. I implore you to stand up to your bully and vote against this proposal for the well-being of your constituents and the residents near Ryan Field.

Kind Regards,
Bryan Cheverud

Please, No Rezoning

1 message

'Gerald Brennan' via Public Comment <publiccomment@cityofevanston.org>

Sun, Nov 19, 2023 at 8:49
PM

Reply-To: Gerald Brennan [REDACTED]

To: publiccomment@cityofevanston.org, dbiss@cityofevanston.org, Melissa Wynne <mwynne@cityofevanston.org>, Eleanor Revelle <erevelle@cityofevanston.org>, bburns@cityofevanston.org, dreid@cityofevanston.org, tsuffredin@cityofevanston.org, kharris@cityofevanston.org, ckelly@cityofevanston.org, jnieuwsmas@cityofevanston.org
Cc: smendoza@cityofevanston.org

Dear Mayor Biss & public officials,

Attracting and retaining young families to LIVE IN (vs. visit) Evanston is real economic benefit. Young families enrich our schools & neighborhoods, pay for social services & devote countless volunteer hours to the city. I know of 3 young families within 2 miles of Ryan Field who plan to leave Evanston if City Council eliminates residential zoning protections. One of these families moved here from Wrigleyville where they can still go to enjoy concerts - LESS THAN 10 miles away.

Having fought zoning for decades and up to the IL Supreme Court, NU will not stop trying to erase the last, paper thin protection the city has against the tax exempt organization.
Concerts are indeed a Trojan Horse to nab commercial zoning which will drain economic activity away from Evanston's struggling commercial districts.

Rest assured if this City Council holds fast, NU will be back in 5 years with a new caper. They have nothing but time, money & a permanent exemption to wait-out residents suffocating under heavier tax burdens.

Q: As the biggest development project in Chicagoland and possibly the state...

1. Did the Mayor or City Manager or 7th Ward Council member formally request and/or designate negotiating duties to a few council members who recently voted in favor of NU's zoning request?
2. If yes, was this request/decision made privately or publicly?
3. Did the City request an environmental impact study for the project?

Negotiation requires both sides to compromise and give something.
Currently the City gives up everything with zoning. NU gets more than they hoped by swiping commercial zoning with some scotch tape, chewing gum, hubris & deceit.

Please don't reverse the Land Use Commission's landslide vote recommending against rezoning after more than 15 hours of careful examination. Thank you.

Jerry Brennan, Third Ward taxpayer

Ps. A new Ryan Field will impede progress reaching the City's CARP goals.



Spend your time and our tax dollars on the best legal representation.

1 message

Bob [REDACTED] Sun, Nov 19, 2023 at 5:58 PM

To: Daniel Biss <dbiss@cityofevanston.org>, Clare Kelly <ckelly@cityofevanston.org>, kharris@cityofevanston.org, "Melissa A. Wynne" <mwynne@cityofevanston.org>, Jonathan Nieuwsma <jnieuwsm@cityofevanston.org>, bburns@cityofevanston.org, tsuffredin@cityofevanston.org, Eleanor Revelle <erevelle@cityofevanston.org>, dreid@cityofevanston.org, jgeracar@cityofevanston.org, mmjones@cityofevanston.org, cityclerk@cityofevanston.org

Dear Mayor, Council Members and Clerk,

Please bargain for a sunset clause or term limit on any MOU to protect all against unforeseen problems that will undoubtedly occur. Do not accept a perpetual MOU.

We, Evanston (not just NU), will certainly be sued for permitting this contract to be signed. Without the best representation the Council will have no excuse for getting this wrong.

Thank you for your continuing hard work and thoughtful consideration,

Bob and Patti Crews
7th Ward & Lifelong Evanston Residents

Fwd: Vote "No" on Rezoning and MOU

1 message

James Olson [REDACTED]

Sun, Nov 19, 2023 at 3:26 PM

To: "ckelly@cityofevanston.org" <ckelly@cityofevanston.org>, "kharris@cityofevanston.org" <kharris@cityofevanston.org>, "mwynne@cityofevanston.org" <mwynne@cityofevanston.org>, "jnieuwsma@cityofevanston.org" <jnieuwsma@cityofevanston.org>, "tsuffredin@cityofevanston.org" <tsuffredin@cityofevanston.org>, Eleanor Revelle <erevelle@cityofevanston.org>, "bburns@cityofevanston.org" <bburns@cityofevanston.org>, "dreid@cityofevanston.org" <dreid@cityofevanston.org>, "jgeracaris@cityofevanston.org" <jgeracaris@cityofevanston.org>, cityclerk@cityofevanston.org

From: James Olson [REDACTED]

Date: Sun, Nov 19, 2023 at 11:33 AM

Subject: Vote "No" on Rezoning and MOU

City Council and Mayor

I preface my comments by noting I am a 3-time Northwestern Alum and 20 year football season ticket holder. I support their Northwestern's right to erect a new stadium.

Northwestern has generously agreed to contribute to the financial health of our city and its citizens; however I have deep concern about signing this proposed agreement with Northwestern, for 2 reasons.

