

**Chicago Stars**  
**1501 Central Avenue**  
**Response to Unique Use Standards**

The request complies with the Standards for Unique Uses of Section 6-3-7-10 as follows:

- (A) *Evidence of special and extraordinary need for the unique use which shall include evidence of unique characteristics of the subject property, proposed use, and/or the neighborhood surrounding the subject property.*

Answer: The use of Ryan Field by the Chicago Stars is a unique opportunity for the City of Evanston. Ryan Field is classified as a stadium located in the U2 District in which “intramural, intercollegiate or amateur sports and athletic events” are allowed. While not intramural, intercollegiate or amateur, there is no distinction from a land use perspective between the Stars use of Ryan Field and these other types of sports users and, in fact, their use is arguably less impactful from a land use and planning perspective notwithstanding the fact that their players are professionals.

- (B) *Evidence that the unique use will be of some affirmative benefit, from a land use or economic standpoint, to the City and its residents.*

Answer: As shown in the economic impact study, use of Ryan Field by the Stars will generate over \$500,000 in annual taxes and almost 100 jobs with no new construction impacts.

- (C) *Evidence that authorization of the use would not be appropriate through a zoning amendment.*

Answer: Ryan field is located in the U2 University Athletic Facilities District, which is a Special Purpose District in the City. The intent of this District is “...to permit the utilization of university facilities within the district in a manner that is compatible with the surrounding development, which is predominantly residential.” As a result, it may not be appropriate to permit all types of professional sports users, which would be the effect of a zoning amendment. However, use of the stadium by the Chicago Stars is consistent with this purpose and is a less impactful use than others that are permitted by-right, notwithstanding the fact that Stars players are paid and their games are targeted to the general public.

- (D) *Evidence that the project is designed to be reasonably compatible with surrounding properties and neighborhood.*

Answer: Not applicable; No new construction is proposed as part of the request.

- (E) *Evidence that the proposed use and the development are consistent with and implement the planning goals and objectives of the City, as contained in the adopted comprehensive general plan and other pertinent policy resolutions, particularly in terms of: (1) Land use intensity (2) Housing goals (3) Preservation goals and policies (4) Population policies (5) Traffic impact and parking and (6) Environmental goals and policies.*

Answer: The requested unique use would allow for additional utilization of an existing facility with no new construction and less impact on the surrounding neighborhood. This additional use of an existing significant asset in the City is consistent with sound land use planning and environmental policies.

- (F) *Each unique use application shall address the planned development standards of Section 6-3-6-9 of this Chapter, the public benefit standards of Section 6-3-6-3 of this Chapter, and the standards for special uses of Section 6-3-5-10 of this Chapter.*

Answer: See attached responses to the special use/planned development and public benefits standards.

- (G) *Applications for unique adaptive use within an existing building envelope shall be exempt from the off-street parking, loading, and maximum density requirements outlined within this Title.*

Answer: Noted.

- (H) *Existing building setbacks, height, and lot coverage for applications for unique adaptive use shall be permitted to remain and be considered legally non-conforming regardless of a change in use or intensity of use.*

Answer: Noted.

**Chicago Stars**  
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**Statement of Public Benefits**

The proposed unique use is consistent with Section 6-3-6-3 of the Zoning Ordinance as follows:

- a) *Preservation and enhancement of desirable site characteristics, open space, topographic and geological features, and historic and natural resources;*

Answer: Not applicable; The proposed unique use involves reuse of an existing facility and will have no impact on site characteristics, open space, topographic and geological features, or historic and natural resources.

- b) *Use of design, landscape, and architectural features to create a pleasing environment;*

Answer: Not applicable; The proposed unique use involves reuse of an existing facility and will have no impact on design, landscape and architectural features.

- c) *Provide a variety of housing types in accordance with the City's housing goal;*

Answer: Not applicable; No housing is being proposed.

- d) *Eliminate blighted structures or incompatible uses through redevelopment or rehabilitation;*

Answer: Not applicable; No structures or incompatible uses are being impacted as part of the proposed unique use.

- e) *Business, commercial, and manufacturing development to enhance the local economy and strengthen the tax base;*

Answer: As detailed in the economic impact study, the proposed unique use will enhance the local economy and strengthen the tax base through [INSERT DETAILS FROM REPORT].

- f) *Efficiently use land resulting in more economic networks of utilities, streets, schools, public grounds, and other facilities; and*

Answer: The proposed unique use is located on property that has historically been used for athletics and the proposed unique use is consistent with that longstanding use in the future, arguably with less impact given the anticipated attendance at the Applicant's events. The operations will be consistent with those coordinated by Northwestern and the City for football games.