First, the math makes no sense. Northwestern is building an \$800M stadium, without a plan to finance maintenance, for what they say is \$2M/year. The annual Northwestern budget is \$2.9B (yes BILLION); \$2M is 0.07% of that budget. Their endowment is \$16B; assuming a paltry 5% annual return, or \$800M/year, this maintenance cost would be 0.25% of that amount. So clearly, Northwestern can easily afford this amount without subjecting our neighborhood to the well-documented disruption that concerts would bring. In short, they do not need to hold concerts for the reason they state. If that is the case, Northwestern is being disingenuous at best, and deceitful at worst. What is the truth? We do not know, but we do know that what they are telling us is not the truth.

Secondly, signing any agreement in perpetuity is bad strategy in ANY agreement. If you sign this agreement, you are sentencing our neighborhood to potential disruption FOREVER. Children and elderly trying to sleep, homeowners and renters unable to enjoy their yards every other weekend through the summer, with potentially drunk, stoned and disruptive concertgoers flooding our sidewalks at 10PM. Forever. Think about that.

Northwestern is not walking away from their stadium plans - everyone knows that. We have something they want, no, *need*, and we should negotiate with that in mind. I urge you not to settle on these points - no concerts, no "in perpetuity" clauses.

Respectfully,

James Olson, MD
[REDACTED]

--

James Olson, MD
Kids' Health Partners
4611 Golf Road, Suite 200
Skokie, Illinois 60076
(847)677-7250 fax(847)677-7251



Against NU expansion

1 message

Marcia Bollo [REDACTED]

Sun, Nov 19, 2023 at 3:05 PM

To: cityclerk@cityofevanston.org, ckelly@cityofevanston.org, dbiss@cityofevanston.org

Years ago, Northwestern University made the decision to built a football stadium detached from their campus. Now they are threatening to annex a significant portion of Evanston and remake Evanston's laws there to suit a billionaire and to make a profit. All to impress alumnae and the out-of-control Big Ten! What in the mission of this esoteemed academic institution is being fulfilled? Is the goal to become a corporation instead?

Marcia Bollo, NE Evanston resident



Vote "No" on Rezoning and MOU

1 message

'Harriet S. Meyer' via city clerk <cityclerk@cityofevanston.org>

Sun, Nov 19, 2023 at 1:59 PM

Reply-To: "Harriet S. Meyer" [REDACTED]

To: dbiss@cityofevanston.org, ckelly@cityofevanston.org, kharris@cityofevanston.org, mwynne@cityofevanston.org, jnieuwsma@cityofevanston.org, bburns@cityofevanston.org, tsuffredin@cityofevanston.org, erevelle@cityofevanston.org, dreid@cityofevanston.org, jgeracaris@cityofevanston.org, cityclerk@cityofevanston.org

Hello ~

20+ years ago, a little boy was hit by a car at an intersection near us in Wilmette. I will never forget seeing him lying unconscious in the street. The next time I saw him, he was being pushed in a stroller in a full body cast.

Thank God this hasn't happened again near us. But this past summer, as I found myself driving down local streets where kids on their bikes were taking up entire lanes, I thought about what the traffic might be like around events at a Ryan Arena and pictured it dwarfing walkers, runners, bikers, kids.

At first, I thought I might ask that any proposal from Northwestern deal with ensuring a suitable infrastructure for heavy truck and bus traffic. But I don't think that's the right priority. Pedestrian deaths in the US are soaring. Cars and trucks don't need facilitating, people and bikers do. A narrow-streeted residential area is not the place for heavy commercial traffic.

The trend nationally is for streets to be engineered to slow cars down and to be more friendly to walkers and bikers. Evanston should be in accord with this trend.

I hope that you will not vote to rezone according to any proposal that does not take pedestrian and bike safety into account.

Cordially,
Harriet Meyer



Vote "No" on Rezoning and MOU

1 message

Betsy Overbey [REDACTED]

Sun, Nov 19, 2023 at 12:29 PM

To: dbiss@cityofevanston.org, kharris@cityofevanston.org, mwynne@cityofevanston.org, bburns@cityofevanston.org, erevelle@cityofevanston.org, jgeracaris@cityofevanston.org, ckelly@cityofevanston.org, jnieuwsma@cityofevanston.org, tsuffredin@cityofevanston.org, dreid@cityofevanston.org, cityclerk@cityofevanston.org

I live within walking distance of Ryan Field and am writing to request that you not rush into approving an agreement that will have a permanent impact on the neighborhood surrounding the stadium. I respectfully request that you vote no on the current MOA or further delay the vote so that the agreement can be renegotiated. The current agreement is vastly more favorable to Northwestern University than it is to the city of Evanston and there are still too many open questions and unresolved issues. More time is needed to the legal implications to the city of agreeing to the current deal. The current MOA was not negotiated for the benefit of the city of Evanston and there has been almost zero transparency to this process. I also find it very troubling that the recommendation of the Land Use Commission was completely ignored. Please take this into consideration at the vote tomorrow.

Thank you,

Betsy Kantzavelos

affairs for those of us that would be most negatively impacted by the concerts and all the additional events.

That being the case, what can you do to assure us steps will be taken if, let's say the police and/or the fire department raise issues of safety or inability to control the crowds and/or traffic. What if the idling buses produce an amount of exhaust that is above acceptable limits. Similarly, what if sound issues end up being above acceptable limits. In addition, and I realize on a more crass note, what if I send in a picture of intoxicated attendees, relieving themselves in our alley, an alley, which is literally a stone's throw from the stadium. Will we have recourse?

Lastly, I am only a block and a half away from the stadium on Livingston. What is going to occur with my real estate value? Now isn't this a most sobering thought.

I hope this message has given you some pause, and that you all will reconsider your decisions. **Clearly, I'm asking you to vote no for the concerts.**

Charles Needham

[REDACTED]

Sent from my iPad

Vote "No" on Rezoning and MOU

2 messages

'WENDY MORGAN' via city clerk <cityclerk@cityofevanston.org>

Sun, Nov 19, 2023 at 11:16 AM

Reply-To: WENDY MORGAN [REDACTED]

To: Charles Needham [REDACTED]

Cc: dbiss@cityofevanston.org, ckelly@cityofevanston.org, kharris@cityofevanston.org, mwynne@cityofevanston.org, jnieuwsma@cityofevanston.org, bburns@cityofevanston.org, tsuffredin@cityofevanston.org, erevelle@cityofevanston.org, dreid@cityofevanston.org, jgeracaris@cityofevanston.org, cityclerk@cityofevanston.org

Wendy Morgan

[Wendy and DB](#)

Grammy Nominated and Award-Winning Multi-cultural Kindie Duo

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'Charles Needham' via city clerk <cityclerk@cityofevanston.org>

Sun, Nov 19, 2023 at 11:36 AM

Reply-To: Charles Needham [REDACTED]

To: dbiss@cityofevanston.org, ckelly@cityofevanston.org, kharris@cityofevanston.org, mwynne@cityofevanston.org, jnieuwsma@cityofevanston.org, bburns@cityofevanston.org, tsuffredin@cityofevanston.org, erevelle@cityofevanston.org, dreid@cityofevanston.org, jgeracaris@cityofevanston.org, cityclerk@cityofevanston.org

So a car company is going to make you a vehicle, but you find that they have not included any safety features such as airbags or other warning lights that, it would seem to you, are fairly normal. So you go back to the car company and you say why in the world would you make me a car without any of the expected safety features. Of course they respond and say, "Oops, our bad, and of course we will add those features." Well, fine, but hasn't your respect for that company deteriorated? Initially they tried to give you something that lacked the normal and expected safety features.

Similarly Northwestern in its MOU from a few weeks back had the following language, "The city shall not revoke, rescind, modify, or alter the approval ordinances without written, and signed consent." Which is ridiculous. Just like that car with no safety features. So now Northwestern comes back to you and they have removed that language, which of course makes much more sense. Why would they be so pompous to include that substantial overreach in the first place? So why in the world would we respect an organization that initially puts in such ridiculous limits on what the city of Evanston can do. Now, tail between their legs, they come back to the city, and says, I'm sorry, we will delete that condition." Seems to me I would lose a huge amount of faith in that organization that initially makes such a ridiculous statement, but then comes back to you, genuflects, and says "Sorry we will get rid of that language." Just like that car company, that initially is going to sell you a car without any safety features.

Yes, changes, and modifications and amendments are often made to documents. Rightly so. But if the organization initially starts off with such a ridiculous statement, it gives me great pause as to the longer term intentions of that organization.

Mayor Biss and fellow alderman people, I am going to assume you all are not going to change your mind and are going to vote for the concerts even though the LUC, by their vote, strongly suggested otherwise. Obviously, it is a sorry state of

Best, Stace Hilbrant

Stace Hilbrant
Senior Vice President
401k Advisors, a division of Hub International
[707 Skokie Boulevard, Suite 400](#)
Northbrook, Illinois 60062
Office: 224-904-1149
Cell: 847-502-0155
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Vote "No" on Rezoning and MOU

1 message

Stace Hilbrant [REDACTED]

Sun, Nov 19, 2023 at 7:13 AM

To: "dbiss@cityofevanston.org" <dbiss@cityofevanston.org>, "ckelly@cityofevanston.org" <ckelly@cityofevanston.org>, "kharris@cityofevanston.org" <kharris@cityofevanston.org>, "mwynne@cityofevanston.org" <mwynne@cityofevanston.org>, "jnieuwsma@cityofevanston.org" <jnieuwsma@cityofevanston.org>, "bburns@cityofevanston.org" <bburns@cityofevanston.org>, "tsuffredin@cityofevanston.org" <tsuffredin@cityofevanston.org>, "erevelle@cityofevanston.org" <erevelle@cityofevanston.org>, "dreid@cityofevanston.org" <dreid@cityofevanston.org>, "jgeracaris@cityofevanston.org" <jgeracaris@cityofevanston.org>, "cityclerk@cityofevanston.org" <cityclerk@cityofevanston.org>

Dear City Council,

I love my City, respect and honor each one of you, but I am very concerned about the ramifications of giving away our zoning rights (over concerts). It is outrageous to even consider changing our zoning rules with no rights to take them back is unfathomable.

I urge each of you at this time to step up and take strong leadership positions here with the stadium issue. It's clear to everyone that NW is not going to provide any sort of great "deal" that makes holding a handful of concerts worth destroying our neighborhoods for. Their continued coming back with last minute new "improvements" that are really minimal embarrasses me to live near them. You'll recall they originally needed only about \$3 million per year to make the new stadium economically feasible. No one believed that then and no one believes it now. Why would a brand new, green, efficient, state of art facility require more money to run it?