- g) *Incorporate recognized sustainable design practices and building materials to promote energy conservation and improve environmental quality.*

Answer: Not applicable; The proposed unique use involves additional use of an existing facility and will have no impact on design or building materials. However, such additional use promotes sustainability by allowing for enhanced utilization of an existing structure.

*h) Additional benefits related to transit alternatives, public art, public space improvements, etc.*

Answer: The Applicant's additional use of the stadium will enhance utilization of transit alternatives implemented as part of the stadium's construction and additional opportunities for the attendees and the public to enjoy the public art and open space improvements being implemented. Additionally, the Stars are committed to the community and intend to continue their work in schools and collaborations with other institutions to promote women's sports and correct historic inequities.

**Chicago Stars**  
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**Response to Planned Development/Special Use Standards**

The application complies with the Standards for Planned Developments in Section 6-3-6-9 as follows:

*Standards for special uses pursuant to Section 6-3-5-10:*

- a) *Is the requested special use one of the special uses specifically listed in the Zoning Ordinance? What section of the Zoning Ordinance lists your proposed use as an allowed special use in the zoning district in which the subject property lies? (See Zoning Analysis Review Sheet)*

Answer: Planned developments are permitted special uses in the U2 District pursuant to Section 6-15-1-9 of the Zoning Ordinance.

- b) *Is the requested special use in keeping with purposes and policies of the adopted comprehensive general plan and the zoning ordinance as amended from time to time?*

Answer: Yes, one goal of the 2000 Evanston Comprehensive Plan is to enhance neighborhood assets. The proposed unique use will allow for additional use of a significant neighborhood asset in a manner that is compatible with historic and future use of the site.

- c) *Will the requested special use cause negative cumulative effect, when its effect is considered in conjunction with the cumulative effect of various special uses of all types on the immediate neighborhood and the effect of the proposed type of special use upon the City as a whole?*

Answer: No, the requested special use is consistent with the existing use of the subject property and will cause no negative cumulative effect.

- d) *Will the requested special use interfere with or diminish the value of property in the neighborhood?*

Answer: No, the proposed unique use does not involve any new construction and will allow for limited additional use of an existing facility.

- e) *Will the requested special use be adequately served by public facilities and services?*

Answer: Yes, the Applicant will work with the City and relevant agencies to coordinate any incremental additional services required by the additional events.

- f) *Will the requested special use cause undue traffic congestion?*

Answer: As outlined in the enclosed Traffic Study, the Applicant will be able to coordinate traffic similar to football traffic, provided similar resources.

- g) *Will the requested special use preserve significant historical architectural resources?*

Answer: Not applicable; No new construction is proposed as part of the requested unique use.

h) *Will the requested special use preserve significant natural and environmental features?*

Answer: Not applicable; No new construction is proposed as part of the requested unique use.

i) *Will the requested special use comply with all other applicable regulations of the district in which it is located and other applicable ordinances, except to the extent such regulations have been modified through the planned development process or the grant of a variation?*

Answer: Yes, the requested unique use will comply with all applicable regulations.

*Additional standards for planned developments:*

1. *The requested Site Development Allowance(s) will not have a substantial adverse impact on the use, enjoyment or property values of adjoining properties that is beyond a reasonable expectation given the scope of the applicable Site Development Allowance(s) of the Planned Development location.*

Answer: No Site Development Allowances are being requested.

2. *The proposed development is compatible with the overall character of existing development in the immediate vicinity of the subject property.*

Answer: No new development is being proposed as part of the requested unique use. The proposed additional use of the stadium is consistent with the historic use and character of the property and surrounding vicinity.

3. *The development site circulation is designed in a safe and logical manner to mitigate potential hazards for pedestrians and vehicles at the site and in the immediate surrounding area.*

Answer: Not applicable; No new development is proposed as part of the unique use. However, the use will benefit from the careful design and site circulation implemented as part of the new stadium.

4. *The proposed development aligns with the current and future climate and sustainability goals of the City.*

Answer: Not applicable; The proposed unique use involves additional use of an existing facility and will have no impact on climate or sustainability goals. However, such additional use promotes sustainability by allowing for enhanced utilization of an existing structure.

5. *Public benefits that are appropriate to the surrounding neighborhood and the City as a whole will be derived from the approval of the requested site development allowance(s).*

Answer: Not applicable; No site development allowances are being requested. See enclosed regarding public benefits.