At a minimum, you must not approve any zoning change that can't be taken back. For example, what if concerts were to end up being the worst thing that ever happened to Evanston, and to our neighborhoods? What would my (the City Council's) remedy be? This Northwestern pursuit of a few million in concert tax revenue sets the City of Evanston up for lawsuits that could bankrupt the City down the road. And this doesn't even consider the Village of Wilmette's potential legal actions due to noise issues, depressed home values, etc, all due to NW seeking a few million extra dollars to operate the new efficient, green stadium. Anything this divisive and controversial must be either stricken completely or at a minimum, delayed until you've gotten protections and proposed rule changes that allow the City of Evanston to keep control over our neighborhoods' futures.

Again, I urge each of you to take a strong leadership role and perhaps propose allowing one concert in the first two to three years to see how it goes. If it goes well, NW can lobby Evanston to allow more (we'll have hard data at that time to make such a decision). If it goes poorly, then Evanston can shut it down. In this case, we retain control over our neighborhoods.

Please step up and show everyone who you are as leaders and protectors of our neighborhoods. The suggestion above may not be acceptable to NW, but it would also not give away our terrific, family based neighborhoods to folks who don't need our money in the first place.

Come on City Council, show us who you are as leaders!!

Vote "No" on Rezoning and MOU

1 message

Lisa Oberman [REDACTED]

Sun, Nov 19, 2023 at 6:57 AM

To: dbiss@cityofevanston.org, ckelly@cityofevanston.org, kharris@cityofevanston.org, mwynne@cityofevanston.org, jnieuwsmma@cityofevanston.org, bburns@cityofevanston.org, tsuffredin@cityofevanston.org, erevelle@cityofevanston.org, dreid@cityofevanston.org, jgeracaris@cityofevanston.org, cityclerk@cityofevanston.org

Please vote NO on Rezoning and MOU related to Ryan Field. There are way too many questions that have not yet been answered about this project. See below.

Lisa and Billy Oberman
[REDACTED]

1. When did Mayor Biss start negotiating with representatives of Northwestern and/or Pat Ryan and when did he make a deal with them for his vote?
2. Why does the agreement effectively bar the City of Evanston from ever changing the zoning again by letting Northwestern sue to stop the City from doing so?
3. Why does the agreement let Northwestern stop paying all the purported public benefits if the City later changes the zoning?
4. Why does the agreement allow Northwestern to reduce the public benefits "at Northwestern's discretion" if the City imposes "unreasonable restraints" on concerts?
5. Would enforcing local and state laws against noise pollution constitute "unreasonable restraints"?
6. Why does the agreement fail to specify significant penalties if Northwestern violates its provisions on security, traffic, and other measures designed to protect residents?
7. Why is there still no reimbursement schedule detailing how Northwestern will pay the City for police, fire, and parking enforcement services?
8. Why is Northwestern making its "Good Neighbor Fund" payments to the City contingent on rezoning when its peer universities make payments in lieu of taxes (PILOT) to their hometowns without demanding to rewrite their laws?
9. Why is Northwestern giving nothing to Evanston's public schools (the only purported public benefit for schools would come from a surcharge on concertgoers) when it can afford to pay the University of Texas-El Paso (UTEP) \$1.2 million to come play a single football game?
10. The Johnson Consulting report commissioned by the City cited "a number of questions that remain unanswered in the transportation analysis. It is recommended that the transportation analysis be revised...." Why haven't these questions been addressed before granting a permanent zoning change?

Monday's Meeting

1 message

Fred [REDACTED] Sun, Nov 19, 2023 at 12:54 AM

To: "kharris@cityofevanston.org" <kharris@cityofevanston.org>, "mwynne@cityofevanston.org" <mwynne@cityofevanston.org>, "jnieuwsma@cityofevanston.org" <jnieuwsma@cityofevanston.org>, bburnes@cityofevanston.org, "tsuffredin@cityofevanston.org" <tsuffredin@cityofevanston.org>, erevelle@cityofevanston.org, "dreid@cityofevanston.org" <dreid@cityofevanston.org>, "jgeracariss@cityofevanston.org" <jgeracariss@cityofevanston.org>, cityclerk@cityofevanston.org, "ckelly@cityofevanston.org" <ckelly@cityofevanston.org>

Hello,

My name is Fred DeMarco. My partner and I bought a townhome minutes away from Ryan Field two years ago, but prior to that we lived at Main and Ridge in Evanston for five years. I implore you to vote NO to the rezoning of Ryan Field. While I fully support the demolition and reconstruction of Ryan Field to host athletic events, I strongly believe allowing concerts will make the quality of life for the residents closest to the stadium suffer due to noise, traffic, pollution, and crime.

I'm so proud of my house. When my parents died and left me a modest inheritance, I used it to first pay off my student loans (I'm an elementary art teacher), then put the rest towards a home. I never thought I'd be a homeowner! I've also always wanted to live in Evanston. Growing up in nearby Niles, IL, I was attracted to the history, beauty, and rich culture that makes Evanston such a unique and desirable location. But now that I'm here, on Central St., all I can think of is what a mistake I made buying a place that's a stone's throw away from what Northwestern wants to turn into a giant entertainment venue. Of course two years ago I knew what I was getting into: living by a football stadium is never going to be sedate. But I could accept that. What I didn't bargain for is what's on the table at Monday's City Council meeting. I think it's easy to see the benefits of allowing concerts when the stadium isn't in your own backyard. Unfortunately, for hundreds of residents, the stadium is literally in our own backyard. Northwestern is blatantly trying to buy their way into your good graces, and while I know many of the elements of the MOU will benefit the community, I can't help but to see it for what it is: bribery.

Thank you. Please vote NO this Monday.

Sincerely,
Fred DeMarco and Jeff Nanni

[REDACTED]

A New Ryan Field
Tom Suffredin, 6th Ward Alderman

I am strongly in favor of a new Ryan Field allowing concerts. This is a once in a lifetime opportunity with no taxpayer funding.

This new facility will be a source of substantial revenue from ticket sales, fees and concessions for the City of Evanston which can help keep our tax base raises to a minimum. Many of our surrounding communities have a steady source of revenue eg. Skokie has Old Orchard in addition to some light manufacturing. Truth be told our downtown has been on life support since OO opened. NU is our economic engine. People who come to events will spend money in the community.

NU is a world class institution that does things first class be it renowned architects, quality construction, landscaping and the keeping grounds, security, and education benefits. It provides jobs. Building and operating this facility will provide more jobs.

Evanston and NU have been handling traffic literally since the automobile was massed produced. I believe they have a good handle on fine tuning as needs arise.

The new stadium with events can provide a sense of community which has greatly degenerated over the years. There were all kinds of park events where families could gather for programs. Centennial Park set up a small stage in summer where people gathered. Leahy Park / Chandler Leisure Center had lovely programs in park area near Lincoln St. where folks brought chairs and enjoyed music programs. Neighbors complained----it was on a golf course for goodness sake with a canal on one side, the el on the other side and golf course greens stretching a mile north and mile south. Over the history of Dyke Stadium/Ryan Field there have been many events other than football games. Families earned vacation money parking cars on lawn and driveways.....great community times.

It's about time we do something that has benefits for the whole community not just a vocal NIMBY's group.

Troy Dentzer



My family's roots in Evanston go back to about 1914-1916. Residents have been complaining about NU taxes etc. since about 1863. Somethings never change.



New Ryan Field

1 message

Troy Dentzer [REDACTED]

Sat, Nov 18, 2023 at 7:56 PM

To: publiccomment@cityofevanston.org

Cc: tsuffredin@cityofevanston.org



New Ryan Field.docx

14K

Support for new Ryan field

1 message

'Christina and Jafred Mato-Heaphy' via Public Comment <publiccomment@cityofevanston.org>

Sat, Nov 18, 2023 at
9:32 AM

Reply-To: Christina and Jafred Mato-Heaphy [REDACTED]

To: Publiccomment <publiccomment@cityofevanston.org>

Cc: Daniel Biss <daniel@danielbiss.com>

I would like to voice my support for the new Ryan Field — including allowing concerts. When my family first moved to Evanston 13 years ago, we rented an apartment across the street from the stadium. We loved game days—it was lively, fun, exciting, the restaurants were full and the sidewalks bustled. An upgraded stadium will look better and allowing concerts and other events will be a boon. Our city should be a tourist destination and local hot spot...instead it is sleepy and quiet and restaurants are struggling.

My family now lives very near Robert Crown...the traffic we sometimes experience is well worth having a wonderful facility nearby! We love it and are happy it attracts people. It brings life! Also, money. For Evanston residents, who are already being crushed under the weight of taxes, to hear that they may be raised again due to lack of budgeting foresight is maddening. We should take the money NU is offering and plug the holes in our budget and let home owners live in peace.

I vote yes!

Christina Mato
[REDACTED]

Evanston

Ryan Field

1 message

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

Fri, Nov 17, 2023 at 2:26
PM

Reply-To: ██████████

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

I beg the City Council and the mayor to save Ryan Field! Ryan Field is our irreplaceable treasure and is my personal irreplaceable treasure. Its loss would devastate our community and would be devastating to me personally. I also oppose the concerts as neighbors don't want them.

¡Les ruego al Concejo Municipal y al alcalde a salvar la Cancha Ryan! La Cancha Ryan es nuestro tesoro irremplazable y mi tesoro personal irremplazable. Su pérdida devastaría a nuestra comunidad y a mí personalmente. También estoy opuesta a los conciertos porque vecinos no los quieren.

Stephanie Gayes

Ryan Field Renovation and Rezoning

1 message

Claire Blasko [REDACTED]
To: publiccomment@cityofevanston.org, dbiss@cityofevanston.org

Fri, Nov 17, 2023 at 9:51 AM

Dear Mayor Biss and the Evanston City Council,

We are a group of students from Regina Dominican High School in Wilmette, and we recently examined the Ryan Field development in our “Justice in Action” seminar.

After exploring how this development might impact the community, we have some thoughts!

We would like to advocate *against* the proposals to rebuild Ryan Field and allow concerts

Here’s why:

- **Increased crime.** Rebuilding the Ryan field and allowing concerts will increase crime rates in the Evanston area. Since Evanston/Wilmette is a kid-friendly neighborhood, bringing people from around the world for large events could spike by bringing questionable crowds. Thus diminishing the childhood/friendly aspect.
- **Increased traffic.** The increased traffic in the area will delay emergency vehicles and have their service for the city of Evanston decrease. The amount of parking spaces will also not be equal for the concert venue, which will result in people having to park in the local residences. This will disrupt the lives of the public as the influx of people brought in by the concerts will cause miles of congestion.
- **Gets rid of the suburban city aspect of Northwestern.** Northwestern is known for being a campus based on a suburban neighborhood, with Chicago only 20 minutes away. The students there often appreciate the best-of-both-worlds offered by the campus. By allowing the Ryan Field to become multipurpose, it would make the campus feel more city-like.

By initiating the over 800 million dollar plan to renovate and rezone the Ryan Field, several issues will arise due to the incursion of people through the surge of traffic, crime rates, and the de-suburbanization of the Northwestern community. We strongly advise the overruling of this plan, as it will forever ruin the character of the city and demolish the tight-knit community formed over decades.

Sincerely,

Claire Blasko, Emma Jurczykowski, Odett Baqleh, Ceci Morris, Nicole Nunez, Ella Grillo, and Kate Ludden

<https://www.cityofevanston.org/home/showpublisheddocument/91283/638276316715130000>

<https://www.cityofevanston.org/home/showpublisheddocument/91285/638276317257000000>

<https://www.cityofevanston.org/home/showpublisheddocument/92915/638353209019362508>

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

Are such non-City and non-University events unlimited in frequency? Are they capped at the capacity size of any facility in the U2 District?

In 2019 during the Welsh Ryan Arena Concerts proposal debates at Council, the Members did discuss the relative simplicity of the Special events Committee approval process vs the more arduous process of getting an approval by City Council. Remember also, that no community input is involved in a City's Special Events permit process.

In summary: anybody saying “it's just six concerts” has not read and/or understood the Text Amendment proposal's language.

On October 30, the Councilmembers and the Mayor did not examine in detail or extensively discuss the actual language of the proposed Text Amendment. On November 13, the “magnificent four” Councilmembers and the Mayor already openly stated their future vote to approve the proposed Text Ordinance, and thus dismantle the Evanston Municipal Code's right to ever amend it ever after. On November 20, deliberations will be meaningless since the outcome has already been announced. I would be very surprised if the Text Amendment itself would be given more than a fleeting comment, or if the MOU at least would be amended to correct the lack of recourses for Evanston vis a vis Northwestern, which also would include a Sunset Clause, a clause that Councilmember Nieuwsma, back in July, told me was an excellent suggestion that he would pursue.

These five people, are sweeping under an “MOU carpet” which unilaterally protects Northwestern, the misleading and unacceptable Text Amendment proposal language I mentioned above. For perpetuity, the Mayor, and four Councilmembers are going to allow Northwestern to turn the U2 District into a commercial venture, to host an unlimited amount of commercial and other types of sports events, including unlimited musical performances. All events will be able to contain very large crowds and pummel Evanston neighborhoods with compounded detrimental effects of noise, traffic and vehicular pollution.

It is not “just six concert evenings”.

I can almost forgive the members of the community at large who did not understand or even read the proposed Text amendment. After all, many of them rely on the Council to do the work and to look out for the City's interests. In this instance however, that reliance has been naïve and dangerous. The City is selling its municipal rights for a pittance that will end in a blink of an eye. What are 10-15 years? At the end of that period, there will be no leverage for the City to ask Northwestern for anything in return.

Think back, and realize that Northwestern also got the perpetual right to be a non-property tax paying entity. How many of you now believe that such a decision then, turned out to be disastrous for Evanston's tax payers? Council again, is entering into a perpetual contract that cannot be undone. The future residents of Evanston, the future Councils of Evanston will rue the day the current Mayor sold Evanston municipal rights for “30 pieces of silver”.

My information is derived from the following City documents:

“University-sponsored lectures, speakers, musical performances and other cultural events held within an enclosed building provided that attendance is limited to ten thousand (10,000) or less.”

AND that language is not in

<https://www.cityofevanston.org/home/showpublisheddocument/91283/638276316715130000>

At any rate NU can host amateur sports and any type of athletic events with no capacity limits and with no limits on frequency.

Page 2: The section called "New Section" allows "musical performances hosted by the University or City, designed for the University or local community" and with capacity "no greater than 7,500 and, and no more than 60 days of programming". "Loudspeaker permits required for any noise amplification".

The question is: How many decibels does the city permit allow for such loudspeakers?

Imagine, just in terms of loudness alone, 60 days of longer duration Out-of-Space concerts in the Plazas. I remind readers that as of now, the Golf Course concerts are much smaller in attendance and very limited in frequency compared to the "limits" proposed for Plaza musical performances (60 events up to 7500 attendance). Furthermore, the musical performance in the outdoor Plazas don't have a time limit of three hours.

Page 2. “Such events shall not include any outdoor plaza rentals to organizations not affiliated with the University or City”. That means, outdoor plaza rentals are not part of the 60 day/7500 limit. **The language does NOT state that plaza rentals would be prohibited.**

The questions are: What type of organizations are those “outside” organizations? What is the limit in attendance? How often per year? Is there any oversight by the City for the parameters of the rentals?

Page 3: Below that “New Section” box, there is another box which allows "private event uses, including weddings, philanthropic events, weddings, birthdays", "provided that attendance is limited to the capacity of the specific facilities”.

Philanthropic is a vague term. Exactly what could these events be?

Weddings and other festive celebrations are generally accompanied by music. The new stadium could be used for yet more musical events, and celebrities could have unlimited private celebrations with large amounts of “invitees and guests”. In fact, the “off-street parking” section of the Text Amendment adds the allowance of "guests and invitees".

Page 4: “Vehicles may only idle in approved designated areas on private property”.

Pollution cannot be contained in underground docks.

Page 4: Another worrisome additional "New Section" appears at the end of the Text Amendment: a section about which Land Use Commissioner Lindwall did ask questions, but received no satisfactory answer from Northwestern. The section reads:

Five people have already decided to eliminate the right of the City of Evanston to control its own Zoning, and are poised to vote in favor of a deeply flawed, unexamined Text Amendment, and an MOU that has not been legally scrutinized at length by independent Counsel.

What struck me most about the Council discussions regarding Northwestern's MOU were several items: The unilateral "reliance clause" (in Recitals) coupled with the "for perpetuity clause" (#12); the ease with which NU could reduce and/ or eliminate benefits (9); and the ease with which NU could deem City changes to submitted traffic and other plans unreasonable (5;6;7; 11).

Moreover, there are no indemnity provisions for structural damage incurred to residents' properties during construction (15 g). And the indemnity only covers the 6 concerts in Ryan Field, but none of the other additional events spelled out in the proposed Text Amendment.

I refer to the latest MOU Draft:

<https://www.cityofevanston.org/home/showpublisheddocument/92915/638353209019362508>

I'm flabbergasted at Councilmember Nieuwsma's contradictory statements on November 13 regarding the new MOU: "I haven't even had a chance to read the document yet", followed by, [the City has] "a really, really, very good deal in front of us". He then openly declares his opposition to continue negotiating with Northwestern.

But there is even more to be concerned about. Something else compounds and explains why four Councilmembers and the Mayor are so unanimous in desiring to pass the proposed Text Amendment Ordinance. It is their lack of deliberations about the actual language of the proposed Text Amendment, before voting in favor of introducing the proposed Text Ordinance, that made it very easy to push for the "money" argument, and be blind to the repercussions inherent to what will actually be allowed in the proposed Text Amendment.

There are several passages in the Text Amendment which demand scrutiny. I'm specifically referring to

<https://www.cityofevanston.org/home/showpublisheddocument/91283/638276316715130000>

And if this Text Amendment is not scrutinized and discussed by Council, the consequences would compound the effects of congestion, traffic and noise to a level far exceeding "just six concerts".

Just a few passages of concern:

p.3: "Attendance at such events is limited to the capacity of the facility". Is this limit specified just for the concerts or for any of the new permitted uses too? The new Ryan Field capacity is 35,000. In the document:

<https://www.cityofevanston.org/home/showpublisheddocument/91285/638276317257000000>

MOU and Text Amendment

1 message

Yvi Russell [REDACTED] Fri, Nov 17, 2023 at 9:29 AM

To: Daniel Biss <dbiss@cityofevanston.org>, Devon Reid <dreid@cityofevanston.org>, Bobby Burns <bburns@cityofevanston.org>, Jonathan Nieuwsma <jnieuwsm@cityofevanston.org>, Kristian Harris <kharris@cityofevanston.org>, Melissa Wynne <mwynne@cityofevanston.org>, Thomas Suffredin <tsuffredin@cityofevanston.org>, Eleanor Revelle <erevelle@cityofevanston.org>, Clare Kelly <clareangelakelly@gmail.com>, City Clerk <cityclerk@cityofevanston.org>, Luke Stowe <lstowe@cityofevanston.org>, Alex Harrison <alex@evanstonroundtable.com>, Mary Rosinski [REDACTED], Laurie McFarlane [REDACTED], David DeCarlo [REDACTED]

re. Northwestern MOU and proposed Text Amendment

City Clerk, please put the appended document into the record for the Special Council meeting on November 20, 2023. The document is appended in Word format and in PDF format.

Mayor Biss and Councilmembers,

Today, 11/17/2023, I enclose a document (Word format and PDF) that outlines my concerns with the November 11, 2023 draft MOU and the NU proposed Text amendment. This is not the same document that I gave last night to Councilmember Reid, but an updated new document.

Yvi Russell [REDACTED]

2 attachments



Yvi Russell to Council 11.17.2023.docx
23K



Yvi Russell to Council 11.17.2023.pdf
124K

Evanston residents deserve better when it comes to NU

1 message

Jessica [REDACTED]

Thu, Nov 16, 2023 at 2:22 PM

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

Cc: tsuffredin@cityofevanston.org, srodriguez@cityofevanston.org, "smendoza@cityofevanston.org" <smendoza@cityofevanston.org>, osheikh@cityofevanston.org, erevelle@cityofevanston.org

Hello,

As a lifelong Evanston resident - someone who grew up going to D65 schools, and then ETHS - I am deeply proud of my community and our leadership on critical issues at a regional and national level. It's why I returned to raise my own family here as a resident of ward 6. And I am excited about the potential that a new stadium presents to our community - concerts included - but I cannot in good conscience support this effort knowing how unfair this deal is to our community. It's abhorrent, and as our elected representative, I expect you to be fighting harder for our community.

It is not lost on me how complex our community's relationship is with our academic neighbor, Northwestern University, but what I can't comprehend is how we can continue to justify NU's lack of care, concern and commitment to our residents. They have benefitted from tax-free access to a significant portion of our community (not to mention they continue to outbid normal residents in the race to secure residential homes, taking from families who are looking to build their lives here but cannot compete with a university that has a multi-billion dollar endowment and faces no property taxes.)

Again, I cannot begin to understand how an organization like NU, who falsely parades guiding principles on their website, such as "strengthening our community", but does not follow-up these statements with actual action and commitment. It's false advertising and any corporate entity would be reputationally destroyed for making empty promises like this. We need more accountability and good will from the university. We deserve it.

We have been deeply impacted by a lack of care and commitment from NU. Our parks are in disarray. I attended a recent community meeting to review the plans for Independence Park (which are very disappointing to say the least) and learned that a majority of Evanston's parks are nearly 25 years old. My own two-year-old daughter cut her eye on a rusty stair at Cartwright park and had to be taken to urgent care. Mr. Suffredin knows this first hand as he promptly addressed the issue by replacing the rusty equipment, for which we are grateful. But it's insane that we are faced with these conditions! It's embarrassing.

With phased construction targeted for 2024 and 2025, some attendees said that repairing or replacing aging playground equipment needs to be prioritized in the meantime. One person said her daughter recently suffered a severe cut underneath her eye due to a rotting step at another city playground, and is concerned about old equipment at Independence Park posing similar risks in the months ahead of construction. - [Evanston Roundtable](#)

We lost our local library on Central St. leaving a huge hole in our community for gatherings and enriching programming. Not to mention, the only public restroom in the entire Central St. Business District. How can that not present the most obvious opportunity for NU to stand up and invest in our community to reopen these types of facilities, as a self-proclaimed steward of "excellent teaching, innovative research and the personal and intellectual growth of its students in a diverse academic community"?

These are just a couple examples. But we deserve to demand more. **That is why I am desperately asking for you to reconsider your tie-breaking vote and push NU for more money earmarked for our public schools and for the financial investment to be for the entire life of the stadium and not just 15 years.**

Jessica Roston

--

Jessica Wagner Roston
[REDACTED]

Flavored tobacco products ban

1 message

'stephertg@yahoo.com' via Public Comment <publiccomment@cityofevanston.org>

Wed, Nov 15, 2023 at 7:33
AM

Reply-To: [REDACTED]

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

The proposed ban on flavored tobacco products is bad for our community. It is bad for customers and stores. It takes many products off the market. It is destructive. If the proposal passes, when the deadline comes, stores will simply throw out their extra inventory. It takes away part of our cultural heritage. Tell the mayor and City Council not to approve the ban!

La prohibición propuesta de productos tabacales con sabor es mala para nuestra comunidad. Es mala para clientes y tiendas. Quita muchos productos del mercado. Es destructiva. Si se apruebe la propuesta, cuando llega la fecha limite, las tiendas simplemente se echarán su inventario extra. Quita parte de nuestra herencia cultural. ¡Dígales al alcalde y al Conejo Municipal que no aprueben la propuesta!



YES to Ryan Field

1 message

Tina Kayne [REDACTED]
To: publiccomment@cityofevanston.org

Tue, Nov 14, 2023 at 8:11 PM

The current Ryan Field is a dump. A new Ryan Field would be great for Evanston residents and businesses.

Tina Kayne,
Ward 2

Ryan Field "improvements" - concerns from a citizen

1 message

Alex Origiano [REDACTED]
To: srodriguez@cityofevanston.org, osheikh@cityofevanston.org

Tue, Nov 14, 2023 at 11:22 AM

Mr. Sheikh and Mr. Rodriguez,

I live on Prairie and Central St, just down the ways from Ryan Field. I am very concerned that the proposal for Ryan field to be made larger for concert venues would be disastrous for the Central St community.

I think mostly:

-large, smelly gas construction trucks that would clog up Central st and make living close to a busy st like Central less desirable. I used to live in Wicker Park by Milwaukee, Ashland, and Division. We ultimately decided to move away because as the years passed and the intersection became more and more popular, the gas smell never seemed to end. As construction goes, it may be years of the smell of gasoline, dust from construction, and terrible hammering noises. Please consider this when considering the consequences of voting yes, that this choice would be very disruptive to the community.

-I would also like to point out that right now, just the way Ryan field is, individuals already park 2-3 miles from the arena every game. That means, if there are concerts, there would be even MORE people parking illegally, taking up the very few parking spots in the area and frustrating the neighborhood. There is already trash that ends up in my front yard from Central st. I can only imagine the extra amount that would come from patrons who do not feel connected to Evanston, throwing trash on the ground or our trash cans overflowing.

-The small businesses on Central st have expressed their concern. They are not excited to have all parking taken for the concerts instead of their patrons. Obviously, the restaurants are thrilled but at the detriment of the other small businesses who close early on game days because their patrons do not come on those days due to low parking and the business around their shops they do not want to deal with.

I propose:

- 1) not to let this move forward. It would really make the neighborhood polluted, crowded, and frankly, less charming!
- 2) If it must go further, please please please please PLEASE insist on adding parking. This would not make up for the very loud concerts, both air and sound pollution from construction but it would make everyone in the 7th wards lives easier to not have to deal with fighting over parking, more than we already do.

I do hope you take these thoughts to heart before voting and try to take money out of the decision.

Thank you for listening.

--

Stay blessed!

-Alex



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